
TO: CITY MANAGER **DATE:** 2010 October 13

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 71100 20 / SIT#10-83
Reference: ETC Sub-Area 1 /
7457 – 15th Avenue

SUBJECT: SITING APPROVAL #10-83
7457 – 15th Avenue
Request for Construction of a New Two-Family Dwelling
Edmonds Town Centre, Sub-Area 1

PURPOSE: To inform Council of an application to demolish an existing single-family dwelling and construct a new two-family dwelling in the Edmonds Town Centre.

RECOMMENDATION:

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

REPORT

The owner of the subject property at 7457 – 15th Avenue has submitted Demolition and Building Permit applications with the intention of constructing a new two-family dwelling on the site in accordance with the existing R5 Residential District Zoning (see *attached* Sketch #1). The lot measures 31.48 m (103.28 ft.) by 28.59 m (93.79 ft.), has an area of 895.86 m² (9,643.27 sq. ft.), and is improved with an existing single-family dwelling, constructed in 1924, which is not listed in the inventory for Burnaby's Community Heritage Register. The lot meets the minimum lot width and lot area for two-family dwelling construction under the prevailing R5 Residential District zoning.

The subject property is situated within the Council-adopted Edmonds Town Centre Plan, Sub-Area 1 (see *attached* Sketch #2), which proposes its inclusion in an assembly of five properties including 7436 and 7448 – 16th Avenue, 7517 Humphries Court and 7445 – 15th Avenue for Comprehensive Development rezoning and multiple-family development under RM2 guidelines. The proposed site assembly currently accommodates four single-family dwellings and one two-family dwelling of varying condition that were constructed between 1924 and 2007.

This proposed site assembly is located on the eastern boundary of the Edmonds Town Centre Plan with an existing stable R5 District single and two-family neighbourhood across 16th Avenue to the north and across Humphries Court to the east. Within the proposed assembly, a new two-family dwelling was granted siting approval and built in 1999 adjacent to the subject site at 7445 – 15th Avenue while a new single-family dwelling which received siting approval and was built in 2008 is located across the lane at 7448 – 16th Avenue. A new two-family home built in 2003 is located just to the west of the proposed assembly boundary at 7439 – 15th Avenue (see

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attached Sketch #1). To date, no impetus has been shown for consolidation of designated CD (RM2) sites between 15th Avenue and 16th Avenue to the west of the subject site. It is noted that the City owns properties at the far end of the block at 7390 – 16th Avenue, 7510, 7516, 7526 and 7536 Kingsway (see attached Sketch #1), for future development under the RM2 District designation in line with the Edmonds Town Centre Plan.

The potential redevelopment of the subject lot for a new two-family dwelling, in accordance with the existing R5 zoning, is not supportive of the desired consolidation and redevelopment of property for multiple-family redevelopment according to the adopted Plan. However, it is acknowledged that the proposed new dwelling is a permitted use under the existing R5 Residential District zoning. City acquisition of the property in order to prevent construction of a new dwelling is not considered warranted, given the surrounding stable single and two-family context, and given that redevelopment would likely not be achieved in the near term due to the recent construction and excellent condition of two of the properties in the planned assembly site.

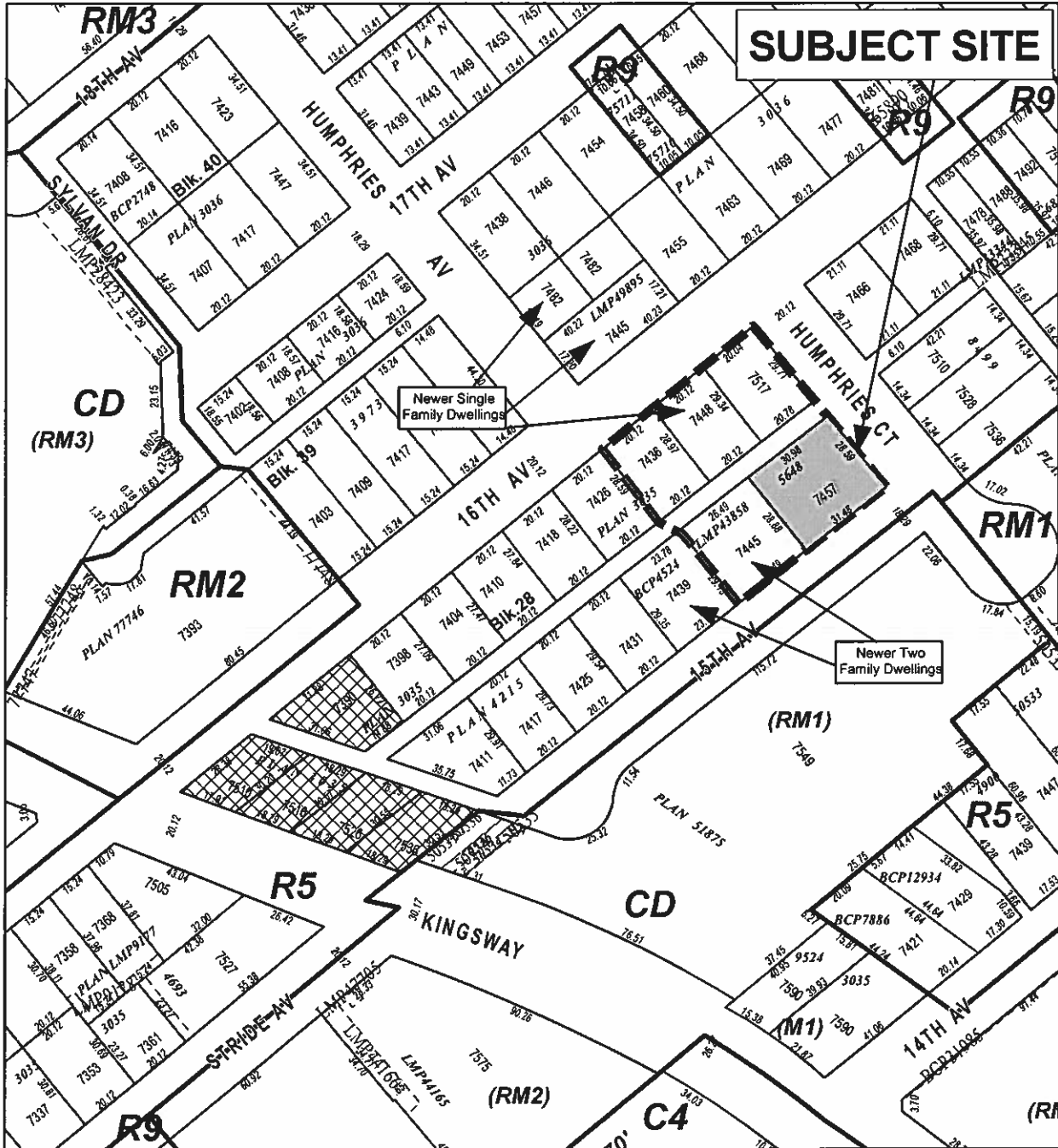
Therefore, this Department would propose to grant a Siting Approval, which would permit the processing of a Building Permit for a new two-family dwelling at 7457 – 15th Avenue, subject to full compliance with the existing R5 Residential District and requirements of the Chief Building Inspector.

This is for the information of Council.


B. Luksun, Director
PLANNING AND BUILDING

SN/RR:spf/tn
Attachments

cc: Chief Building Inspector






PLANNING & BUILDING DEPARTMENT



DATE:
OCT 05 2010

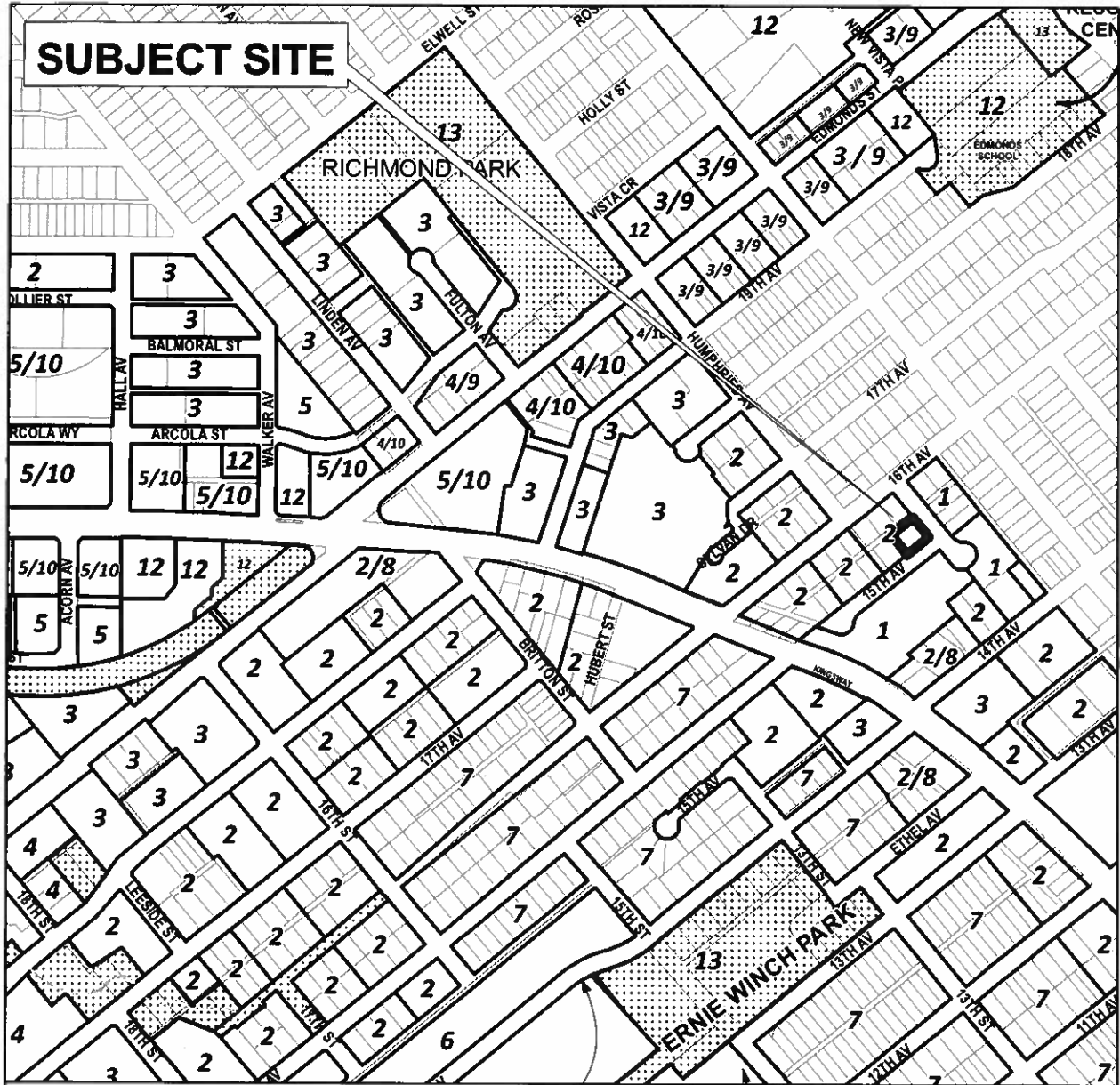
PROPOSED SITING APPROVAL - 7457 FIFTEENTH AVE.

SCALE:
1:2,000

-  Subject Site
-  Assembly Area
-  City-Owned Properties

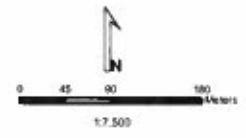
DRAWN BY:
DJ

SUBJECT SITE



- 1 > RESIDENTIAL (TOWNHOUSING) CD (RM 1)
- 2 > RESIDENTIAL (MEDIUM DENSITY) CD (RM 2)
- 3 > RESIDENTIAL (MEDIUM DENSITY) CD (RM 3)
- 4 > RESIDENTIAL (HIGH DENSITY) CD (RM 4)
- 5 > RESIDENTIAL (HIGH DENSITY) CD (RM 5)
- 6 > TOWNHOUSING
- 7 > POTENTIAL AREA REZONING: SINGLE AND TWO FAMILY
- 8 > COMMERCIAL CD (C 1)
- 9 > COMMERCIAL CD (C 2)
- 10 > COMMERCIAL CD (C 3)
- 11 > COMMERCIAL CD (C 4)
- 12 > INSTITUTIONAL (SENIORS HOUSING, CHURCHES, SCHOOLS, ETC.)
(RECOGNIZES EXISTING INSTITUTIONAL)
- 13 > PARK / PARKWAY / PUBLIC OPEN SPACE
- 14 > INDUSTRIAL
- 15 > B. CHYRDG HEADQUARTERS COMPLEX (REZ. REF. #36/90)

— SKYTRAIN LINE



Edmonds Town Centre Plan Development Guidelines

