

TO: CITY MANAGER

1997 February 26

FROM: APPROVING OFFICER

SUBJECT: TAYLOR PARK CONSOLIDATION (STRIDE AVENUE LANDFILL)
Gas Management System /Park
Proposed Highway Exchange
Road Closure Reference #15/96
X-Reference Subdivision #64/96

PURPOSE: To request Council authority for the introduction of a Highway Exchange Bylaw to facilitate the planned development of Taylor Park and to the granting of a right-of-way in favour of B.C. Hydro & Power Authority.

RECOMMENDATIONS:

1. **THAT** Council authorize the introduction of a Highway Exchange Bylaw involving closure of the road allowances within the subject site in exchange for the dedication of road subject to the conditions outlined in this report.
2. **THAT** Council authorize the Director Engineering to arrange for preparation of the required Highway Exchange Bylaw plan, subdivision plan and right-of-way plans.
3. **THAT** Council authorize the granting and execution of a right-of-way in favour of B.C. Hydro & Power Authority as outlined in Section 2.0 of this report.
4. **THAT** Council authorize the granting and execution of a statutory right-of-way for vehicular access purposes as outlined in Section 2.0 of this report.

REPORT

1.0 Background:

On 1996 October 07, Council authorized staff to pursue execution of a client/architect agreement between the City and Toby Russell Buckwell and Partners for the design and contract administration of the flare/blower building for the Taylor Park landfill gas management system and conceptual design for the future washroom/change facility/storage building.

CITY MANAGER

Re: Taylor Park (Stride Ave. Landfill)

Gas Management System /Park

Road Closure #15/96

1997 February 26

Page 2

Before any of the planned development can proceed, it is necessary that the roads within the Park be legally closed. The quickest and simplest method would be via a Highway Exchange Bylaw (see attached Sketch #1), where portions of Fourteenth Avenue and Mission Avenue would be closed and exchanged for the required road dedication on that portion of Mission Avenue being left for access to Taylor Park and adjacent future development sites in accordance with the adopted Edmonds Town Centre Plan (see attached Sketch #2). At the same time, all the separate lots within the Park (Lot B on Sketch #1) would be consolidated with the closed road allowances. The remaining Parcels (Lots A, C, D, E, F, and G) would be held by the City to be incorporated into various development sites in the future.

2.0 Current Situation:

Various agencies and departments having an interest in this matter were advised to report any concerns and/or requirements, and details are provided as follows:

- a) The Director Engineering has reported that statutory rights-of-way are required to protect existing storm and sanitary sewers. He also reports that required underground wiring has been included within the 1997 capital budget under the Stride Landfill Gas Management Program. All other servicing works will be constructed as part of the future developments within the area.
- b) B.C. Hydro have reported that a statutory right-of-way will be required (exact location on City-owned property to be determined) to protect a junction box, a pad-mounted transformer kiosk and associated underground wiring being installed to service the future park installations and the gas management flare/blower building.
- c) The Arbor Street/Fifteenth Avenue road system which gives legal access to a number of existing, undeveloped City-owned and Hydro-owned lots on Fifteenth Avenue as well as Lots D and E being created by the subject subdivision (see attached Sketch #1) is land-locked due to the SkyTrain/Railway corridor. Until the subject lots are consolidated into development sites in the future in accordance with the adopted Edmonds Town Centre Plan, a solution to this temporary situation would be to register a public vehicular access easement over 7579 Hanna Court, a City-owned Lot which is also currently undeveloped, as an interim measure only.

CITY MANAGER
Re: Taylor Park (Stride Ave. Landfill)
Gas Management System /Park
Road Closure #15/96
1997 February 26

Page 3

3.0 Conclusion:

The measures outlined in this report are steps in the implementation of the Edmonds Town Centre Plan related to Taylor Park. Portions of roads are proposed to be closed in exchange for road dedication to provide access to Taylor Park and Council authority is requested for preparation and introduction of a Highway Exchange Bylaw, preparation of all necessary plans and granting and execution of various rights-of-way. Pursuant to Subsection (2) of Section 539 of the Municipal Act, Council may, by resolution (needs an affirmative vote of at least 2/3 of all Council members) grant rights-of-way over City-owned property.



D. G. Stenson
APPROVING OFFICER

AD:hr
Atts.

cc: City Solicitor
Director Engineering
Director Recreation & Cultural Services
Chief Building Inspector
(Attention: J. Cusano)

L. 160

M2
PLAN LMP19410

L. 171
(RM4)

CD
(C3, C1)

L. 95
(RM3)

CD
(RM4)

CD
(P6, P2)

CD
(P6, M2)

P3

R5

INTERIM VEHICULAR
ACCESS R.O.W.

L. 171

CD
(RM3)

L. 172

B.S.
A.S.
G.S.

TAYLOR
PARK

SKETCH I.

155A

H.
PLAN 12485

M2

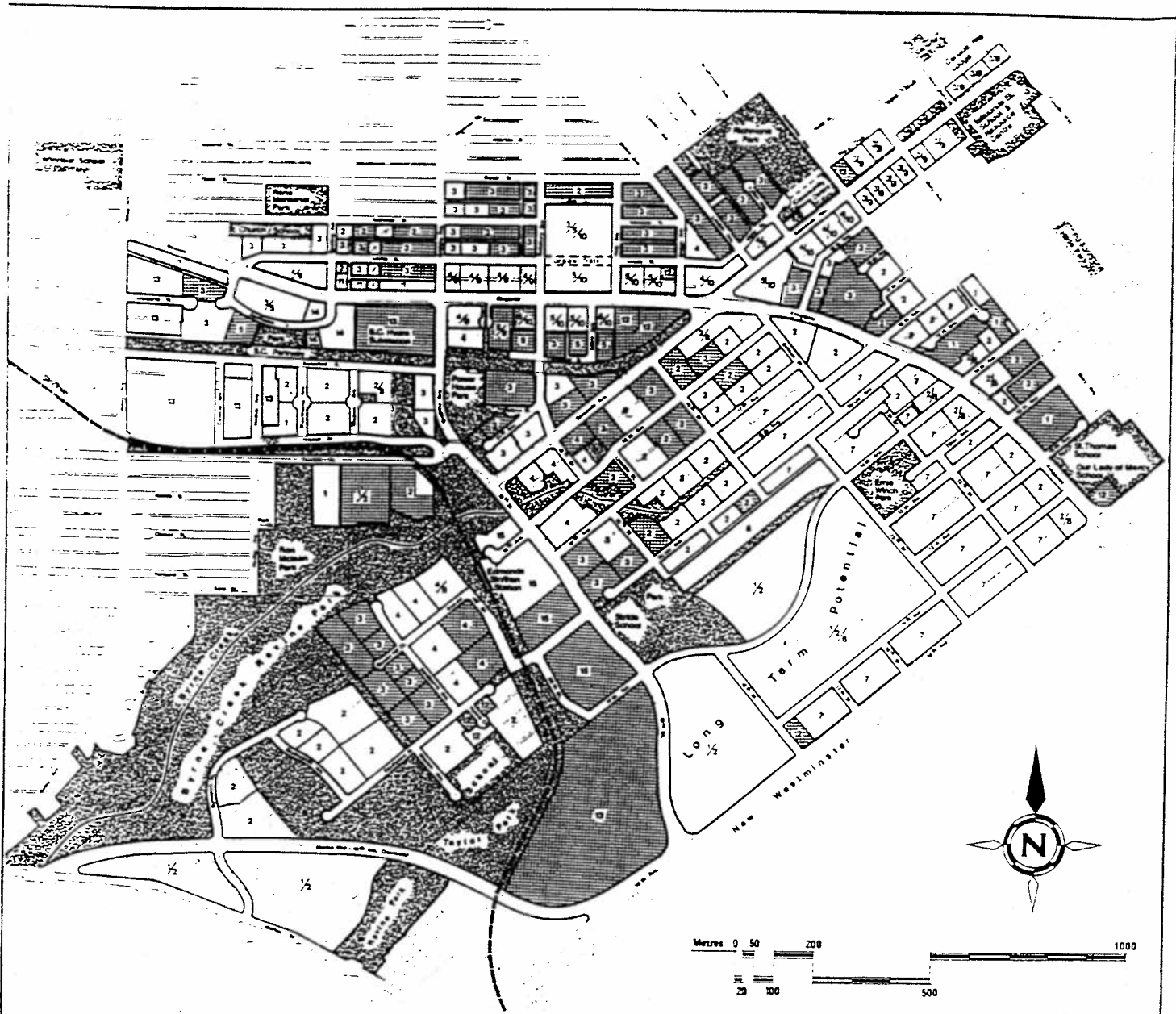
M2

L. 155A

R5

L. 171
(M2)

CD



Legend:

- High Rise Apartments**
- 5 — RM5 (100 units per acre maximum)
- 4 — RM4 (80 units per acre maximum)
- Low Rise Apartments**
- 3 — RM3 (50 units per acre maximum)
- Low Rise Apartments / Ground-Oriented Multiple Family**
- 2 — RM2 (40 units per acre maximum)
- Ground-Oriented Multiple Family**
- 1 — RM1 (25 units per acre maximum)
- 3 — Townhousing (12 units per acre maximum)
- Single and Two-Family Infill**
- 7 — Potential Area Rezoning

- Commercial**
- 8 — C1 Neighbourhood Commercial
- 9 — C2 Community Commercial
- 10 — C3 General Commercial
- 11 — C4 Service Commercial
- 12 — Institutional (including Seniors Housing, Churches, etc.)
- 13 — Industrial
- 14 — Nikkei Complex (Rezoning Reference #7/93)
- 15 — B.C. Hydro Headquarters Complex (Rezoning Reference #35/90)
- Park, School, Trail, Ravine and Open Space Area
- Completed or Rezoned in Accordance with Development Guidelines

Development sites in the Edmonds Town Centre are generally to be zoned to Comprehensive Development District (CD) utilizing the outlined zoning designations as guidelines.

This Sketch is subject to updating on a continuous basis.

SKETCH 2. Updated To: October 1996

