

**TO:** CITY MANAGER

2002 October 29

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** COST SHARING FOR JOINT SUBDIVISION  
WITH SCHOOL DISTRICT  
SUBDIVISION REFERENCE #22/97

**PURPOSE:** To seek Council authority for the expenditure of funds for the City's share of the servicing costs for the Joint Subdivision at Mission Avenue and Southpoint Drive adjacent to Taylor Park.

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**RECOMMENDATIONS:**

1. **THAT** Council authorize the cost-sharing arrangement outlined in this report and the joint subdivision and equal area land exchange with the School Board as illustrated on the attached Sketch #1.
2. **THAT** Council authorize the City Solicitor to pursue the preparation and execution of an agreement between the School District and the City for the work associated with the construction and inspection of the services.

**REPORT**

**1.0 Background**

A joint subdivision is being pursued by the City and School District in conjunction with the rezoning of the site for the Taylor Park Elementary School. This was previously referenced in Rezoning Reference #00-24. As was previously outlined, the joint subdivision involves two existing lots, 7590 Mission Avenue which is owned by the School District, and 6736 Southpoint Drive which is owned by the City. The equal area land exchange will create the school site and a City site for future multiple family development at RM2 density, in accordance with the adopted Edmonds Town Centre Plan, as illustrated in Sketch #2.

The costs of servicing the two properties being created are to be shared by the City and School District. The rezoning report for of the school site (Rezoning Reference #00-24) was received by Council on 2000 September 25 and noted that this cost-sharing report would be forthcoming.

## 2.0 Servicing Cost

Servicing requirements for this joint subdivision include:

- construction of Mission Avenue to an 11m pavement standard with a separated sidewalk on the south side and a separated 4.0m bike/pedestrian trail on the north side, as well as street trees, boulevard landscaping and street lighting.
- an illuminated cross walk on Southpoint Drive at Mission Avenue.
- a 4m asphalt pathway with lighting within a 10m statutory right-of-way from Hanna Court to Taylor Park along the northeast property line of a City lot and the school site.
- separated sidewalk with boulevard grass and street trees on Southpoint Drive adjacent to the City's multiple-family development site.
- water, storm and sanitary sewer mains along Mission Avenue.

The final estimated cost of the City's share of servicing costs (including 10% contingency, 15% engineering, and GST) is \$480,000 based on relative property frontages. Sufficient allocation for this project will be included in the 2003 to 2007 Provisional Capital Program under Land Assembly and Development upon Council approval. The School District's estimated share of the servicing costs is \$297,050 plus \$19,711.05 required payments for work by the City. The works will be undertaken by the School District with the City contributing payments to works completed to a maximum amount of \$480,000. The relative cost shares reflect the fact that the majority of the Mission Avenue road frontages and all the Southpoint Drive frontage involved is City-owned.

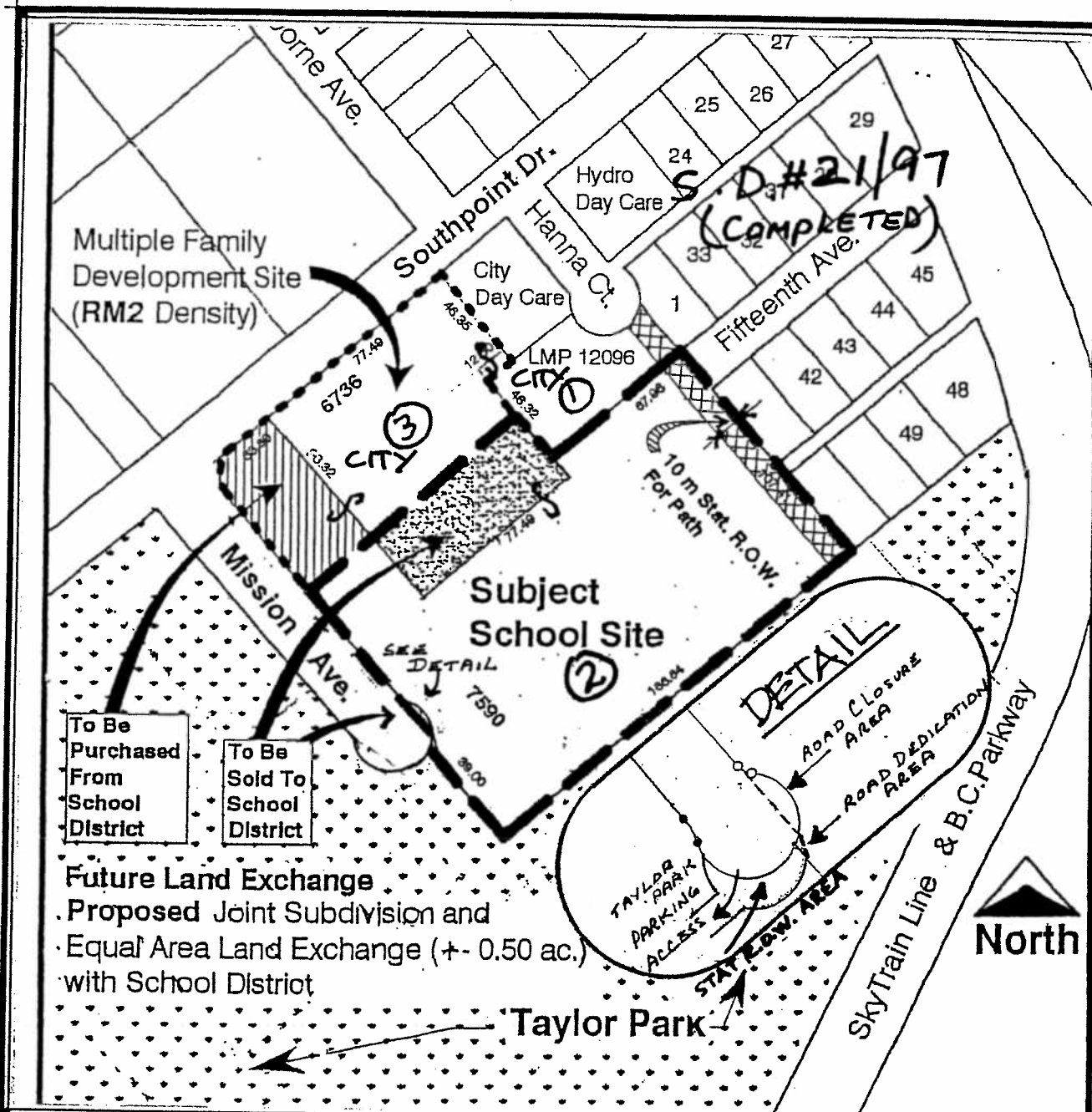
The above estimates do not include the joint parking lot for Park and School use which will be developed on the Taylor Park site across Mission Avenue from the school site. Cost-sharing for this project was previously approved by the Parks, Recreation and Cultural Commission and by Council, and is included within the Parks Capital Program for 2003.



J. S. Belhouse  
Director Planning and Building

RR:gk  
Attach

cc: Director Engineering  
Director Finance  
Director Parks, Recreation and Cultural Services  
City Solicitor  
Rezoning Reference #00-24



Date:  
2001 OCT.

Scale:  
1:2500

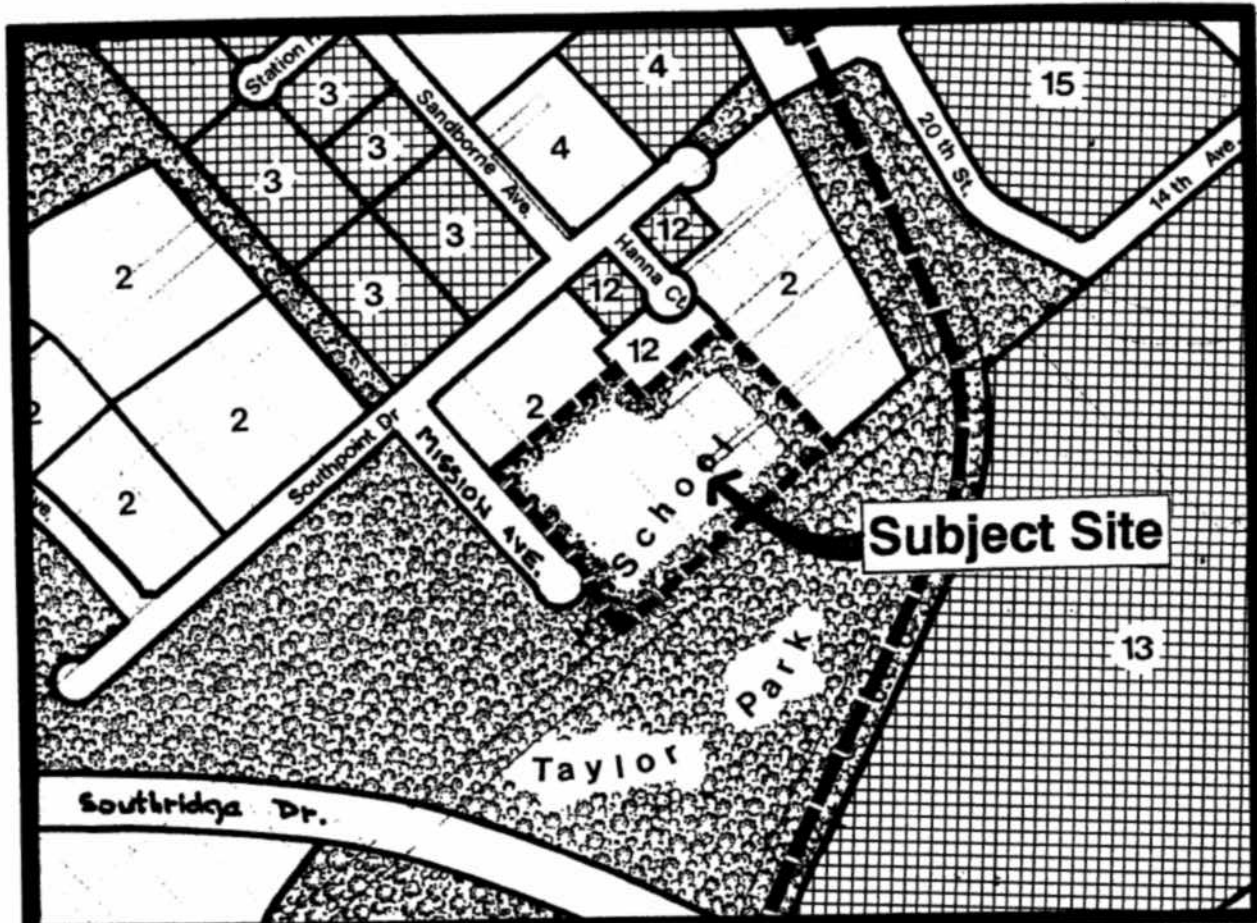
Drawn By:  
JPC/AD/RR



City of  
Burnaby  
Planning & Building Dept.

SKETCH # 1

PROPOSED LAND EXCHANGE  
TAYLOR PARK SCHOOL SITE  
SD# 22/97 ; REZ# 00-24



**Legend:**

- High Rise Apartments**  
 5 — RMS — (100 units per acre maximum)  
 6 — RMA — (80 units per acre maximum)
- Low Rise Apartments**  
 3 — RMD — (50 units per acre maximum)
- Low Rise Apartments / Ground-Oriented Multiple Family**  
 2 — RMC — (40 units per acre maximum)
- Ground-Oriented Multiple Family**  
 1 — RM1 — (25 units per acre maximum)  
 8 — 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 — Mixed Complex (Rezoning Reference #7/93)  
 15 — B.C. Hydro Headquarters Complex (Rezoning Reference #36/90)
- Park, School, Trail, Reserve 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.



**Edmonds Town Centre Plan  
 Development Guidelines**



Planning And Building Department

Scale: 1=2500

Drawn By: J.P.C.

Date: Sept. 2000

**TAYLOR PARK ELEMENTARY SCHOOL  
 REZONING REFERENCE 00 --- 24**

Sketch # 2