

ITEM 3  
MANAGER'S REPORT NO. 58  
COUNCIL MEETING 92/09/14

TO: MUNICIPAL MANAGER 1992 09 09  
FROM: ACTING DIRECTOR PLANNING AND BUILDING OUR FILE:  
SUBJECT: CORRESPONDENCE FROM MR. A. YONG OF REGALIAN VENTURES LTD.

PURPOSE: To respond to the concerns raised in correspondence from Mr. A. Yong of Regalian Ventures Ltd.

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RECOMMENDATION:

1. THAT Mr. A. Yong of Regalian Ventures Ltd., Suite 1720 - 750 West Pender Street, Vancouver, B.C. receive a copy of this report.

R E P O R T

1.0 INTRODUCTION

At its regular meeting of 1992 September 08, Council received correspondence from Mr. A. Yong of Regalian Ventures with regard to the company's property at 6969 21st Avenue (Figure 1 attached). The correspondent indicates that his company has only recently become aware of plans to construct the 19th Griffiths Connector immediately south of his property. He is also concerned about the impact of the truck traffic using the Connector on the value of the property. The property at 6969 21st Avenue was the subject of a rezoning adopted by Council on 1992 February requiring as a condition of final approval the construction of a cul-de-sac on 21st Avenue in addition to other works. The correspondent concludes that as these costs appeared to him to be attributable directly to the development of the truck route the Municipality should reconsider refunding all or part of these monies to the developer.

This report responds to the concerns raised by the correspondent.

2.0 REZONING

The subject property was given Final Adoption by Council on 1992 February 03 in order to permit construction of a three-storey apartment building in accordance with the Edmonds Station Area Plan.

The two payments which have been stated, formed part of the prerequisite conditions governing Final Approval. The amount of \$24,500 covered construction of the cul-de-sac, storm sewer and sanitary sewer. The \$31,276.10 for future works included a concrete walkway, lighting and landscaping along 21st Avenue and across a portion of municipal land adjacent the site for a future landscaped park trail connection between Power House Park and the ravine park system to the east. These improvements are consistent with the Edmonds Station Area Plan, the adopted community plan which has served as the guide for servicing improvements which have been undertaken by all developers in the area. This information was outlined in the original Public Hearing report and in subsequent correspondence with the applicant.

3.0 19TH GRIFFITHS CONNECTOR

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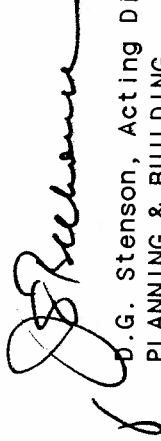
The correspondent notes that he was unaware of the future development of the 19th Griffiths Connector. The rezoning report however, submitted for final adoption by Council, noted the future development of the 19th Griffiths Connector. In addition, the alignment of the Connector was indicated on two sketches attached to the rezoning report, a copy of which was provided to the original applicant.

The correspondent also indicates that the new truck route will reduce the value of the property. However, both 19th Street and Griffiths Avenue are currently designated as truck routes by the Municipality and the continued use of the 19th Griffiths Connector by trucks in its improved state is consistent with this designation and should not further affect the value of the property.

4.0 CONCLUSION

In responding to the concerns raised by the correspondent, this report notes that servicing requirements were developed in accordance with the Edmonds Station Area Plan approved by Council and were accepted by the developer as a condition of rezoning and in full knowledge of the future development of the 19th Griffiths Connector.

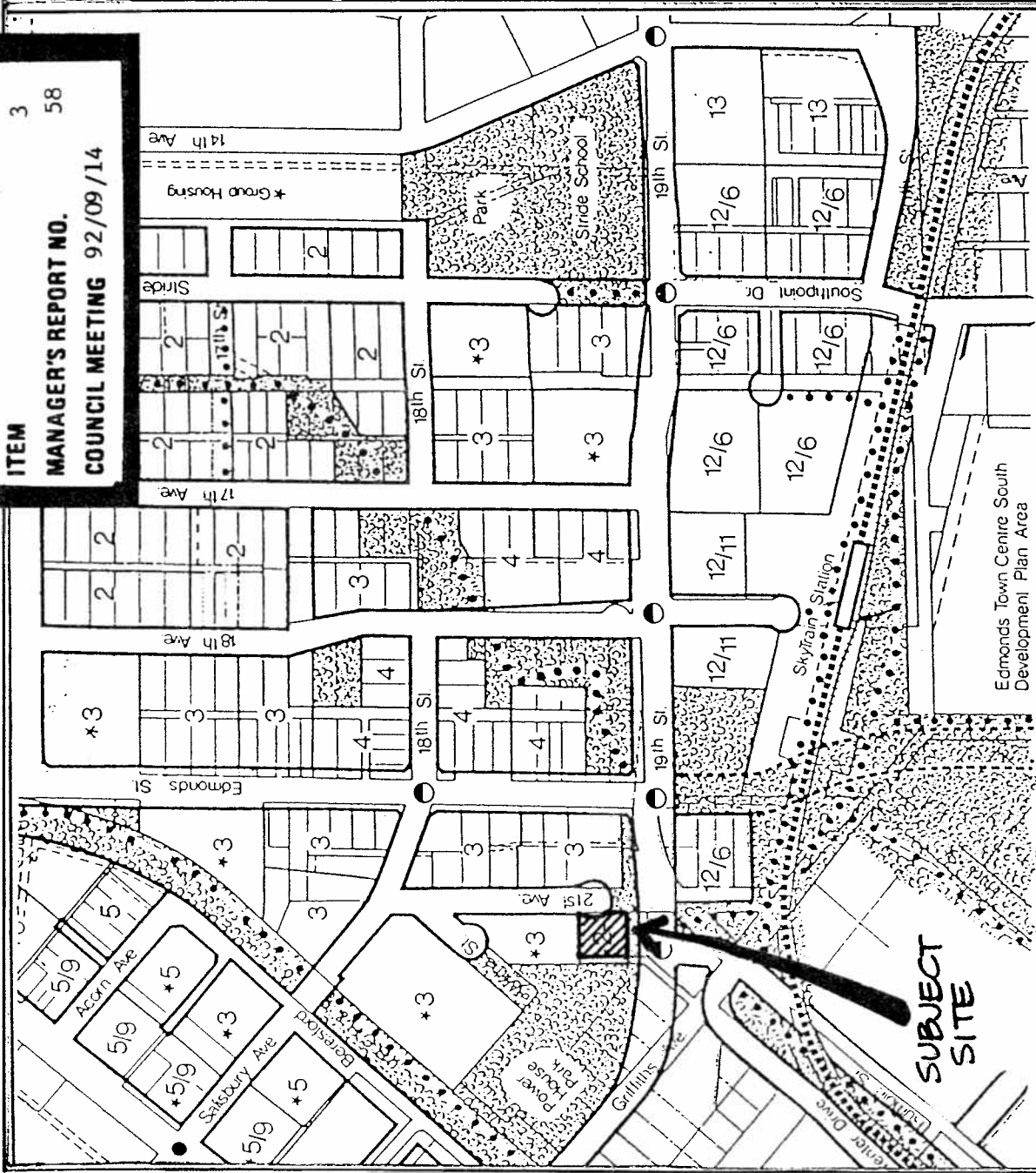
Furthermore, as 19th Street and Griffiths Avenue are currently truck routes, staff cannot support the correspondent's contention that the development of the 19th Griffiths Connector will have a negative impact on property values. In conclusion, upon assessing the concerns raised by the correspondent, it is staff's view that there are no grounds to open negotiations with the developer on changes to the servicing agreement.



D.G. Stenson, Acting Director  
PLANNING & BUILDING

RG/db

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



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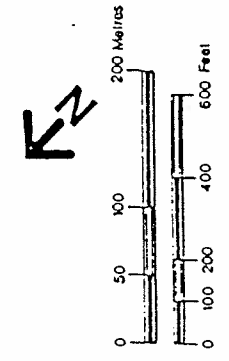
**LEGEND:**

- 2 ▶ Low Rise Multi Family Residential — (RM2 — 40 UPA)
- 3 ▶ Low Rise Multi Family Residential — (RM3 — 50 UPA)
- 4 ▶ High Rise Multi Family Residential — (RM4 — 80 UPA)
- 5 ▶ High Rise Multi Family Residential — (RM5 — 100 UPA)
- 12 ▶ Low / Medium Density Office — (M5 Guidelines)
- 13 ▶ Light Industrial — (M5 Guidelines)

- ▶ Park, School, Trail And Ravine Areas
- Walkways / Trails
- \* Developed
- Existing Traffic Signals
- Potential Traffic Signals

- 6 ▶ Institutional — (C3)
- 9 ▶ Commercial — (C3)
- 11 ▶ Commercial — (C1)

**Edmonds Station Area Plan**  
 Expansion Of Community Plan Six



Date: 1992 08 02  
 Scale:  
 Drawn By:



**FIGURE 1**  
**SUBJECT SITE AND**  
**EDMONDS STATION**  
**AREA PLAN**

