

ITEM  
MANAGER'S REPORT NO. 13  
COUNCIL MEETING 69 87/11/09

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.

\* \* \* \* \*

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

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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).

Although the current application does include these properties, it would alternatively also be possible for the subject properties to be developed as a separate site, provided that vehicular access through the property to the west were first provided. Due to road alignment, function and safety considerations, a separate direct access from the abutting portion of Rumble Street to this smaller potential site could not be supported. Instead a single access to Rumble Street located near the westerly property line of the property to the west (6700 Rumble Street) should serve this entire residential enclave. It is also noted that use of the existing private access across the B.C. Hydro railway from Twenty-First Avenue to the existing house on 7671 Griffiths Avenue would not be supported for a multi-family redevelopment of the site.

### 3.0 RUMBLE STREET WIDENING

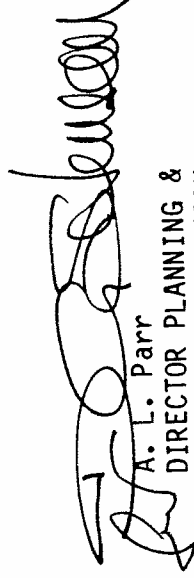
As a result of a road alignment review undertaken by Planning and Engineering staff, it has been determined that no widening along the south side of the existing Rumble Street right-of-way adjacent to the subject property is required (although there may be a need for a fill easement). Instead Rumble Street would be reconstructed to municipal standard on the existing 10 m (33 ft.) wide right-of-way and the abutting municipal properties to the north. As B.C. Parkway improvements are located on these municipal properties, the road construction would involve some change to and restoration of the Parkway.

### 4.0 PARK AREA

The adopted Edmonds Town Centre South Development Plan indicates that an area on the southerly boundary of the subject properties is to be included in the Byrne Creek Ravine Park. This area, which includes an existing sewer easement as well as a well-treed ravine area, is of limited development potential, but suitable for parks purposes and required for a trail link between the B.C. Parkway and Ron McLean Park. An existing trail on the sewer easement through the property is already informally utilized for this purpose and could not be relocated southward due to the area's topography. As previously discussed with the rezoning applicant, the park boundary indicated on the rezoning report sketch is not necessarily intended to represent a fixed location, and could be subject to refinement in consultation with the developer, his consultants and the Municipality. As noted in Section 4.4 of our report, it is not intended that the subject park dedication would be made without compensation but rather that the value of this land would be offset against the Neighbourhood parkland Acquisition Charge applicable to the site.

### 5.0 CONCLUSION

Planning staff will continue to work towards a redevelopment plan for the subject site with Northmark Development Corporation, the applicant for the subject rezoning application as authorized by the owners of the properties involved.



A. L. Parr  
DIRECTOR PLANNING &  
BUILDING INSPECTION

RR:sj

cc: Director Recreation & Cultural Services  
Director Engineering

THE CORPORATION OF THE DISTRICT

ITEM 13  
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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 RM1 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.

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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

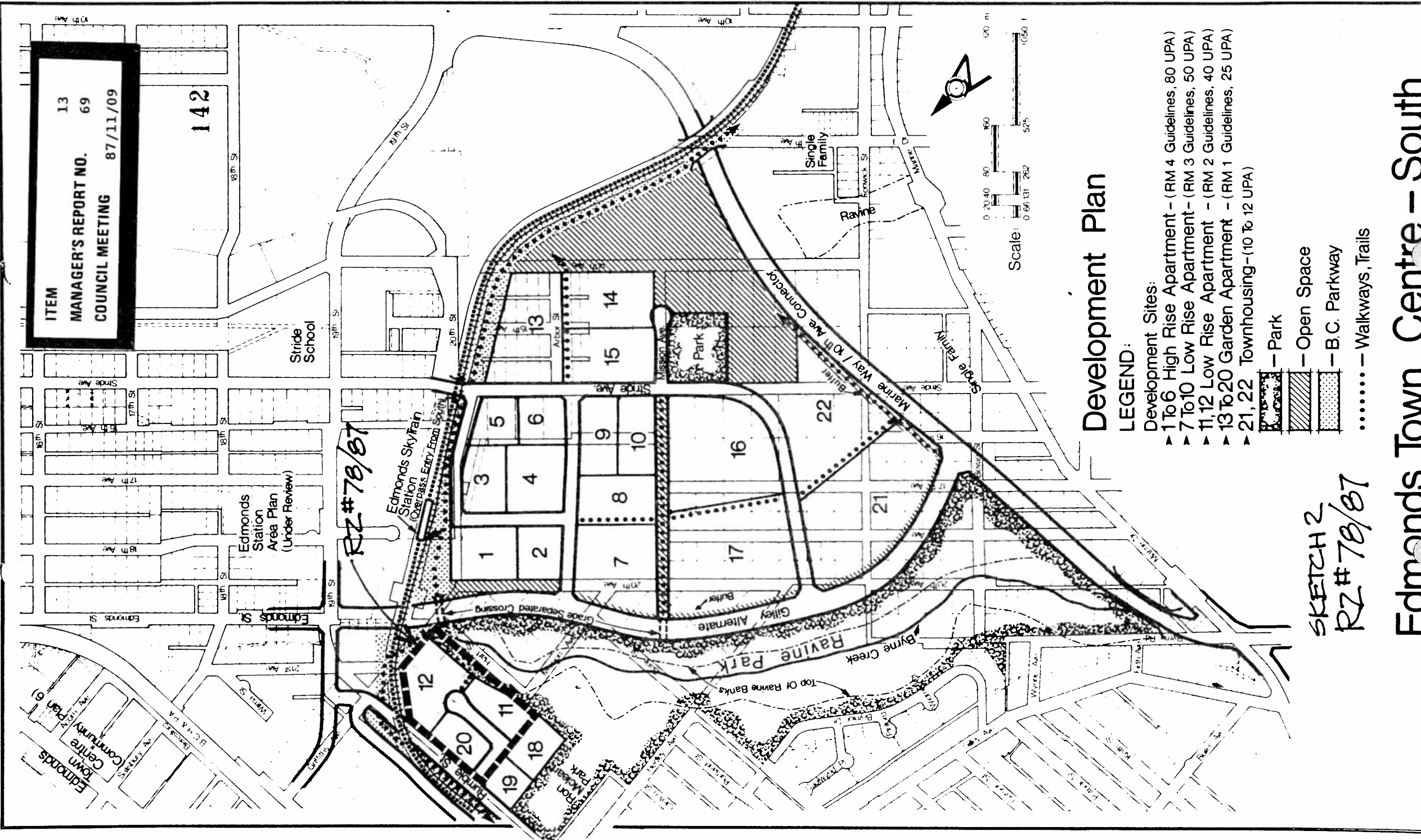
Attachments



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## Development Plan

### LEGEND:

Development Sites:

- ▶ 1 To 6 High Rise Apartment - (RM 4 Guidelines, 80 UPA)
- ▶ 7 To 10 Low Rise Apartment - (RM 3 Guidelines, 50 UPA)
- ▶ 11, 12 Low Rise Apartment - (RM 2 Guidelines, 40 UPA)
- ▶ 13 To 20 Garden Apartment - (RM 1 Guidelines, 25 UPA)
- ▶ 21, 22 Townhousing - (10 To 12 UPA)

- Park
- Open Space
- B.C. Parkway
- Walkways, Trails

SKETCH 2  
 RZ #78/87

# Edmonds Town Centre - South