

ITEM	
MANAGER'S REPORT NO.	7
COUNCIL MEETING	32
	92/05/04

TO: ACTING MUNICIPAL MANAGER 1992 April 28

FROM: DIRECTOR PLANNING & BUILDING Our File: 01.102

SUBJECT: PROPOSED COLLINGWOOD VILLAGE DEVELOPMENT - CONVEYANCE OF MUNICIPAL COMMENTS TO THE CITY OF VANCOUVER

PURPOSE: To provide a response to the City of Vancouver on the proposed Collingwood Village project based on the reviews undertaken by the Traffic and Transportation Committee, the Community Issues and Social Planning Committee and the Parks and Recreation Commission.

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RECOMMENDATIONS:

1. THAT the City of Vancouver be advised that the Municipality of Burnaby favours an improvement of the Boundary Road/Vanness Avenue intersection as illustrated on Figure 2 of this report, and which involves no signalization, a pedestrian overpass and a median precluding left turning movements out of either Vanness Avenue or the B.C. Tel access driveway.
2. THAT the City of Vancouver be requested to consider providing more park space in the Collingwood Village project given the existing heavy usage of Central Park and the projected increased population growth in Burnaby Metrotown.
3. THAT the City of Vancouver be requested to carefully review the size of the Neighbourhood Centre proposed for Collingwood Village to ensure it meets resident needs, in view of the present usage and future demands from Burnaby residents on the Bonsor Recreation Centre.
4. THAT the City of Vancouver be requested to ensure that the proposed community facilities (Neighbourhood House, child care centre, gymnasium, other recreational facilities and multi-purpose space) be included in Phase 1 of the Collingwood Village development.
5. THAT the City of Vancouver be requested to ensure that resources are committed to enable the required services to be provided and operated.
6. THAT the City of Vancouver be requested to assist the development of social services and facilities in the larger Collingwood neighbourhood in order to reduce outside demand on the resources being planned for Collingwood Village, subject to the conclusions of the Social Planning study of the area currently underway.
7. THAT the City of Vancouver be requested to maintain liaison with Burnaby Social Planning staff during the planning process for social amenities and services for Collingwood Village.
8. THAT a copy of this report, together with the Committee and Commission reports, be forwarded to the City of Vancouver Council for distribution to their Directors of Planning and Social Planning.

R E P O R T

ITEM	
MANAGER'S REPORT NO.	7
COUNCIL MEETING	32
	92/05/04

1.0 BACKGROUND

Council received a report at its meeting of 1992 March 23 regarding the proposed rezoning and redevelopment of a site within the City of Vancouver to be known as Collingwood Village. At that time, Council was made aware that the City of Vancouver staff were preparing a major issues report on the Collingwood Village project for submittal to the Vancouver Council and that comments from Burnaby would be incorporated within that review.

It was outlined that the Traffic and Transportation Committee (Transportation and Transit Division), the Parks and Recreation Commission and the Community Issues and Social Planning Committee would each be reviewing the proposal and be providing input to a consolidated response for conveyance to the City of Vancouver Council.

This report provides the consolidated response from the groups noted above for conveyance to the City of Vancouver.

2.0 PROJECT CHARACTERISTICS

The proposal involves the development of approximately 3,000 residential units, over an 8 to 10 year period, accommodating 5,000 people on a 27 acre site adjacent to the Joyce Street SkyTrain Station. The proposed development abuts the north-west boundary of Burnaby's Metrotown area.

The development of Collingwood Village is being undertaken by the Vancouver Land Corporation (V.L.C.). The intent of the project is to provide moderately priced multi-family housing with provision of a rental component.

It is anticipated that approximately 25 to 30 percent (up to 900) of the units will be oriented to families, with the remaining 2,100 one bedroom and studio units likely being attractive to empty-nesters and seniors. There is a mix of building forms proposed, with provision for 13 high-rises ranging in height from 12 to 25 stories. The expected population of children to be housed within the project is expected to be approximately 450.

The Collingwood Village proposal provides 6.7 acres of public open space, with a portion of this allowance for a playing field adjacent to a potential elementary school site. Planned on-site community facilities include a neighbourhood house with day care facilities, a community gym (to be developed by upsizing the elementary school when developed) and an elementary school site. V.L.C., as 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 day care.

3.0 ISSUES OF RELEVANCE TO BURNABY

The following comments and recommendations relating to a number of issues have been provided as a result of the review of this proposal by the Traffic and Transportation Committee, the Parks and Recreation Commission and the Community Issues and Social Planning Committee. In view of their volume, copies of these reports have been provided to Members of Council under separate cover. Members of the public can obtain a copy of these reports from the Planning and Building Department.

ITEM	7
MANAGER'S REPORT NO.	32
COUNCIL MEETING	92/05/04

3.1 Proposed Upgrading of Boundary Road/Vanness Avenue Intersection and Replacement of Existing Overpass

The Traffic and Transportation Committee (Transportation And Transit Division) received a report on the intersection improvement issue at their meeting of 1992 April 8.

In summary, the Committee does not agree with the improvement of the Boundary Road/Vanness Avenue intersection as has been proposed (see attached Figure 1). Instead, the Committee is recommending that the intersection upgrading include the following characteristics:

1) a pedestrian overpass

The widening of Boundary Road requires the removal of the existing rail bridge across Boundary Road. While this bridge is no longer needed for rail purposes, part of the structure now accommodates the bikeway component of the B.C. Parkway system. The Committee is of the view that a replacement overpass should be provided as part of the infrastructure improvements. In this regard, it was considered appropriate for V.L.C. and the City of Vancouver to participate in the replacement of the bridge, with provision for a contribution from the Municipality of Burnaby.

2) no signalization of the intersection.

3) inclusion of a median precluding unsafe left turning movements out of either the Vanness Avenue or the B.C. Tel access driveway.

The configuration of the intersection under these criteria is illustrated on the attached Figure 2.

A primary concern of the Committee in its considerations was to ensure that the arterial function of Boundary Road, one of only two continuous north-south arterials in the Municipality, is not compromised. The location of a signalized intersection at Boundary Road and Vanness Avenue, only 250 metres from Kingsway, was considered to render the optimization of traffic flows along Boundary Road difficult.

The solution as proposed in the Committee report provides for optimum vehicular safety at the intersection, through capacity on Boundary Road and pedestrian and cyclist movements across Boundary Road.

The intersection of Boundary Road/Vanness Avenue has been an operational problem for B.C Transit. Recent changes to the existing #28 bus route has resulted in a routing away from the Boundary/Vanness Avenue intersection. B.C. Transit is considering a permanent change to the route that would avoid this intersection.

ITEM	7
MANAGER'S REPORT NO.	32
COUNCIL MEETING	92/05/04

3.2 Increased Use of Central Park/Metrotown Recreational Facilities

The Parks and Recreation Commission received a report at its meeting of 1992 April 15, addressing the above noted issue. The report notes that the Collingwood Village proposal has 6.7 acres of park space, which does not meet the Vancouver park Board guideline for neighbourhood park space of 2.75 acres per 1,000 people.

The report also indicates that Central park is already experiencing crowded conditions on many occasions and that the demands will continue to grow given the projected increase of the Metrotown area population.

The report suggests that the City of Vancouver look at increasing the park space within the Collingwood Village development for passive park and major play experiences.

A particular concern outlined related to the high percentage of adults and seniors projected for Collingwood Village which could potentially create operational problems at Bonsor Recreational Centre. The Centre is being programmed almost to capacity, and in the case of senior programming, it is difficult to meet existing demands for space.

The report from the Commission suggests that the proposed Collingwood Neighbourhood Centre be designed and sized to meet the specialized needs of adult and senior residents, as well as some teen programming.

3.3 Social Planning Implications

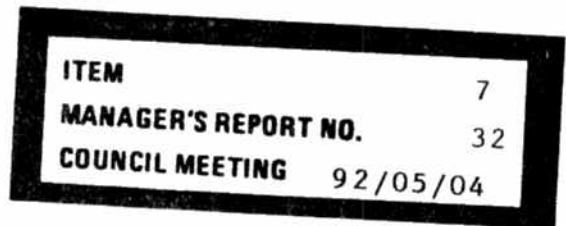
The Community Issues and Social Planning Committee received a report on the social planning implications of the proposal at its meeting of 1992 April 22.

The report indicates that research work is being done on behalf of the Social Planning Department of the City of Vancouver to identify existing gaps in service in the Collingwood area. However, it is noted that it is generally accepted by Vancouver Social Planning staff, service providers and area residents the area has a shortage of community and social services.

A concern is expressed in the report that adequate facilities and services be provided in Collingwood Village, in view of the projected population of the project itself, as well as the up to 10,000 new residents in the larger Collingwood area that could occur over the next decade.

This concern relates to the fact that the Metrotown area has its own pressures for increased community facilities and services as identified by the Metrotown Social Planning Program. The report has stressed that Metrotown-based services should not be assumed to accommodate social and community service needs of the Collingwood Village residents.

The report makes the request of the City of Vancouver that Burnaby Social Planning staff be consulted during the planning process for the social amenities and services for Collingwood Village.




4.0 CONCLUSION

The Collingwood Village 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 the City. It is a large project, and given its close proximity to Metrotown, there are potential implications to the area.

The comments summarized in this report have not related to the specifics of the project itself, but rather have been oriented to those aspects which have a relationship to the Municipality of Burnaby.

The opportunity provided by the City of Vancouver to comment on this major development proposal is appreciated and the response provided is intended to help promote compatible developments between our respective areas.

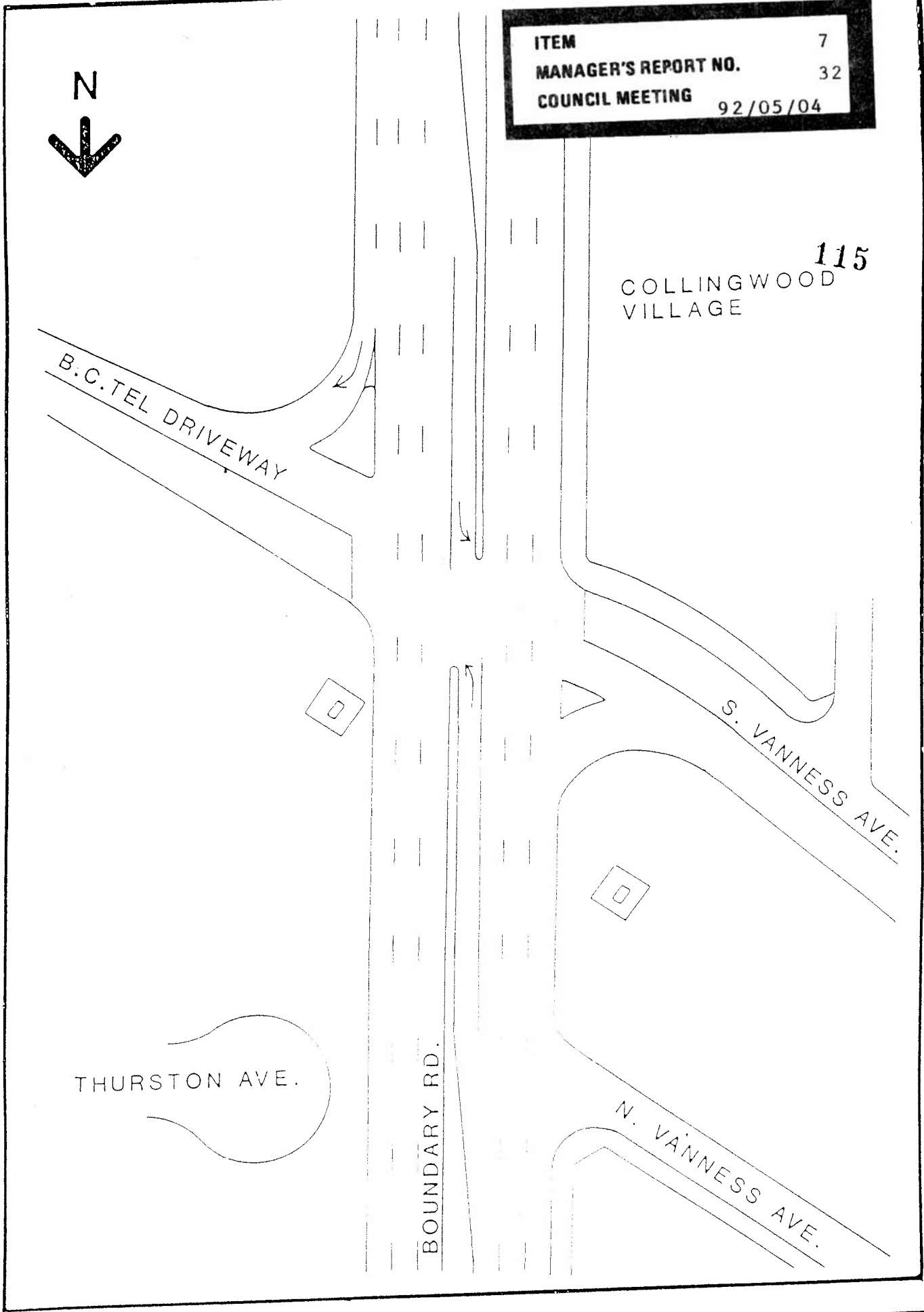

A.L. Parr, Director
PLANNING AND BUILDING

JSB/mm
Attachs:

cc: Director Recreation and Cultural Services
Director Finance
Director Engineering
Director Administrative and Community Services



ITEM 7
MANAGER'S REPORT NO. 32
COUNCIL MEETING 92/05/04



Date:
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Drawn By:
J.A.T.

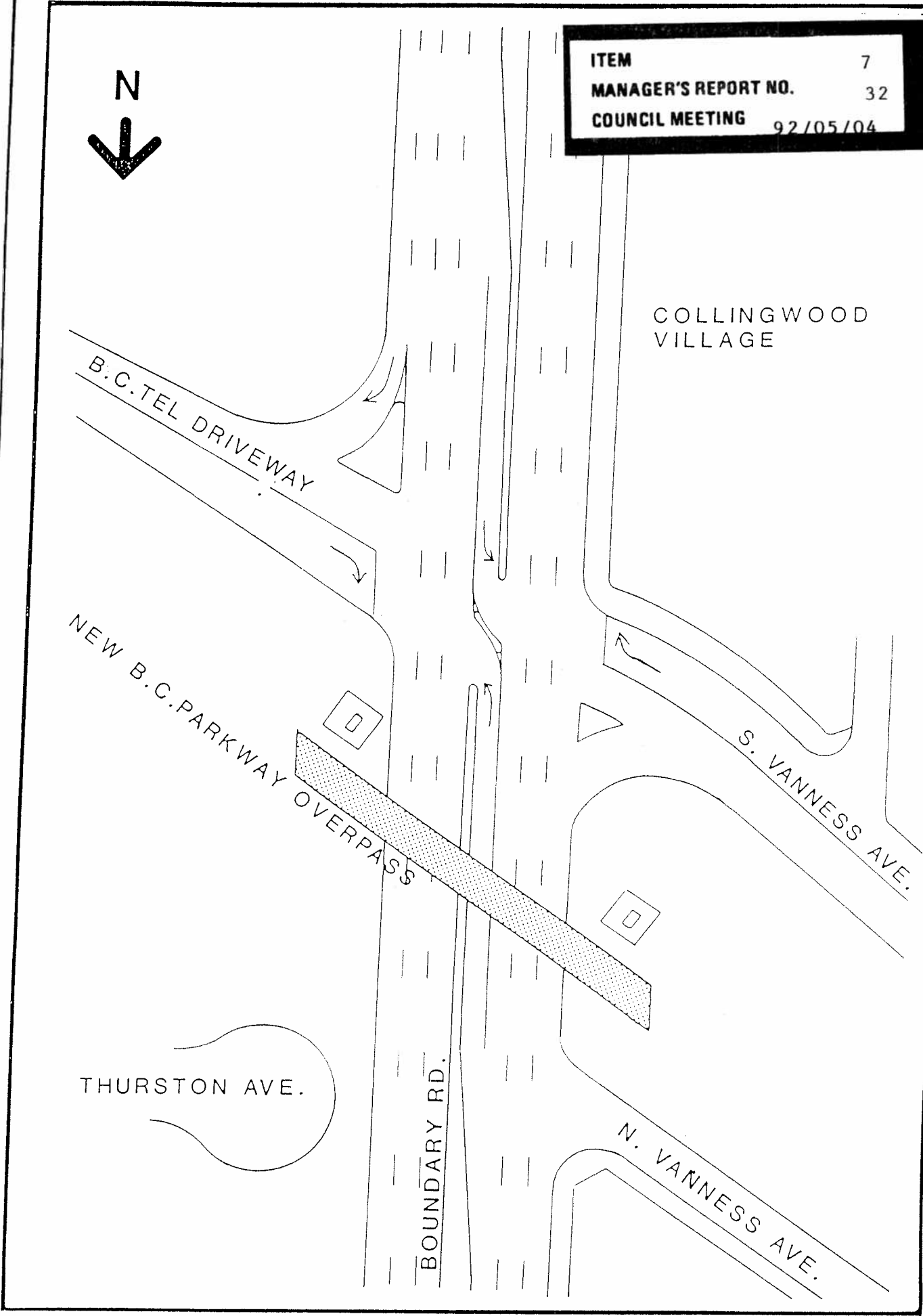


VANNESS AT BOUNDARY RD.
FUTURE BOUNDARY RD. WIDENING
VANCOUVER PROPOSAL

Fig.1



ITEM	7
MANAGER'S REPORT NO.	32
COUNCIL MEETING	92/05/04



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Fig.2

VANNESS AT BOUNDARY RD.
FUTURE BOUNDARY RD. WIDENING
BURNABY PROPOSAL

