



Item
Meeting 2015 November 23

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2015 November 18

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 71100 20
Reference: SIT #15-107
7148 Seventeenth Ave.

SUBJECT: SITING APPROVAL #15-107
7148 SEVENTEENTH AVENUE (QUAN)
BUILDING PERMIT FOR NEW SINGLE-FAMILY DWELLING
EDMONDS TOWN CENTRE PLAN (SUB-AREA 2)

PURPOSE: To inform Council of an application to construct a new single-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 7148 Seventeenth Avenue has submitted a Building Permit application with the intention of constructing a new single-family dwelling on the site in accordance with the existing R5 Residential District Zoning (see *attached* Sketch #1). The subject property is located in the Edmonds Town Centre, Sub-Area 2, and is designated for inclusion in an 8-lot assembly, including 7156, 7160, 7170 Seventeenth Avenue, and 7149, 7157, 7161, 7167 Sixteenth Avenue for Comprehensive Development based on RM2 guidelines (see *attached* Sketch #2). The Edmonds Town Centre Plan also indicates the closure of the lane to the rear of the subject site for inclusion in a future multiple-family redevelopment, as well as the closure of Sixteenth Avenue, in order to provide for a greenway. Within this development assembly area, 7170 Seventeenth Avenue is City-owned, and to the east of the assembly area, 7176 and 7182 Seventeenth Avenue are also City-owned (see *attached* Sketch #1).

The subject lot measures 15.17 m (50 ft.) by 34.07 m (112 ft.), has an area of 516.84 m² (5,563 sq. ft.), and is improved with an existing single-family dwelling in poor condition, constructed in 1920, which is not listed in the inventory for Burnaby's Community Heritage Register.

On 2008 February 11, Council adopted the recommendation in a submitted report to authorize the Legal and Lands Department to negotiate to acquire the subject property at 7148 Seventeenth Avenue. At that time, negotiations to acquire the subject property from the then owners were unsuccessful. Recently, the Legal and Lands Department renewed an offer to the current owners for the acquisition of the property. The owners have declined the offer, and have now requested

To: City Manager
From: Director Planning and Building
Re: SITING APPROVAL APPLICATION #15-107
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that the plans submitted to the Planning and Building Department for construction of a new single-family dwelling on the subject site be processed for approval.

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 noted that vehicular access to the proposed new single-family dwelling will be from Seventeenth Avenue and not the rear lane in order to protect the future closure of the lane, as well as the future potential for closure and conversion of Sixteenth Avenue into a greenway, as indicated in the Edmonds Town Centre Plan.

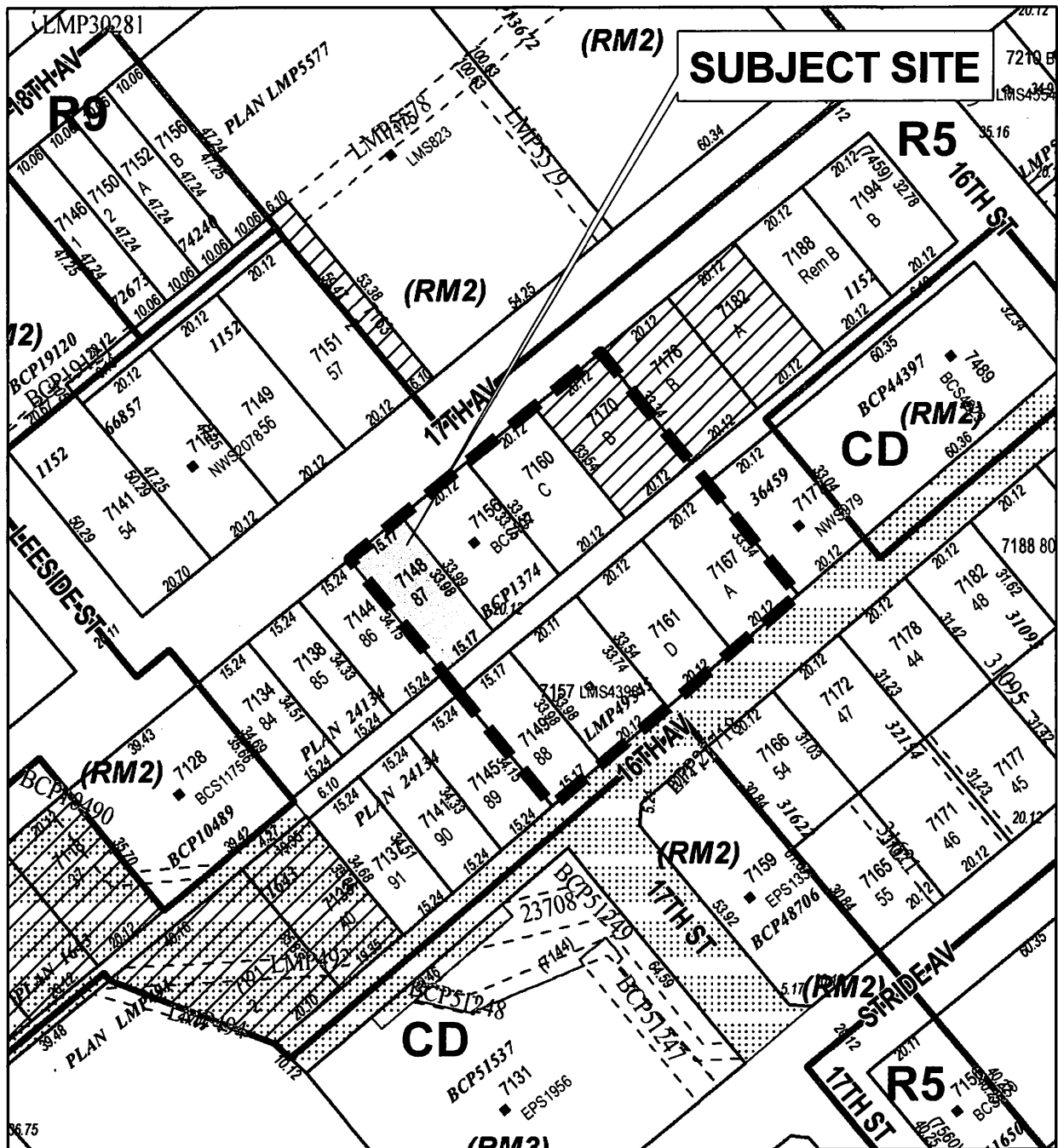
Negotiations to acquire the subject property have been unsuccessful. Therefore, this Department will grant the Siting Approval, which would permit the processing of a Building Permit for a new single-family dwelling at 7148 Seventeenth Avenue, subject to full compliance with the existing R5 Residential District and requirements of the Chief Building Inspector.

This is for the information of Council.


Lou Pelletier, Director
PLANNING AND BUILDING

SMN:tn
Attachments

cc: Chief Building Inspector
City Solicitor





PLANNING & BUILDING DEPARTMENT

DATE:
NOV 12 2015

SCALE:
1:1,500

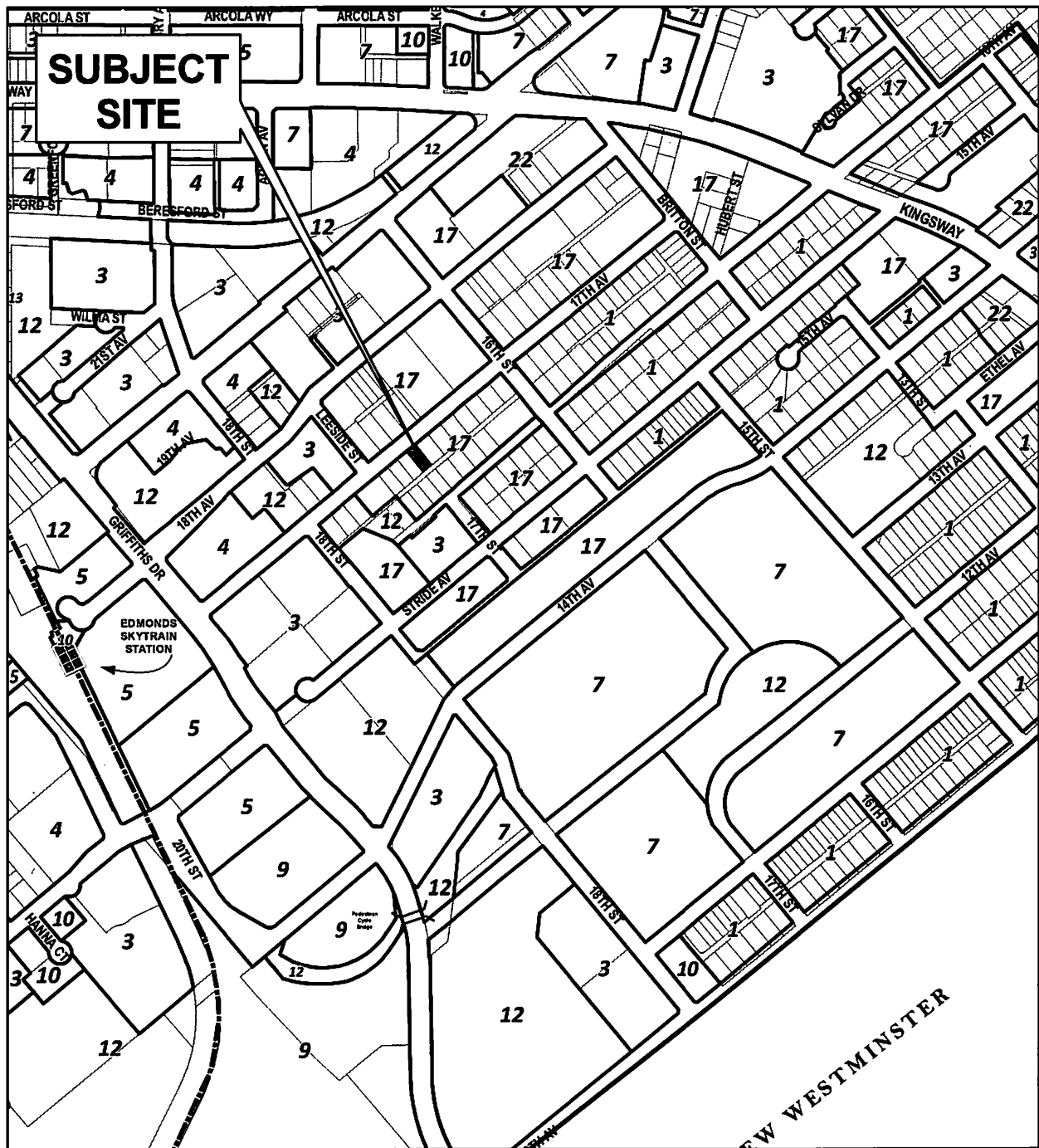
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SITING APPROVAL APPLICATION #15-107
7148 SEVENTEENTH AVENUE

 Subject Site
 City-Owned Property

 Desired Assembly Area

Sketch #1



- 1** Single and Two Family Residential
- 3** Medium Density Multiple Family Residential
- 4** High Density Multiple Family Residential
- 5** Commercial
- 6** Medium Density Mixed Use
- 7** High Density Mixed Use

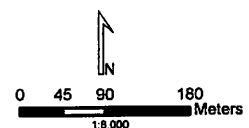
- 9** Industrial
- 10** Institutional
- 12** Park and Public Use/Public School
- 17** Low or Medium Density Multiple Family Residential (Ground Oriented)
- 22** Low/Medium Density Mixed Use

Edmonds Town Centre Plan Development Guidelines



PLANNING & BUILDING DEPARTMENT

Note: Composite Sketch Subject to Change



Printed on November 12, 2015

Sketch #2