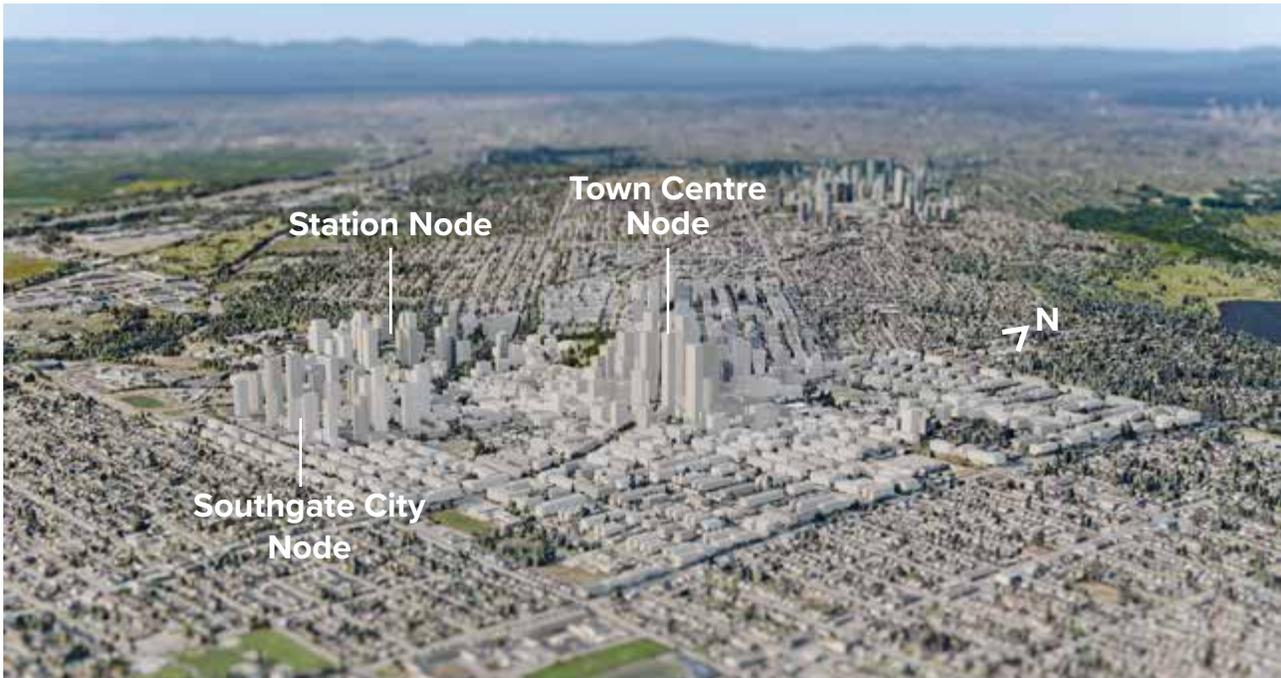


3.3 Future Building Height Ranges



Rendering of potential future building heights across Edmonds

Figure 9 below shows the typical building height ranges that exist in Edmonds today.

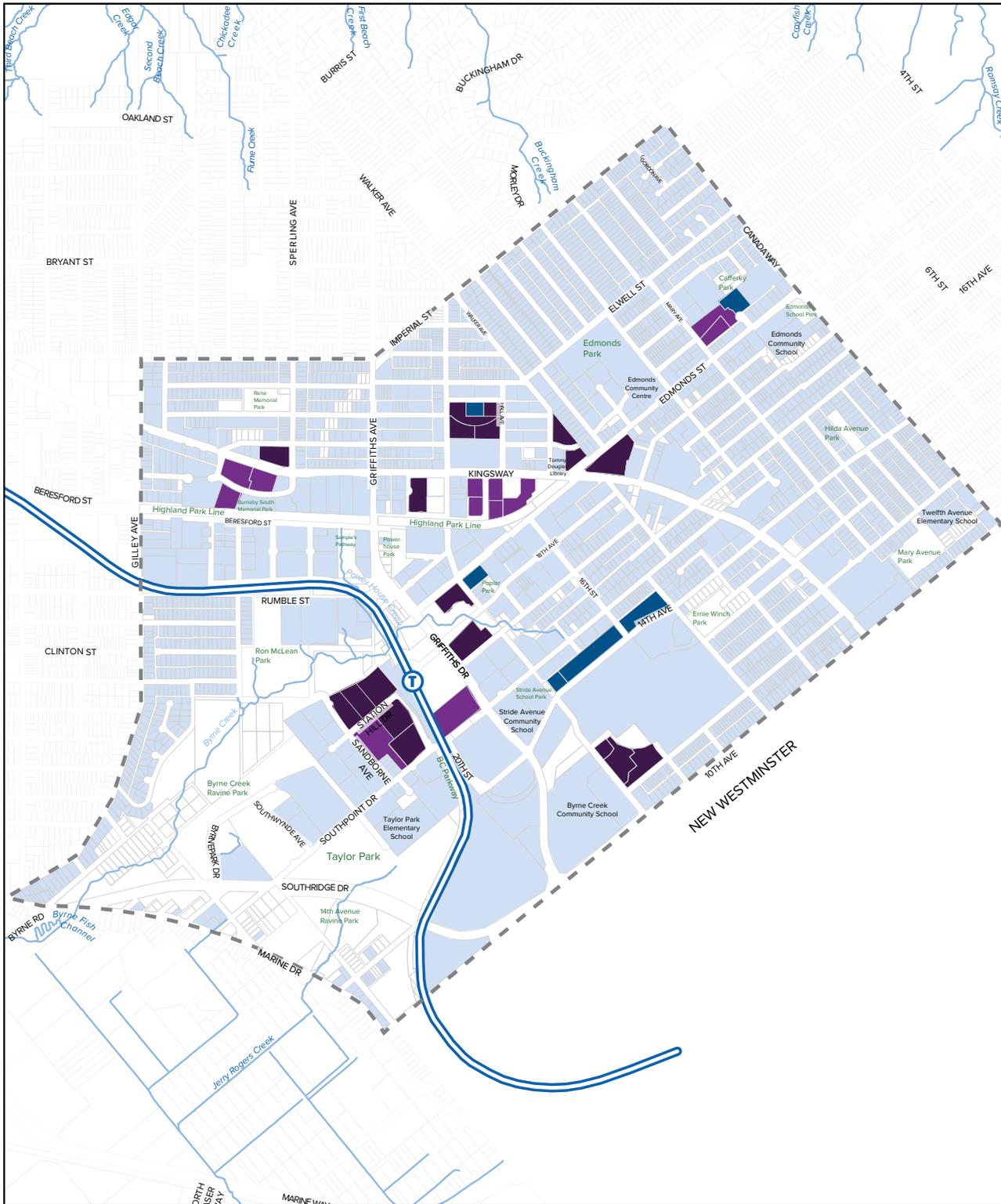
For comparison, *Figure 10* provides an approximation of building height ranges that may be supported in different areas of Edmonds based on the land use map, land use designations table and neighbourhood area descriptions. The exact heights of future developments will be determined through the site-specific development application process, though they should generally follow the height ranges outlined in the community plan. Variances to the proposed building height framework may be supported where Zoning Bylaw regulations permit and/or where a development provides extraordinary public benefits, including but not limited to additional non-market housing and public open space.

Today, Edmonds has a loosely defined building height profile, with pockets of significant height mainly focused around the Kingsway and Edmonds Street intersection, Highgate Village and west of the Edmonds SkyTrain station.

Towers are also starting to emerge in the Southgate City neighbourhood. Elsewhere in Edmonds, building heights are typically much lower, ranging from 2-3 storey single and two-family dwellings and townhouses, up to 3 and 6 storey apartments.

It is noted that while *Figure 10* shows future proposed building height ranges, the map assumes full-build out of the plan boundary area based on the proposed draft land use designations map. It is not intended to reflect where, how and at what pace future development will occur, keeping in mind that the plan envisions the long-term future (30+ years) of the Edmonds community.

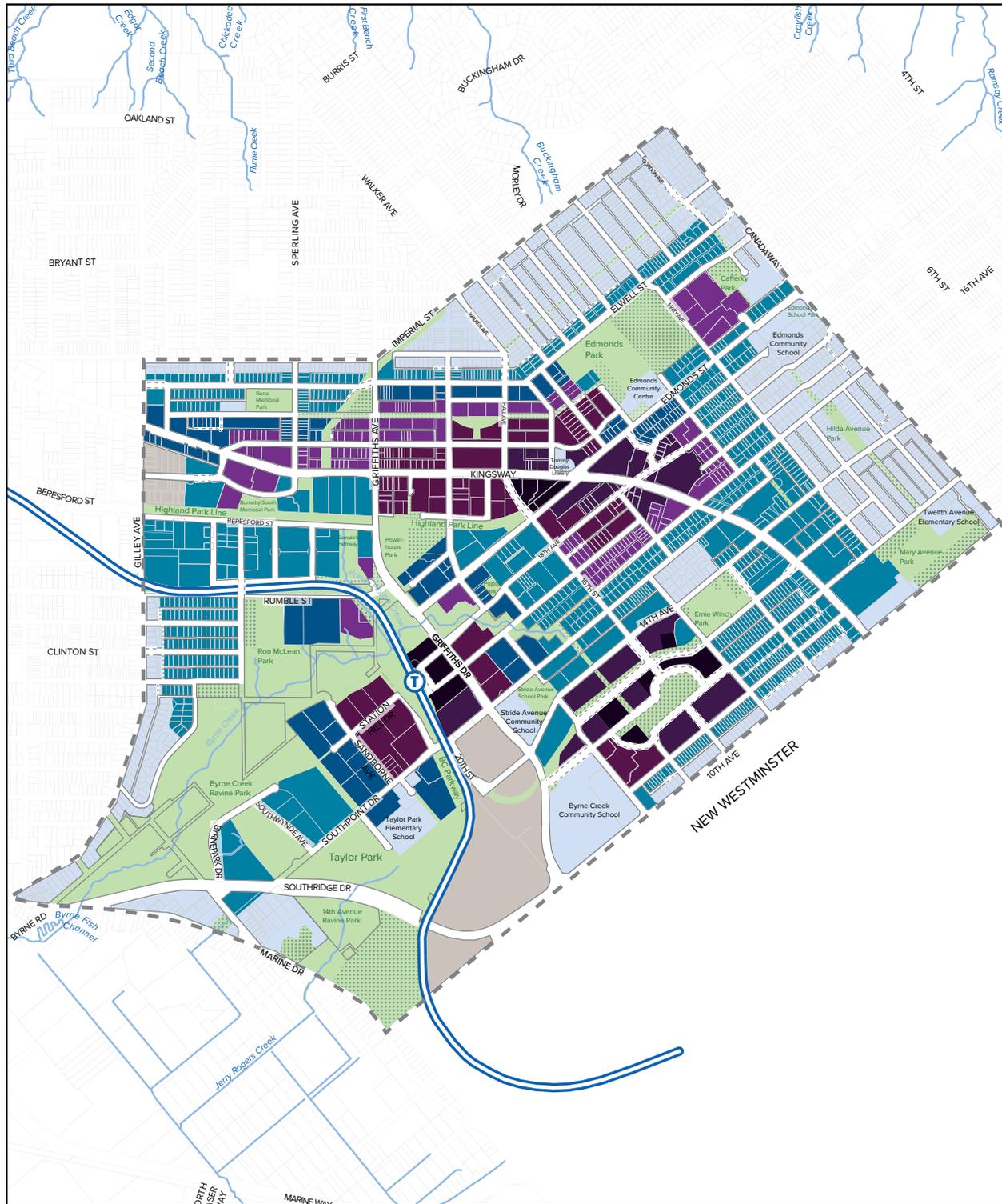
Figure 9. Existing Building Height Ranges in Edmonds (2024)



- Plan Area Boundary
- Watercourses
- SkyTrain Station
- 1-5 Storeys
- Up to 12 storeys
- 12-20 Storeys
- 20-40 Storeys

Note: Building heights change through time due to redevelopment, renovation, repair and construction. This existing building height map does not reflect proposed developments, nor developments that have recently been approved or that are currently under construction (as of 2024).

Figure 10. Proposed Future Building Height Ranges in Edmonds



- Plan Area Boundary
- Proposed Street / Lane
- Watercourses
- T** SkyTrain Station
- Existing Parks, Open Spaces and Natural Areas*
- Proposed Parks, Open Spaces and Natural Areas*
- *Includes trails, green corridors and other components of the blue-green space network
- 4 storeys
- 6-8 storeys
- 12 storeys
- Variable**
- 20 storeys
- 30 storeys
- 40 storeys
- 50+ storeys

**Future building height ranges may vary in these areas. See the Official Community Plan (OCP) and Zoning bylaw for further information.

Supplementary Notes to Figure 10. Proposed Future Building Height Ranges in Edmonds

- » Permitted building heights identified in this map and elsewhere in the community plan are inclusive of all land uses and housing tenures being incorporated into a new development. For example, in the case of a new mixed-use, mid-rise development consisting of ground-level commercial uses with mixed strata and rental residential uses above, all uses must be included within the supported building height range identified in the corresponding land use designation(s) assigned to the development site.

The proposed height framework consolidates taller buildings forms primarily within the mixed-use nodes (i.e. the Town Centre node, Station node, and Southgate City node). The clustering of tall buildings creates landmarks, signifying strategic locations and infrastructure. The location and extent of tall buildings is also planned to ensure appropriate levels of natural light for parks and other public and natural spaces.

Starting from these nodes, building heights will gradually decrease towards the edges of the plan area. This provides a comfortable transition to the residential areas beyond, and clearly separates the three nodes.

Framing key streets and public spaces with a comfortable level of enclosure is a key goal of the height framework, particularly along Kingsway, Canada Way, Imperial Street, Edmonds Street and 10th Avenue, which are proposed to have relatively urban edges that help define the proportions of the streets.