



Item
Meeting..... 2009 July 20

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2009 July 14

FROM: DIRECTOR PLANNING & BUILDING **FILE:** 41000.05
Reference: SIT #09-30

SUBJECT: **SITING APPROVAL APPLICATION #09-30**
7408 Seventeenth Avenue
Request For Construction of a New Single-Family Dwelling
Edmonds Town Centre, Sub-Area 1

FILE: 71130.20
Reference: Edmonds Town Centre

PURPOSE: To inform Council of a request to construct a new single-family dwelling in Edmonds Town Centre.

RECOMMENDATION:

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

REPORT

The owner of the subject property at 7408 - Seventeenth Avenue has written seeking approval to construct a new single-family dwelling on the site in accordance with the prevailing R5 Residential District Zoning (see attached Sketch #1). The lot measures 20.12m (66 ft.) by 18.57m (61 ft.) and has an area of 374.02 m² (4,026 sq. ft.). It is improved with an existing single-family dwelling, constructed in 1954, which is proposed to be demolished and replaced with a new single-family dwelling. The dwelling is not listed on Burnaby's Heritage Register or Inventory.


The subject property is situated within Council-adopted Edmonds Town Centre Plan, Sub-Area 1 (see attached Sketch #2), which proposes an assembly of nine properties at 7402, 7408, 7416, 7424 - Seventeenth Avenue; and 7403, 7409, 7417, 7421, 7425 - Sixteenth Avenue for Comprehensive Development rezoning for a multiple-family development utilizing the RM2 District guidelines. The site assembly is bounded by Seventeenth Avenue to the north, Humphries Avenue to the east, Sixteenth Avenue to the south, and an older RM2-zoned apartment to the west. The assembly area currently accommodates nine single-family dwellings in varying condition constructed between 1930 and 2007. This site assembly is located on the eastern boundary of the town centre with an existing stable R5 District single and two-family dwelling neighbourhood extending to the east across Humphries Avenue.

To: City Manager
From: Director Planning & Building
Re: SIT #09-30; 7408 Seventeenth Avenue
2009 July 14 Page 2

Development of a new single-family dwelling on the subject lot would impede the potential assembly of the proposed redevelopment site. However, it is acknowledged that the proposed new dwelling is a permitted use under the existing R5 Residential District zoning, and that the potential timing of redevelopment of the proposed multi-family site assembly is uncertain. It is also noted that Siting Approval #06-60 was completed in 2006 for a new dwelling that was constructed on an adjacent property at 7424 - Seventeenth Avenue which will further delay the proposed assembly. City acquisition of the subject property at 7408 - Seventeenth Avenue in order to prevent construction of a new dwelling is not considered to be warranted given the anticipated need to hold the property for a longer term. Also, as a small sized lot, its purchase by the City would likely entail a high per square foot value. Therefore, it is proposed that 7408 - Seventeenth Avenue be granted siting approval. On this basis, the remaining two lots on the north side of the lane at 7402, and 7416 - Seventeenth Avenue would also be granted siting approval should a request be made in the future. This would not preclude the assembly of the five properties that face Sixteenth Avenue as a viable site for development in line with the RM2 District.

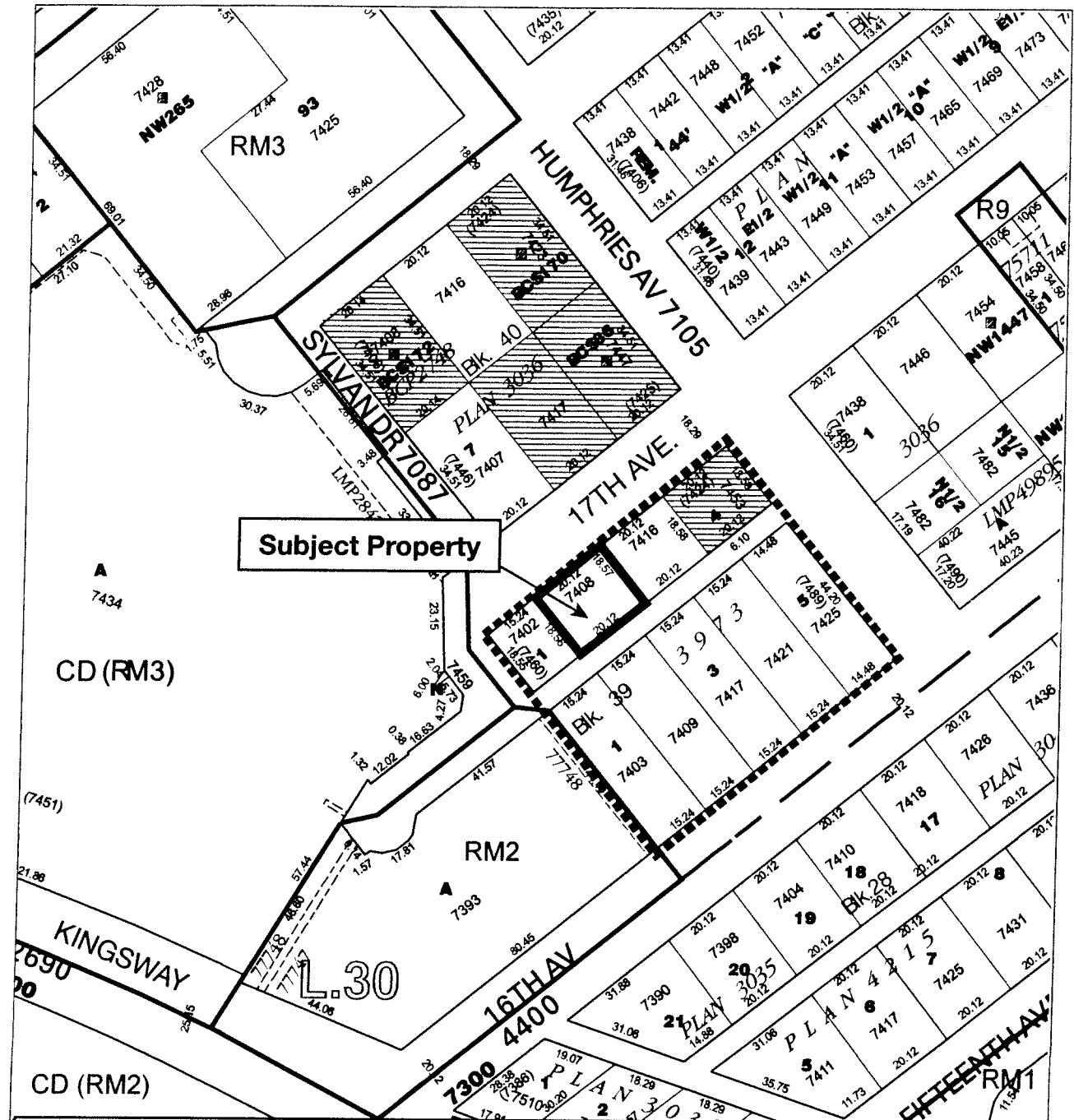
Therefore, this Department would propose to grant a Siting Approval, which would permit the processing of a Building Permit for a new single-family dwelling at 7408 - Seventeenth Avenue subject to full compliance with the existing R5 Residential District and requirements of the Chief Building Inspector.

This is for the information of Council.


B. Luksun
Director Planning and Building

BH:gk
Attachments: 2

cc: Chief Building Inspector
Director Engineering



PLANNING & BUILDING DEPARTMENT


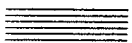


DATE:
2009 07 09

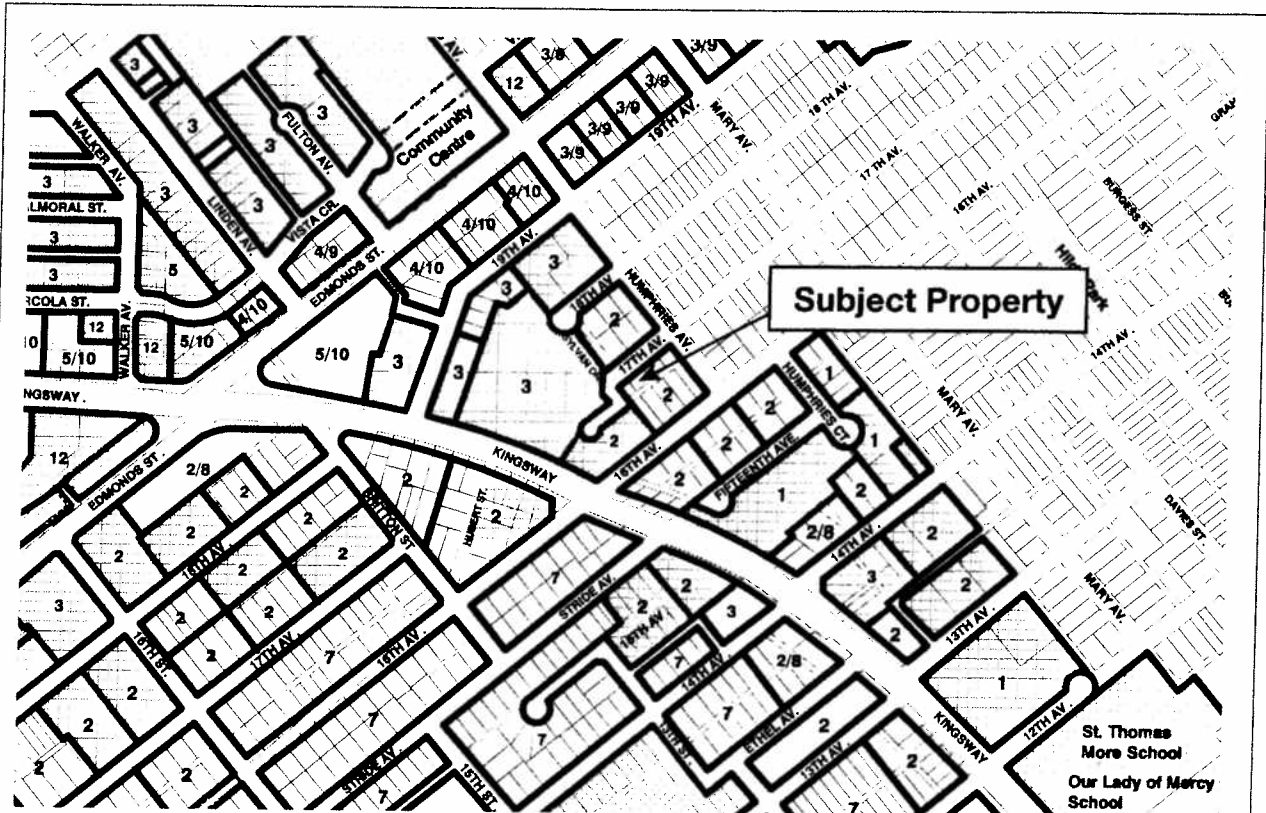
SCALE:
NTS

DRAWN BY:
dwd

Subject Property 7408 17th Avenue

-  Planned Site Assembly
-  Properties Recently Redeveloped Under R5 Zoning



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 --- (40units 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.) (Recognizes Existing Institutional)
- 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.

Updated To: April 2009



PLANNING & BUILDING DEPARTMENT



DATE:
2009 07 09

SCALE:
NTS

DRAWN BY:
dwd

Subject Property 7408 17th Avenue

Sketch #2