

ITEM 2
MANAGER'S REPORT NO. 15
COUNCIL MEETING 88/02/29

RE: PROPOSED COST-SHARING
MISSION AVENUE PEDESTRIAN WALKWAY
REZONING REFERENCE NO. 79/87
SUBDIVISION REFERENCE NO. 107/87

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Approving Officer be adopted.

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TO: MUNICIPAL MANAGER 1988 FEBRUARY 23
FROM: APPROVING OFFICER

SUBJECT: PROPOSED COST-SHARING - MISSION AVENUE PEDESTRIAN WALKWAY
REZONING REFERENCE #79/87
SUBDIVISION REFERENCE #107/87

RECOMMENDATION:

1. THAT Council authorize cost-sharing in the amount of \$65,000 from reserves designated for Land Assembly and Development for construction of the Mission Avenue walkway.

REPORT

1.0 BACKGROUND:

In connection with Rezoning Reference #79/87, which received Second Reading on 1987 October 26, we are currently processing a subdivision application for property to the northeast of Mission Avenue (see attached Sketch 1). The proposed rezoning and subdivision are generally in conformance with the adopted Edmonds Town Centre South Development Plan (see attached Sketch 2), with the proposed dedication and construction of a cul-de-sac allowing the creation of an increased number of sites. The subdivision will involve a Highway Exchange Bylaw as authorized by Council on 1987 September 21, and will also involve the acquisition by the developer of portions of three municipally-owned lots for consolidation with the adjacent sites. Details concerning the proposed sale of these Municipal lands will be the subject of a future report.

2.0 MISSION AVENUE PARKWAY:

The adopted Edmonds Town Centre South Plan provides for the development of the Mission Avenue right-of-way adjacent to the subject subdivision as a pedestrian trail/park link connecting the area's neighbourhood park with the Byrne Creek Ravine Park. Construction of the required trail parkway improvements on the Mission Avenue right-of-way forms part of the required servicing for the adjacent residential subdivision and rezoning. The Municipality, however, owns the land adjacent to the other side of Mission Avenue (see attached Sketch 3), which will also benefit from the development of the parkway on this right-of-way. It is therefore recommended that the Municipality cost-share on a 50/50% basis in this servicing. This cost-sharing would represent pre-servicing of the planned development sites to the southeast, to be recovered through the sale of these sites once they are created by the Municipality in the future.

The Parks and Recreation Department has prepared a conceptual design for the Mission Avenue Parkway which is to be presented to the Parks and Recreation Commission for approval in the near future. The design includes a concrete walkway with lighting, an asphalt bike path, and landscaping. The cost of development is estimated at \$130,000 resulting in a proposed Municipal share of \$65,000. Construction would be undertaken by the Parks and Recreation Department at the same time the first adjacent apartment site is developed.

3.0 FINANCING:

The recommended cost-sharing for construction of the Mission Avenue right-of-way improvements will be funded from reserves designated for Land Assembly and Development. Upon Council approval of this report, the Municipal share of costs will be included in the Capital Program. Reserve funds are available to finance the works. In the future, the proceeds from the sale of the adjacent development sites would be deposited back into this fund.

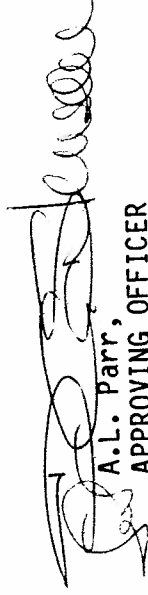
4.0 CONCLUSION:

Due to the benefit to adjacent Municipal lands, we are seeking Council authority for cost-sharing the development of the Mission Avenue right-of-way with the subdivider of the adjacent private land.

APL
RR/js

Attachments

- cc: Director Engineering
- Director Finance
- Director Recreation & Cultural Services
- Director Administrative & Community Services
- Municipal Solicitor

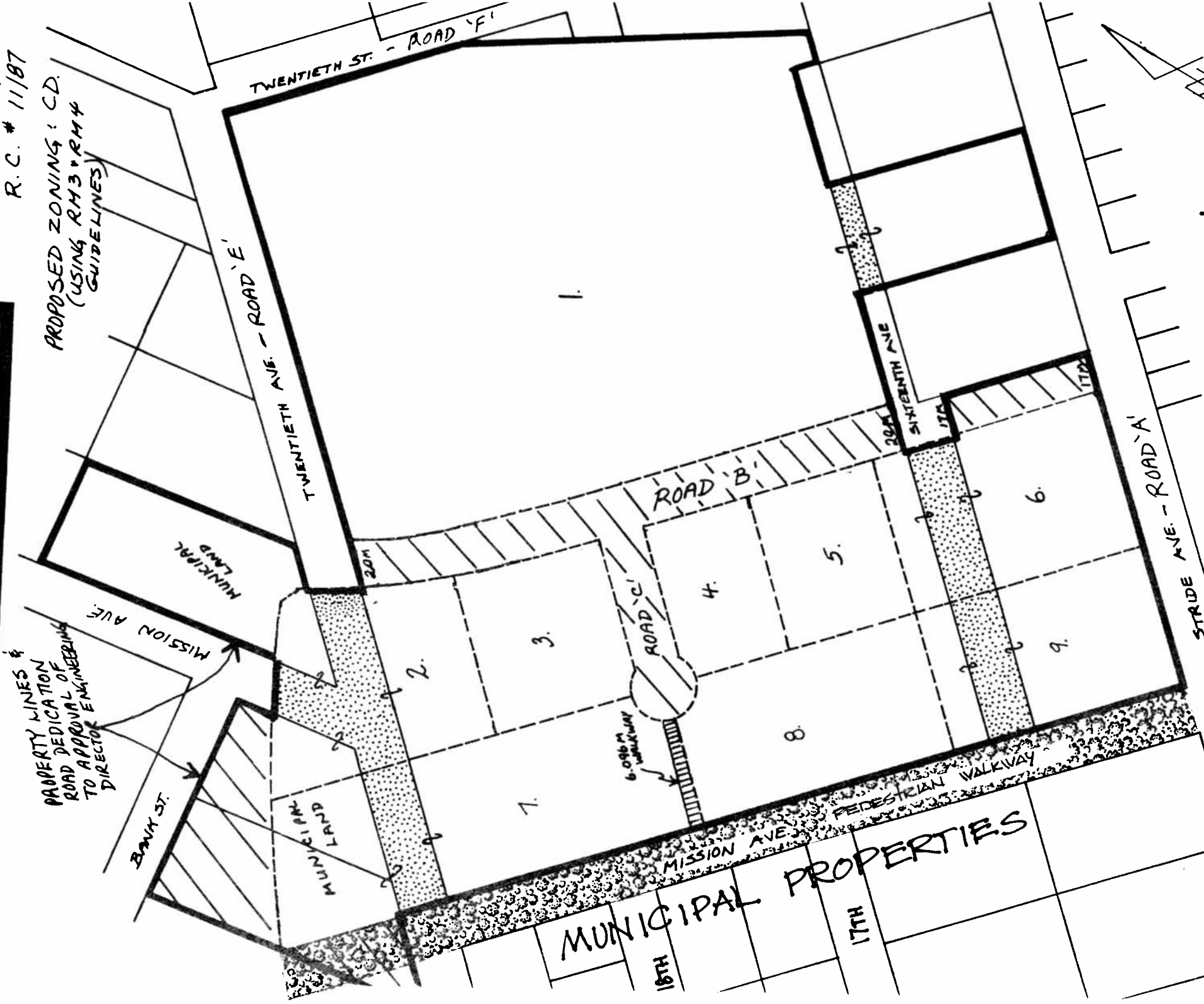

A.L. Parr,
APPROVING OFFICER

D.L. 171

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S.D. REF. # 107/87
 X.REF. R. Z. # 79/87
 R.C. # 11/87

PROPOSED ZONING: CD.
 (USING RM3+RM4
 GUIDELINES)



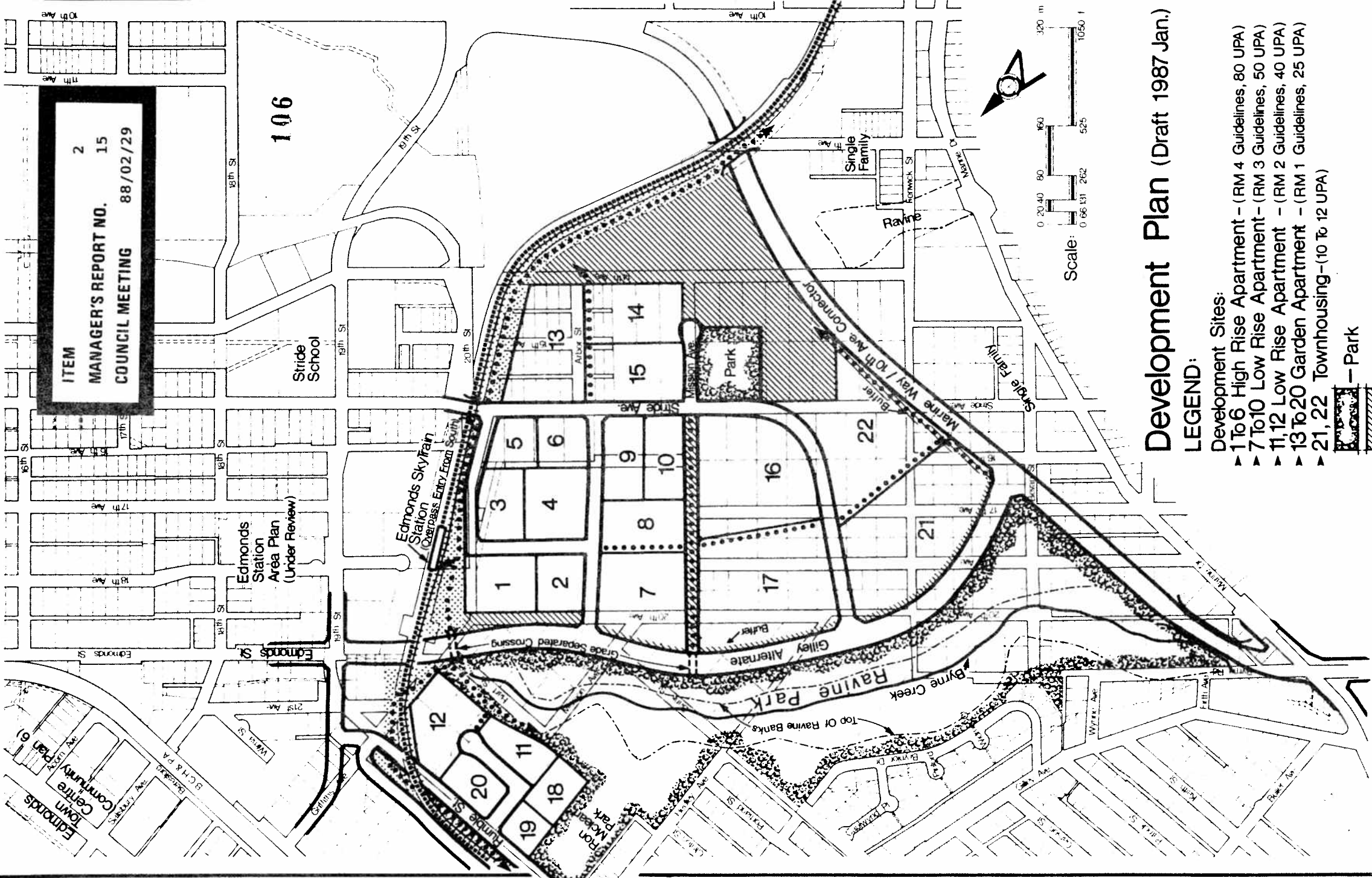
PROPERTY LINES &
 ROAD DEDICATION
 TO APPROVAL OF
 DIRECTOR ENGINEERING

SKETCH 1

SCALE 1:2000
 1987 NOVEMBER
 C.S
 REVISED
 1988 FEBRUARY

NOTE:- SERVICING AGREEMENT REQ'D.
 - PORTION OF MUNICIPAL LANDS TO BE SOLD & CONSOLIDATED AS PART OF PROPOSED LOTS 2 + 5 AS SHOWN.
 - PARK/TRAIL LINK DESIGN ON ROAD 'D' (AND ESTIMATE) TO BE PREPARED BY PARKS & RECREATION STAFF - DEVELOPER TO DEPOSIT MONIES 'IN TRUST' FOR THEIR SHARE OF FUTURE CONSTRUCTION.

- PROPOSED ROAD CLOSURES
- PROPOSED ROAD DEDICATIONS



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Development Plan (Draft 1987 Jan.)

LEGEND:

Development Sites:

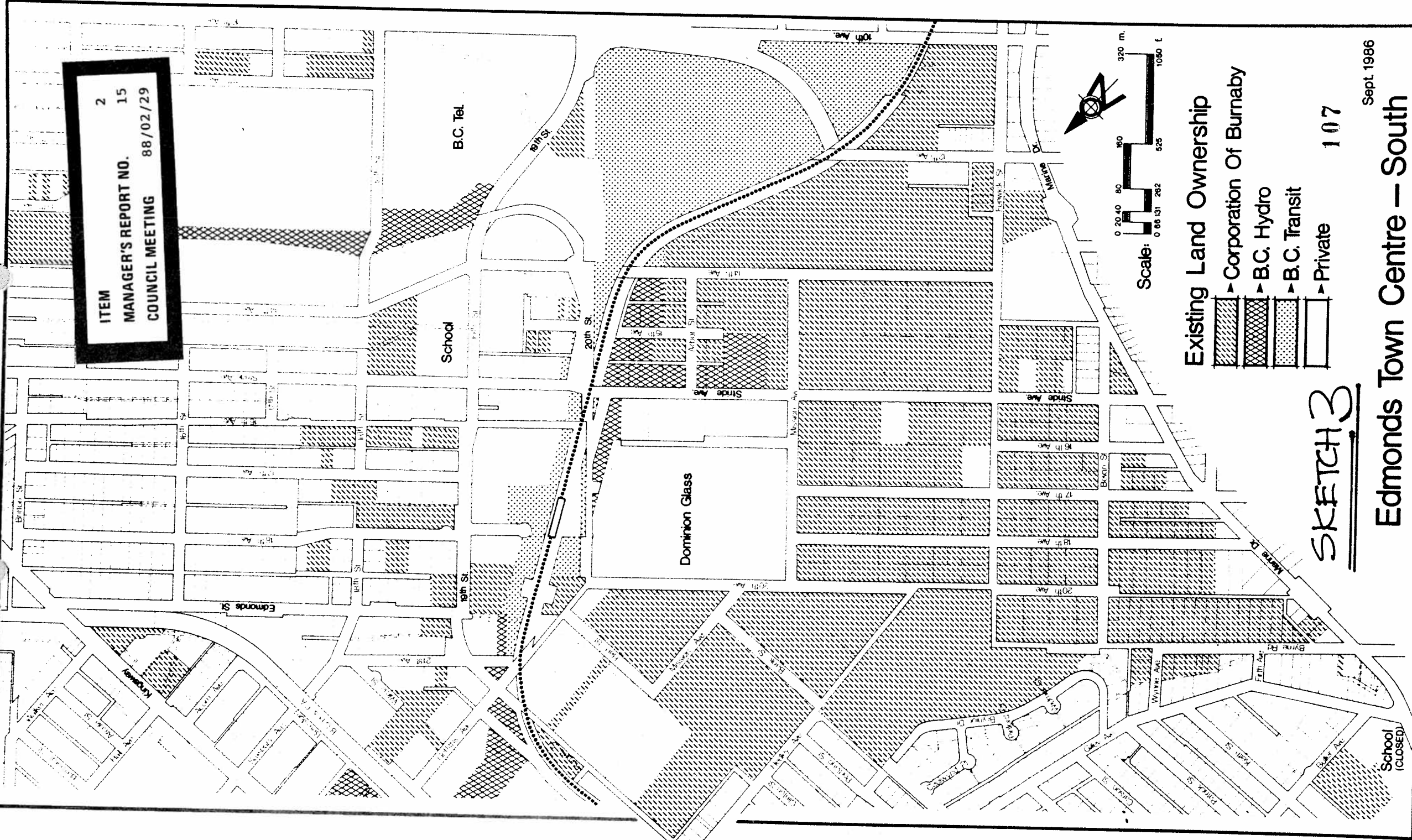
- ▶ 1 To 6 High Rise Apartment - (RM 4 Guidelines, 80 UPA)
- ▶ 7 To 10 Low Rise Apartment - (RM 3 Guidelines, 50 UPA)
- ▶ 11, 12 Low Rise Apartment - (RM 2 Guidelines, 40 UPA)
- ▶ 13 To 20 Garden Apartment - (RM 1 Guidelines, 25 UPA)
- ▶ 21, 22 Townhousing - (10 To 12 UPA)

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

SKETCH 2

Edmonds Town Centre - South

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Existing Land Ownership

- ▬ Corporation Of Burnaby
- ▬ B.C. Hydro
- ▬ B.C. Transit
- ▬ Private

SKETCH 3

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Sept. 1986

Edmonds Town Centre - South

School (CLOSED)

