



Item
Meeting 2016 November 07

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2016 November 02

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 48100 05
Reference: **SIT #16-82**

SUBJECT: SITING APPROVAL #16-82
7043 SPERLING AVENUE
PROPOSED NEW BUILDING UNDER EXISTING ZONING
EDMONDS TOWN CENTRE AREA PLAN

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

RECOMMENDATION:

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

R E P O R T

The owner of the subject property at 7042 Sperling Avenue has submitted a Building Permit application (BLD16-01039) with the intention to construct a new single-family dwelling with a detached garage in accordance with the prevailing R5 Residential District zoning. The subject property is located within the Council-adopted Edmonds Town Centre Plan area and is designated for inclusion in an eight-lot assembly area for Comprehensive Development based on RM3s Multiple-Family Residential District guidelines (see *attached* Sketches #1 and #2).

The subject property at 7043 Sperling Avenue is zoned R5 Residential District. It is improved with an older single-family dwelling that was constructed in 1944 and is considered to be in poor condition. The property has an approximate frontage of 10.06 m (33 ft.) and an area of approximately 375.04 m² (4,037 sq.ft.). The property is not listed on the Burnaby Heritage Register or preliminary heritage inventory.

In addition to the subject property, the designated assembly includes the properties located at 6688 Balmoral Street and 7019, 7031, 7069, 7077, 7091, and 7095 Sperling Avenue. 6688 Balmoral Street is under City-ownership and is currently vacant. This property was purchased in 2012, with the intent of protecting the redevelopment potential of the assembly area. The two adjacent properties at 7019 and 7031 Sperling Avenue are improved with older single-family dwellings, both of which were constructed in 1949, and are considered to be in fair condition. The four remaining properties are improved with newer single-family dwellings in good to very

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good condition and with high improvement values, and, as such, redevelopment of the full eight-lot assembly is unlikely in the short term. However, assembly and redevelopment of the northerly lots in the short to medium term remains possible.

It is noted that the subject site recently transacted, without the opportunity for the City to engage in negotiations with the property's previous owners. Upon receipt of the Building Permit request from the new owners, the City contacted the applicant to gauge their interest in selling the property to the City; however, the applicant reaffirmed their intent to construct a new single-family dwelling under the existing R5 zoning. As such, unless otherwise directed by Council, this Department will release the requested Building Permit for a new single-family dwelling at 7043 Sperling Avenue, subject to full compliance with the existing R5 Residential District and requirements of the Chief Building Inspector.

Redevelopment in line with the adopted Plan remains a priority, and therefore this Department will continue to pursue opportunities for acquisition of 7019 and 7031 Sperling Avenue, unless otherwise directed, to achieve a three-lot assembly for multiple-family development.

This is for the information of Council.

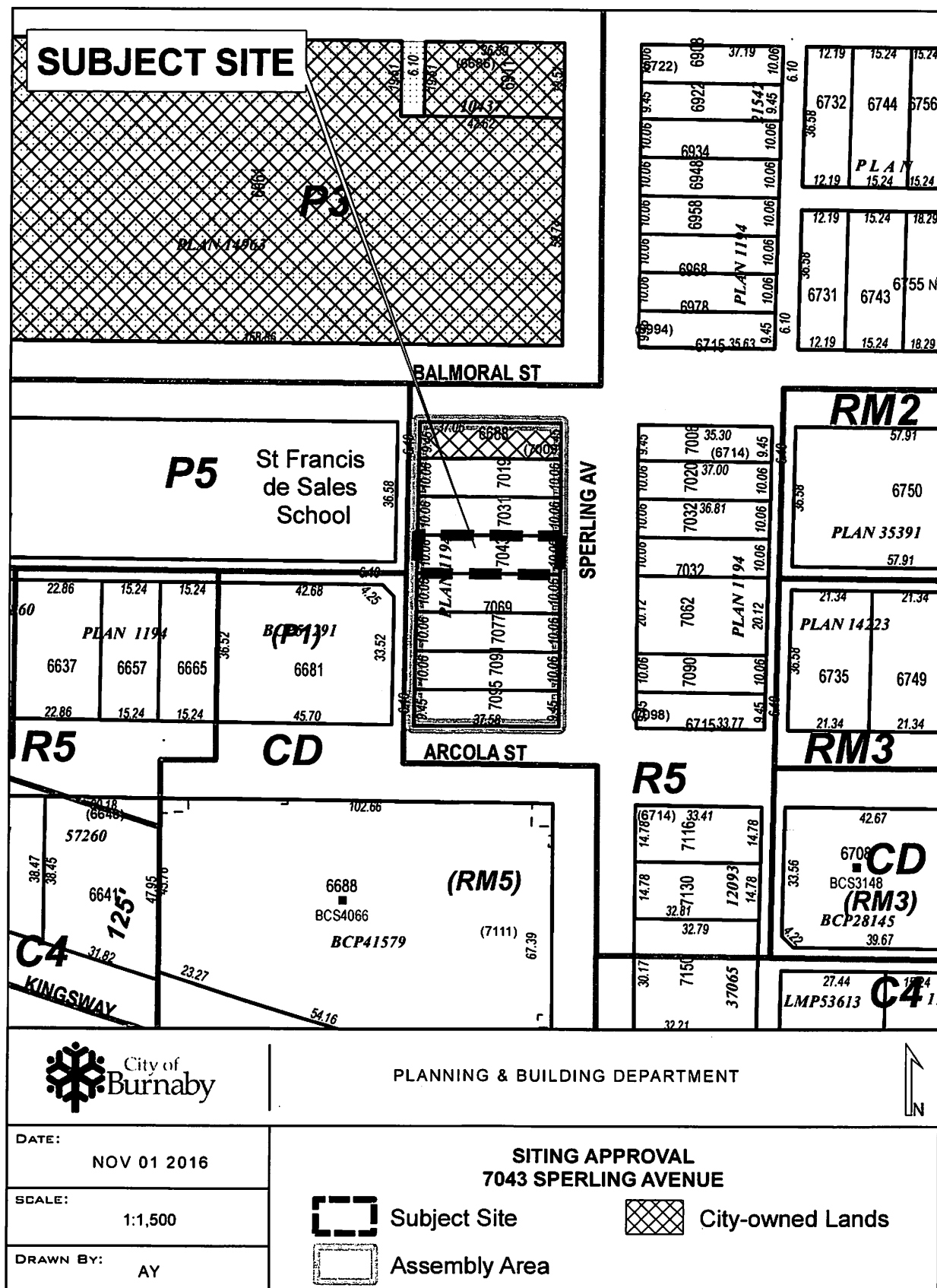

Lou Pelletier, Director
PLANNING AND BUILDING

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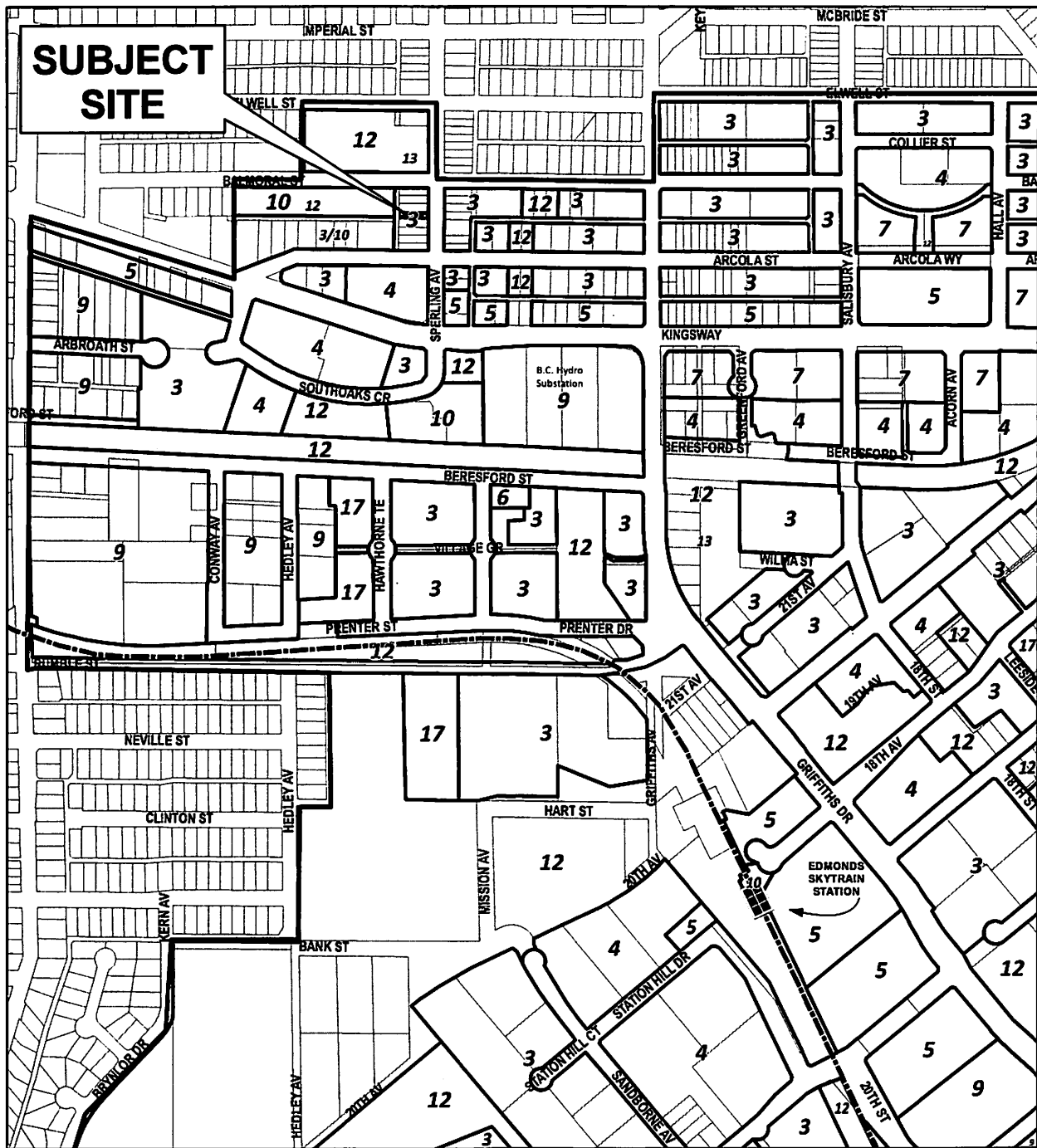
Attachments

cc: Director Engineering
Chief Building Inspector
Director Public Safety and Community Services

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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

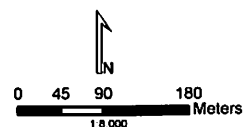
- 9** Industrial
- 10** Institutional
- 12** Park and Public Use/Public School
- 17** Low or Medium Density Multiple Family Residential (Ground Oriented)
- 22** Low/Medium Density Mixed Use

Edmonds Town Centre Plan Development Guidelines



PLANNING & BUILDING DEPARTMENT

Note: Composite Sketch Subject to Change



Printed on October 27, 2016

Sketch #2