



Item .....
Meeting ..... 2008 July 21

COUNCIL REPORT

**TO:** CITY MANAGER **DATE:** 2008 JULY 09

**FROM:** DIRECTOR PLANNING & BUILDING **FILE:** 49500 20  
*Reference:* Rez 07-60

**SUBJECT:** EXPANDED SITE  
**REZONING REFERENCE #07-60**  
**7189, 7195 AND ADDED 7183 SIXTEENTH AVENUE**  
**EDMONDS TOWN CENTRE PLAN – SUB-AREA 2**

**PURPOSE:** To inform Council of an expanded site proposed for Rezoning Reference #07-60

**RECOMMENDATIONS:**

1. **THAT** the Planning and Building Department be authorized to work with the applicant towards the preparation of a plan of development suitable for presentation to a Public Hearing for the expanded site in line with this report on the understanding that a more detailed report will be submitted at a later date.
2. **THAT** a copy of this report be sent to the property owners of 7194 and 7188 17<sup>th</sup> Avenue and 7177 16<sup>th</sup> Avenue for information purposes.

**REPORT**

At its 2008 January 21 meeting, Council adopted the Initial Report for Rezoning Reference #07-60 to permit the development of a small infill CD (RM2) townhouse development with vehicular access from 16<sup>th</sup> Street for a site encompassing the two lots at 7189 and 7195 Sixteenth Avenue (see attached Sketches #1 & #2). At that time it was noted that the site had been identified for an eight-lot consolidation with the properties at 7183 and 7177 – 16<sup>th</sup> Avenue and 7194, 7188, 7182, 7176 – 17<sup>th</sup> Avenue but, that the owners of the properties not owned by the City were either not interested in selling at that time, nor had not responded to reasonable offers. Due to this fact, Council authorized the Planning Department to work with the applicant with a two lot assembly. The developer has now acquired the lot at 7183 Sixteenth Avenue and wishes to include this lot in the subject rezoning (see attached Sketch #3). This will create a larger site with a net area of 1981.85 m<sup>2</sup> (21,332 sq. ft).

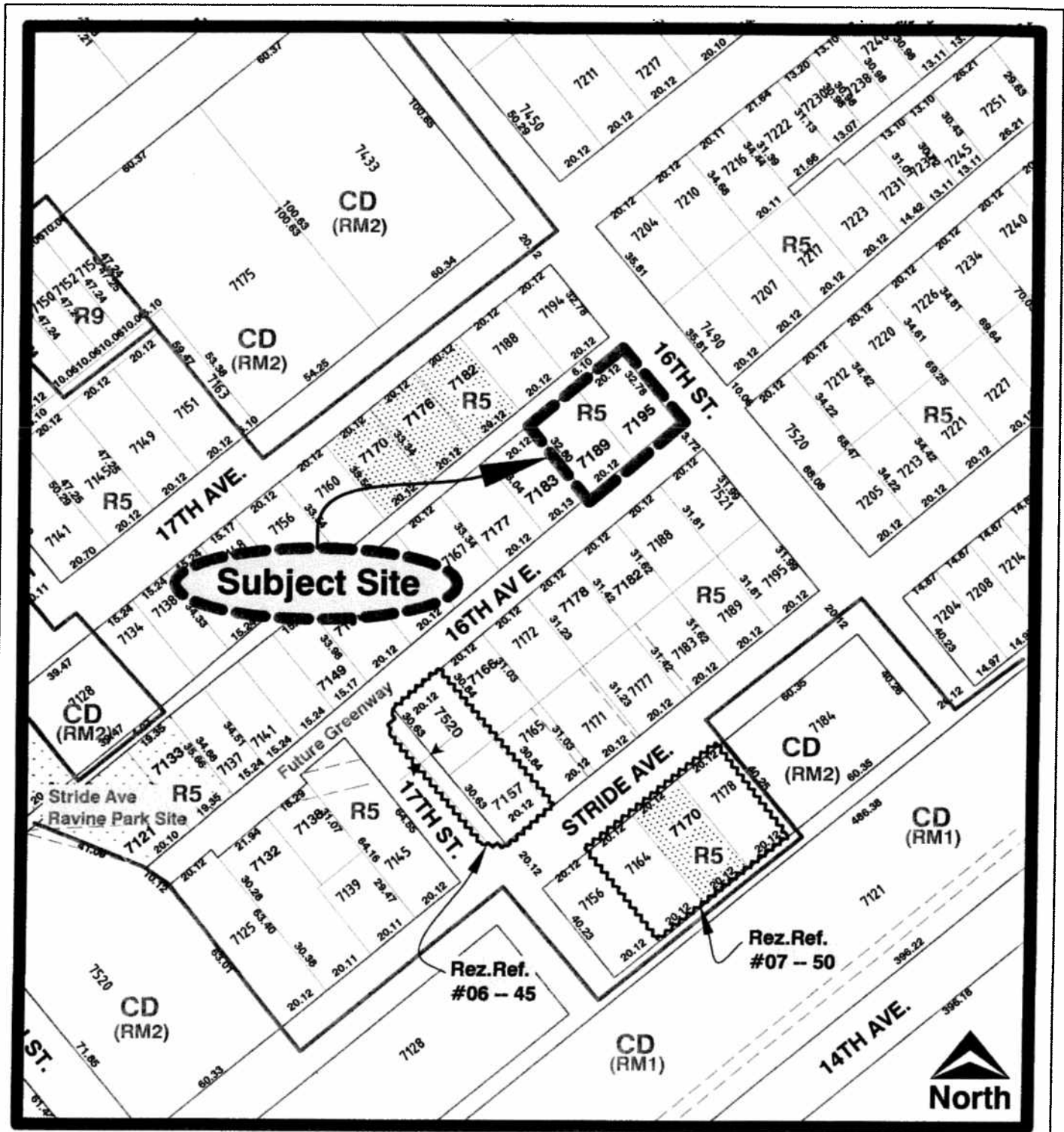
This Department is in support of this request as it will create a larger infill site and will not interfere with planned consolidations and the eventual closures of 16<sup>th</sup> Avenue and the lane. As indicated in the previous report, vehicular access will be from 16<sup>th</sup> Street. It is proposed that copies of this report be sent to the owners of 7194 and 7188 17<sup>th</sup> Avenue and 7177 16<sup>th</sup> Avenue for their information.

  
 B. Luksun, Director  
 PLANNING AND BUILDING


DR:ll/tn

**Attachments**

cc: City Clerk City Solicitor



Planning and Building Department

 City Property

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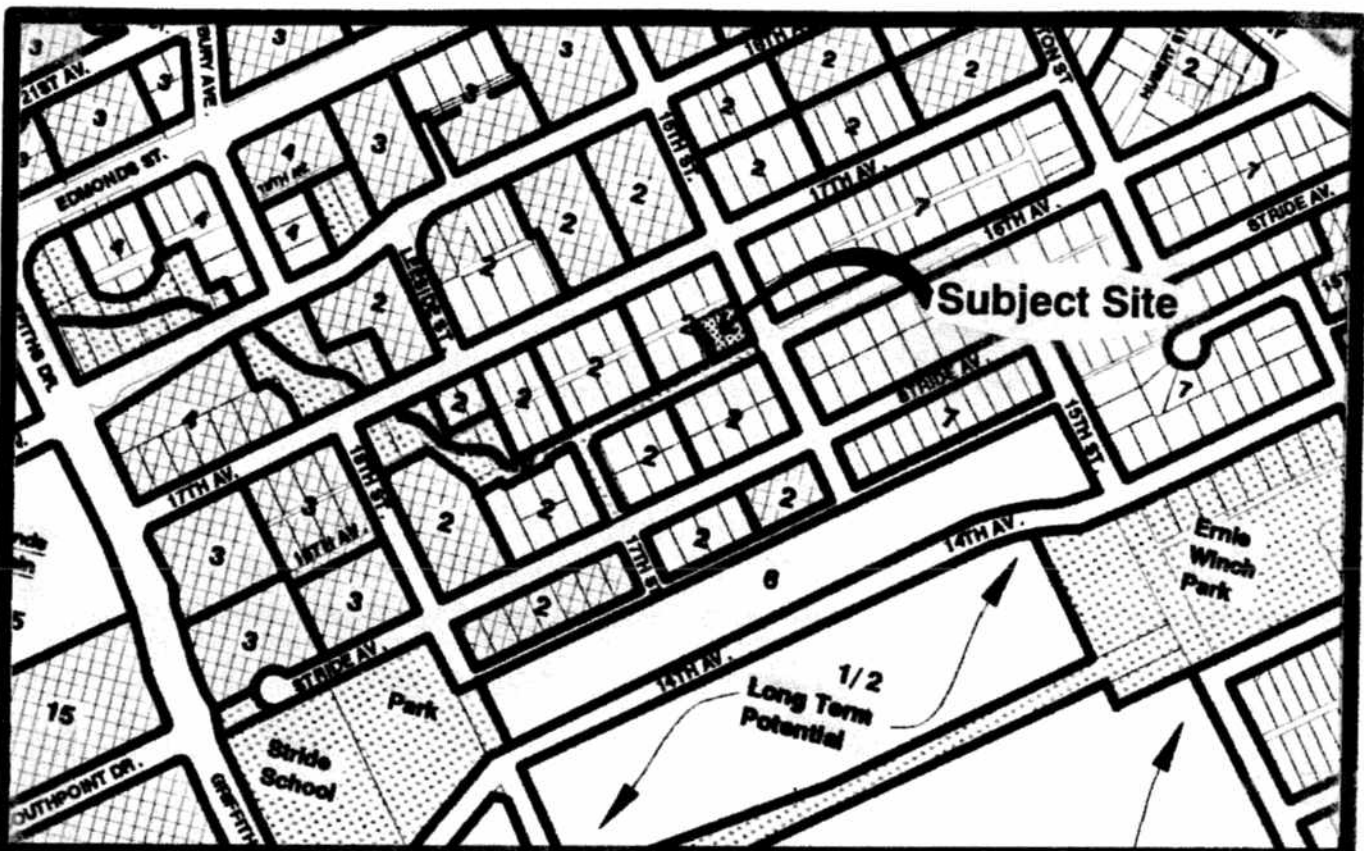
Drawn By: J.P.C.

Date: July 2008

**REZONING REFERENCE # 07 -- 60**  
Initial Site

7183,7189,7195 16th Ave.  
(Proposed Townhouses)

Sketch # 1



**Legend:**

**High Rise Apartments**

- 5 - RM5 - (100 units per acre maximum)
- 4 - RM4 - (80 units per acre maximum)

**Low Rise Apartments**

- 3 - RM3 - (50 units per acre maximum)

**Low Rise Apartments/  
Ground-Oriented multiple Family**

- 2 - RM2 - (40 units per acre maximum)

**Ground-Oriented Multiple Family**

- 1 - RM1 - (25 units per acre maximum)
- 6 - Townhousing - (12 units per acre maximum)

**Single and Two-Family Infill**

- 7 - Potential Area Rezoning

**Commercial**

- 8 - C1 Neighbourhood Commercial
- 9 - C2 Community Commercial
- 10 - C3 General Commercial
- 11 - C4 Service Commercial
- 12 - Institutional (including Seniors Housing, Churches, etc.)
- 13 - Industrial
- 14 - Nikkei Complex (Rez. Ref. # 7/93)
- 15 - B.C. Hydro Headquarters Complex (Rez. Ref. # 36/90)

Park, School, Trail, Ravine and Open Space Area

Completed or Rezoned in Accordance with Development Guidelines

Development Sites in the Edmonds Town Centre are generally to be Zoned to Comprehensive Development District (CD) utilizing the outlined zoning designations as guidelines.

This Sketch is subject to updating on a Continuous basis.

# Edmonds Town Centre Plan Development Guidelines



## Planning and Building Department

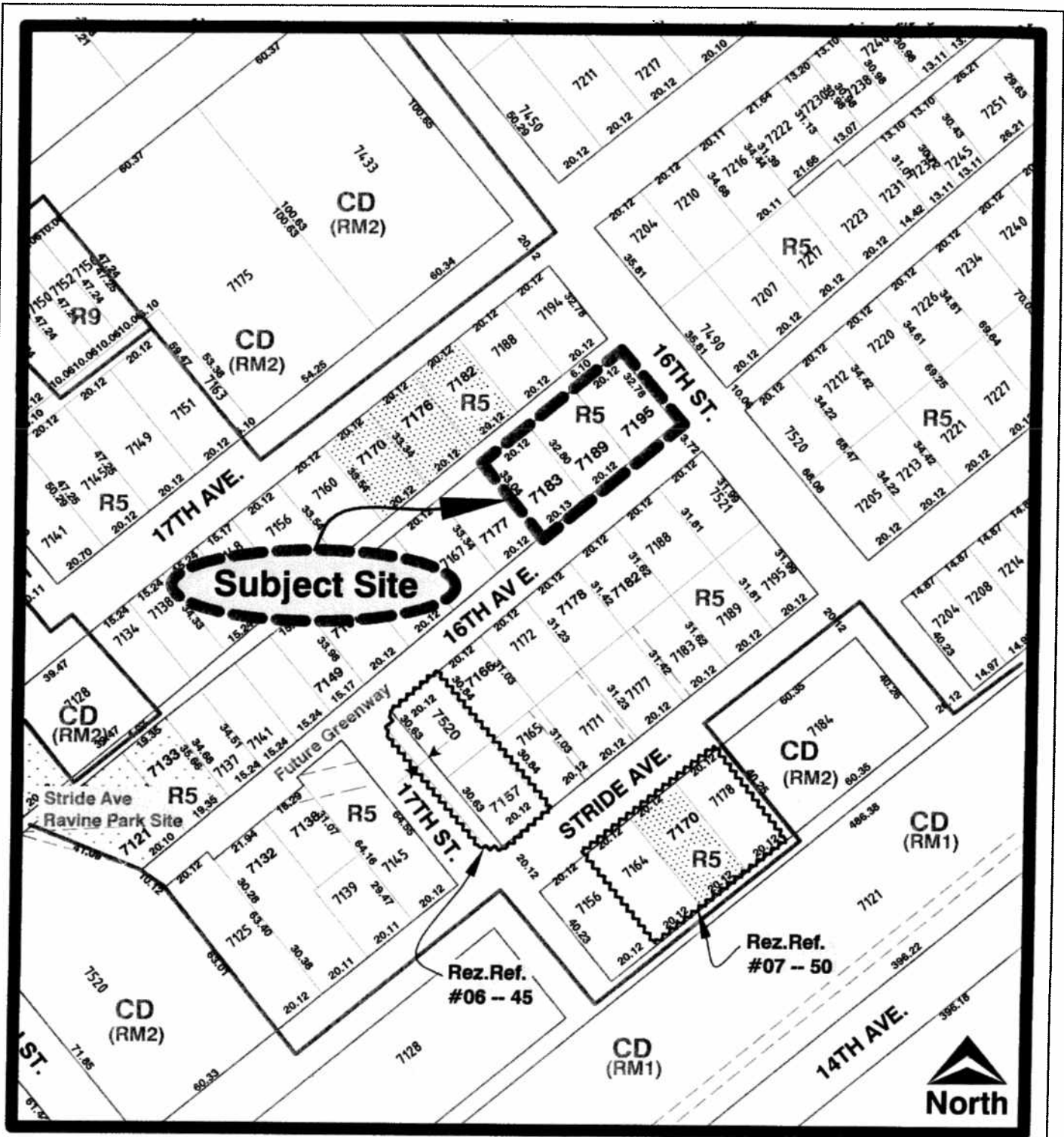
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Drawn By: J.P.C.

Date: July 2008

**REZONING REFERENCE # 07 - 60**  
7189,7195 16th Ave.  
( Proposed Townhouses )

Sketch #2



Planning and Building Department



Scale: 1 : 1500

Drawn By: J.P.C.

Date: July 2008

**REZONING REFERENCE # 07 -- 60**  
**Expanded Site**

7183,7189,7195 16th Ave.  
 ( Proposed Townhouses )

Sketch # 3