

ITEM	5
MANAGER'S REPORT NO.	9
COUNCIL MEETING	1980 02 04

RE: KINGSWAY/EDMONDS AREA PLAN
(ITEM 11, REPORT NO. 3, 1980 JANUARY 14)

Following is a further report from the Director of Planning regarding the Kingsway/Edmonds Area Plan.

RECOMMENDATION:

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

* * * * *

TO:	MUNICIPAL MANAGER	PLANNING DEPARTMENT
		1980 JANUARY 24
FROM:	DIRECTOR OF PLANNING	FILE: 15.148 AREA "0"
SUBJECT:	KINGSWAY/EDMONDS AREA PLAN	
	COUNCIL DISCUSSION OF 1980 JANUARY 14	

RECOMMENDATIONS:

1. THAT this matter be lifted from the table.
2. 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 Manager's Report No. 3, Item 11, 1980 January 14.
3. THAT a copy of this report and Manager's Report No. 3, Item 11, 1980 January 14, be sent to the Advisory Planning Commission, the Parks and Recreation Commission and citizens who have expressed an interest.

REPORT

Council on 1980 January 14 received the Manager's Report No. 3, Item 11, which recommended adoption of the Kingsway/Edmonds Area Plan as amended by that report. The attached sketch illustrates the recommended plan. Council tabled the report for three weeks and directed staff to answer questions raised in the meeting. This report addresses these questions.

- 1) Why are higher density apartments recommended within the Middlegate Shopping Centre site and the triangular site bounded by Walker Avenue, the proposed extension of Arcola Street and existing RM3 development?

Both of these sites are within the centre of the Community Plan area where higher density housing should generally be located to create an identifiable central area with a strong image and intensity of activity and to accommodate more residents near core area shops and facilities, thereby improving energy efficiency and providing support for a greater diversity of shops and facilities. Higher density development within core areas permits suitable transitional densities down to surrounding single family areas.

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The owners of Middlegate have indicated in past discussions with staff that they ultimately wish to redevelop the shopping centre. This redevelopment would be a long term option, as they are currently pursuing more modest upgrading. We believe the most appropriate redevelopment would include a residential component. A residential component would be compatible with housing to the west, north and east, would keep the site "alive" for twenty-four hours per day rather than just during shopping hours and would enhance the economic viability of the site. The density recommended (RM5) is consistent with the site's location in the core and a desire to minimize site coverage thereby maximizing setbacks, plaza and landscaped areas. The major issue which members of the public raised with respect to the redevelopment of Middlegate in the public information meeting, was a desire to maintain open space on the site. Redevelopment involving low site coverage and some underground parking will maintain open space, which is particularly desirable in this area of uniform three-storey apartment buildings with their higher coverage.

Higher density (RM4) housing is recommended for the site north-east of Walker Avenue and Arcola Street largely due to its central location. The triangular shaped site lends itself to development with a point block building form rather than with a three-storey frame building. The resultant development will have low site coverage in an area of higher site coverage and will provide variety of form in the area which is uniformly developed with three-storey frame apartments.

- 2) Why not connect Beresford Street through to Griffiths Avenue?

As noted in Manager's Report No. 3, Item 11 Section 2.1, two accesses to the area bounded by Griffiths, Kingsway and Beresford will be necessary to accommodate the number of vehicle trips expected to be generated by the population of the area. The approach to providing these accesses shown on the Plan is favoured as it minimizes the separation of apartments from the park and a good stand of evergreens within the Beresford road allowance can be retained and incorporated into the park. Further, the connection of Beresford to Griffiths would result in through traffic which could otherwise be avoided in this residential area adjacent the park. While it may be possible, upon obtaining the B.C. Hydro right-of-way, to relocate Beresford to the south to retain trees within the current road allowance and include the area in a development site, 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.

- 3) Should a traffic signal be installed at Griffiths Avenue and Kingsway?

A signal at this intersection may well be warranted upon implementation of the Transportation Plan. It is not warranted at this time due to limited traffic volumes.

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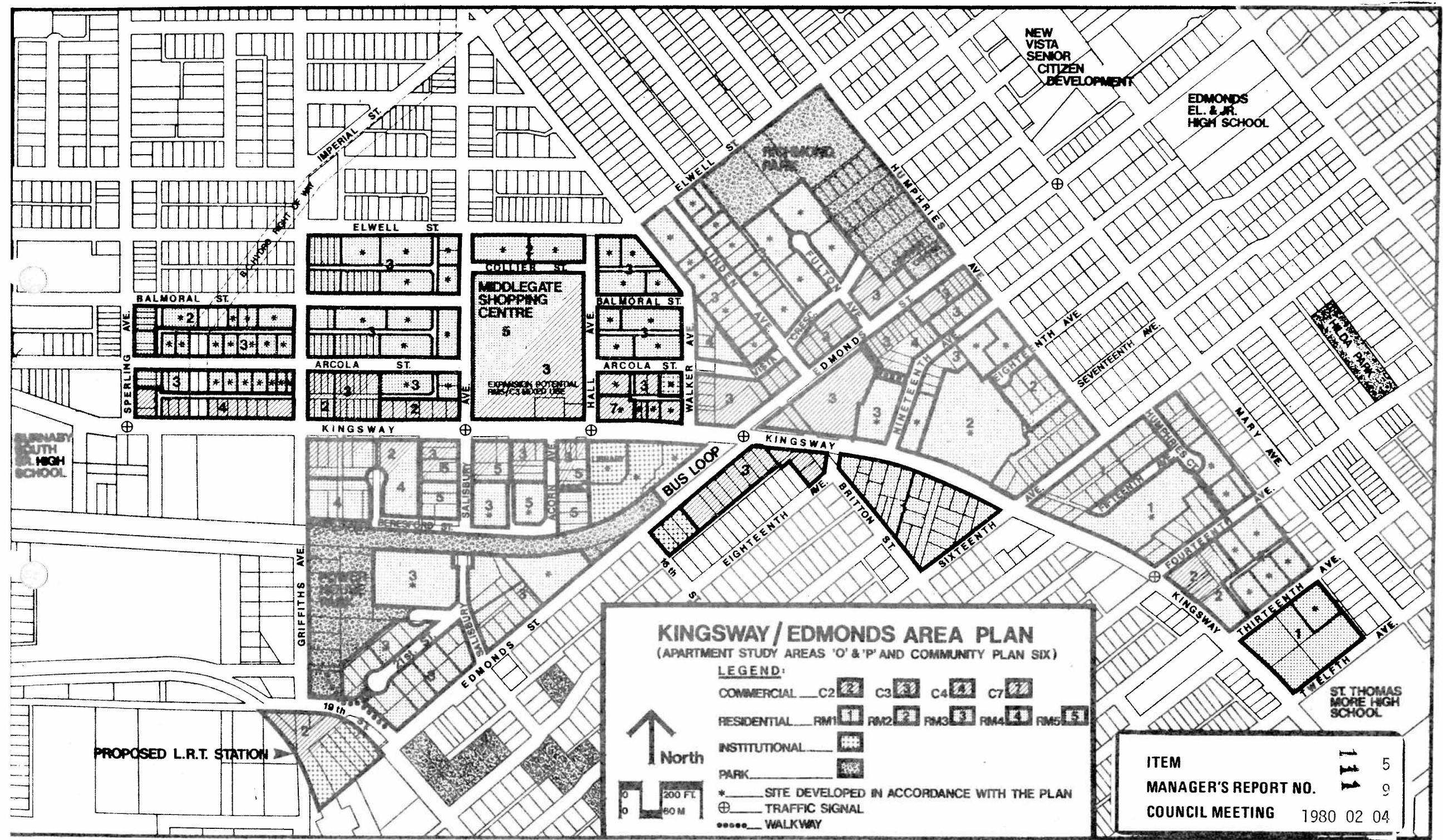
In conclusion, the Plan is suitable for final consideration and adoption as the amended Community Plan for the area, to serve as a guide to development and future planning decisions.

Arp
CBR/r1p


A.L. Parr
DIRECTOR OF PLANNING

Attachment

cc: Parks and Recreation Administrator
Municipal Clerk



KINGSWAY / EDMONDS AREA PLAN

(APARTMENT STUDY AREAS 'O' & 'P' AND COMMUNITY PLAN SIX)

LEGEND:

- COMMERCIAL ___ C2 [diagonal lines] C3 [cross-hatch] C4 [horizontal lines] C7 [vertical lines]
- RESIDENTIAL ___ RM1 [horizontal lines] RM2 [vertical lines] RM3 [diagonal lines] RM4 [cross-hatch] RM5 [stippled]
- INSTITUTIONAL ___ [stippled]
- PARK ___ [diagonal lines]
- * ___ SITE DEVELOPED IN ACCORDANCE WITH THE PLAN
- ⊕ ___ TRAFFIC SIGNAL
- WALKWAY

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SKETCH 1