

ITEM	2
MANAGER'S REPORT NO.	86
COUNCIL MEETING	Dec. 19/77

Re: LETTER FROM ANNE SCHAEFER WHICH APPEARED ON THE AGENDA
FOR THE DECEMBER 12, 1977 MEETING OF COUNCIL (Item 3m)
SENIOR CITIZENS' RESIDENCE - HALL TOWER 2
KINGSWAY/EDMONDS
REZONING #20/74

On December 12, 1977 Council received a letter from Anne Schaefer regarding the lack of green grass and trees around the perimeter of the Senior Citizens' Hall Tower 2 residence.

Following is a report from the Director of Planning on the above subject.

RECOMMENDATION:

1. THAT a copy of this report be sent to Anne Schaefer.

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PLANNING DEPARTMENT
13 DECEMBER, 1977

TO: MUNICIPAL MANAGER

FROM: DIRECTOR OF PLANNING

SUBJECT: ENQUIRY OF ANNE SCHAEFER
SENIOR CITIZENS' RESIDENCE - HALL TOWER 2
KINGSWAY/EDMONDS
REZONING #20/74 (ATTACHED SKETCH)

The Planning Department has been asked to reply to a letter from Anne Schaefer concerning the Senior Citizens' Hall Tower 2 residence, citing the "complete lack of green grass, trees around its perimeter," and suggestions on the provision of further landscaped public open space.

The landscaping for the Hall Tower 2 was approved by the Building Department on May 25, 1977. The project site has been visited on December 12, 1977 by Planning Department staff and we would report that the approved landscaping proposals composed of wood planters, and planting beds over the concrete deck of the underground parking and other landscaping treatment, including some grassed areas, appear to have been implemented and even bearing in mind its current dormant state, in areas is very handsome. The ground floor lounge opens directly on to the landscaped deck which can serve as a promenade and sitting area as well as a necessary use as a fire truck access. Perhaps the extensive use of bark mulch appears "stark" to the writer, but once the ground shrubs and other plant materials expand, the overall landscaping should appear much softer. Hall Tower 1 which was constructed some years ago has a higher proportion of surface parking than the second tower. However, handsome areas of concentrated landscaping are provided on the Hall Tower 1 site.

With reference to the suggestion that an existing Library parking area to the north of Hall Tower 2 be developed as a landscaped

Hall Tower 2
page 2

ITEM	2
MANAGER'S REPORT NO.	86
COUNCIL MEETING	Dec. 19/77

area, the Chief Librarian reports that:


103

"The car parking facilities at Kingsway Branch Library are necessary and cannot be reduced without serious inconvenience to library readers. Library usage at Kingsway Branch is presently increasing. The defeat of the referendum will place added strains upon this library which presently houses the nucleus of the collection that was to have been placed in the main library".

The area of older single-family dwellings to the west of Hall Tower 2 referred to in the letter is designated for public institutional development use in the Adopted Community Plan, Area "O".

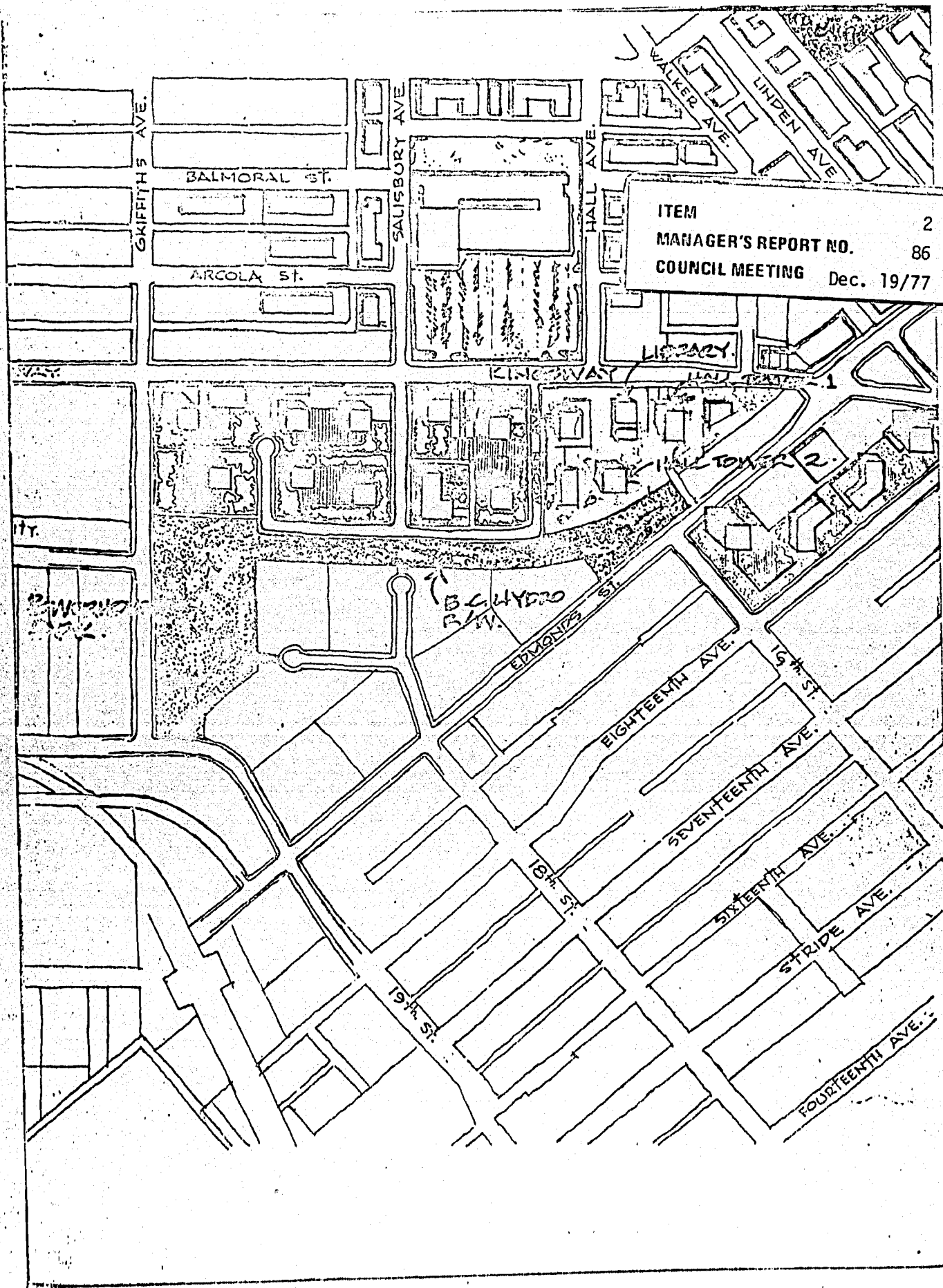
However, we would agree with Anne Schaefer that proximate natural public open spaces are required in these developing higher density apartment areas. The parkland acquisition levy has been established by Council to assist in providing these neighbourhood oriented public open spaces. The provision of neighbourhood public open space within this Adopted Community Plan requires further property acquisitions to complete Powerhouse Park, just east of Griffiths, and the development of this park and the stretch of B.C. Hydro right-of-way between Griffiths and Edmonds for landscaped park purposes. These community plan public open space provisions will continue to be pursued by the Planning Department in cooperation with the Parks and Recreation Department.

This is for the information of Council.


A. L. Parr,
DIRECTOR OF PLANNING

KI:ea
Attchmt. Sketch

c.c. Chief Librarian
Chief Building Inspector
Parks and Recreation Administrator
Land Agent



Date

DEC/77

Scale

1"=100'

Drawn By

COMMUNITY PLAN AREA "O"

DESIGN BY ANNE SCHAEFER.

Burnaby Planning Department

