



Item
Meeting..... 2008 July 21

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2008 JULY 16

FROM: DIRECTOR PLANNING & BUILDING **FILE:** 71130 20
Reference: ETC Sub-area 1

**SUBJECT: PROPOSED PRELIMINARY PLAN APPROVAL
7075 KINGSWAY
REQUEST FOR THE CONSTRUCTION OF A NEW C4 DEVELOPMENT
EDMONDS TOWN CENTRE PLAN SUB-AREA 4**

PURPOSE: To inform Council of a request to construct a commercial building with a drive-thru within the Edmonds Development Plan, Sub-Area 1

RECOMMENDATION:

1. **THAT** this report be received for information purposes

REPORT

1.0 BACKGROUND

The developer of the property at 7075 Kingsway has submitted a plan of development detailing their intent to construct a new commercial building, with a drive thru in accordance with the existing Service Commercial District (C4) zoning on the subject site (see attached Sketch #1). The subject lot measures 40.25 m wide by 31.53 m deep and has a total area of 1,269.24 m². It is currently vacant. The subject site is located on the northwest corner of Kingsway and Salisbury Avenue.

The subject property is situated within the Council-adopted Edmonds Town Centre Plan, Sub-Area 1 (see attached Sketch #2) and is designated for Comprehensive Development District (CD) utilizing the C2 Community Commercial District as guidelines.

The proposed use for the new development is a bank which is in accordance for the permitted uses for both the C2 and the C4 Districts. However, the proposed development includes a drive thru, qualifying the use as a drive-in business, which is only permitted in the C4 District.

2.0 DISCUSSION

The subject site is adjacent to the Highgate Complex in the Town Centre Core of the Edmonds Town Centre Plan. This area is intended to have an urban character and non-automobile oriented

To: City Manager
From: Director Planning & Building
Re: PROPOSED PPA - 7075 KINGSWAY
REQUEST FOR THE CONSTRUCTION OF A NEW
C4 DEVELOPMENT
EDMONDS TOWN CENTRE PLAN SUB-AREA 4
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uses. Despite the fact that the proposed development contains a drive thru, the overall design for the Bank of Montreal is of high quality with an urbanized frontage accommodating a two-storey building, required parking provided in the rear setback and proposed LEED Silver Certification.

The developer has agreed to provide road reservation strips of 1.8 metre on Kingsway and a 1.4 metre on Salisbury Avenue for future road widening and sidewalk improvements and the proposed development is sited to respect future property lines. Through the Preliminary Plan Approval (PPA) process, the City is able to restrict development of this portion of the site in order to ensure that, in future, road widening and sidewalk improvements are protected. Under the PPA process, however, the City is not able to require road dedication and construction. In future, should the property owner apply for rezoning to accommodate a broader range of uses not currently permitted under the C4 District, prerequisite conditions of the rezoning application would include the requisite road dedication and construction.

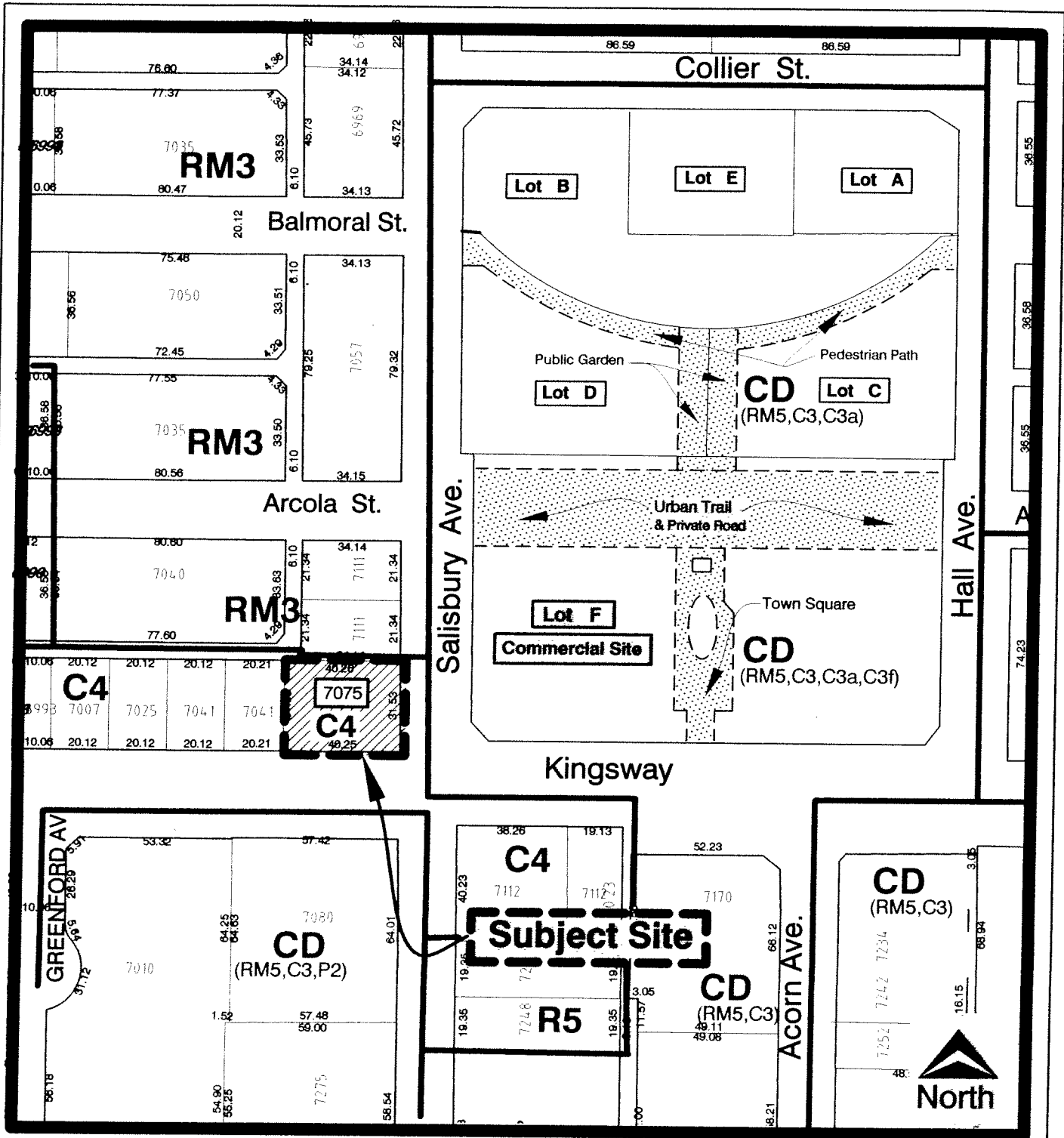
As such, staff intends to process the requested PPA application in accordance with the prevailing C4 Service Commercial District.


B. Luksun, Director
PLANNING & BUILDING

DR:tn

Attachments

cc: Chief Licence Inspector
City Solicitor
Chief Building Inspector

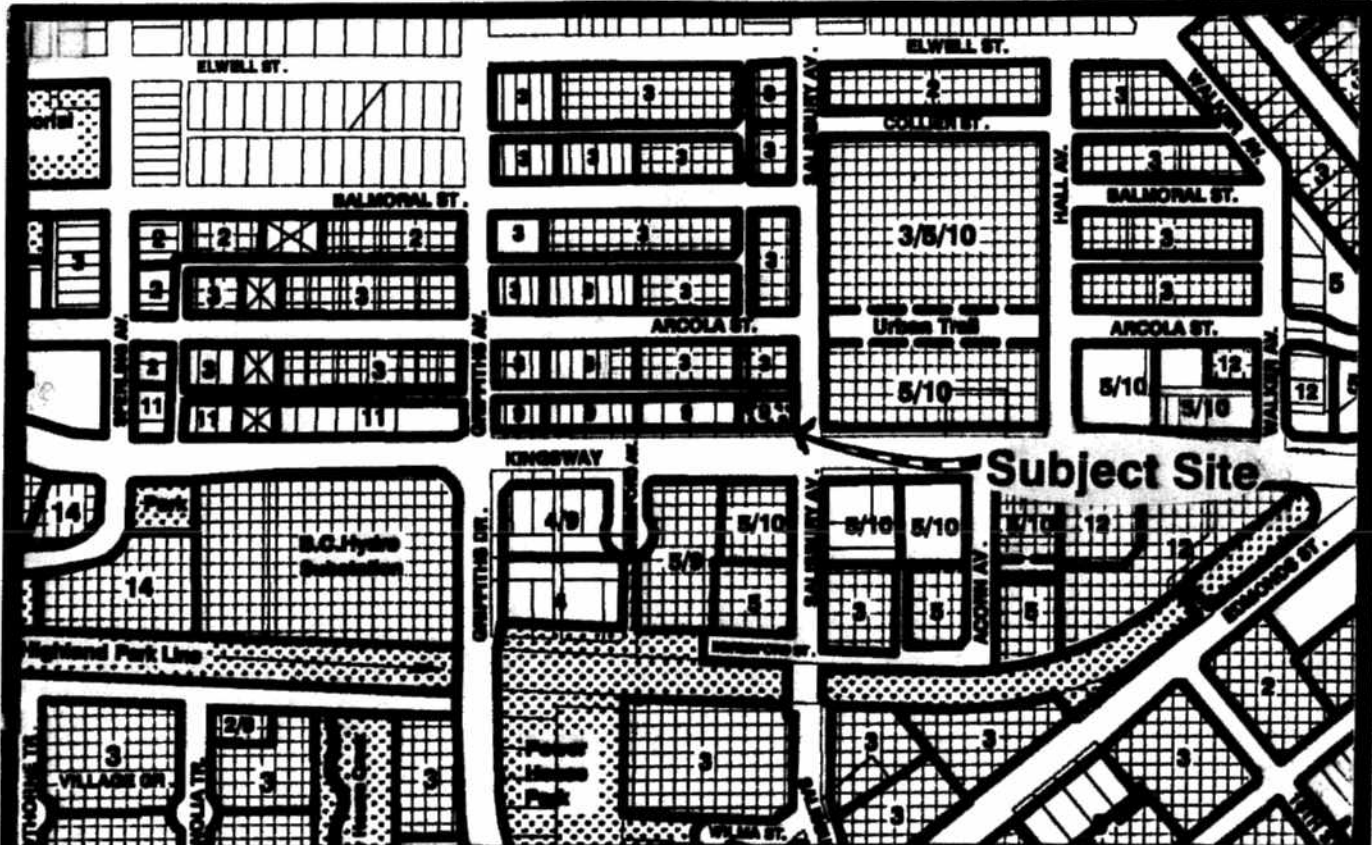


Planning and Building Department

Scale: 1 = 2000
 Drawn By: J.P.C.
 Date: July 2008

Proposed Preliminary Plan Approval
 7075 Kingsway



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 — Nikkal Complex (Rez. Ref. # 7/83)
- 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

Scale: N.T.S.

Drawn By: J.P.C.

Date: July 2008

**Proposed Preliminary Plan Approval
7075 Kingsway**

Sketch #2