

ITEM 1
MANAGER'S REPORT NO. 55
COUNCIL MEETING 88/09/06

RE: EDMONDS TOWN CENTRE SOUTH
6700 RUMBLE STREET
REZONING REFERENCE NO. 78/87

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1988 AUGUST 29

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: EDMONDS TOWN CENTRE SOUTH
6700 RUMBLE STREET
REZONING REFERENCE #78/87

PURPOSE: The purpose of this report is to provide Council with information regarding the status of the rezoning of 6700 Rumble Street, and current activity on-site.

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RECOMMENDATION:

1. THAT Council authorize staff to bring forward for abandonment Amendment Bylaw #20, 1988, Bylaw No. 8973, Rezoning Reference #78/87.

R E P O R T

1.0 BACKGROUND AND CURRENT STATUS OF REZONING:

Rezoning Reference #78/87, which received Second Reading on 1988 May 02, provided for subdivision of the subject site, dedication and construction of a cul-de-sac, and development of an apartment building and a seniors' housing developed. (See attached sketches). The rezoning also provided for a southerly portion of the site (containing a ravine and trail area informally used by the public as a link between the B. C. Parkway and Ron McLean Park) to be dedicated as part of Byrne Creek Ravine Park, with its value to be offset against the Neighbourhood Parkland Acquisition Charges applicable to the site. A letter from the applicant dated 1988 July 19 has, however, been received withdrawing this application. Staff contacted the applicant (Mr. R. W. Hancock of Northmark Development Corporation) to ascertain the reasons for the withdrawal, which were described as follows:

- the project became economically unviable due to construction cost and interest rate increases.
- the entire development was not approved for Provincial funding.
- Lack of confidence in the marketplace.

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- residential development of the site could be pursued in approximately five years; in the interim a return on investment to date could be realized through leasing of the existing industrial building.

In view of the rezoning application's withdrawal, it is recommended that the subject rezoning bylaw be abandoned.

2.0

CURRENT ACTIVITY ON-SITE:

In response to public enquiries, Planning staff conducted a site visit on 1988 August 24, which revealed that the entire site had been cleared. The majority of the western portion of the site would have been cleared for residential development of the site in any case; however the southerly portion of the site, including the area intended for inclusion in the park has also been cleared, with the exception of three trees near the southeast corner of the existing parking lot. In addition a chainlink fence has been erected around the southerly and westerly portions of the site, blocking off the trail link from Ron McLean Park to the B. C. Parkway and SkyTrain station, which had previously been used informally by the public.

Staff contacted the owner of the subject site (Mr. R. W. Hancock) who advised that the clearing of the site is part of the overall rehabilitation of the premises for interim industrial leasing as mentioned previously, and that it is his intention to relandscape the cleared areas. Additional parking areas may also be developed, in which case Preliminary Plan Approval would be required. We were also advised that gateways in the existing fence to permit public access along the former trail area through the property may be provided within 3 or 4 weeks, subject to possible tenant security and liability concerns.

3.0

CONCLUSION:


It is desirable that a trail link be maintained between Ron McLean Park and the B. C. Parkway, and staff will contact the owner of the subject property in 3 to 4 weeks for an update regarding the possibility of renewed public use of the previous trail link on private property, subject to suitable arrangements for public safety and limitation of liability. In the interim, Parks staff have conducted a site visit, and have determined that due to topography, it would not be desirable to develop a trail connection on public property outside the fenced private property. Parks staff are currently investigating the possibility of recommending negotiations for acquisition of the planned park area at this time, prior to residential redevelopment of the subject site. The land involved in this regard would be a portion of the subject lot (6700 Rumble Street), as well as portions of the two lots to the east (6825 and 6855 Hart Street, owned by the Bancroft family), which also contain a trail link informally used by the public as well as significant mature trees.

As noted above, abandonment of the rezoning bylaw for 6700 Rumble Street, which has been withdrawn by the applicant is recommended.

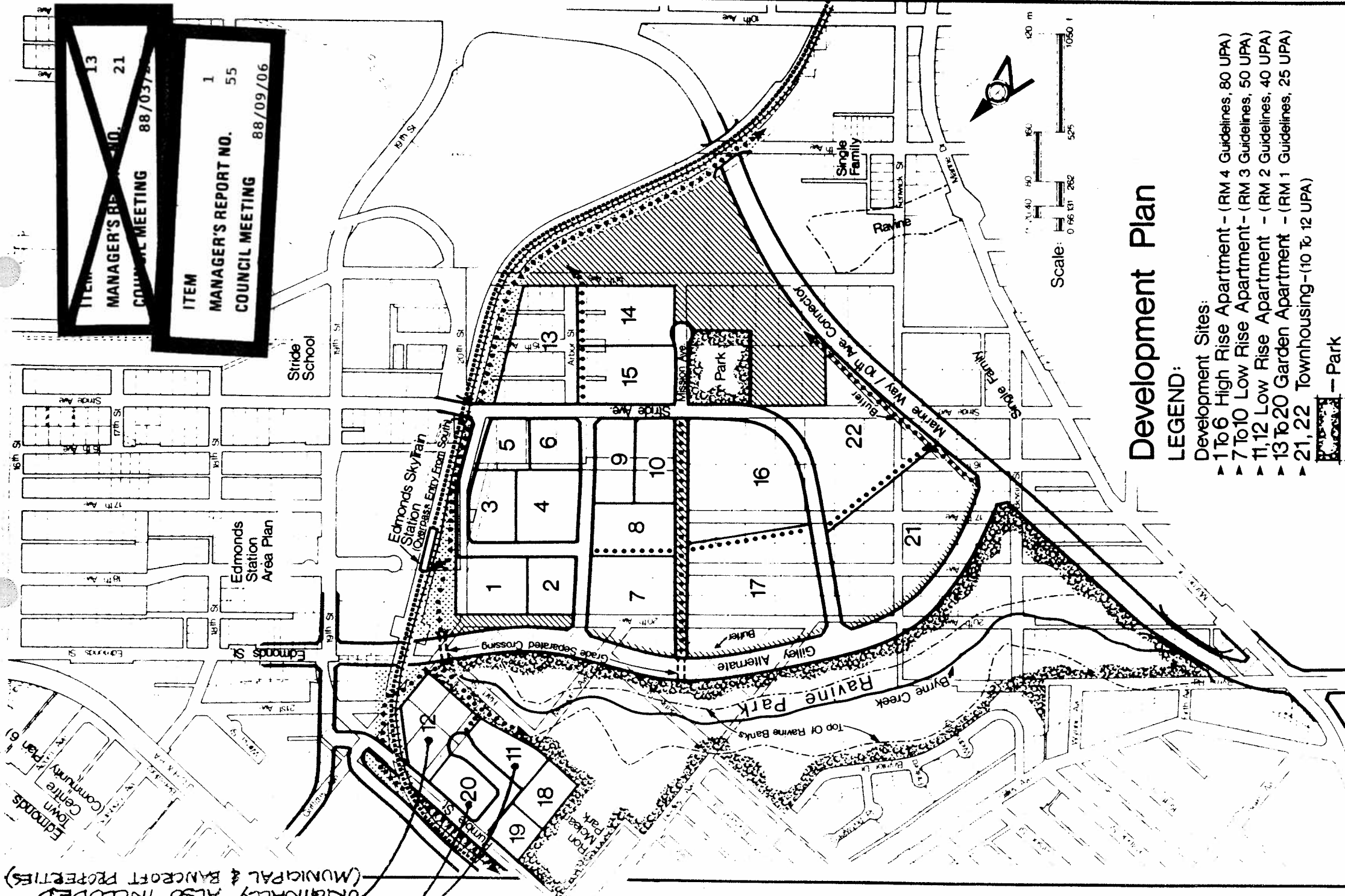
RR

RR:ap
Attachments

cc: Director Recreation & Cultural Services
Director Engineering
Municipal Solicitor


A. L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION

ORIGINALLY ALSO INCLUDED (MUNICIPAL & BANDCROFT PROPERTIES)



ITEM 13
MANAGER'S REPORT NO. 10
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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

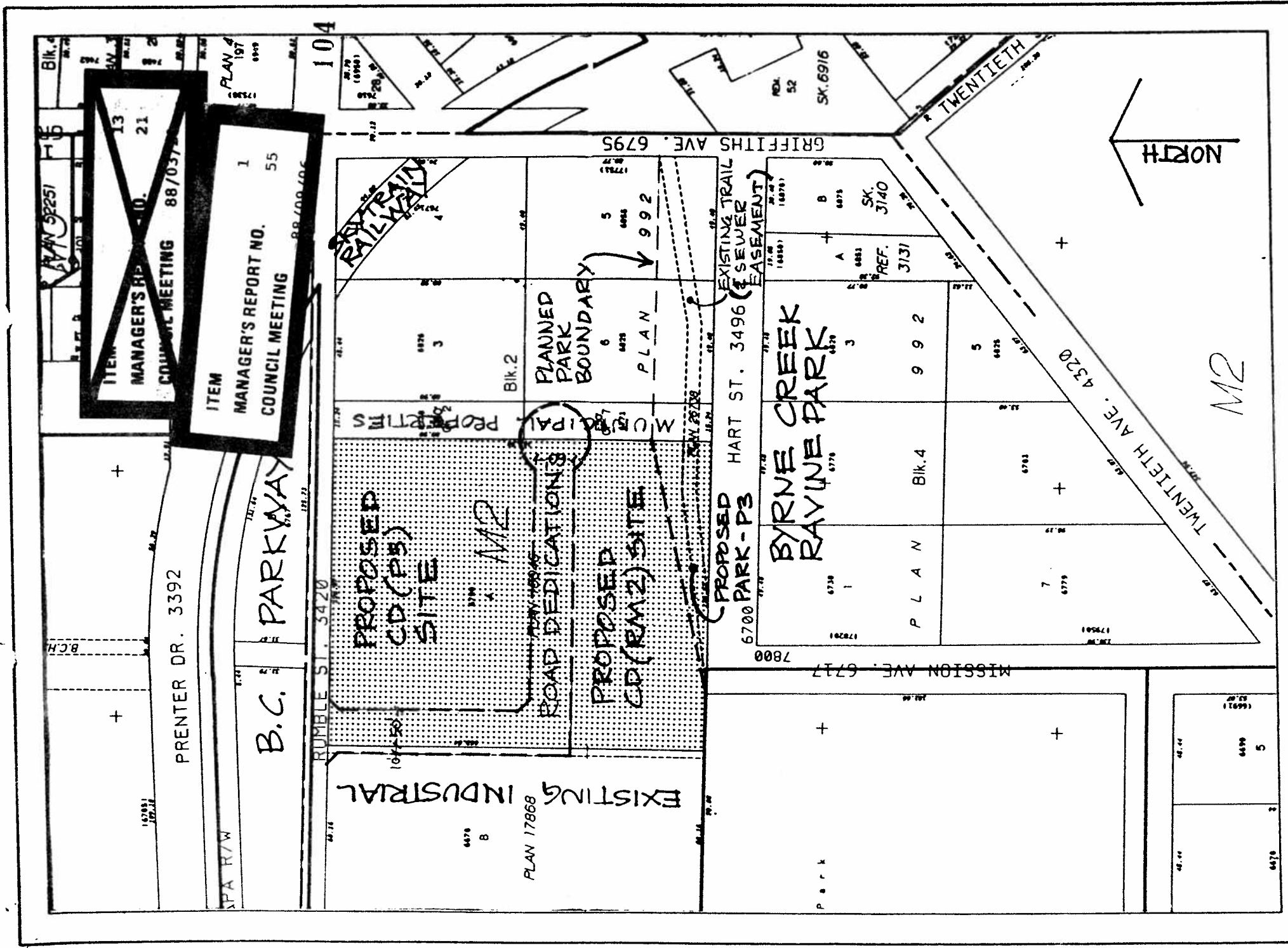
- Walkways, Trails

RZ #78/87

SKETCH 1

103

Edmonds Town Centre - South



ITEM
MANAGER'S REPORT NO. 1
COUNCIL MEETING 88/037

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Date: 1988 MARCH

Scale: 1:2000

Drawn By:

SKETCH 2

RZ # 78/87

- INCLUDED IN CURRENT APPLICATION