

CITY OF BURNABY

F

HOUSING COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

**RE: PROPOSED ADJUSTMENT TO THE
 EDMONDS TOWN CENTRE PLAN
 Kingsway / Arcola Street / Griffiths Avenue / Salisbury Avenue**

RECOMMENDATION:

1. **THAT** Council authorize staff to initiate a public consultation process for the proposed revisions to the adopted Edmonds Town Centre Plan as outlined in this report.

REPORT

The Housing Committee, at its Open meeting held on 2003 October 28, received and adopted the *attached* report presenting a draft proposal for revisions to the Edmonds Town Centre Plan. Given the viable commercial development fronting on Kingsway, existing RM3 - type development along Arcola Street and the existence of the lane, the Committee supported pursuit of an adjustment to the Edmonds Town Centre Plan to accommodate low-rise apartment development at RM3 densities between Arcola Street and the lane north of Kingsway in this block, and continuing commercial redevelopment along Kingsway. The Committee proposed to provide opportunities for residents, property owners, and others to review and comment on the proposed changes to the Edmonds Town Centre Plan. The Committee concluded by noting that the finalized recommendations for adjustments of the Edmonds Town Centre Plan would incorporate any changes arising from the community consultation process.

Respectfully submitted,

Councillor C. Redman
Chair

Councillor D. Johnston
Vice Chair

Councillor C. Jordan
Member

:COPY - CITY MANAGER
- DIRECTOR PLANNING & BUILDING

TO: HOUSING COMMITTEE

2003 October 22

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: PROPOSED ADJUSTMENT TO THE
EDMONDS TOWN CENTRE PLAN
Kingsway / Arcola Street / Griffiths Avenue / Salisbury Avenue

PURPOSE: To present a draft proposal for revisions to the Edmonds Town Centre Plan.

RECOMMENDATIONS:

1. **THAT** the Housing Committee recommend that Council authorize staff to initiate a public consultation process for the proposed revisions to the adopted Edmonds Town Centre Plan as outlined in this report.

REPORT

1.0 **Background**

A report was submitted to Council on 2003 October 06 in response to a written enquiry received from a prospective purchaser of 6990 Arcola Street proposing the construction of a new two-family dwelling. Although this property is located within the adopted Edmonds Town Centre Plan (see **attached** Sketch #1 and #2) and is intended to form part of a 12 lot site assembly for mixed use high rise apartment and commercial, it was acknowledged that the proposed dwelling was in accordance with the existing Residential District (R5) zoning.

The report was received for information, and arising from its consideration, Council adopted motions related to the following:

- referring the report to staff and the Housing Committee to review the subject area, including development along Kingsway, in relation to the adopted Edmonds Town Centre Plan for possible land use designation amendment and to determine whether any similar areas of the plan should also be considered for review.
- directing staff to contact the owner of the subject site to advise that the Housing Committee and staff are currently conducting a review of the area and inquire whether the owner would consider delaying the application pending the results of this review.

The applicant has been contacted and is aware of the proposed adjustment to the Edmonds Town Centre Plan but has not clarified his intentions. This report is in response to the direction given by Council.

2.0 Existing Situation

Staff have reviewed existing development along Kingsway in relation to the adopted Edmonds Town Centre Plan and future development potential. It has been concluded that only the one block of Kingsway, bounded by Arcola Street, Griffiths Avenue, and Salisbury Avenue warrants a revision to the Plan (although the more complex issue of revising the Plan for Edmonds Street north of Kingsway will also need to be pursued in the future).

The current zoning along Kingsway in the subject block is C4 Service Commercial (see attached Sketch #1). Along Arcola Street it is R5 Residential (west half) and RM3 Multiple Family Residential (east half). The current adopted Plan (see attached Sketch #2) proposes through-block consolidations extending from Kingsway to Arcola, across the lane, for mixed-use commercial/multi-family residential redevelopment in this block.

While development in accordance with the plan would be desirable, staff have concluded that it is highly unlikely to be pursued in the foreseeable future, given the viable existing commercial development fronting on Kingsway, which includes a denture clinic at 6953 Kingsway (built 1950), Burnaby South Dental Clinic at 6975 Kingsway (built 1984) and a new two-storey office building presently under construction at 6983-6993 Kingsway. Along Arcola Street in this block are two low-rise apartment buildings, as well as older single family dwellings for which redevelopment under the existing R5 zoning is likely to be pursued in the future, if the existing Plan is not revised to allow other opportunities.

The subject block is located between two blocks served well by the existing Plan. To the east the Highgate Village mixed-use redevelopment of the Middlegate Mall site is proceeding in line with the adopted Plan. To the west, there are commercial developments (including Pub Med) fronting on Kingsway and low-rise apartments fronting on Arcola Street, as provided for by the adopted Plan.

3.0 Proposed Adjustments

Given the viable commercial development fronting on Kingsway, existing RM3-type development along Arcola Street, and the existence of the lane, it is the view of staff that it is appropriate to pursue an adjustment to the Edmonds Town Centre Plan to accommodate low-rise apartment development at RM3 densities between Arcola Street and the lane north of Kingsway in this block, and continuing commercial redevelopment along Kingsway. It is noted that staff are currently reviewing a range of alternate housing forms that tend to be accommodated on smaller assembly areas and/or infill sites which may also be appropriate for multiple-family site assemblies along Arcola Street under an adjusted Plan.

Sketch #3 (**attached**) shows the adjustments to the Edmonds Town Centre Plan being proposed. The following changes are included:

- the residential portion of Arcola Street between Arcola and the lane north of Kingsway are designated for low-rise apartment development at RM3 densities.
- the properties along Kingsway are designated for commercial development with C2 uses.

The above changes to the Plan accommodate a multiple-family density that can be encouraged through a range of alternative housing forms while maintaining a community commercial retail frontage on Kingsway, while supporting the intent and objectives of the Edmonds Town Centre Plan as adopted in 1994 based on the recommendations of the Edmonds Area Advisory Committee.

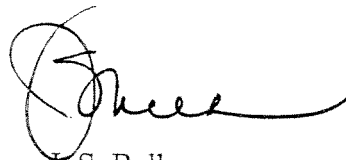
4.0 Proposed Consultation Process

Staff propose to pursue the following steps to provide opportunities for residents, property owners, and others to review and comment on the proposed changes to the Edmonds Town Centre Plan:

- Distribute this report, with a request for comments to owners and occupants in the area outlined in Sketch #4 (**attached**) and through posting on the City's website.
- Receive comments on the revisions by telephone to planning staff, by mail, fax and e-mail.

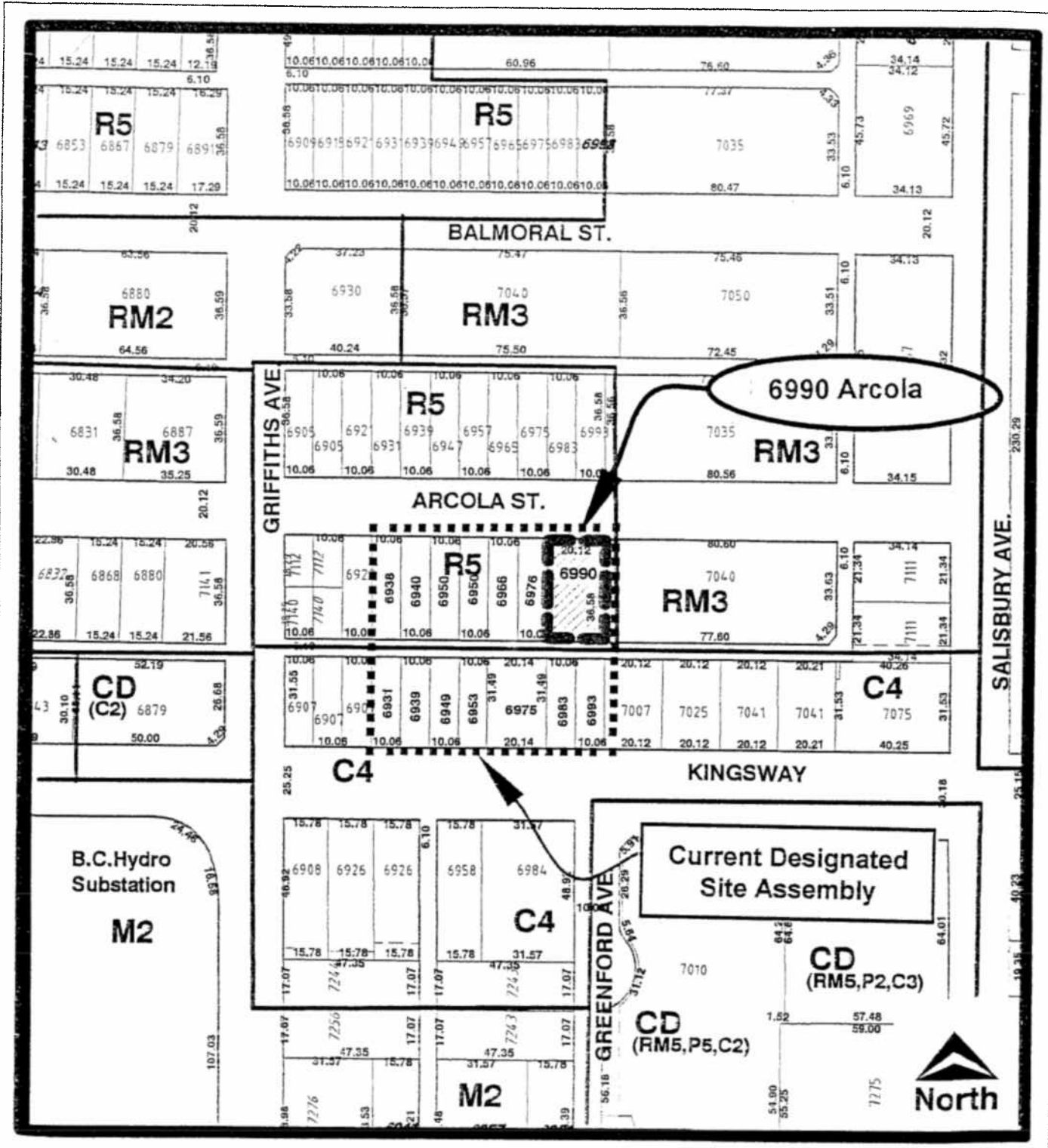
The results of the consultation process would be summarized for Council. The finalized recommendations for adjustments of the Edmonds Town Centre Plan would incorporate any changes arising from the community consultation process.

It is recommended that Council authorize staff to initiate a public consultation process for the proposed adjustments to the Edmonds Town Centre Plan as outlined in this report.



J. S. Belhouse,
Director Planning and Building

JJ-RR
Atts.



Planning and Building Department

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Drawn By: J.P.C.

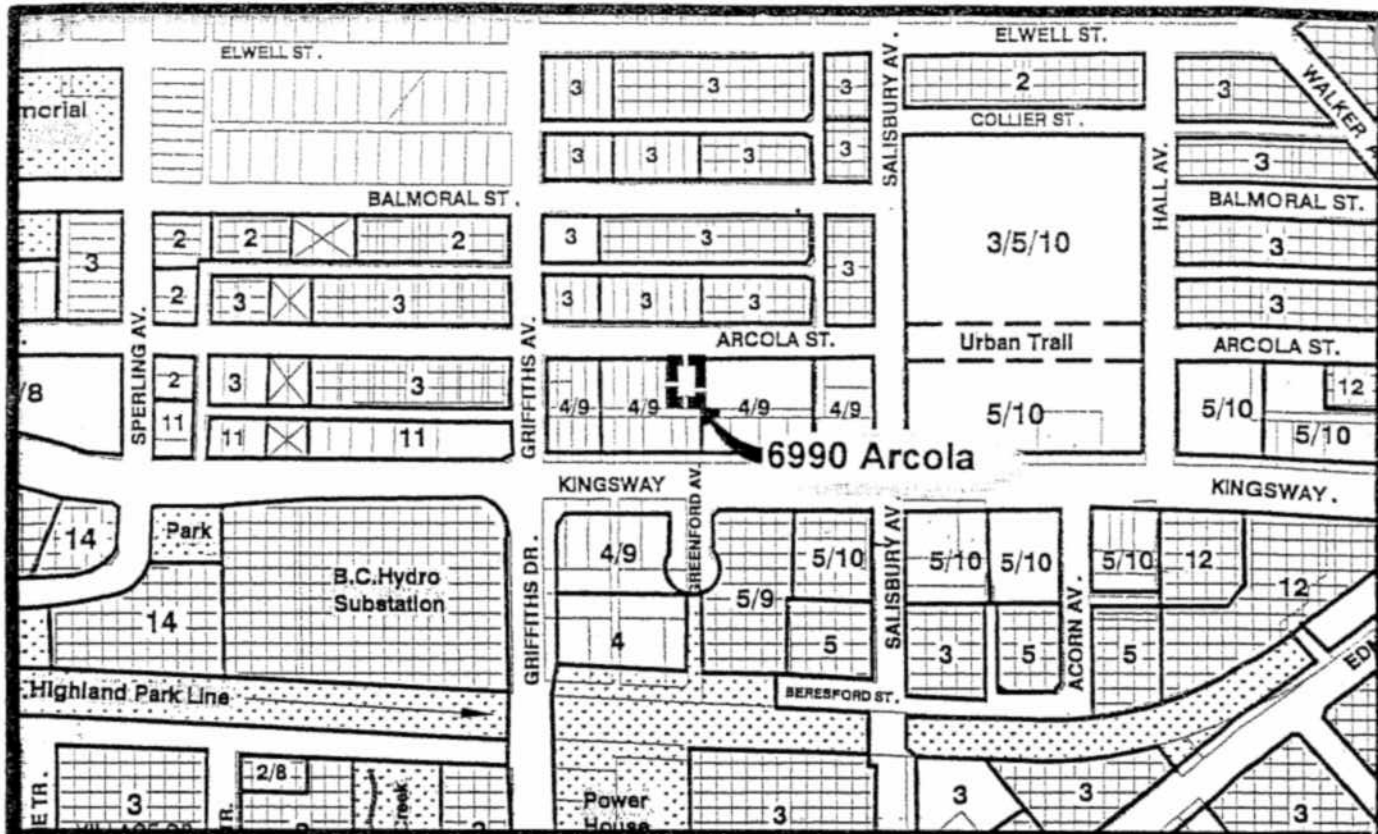
Date: November 2003

Existing Zoning
Edmonds Town Centre

Inquiry regarding 6990 Arcola Street

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Sketch # 1



Legend:

High Rise Apartments

- 5 - RM5 — (100 units per acre maximum)
- 4 - RM4 — (80 units per acre maximum)

Low Rise Apartments

- 3 - RM3 — (50 units per acre maximum)

**Low Rise Apartments/
Ground-Oriented Multiple Family**

- 2 - RM2 — (40 units per acre maximum)

Ground-Oriented Multiple Family


- 1 - RM1 — (25 units per acre maximum)
- 6 - Townhousing — (12 units per acre maximum)


Single and Two-Family Infill

- 7 - Potential Area Rezoning

Commercial

- 8 - C1 Neighbourhood Commercial
- 9 - C2 Community Commercial
- 10 - C3 General Commercial
- 11 - C4 Service Commercial
- 12 - Institutional (Including Seniors Housing, Churches, etc.)
- 13 - Industrial
- 14 - Nikkei Complex (Rez. Ref. # 7/93)
- 15 - B.C. Hydro Headquarters Complex (Rez. Ref. # 38/90)

 Park, School, Trail, Ravine and Open Space Area

 Completed or Rezoned in Accordance with Development Guidelines

● Development Sites in the Edmonds Town Centre are generally to be Zoned to Comprehensive Development District (CD) utilizing the outlined zoning designations as guidelines.

● This Sketch is subject to updating on a Continuous basis.



**Edmonds Town Centre Plan
Development Guidelines**



Planning and Building Department

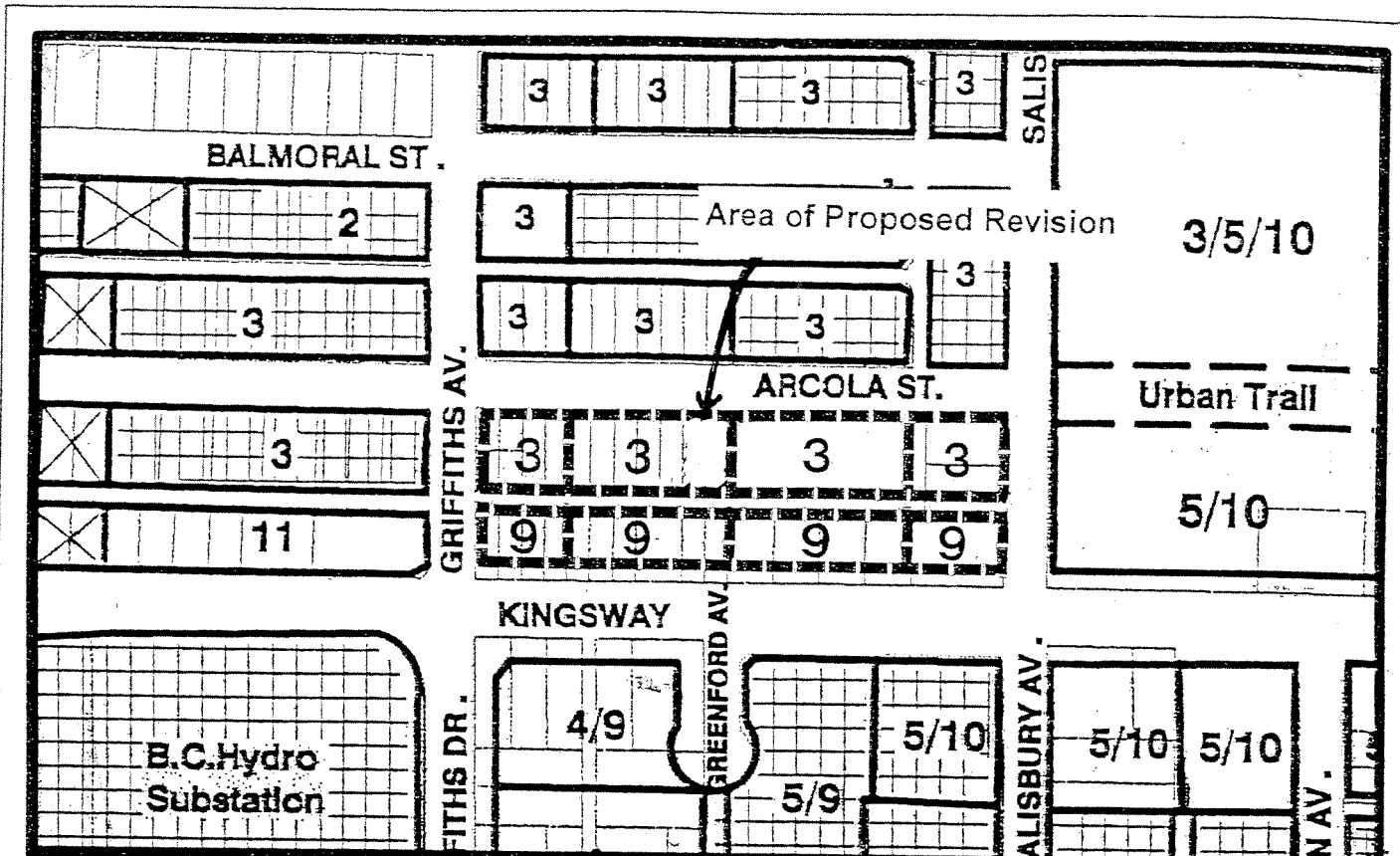
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Drawn By: J.P.C.

Date: November 2003

**Edmonds Town Centre Plan
(Existing Plan Development Guidelines)**

Sketch #2



Legend:

- High Rise Apartments**
- 5 — RM5 — (100 units per acre maximum)
- 4 — RM4 — (80 units per acre maximum)
- Low Rise Apartments**
- 3 — RM3 — (50 units per acre maximum)
- Low Rise Apartments/
Ground-Oriented Multiple Family**
- 2 — RM2 — (40 units per acre maximum)
- Ground-Oriented Multiple Family**
- 1 — RM1 — (25 units per acre maximum)
- 6 — Townhousing — (12 units per acre maximum)
- Single and Two-Family Infill**
- 7 — Potential Area Rezoning

- Commercial**
- 8 — C1 Neighbourhood Commercial
- 9 — C2 Community Commercial
- 10 — C3 General Commercial
- 11 — C4 Service Commercial
- 12 — Institutional (including Seniors Housing, Churches, etc.)
- 13 — Industrial
- 14 — Nikkei Complex (Rez. Ref. # 7/83)
- 15 — B.C. Hydro Headquarters Complex (Rez. Ref. # 35/90)

- Park, School, Trail, Ravine and Open Space Area
- Completed or Rezoned in Accordance with Development Guidelines

- Development Sites in the Edmonds Town Centre are generally to be Zoned to Comprehensive Development District (CD) utilizing the outlined zoning designations as guidelines.
- This Sketch is subject to updating on a Continuous basis.



**Edmonds Town Centre Plan
Development Guidelines**

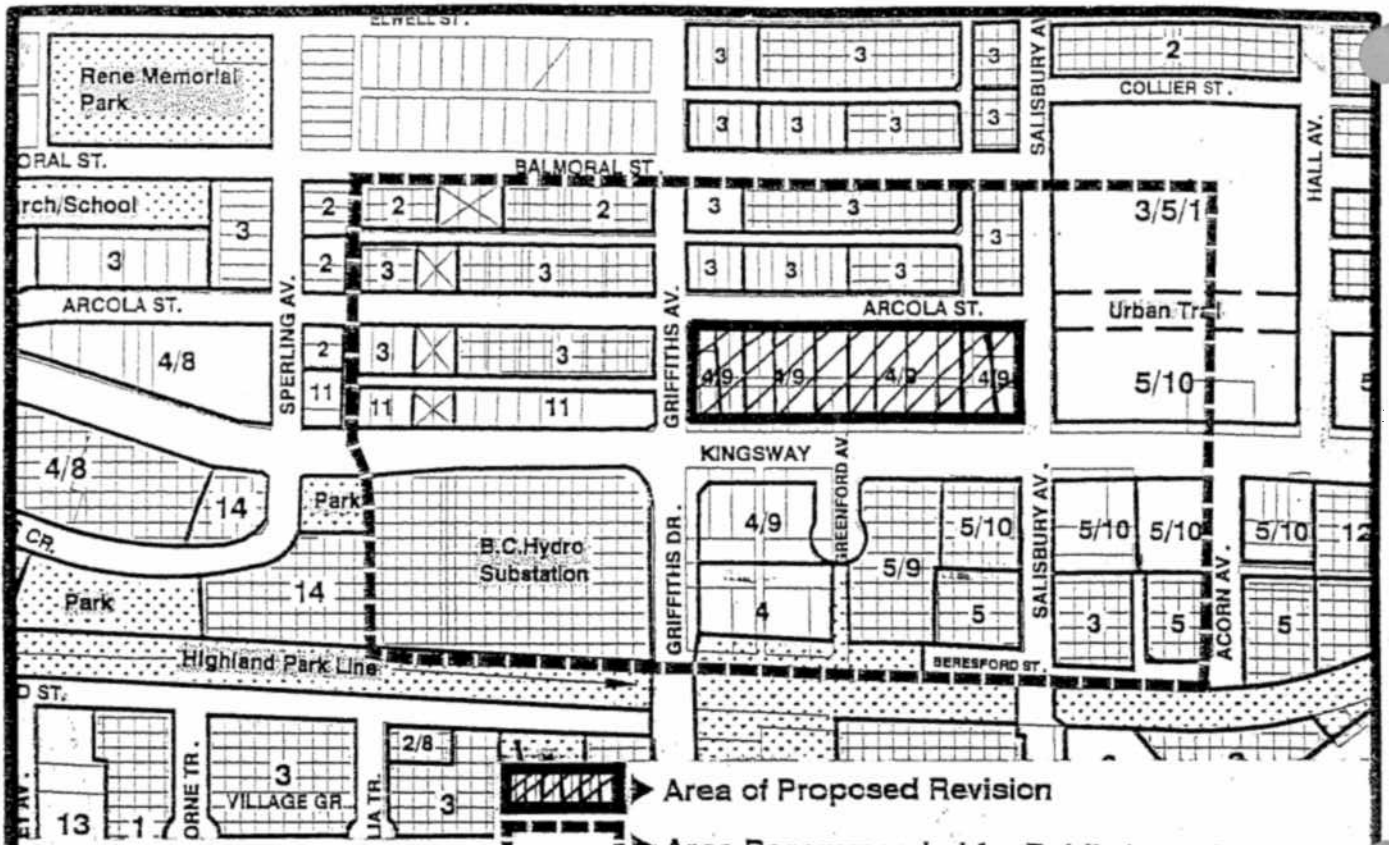


Planning and Building Department

Scale: N.T.S.
 Drawn By: J.P.C.
 Date: November 2003

Proposed Adjustment to the
 Edmonds Town Centre Plan
 (Proposed Revision)

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 Sketch # 3



Legend:

- | | | |
|--|---|---|
| <p>High Rise Apartments</p> <p>5 — RM5 — (100 units per acre maximum)</p> <p>4 — RM4 — (80 units per acre maximum)</p> <p>Low Rise Apartments</p> <p>3 — RM3 — (50 units per acre maximum)</p> <p>Low Rise Apartments/
Ground-Oriented Multiple Family</p> <p>2 — RM2 — (40 units per acre maximum)</p> <p>Ground-Oriented Multiple Family</p> <p>1 — RM1 — (25 units per acre maximum)</p> <p>6 — Townhousing — (12 units per acre maximum)</p> <p>Single and Two-Family Infill</p> <p>7 — Potential Area Rezoning</p> | <p>Commercial</p> <p>8 — C1 Neighbourhood Commercial</p> <p>9 — C2 Community Commercial</p> <p>10 — C3 General Commercial</p> <p>11 — C4 Service Commercial</p> <p>12 — Institutional (including Seniors Housing, Churches, etc.)</p> <p>13 — Industrial</p> <p>14 — Nikkel Complex (Rez. Ref. # 7/93)</p> <p>15 — B.C. Hydro Headquarters Complex (Rez. Ref. # 36/90)</p> | <p>● Development Sites in the Edmonds Town Centre are generally to be Zoned to Comprehensive Development District (CD) utilizing the outlined zoning designations as guidelines.</p> <p>● This Sketch is subject to updating on a Continuous basis.</p> |
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Edmonds Town Centre Plan Development Guidelines



Planning and Building Department

Scale: N.T.S.

Drawn By: J.P.C.

Date: November 2003

Current Plan Area Recommended for Public Input Circulation

Proposed Adjustment to the Edmonds Town Centre

Sketch # 4