



Item
Meeting 2018 January 22

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2018 January 17

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 48100 05
Reference: INQ17-00018

SUBJECT: SITING APPROVAL #17-00018
7375 11TH AVENUE
PROPOSED NEW TWO-FAMILY DWELLING
EDMONDS TOWN CENTRE PLAN

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

RECOMMENDATION:

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

REPORT

This Department has received a request to build a new two-family dwelling at 7375 11th Avenue, 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 desired five-lot assembly for low or medium density multiple-family residential development based on rezoning to the CD Comprehensive Development District, utilizing the RM2 Multiple Family Residential District as a guideline (see *attached* Sketches #1 and #2).

The subject property measures approximately 18.9 m (62 ft.) wide by 42.7 m (140 ft.) deep and has an area of approximately 807.5 m² (8,692 sq. ft.). The site is improved with a single-family dwelling built in 1953, which is proposed to be demolished and replaced with a new two-family dwelling. The dwelling is not listed on Burnaby's Heritage Inventory or Register.

Immediately to the west of the subject site is a single-family home constructed in 1988, with single and two-family dwellings beyond. To the south, across 11th Avenue, are single and two-family dwellings. The four lots within the desired consolidation include: a two-family dwelling to the north at 7378 12th Avenue constructed in 1976, a grocery store to the northeast at 7815 Kingsway constructed in 1969, a two-family dwelling to the east at 7381 11th Avenue constructed in 2004, and a car dealership at 7845 Kingsway constructed in 1969.

While construction of a new two-family development on the subject lot would reduce the overall assembly area, development in line with the intent of the Edmonds Town Centre Plan could still


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be achieved on the balance of the planned assembly. It is also acknowledged that the proposed new dwelling is a permitted use under the prevailing R5 Residential District zoning. The property was recently acquired, on 2017 March 01, with the intent to develop under prevailing zoning.

The owners of the property acknowledge the multiple-family designation of the subject site, and have provided correspondence that they understand the 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 two-family dwelling at 7375 11th Avenue, subject to full compliance with the existing R5 Residential District and requirements of the Chief Building Inspector.

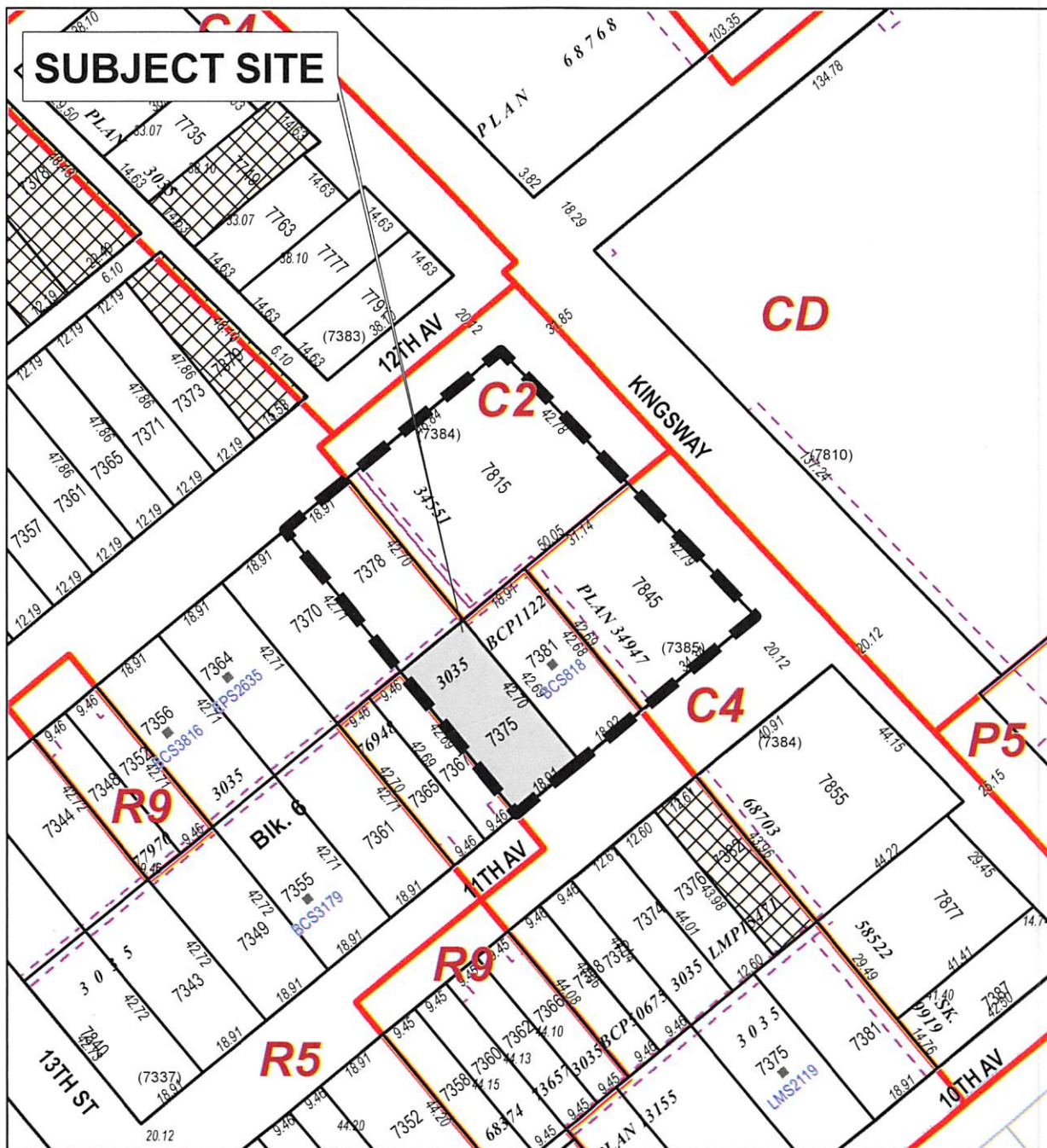
This is for the information of Council.


Lou Pelletier, Director
PLANNING AND BUILDING

KL:eb
Attachments

cc: Director Engineering
Chief Building Inspector

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PLANNING & BUILDING DEPARTMENT



DATE:
DEC 12 2017

SCALE:
1:1,500

DRAWN BY:
AY

SITING APPROVAL #17-00018
7375 11TH AVENUE



Subject Site



Desired Assembly

Sketch #1



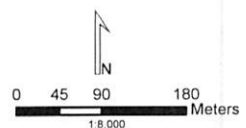
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|--|--|
| 1 Single and Two Family Residential | 9 Industrial |
| 3 Medium Density Multiple Family Residential | 10 Institutional |
| 4 High Density Multiple Family Residential | 12 Park and Public Use/Public School |
| 5 Commercial | 17 Low or Medium 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



Printed on December 12, 2017

Sketch #2