



Item .....
Meeting .....2018 Oct 01

## COUNCIL REPORT

---

**TO:** CITY MANAGER **DATE:** 2018 September 26

**FROM:** DIRECTOR PLANNING AND BUILDING **FILE:** 48100 05  
*Reference:* PPA18-00004

**SUBJECT:** **SITING APPROVAL**  
**7855 KINGSWAY**  
**PROPOSED COMMERCIAL DEVELOPMENT**  
**EDMONDS TOWN CENTRE PLAN**

**PURPOSE:** To inform Council of a request for development of a new service commercial development under existing zoning in the Edmonds Town Centre Plan.

---

### RECOMMENDATION:

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

## REPORT

### 1.0 BACKGROUND

This Department has received a request to build a new commercial development at 7855 Kingsway in accordance with the site's prevailing C4 Service Commercial zoning. The subject property is located within the Edmonds Town Centre Plan, and is designated as part of a desired eight-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 and C1 Neighbourhood Commercial Districts as guidelines (see *attached* Sketches #1 and #2). The identified assembly was brought forward to Council for development under Rezoning Reference #15-18, however this application only proceeded to Initial Report on 2015 May 25 before being abandoned by the applicant on 2018 January 13. The applicant has now applied for Preliminary Plan approval to develop the property in-line with its existing zoning for a small C4 Service Commercial development.

### 2.0 SUBJECT PROPERTY

- 2.1 The subject property measures approximately 44.05 m (144.5 ft.) wide by 42.56 m (139.6 ft.) deep and has an area of approximately 1,865.81 m<sup>2</sup> (20,083.4 sq. ft.). The site is currently vacant but was formerly improved with a gas station. To the south of the subject site, within the planned consolidation is a small scale commercial development. To the west of the site, also within the planned consolidation, are single family homes, one of

To: City Manager  
From: Director Planning and Building  
Re: PPA#18-00004; 7855 Kingsway  
2018 September 26..... Page 2

which is City-owned, with further single family dwellings beyond. To the north, across 11<sup>th</sup> Avenue, are service commercial developments which are identified in the Edmonds Town Centre for future redevelopment for townhousing. To the east, across Kingsway, is Our Lady of Mercy, a place of public worship and school.

The subject Preliminary Plan Approval application is for a total of four commercial units with a total square footage of 598.8 m<sup>2</sup> (6,348 sq.ft.) and a total of 17 parking spaces located in the front of the building.

- 2.2 It is noted that, while the remainder properties within the planned consolidation could likely develop on their own, the preliminary servicing requirements for Rezoning Reference #15-18, noted a dedication requirement for the subject property of 7.0 m in order to complete Kingsway to its final standard. The completion of Kingsway to the finished standard at this location would occur in future through rezoning in line with the Plan.
- 2.3 The potential for City acquisition of the subject property was reviewed. The former gas station use and encapsulated on-site contamination, which is under the Ministry of Environment approved certificate of compliance, limits the redevelopment of the property to slab-on-grade construction. Based on this, pursuit of City acquisition is not supportable. As such, siting approval for development under prevailing zoning is considered an acceptable use of the site until the subject assembly can be appropriately developed in-line with the adopted Edmonds Town Centre Plan.

### 3.0 CONCLUSION

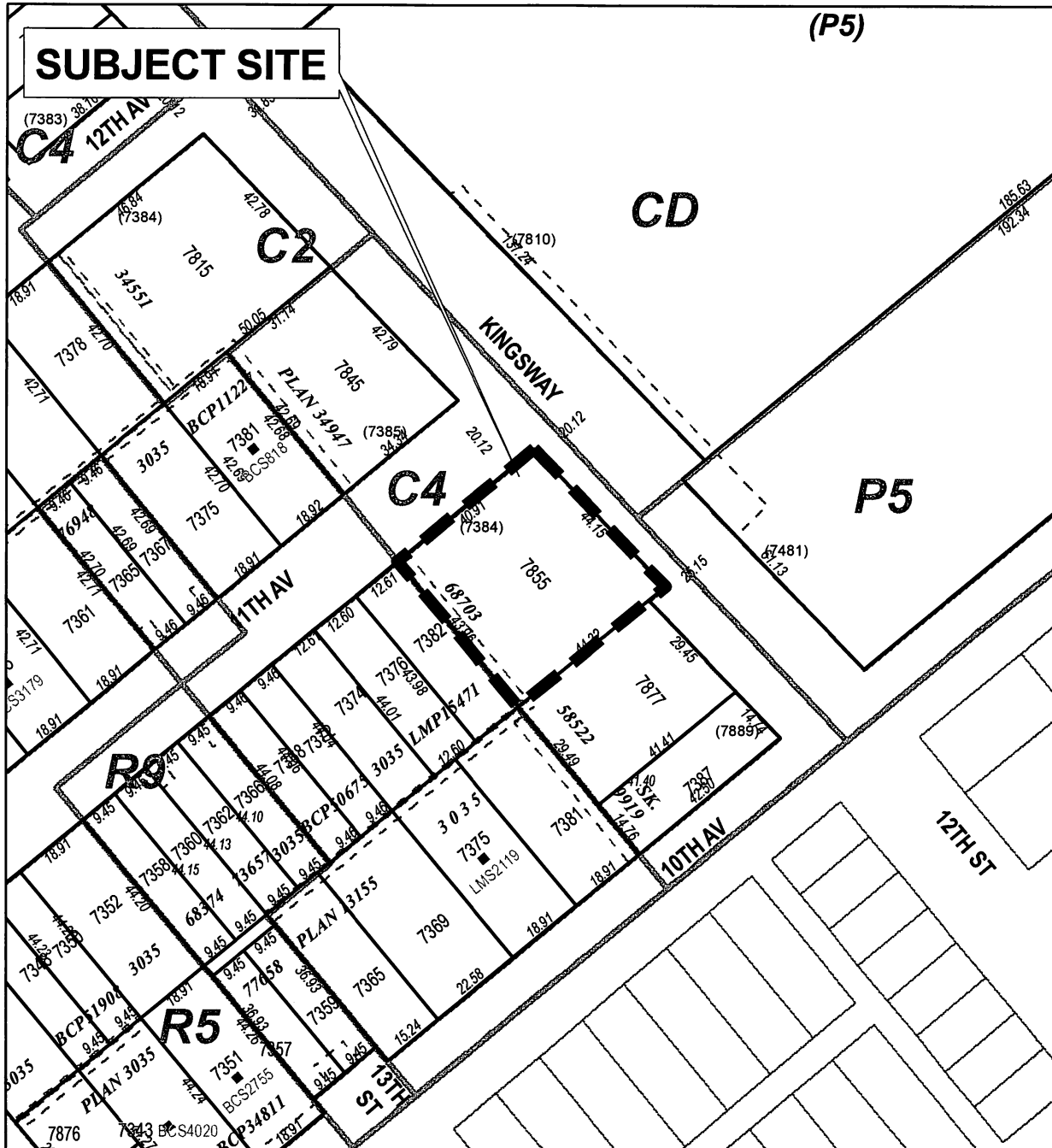
Development of the site is permitted under the existing zoning, and City pursuit of site acquisition is not recommended. Based on this, unless otherwise directed by Council, this Department would grant a Siting Approval. This would permit the release of a Preliminary Plan Approval and the processing of a Building Permit for a new service commercial development at 7855 Kingsway, subject to full compliance with the existing C4 Service Commercial District and requirements of the Chief Building Inspector.

This is for the information of Council.

  
Lou Pelletier, Director  
PLANNING AND BUILDING

DR:tn  
*Attachments*

cc: Director Engineering  
Chief Building Inspector



PLANNING & BUILDING DEPARTMENT



DATE:

SEP 20 2018

SCALE:

1:1,500

DRAWN BY:

AY

7855 KINGSWAY



Subject Site

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

