

ITEM	2	91
MANAGER'S REPORT NO.	20	92
COUNCIL MEETING	92/03/23	92

TO: ACTING MUNICIPAL MANAGER 1992 March 18

FROM: DIRECTOR PLANNING & BUILDING Our File: 01.100

SUBJECT: REQUEST FOR COMMENTS FROM CITY OF VANCOUVER - COLLINGWOOD VILLAGE PROJECT

PURPOSE: To inform Council of a request for comment from the City of Vancouver on the proposed Collingwood Village Project and to outline issues under review and the approach for providing comments back to the City of Vancouver.

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RECOMMENDATION:

1. THAT a copy of this report be forwarded to Mr. J.B. Winsor, Senior Community Planner, Vancouver Planning Department.

R E P O R T

1.0 BACKGROUND

Municipal staff have been contacted by City of Vancouver staff with respect to the proposed rezoning and redevelopment of a site within the City of Vancouver to be known as Collingwood Village. This 10.8 hectare (26.8 acre) site is adjacent to the Joyce Street Station Area and is bounded to the north by Vanness Avenue, between Joyce and Ormidale Streets, and bounded to the south by Euclid, Aberdeen and Foster Streets (see attached Figure 1).

The development of Collingwood Village is being undertaken by the Vancouver Land Corporation (VLC). The intent of the project is to provide moderately priced multi-family housing in the area with up to one-half the units being rental accommodation.

This development proposal has emerged from a Housing Opportunities Strategy in the City of Vancouver which in part involves redeveloping land released from industrial uses for housing to assist in more residential capacity within the City. It is also considered consistent with the recommendations of the Clouds of Change policy report adopted by the City.

The generalized design concept for the site is illustrated on the attached Figure 2. It provides for approximately 3,000 residential units accommodating about 5,000 residents. There is a mix of building forms proposed, with provision for 13 high-rises ranging in height from 12 to 25 stories. It is anticipated that 25 to 30 percent of the units will be oriented to families, with the suggestion that a large segment of the non-family units would likely be attractive to empty-nesters and seniors. The expected population of children to be housed with the project is projected to be approximately 450. It is proposed that the Collingwood Village development be phased over an 8 to 10 year period.

A full description of the project as outlined in the rezoning plan is available for viewing in the Planning and Building Department.

The City of Vancouver staff is currently reviewing the materials prepared on behalf of VLC for the preparation of a major Issues report to be submitted to the Vancouver Council at the end of April.

The purpose of this report is to advise Council of this development proposal within the City of Vancouver and to obtain the input of the Traffic and Transportation Committee (Transportation and Transit Division), the Parks and Recreation Commission and the Community Issues and Social Planning Committee in relation to issues outlined below considered of relevance to the Municipality of Burnaby.

If other issues are identified during the review that would involve any other Committee, staff would ensure that their input is obtained.

## 2.0 ISSUES OF RELEVANCE TO BURNABY

### 2.1 Provision of Open Space/Recreation Facilities

Collingwood Village provides 2.7 hectares (6.7 acres) of public open space. A portion of this open space provision is for a playing field adjacent to a potential elementary school site. It is noted that the on-site neighbourhood park space proposed is at approximately one-half the City's standard of 2.75 acres per 1,000 population. The rezoning plan makes reference to the proximity of Central Park in Burnaby as a contributing factor in not providing more dedicated park within the project.

Discussions with Parks and Recreation staff indicate that the present and projected use and programming commitments are such that there is no available spare capacity at Central Park for additional neighbourhood park purposes over and above those already contemplated within the Metrotown growth projections.

Part of the explanation provided in the supporting documents for the lower park standard in the Collingwood project relates to a proposal to provide for the development of on-site community facilities including a Neighbourhood House with daycare facilities, a community gym (to be developed by upsizing the elementary school gym when developed) and an elementary school site. The developer is proposing to provide an allowance of \$1.4 million towards the cost of the base building facility for the Neighbourhood House and daycare facility.

While a range of local community services are proposed, there likely would be an increased demand on Burnaby based facilities such as the Bonsor Recreation Centre and Club Metro.

It is intended that the issue of proposed neighbourhood park space and the potential relationship to the use of Central Park, as well as the likely impacts on the Bonsor Recreation Centre and Club Metro be more fully discussed with the Parks and Recreation Commission at its meeting of 1992 April 15. A municipal response based on these discussions will be forwarded to Council for its consideration.

### 2.2 Boundary Road/Vanness Intersection Improvements

Traffic studies prepared in relation to this development proposal call for an upgrading of the intersection of Boundary Road and Vanness Street to provide for improved access and egress to the project. The present proposal to improve the intersection includes the following:

- the inclusion of a left turn lane for northbound traffic on Boundary Road wishing to turn west onto Vanness Street

- the widening of Boundary Road to a six lane standard including the removal of the existing rail overpass
- signalization of the Intersection
- a realignment of the B.C. Tel access driveway with the Boundary/Vanness Intersection

The proposed improvement of the Boundary Road/Vanness Intersection requires a thorough evaluation in relation to matters of safety, present and proposed signalization spacing along Boundary Road, potential effects on commuter traffic flows within adjacent residential areas and pedestrian movements. This evaluation would also assess possible benefits of the upgrading to the Municipality as a basis to respond to anticipated requests for cost sharing of the Intersection improvements.

Staff intend to prepare a report on the proposed Intersection improvements at Boundary Road and Vanness Street, as well as any transit implications, for the next meeting of the Traffic and Transportation Committee scheduled for 1992 April 8.

### 2.3 Future of Existing Rail Bridge Across Boundary Road

The assembly of the Collingwood Village site has resulted in the removal of the industrial uses from this area, along with the abandonment of rail freight service in this area. As a result of this removal, train service is no longer being provided on the B.C. Hydro right-of-way west of Nelson Avenue. Removal of the tracks from the rail bed has already commenced on both sides of Boundary Road.

While the existing rail bridge across Boundary Road is no longer needed for rail purposes, part of the structure now accommodates the bikeway component of the B.C. Parkway system, and is also used by some pedestrians seeking a grade separated crossing of Boundary Road.

The widening of Boundary Road and the improvement of the Boundary Road/Vanness Street Intersection, as has been proposed by the City of Vancouver staff, requires the removal of the rail overpass. The question of the overpass removal should be reviewed in the context of the proposed Intersection reconstruction outlined in Item 2.2 above. This review would be predicated on the need to reconstruct the Intersection to accommodate general traffic, cycling, pedestrians and local access.

Removal of the existing overpass raises the issues of a replacement pedestrian/bikeway overpass to maintain a grade separated crossing across Boundary Road for the B.C. Parkway pedestrian and cycle users, as well as local residents, and the cost sharing of this facility.

Staff therefore intend to address the issue of the Boundary Road overpass in the context of Item 2.2 above in its report to the Traffic and Transportation Committee.

### 2.4 Social Planning Considerations

The addition of a further 5,000 residents within the general Metrotown service area will tend to reinforce its Regional Town Centre role.

With up to 900 units being intended for family purposes and a larger amount anticipated for seniors/empty nesters, the project will need to have provision for increased service requests. If not provided as part of the project, Metrotown could expect increased demand for specialized support services for youth, families and seniors, as well as child care. It is the intention of staff to provide a report on these matters to the Community Issues & Social Planning Committee at its meeting of 1992 April 22.

The Metrotown Social Planning Strategy currently under refinement will need to be mindful of these increased demands and underscores the need for the respective staffs from Burnaby and Vancouver to maintain a close liaison in their respective social planning initiatives.

### 3.0 CONCLUSION

The City of Vancouver is in the process of identifying issues as part of its evaluation of the rezoning application for the Collingwood Village project. As part of that process, the City has requested any preliminary comments that Burnaby may wish to make on the proposal.

This report has outlined the general parameters of the development and identified some issues of relevance to the Municipality of Burnaby that are intended to be examined in further detail by the Parks and Recreation Commission, the Traffic and Transportation Committee and the Community Issues and Social Planning Committee.

Staff intend to consolidate the responses from these groups in a subsequent report to Council as the basis for a response to the City of Vancouver's request for comment.



K.L. Parr, Director  
PLANNING AND BUILDING

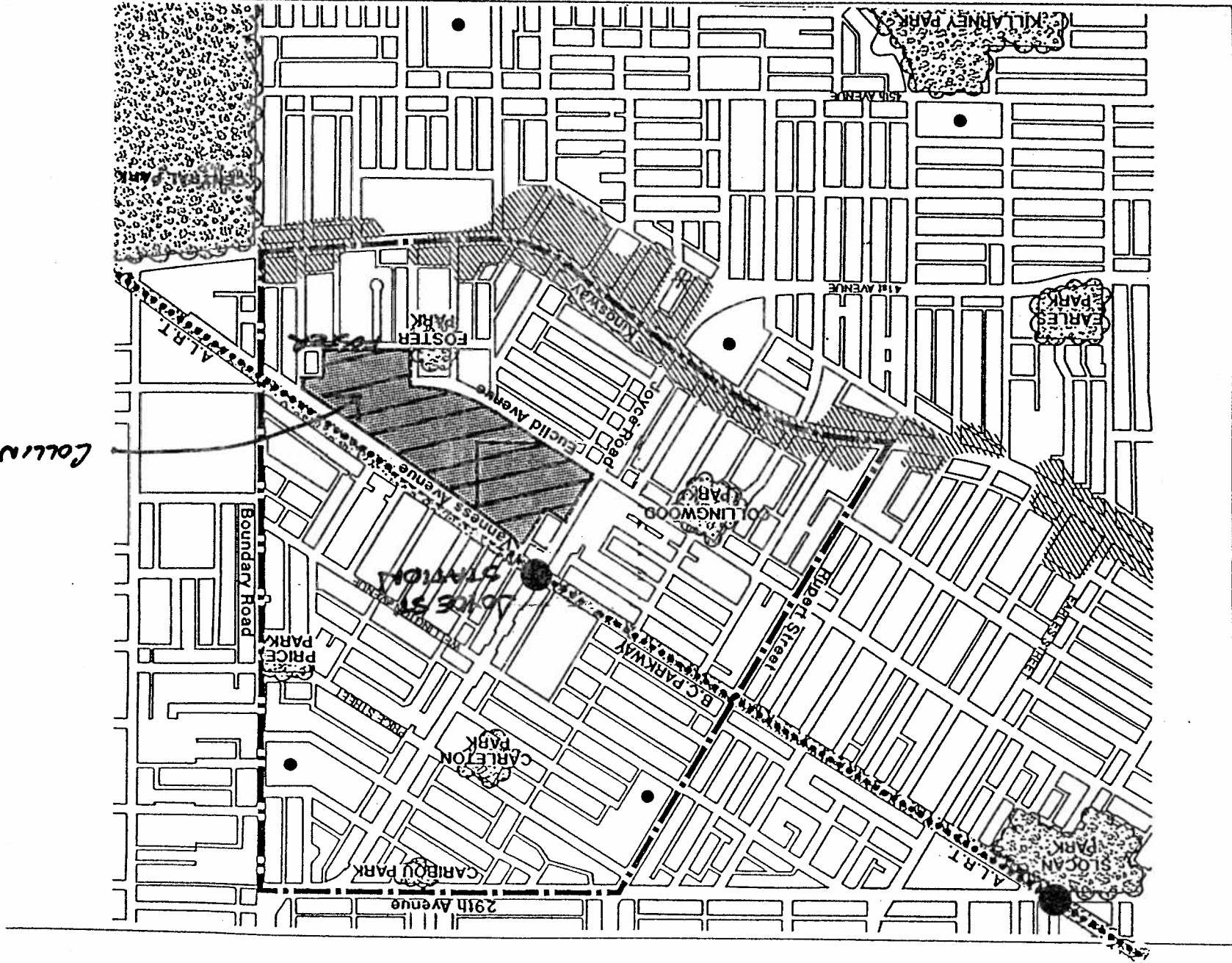
JSB/db  
Attachments

cc: Director Administrative and Community Services  
Director Engineering  
Director Finance  
Director Recreation & Cultural Services  
Sr. Social Planner  
Manager, Transportation Planning

ITEM 2  
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COLLINGWOOD VILLAGE  
 PROJECT SITE

FIGURE 1



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# COLLINGWOOD VILLAGE CONCEPT PLAN

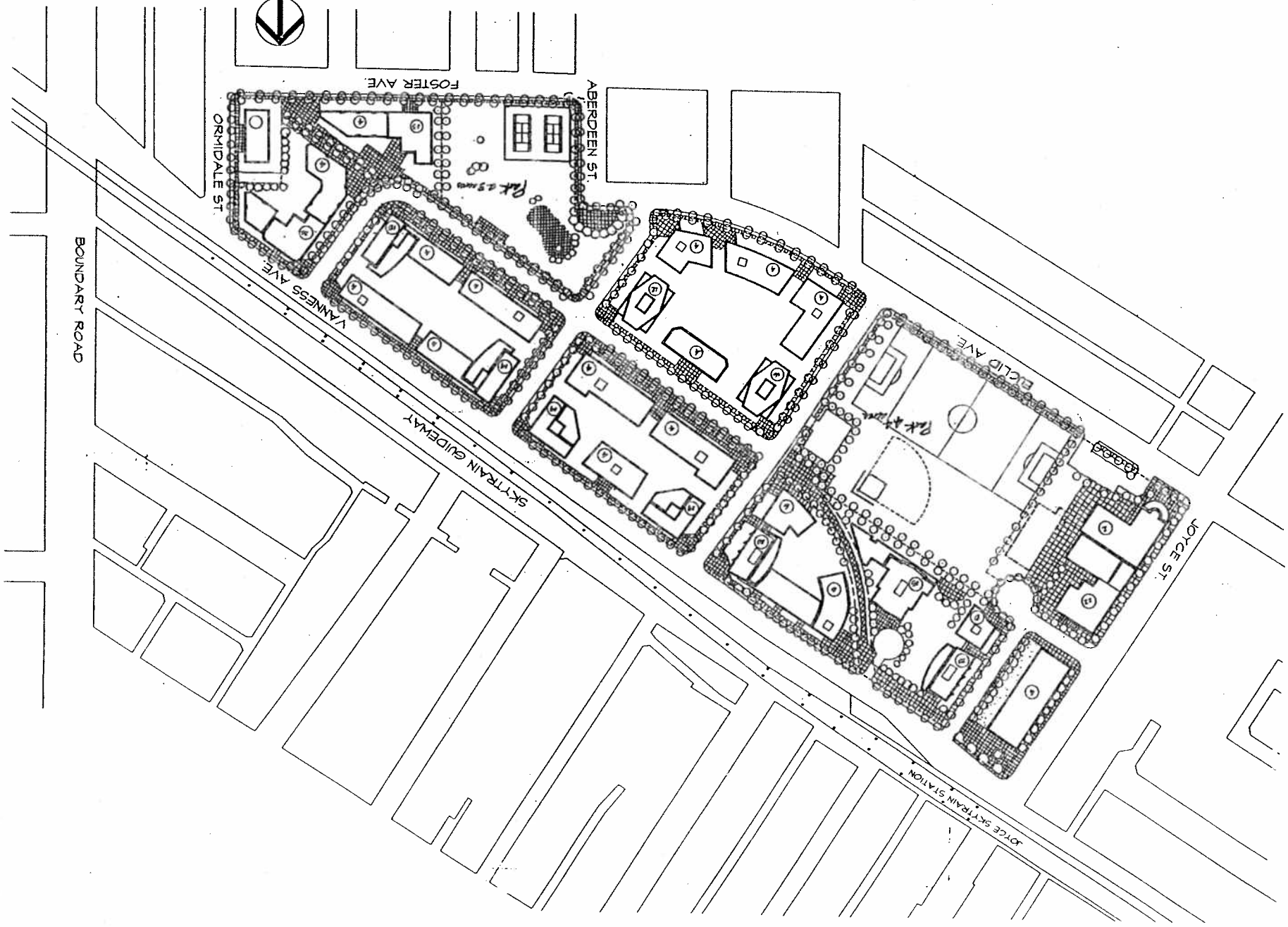


FIGURE 2