

ITEM	10
MANAGER'S REPORT NO.	62
COUNCIL MEETING	92/10/05

TO: CITY MANAGER 1992 SEPTEMBER 30

FROM: ACTING DIRECTOR PLANNING AND BUILDING

SUBJECT: EDMONDS TOWN CENTRE - COMMUNITY PLAN REVIEW
 KINGSWAY/ GREENFORD/ BERESFORD/ GRIFFITHS
 REZONING REFERENCE #45/92
 7026 KINGSWAY

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RECOMMENDATION:

1. THAT a copy of this report be sent to APM International, Suite 200 - 1737 West 3rd Avenue, Vancouver, B.C. V6J 1K7, the applicant for Rezoning Reference #45/92.

R E P O R T

On 1992 September 28 a first report regarding a new rezoning application for the property at 7026 Kingsway (Rezoning Reference #45/92) was submitted to Council. This rezoning application requests a review of certain aspects of the adopted Community Plan for the area, as well as rezoning of the subject site to CD Comprehensive Development District (based on RM5 Multiple Family Residential, P5 Community Institutional and C2 Community Commercial District Guidelines). The following staff recommendations were tabled by Council on 1992 September 28:

1. THAT staff be authorized to pursue a Community Plan Review of the subject site and the neighbouring properties bounded by Greenford Avenue, Kingsway, Griffiths Avenue and Beresford Street.
2. THAT this rezoning application be held in abeyance pending conclusion of the subject Community Plan review.

Staff were requested to discuss timing with the applicant and to submit a further report to Council.

Staff have met with the applicant and the architects for the subject rezoning and discussed a potential timeline for the Community Plan Review and progress of the proposed rezoning. Due to CMHC mortgage insurance constraints the developer's objective is to work towards finalization of the subject rezoning by the end of 1993 April. Based on our discussions it appears that this may be achievable, provided there is co-operation and a fast-track approach on the part of both Municipal Staff and the applicant's consultants, and barring any unforeseen circumstances or items of contention.

If authorized by Council as previously recommended, it would be staff's intention to submit a report regarding proposed Community Plan amendments in about 3 to 4 weeks time, at the end of October. If authorized by Council, these potential amendments would form the basis for inviting public comment from other interested parties in the neighbourhood, as well as for working with the applicant towards the preparation of a plan of development suitable for presentation to a Public Hearing.

Given a co-operative approach to finalizing preparation of suitable plan of development by the end of November, and no unforeseen items of contention with respect to proposed Plan amendments, a report recommending a Public Hearing in 1993 January and summarizing public reaction to the proposed plan amendments, could be submitted by 1992 mid-December.


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Following the Public Hearing, staff and the developer's consultants would continue to direct their best efforts towards completion of the necessary requirements for Third Reading, and subsequently Final Adoption, of the rezoning bylaw to meet the timing objectives identified by the applicant.

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There is mutual concurrence by staff and the applicant with the approach and general timing outlined above and it is proposed that the project be pursued on this basis. This is for the information of Council.


D.G. Stenson, Acting Director
Planning and Building

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