

ITEM 9
MANAGER'S REPORT NO. 1
COUNCIL MEETING 93/01/04

TO: CITY MANAGER 1992 DECEMBER 24
FROM: ACTING DIRECTOR PLANNING & BUILDING
SUBJECT: 6875 - 20TH AVENUE
EDMONDS TOWN CENTRE SOUTH
X.REF. SUBDIVISION REFERENCE #19/92/REZONING REFERENCE #25/89
PURPOSE: To provide information in response to a letter from the resident at 6875 - 20th Avenue.

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RECOMMENDATION:

1. THAT a copy of this report be sent to Mr. C. Cousins, 6875 - 20th Avenue, Burnaby, B.C., V3N 1C7.

R E P O R T

1.0 INTRODUCTION

Appearing on the this Agenda is a letter from Mr. C. Cousins, resident of 6875 - 20th Avenue, which raises the issues of the planned acquisition of the property by the City, access to the property, and planned development in the area. This report is being submitted to provide information in this regard.

2.0 PARK ACQUISITION PROGRAM

The subject property, 6875 - 20th Avenue, is included as a proposed acquisition for Byrne Creek Ravine Park in the Third Priority Program of the Park Acquisition Program. Acquisition is not being actively pursued by the City at present. Purchase would be considered, however, if it were offered for sale to the City.

3.0 PLANNED DEVELOPMENT IN THE AREA

The land use and road and subdivision pattern for the area was established by Council adoption of the Edmonds Town Centre South Development Plan in 1987 July (see attached Sketch #1). This followed a public input process which included an information mailout and an Open House public meeting.

A subsequent rezoning (Rezoning Reference #79/87 given Final Adoption on 1988 August 22) of the former Domglas property south of 20th Street between 20th Avenue and Southpoint Drive (formerly Stride Avenue) established more specific community plan and subdivision guidelines for the area southeast of the subject property. This was followed by an amendment rezoning (Rezoning Reference #25/89 given Final Adoption on 1989 October 23), which refined the community plan guidelines for the northern portion of the former Domglas property, i.e. the area between 20th Street and Sandborne Avenue.

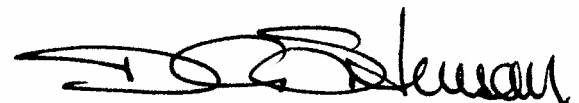
4.0 CURRENT SUBDIVISION

As noted in our 1989 May report regarding Rezoning Reference #25/89, the related subdivision was to be pursued in two stages. The first stage subdivision (Subdivision Reference #51/89) was completed in 1989. The second stage subdivision (Subdivision Reference #19/92) is now actively being pursued (see attached Sketch #2) and was the subject of a recent report (Item 24, Manager's Report No. 72, Council Meeting 92 11 23). As illustrated, this subdivision involves a Highway Exchange/Road Transfer as well as the sale of City land.

5.0 ACCESS TO 6875 - 20TH AVENUE

Pending its planned acquisition by the City, road access to the property at 6875 - 20th Avenue will be maintained. As shown on attached Sketch #2, the portion of 20th Avenue abutting the property will remain open, and is being extended slightly northward through the dedication of a small area of City property. A statutory right-of-way along the former 20th Street alignment will provide a paved road link east to Station Hill Drive.

Pedestrian access to the property will be improved through development of an urban trail following roughly the 20th Avenue alignment linking Sandborne Avenue and the B.C. Parkway.



D. G. Stenson
Acting Director
Planning & Building

RR:lf

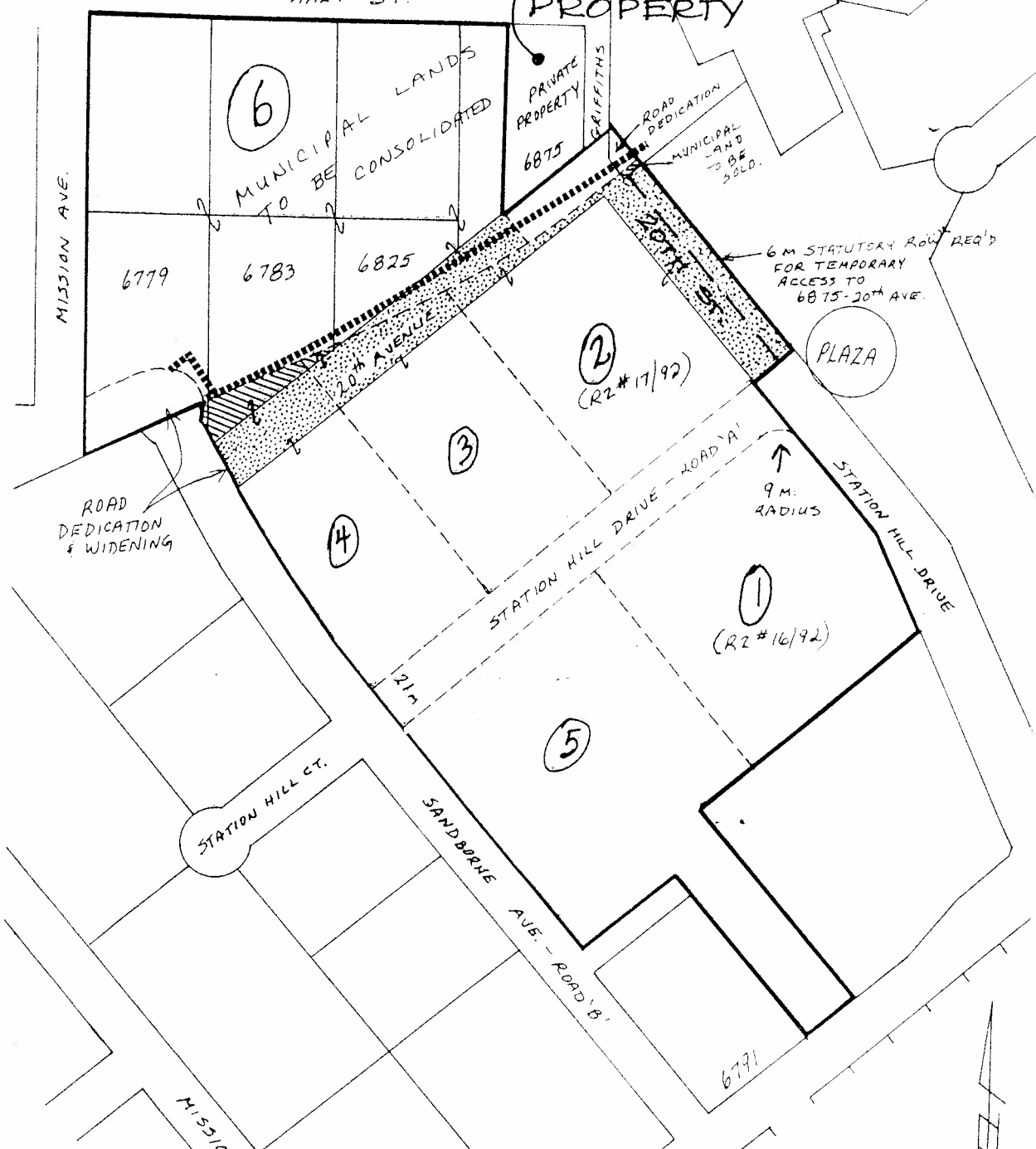
Attachments

cc: Director Recreation & Cultural Services
Director Engineering
City Solicitor

HART ST.

SUBJECT PROPERTY

S D REF # 19/92



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REVISED SKETCH NOTES:

- CLOSURE OF ENTIRE 20.12M ROAD NORTH OF STATION HILL DRIVE - TEMPORARY ACCESS TO BE VIA STAT. ROW.
- REMOVAL OF ASPHALT & REPLACEMENT WITH LANDSCAPING TO BE UNDERTAKEN AFTER TEMPORARY ACCESS REMOVED - BOND REQ'D.
- 21M DEDICATION FOR ROAD 'A' - PREVIOUSLY 23M (UTILITY BASEMENTS MAY BE REQUIRED)



- ROAD CLOSURE AREAS



- MUNICIPAL LAND TO BE CONSOLIDATED WITH LOTS 3 AND 4. (VIA SALE)

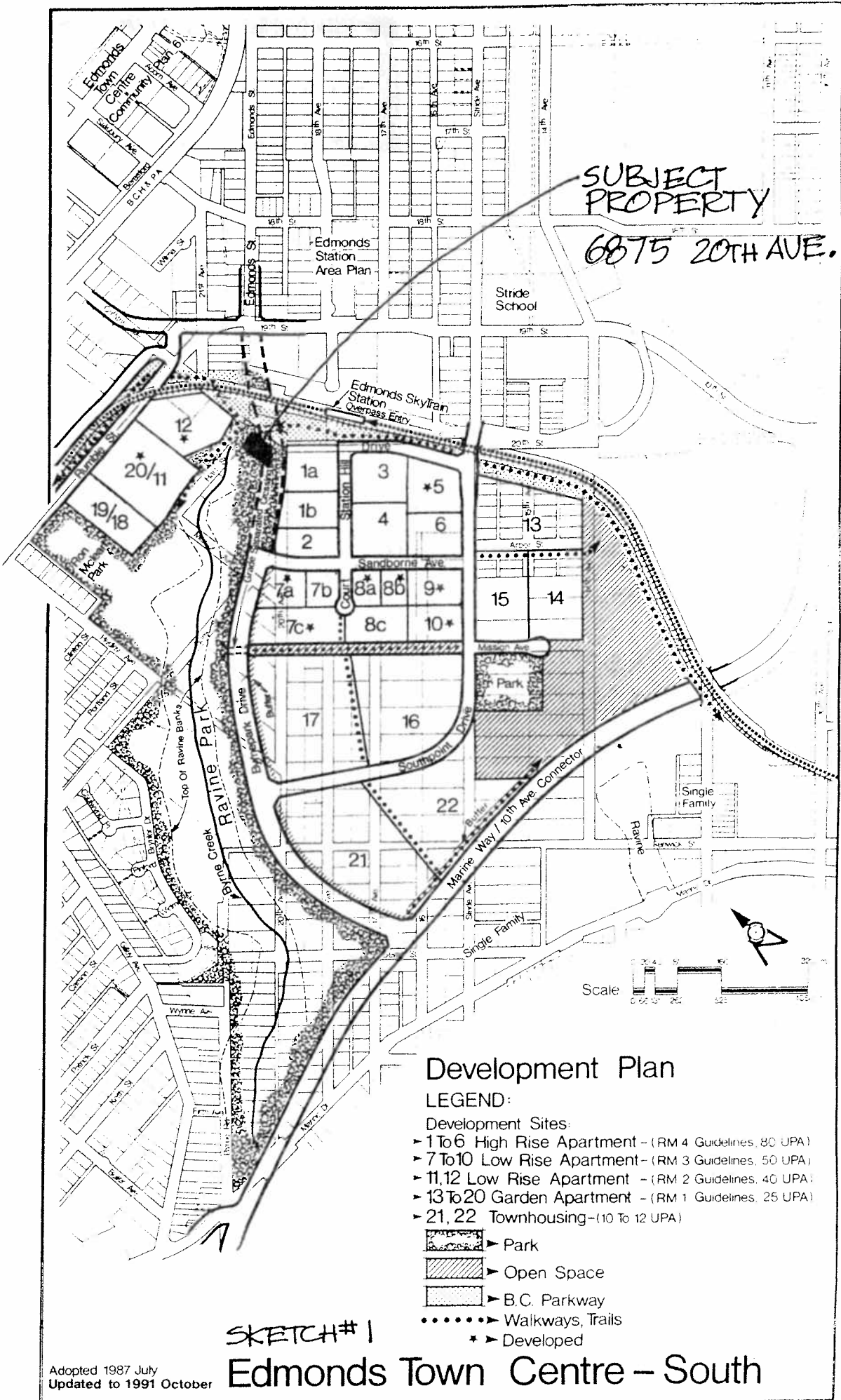
----- - URBAN TRAIL

1992 MAY C.S. PLANNER: R.R.

REVISED 1992 AUGUST

NOTE: - SERVICING AGREEMENT REQ'D.

- ROAD CLOSURES + ROAD DEDICATIONS REQ'D. - VIA HIGHWAY EXCHANGE BYLAW.
- ROAD CONSTRUCTION REQ'D.
- STAT. R.O.W. FOR PUBLIC WALKWAY TO BE RETAINED OVER CLOSED PORTION OF 20TH AVE. UNTIL COMPLETION OF NEW URBAN TRAIL ON THE MUNICIPAL LANDS TO THE NORTH
- PUBLIC PLAZA TO BE DEVELOPED ON B.C. HYDRO LANDS
- ALL EXISTING BLDGS. TO BE DEMOLISHED.
- SALE OF PARTS OF MUNICIPAL LAND REQ'D.
- WAREHOUSE / OFFICE BLDGS. TO BE REMOVED
- DWELLING AT 6779-20TH AVE. TO BE REMOVED



SUBJECT PROPERTY
6875 20TH AVE.

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
 - ▶ Developed

SKETCH# 1

Edmonds Town Centre - South

Adopted 1987 July
 Updated to 1991 October

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