

ITEM	7
MANAGER'S REPORT NO.	73
COUNCIL MEETING	1979 10 29

RE: KINGSWAY/EDMONDS AREA PLAN
PUBLIC INFORMATION MEETING
EDMONDS HOUSE ON 1979 OCTOBER 11

Following is a report from the Director of Planning on a public meeting that was held on 1979 October 11 regarding the Kingsway/Edmonds Area Plan.

RECOMMENDATION:

1. THAT the recommendations of the Director of Planning be adopted.

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TO: MUNICIPAL MANAGER PLANNING DEPARTMENT
1979 October 24

FROM: DIRECTOR OF PLANNING

SUBJECT: KINGSWAY/EDMONDS AREA PLAN
PUBLIC INFORMATION MEETING
EDMONDS HOUSE - 1979 OCTOBER 11

RECOMMENDATIONS:

1. THAT this report be referred to the Advisory Planning Commission and Parks & Recreation Commission for review and comment.
2. THAT upon receipt of input from the two Commissions, the Planning Department be authorized to prepare a final report on the Kingsway/Edmonds Area Plan for submission to Council.

REPORT

A Public Information Meeting was held at Edmonds House on 1979 October 11 to describe and discuss the Kingsway/Edmonds Area Plan. Approximately one hundred and fifty people were in attendance. Planning Department staff described the proposed Plan, the process which led to its formulation and the process by which a plan would be adopted. Staff then invited and received comment on the proposal and responded to questions.

This report further discusses issues raised at the meeting. The comments made at the meeting have been arranged into issues with public and Planning Department comments.

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ISSUES IDENTIFIED

1. Middlegate Shopping Centre Expansion Potential -

(a) Public Comment

Individuals expressed the comment that adequate parking must be maintained for the shopping centre. Comments were made related to the visual and acoustical impact of Kingsway on any proposed residential development. People wished that some open space be maintained in this area; expressing the view that the parking lot does provide such open space.

(b) Departmental Comment

The Plan accommodates the expansion potential of Middlegate which could include a mixture of residential and commercial uses. The current owners have indicated that such a development may be achieved through complete demolition and new construction in the longer term. Any residential development would have to be substantially set back from Kingsway. Quality usable landscaped residential outdoor areas would be expected which may be at grade level or on roof garden spaces. An acoustical study would be required to ensure that residential development complied with the acoustical standards adopted by Council. Landscaped open areas in the form of plaza spaces would be expected between any proposed buildings and Kingsway, and within the development, as part of such a major redevelopment proposal. Such a redevelopment proposal would provide the number of parking spaces required for shopping centre and residential development.

2. High Rise Residential Buildings -

(a) Public Comment

Some individuals expressed an objection to the construction of high rise residential buildings.

(b) Departmental Comment

High density residential development has been proposed for the area bounded by Griffiths, Kingsway and the proposed park strip (B.C. Hydro right-of-way), a site at Walker and Arcola, a site on Edmonds between Kingsway and Humphries, and the Middlegate site as discussed above.

These sites are all close to the core commercial area; in fact, many are mixed-use commercial/residential sites. The sites are separated from single and two family housing by RM3-type apartment development yielding a desirable interface situation.

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2. (b) Cont'd.

This approach is in keeping with the concept of clustering higher density development within commercial core areas. Former high density sites abutting single family areas south of Edmonds have been eliminated from this Plan. High density site development may take the form of high rise towers, but not necessarily. Other forms would also be supported in certain instances to provide variety. The high rise form results in low site coverage which will provide relief in those areas currently uniformly developed with three storey buildings. Buildings with lower site coverage will permit the character of Powerhouse Park and the park strip to penetrate the apartment area through the development of complementary landscape plans. Such development will also preserve view corridors which would otherwise be reduced. The greater density of development will promote a more lively commercial core and a population able to support a greater range of shops and services.

3. Institutional Site on Edmonds Street at Sixteenth Street -

(a) Public Comment

Questions were asked about parking, the scale of development and its compatibility with the single and two family area.

(b) Departmental Comment

This site which includes three residential lots has been designated as suitable for institutional development. It would be recommended that the property be rezoned to Comprehensive Development at the time a suitable proposal for this site was received. Such zoning would permit control over the scale and use compatibility in relation to the nearby residences. Adequate off-street parking must be provided to accommodate any proposed use. Residential development is not considered desirable due to the combined impacts of the bus loop, Edmonds Street and the Safeway parking lot.

4. Residential Development on Kingsway -

(a) Public Comment

Questions were asked about the quality of residential environment which could be achieved on Kingsway.

4. (b) Departmental Comment

Multiple family residential development has been proposed for several sites along Kingsway. West of Edmonds these sites will involve mixed use development. The residential components will be buffered from Kingsway by the commercial components. These will be more urban residential settings suitable for people without children. Adequate recreational and private outdoor areas will be provided. For all housing developments along Kingsway acoustical studies will be required in accordance with the Council's adopted policy. Special design measures will be taken as required to ensure a suitable acoustical situation. Consolidations recommended for residential development on Kingsway east of Edmonds are deeper than is typical to allow for substantial landscaping including berming between Kingsway and these family oriented residential sites. These landscaped areas will provide a good separation from Kingsway and improve the image of Kingsway. Residential access will be from secondary streets rather than Kingsway.

5. Arcola-Vista Crescent Road Connection -

(a) Public Comment

Questions were asked about the need for this connection and its impact on the development potential of the abutting properties.

(b) Departmental Comment

The desirability of this link has been outlined in past reports to Council. Essentially, the link will accommodate convenient access to shops and residential buildings bordering it and will provide access from apartments on Linden Avenue and Fulton Avenue to Middlegate Shopping Centre and future shops and services on Arcola Street. Suitable, viable sites will be created on either side of Vista Crescent for residential and commercial development. As noted in the Kingsway/Edmonds Area Plan report, development could occur over the street subject to approval of a Comprehensive Development scheme.

6. Size of Consolidations -

(a) Public Comment

One individual expressed a concern that the size of consolidations proposed for mixed use sites is too large and precludes the small developer.

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6. (b) Departmental Comment

As with other community plans adopted by Council, this Plan recommends suitable consolidations. Consolidations are defined to guide developers, to avoid locked-in lots and to avoid a piece-meal development pattern. In the case of mixed-use sites, suitable larger consolidations are particularly necessary to provide desirable residential and commercial situations. Larger sites facilitate suitable residential setbacks, successful, non-conflicting integration of the two uses, and adequate outdoor, ground-oriented areas for the residential component. We would reconfirm that the consolidations shown on the plan are the minimum suitable; in fact, smaller than in some other areas such as Metrotown. It is noted that many other desirable development opportunities exist in Burnaby for the smaller developer, and that many of these opportunities are near the core areas.

7. Proposed Neighbourhood Park at Seventeenth Avenue and Humphries Avenue -

(a) Public Comment

Questions were asked related to the timing of this park development in relation to adjacent apartment development; the main concern being that existing residents do not wish to be abutting the park.

(b) Departmental Comment

The multiple family residential development envisioned for this portion of the plan area is intended to be oriented towards families with children. The housing forms will be garden apartments and townhousing. It is felt that the existing developments, such as Sylvan Gardens and the future family housing development in this area, will increase the need for a local open space and playground facilities for children who are too small to travel to neighbourhood parks. While it would be possible to expand the size of Hilda Park, which is a neighbourhood park, situated approximately 1/4 mile to the east, it is felt that the proposed new park would be relatively more effective in providing a place for small children to play on a day-to-day basis in the immediate area of their homes. This site would also provide a place for mothers, seniors or other residents of the area to interact or meet in a local public park environment. The park site would assist in providing a public open green space area for the surrounding apartment community separate from the Kingsway corridor.

It is generally felt that higher density children-oriented housing areas should have an adequate level of open space and play environments within the immediate area. The proposed park site would utilize two adjacent road right-of-ways and involve the purchase of three residential lots, thus nearly half of the park site would be on what is now roadway.

7. (b) In response to residents' concerns expressed about the impact of the park, it would be appropriate to develop the park site only after the abutting properties to the north have been rezoned. The Seventeenth Avenue roadway would remain open until the properties south of it have been rezoned.

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The Parks and Recreation Department staff have indicated that they feel that the need for children's playspace can be met within private developments or through the expansion of Hilda Avenue Park. The Parks staff feel that the use of Hilda Park is preferable from the programming and maintenance aspect to the proposal to develop a new park (refer to Appendix attached).

In light of the questions which have been raised regarding this aspect of the proposed plan, staff will continue to assess the park proposal and discuss the matter with the Advisory Planning Commission and the Parks and Recreation Commission before the final plan is submitted for the consideration of Council.

8. Park/Trail Link (Powerhouse Park, LRT Station, and Stride Avenue Ravine Park)


(a) Public Comment


A question was asked about the adequacy of this linkage.

(b) Departmental Comment

The desirability of this link is recognized. The park/trail system should, ideally, link nodes of activity. This trail system will provide access from the neighbourhood south of Edmonds Street to the proposed LRT station and from the LRT station through Powerhouse Park and along the park strip to the commercial core. Continuity of this system will be provided through the LRT station site in a suitably landscaped, albeit more urban, setting. Appropriate crossings of Edmonds and Nineteenth Street will be designed in conjunction with the design of the LRT Station.

Upon receipt of input from the Advisory Planning Commission and the Parks and Recreation Commission it is the intention of the Planning Department to prepare a final report on this plan for submission to Council.


A. L. Parr
DIRECTOR OF PLANNING


CBR/BR/lf
attachment
cc Parks and Recreation
Administrator

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TO: DIRECTOR OF PLANNING DEPARTMENT: DATE: 1979 Sept. 18
Attn: C. Rowland
FROM: ADM. ASSISTANT DEPARTMENT: Parks & Recreation OUR FILE #
SUBJECT: NEW PARK SITE YOUR FILE #
APARTMENT STUDY AREAS 'O' AND 'P' AND
COMMUNITY PLAN 6

The Parks & Recreation Department has now taken a look at the new park site which you have proposed in figure 14 of the subject study.

You have indicated that the park would provide tot lot facilities eliminating the need to cross Edmonds and would also provide green space. Our evaluation addresses itself to these two points.

Tot Lot Facilities

The most convenient park for residents in this area is Hilda Avenue Park which can be reached without crossing any major roadways and is within a one quarter mile radius of most of the residents in this sector.

In addition, the sizeable Sylvan Gardens group of apartments immediately adjoining the proposed park site has its own playground facilities which are well used by the children in the complex.

It is our general feeling that at the present time the foreseeable needs of the neighbourhood are being met and this was reflected in the Burnaby Park Study which recommended no further acquisitions in Area 17.

If, in the future, there is need for additional space for passive or active recreation which we have not anticipated, these needs can be met by the expansion of Hilda Avenue Park. In our view this alternative, if required, is better from both the programming and maintenance aspects.

Provision of Green Space

If your concern is with providing a better aesthetic environment by having relief from buildings is it possible to require future developers to include green space within their development? In this way open space would be retained and the responsibility for maintaining it would remain with the owners.

In summary then we do not support the establishment of a new park site in Area 17 since the neighbourhood is being served by an existing park which can be expanded if future needs so dictate.

Pegi Lynds

PEGI LYNDS

PL:cw

APPENDIX