



Item
Meeting 2017 November 27

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2017 November 22

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 48100 05 / 71130 20
*Reference: 6966 Arcola Street;
ETC Sub-Area 1*

SUBJECT: SITING APPROVAL APPLICATION #17-81
6966 Arcola Street
Request For Construction of a New Single-Family Dwelling
Edmonds Town Centre, Sub-Area 1

PURPOSE: To inform Council of a request to construct a new single-family dwelling in Edmonds Town Centre, Sub-Area 1.

RECOMMENDATION:

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

REPORT

The Building Department received a Building Permit application (BLD#17-01180) for a new single-family dwelling with a secondary suite at 6966 Arcola Street, in accordance with the site's prevailing R5 Residential District zoning. The subject property is located within the Edmonds Town Centre Plan, and is designated as part of a two-lot assembly for multiple-family residential development based on rezoning to the CD Comprehensive Development District, utilizing the RM3 Multiple Family Residential District as a guideline (see *attached* Sketches #1 and #2).

The subject property measures approximately 10.06 m (33 ft.) wide by 36.58 m (120.0 ft.), and has an area of approximately 368 m² (3,961 sq. ft.). The site is improved with a single-family dwelling constructed in 1933, which is proposed to be demolished and replaced with a new single-family dwelling with secondary suite. The dwelling is not listed on Burnaby's Heritage Register or Inventory.

To the west of the subject site is a four-unit townhouse development constructed in 2010 (Rezoning Reference #07-21), and single-family dwellings beyond. Single-family dwellings are located to the north across Arcola Street. To the east at 6976 Arcola Street, is the other property in the desired two-lot assembly, constructed in 2012. Beyond is a four-unit townhouse development constructed in 2005 (Rezoning Reference #04-17), with an older apartment building at 7040 Arcola Street. Commercial uses fronting on Kingsway are located to the south across a lane.

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The potential construction of a new single-family dwelling with secondary suite on the subject property, is in accordance with the existing R5 Residential District zoning, and has the potential to frustrate the desired consolidation and redevelopment of the property for multiple-family residential uses in line with the adopted Plan. However, it is acknowledged that the proposed new dwelling is a permitted use under the prevailing R5 Residential District zoning. Further, redevelopment with the other property in the desired assembly to the east at 6976 Arcola Street is unlikely in the medium to long term, given the high improvement value of the recently constructed (2012) single-family dwelling on-site.

The owner of the property acknowledges the multiple-family designation of the subject site, and has provided correspondence that they understand properties surrounding the subject site could develop in accordance with the adopted Plan.

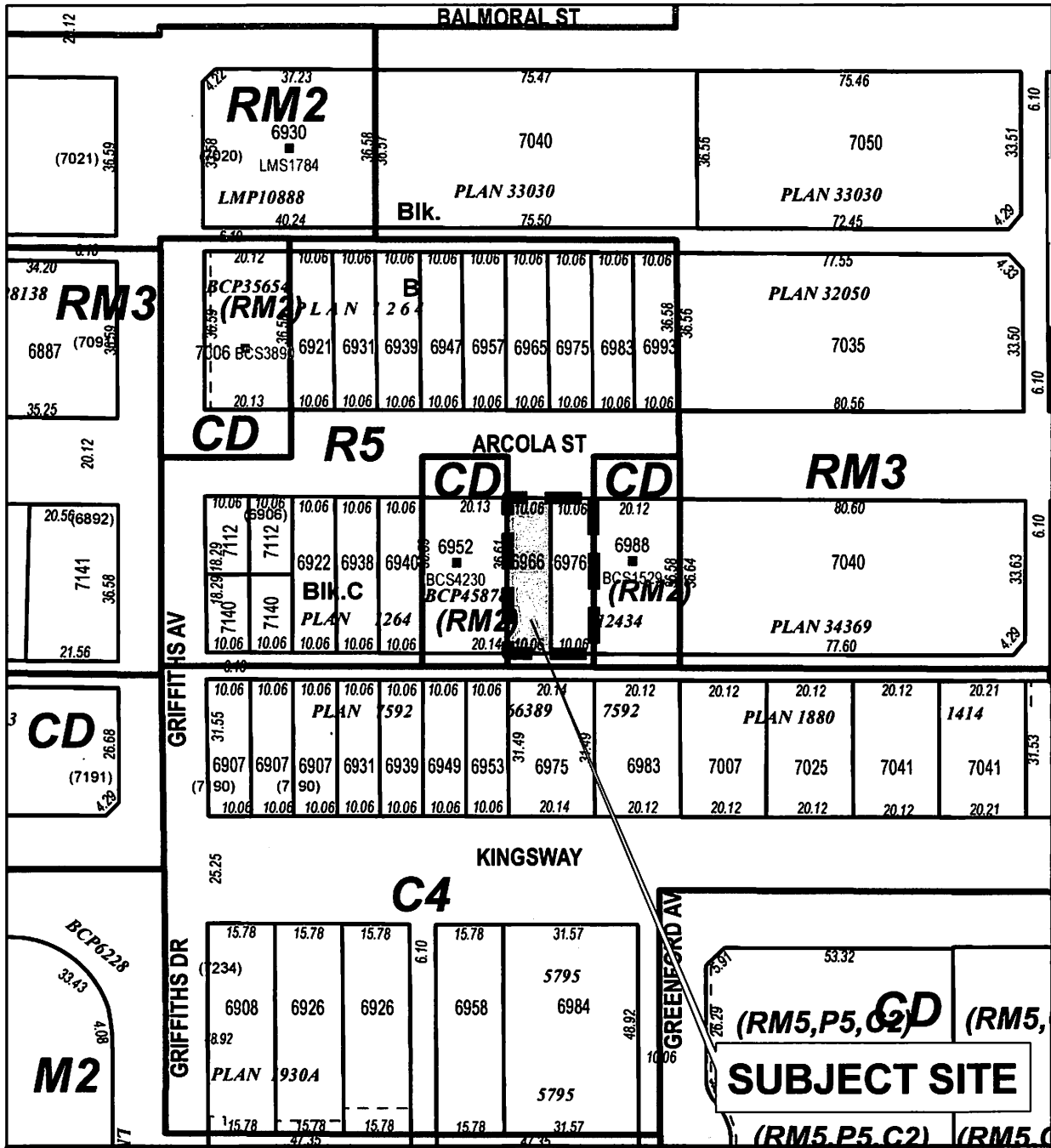
Therefore, unless otherwise directed by Council, this Department would grant a Siting Approval, which would permit the processing of a Building Permit for a new single-family dwelling with a secondary suite at 6966 Arcola Street, subject to full compliance with the existing R5 Residential District and requirements of the Chief Building Inspector.

This is for the information of Council.


Lou Pelletier, Director
PLANNING AND BUILDING

SMN:eb
Attachments

cc: Director Engineering
Chief Building Inspector



PLANNING & BUILDING DEPARTMENT



DATE:
NOV 17 2017

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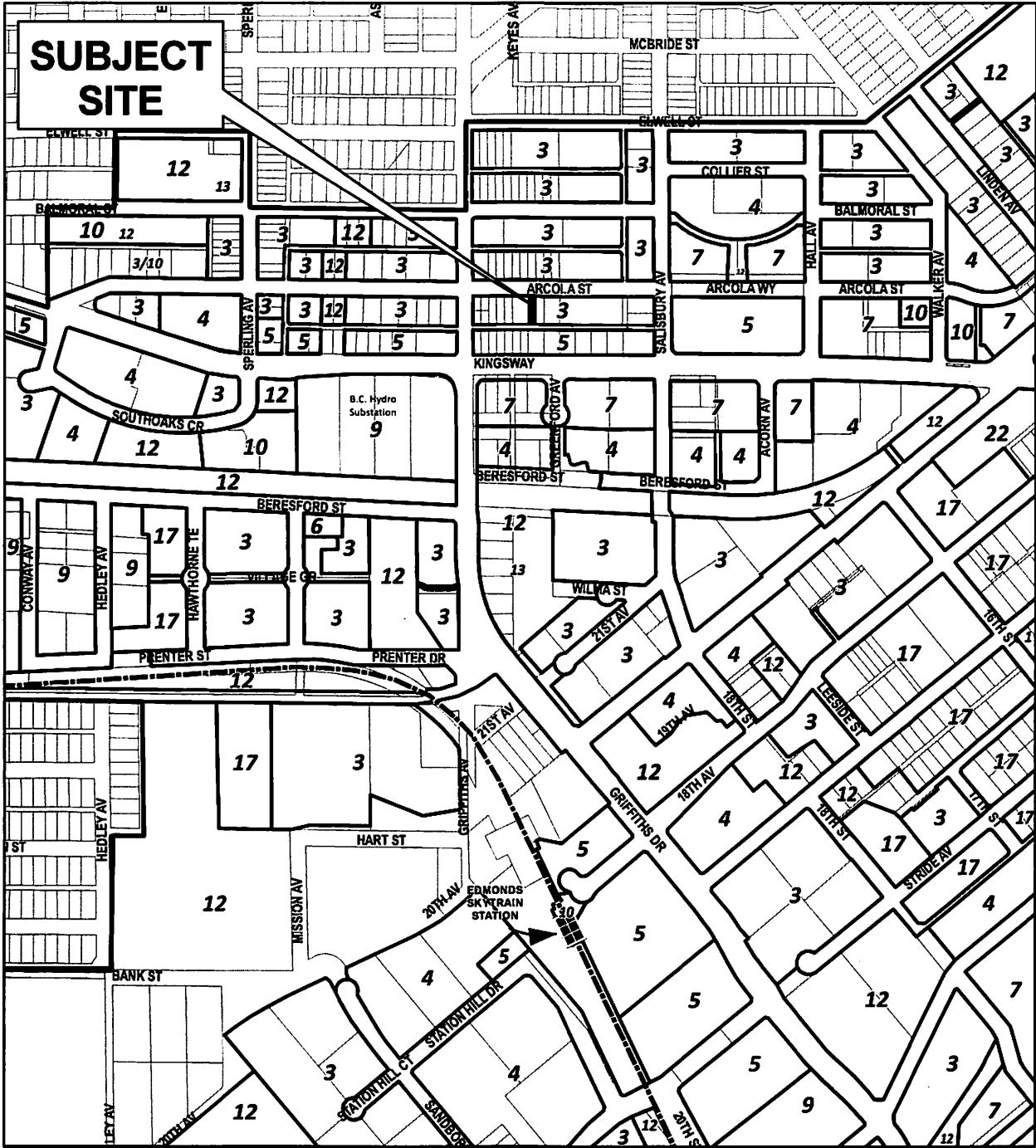
SITING APPROVAL REFERENCE #17-81
6966 ARCOLA STREET



Subject Site



Desired Assembly



1 Single and Two 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
7 High Density Mixed Use	

Edmonds Town Centre Plan Development Guidelines



PLANNING & BUILDING DEPARTMENT

Note: Composite Sketch Subject to Change

