

15. Re: Kingsway Town Centre Between Willingdon and
Barker Avenues

The following is a report dated February 3, 1972, from the Director of Planning regarding the above.

RECOMMENDATION:

THAT the recommendations of the Planning Director be adopted.

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CONCEPT

The Planning Department has recently held a number of discussions with various parties involved in the development of this part of the Kingsway Town Centre.

The concept for this part of the Town Centre has been developed in principle in the Apartment Study, which designated the area north of Kingsway between Barker and Willingdon Avenues for a high density integrated development of residential and commercial uses. Areas of comprehensive development are consistent with the envisaged intensification within the town centre and provide a transition from the high density commercial core to the high and medium density residential developments surrounding the town centre. The mixed uses would support each other and a more viable commercial development would be obtained. At the same time the quality of residential environment would be improved as a result of a higher level of accessibility, service and convenience, provided that the necessary residential amenities were assured.

EXISTING DEVELOPMENTS

No detailed Community Plan has been established for the subject area. However, the concept was further refined and implemented in two rezonings: the Burnaby Centre proposal (RZ 74/69) and the CD scheme between Grange and Kingsway west of the Orchard Shopping Centre (RZ 16/70).

The Burnaby Centre proposal, which includes two residential towers with 392 units, an office block and a shopping mall, is presently under construction. The project covers the block bounded by Kingsway, Barker, Grange and Chaffey with the exception of the four lots fronting on Chaffey, as shown on the attached sketch.

The two lots west of the Orchard Shopping Centre and east of the Safeway site have been rezoned to allow a CD proposal which includes an apartment tower with 205 units fronting on Grange Street, an office block and three restaurants, facing Kingsway. The apartment tower has recently been completed and most of its suites are occupied.

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An essential part of both schemes is the establishing of a deck above Kingsway level to provide the necessary amenities for the residents and to create a pedestrian environment of an urban nature. Both schemes separate as much as possible the pedestrian from vehicles and all parking is covered. Deck levels and parking levels have been conceived so as to provide opportunities to relate and to link physically these developments with future comprehensive developments on both sides of Chaffey Avenue and, possibly, on the south side of Kingsway.

PROPOSED DEVELOPMENTS

For some time the Department has received indications from developers that they are proceeding with acquisition of the four lots west of Chaffey, for a development proposal compatible with the area concept and the adjacent Burnaby Centre.

The Department has recently been approached by Safeway Canada Limited with a proposal to replace their existing foodstore at the north-east corner of Chaffey and Kingsway with a new facility. The subject site, including the vacant rear portions, presently experiences C3 zoning which would permit the proposed use. The Department has come to the conclusion that the proposed food market, which is fully surrounded by on-surface parking, is a low-intensity use of poor environmental characteristics and, therefore, cannot be reconciled with the established area concept.

CONCLUSION

It appears that the focus of the Kingsway Town Centre development has shifted lately to its westerly parts. The Department feels strongly that with the recent Safeway proposal a critical point has been reached in the planning decision making as it affects this general area. It is our opinion that in order to protect the interests of those parties that have made substantial investments in the projects mentioned, and to assure the necessary quality of residential environment for the residents of these projects, it is vital to achieve compliance of future developments with the established area concept. To achieve this objective the Department would recommend that the area between the Burnaby Centre and the recently completed high-rise apartment be rezoned to CD

Comprehensive Development on the basis of its present use, layout and existing structures. Council would then consider development applications through the process of amending the CD zoning and thus make it possible to implement the Town Centre concept and preserve the substantial investment already made towards the concept in this area.

RECOMMENDATIONS

It is recommended that:

1. Council confirm the established area concept of integrated development of mixed residential and commercial uses.
2. The area on the north side of Kingsway between Burnaby Centre and the existing high-rise apartment be rezoned to CD Comprehensive Development to protect the implementation of the area concept; such rezoning to be forwarded to a Public Hearing for further consideration.

