

ITEM 7  
MANAGER'S REPORT NO. 59  
COUNCIL MEETING 1983 10 03

RE: PROPOSED AMENDMENT TO THE KINGSWAY/EDMONDS AREA PLAN  
GRIFFITHS AVENUE/19th STREET CONNECTOR  
(COMMUNITY PLAN SIX)

MUNICIPAL MANAGER'S RECOMMENDATION:

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

\* \* \* \* \*

TO: MUNICIPAL MANAGER 1983 SEPTEMBER 23  
FROM: DIRECTOR PLANNING & BUILDING INSPECTION OUR FILE: 15.701  
SUBJECT: GRIFFITHS AVENUE/19TH STREET CONNECTOR;  
PROPOSED AMENDMENT TO THE KINGSWAY/EDMONDS AREA PLAN  
(COMMUNITY PLAN SIX)

RECOMMENDATIONS:

1. THAT Council approve the Griffiths/19th Street alignment as outlined in Section 2.0 of this report.
2. THAT Council approve the amendment to the Kingsway/Edmonds Area Plan (Community Plan Six), as outlined in Section 4.0 of this report.
3. THAT Council authorize staff to initiate negotiation with B.C. Hydro with regard to use of the unused B.C. Hydro right-of-way east of Griffiths Avenue for park purposes.
4. THAT Council approve the proposed changes to Powerhouse Park in the Park Acquisition Program as approved by the Parks & Recreation Commission.

REPORT

1.0 SUMMARY:

The Kingsway/Edmonds Area Plan Community Plan Six (Sketch #1 attached) does not currently reflect the Griffiths Avenue/19th/20th Street route which is included in the adopted Conceptual Transportation Plan as a continuous secondary arterial link between Kingsway and the Queensborough Bridgehead. The current road configuration is inadequate in meeting this functional requirement and a route realignment is proposed. This report recommends the amendment of the Kingsway/Edmonds Plan to show this realignment, and to include a small expansion to Powerhouse Park to offset the loss to the previously planned park area resulting from this road realignment.

2.0 THE GRIFFITHS/19TH STREET CONNECTOR:

The Burnaby Conceptual Transportation Plan as adopted by Council (see Sketch #2 attached) provides for a continuous arterial link between Kingsway and the Queensborough Bridgehead via Griffiths and the 19th/20th Street Diversion. At present the 19th/20th route ties into Rumble, and Griffiths meets Rumble at a "T" intersection. In terms of network continuity this junction layout is the reverse of what is required by the Transportation Plan. Additionally the grade up Griffiths from Rumble is steep, ranging from 11 to 14%. The options for improving this route to arterial standard are limited.

The most practicable solution is to extend 19th Street northward to tie into Griffiths south of Beresford as shown in Sketch #3 attached. This alignment could be developed to reduce the grade on Griffiths to a more acceptable 8%. It is proposed that Rumble be skewed northward to meet Griffiths at 90°. Apart from improving the junction layout, this minor realignment of Rumble is operationally desirable because of the proximity of the 19th/Edmonds junction. These improvements will require the acquisition of properties that were formerly designated in the Community Plan as part of Powerhouse Park. The need for this realignment will become increasingly important with the development of the Edmonds A.L.R.T. station and the implementation of the Annacis Crossing system. Thus it is considered desirable that this connector be developed by 1986. If adopted, it is proposed to include this project for Council's consideration in the 1984 Provisional Capital Budget (for property acquisition). It would be eligible for Provincial Revenue Sharing Funding.

In summation, realignment of Griffiths Avenue has been studied by staff of the Planning & Building Inspection Department and Engineering Department, with the conclusion being that the alignment shown on Sketch #3 is the most feasible and functional routing.

3.0 EFFECT ON POWERHOUSE PARK AND THE KINGSWAY EDMONDS AREA PLAN:

The projected realignment of Griffiths Avenue will require the acquisition of an additional new right-of-way through a number of properties that are presently scheduled for acquisition in the Park Acquisition Program (refer to attached sketches 3 and 4), and included as park in the Community Plan for the Kingsway/Edmonds area. The Recreation & Cultural Services Department has expressed concerns regarding this loss of future parkland, as it is within an area in which the neighbourhood park standard indicates both an existing and projected park deficiency.

The Planning & Building Inspection Department and the Recreation & Cultural Services Department consider that this loss can be offset and a usable and functional future park site in both size and configuration can be achieved, by incorporating the adjacent portion of the unused B.C. Hydro right-of-way to the north (which is currently proposed as a park/trail strip), and by expanding the park southward to incorporate a small area of land fronting on 21st Avenue (See sketch 3).

This area on 21st Avenue represents the remainder of a site previously designated for RM3 development by the Kingsway/Edmonds Area Plan, the southwestern portion of which site will be required for the Griffiths Avenue realignment. It is considered that this remainder, with a frontage of approximately 45 m (147 ft.) and a depth of 42.7 m (140 ft.), would be of too limited a size to provide an appropriate apartment development site in view of its location directly adjacent to a secondary arterial route. One lot within this proposed park expansion is Municipally-owned.

The proposed changes to Powerhouse Park and the consequent amendment of the Parks Acquisition Program were approved by the Parks & Recreation Commission on 1983 September 21.

#### 4.0 CONCLUSION:

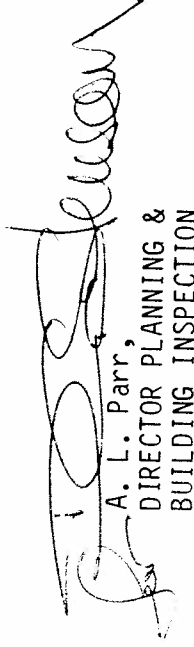
In order to reconcile the Kingsway/Edmonds Area Plan (Community Plan Six) with the adopted Conceptual Transportation Plan it is recommended that the former be amended to incorporate the Griffiths/19th Street Connector. In order that the provision of sufficient neighbourhood parkland in the area is also ensured, it is recommended that the Plan amendment also provide for expansion of Powerhouse Park as outlined in Section 3.0 above, and that staff be authorized to initiate negotiations with B.C. Hydro with regard to use of the unused Hydro right-of-way east of Griffiths Avenue for park purposes. Furthermore, in order to reflect the current Edmonds A.L.R.T. station location as approved in principle by Council, it is also proposed that the Plan amendment include deletion of the previously designated mixed use A.L.R.T station site.

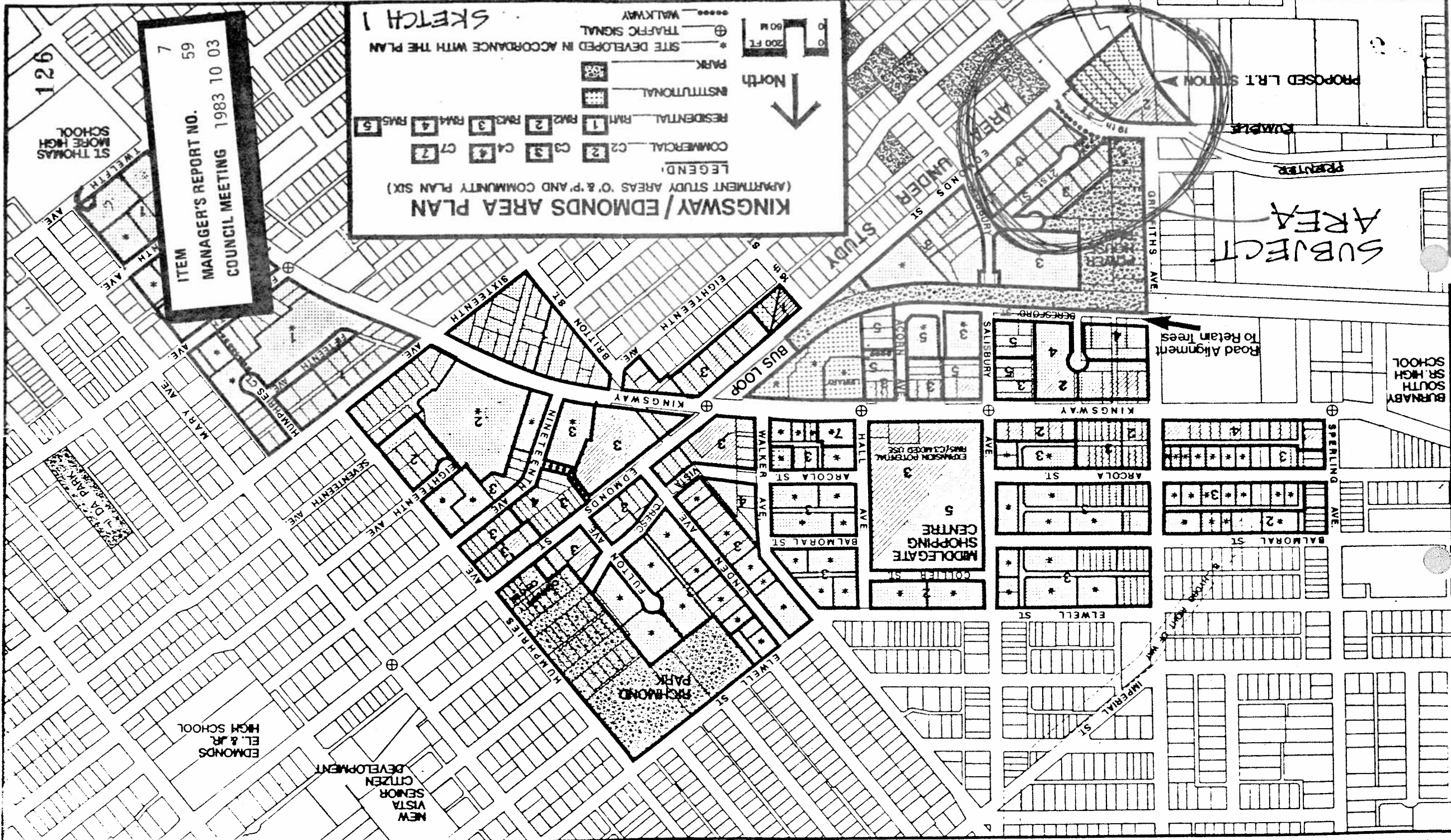
Finally, it is also recommended that Council approve the proposed changes to Powerhouse Park in the Park Acquisition Program as approved by the Parks & Recreation Commission (see sketch 4.).

RR/g1

#### Attachments

cc: Director Recreation & Cultural Services  
Director Engineering  
Assistant Director, Long Range Planning  
Municipal Solicitor

  
A. L. Parr,  
DIRECTOR PLANNING &  
BUILDING INSPECTION



**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] RMT2 [2] RMT3 [3] RMT4 [4] RMT5 [5]
- INSTITUTIONAL [ ]
- PARK [ ]
- TRAFFIC SIGNAL [⊕]
- WALKWAY [-----]

**SKETCH 1**

North ↓

0 100 200 FT

ITEM 7  
MANAGER'S REPORT NO. 59  
COUNCIL MEETING 1983 TO 03

SUBJECT AREA

Road Alignment  
To Retain Trees

EDMONDS  
EL. & JR.  
HIGH SCHOOL

NEW  
VISTA  
SENIOR  
CITIZEN  
DEVELOPMENT

RICHMOND  
PARK

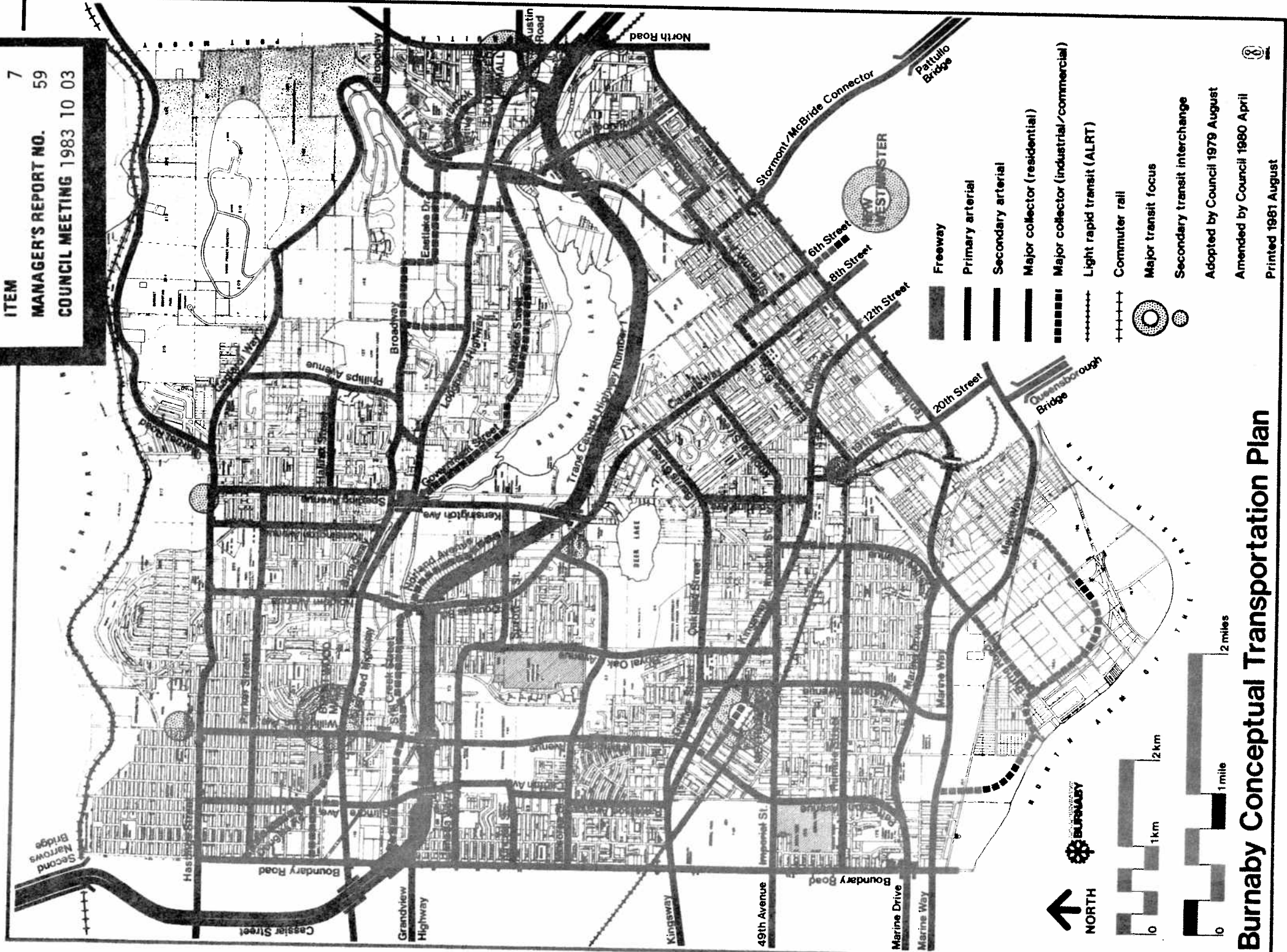
MIDDLEGATE  
SHOPPING  
CENTRE

BURNABY  
SOUTH  
SR HIGH  
SCHOOL

ST THOMAS  
MORE HIGH  
SCHOOL

126

ITEM 7  
 MANAGER'S REPORT NO. 59  
 COUNCIL MEETING 1983 TO 03



- Freeway
- Primary arterial
- Secondary arterial
- Major collector (residential)
- Major collector (industrial/commercial)
- Light rapid transit (ALRT)
- Commuter rail
- Major transit focus
- Secondary transit interchange

Adopted by Council 1979 August  
 Amended by Council 1980 April  
 Printed 1981 August

**Burnaby Conceptual Transportation Plan**



128

KINGSWAY

ITEM 7  
MANAGER'S REPORT NO. 59  
COUNCIL MEETING 1983 10 03

AVENUE

BERESFORD

GRIFFITHS

B.C. HYDRO ROW

ERESFORD

POWER-HOUSE PARK

WILMA

PT# 08/90

21 ST AVE.

MUNICIPALLY-OWNED

PRENTER DR.

RUMBLE

EDMONDS

NORTH

19TH ST.



Burnaby Planning Department

Date

1983 SEPT.

Scale

1:2400

Drawn By

PROPOSED GRIFFITHS AVE / 19TH ST.  
REALIGNMENT &  
POWERHOUSE PARK  
RECONFIGURATION

SKETCH 3

SALISBURY DL

1	2	3	4	5	6	7	8	9	10
15	16	17	18	19	20	21	22	23	24

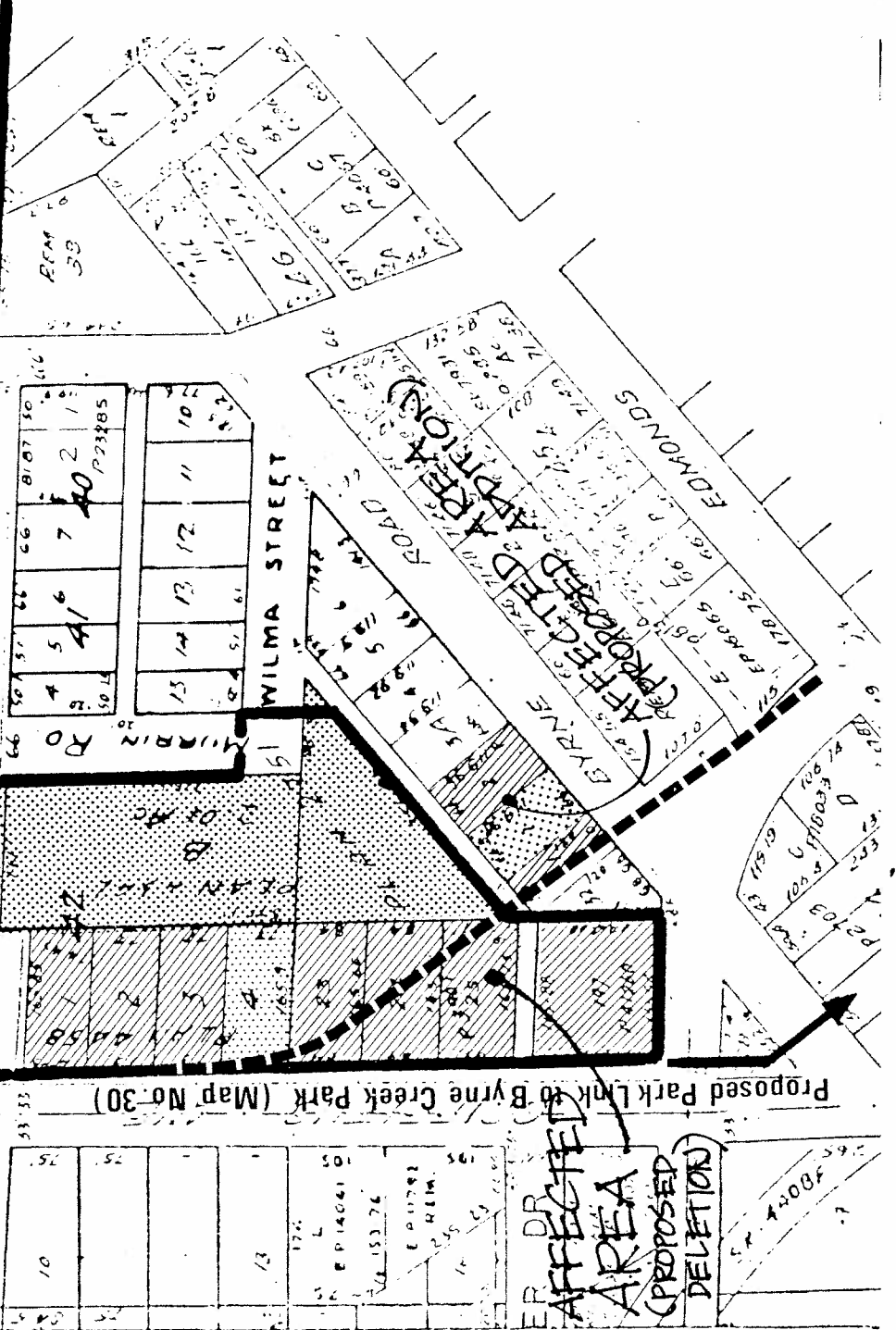
ITEM 7  
 MANAGER'S REPORT NO. 59  
 COUNCIL MEETING 1983 TO 03

KINGSWAY

1	2	3	4	5	6	7	8	9	10
11	12	13	14	15	16	17	18	19	20
21	22	23	24	25	26	27	28	29	30
31	32	33	34	35	36	37	38	39	40




S.C. HYORO  
 BEESFORD

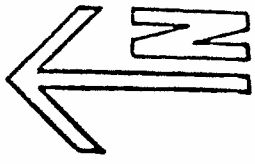
POWER AUTH. R/W  
 Proposed Park Link to Senior  
 Citizens High-Rise (Edmonds-Kingsway)



POWERHOUSE PARK

129

-  Proposed Acquisition
-  Existing Park
-  Proposed Park Area



SKETCH 4

Scale: 1" = 200'

