

RE: REZONING REFERENCE NO. 67/89  
6770/6826 RUMBLE STREET  
7671 GRIFFITHS AVENUE  
PORTIONS OF 6771/6825/6855 HART STREET

ITEM Supplementary 11  
MANAGER'S REPORT NO. 60  
COUNCIL MEETING 89/09/25

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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SUPPLEMENTARY

1989 SEPTEMBER 22

TO: MUNICIPAL MANAGER  
FROM: DIRECTOR PLANNING &  
BUILDING INSPECTION  
SUBJECT: REZONING REFERENCE #67/89  
6770/6826 RUMBLE STREET,  
7671 GRIFFITHS AVENUE,  
PORTIONS OF 6771/6825/6855 HART STREET

PURPOSE: To provide additional background information and recommendations regarding Rezoning Reference #67/89.

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RECOMMENDATIONS:

1. THAT the plan of development prepared for the subject site ensure that the existing ravines on site be maintained in a natural state.
2. THAT staff be authorized to investigate the desirability of increasing the planned park area on the south boundary of the subject development site, through retention of more municipal land and acquisition of more private land.

R E P O R T

Appearing on the regular Council agenda for the 1989 September 25 meeting is the initial report on a rezoning application for the subject property (Item #10 of the rezoning application series, pages 360-365 inclusive).

In reviewing the subject rezoning application with Parks staff, it has become evident that it is desirable to provide additional information and clarification regarding the development site to Council.

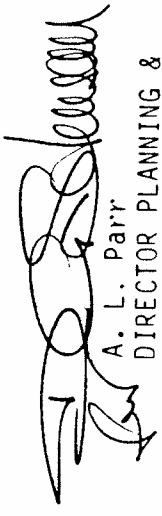
The proposed net development site (as shown in our report on the rezoning application appearing on this agenda, and reflecting the adopted Plan for the area) includes significant ravine areas tributary to the main Byrne Creek ravine as well as stands of mature conifers. The applicant's initial development proposal, as a consequence of the high density and surface vehicular circulation and parking proposed, involves filling of these ravine areas. It is considered, however, that a plan based on either of the forms of development provided for by the adopted Plan (RM2 density apartments with underground parking or lower density townhousing) could incorporate retention of the ravine areas and additional tree retention. A reconfiguration of the Phase I and II boundaries may also be necessary in this regard. It is recommended that retention of the ravine areas in a natural state be a condition of the rezoning and development of the site.

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The most south-westerly portion of the proposed net development site (per the adopted Edmonds Town Centre South Development Plan) includes the most significant ravine area on site as well as a significant stand of mature conifers (partially on land presently owned by the Municipality). It may therefore be desirable to enlarge the proposed park to incorporate a portion of this area (as illustrated on Sketch #1 attached) to better ensure ravine and tree preservation. This would also enhance the adjacent public trail experience within the park. It is therefore recommended that staff be authorized to investigate the desirability of retaining additional municipal land, and acquiring additional private land for park in this area.

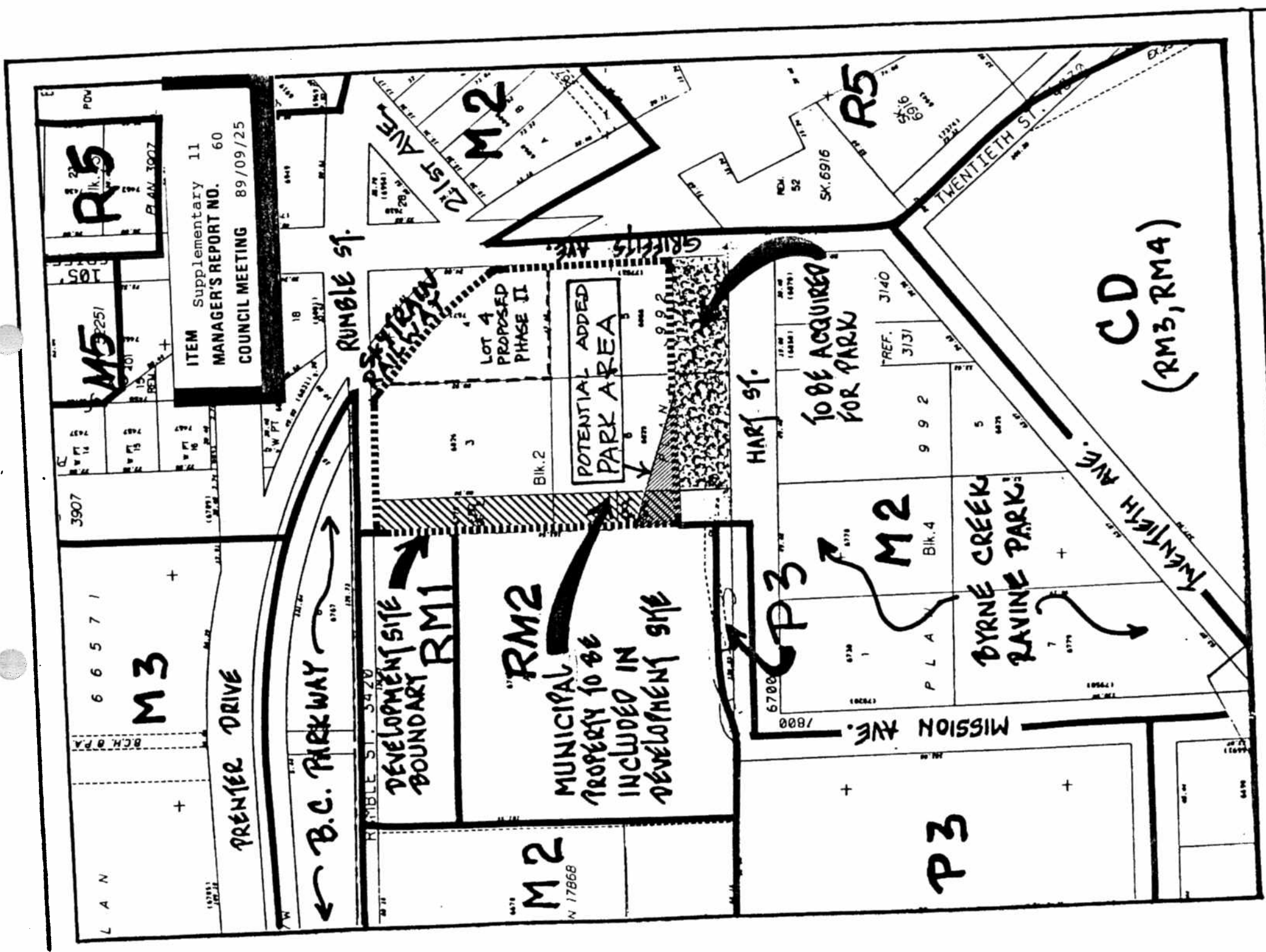
137

RR:ap

  
A. L. Parr  
DIRECTOR PLANNING &  
BUILDING INSPECTION

Attachment

cc: Director Recreation & Cultural Services  
Municipal Solicitor  
Director Engineering



Date 1989 September  
 Scale 1:2000  
 Drawn By



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REZONING # 67/89  
 POTENTIAL ADDITIONAL PARK  
 (± 6300 #)

SKETCH # 1

