



Item
Meeting 2012 October 15

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2012 October 10

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 41000 05
Reference: **SIT #12-124**
SIT #10-78

SUBJECT: **SITING APPROVAL APPLICATION #12-124**
7216 EIGHTEENTH AVENUE
PROPOSED NEW TWO-FAMILY DWELLING
EDMONDS TOWN CENTRE AREA PLAN

PURPOSE: To inform Council of a request for development of a new two-family dwelling under existing zoning in the Edmonds Town Centre Area Plan.

RECOMMENDATION:

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

REPORT

This Department has received a letter from the owners of the subject property at 7216 Eighteenth Avenue requesting to construct a new two-family dwelling in accordance with the existing R5 Residential District zoning. The property is designated for RM2 multiple-family residential development, in accordance with the Council-adopted Edmonds Town Centre Area Plan as part of a larger site assembly (see attached Sketches #1 and #2).

The subject site is located in the Edmonds Town Centre, in an area with a mix of single and two-family dwellings, and/or townhouse developments. The subject site's block front consists of single and two-family dwellings and townhouse development. The balance of the block to the south across the rear lane consists of townhouses and single and two-family dwellings. To the northwest, the surrounding area includes primarily multiple-family residential development (low-rise and townhouse). An established neighbourhood of mostly single and two-family dwellings is located to the southeast, including a small portion of multiple family residential development. The subject lot is presently vacant and measures 20.12 m (66 ft.) wide by 50.29 m (165 ft.) deep, and has an area of 1,011.71 m² (10,890 sq. ft.). Two-family dwellings are a permitted use in the R5 Residential District and the property meets the minimum lot width and area requirements for new two-family dwelling construction.

To: City Manager
From: Director Planning and Building
Re: SITING APPROVAL APPLICATION #12-124
7216 Eighteenth Avenue
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Redevelopment of a desired five-lot assembly area, including the subject property, is unlikely given the age and relatively high improvement values of the adjacent properties. The property immediately to the east of the subject property at 7222 Eighteenth Avenue is improved with a two-family dwelling constructed in 2009. The two smaller lots to the west at 7214 and 7210 Eighteenth Avenue are improved with single-family dwellings each constructed in 1988. The property located at 7436 Sixteenth Street is also improved with a new two-family residential development constructed in 2003. The City does not own any of the properties within the desired assembly area.

Within this context, this Department does not recommend that the City pursue acquisition of the subject property for holding purposes at this time. Therefore, unless otherwise directed by Council, staff would grant a Siting Approval, which would permit the processing of a Building Permit for a new two-family dwelling at 7216 Eighteenth Avenue, subject to full compliance with the prevailing R5 Residential District zoning and meeting requirements of the Chief Building Inspector.

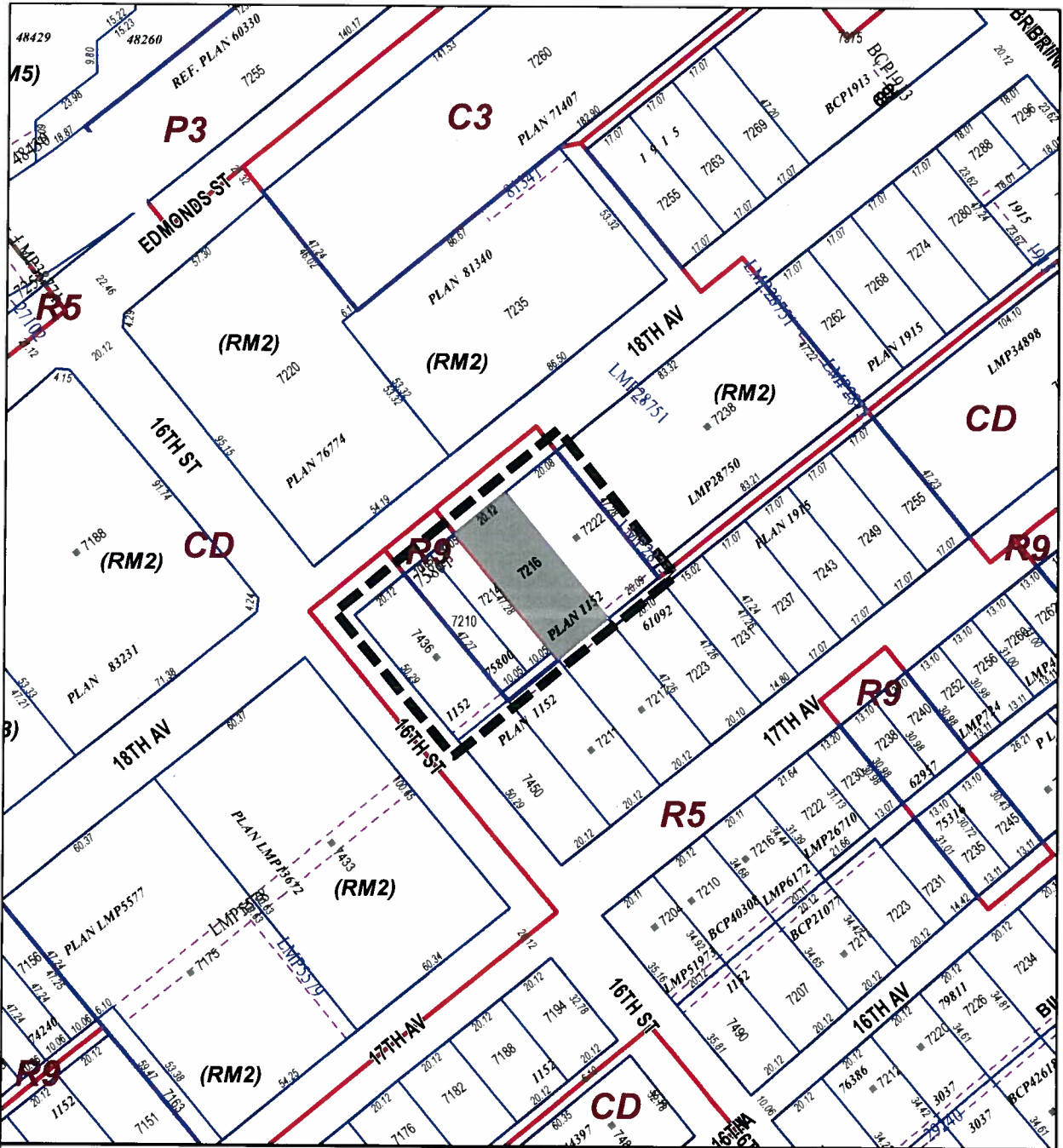
This is for the information of Council.



Lou Pelletier, Director
PLANNING AND BUILDING

GB:tn
Attachments

cc: Chief Building Inspector



PLANNING & BUILDING DEPARTMENT

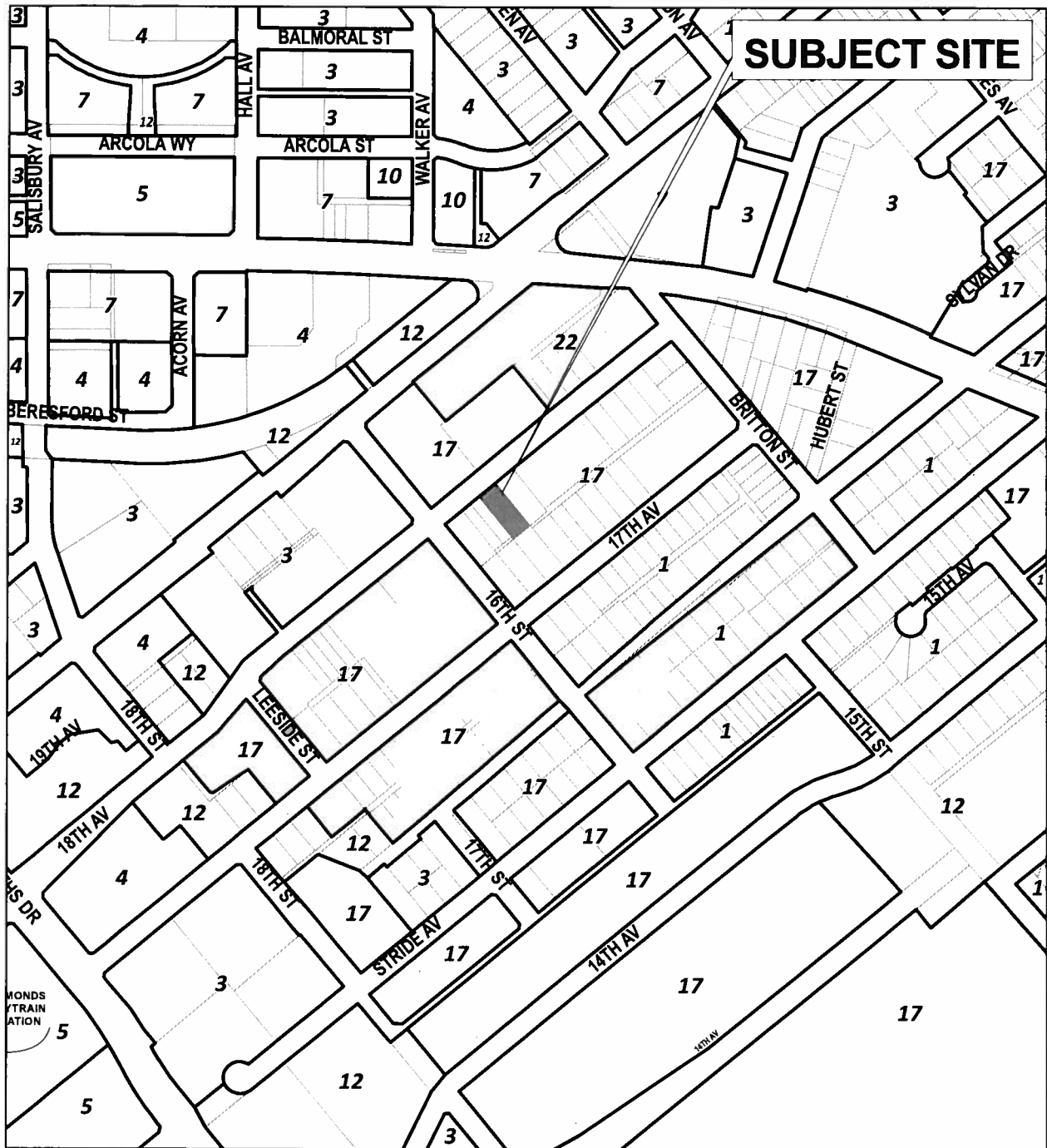


DATE:	SEP 07 2012
SCALE:	1:2,000
DRAWN BY:	AY

**SITING APPROVAL APPLICATION #12 -- 124
7216 18TH AVENUE**

 Subject Property

 Desired Assembly Area



1 Single and Two Family Residential	7 High Density Mixed Use
2 Low Density Multiple Family Residential	9 Industrial
3 Medium Density Multiple Family Residential	10 Institutional
4 High Density Multiple Family Residential	12 Park and Public Use/Public School
5 Commercial	17 Low or Medium Density Multiple Family Residential (Ground Oriented)
6 Medium Density Mixed Use	22 Low/Medium Density Mixed Use

Edmonds Town Centre Plan Development Guidelines



PLANNING & BUILDING DEPARTMENT

Note: Composite Sketch Subject to Change

