

ITEM 11  
MANAGER'S REPORT NO. 53  
COUNCIL MEETING 89/08/21

RE: LETTER FROM STATION HILL PARK DEVELOPMENT CORPORATION WHICH APPEARED  
ON THE AGENDA FOR THE AUGUST 08TH MEETING OF COUNCIL (ITEM 8)  
ROAD AND PARK DEVELOPMENT EDMONDS TOWN CENTRE SOUTH

MUNICIPAL MANAGER'S RECOMMENDATION:

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

\* \* \* \* \*

TO: MUNICIPAL MANAGER 1989 AUGUST 16

FROM: DIRECTOR PLANNING &  
BUILDING INSPECTION

SUBJECT: ROAD AND PARK DEVELOPMENT  
EDMONDS TOWN CENTRE SOUTH

PURPOSE: To provide information in response to a letter from the  
Station Hill Park Development Corporation.

=====  
RECOMMENDATION:

1. THAT a copy of this report be sent to:

Station Hill Park Development Corporation  
c/o Marksearch Development Consultants Limited  
1065 - 24th Street  
West Vancouver, B.C.  
V7V 4H1

R E P O R T

1.0 INTRODUCTION:

A letter from Station Hill Park Development Corporation (a major developer in the Edmonds Town Centre South area) requesting expeditious development of infrastructure (roads and parks) related to the Edmonds Town Centre South area, appeared on the 1989 August 08 Council agenda. The purpose of this report is to provide information in this regard.

2.0 ROADS:

The Acting Director Engineering has provided the following update regarding the planned timing and current progress of road projects related to the Edmonds Town Centre South area:

a) **Griffiths Avenue/19th Street Connector -**

We are currently negotiating the acquisition of the required right-of-way for this project. At this point in time, there are still seven properties or portions thereof which have not been acquired. We will be retaining a consultant towards the latter part of 1989 to work on the design with the intent to proceed to construction in early 1990.

- b) **Stride Avenue Connector and Gilley Alternate -** 149

Our report to Council (Item 11, Manager's Report No. 38, Council Meeting 1989 May 23) outlined a construction sequence whereby the southerly portion of the Gilley Alternate and Stride Connector would be constructed in 1990 and the northern portion of the Gilley Alternate up to Sandborne Avenue would be constructed in 1991.

- c) **Marine Way/10th Avenue Connector West of Stride Avenue -**

This was the subject of a recent Council report (Item 13, Manager's Report No. 51, Council Meeting 1989 August 08) wherein we advised Council that construction of that portion of Marine Way/10th Avenue Connector would commence in September. This will be constructed as an interim facility in order to alleviate the severe grades encountered on the southern portion of the Stride Avenue truck route.

- d) **Marine Way/10th Avenue Connector east of Stride Avenue -**

This portion has not been discussed other than it appears in the 1989-1993 Capital Budget in years 1990 and/or 1991.

- e) **Upgrading of Stride Avenue between 19th and 20th Streets - Edmons Town Centre South "Gateway"**

The Municipal Solicitor is actively negotiating for the additional right-of-way. This Department has now retained a consultant to design this facility with the intent to proceed to construction in early 1990.

In general, all of the road projects noted are included in the 1989-1993 Capital Budget. Furthermore, all of them are scheduled for construction not later than 1990 with the possible exception of the eastern portion of the Marine Way/10th Avenue Connector. However, the Acting Director Engineering has also noted that many of these projects are dependent on acquiring road right-of-way and it is very difficult to project when such acquisitions will actually be completed. It is therefore possible that some of the aforementioned projections with regard to construction may be somewhat optimistic.

**3.0** PARKS:

Parks and Recreation Department staff have provided the following information with respect to park development plans in the area.

- a) **Mission Avenue Parkway -**

It is the Parks and Recreation Department's intention to start development of the Parkway in the Fall of 1989. Initial grading and clean-up of the site will occur at that time with the rest of the development following in the Spring and Summer of 1990.

- b) **Neighbourhood Park -**

The proposed neighbourhood park site is comprised of the approximately 115m x 100m in the north-west corner of the Stride Avenue dump site and the remainder of the dump site is to be open space. The Parks and Recreation Department has no

ITEM	11
MANAGER'S REPORT NO.	53
COUNCIL MEETING	89/08/21

provision for development of the proposed neighbourhood parksite in the current Five Year Capital Budget. The rate of residential development in the Edmonds Town Centre South area, and the population now moving into the area, will be kept in mind when the Five Year Capital Budget is reviewed. However, any plans to develop the parksite would be weighed against municipal-wide priorities.

4.0 PHASING-OUT OF THE STRIDE AVENUE GARDEN WASTE DISPOSAL SITE:

Given the residential population now moving into the area, the visibility of the Stride Avenue disposal site, and the fact that the planned Neighbourhood Park at Mission Avenue and Stride Avenue will probably not be developed for some five years, the phasing out and rehabilitation of the disposal site for the interim period is considered very desirable. The Acting Director Engineering has noted that the phasing out of the Stride Avenue lawn and garden waste disposal site is dependent upon finding alternate locations for both the lawn and garden wastes disposal facility and the Recycling Depot presently operated in conjunction with the disposal facility. Engineering Department staff are actively investigating possibilities in this regard.

5.0 CONCLUSION:

Given the rate of residential development in the Edmonds Town Centre South area, and the population now moving into the area, we would agree with the developer that it is desirable that the related Municipal road and park development projects should proceed as expeditiously as possible, and efforts in this regard will continue.

RR:ap

  
A. L. Parr  
DIRECTOR PLANNING &  
BUILDING INSPECTION

cc: Director Engineering  
Director Recreation & Cultural Services

