

ITEM 1
MANAGER'S REPORT NO. 42
COUNCIL MEETING 90/06/18

RE: LETTER FROM SOUTHVIEV PROPERTY MANAGEMENT INC. WHICH APPEARED ON THE
AGENDA FOR THE JUNE 11TH MEETING OF COUNCIL (Item 19)
INTERIM RECYCLING DEPOT AND GARDEN WASTE DISPOSAL SITE/MISSION AVENUE PARKWAY
EDMONDS TOWN CENTRE SOUTH

MUNICIPAL MANAGER'S RECOMMENDATION:

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

* * * * *

TO: MUNICIPAL MANAGER 1990 JUNE 12

FROM: DIRECTOR ENGINEERING AND
DIRECTOR PLANNING AND
BUILDING INSPECTION

SUBJECT: LETTER FROM SOUTHVIEV PROPERTY MANAGEMENT INC.
REGARDING 6707 SOUTHPOINT DRIVE
INTERIM RECYCLING DEPOT AND GARDEN WASTE DISPOSAL SITE/
MISSION AVENUE PARKWAY
EDMONDS TOWN CENTRE SOUTH

PURPOSE: To respond to the concerns of the residents of
6707 Southpoint Drive.

=====

RECOMMENDATIONS:

- 1) THAT the Stride Avenue interim recycling depot be closed immediately
following initiation of curbside recycling.
- 2) THAT staff explore alternative sites for disposal of garden refuse to
be established and operational for the 1991 growing season for
interim use until a regional composting facility is available; and
that a further report be forwarded to Council on this matter.
- 3) THAT a copy of this report be sent to Southview Property Management
Inc., 202A - 7080 River Road, Richmond, B.C. - V6X 1X5.
- 4) THAT a copy of this report be sent to the Environment and Waste
Management Committee for information.

REPORT

A letter dated 1990 May 30 from Southview Property Management Inc. on behalf
of the owners, Strata Plan NW 3183, 6707 Southpoint Drive appeared on last
week's agenda. The letter expresses concern on two points:

- continuation of the Stride Avenue (Southpoint Drive)
recycling facilities, and
- construction schedule for the Mission Avenue walkway.

1) STRIDE AVENUE RECYCLING DEPOT AND GARDEN WASTE DISPOSAL

The report (Item 16, Manager's Report No. 73, 1988 November 14)
recommending establishment of the recycling depot on Southpoint Drive
(then Stride Avenue) clearly identified it as an interim facility, and
also noted the planned phasing out of the garden waste disposal site.

ITEM	1
MANAGER'S REPORT NO.	42
COUNCIL MEETING	90/06/18

Assurances to this effect have also been provided by Planning and Engineering staff from time to time in response to ongoing developer and public interest, and in recognition that its continuance was incompatible with the change of the Edmonds Town Centre South from an industrial to a residential area (see attached sketch). This was outlined in response to a developer enquiry in a report to Council (Item 11, Manager's Report No. 52, 1989 August 21) which included the following information regarding this issue:

PHASING-OUT OF THE STRIDE AVENUE GARDEN WASTE DISPOSAL SITE: 102

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.

In line with this report, it had been intended to close the Stride recycling depot upon opening of the Still Creek facility. However, the Municipality has experienced overwhelming success and citizen participation to the recycling depot initiatives, and as a consequence of these high participation levels, the Environment and Waste Management Committee considered the matter of continuation of the Stride Avenue facilities. The Committee informed Council at its meeting of 1990 May 07 that the Stride facility was recommended to continue to remain as an interim recycling depot and lawn and garden refuse disposal site. The report further advised that after the initiation of the curbside recycling program, staff would review the matter and report to Council as to the advisability of closing the Stride recycling depot. In response to the evident concerns of residents of the area as raised in the subject letter as well as other contacts with staff, a review regarding the future of the Stride recycling depot has been reassessed, and it is recommended that the depot be closed immediately following initiation of the curbside recycling program which is currently targetted for 1990 November.

Use of the site for garden waste disposal is scheduled to be terminated by the end of 1990 due to its capacity being fully utilized, as well as the incompatibility of the facility with the adjacent residential area. Since it is apparent that the planned GVRD regional composting facilities may not be operational by that time, staff will pursue interim measures for handling garden refuse and will report to Council within two to three months.

Should Council concur with these recommendations, suitable signage will be posted at the Stride Avenue facilities advising of the planned closures and the other options available to the users in order that an appropriate transition can occur.

2) MISSION AVENUE WALKWAY

Council has authorized the development of the Mission Avenue right-of-way between Southpoint Drive and the future Byrne Park Drive as a pedestrian trail/park link connecting the area's neighbourhood park with Byrne Creek Ravine Park. Development of this trail link will be undertaken by the Parks and Recreation Department who have provided the following information with regard to the construction scheduling:

MANAGER'S REPORT
LETTER FROM SOUTHVIEV PROPERTY MANAGEMENT INC.
RE: 6707 SOUTHPPOINT DRIVE
1990 JUNE 12 PAGE 3

ITEM	1
MANAGER'S REPORT NO.	42
COUNCIL MEETING	90/06/18

"The developers of the strata title unit at 6707 Southpoint Drive were given permission to use the park site in question as a construction access route because they did not have suitable alternative access from the road frontage. The adjoining residential complex that is now under construction to the immediate north of that building recently asked for the same privilege to use our park as a construction access route. This permission was granted with the proviso that construction be finished by the end of October 1990. The developer of 6707 Southpoint Drive was informed of this so that prospective residents could be notified of the correct date of completion.

We intend to initiate construction on 01 November 1990 with an anticipated completion target of Spring 1991".

It is recommended that copies of this report be sent to Southview Property Management Inc. and to the Environment and Waste Management Committee for information.

W.C. Sinclair

W. C. Sinclair
DIRECTOR ENGINEERING

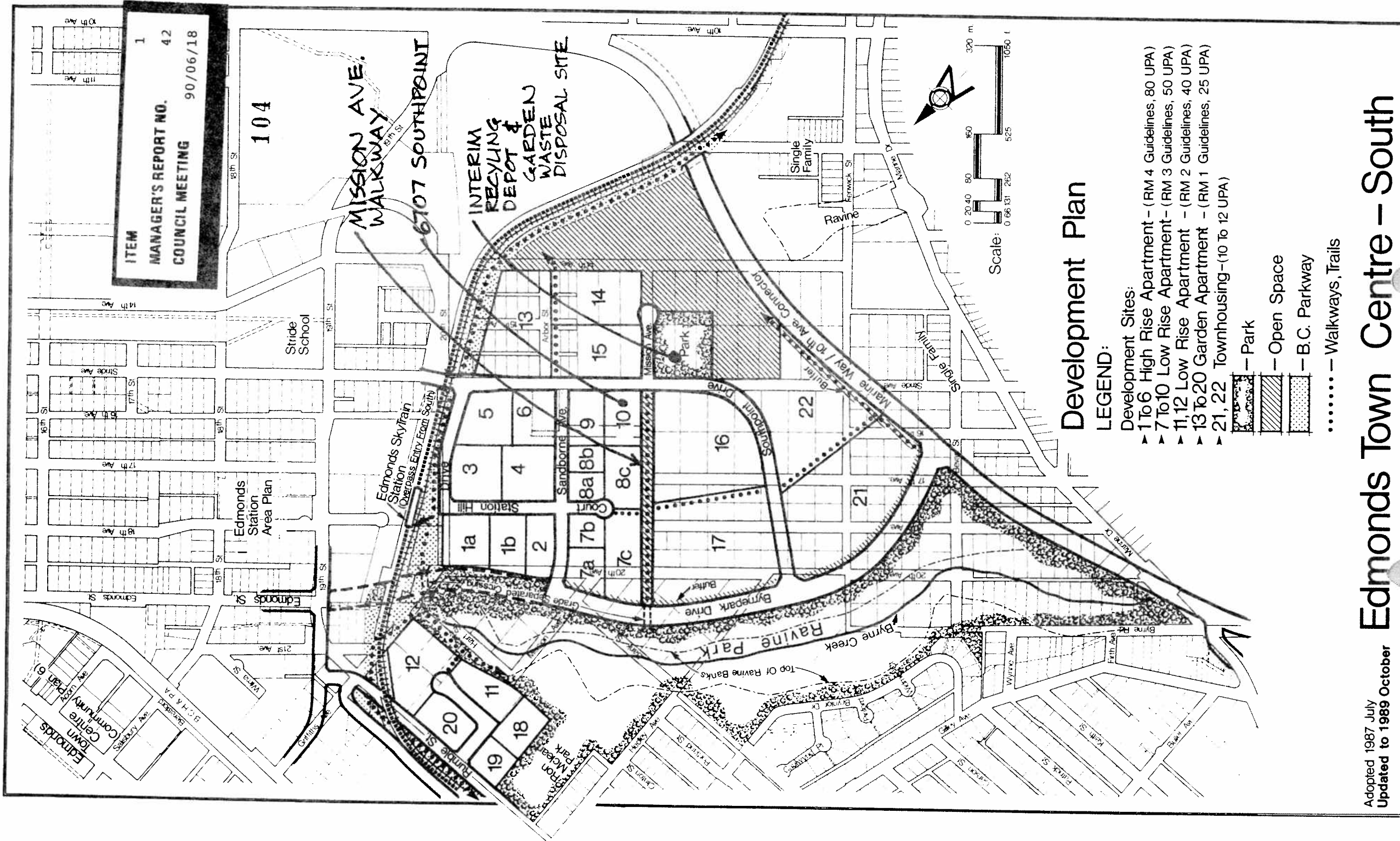
A. L. Parr

A. L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION

WCS/RR:ap

Attach.

c.c. Director Recreation & Cultural Services



ITEM 1
 MANAGER'S REPORT NO. 42
 COUNCIL MEETING 90/06/18

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