

RE: A DEVELOPMENT PLAN FOR METROTOWN AREA 11

ACTING MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendations of the Director Planning & Building Inspection be adopted.

\* \* \* \* \*

|                      |            |
|----------------------|------------|
| ITEM SUPPLEMENTARY   | 21         |
| MANAGER'S REPORT NO. | 48         |
| COUNCIL MEETING      | 1982 08 23 |

TO: MUNICIPAL MANAGER PLANNING DEPARTMENT

FROM: DIRECTOR PLANNING & BUILDING INSPECTION 1982 AUGUST 18

SUBJECT: A DEVELOPMENT PLAN FOR METROTOWN AREA 11

RECOMMENDATIONS:

1. THAT the proposed Development Plan for Metrotown Area 11 be adopted. (Sketch #1)
2. THAT Council concur with the inclusion in the Parks Acquisition Program of the proposed neighbourhood park as outlined in the Development Plan for Metrotown Area 11 as adopted by the Parks and Recreation Commission.
- 3 THAT the Planning and Building Inspection Department be directed to send a copy of the subject report to the writers of the six (6) letters who submitted comments concerning the proposed Development Plan for Metrotown Area 11.

REPORT

1.0 SUMMARY

The subject area has been considered a prime area for accommodating an increased residential density in support of the development of a major town centre and, in recent years, a regional town centre in the vicinity of Kingsway between Boundary Road and Royal Oak Avenue. The Apartment Study 69 designated low-rise and high rise apartments within this area and the adopted policy report "Burnaby Metrotown - A Development Plan" reinforced the viability of multiple-family development although precluding further high rise apartments in the area. The further sequence of events was as follows:

- a) the submission of a detailed Development Plan for Metrotown Area 11 to Council,
- b) the holding of a Public Meeting,
- c) the review of the Development Plan by the Parks and Recreation Commission and the Advisory Planning Commission,
- d) the submission of a revised adjusted Development Plan to Council,
- e) the distribution of an Information Bulletin to homeowner/occupants in the area,

f) the submission of this subject report regarding responses to the bulletin and a recommended Development Plan.

The overall process including the opportunity for resident comment has been extensive and appropriate consideration has been given to responding to resident concerns while supporting long term overall Municipal objectives with respect to Burnaby Metrotown.

A total of 1,571 Information Bulletins were distributed and a total of 20 replies were received - 15 telephone calls and 5 letters. A submission was also received by this department on 1982 August 17 from a Mr. Sinclair and is also on the Council agenda of 1982 August 23. A separate response to this late submission is outlined in Section 3.5 of this report.

In general, in terms of quantity, the number of replies is not considered significant. No major changes are recommended in the proposed Development Plan. Two adjustments are related to the clarification of the north-west corner of Kingsway and Patterson Ave. to show a dual Institutional/RM3 type apartment designation and the deletion of the Sardis St. Extension road linkage between Halley and Chaffey Ave. Further clarification has been provided to respondents either through previous telephone calls or letters or through this report in understanding the development process which follows adoption of a Development Plan for an area and responding to questions as to the phasing or timing of developments or neighbourhood initiatives.

It is recommended that Council approve the recommended Development Plan for Metrotown Area 11 (Sketch #1).

## 2.0 A DEVELOPMENT PLAN FOR METROTOWN AREA 11 A CHRONOLOGY

The following is an outline of the sequence of events to the present time related to Metrotown - Area 11.

### 2.1 APARTMENT STUDY 1969 - AREA J AND PART OF AREA L

This policy study which governed the portion of the subject area between the Sardis/Sandell alignment and Kingsway proposed that these areas develop as medium density apartment and commercial areas in accordance with a guideline pattern. High rise apartments on the present site of the Central Park Place were also indicated. Over one-half of these designated areas have been redeveloped to date.

### 2.2 BURNABY METROTOWN: A DEVELOPMENT PLAN. (1978 February).

Council has approved in principle the policy report "Burnaby Metrotown: A Development Plan" which outlines goals, objectives and general development guidelines for the fourteen Metrotown sub-areas. Council at the time of adoption also authorized the Planning & Building Inspection Department to pursue the delineation of specific design and development criteria, on a sub-area basis, to guide and control potential and proposed development. These criteria would be based upon the character of the sub-areas as outlined in the development concept.

This policy report recognized that the development to date was varied and included high-rise and low-rise apartments, some commercial development, senior citizens housing, and a large church complex. The Metrotown report on the basis of a preliminary analysis suggested further medium density apartment, low-density transitional multiple-family, strategically located neighbourhood - oriented commercial, and neighbourhood park uses.

2.3 A DEVELOPMENT PLAN FOR METROTOWN - AREA 11 (1980 May 05).

Council received a comprehensive report (Item 16, Manager's Report No. 34, Council Meeting 1980 05 05) entitled "A Development Plan for Metrotown Area 11" and authorized the Planning and Building Inspection Department to arrange for a Public Information Meeting. The proposed Development Plan sketch outlined in this report is the Map 10 attached to Appendix "B".

2.4 PUBLIC INFORMATION MEETING (1980 June 10)

2,101 information meeting notices were distributed to owner/occupants in the directly affected area and in the proximate surrounding single family dwelling area to the north and east. Approximately 290 residents attended the public meeting. The Planning & Building Inspection Department staff in attendance responded to comments and concerns expressed at the meeting.

2.5 PARKS AND RECREATION COMMISSION (1980 May 21)

In considering the report "A Development Plan for Metrotown Area 11" referred by Council to the Parks and Recreation Commission for comment, the Commission on 1980 May 21 adopted the Development Plan and adopted inclusion of the proposed neighbourhood park in the Parks Acquisition Program.

2.6 ADVISORY PLANNING COMMISSION (1980 May 22)

In considering the report "A Development Plan for Metrotown Area 11" referred by Council to the Advisory Planning Commission for comment, the Commission on 1980 May 22 endorsed the recommendations contained in the report which included the adoption of the Development Plan with a proviso that consial consideration be given to designating Bond St. as a 36 ft. residential collector road. The Planning & Building Inspection Department expressed no objections to eventually achieving a 36 ft. width for the Bond St. minor residential collector which is in keeping with the criteria in the adopted Comprehensive Transportation Plan for Burnaby.

2.7 STATUS REPORT ON A DEVELOPMENT PLAN FOR METROTOWN - AREA 11 (1980 June 16)

The Planning & Building Inspection Department recommended that an initiative be pursued to elicit further comments by residents on the proposed development plan as a result of comments and concerns expressed by residents at the Public Meeting. Council authorized the Planning Department to pursue an appropriate resident input process on the understanding that a further report outlining the proposed process would be submitted to Council for its consideration prior to institution.

2.8 REPORT TO COUNCIL RELATIVE TO AN INFORMATION BULLETIN FOR RESIDENTS. (1982 April 26)

This report outlined an Information Bulletin for homeowner/occupants in the area addressing the primary points raised by residents at the Public Meeting. This Information Bulletin is attached as Appendix "A".

While complying, in principle, to the adopted Apartment Study Areas "J" and "L" which cover a significant portion of Sub Area 11 and to the Metrotown development concept as adopted by Council, further adjustments had been made to the previously considered detailed Development Plan for Sub Area 11 to assist in allaying concerns expressed by residents in the area. The adjustments essentially related to the retention of vehicular access to Thurston Street from Boundary Road and to the development designation of the transitional area to the south of the Bond Street alignment.

Council authorized the Municipal Clerk to mail the Information Bulletin outlining an adjusted Development Plan for Metrotown Sub-area 11 to all owners and occupants within a general precinct bounded by Boundary Road, Burke St., Abbey Ave., and Kingsway.

3.0 RESPONSE TO INFORMATION BULLETIN:

3.1 Within the designated distribution area, the Municipal Clerk sent out a total of 1,571 information bulletins to owner/occupants. The information bulletin indicated that comments by letter or telephone should be directed to the Planning & Building Inspection Department. As a result of this distribution, a total of 20 replies in the form of 5 letters (2 of which were addressed to the Council) and 15 telephone calls were recorded representing a 1.3% reply rate relative to the 1,571 bulletins sent out.

A few of the comments related to multiple family residential densities, ranging from a desire for higher densities than that outlined in the adjusted Development Plan, to a desire to leave the area as a single-family area, or a desire to expand multiple family development north of Bond St. Some concerns were expressed about the heights of multiple family developments generally related to an opposition to high-rise buildings. Two callers requested information on how development would be processed or phased. One caller expressed concerns about traffic in the area. Five replies commented on the proposed neighbourhood park. Four of the five expressed opposition to the park while one wanted to know if the municipality was interested in acquiring his property for park at this time. Three respondents expressed opposition or requested clarification of the proposed institutional designation at the north-west corner of Kingsway and Patterson Ave.

In summary, very few comments were received in response to the distribution of the information bulletin. It is the opinion of this department that the information bulletin, and the previous public meeting have adequately responded to most of the expressed comments. A number of the callers also received the desired information or clarification at the time of the telephone call. However, it has been considered appropriate to respond at greater length to comments regarding the proposed neighbourhood park and the institutional designation at the north-west corner of Kingsway and Patterson Ave. in the following two sections 3.2 and 3.3.

3.2 Regarding the neighbourhood park, the study entitled "A Development Plan for Metrotown Area 11" received by Council at its meeting of 1980 May 05 (Item 16, Manager's Report No. 34) contained a section outlining rationale in support of the park for an area which will grow in population from just over 2,000 to almost 5,000 at full development. This section is reproduced for convenience in Appendix "B" of this report. As indicated in Section 2.5 of this report the Parks and Recreation Commission on 1980 May 21 adopted inclusion of the proposed neighbourhood park in the Parks Acquisition Program in the second priority designation for the Phase I site and the third priority designation for the Phase II site.

With respect to the acquisition of property for park purposes, it is the general procedure to acquire property for parks purposes when the property owner wishes to sell, subject to the priority designation of the property in the adopted program, the availability of funds, and the negotiated purchase price. A property owner within a designated park area may wish to maintain, repair or improve his dwelling and continue to enjoy residence for many years.

Developers of apartments in the area have already deposited considerable funds through the per unit Neighbourhood Parkland Acquisition Charge. The increase of multiple-family units in this area through the proposed development plan will add further considerable Neighbourhood Parkland Acquisition funds. These funds will assist the municipality in acquiring in due course the proposed neighbourhood park.

This information is in clarification of comments received from 5 respondents on the neighbourhood park provisions including two letters received by Council from Delbert and Mavis Woolhether and Miss Beverley Inouye.

It is recommended that Council concur with the inclusion of the proposed neighbourhood park in the Parks Acquisition Program.

- 3.3 Clarification of the institutional designation outlined in the adjusted Development Plan was requested for property at the north-west corner of Kingsway and Patterson Ave. A letter has already been sent in June 1982 in reply to the inquiries.

Down-zoning concerns of the institutional designation were met by explaining that the initial Area 11 Development Plan report submitted to Council stated that an alternative to institutional expansion to Patterson Ave. would be the development of RM3-type apartments for this site. Two of the properties fronting Kingsway are zoned C4 at present but are legally non-conforming in certain use and site respects. Under these circumstances, the Institutional/RM3-type apartment uses would not be considered to constitute a reduction in potential development density for the subject site. A medical/dental facility was confirmed, in principle, as a very desirable institutional use for the site.

However, in order to make the RM3-type apartment use option more clearly explicit, the recommended Development Plan has been adjusted to show the dual Institutional/RM3-type apartment designation for the subject site rather than just the Institutional designation previously noted.

- 3.4 Council will also recall that in conjunction with reports related to the possible acquisition of a property at 5608 Halley Ave. for road purposes, Council at its meeting of 1982 June 21 passed a motion to delete the Sardis St. Extension road linkage between Halley and Chaffey Aves. In accordance with this motion, the recommended proposed Development Plan has been adjusted to reflect this Council decision.

- 3.5 A late submission was received from Mr. Ian Sinclair of 5649 Inman Ave. on 1982 August 17 and is also on the Council agenda for its meeting of 1982 August 23. The essential nature of Mr. Sinclair's proposal is to promote much greater high-density apartment development within Metrotown Area 11 than is outlined in the recommended Development Plan. For the continuous length of Sub-area 11, which extends approximately two large blocks in depth north of Kingsway, the submission outlines three bands of development densities. A band of 15 to 25 storey high-rise apartments just north of Kingsway, next a band of apartments with a maximum 8-storey height, and then a band of medium density three-storey apartments at 40 to 50 units per acre next to the existing single-family dwelling neighbourhood north of Bond Street are proposed.

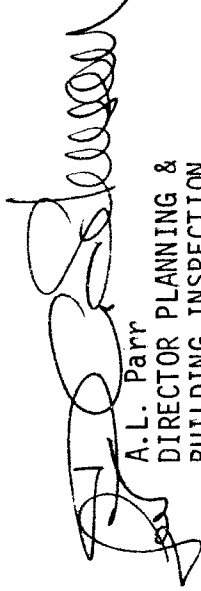
This suggestion is not compatible with the adopted policy concept for the Burnaby Metrotown and in particular for Area 11, and does not recognize the existing low-rise developments to date in the block just north of Kingsway and Grange St. Many residents have also been very vocal in opposing further high-rise apartments within the subject area, in desiring even a lower density residential transition zone than the originally proposed RM2-type multiple-family development directly south of Bond St., and in opposing too great an increase in residential densities as represented by high-rise apartments which would create undue traffic pressures in the area. There has also been a desire to provide one area within Metrotown which could accommodate additional family-oriented multiple housing and thereby improve the range of housing choices related to Metrotown.

The Kingsway ALRT Station is a designated future station designed to straddle Kingsway and is not proposed to be constructed as part of the first phase system for 1986. The establishment of a development plan for Area 11 which will more than double its current population, the proximate B.C. Telephone office complex, major recreational attractions within Central Park, including Swanguard Stadium, and passenger transfers to the ALRT from Kingsway buses are considered in total appropriate to support the future Kingsway ALRT Station. Each ALRT Station will function slightly differently from the other stations and a high ratio of walk-on ALRT passengers from nearby high density development certainly will not apply to all ALRT stations. In fact, a higher ratio of bus passenger transfers and "kiss and ride" passengers, than of walk-on passengers is considered the norm for ALRT stations outside downtown Vancouver. It is acknowledged that the Patterson ALRT station is an exception in that it has been analyzed as having a very high ratio of expected walk-on passengers due to the existing and proposed high density apartment and office developments within a convenient walking radius.

With respect to further comments made in the submission and within the context of the recommended development plan, a pedestrian bridge across Kingsway in addition to the existing B.C. Telephone pedestrian bridge is not contemplated at this time; Smith Ave. is cul-de-saced at the appropriate location relative to access to development sites; Kingsway is eventually envisioned to accommodate 3 traffic lanes in both directions (although this work remains the responsibility of the Province); and St. John the Divine Church has always been considered to be preserved in all plans to date.

In summary, this department could not support the increased density apartment suggestions outlined in Mr. Sinclair's submission: it is not compatible with adopted policy guidelines for Metrotown.

3.6 In conclusion, it would be appropriate for Council to now consider the Development Plan which has been adjusted to reflect various expressed concerns as outlined in this report, and to adopt the Plan as a guide to development in the area.



A.L. Parr  
DIRECTOR PLANNING &  
BUILDING INSPECTION

KI/jjs

Attachs. - Sketch 1 - Recommended Development Plan  
Appendix A - Information Bulletin  
Appendix B - Neighbourhood Park

cc: Director Recreation and Cultural Services  
Municipal Clerk

# DEVELOPMENT PLAN SKETCH Metrotown - Area 11 Residential / Mixed Use

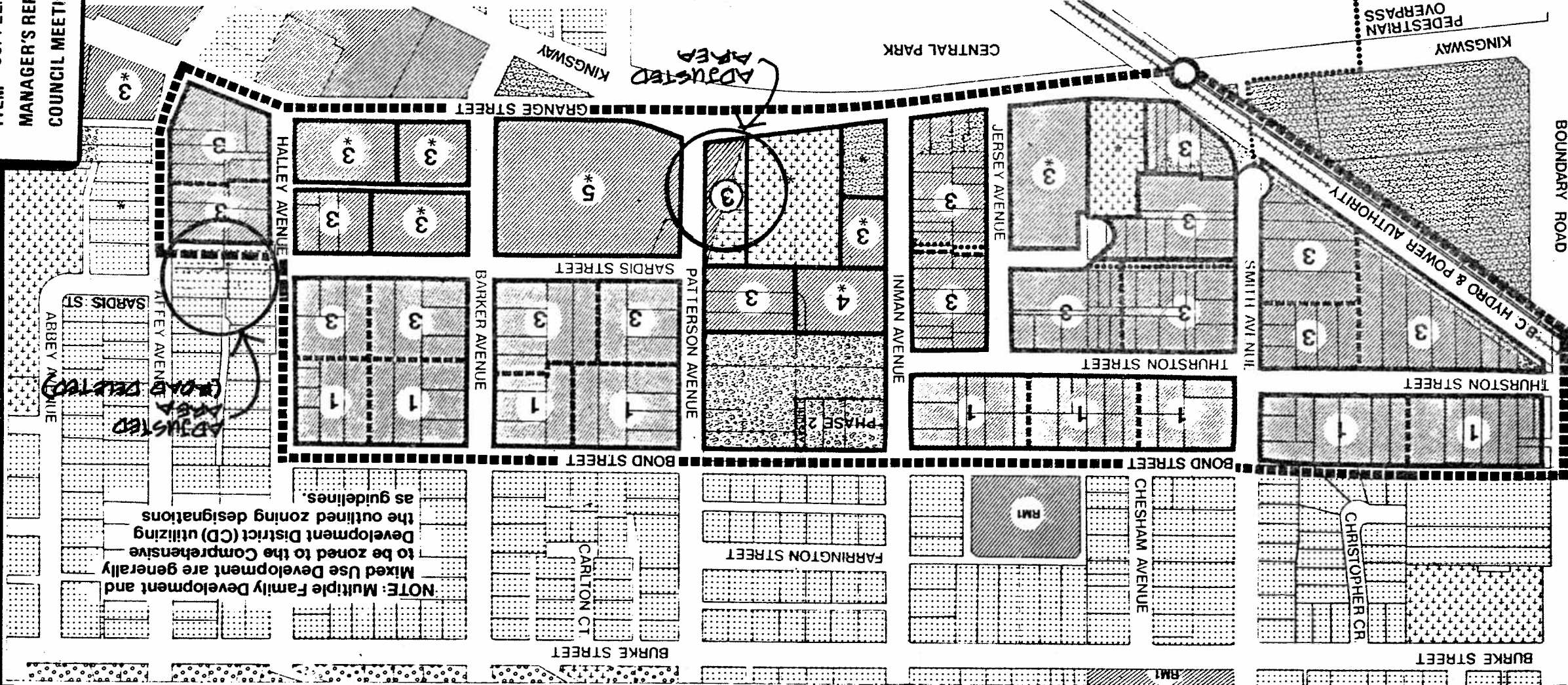


○ FUTURE ALERT STATION

\* SITES ALREADY DEVELOPED IN ACCORDANCE WITH PLAN \*

**LEGEND:**

|  |                            |             |
|--|----------------------------|-------------|
|  | R2                         | RESIDENTIAL |
|  | RM1<br>20/25 UPA           | MIXED USE   |
|  | RM3<br>50 UPA              | COMMERCIAL  |
|  | RM4<br>Existing<br>80 UPA  | PARK        |
|  | RM5<br>Existing<br>100 UPA | ALERT       |
|  |                            | WALKWAY     |
|  |                            | ALERT       |



**NOTE:** Multiple Family Development and Mixed Use Development are generally to be zoned to the Comprehensive Development District (CD) utilizing the outlined zoning designations as guidelines.

ITEM SUPPLEMENTARY 21  
MANAGER'S REPORT NO. 48  
COUNCIL MEETING 1982 08 23

SKETCH I



4949 Canada Way, Burnaby, B.C., V5G 1M2  
Department of Planning & Building Inspection

# APPENDIX "A"

|      |                      |            |
|------|----------------------|------------|
| ITEM | SUPPLEMENTARY        | 21         |
|      | MANAGER'S REPORT NO. | 48         |
|      | COUNCIL MEETING      | 1982 08 23 |

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## To: Homeowner/Occupant INFORMATION BULLETIN A Development Plan for Sub-area Eleven of the Metrotown area being considered by Burnaby Municipal Council.

1982 MAY

C. TRANSITIONAL AREAS — SOUTH SIDE OF  
BOND STREET

In 1978 February, the Municipal Council approved, in principle, the policy report "Burnaby Metrotown: A Development Plan" which outlines objectives and development guidelines for the overall Metrotown area. Pursuant to these objectives and guidelines as they apply to one particular sub-area of Metrotown identified as Sub-Area Eleven (11) which is generally bounded by Kingsway, Boundary Road, Bond Street and Chaffey Avenue, a more detailed development plan for Sub-Area 11 had been prepared for the consideration of Council. A public information meeting was held in the affected area to explain the proposed development plan and to answer any public inquiries. A number of issues were raised by some residents. The following comments on these general issues together with the adjusted Development Plan Sketch which is printed on the back of this sheet, are provided as authorized by Council for your added information.

The indefinite character of the "future multiple housing expansion areas" notation on the previous development plan for the area on the south of Bond Street was commented on. Further study has indicated the appropriateness of clearly designating this transitional area for low density multiple housing. The RM1-type development provides for lower scaled townhouse/maisonette forms providing a more gradual transition than the RM2-type apartment designation considered in the previous development plan. Adjustments towards an RM3-type development band south of the RM1-type development are also outlined. It is acknowledged that stable existing single family dwellings within Area 11 may remain not redeveloped at the volition of home owners in the area for some time in the future as is the case in other designated multiple-family development areas in Burnaby. These adjustments do not result in any increase in residential units proposed for this area compared to the previous development plan.

### A. NEIGHBOURHOOD PARK REQUIREMENT

The proposed 3.6 acre park will meet the additional park needs resulting from increasing population in the area. The Municipal acquisition of property within the designated neighbourhood park site would be pursued on a phased basis and as willing vendors are available. Neighbourhood Parkland Acquisition Levies deposited by private developers will be used to assist in purchasing the park site.

### B. ROAD NETWORK ASPECTS

A road network for this area is maintained which promotes dispersion of traffic thereby avoiding concentrated traffic on any particular street and minimizing the effect of traffic on the single family dwelling area to the north. No further high rise apartment developments which would generate more traffic than other lower density type developments are proposed for the area. Thurston Street is to be maintained as an access road to Boundary Road which is a change from the development plan previously outlined at the public meeting which indicated that Thurston Street would be cul-de-saced at Boundary Road. For traffic safety reasons, the Boundary Road and Thurston Street intersection would be eventually restricted to right-turn-in and right-turn-out vehicular movement. A future proposed Automated Light Rapid Transit (ALRT) Station is planned to bridge Kingsway at the B.C. Hydro right-of-way.

### D. PROMOTION OF QUALITY DEVELOPMENT

This Municipality has achieved a high standard of quality and design in apartment developments, particularly for projects constructed in the last ten years. The Comprehensive Development (CD) zoning district relating a specific acceptable building design to a specific development site would be used, in particular, for those transitional areas close to Bond Street and for mixed-use developments.

Taking into consideration the preceding comments, the outlined Development Plan sketch has been modified from the previous one primarily to improve the relationship of this study area to the single family dwelling area generally north of Bond Street. Additional adjustments may arise out of any further resident comments.

Comments by letter or telephone (294-7400) should be directed to Planning. A report recommending adoption of a Development Plan for this study area — Sub-Area 11 of Metrotown — is intended to be submitted to Council for its consideration in approximately four (4) weeks time.

A.L. PARR  
DIRECTOR PLANNING &  
BUILDING INSPECTION

4949 Canada Way  
BURNABY, B.C.  
V5G 1M2



ITEM SUPPLEMENTARY 21  
 MANAGER'S REPORT NO. 48  
 COUNCIL MEETING 1982 08 23

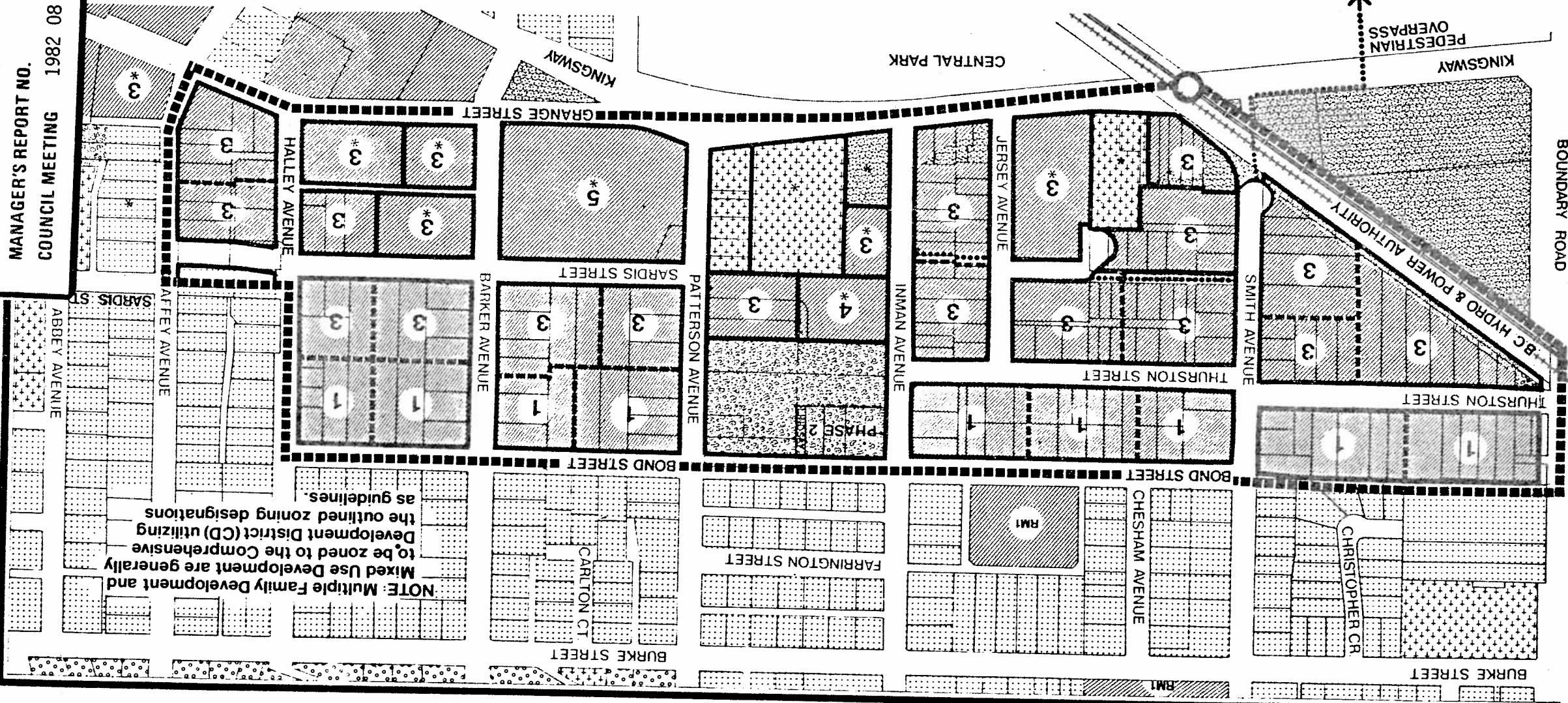
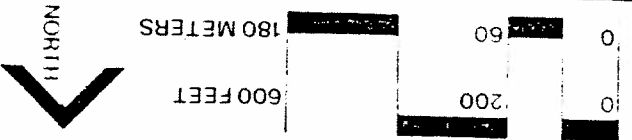
APPENDIX "A"  
 SKETCH FOR  
 INFORMATION  
 BULLETIN

NOTE: Multiple Family Development and Mixed Use Development are generally to be zoned to the Comprehensive Development District (CD) utilizing the outlined zoning designations as guidelines.

**LEGEND:**

|  |                      |  |               |  |                      |
|--|----------------------|--|---------------|--|----------------------|
|  | R5                   |  | R2            |  | RESIDENTIAL          |
|  | RM5 Existing 100 UPA |  | RM1 20/25 UPA |  | MIXED USE            |
|  | RM4 80 UPA           |  | RM3 50 UPA    |  | INSTITUTIONAL        |
|  | COMMERCIAL           |  | RM2           |  | FUTURE ALERT STATION |
|  | PARK                 |  | ALRT          |  | WALKWAY              |

# DEVELOPMENT PLAN SKETCH Metrotown - Area 11 Residential / Mixed Use



# METROTOWN AREA 11 Neighbourhood Park

|                      |            |
|----------------------|------------|
| <b>APPENDIX "B"</b>  |            |
| ITEM SUPPLEMENTARY   | 21         |
| MANAGER'S REPORT NO. | 48         |
| COUNCIL MEETING      | 1982 08 23 |

There is currently no existing public open space/park within Metrotown Area 11 and therefore the Burnaby Metrotown Report, approved in principle by Council, contained a provision for a one hectare (2.5 acre) neighbourhood park within Area 11. Review and study of this park and a number of other alternative locations revealed that the park site indicated on Map 10 on the south side of Bond Street between Inman and Patterson Avenues is the optimum location and size because it is:

- (1) centrally located in Area 11, but is also accessible to the existing single family and semi-detached dwellings north of Bond Street;
- (2) large enough for a variety of use and users, so that there may not be competition for space between children, teenagers and adults of all ages;
- (3) large enough to approach the 0.91 hectares (2.25 acres) per thousand residents "Parks Study" guideline and with adequate depth and width to create a sense of place and spaciousness;
- (4) accessible and would be easily identifiable as the neighbourhood or area park;
- (5) facilitates ease of assembly — of the alternatives considered, this site requires acquisition of the fewest properties and one large (0.65 hectares — 1.6 acre) property at 5477 Patterson in this site is presently vacant;
- (6) cost effective — of the alternatives considered, including other significantly smaller sites, this site had the lowest overall assessed value as well as the lowest estimated value per square foot;
- (7) close to the higher density population concentrations — It is adjacent to the senior citizens' high rise at 5560 Inman and 400 feet from the Central Park Place Apartments.

Metrotown Area 11 is also a sub-area within the Neighbourhood Park Area Number 26, Garden Village (see Map 8). The "Burnaby Parks Study 1977" recognized that the southwest portion of Garden Village, in which the Metrotown Area 11 is located, "is presently somewhat deficient in local recreational facilities" and recommended the provision of a 0.81 hectare (two acre) neighbourhood park. This was prior to the Metrotown Report and this Development Plan. These subsequent reports propose development which will increase the population of Area 11 beyond the projections of the Parks Study making the need for a local park greater than previously anticipated. These population projections for Garden Village and Area 11 are shown in Table 2. It is noted that the tighter environmental nature of higher density residential areas and the unavailability of private yards in higher density areas increases the demand for public open space.

TABLE 2 — ESTIMATED POPULATION

| YEAR                  | POPULATION | YEAR                  | POPULATION |
|-----------------------|------------|-----------------------|------------|
| 1971 (Census)         | 6,100      | 1970                  | 900        |
| 1976 (Census)         | 6,085      | 1979                  | 2,060      |
| 1978                  | 6,774      | Saturation Projection | 4,950      |
| 1986 Projection       | 7,700      |                       |            |
| Saturation Projection | 9,581      |                       |            |

The population of Garden Village is now expected to grow to 9,681 including development according to this Development Plan for Area 11. Using the 0.91 hectares (2.25 acres) per thousand residents guidelines, this park planning area will have a Garden Village neighbourhood park requirement of 8.8 ha (21.7 acres) but only 6.96 ha (17.2 acres) are presently planned. Isolated on its own Area 11 would have a neighbourhood park need of 4.5 ha (11.13 acres) based on the projected long range population of this sub-area and of 3.6 ha (9.05 acres) if the multiple housing expansion areas were not included.

The following public open spaces bear on the Garden Village area:

- (1) Central Park which lies to the south across Kingsway, provides a variety of excellent specialized services and facilities for a wide spectrum of users from throughout Burnaby and the region. However, pedestrian access from the study area to Central Park is difficult and dangerous if the existing B.C. Tel pedestrian bridge which requires a longer circuitous pedestrian route is not used, especially for the elderly and young children. It is expected that with the advent of LRT, a pedestrian walkway could be provided under Kingsway adjacent to the LRT tracks (see Map 10). However, this must be looked at as a long term solution. In the short term, pedestrian access from Area 11 could be improved with the provision of a signalized pedestrian crosswalk on Kingsway at Inman or Jersey. In general, users of neighbourhood parks should not be required to cross an arterial road.
- (2) Wesburn Park in its 3.3 ha (8.2 acres) provides some recreational facilities for Garden Village in particular and the west Burnaby area in general. To satisfy Parks and Recreation needs, Wesburn Park may perform a district as well as a neighbourhood park function.
- (3) Chaffey Burke School provides 2.27 ha (5.6 acres). This facility provides an all weather multi-use playing field, a small gravel playing area, and a small playground. A 0.4 ha (1 acre) expansion of the park area associated with this school site is planned.
- (4) Inman Elementary School playground provides one all weather multi-use field and a small playground in a 0.97 ha (2.4 acre) site but does not generally have a natural park character.

All these parks lack the characteristics of a neighbourhood park for Area 11, and do not meet any of the aforementioned park site criteria. The combined acreage of Wesburn, Chaffey, Burke and Inman Parks is 6.96 ha (17.2 acres), 1.8 ha (4.5 acres) short of the ultimate required acreage when the Parks Study guideline of 0.91 ha (2.25 acres) per thousand people is applied. Because these parks may meet some of the park needs of the Metrotown area residents, the view is that the outlined neighbourhood park site location and size, 1.14 ha (2.81 acres) with a potential to expand to 1.47 ha (3.63 acres) at some future date, will assist in filling this real need gap.

There are four substantial homes, including three semi-detached homes, on the northwest corner of the preferred park site and it is not desirable to remove them for park use at this time. It is therefore suggested that this (0.33 ha -0.82 acre) corner be viewed as a longer range second stage development of the park and that these properties be acquired by the Municipality in the long term. Therefore, the Phase 1 site will encompass 1.14 ha (2.81 acres). Neighbourhood park area would be acquired with the assistance of funds deposited for that purpose by developers of residential projects in this area.



APPENDIX "B"  
SKETCH

ITEM SUPPLEMENTARY 21  
MANAGER'S REPORT NO. 48  
COUNCIL MEETING 1982 08 23

MAP 10  
1980 FEBRUARY

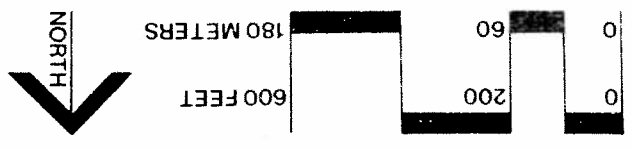
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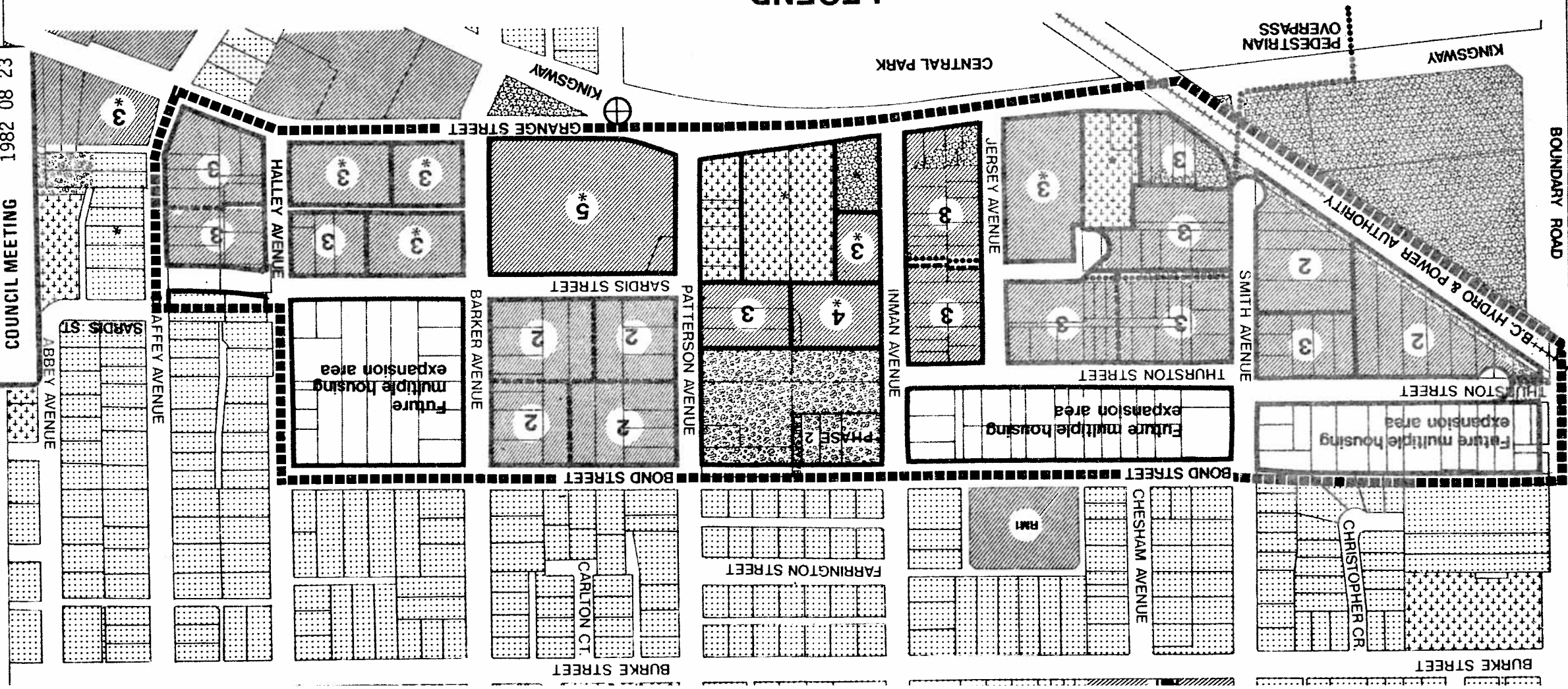
SITE DEVELOPED IN ACCORDANCE WITH PLAN \* TRAFFIC SIGNAL

**LEGEND:**

|  |               |             |
|--|---------------|-------------|
|  | R2            | RESIDENTIAL |
|  | R5            | RESIDENTIAL |
|  | RM2 40UPA     | COMMERCIAL  |
|  | RM3 50UPA     | COMMERCIAL  |
|  | RM4 Existing  | COMMERCIAL  |
|  | RM5 Existing  | COMMERCIAL  |
|  | MIXED USE     |             |
|  | PARK          |             |
|  | WALKWAY       |             |
|  | LRT           |             |
|  | INSTITUTIONAL |             |



# DEVELOPMENT PLAN Metrotown - Area 11 Residential / Mixed Use



BOUNDARY ROAD

BC HYDRO & POWER AUTHORITY

PEDESTRIAN OVERPASS

CENTRAL PARK

Future multiple housing expansion area

Future multiple housing expansion area

Future multiple housing expansion area

PHASE 2

RM1

CHRISTOPHER CR.

BURKE STREET

FARRINGTON STREET

CARLTON CT.

BOND STREET

BARKER AVENUE

Future multiple housing expansion area

PATTERSON AVENUE

SARDIS STREET

HALLEY AVENUE

AFFEY AVENUE

SARDIS ST.

ABBEY AVENUE

BURKE STREET

CESHAM AVENUE

INMAN AVENUE

JERSEY AVENUE

SMITH AVENUE

THURSTON STREET

GRANGE STREET

KINGSWAY

7