

THE CORPORATION OF THE DISTRICT OF BURNABY

File: 1941

ADVISORY PLANNING COMMISSION

HIS WORSHIP, THE MAYOR
AND MEMBERS OF COUNCIL

Madam/Gentlemen:

Report of the Advisory Planning Commission

1. Kingsway/Edmonds Area Plan

Recommendations:

- a) "THAT Council adopt the Kingsway/Edmonds Area Plan as illustrated on sketch 1 of Manager's Report No. 9, Item 5 and described in the Report entitled Kingsway/Edmonds Area Plan with the amended park trail connection to Powerhouse Park as illustrated on the Planning Department Design Sketch with the following additional considerations:
- i) That further consideration be given to constructing Beresford Street west to Griffiths Avenue with the retention of the trees within the current road allowance being incorporated into the park strip.
 - ii) That Council express concern to the Provincial Government regarding the lack of use of designated apartment parking spaces and that there be no future apartment development allowed in the Municipality of Burnaby until appropriate amendments have been made to the Municipal Act to include the parking rental fee within the rental agreement to ensure the provided apartment parking spaces are utilized.
 - iii) That the provision of public washrooms, complete with appropriate facilities for handicapped people, be made a condition of approval for any future redevelopment applications received from the management of the Middlegate Shopping Centre.
 - iv) That the area south of Edmonds Street to 18th Avenue, from 19th Street east to the Safeway parking lot (Kingsway) be included in the Kingsway/Edmonds Area Plan and designated as a buffer zone in the form of RM2 low rise apartment development.
- b) THAT Council concur with the recommendations of the Parks and Recreation Commission related to the Kingsway/Edmonds Area Plan and noted in Item 5, Municipal Manager's Report No. 19, Council Meeting 1980 March 10."

Attached to this report, for the information of Council, is a copy of Sketch 1 of the Municipal Manager's Report No. 9, Item 5 with the amended park trail connection to Powerhouse Park as illustrated on the Planning Department design sketch.

R E P O R T

The Advisory Planning Commission met on 1979 November 30 to review

- AGENDA 1980 03 17
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- PLANNER
- ENGINEER
- CHIEF BUILDING INSPECTOR

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the Plan. The Commission approved the Plan in principle and requested the Planning Department to review the desirability of constructing Beresford Street west to Griffiths Avenue and providing cul-de-sacs on Salisbury and Acorn at Kingsway. The Commission also suggested that staff consider building a simple block model of the planned area.

Council, on 1980 January 14 received Item 11, Municipal Manager's Report No. 3, 1980 January 14 which addressed the concerns as noted by the Advisory Planning and Parks and Recreation Commissions and the comments of an interested citizen.

Council on 1980 February 04 received Item 5, Municipal Manager's Report No. 9 concerning the Kingsway/Edmonds Area Plan. Council at this time also lifted Item 11, Municipal Manager's Report No. 3, 1980 January 14 on this same subject, from the table.

Council subsequently referred specific areas of concern relating to the Kingsway/Edmonds Area Plan to the Advisory Planning and Parks and Recreation Commissions and requested they give further consideration to these areas of the plan and requested that those persons who attended the public meeting held at Edmonds House and those persons who have written to Council on this subject be notified of the respective Commission meetings at which time these concerns would be reviewed.

The Advisory Planning Commission met on 1980 February 21 and entertained six delegations from the area. The area residents advised that they were in favour of the adoption of the Kingsway/Edmonds Area Plan with minor amendments made thereto.

On 1980 March 06, the Advisory Planning Commission met to review the concerns of the delegations as noted at the 1980 February 21 meeting and to formulate recommendations for Council consideration. The above mentioned recommendations reflect the concerns of the Advisory Planning Commission.

Respectfully submitted,

Mr. G.H.F. McLean,
Acting Chairman

Alderman D.N. Brown,
Member

RDS:ef

attach.

PLANNING DEPARTMENT
1980 January 08
Our File: 15.148 "0"

RECOMMENDATIONS:

1. THAT Council adopt the Plan for the Kingsway/Edmonds Area as illustrated on Sketch 1 (attached) and described in the report entitled Kingsway/Edmonds Area Plan with the amendments noted in this report.
2. THAT a copy of this report be sent to the Advisory Planning Commission, Parks and Recreation Commission and citizens who have expressed an interest.

REPORT

1.0 BACKGROUND

Council first received the Kingsway/Edmonds Area Plan report on 1979 August 27. The proposed Plan was subsequently presented at a public information meeting held in Edmonds House on 1979 October 11. A report on the meeting including public and Planning Department comments was received by Council on 1979 October 29 and referred to the Advisory Planning and Parks and Recreation Commissions along with the Plan. The report was also distributed to known delegations to the public information meeting for their information and comments.

After the public meeting, two interested citizens living in the area, met with Department staff and suggested that Twenty-first (21st) Street be terminated with a cul-de-sac at Nineteenth Street to eliminate traffic travelling through this local area and that the link between Powerhouse Park and the park south of Edmonds Street be enhanced. The citizens indicated that the vast majority of residents currently living in the area agreed with this proposal.

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KINGSWAY/EDMONDS AREA PLAN
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The Advisory Planning Commission met on 1979 November 30 to review the Plan. The Commission approved the Plan in principle and requested the Planning Department to review the desirability of constructing Beresford Street west to Griffiths Avenue and providing cul-de-sacs on Salisbury and Acorn at Kingsway. The Commission also suggested that staff consider building a simple block model of the Plan area.

The Parks and Recreation Commission met on 1979 December 19 and reviewed the Plan. The Commission endorsed the park and trail aspects of the Plan with the exception of the proposed new park site at Seventeenth Avenue and Humphries Avenue.

This report discusses the comments of the two Commissions and the interested citizen, and puts forward a recommendation to adopt an amended Plan.

2.0 COMMENTS OF ADVISORY PLANNING COMMISSION

2.1 Planning and Engineering Department staff have reviewed the idea of constructing Beresford Street west to Griffiths Avenue and providing cul-de-sacs on Greenford, Salisbury and Acorn Avenues at Kingsway.

The area bounded by Griffiths, Kingsway and Beresford will ultimately contain approximately 1,800 dwelling units plus commercial space. This area is the higher density core of the Community Plan. Due to the number of vehicular trips expected of this density of development, two accesses to the area should be provided. These accesses could be provided either by connecting Beresford to Griffiths and connecting Salisbury or Acorn to Kingsway while providing cul-de-sacs on Greenford and either Salisbury or Acorn; or by the approach shown on the proposed Plan. The approach shown on the Plan is favoured as it will cause less separation of the apartments from the park, a good stand of evergreens within the Beresford road allowance can be retained and incorporated into the park and access to commercial development parking can be better achieved with minimum disruption to the residential area and to traffic flows on Kingsway. Further, the connection of Beresford to Griffiths would result in through traffic in this residential area which can otherwise be eliminated. While it may be possible, upon obtaining the B.C. Hydro right-of-way, to divert Beresford to the south to retain the trees within the current road allowance, it would be more desirable to incorporate this treed area into the park strip. This approach is reflected on the proposed amended Plan which is the same in this respect as the currently adopted Community Plan Six.

2.2 The idea of building a block model of the area has merit. The model would be particularly useful as an aid to studying building relationships, shadow casting, etc., within the core of the Plan area. The model would show sites currently developed in accordance with the Plan and development proposed by the Plan. As new developments occurred, the proposed developments on the model would be replaced with approved developments. It is recommended that such a model be prepared for the core area only, as beyond the core development will be relatively uniform. Modelling a smaller area will enable us to use a larger scale and show greater detail. The area proposed to be included in the model is shown on Sketch 2, attached.

3.0 COMMENTS OF PARKS AND RECREATION COMMISSION

We have further reviewed the proposed park at Seventeenth Avenue and Humphries Avenue. We continue to be of the opinion that a park at this location would be desirable. Park space is necessary in apartment areas to balance the effects of increased building and population densities. However, it is recognized that, in this instance, the park is not absolutely essential and that other means can be sought to meet the general needs for open space. The Parks and Recreation Department has indicated that, if future needs so dictate, Hilda Park can be expanded. Also, it will be ensured that family-oriented developments provide lot play spaces and play space for older children (for example, a sandbox, a swing, climbing equipment and a basketball hoop). It is therefore proposed that the park be eliminated from the Plan and that the site be designated for RM2 development as noted on the attached revised Plan sketch on the understanding that park needs in this area will be monitored with a view to expanding Hilda Park if warranted.

4.0 COMMENTS OF INTERESTED CITIZEN

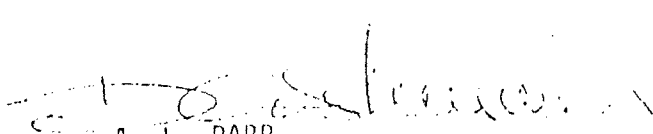
We have reviewed Mr. McAtee's proposal related to providing a cul-de-sac on Twenty-first Street at Nineteenth Street.

As Nineteenth Street is to form a portion of a secondary arterial in accordance with the approved Conceptual Transportation Plan, the idea of the cul-de-sac has merit. Upon construction of the cul-de-sac, traffic will leave the residential area via Salisbury (a local street) to Edmonds (a collector). This relationship of roads is in keeping with the relationship outlined on page 22 of A Comprehensive Transportation Plan for Burnaby. Such a road pattern will eliminate ingress and egress from this residential enclave at a potentially dangerous location on a secondary arterial between two intersections.

It is proposed that the cul-de-sac be located approximately one hundred twenty feet back from the Nineteenth Street road allowance to avoid building an unnecessary length of road. Thirty-three feet of the redundant road allowance will be provided to the site to the north while the southerly thirty-three feet will be retained for a public walkway and fire truck access if needed by the Fire Department. Access from the park-trail system south of Edmonds Street to Powerhouse Park will be accommodated by a sidewalk on Nineteenth Street which is separated from the road by a planted boulevard (see attached Sketch #1).

5.0 CONCLUSION

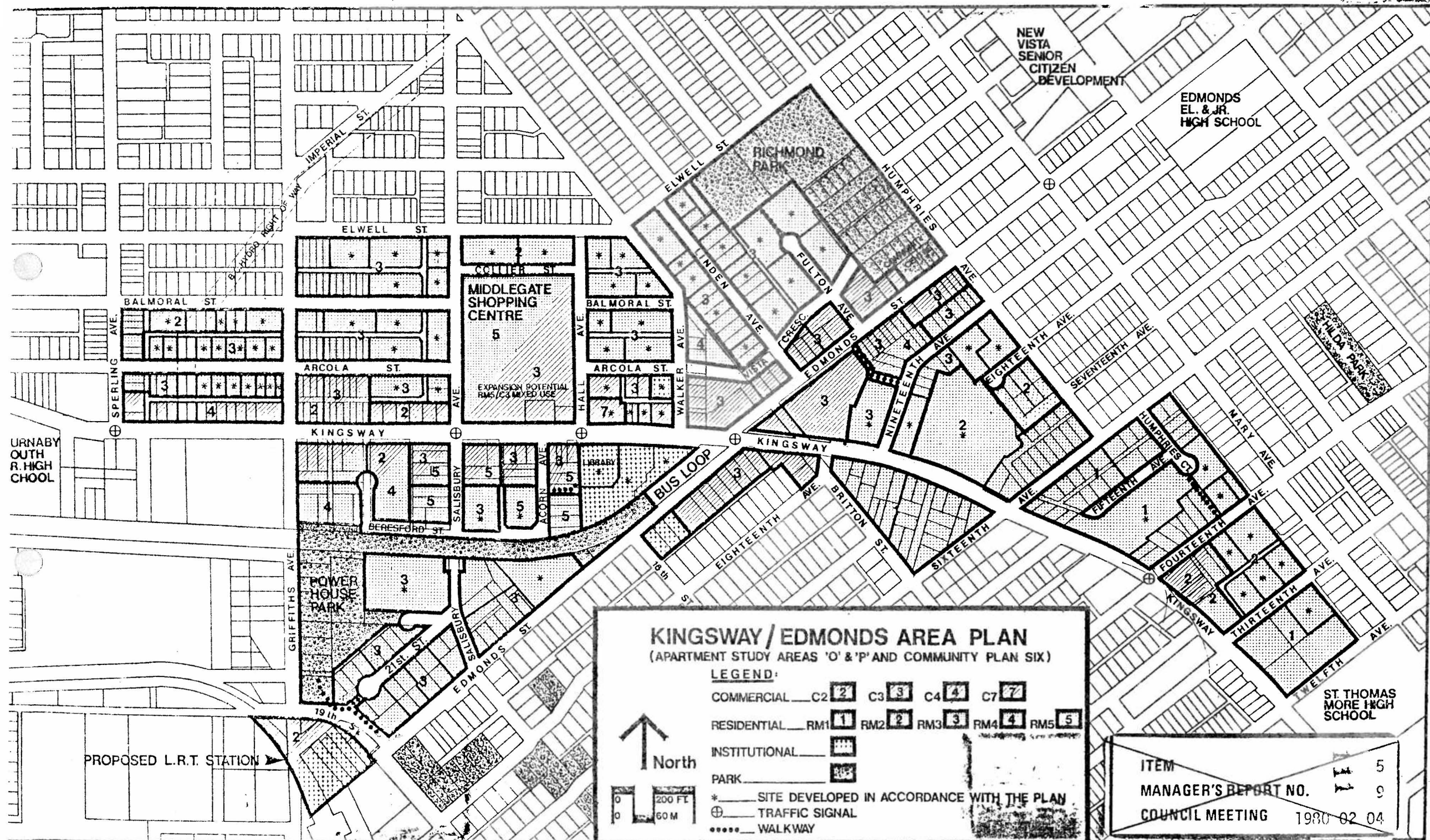
As the Plan has been prepared and considered by Council, the public, the Parks and Recreation Commission and the Advisory Planning Commission and as the points raised have been fully considered and appropriate revisions have been made to the proposed Plan, it is now suitable for final consideration by Council and adoption as the amended Community Plan for the area, to serve as a guide to development and future planning decisions in the area.


A. L. PARR
DIRECTOR OF PLANNING

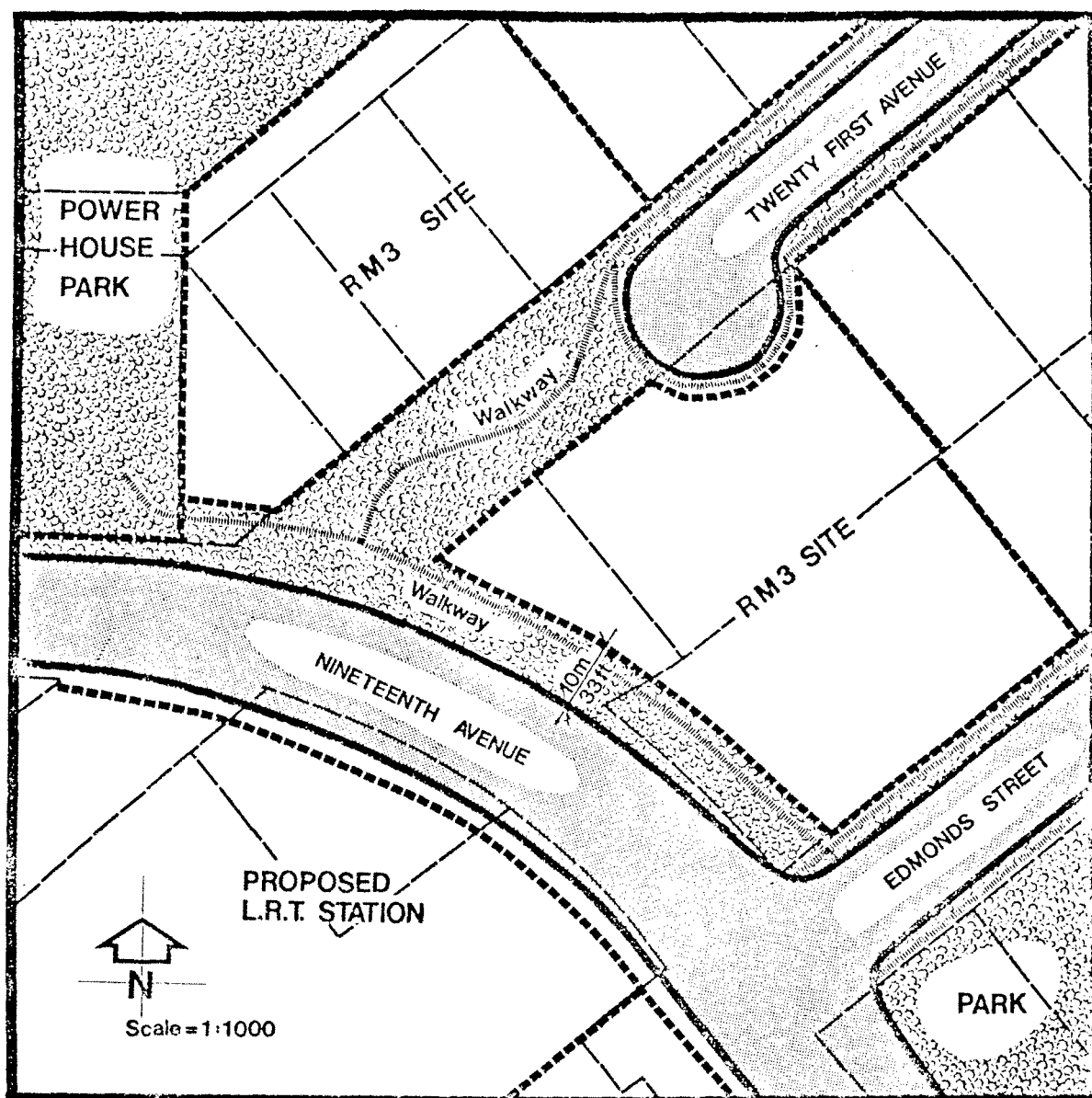
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cc: Parks and Recreation Administrator

Attachments



SKETCH 1



AMENDED PARK - TRAIL CONNECTION TO
POWERHOUSE PARK. - PLANNING DEPARTMENT
DESIGN SKETCH.

