

**TO:** CITY MANAGER

2003 July31

**FROM:** DIRECTOR PLANNING AND BUILDING

**RE:** CITY COST-SHARING FOR VARIOUS SERVICING ITEMS  
 7777 - 18<sup>TH</sup> STREET  
 Rezoning Reference #02-07, Subdivision Reference #02-34  
 EDMONDS TOWN CENTRE PLAN

**PURPOSE:** To seek authority from Council to cost-share with the applicant for Rezoning Reference #02-07 on various costs related to servicing the proposed school site.

**RECOMMENDATIONS:**

1. **THAT** Council authorize staff to pursue cost-sharing with the Burnaby School District, the applicant for Rezoning Reference #02-07, for various servicing costs related to subdivision of the former Telus site and development of the proposed Southeast Secondary School.
2. **THAT** Council approve the expenditure of \$714,675 for the City's portion of servicing costs related to the development of the proposed Southeast Secondary School.

**REPORT**

**1.0 BACKGROUND**

On 2003 May 05 Council gave Second Reading to a rezoning bylaw that provides for the development of a secondary school on a portion of the former Telus site located at 7777 18<sup>th</sup> Avenue (see *attached* Sketch #1). Development of a secondary school on the subject site is consistent with the Edmonds Town Centre Plan (see *attached* Sketch #2) as amended by Council on 2001 July 09, following a public consultation process. The Burnaby School District, in concert with the City, acquired the former Telus site in 2000, for development of a new Southeast Burnaby Secondary School, which is a primary component of the required infrastructure to meet the City's existing and anticipated growth demands in the area. The City's participation was required to secure the site because, although the whole site was not required for the proposed school, Telus had indicated its strong desire to sell the entire property at one time. To facilitate this purchase by the School District and City, a subdivision of the Telus site was completed, with servicing deferred. The City now owns two vacant future residential development sites adjacent to the school site.

In an earlier report to Council on 2003 April 07 related to Rezoning Reference #02-07, the adopted recommendations included a joint subdivision to accomplish required road dedications as well as a small equal area land exchange between the School District and the adjacent City site in order to accommodate the desired school driveway layout. This report also contained provisions to address the deferred servicing for the original subdivision of the former Telus site and the servicing of the proposed new school site to be pursued jointly between the Burnaby School District and the City. Servicing designs and estimates for the proposed joint subdivision have now been finalized.

## **2.0 PROPOSED COST-SHARING ARRANGEMENT**

The developer, as part of the servicing requirements for the rezoning and related subdivision applications, is funding roadworks abutting the school site, sanitary sewer, storm sewer and waterworks, as well as construction of two bus shelters on 14<sup>th</sup> Avenue near Griffiths Drive, construction of illuminated crosswalks on 14<sup>th</sup> Avenue and 18<sup>th</sup> Street and on 18<sup>th</sup> Street roughly at the proposed entrance to the school, and undergrounding of BC Hydro and Telus overhead wires and pole relocation.

The items proposed for City cost-share with the developer include road improvements, primarily for 10<sup>th</sup> Avenue, and for missing pedestrian links in the area, as well as storm sewer and waterworks related to the creation and servicing of the City development sites. Included in the City's cost is a relatively small amount which could be used to negotiate for any future rights-of-way over private property necessary to complete the pedestrian linkages in the area, the details of which could be provided in a separate report, if necessary.

The earlier Council report of 2003 April 07 noted that the final cost to the City in conjunction with this project would be provided once the final design and estimate had been completed. It is noted that the Burnaby School Board will be undertaking this project and will invoice the City for the City's portion. The final estimate for the City's portion of works related to the subject subdivision is \$714,675. For information, the final estimate for the developer's (Burnaby School District) portion is \$434,000. It is noted that the lower cost for the Burnaby School District, relative to that of the City, can be attributed to road works on 10<sup>th</sup> Avenue along the school site's frontage having been completed in the past in connection with the recent Southridge Drive improvements.

## **3.0 FINANCING**

Sufficient Land Assembly Reserves are available and the City's portion of this project is partially included under the 2003 Land Assembly and Development component of the 2003-2007 Annual Capital Program in the amount of \$617,900. This project will commence in 2003 and is scheduled to be completed in 2004. The 2004 Provisional budget will be adjusted accordingly to include this project. However, the City will be applying to TransLink for funding under the Major Road Network (MRN) minor capital program. Steps are under way to have 10th Avenue included in the MRN.

#### 4.0 CONCLUSION

The proposed Southeast Secondary School on the subject site is identified as an important infrastructure priority in the Edmonds Town Centre Plan. By moving forward with the servicing in conjunction with Rezoning Reference #02-07, and in line with previous Council direction, the City is sharing some of the costs related to the deferred servicing provisions for the joint subdivision of the former Telus site and the servicing of the new school, including road works and other infrastructure improvements which will also benefit the proposed City-owned sites designated for multiple family redevelopment. It is noted that disposition of the City-owned redevelopment sites will occur shortly after development of the school, and will be addressed separately in a future report to Council. Council approval to fund this project in the amount of \$714,675 is required to proceed with the above noted approach with the applicant (Burnaby School Board) of Rezoning Reference #02-07.



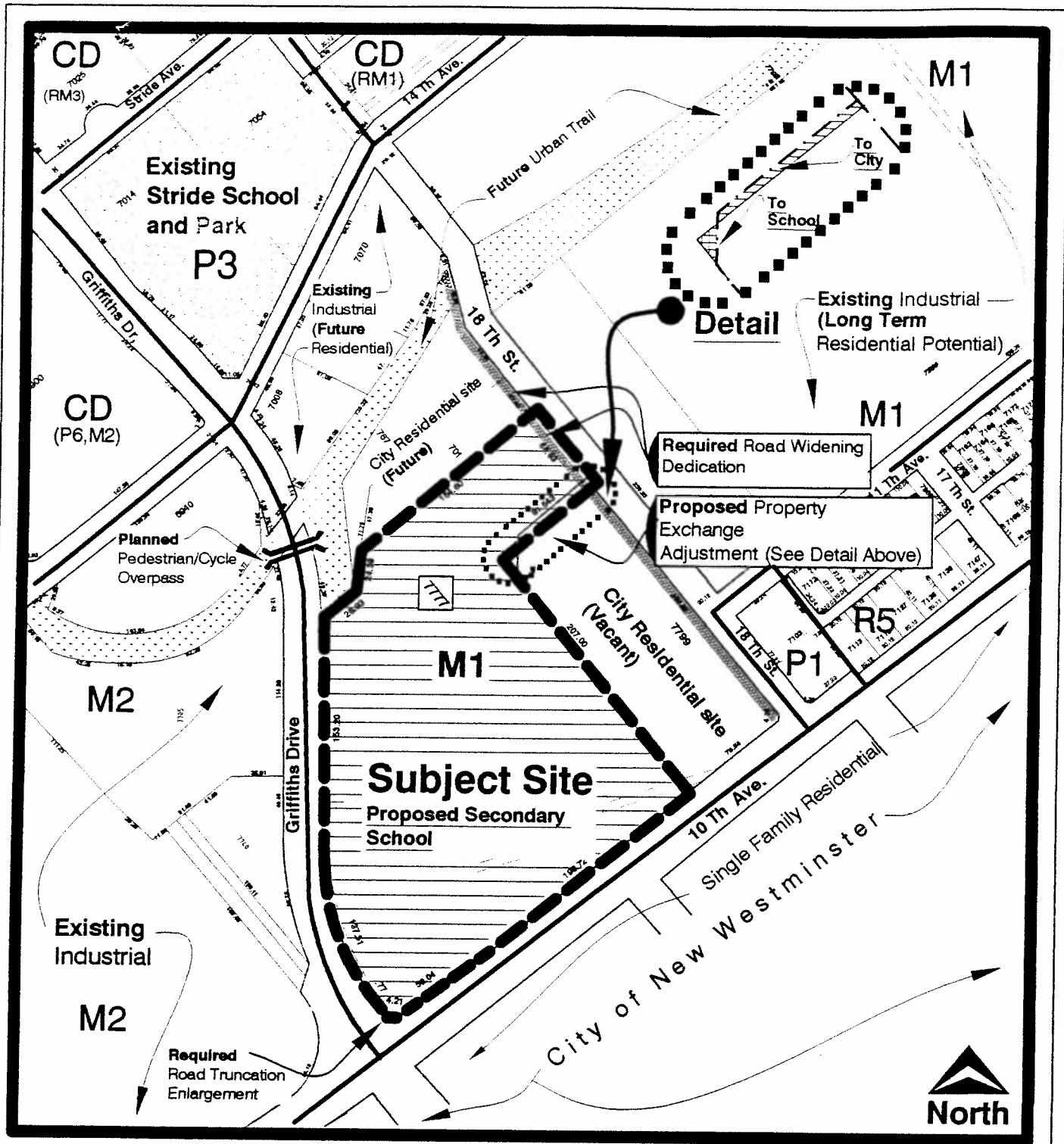
J. S Belhouse  
Director Planning and Building

EK:gk

**Attachments (2)**

cc. Director Finance  
Director Engineering

P:\Gulzar\Edward Kozak\Rez 02-07\Cost-Share Report.wpd



**Planning and Building Department**

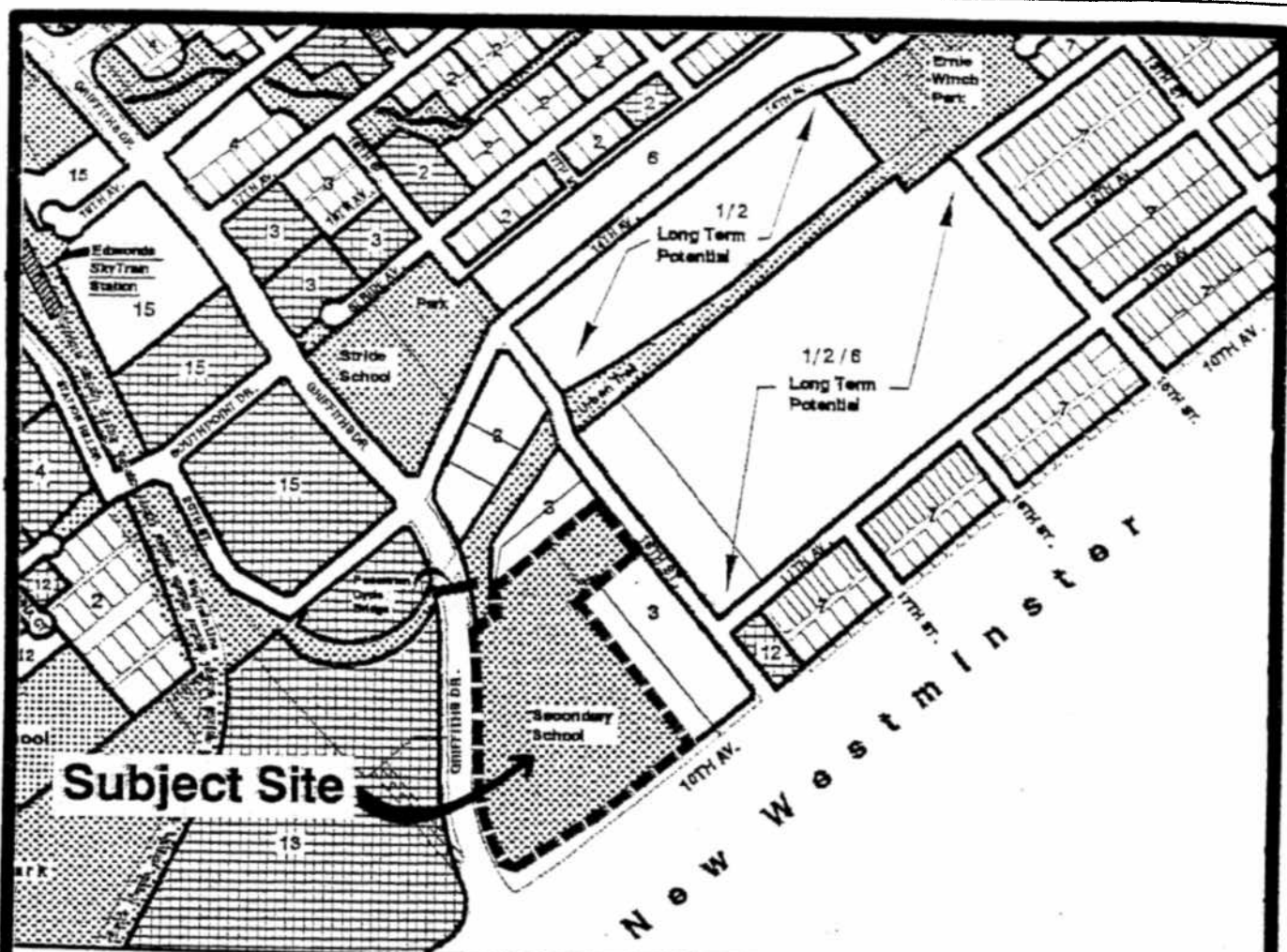
Scale: 1 = 4000

Drawn By: J.P.C.

Date: March 2003

**REZONING REFERENCE 02 -- 07**  
**7777 -- 18 th Street**

Sketch # 1



**Subject Site**

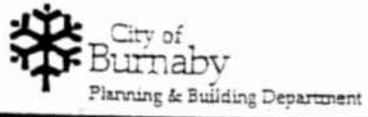
**Legend:**

- 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 / Greens-Oriented Multiple Family**
- 2 — RM2 — (40 units per acre maximum)
- Green-Oriented Multiple Family**
- 1 — RM1 — (25 units per acre maximum)
- 6 — Townhousing — (12 units per acre maximum)
- Single and Two-Family Infill**
- 7 — Potential Area Rezoning

**Commercial**

- 1 — C1 Neighbourhood Commercial
- 8 — C2 Community Commercial
- 16 — C3 General Commercial
- 11 — C4 Service Commercial
- 12 — Institutional (including Sewers Housing, Churches, etc.)
- 13 — Industrial
- 14 — Retail Complex (Rezoning Reference #7/93)
- 15 — B.C. Hydro Headquarters Complex (Rezoning Reference #36/90)
- Part, School, Trail, Reserve and Open Space Area
- Consented 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: N.T.S.

Drawn By: J.P.C.

Date: May 2002

**REZONING REFERENCE 02 -- 07**  
 7777 -- 18 th Street

Sketch # 2

