

RE: PROPOSED ADJUSTMENT TO KINGSWAY/EDMONDS AREA PLAN  
APARTMENT STUDY AREAS O & P AND COMMUNITY PLAN SIX  
6975 KINGSWAY

ITEM 6  
MANAGER'S REPORT NO. 15  
COUNCIL MEETING 1983 02 28

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1983 FEB. 23

FROM: DIRECTOR PLANNING &  
BUILDING INSPECTION

SUBJECT: 6975 KINGSWAY  
PROPOSED ADJUSTMENT TO KINGSWAY/EDMONDS AREA PLAN  
(APARTMENT STUDY AREAS O & P AND COMMUNITY PLAN SIX).

RECOMMENDATION:

1. THAT this report be received for information purposes.

REPORT

1.0 SUMMARY:

A letter has been received from the owner of the above property indicating that he wishes to construct a small dental office building on the site under the existing C4 zoning. This proposal, while conflicting with the adopted Kingsway/Edmonds Area Plan, is considered to be potentially supportive of the Plan's underlying objectives if appropriately designed, and this Department, unless otherwise directed by Council, is prepared to process a Preliminary Plan Approval application on this basis.

2.0 BACKGROUND:

A letter has been received from the owner of the two lots at the above address, indicating that he wishes to construct a small dental office building on the site, under the existing Service Commercial District (C4) Zoning.

This matter warrants Council consideration since the subject site (though appropriately zoned for the proposed type of development) forms part of a site which in the adopted Kingsway/Edmonds Area Plan (see attached sketch 1) is designated for a mixed use development incorporating C2 (Community Commercial District) and RM3 (Multiple Family Residential District) types of uses.

3.0 PLANNING IMPLICATIONS:

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On the north side of Kingsway between Salisbury and Griffiths Avenue, the west half of the block within which the subject site is located, is designated for mixed use developments extending north to Arcola Street and incorporating C2 type commercial uses on the Kingsway frontage and RM3 type residential uses on the remainder of the sites. The east half of this block is designated for commercial development on sites fronting on Kingsway, to the south of the existing apartment buildings fronting on Arcola.

Development of a separate office building on the subject site thus conflicts with the adopted Plan in that it would tend to impede the consolidation of a site for, and development of, a mixed use project as provided for in the Plan. However, the proposed office building, if developed appropriately as a quality project with a pedestrian orientation towards the Kingsway sidewalk, and precluding any direct vehicular access off Kingsway, can also be considered as supporting the underlying objectives of the Plan. The proposal can provide the desired type of community commercial use on the subject site, and contribute to a gradual upgrading of the surrounding area. Its effect on adjacent sites would be to create a site for a small scale community commercial development to the east, and a site for an apartment development conforming to RM3 zoning fronting on Arcola Street to the north.

4.0 CONCLUSIONS:

Balancing the planning considerations outlined above, and on the basis that consolidation for a larger mixed use development is apparently premature at this time, this department, unless otherwise directed by Council, is prepared to process a Preliminary Plan Approval application on the basis of the existing zoning and the design criteria outlined in Section 3.0 above.

*RR*  
RR/gt  
Attachments

  
A. L. Parr,  
DIRECTOR PLANNING &  
BUILDING INSPECTION

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EDMONDS  
 EL & P  
 HIGH SCHOOL

NEW  
 VISTA  
 SENIOR  
 CITIZEN  
 DEVELOPMENT

**EXISTING KINGSWAY/EDMONDS AREA PLAN**  
 (APARTMENT STUDY AREAS 'O' & 'P' AND COMMUNITY PLAN SIX)

**LEGEND:**

COMMERCIAL — C2 [2] C3 [3] C4 [4] C7 [7]  
 RESIDENTIAL — RMT [1] RMC2 [2] RMC3 [3] RMC4 [4] RMC5 [5]

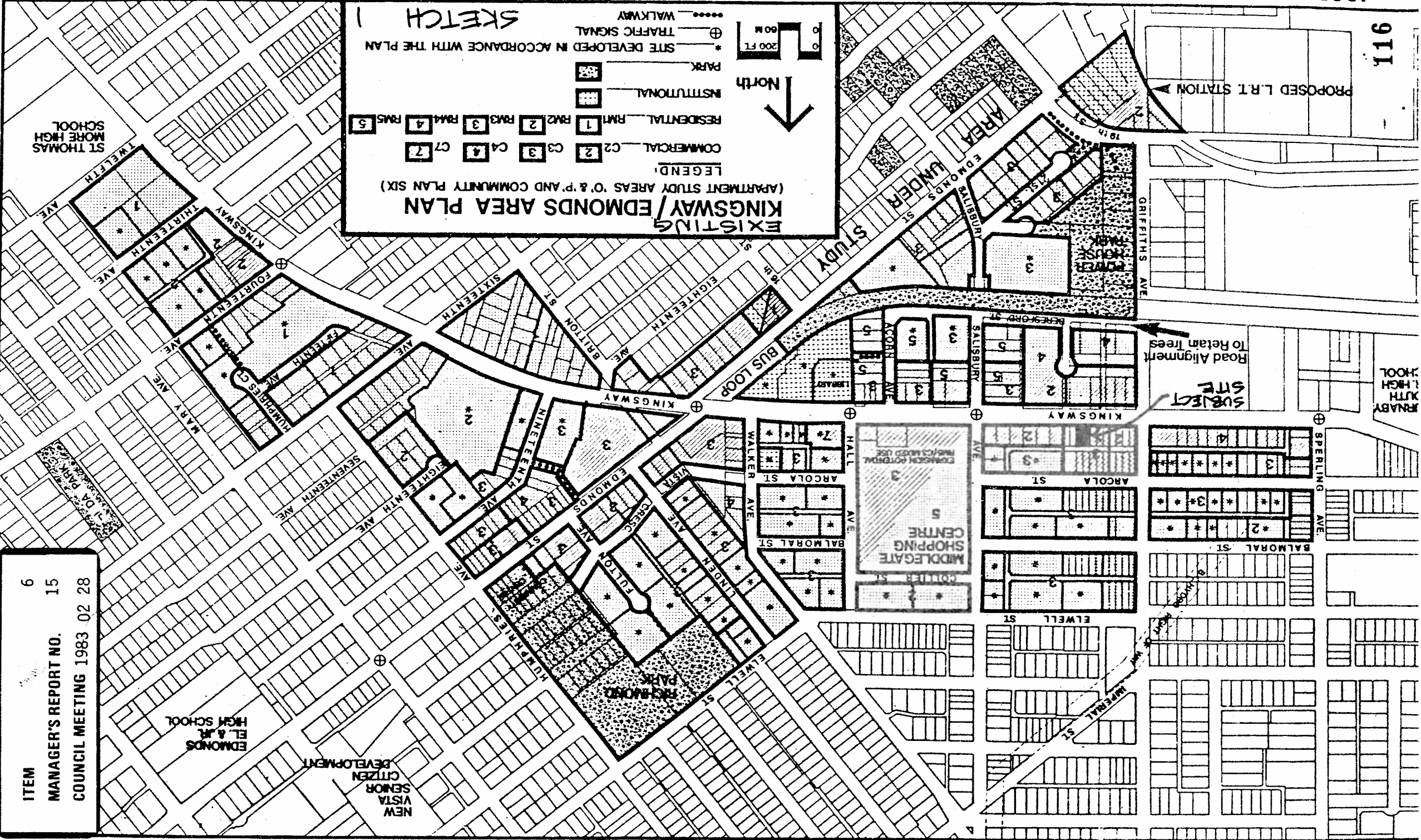
INSTITUTIONAL — [ ]  
 PARK — [ ]

⊕ TRAFFIC SIGNAL  
 \* SITE DEVELOPED IN ACCORDANCE WITH THE PLAN  
 ——— WALKWAY

**SKETCH 1**

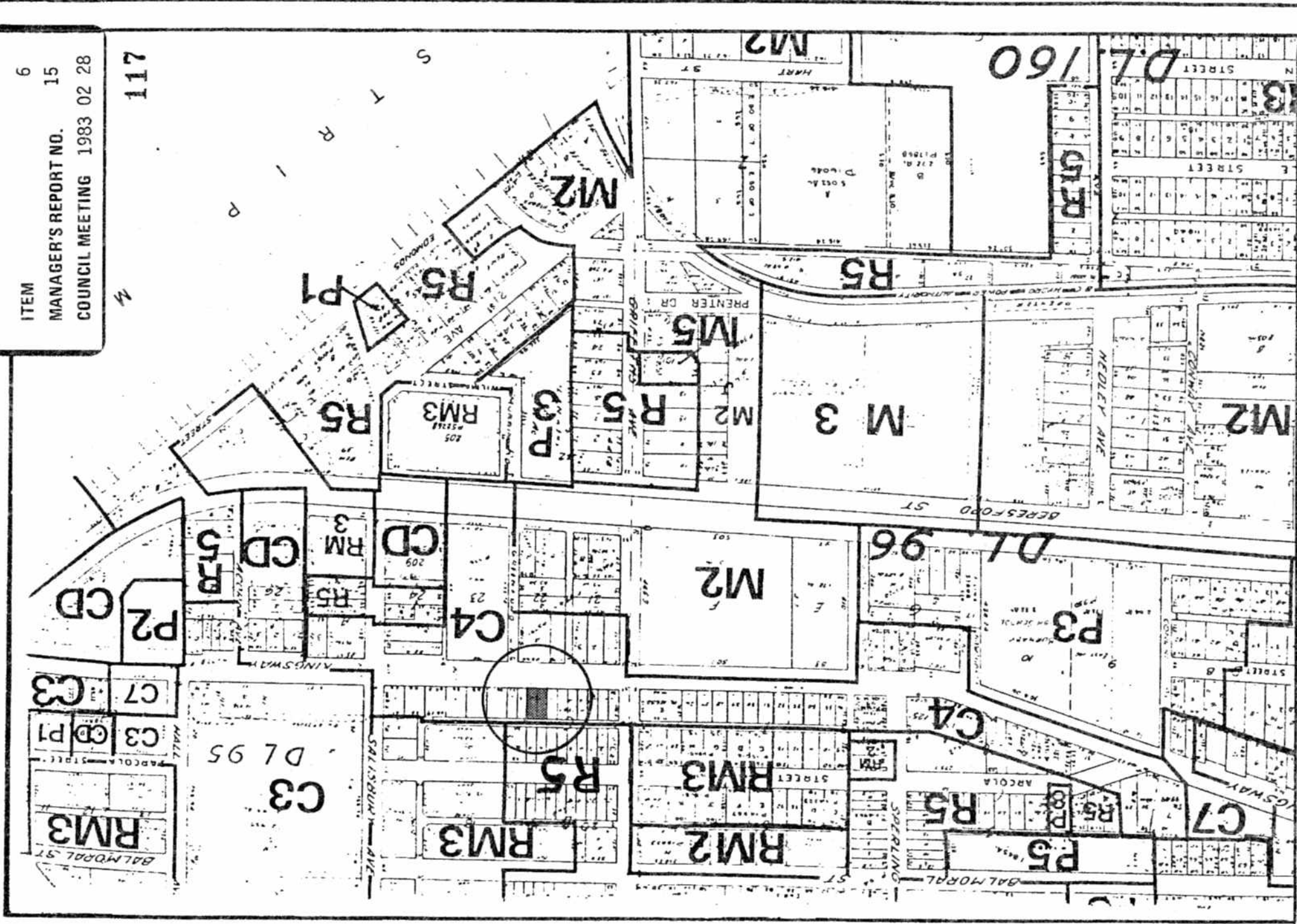
North ↓

0 200 FT 60 M



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Date

1983 FEB.

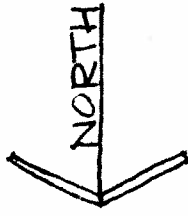
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Drawn By



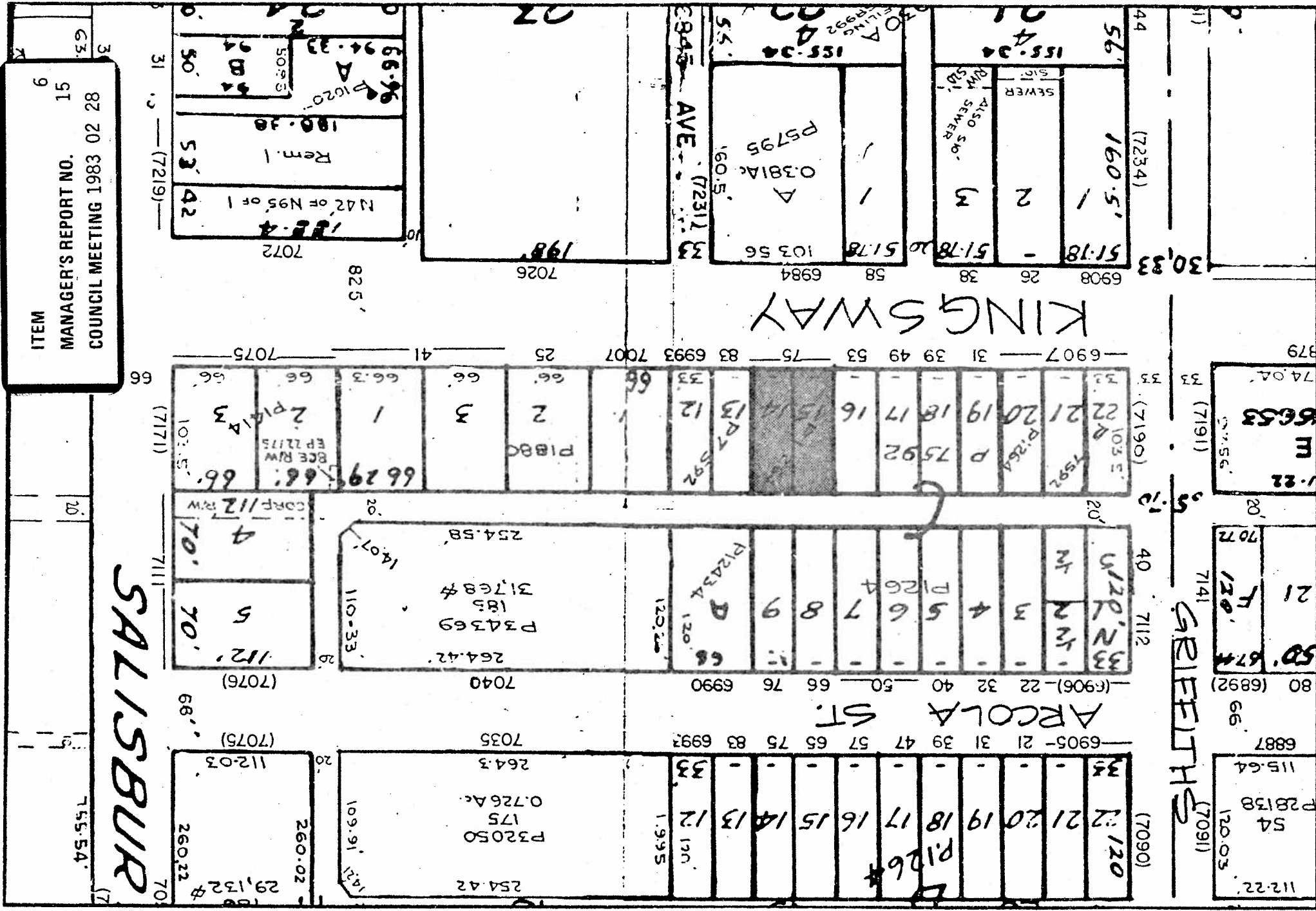
Burnaby Planning Department



6975 KINGSWAY

Sketch By

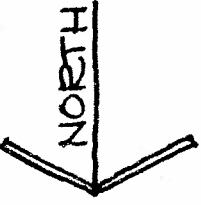
SKETCH 2



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SKETCH 3

6975 KINGSWAY

Date 1983 FEB.  
Scale 1:1200

Drawn By

