

RE: 6826 RUMBLE STREET, PORTION OF 7671 GRIFFITHS AVENUE
6825 and 6855 HART STREET
REZONING REFERENCE NO. 78/87
EDMONDS TOWN CENTRE WOUTH PLAN

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Director Planning & Building Inspection be adopted.

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TO: MUNICIPAL MANAGER 1987 DECEMBER 09

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: 6826 RUMBLE STREET, PORTION OF 7671 GRIFFITHS AVENUE
6825 AND 6855 HART STREET
REZONING REFERENCE #78/87
EDMONDS TOWN CENTRE SOUTH PLAN

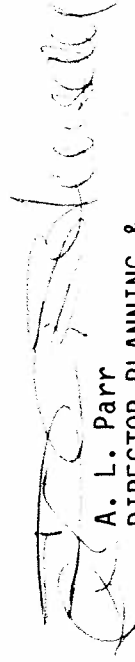
RECOMMENDATION:

1. THAT Council adopt the following recommendation as contained in Item 13, Report No. 69 dated 1987 November 09:
"THAT a copy of this report be sent to Mr. G. Bancroft, 7671 Griffiths Avenue, Burnaby, as well as to the applicant for Rezoning Reference #78/87."
2. THAT Council send a copy of this report to Mr. Bancroft.

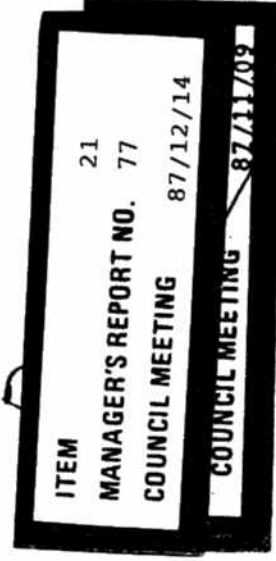
REPORT

On 1987 November 9th, the attached report (Item 13, Manager's Report No. 69) was submitted to Council to provide information in response to issues raised regarding the above-noted properties in a letter from Mr. G. Bancroft dated 1987 October 21st. Council deferred action on the recommendation contained in this report pending clarification of the status of the rezoning application (Rezoning Reference #78/87) which includes the subject properties. According to our records the subject rezoning application is still active, and the applicant, Northmark Development Corporation is the appointed agent of the owners of the above-noted properties with respect to this rezoning application. Mr. G. Bancroft in a letter dated 1987 December 3 has confirmed that Northmark Development Corporation will continue as agent for the owners of the subject properties.

This is for the information of Council.


A. L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION

RR:sj
cc: Director Recreation & Cultural Services
Director Engineering



RE: LETTER FROM MR. G. BANCROFT WHICH APPEARED ON THE AGENDA FOR THE
NOVEMBER 02ND MEETING OF COUNCIL (ITEM 3 A)
6826 RUMBLE STREET, PORTION OF 7671 GRIFFITHS AVENUE, 6825 AND 6855
HART STREET - REZONING REFERENCE NO. 78/87 - EDMONDS TOWN CENTRE SOUTH PLAN

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Director Planning & Building
Inspection be adopted.

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TO: MUNICIPAL MANAGER 1987 NOVEMBER 04

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: 6826 RUMBLE STREET, PORTION OF 7671 GRIFFITHS AVENUE,
6825 and 6855 HART STREET
REZONING REFERENCE # 78/87
EDMONDS TOWN CENTRE SOUTH PLAN

RECOMMENDATION:

THAT a copy of this report be sent to Mr. G. Bancroft, 7671
Griffiths Avenue, Burnaby, as well as to the applicant for Rezoning
Reference #78/87.

REPORT

1.0 INTRODUCTION:

Appearing on this agenda is a letter from Mr. G. Bancroft regarding
the above-noted properties. The purpose of this report is to provide
information regarding the points raised in this letter.

2.0 REDEVELOPMENT POTENTIAL

The subject properties are included as part of the site which is the
subject of a current rezoning application (R.Z. #78/87) from
Northmark Development Corporation, the appointed agent of the
property owners. On 1987 July 13 Council received the attached
report dealing with this application and adopted the recommendation :

"THAT the Planning & Building Inspection Department be
authorized to work with the applicant towards the
preparation of a plan of development suitable for
presentation to a Public Hearing, following adoption of
the Edmonds Town Centre South Plan."

The properties which are the subject of the current letter are those
located to the east of the two municipal lots (see sketch 1 of the
attached report).

ITEM 21
MANAGER'S REPORT NO.77
COUNCIL MEETING 87/12/14
COUNCIL MEETING 87/11/09

THE CORPORATION OF THE DISTRICT

PLANNING & BUILDING INSPECTION
REZONING REFERENCE #78/87
1987 JULY 13

ITEM # 18

1.0 GENERAL INFORMATION:

1.1 Applicant:

Northmark Development Corporation
250 - 12491 Vulcan Way
Richmond, B.C.
V6V 1J7

1.2 Subject:

Application for the rezoning of:

Lot "A", D.L. 160, Plan 16046; Lot 2 E. 50 feet, Block 2, Plan 992, D.L. 160; Lot 3 exc. Plan 22462, Block 2, D.L. 160, Plan 992; portion of Lot 4 exc. part subdivided by Plan 22426 and part on statutory right-of-way Plan 67388, Block 2, D.L. 160, Plan 992; Lot 7 east 50 feet, Block 2, Plan 992, D.L. 160 E1/2; Lot 6, Block 2, D.L. 160, Plan 992; Lot 5, Block 2, D.L. 160, Plan 992

From: M2 General Industrial District
To: CD Comprehensive Development District (based on RMI Multiple Family Residential District guidelines)

1.3 Address:

6700, 6770, 6826 Rumble Street, Portion of 7671 Griffiths Avenue, and 6771, 6825, 6855 Hart Street

1.4 Location:

The subject site is located between Rumble Street and Byrne Creek Ravine Park, just west of Nineteenth Street (see attached Sketch 1).

1.5 Size:

The site has a gross area of approximately 3.7 ha (9.3 acres). The actual net site area will be determined by survey.

1.6 Services:

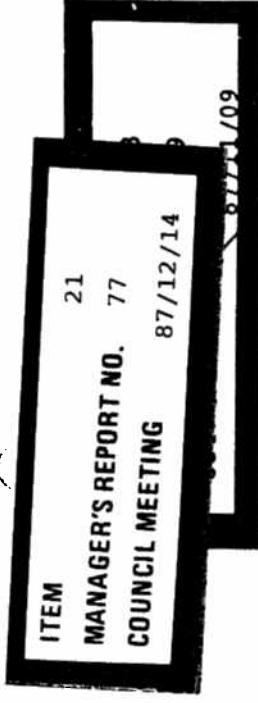
The Director Engineering will be requested to provide all relevant servicing information.

1.7 Rezoning Purpose:

The purpose of the proposed rezoning bylaw amendment is to permit townhouse development of the subject properties in accordance with the proposed Edmonds Town Centre South Plan.

2.0 BACKGROUND:

2.1 The subject site is located within the area of the draft Edmonds Town Centre South Development Plan (Sketch 2), which is based on the previously adopted residential development concept for the area. On 1987 June 29 a recommendation for adoption of this draft Plan was referred back to staff.



3.0 SITE OBSERVATIONS:

The subject site includes a lot occupied by an industrial building, as well as vacant lands and one dwelling. Portions of the site are well-treed. Byrne Creek Ravine is located to the south of the site. The adjacent site to the west, which would also be designated for townhousing redevelopment in the future, is currently occupied by an industrial building.


187

4.0 GENERAL OBSERVATIONS:

- 4.1 The applicant's intent is to develop the subject properties for townhousing which is the alternative form of development for this site included in the draft Edmonds Town Centre South Plan.
- 4.2 The Development Plan for Edmonds Town Centre South, which is intended to guide development in this area, should be adopted before the subject rezoning application proceeds.
- 4.3 The proposed development site would require acquisition by the developer of two municipally-owned lots: 6770 Rumble Street and 6771 Hart Street (see Sketch 1). The acquisition details will be addressed in a further report.
- 4.4 A southerly portion of the subject site (see Sketch 1) is to be dedicated as part of Byrne Creek Ravine Park. This area includes ravine and well-treed land and is required for trail development. The value of this land would be offset against the Neighbourhood Parkland Acquisition Charge applicable to the site. This will be addressed in a further report.
- 4.5 It may be possible to reduce or even eliminate entirely the internal cul-de-sac shown in the draft Plan for this area, depending on the subdivision pattern proposed by the developer. Road-widening may be required on Rumble Street.
- 4.6 Where possible, existing mature trees should be preserved on the site.
- 4.7 The developer would be expected to remove existing overhead wiring adjacent to the site.
- 4.8 An estimate of required servicing costs will be obtained from the Director Engineering. This will include construction of Rumble Street to full Municipal standard.
- 4.9 A more detailed report will be submitted following preparation of a development plan for the subject site which is suitable for submission to a Public Hearing.

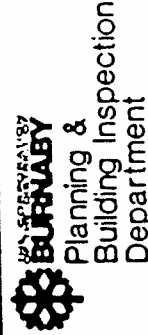
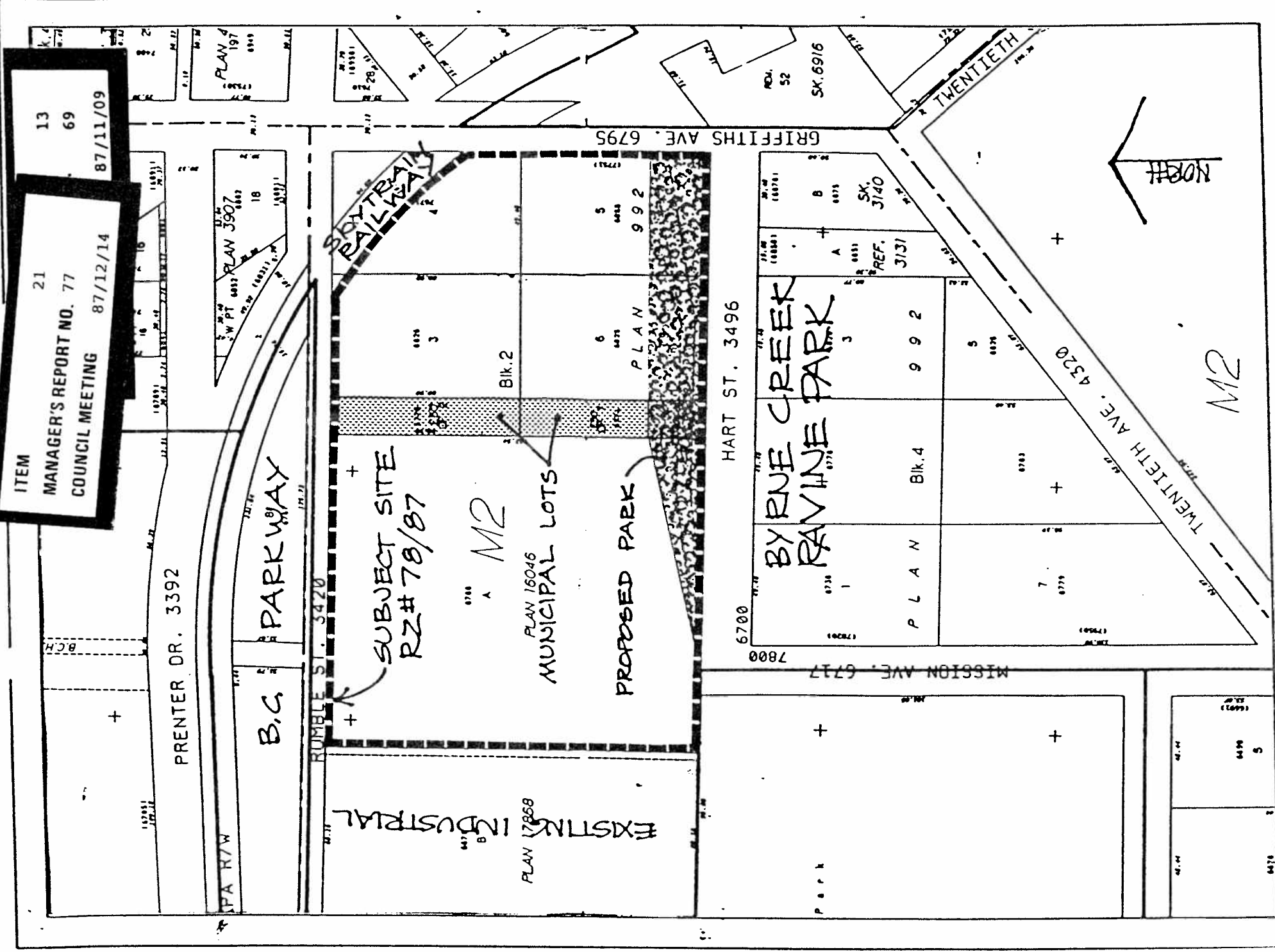
5.0 RECOMMENDATION:

- 5.1 THAT the Planning & Building Inspection Department be authorized to work with the applicant towards the preparation of a plan of development suitable for presentation to a Public Hearing, following adoption of the Edmonds Town Centre South Plan.


RR/jjs

Attachments

ITEM 21
 MANAGER'S REPORT NO. 77
 COUNCIL MEETING 87/12/14
 13 69
 87/11/09



Date: 1987 JULY

Scale: 1:2000

Drawn By:

188

RZ # 78/87

SKETCH 1

