



TO: CITY MANAGER **DATE:** 2013 September 04
FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 41000 05
Reference: **SIT #13-63**
X-Ref: 71100 20

SUBJECT: **SITING APPROVAL #13-63**
7565 NINETEENTH AVENUE
Request for Construction of a New Single Family Dwelling
Edmonds Town Centre Plan

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

RECOMMENDATION:

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

REPORT

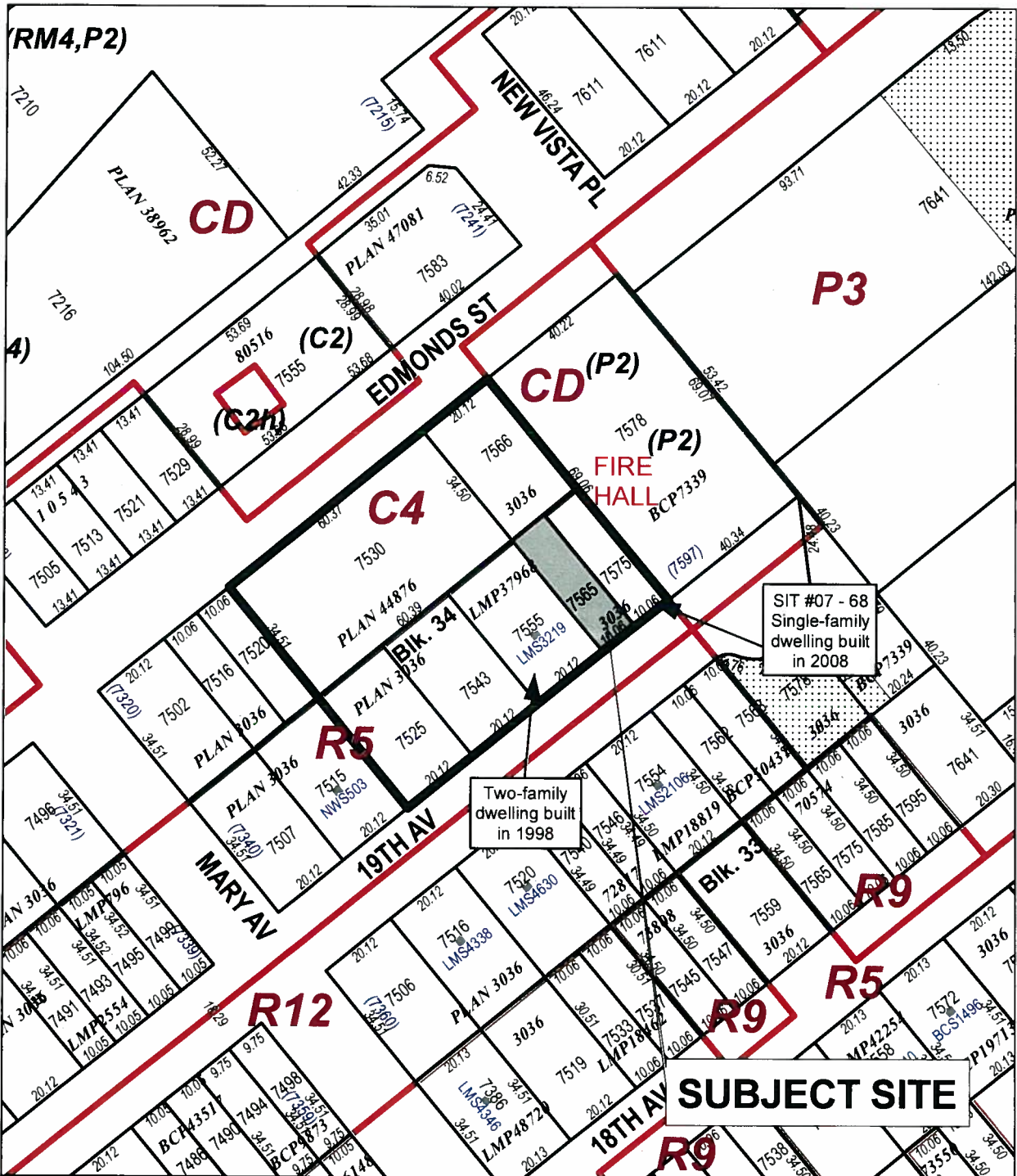
1.0 INTRODUCTION

This Department has received a request from the property owner to demolish the existing single-family dwelling at 7565 Nineteenth Avenue, in order to construct a new single-family dwelling under the prevailing R5 Residential District zoning. The property is located within the Edmonds Town Centre Plan and is designated as part of an assembly for mixed-use residential/commercial development through CD Comprehensive Development District rezoning, utilizing the RM3 Multiple Family Residential District and C2 Community Commercial District as guidelines (see *attached* Sketches #1 and #2).

This report is to inform Council of the requested release of a Siting Approval, and subsequent Building Permits for the demolition of the existing single-family dwelling and construction of a new single-family dwelling in line with the property's prevailing R5 Residential District zoning.

2.0 PROPERTY CONTEXT

- 2.1 The subject property is located on the north side of Nineteenth Avenue, between Mary Avenue and the Edmonds Community School (see *attached* Sketch #1). The subject property is located within the Edmonds Town Centre Plan and is designated for future mixed-use residential/commercial development, as part of a seven-lot assembly, through rezoning to the CD Comprehensive Development District based on the RM3 and C2 Districts as guidelines (see *attached* Sketch #2). The planned seven-lot assembly for rezoning includes the properties at 7530, 7566 Edmonds Street, 7525, 7543, 7555, 7565, and 7575 Nineteenth Avenue. The subject assembly area borders the Burnaby Fire Station #2 at 7578 Edmonds Street to the east, with the Edmonds Community School and City Resource Centre beyond.
- 2.2 The properties in the proposed assembly fronting Edmonds Street are occupied by single storey service commercial businesses, and those fronting Nineteenth Avenue by single and



PLANNING & BUILDING DEPARTMENT



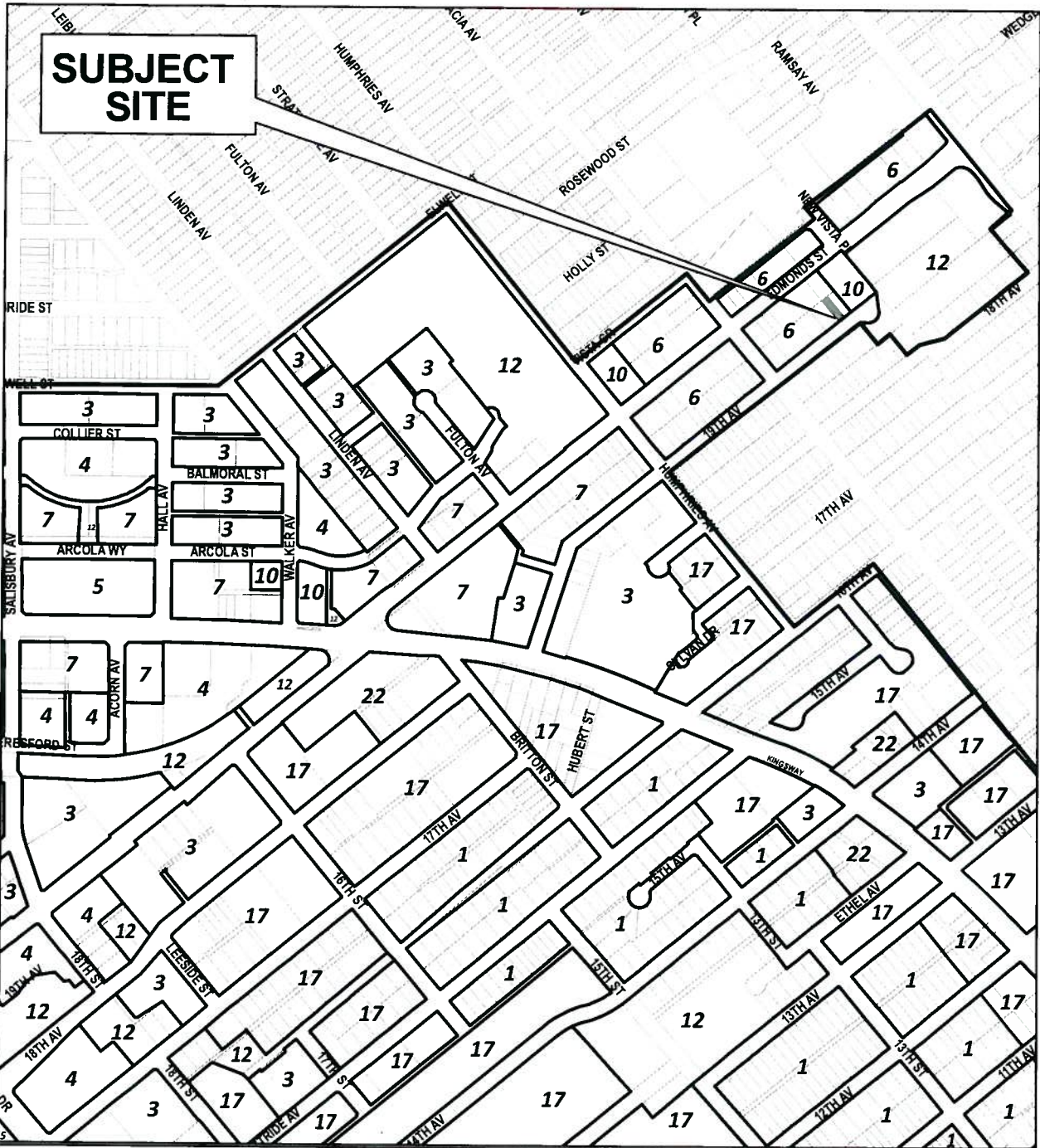
DATE:
AUG 28 2013

SCALE:
1:1,500

DRAWN BY:
AY

SITING APPROVAL #13 - 63
7565 NINETEENTH 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

