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**TO:** CITY MANAGER **DATE:** 2008 August 20

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

**SUBJECT: PROPOSED PRELIMINARY PLAN APPROVAL  
7513 EDMONDS STREET  
REQUEST FOR THE CONSTRUCTION OF A NEW C4 DEVELOPMENT  
EDMONDS TOWN CENTRE PLAN SUB-AREA 1**

**PURPOSE:** To inform Council of a request to construct a commercial building within the Edmonds Town Centre Plan, Sub-Area 1

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**RECOMMENDATION:**

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

**REPORT**

**1.0 BACKGROUND**

A plan of development has been submitted for construction of a new commercial building intended for use as an automobile showroom at 7513 Edmonds Street in accordance with the existing C4 Service Commercial District zoning. The subject lot measures 13.41m wide by 28.96m deep and has a total area of 388.3m<sup>2</sup>. It is currently occupied by an older dwelling. The subject site is located on the northwest side of Edmonds Street between Mary Avenue and New Vista Place (see *attached* Sketch #1). The adjacent property at 7505 Edmonds is occupied by an older dwelling, while the other adjacent property at 7521 Edmonds Street is occupied by an older building with an auto-detailing business. The property at 7529 Edmonds Street is occupied by an older commercial building.

The subject property is situated within the Council-adopted Edmonds Town Centre Plan, Sub-Area 1 (see *attached* Sketch #2) and is designated as part of a site assembly, desirably of the 4 lots at 7505, 7513, 7521, and 7529 Edmonds Street, for CD Comprehensive Development utilizing RM3 Multiple Family Residential District and C2 Community Commercial District guidelines. The owner of the subject property advises that he has approached the other owners within the proposed assembly and found none were interested in selling or redeveloping their properties at this time.

**2.0 DISCUSSION**

The proposed development is a one-storey building with a total floor area of 182m<sup>2</sup> (1,960 sq.ft.) including an internal loading bay. The intended use is an automobile showroom, which is a permitted use in the C4 District. This use would not generally contribute to or advance the

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existing Council-adopted Edmonds Town Centre Plan and the Edmonds Village revitalization strategy currently under study by the Planning Department, both of which seek to create a lively and interesting pedestrian-oriented retail street along Edmonds. That being said, however, the architect has worked with Planning staff to design a retail building with an urban character including storefront windows and a canopy along Edmonds Street. Vehicular access is from the back lane only, with all parking located to the rear of the building and an internal loading bay inside the building. In the future it is possible that the building, as designed, could be utilized for retail uses (other than automobile showroom) which are more supportive of the City's objectives for the revitalization of Edmonds Street. It is also recognized that the scale of the development is relatively modest, and it is not considered to preclude more intensive redevelopment of a larger consolidated site encompassing the 4 lots at 7505, 7513, 7521, and 7529 Edmonds Street in the medium term future.

In these circumstances, and given that the proposed development is permitted under existing zoning, staff would intend to process the requested PPA application in accordance with the prevailing C4 Service Commercial District.



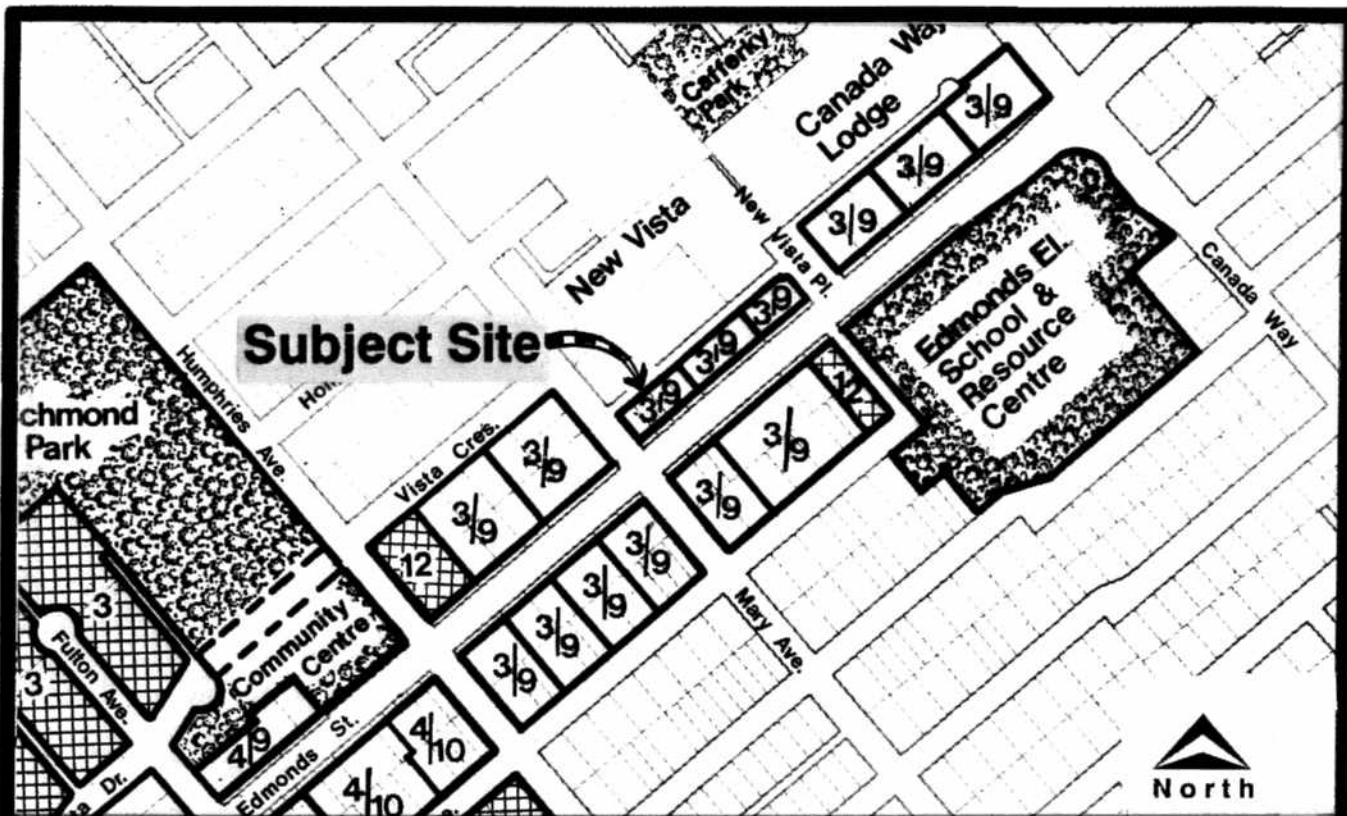
B. Luksun, Director  
PLANNING & BUILDING

RR:gk

**Attachments**

cc: Chief Licence Inspector  
City Solicitor  
Chief Building Inspector  
Supervisor, Development Plans







**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 — Nikkel 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

Scale: N.T.S.

Drawn By: J.P.C.

Date: July 2008

### Proposed Preliminary Plan Approval 7513 Edmonds St.

Sketch # 2