

REPORT  
1993 May 3

CITY OF BURNABY

COMMUNITY ISSUES AND SOCIAL PLANNING COMMITTEE

HIS WORSHIP, THE MAYOR  
AND COUNCILLORS

RE: VANCOUVER'S COLLINGWOOD VILLAGE DEVELOPMENT:  
UPDATE ON PROPOSAL

RECOMMENDATIONS:

1. THAT Vancouver City Council be requested to monitor ongoing requirements for social/recreation facilities and services in Collingwood Village and the larger Collingwood area and to address any deficits before approving Phases 2, 3 and 4 of Collingwood Village.
2. THAT the City of Vancouver be requested to continue to liaise with Burnaby on the requirements for social/recreation facilities and services during the development of Collingwood Village.

R E P O R T

The Community Issues and Social Planning Committee at its meeting held on 1993 April 28, received and adopted the attached staff report providing an update on the City of Vancouver's current proposals regarding social/recreation facilities and services in Vancouver's Collingwood Village Development.

The Committee therefore submits the report, providing an update on the City of Vancouver's current proposals, for Council's information.

Respectfully submitted,

: COPY - CITY MANAGER - DIR. ADMIN. & COMM. SERV. - DIR. ENGINEERING - DIR. PLNG. & BLDG. - DIR. REC. & CULT. SERV.	Councillor E. Nikolai Chair  Councillor J. Young Vice Chair
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Councillor C. Redman  
Member

TO: COMMUNITY ISSUES AND SOCIAL  
PLANNING COMMITTEE

1993 April 23

FROM: ACTING DIRECTOR PLANNING  
AND BUILDING

OUR FILE: 01.102  
X-ref. 17.822

SUBJECT: VANCOUVER'S COLLINGWOOD VILLAGE DEVELOPMENT:  
UPDATE ON PROPOSAL

PURPOSE: To provide the Committee and Council with an update on the City of Vancouver's current proposals regarding social/recreation facilities and services in the development.

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**RECOMMENDATION:**

1. THAT Vancouver City Council be requested to monitor ongoing requirements for social/recreation facilities and services in Collingwood Village and the larger Collingwood area and to address any deficits before approving Phases 2, 3 and 4 of Collingwood Village.
2. THAT the City of Vancouver be requested to continue to liaise with Burnaby on the requirements for social/recreation facilities and services during the development of Collingwood Village.

**R E P O R T**

**1.0 BACKGROUND**

At its meeting of 1992 April 22, the Committee considered a report from the Director Planning & Building regarding the social planning implications of the City of Vancouver's proposed Collingwood Village development.

The report outlined the City's intention to redevelop a 10.8 hectare Industrial site adjacent to the Joyce Street Skytrain Station with 3,000 multiple-family residential units over an 8 to 10 year period (see Appendix 1, attached.) The report noted that a number of social/recreation facilities and services were planned for the development to serve its estimated 5,000 residents and the general neighbourhood. Those facilities and services included the Collingwood Neighbourhood House, a 69 space child care centre, a 9,000 square foot gymnasium, 16,000 square feet of multi-purpose space for other community services, and 6.7 acres of park space.

The report identified the potential for the development to generate increased demand on Burnaby facilities in Metrotown, particularly the Bob Prittle Metrotown Library, Bonsor Recreation Complex, Club Metro and Central Park. This concern was based on a number of factors, including:

- 1) a generally accepted understanding among Collingwood residents, service providers in the area and Vancouver Social Planning staff that the Collingwood area suffers from a shortage of social/recreation facilities and services (a study sponsored by City of Vancouver Social Planning was underway at the time to identify service gaps in the Collingwood area);
- 2) questions about the adequacy of the proposed facilities/services in Collingwood Village to serve its 5,000 residents, the additional 5,000 residents expected in the neighbourhood as a result of other developments currently in the construction and planning stages, and existing residents of Collingwood.
- 3) an assessment, based on the 1991 Metrotown Social Planning Consultation Process, that the level of human services in Metrotown is currently inadequate and the challenge inherent in increasing those services in the face of an estimated population growth of 5,000 in Metrotown during the next fifteen years.
- 4) the relaxation of the Vancouver Parks Board standard for neighbourhood park space in the development, resulting in 6.7 instead of 13.75 acres of park.

In order to address Burnaby's concerns, the report recommended that Burnaby make a number of requests of the City of Vancouver. Adopting the recommendations, Council requested that Burnaby staff be consulted during the planning for social/recreation facilities and services, that the facilities/services and resources for their operation be provided in Phase 1 of the development and that, subject to the conclusions of the Social Planning study underway, efforts be made to ensure the larger Collingwood area is adequately served.

The report concluded by noting that staff would keep the Community Issues & Social Planning Committee and Council informed of relevant developments in the planning process for social/recreation facilities and services in Collingwood Village.

This report provides the Committee and Council with an update on plans for social/recreation facilities and services in the Collingwood Village development.

**2.0 CURRENT STATUS OF COLLINGWOOD VILLAGE PROPOSAL**

In spring 1992, Burnaby Council forwarded to the City of Vancouver reports outlining Burnaby's concerns with the Collingwood Village proposal. Those concerns were included in a 1992 July report to Vancouver's Standing Committee on Planning and Environment. Since spring 1992, Burnaby staff have been in regular contact with Vancouver staff regarding the proposal. Burnaby staff have also attended a number of public open houses sponsored in the Collingwood community by the City of Vancouver.

Recently, staff were informed that a report outlining the Collingwood Village development and representing the first step in the rezoning process will be considered by Vancouver City Council on 1993 May 11. The Public Hearing on the proposal has been set for 1993 June 24. The basics of the proposal are as follows.

**a. Residential Component**

About 4,500 residents will be accommodated in 2,600 residential units. 85% (2,200) of the units will be developed as affordable home-ownership, with prices in the \$210-220,000 (1992 \$) range for 3 bedroom townhouses. 15% (400) of the units will be rental, with prices in the \$575-650/month (1992 \$) range for 1 bedroom apartments. Approximately 25% of the units (650) will be suitable for families. Although there is no provision for social housing, 25% of the rental units (100 units) will be made available to the B.C. Rent Supplement Program for lower income households.

Phase 1 of the residential component, which will take up to four years to complete, is expected to commence construction in early 1994. It will include 700 units (500 homeownership, 200 rental) and approximately 1,200 residents.

**b. Social/Recreation Facilities and Services**

The facilities and services to be provided in conjunction with Collingwood Village include a 10,000 square foot Collingwood Neighbourhood House with public meeting rooms, a 8,000 square foot gymnasium (a change from 9,000 square feet in the original proposal), and a 49 space daycare centre (12 infants, 12 18-24 months, and 25 3-5 years). There will also be space provided for 20 kindergarten children. The proposal also includes 15,000 square feet for a service resource centre (a change from 16,000 square feet). While final decisions have not been made regarding the agencies which will occupy the resource centre, possibilities include the East Health Unit, Vancouver City Police, an alternative school, and satellite offices of Drug & Alcohol Foundation and Greater Vancouver Mental Health Service.

All the above-noted facilities and services will be provided in Phase 1 of the project. The larger community of Collingwood will have access to them.

c. Park Space

Park space in the development has been increased to 7.4 acres and will be provided in the form of 3 parks. Park #1, 3.7 acres, will accommodate a playing field and seating and the major portion of it will be provided with Phase 1. Park #2, 1.2 acres, will accommodate three tennis courts and seating and will be included in Phase 2. Park #3, 2.5 acres, will feature a children's play area and will be included in Phase 4. The City of Vancouver is also planning to improve an existing 3.14 acre park about two blocks from the proposed development.

**3.0 OBSERVATIONS AND CONCLUSIONS**

Since staff and Council reviewed the draft proposal in spring 1992, some improvements have been made. The park space has been increased slightly and assurances have been given that the community facilities will be developed with Phase 1. As a result, the impact of Collingwood Village on social and recreational facilities and services in Metrotown during the next five years is likely to be negligible.

However, staff remain concerned that unless additional community facilities are provided in the later phases of the development or additional facilities are developed in the larger Collingwood area, demand on Metrotown facilities will increase in the longer term. The study of services commissioned by Vancouver Social Planning did not deny that the Collingwood neighbourhood may be underserved - though it did note that for a number of reasons the question is almost impossible to answer. Moreover, the City of Vancouver has no plans at present to develop a recreation centre in the area and plans are afoot to close the small library serving the area in favour of a new prototype library to be located some distance from Collingwood Village at Renfrew Street and 22nd Avenue.

In light of these concerns, staff recommend that Vancouver City Council be requested to monitor ongoing service needs in Collingwood and Collingwood Village, to ensure that any deficits are addressed before the later phases of Collingwood Village are approved.

The issues of traffic, the Boundary/Vanness intersection and the pedestrian bridge across Boundary Road will be addressed in a separate report to the Traffic and Transportation Committee (Transportation and Transit Division).

*B. Stenson*  
for D.G. Stenson,  
ACTING DIRECTOR  
PLANNING & BUILDING

JS/jp

Attachment

cc: City Manager  
Director Administrative & Community Services  
Director Recreation & Cultural Services  
Director Engineering

# JOYCE VANNESSE REDEVELOPMENT PROPOSAL

APPENDIX 1

Site Plan

NUMBERS INDICATE BUILDING HEIGHT IN STOREYS (eg. 4)



