

32. Re: Community Plan Area #6 - Kingsway/Edmonds
Apartment Study Area "O"

Following is a report from the Director of Planning dated August 10, 1972 regarding the above subject.

RECOMMENDATION:

THAT amendments to the 1969 revised Apartment Study, Area "O" and Community Plan Area #6 Subdivision Plan and Conceptual Plan as recommended by the Director of Planning in the following report be adopted.

PLANNING DEPARTMENT
AUGUST 10, 1972
OUR FILE: 15.148

MR. MELVIN J. SHELLEY
MUNICIPAL MANAGER

DEAR SIR:

RE: COMMUNITY PLAN AREA #6 -
KINGSWAY/EDMONDS APARTMENT STUDY AREA "O"

I. PREAMBLE

The 1969 revised Apartment Study designated the Kingsway/Edmonds area as a "district center", and identified areas appropriate for commercial core development and for medium and high-density apartment use. The Apartment Study was adopted as guide plan for zoning and development in the area, and Council subsequently approved a Community Plan for a portion of Area "O", wherein a more detailed designation of land uses, densities, transportation, and school and park facilities was set out in both a conceptual plan and a subdivision layout.

In recent months, the Department has had occasion to review the plans for this area, as a result of specific development proposals and inquiries concerning properties in and near the Kingsway/Edmonds centre. This review has culminated in the recommendations put forward in this report concerning both elements within the present Community Plan and a proposed expansion in the area covered by scope of the plan itself.

In part, this review has recognized the reservations the Council has expressed in the past concerning multiple-family apartment development on sites immediately adjacent to Kingsway, and provides for an alternative form of development which would minimize the possible conflicts. It further seeks to 'round out' the Apartment Study Area "O" territory by including a sector which has heretofore not been included in the guide plan.

The following proposals are therefore being advanced for consideration and adoption by the Council.

II. SPECIFIC AMENDING PROPOSALS

- (a) It will be recalled that at the May 15, 1972 meeting of Council, a report was presented dealing with a specific commercial development proposal at the southwest corner of Acorn and Kingsway. Although the office and retail building proposal being advanced at that time has since evaporated, the Department mentioned in its report that it was examining the possibility of the sites fronting on Kingsway between Acorn and Salisbury being developed with a blend of apartment and appropriate commercial uses in a Comprehensive Development, whereas the current designation specifies RM5 development exclusively for the sites (see attached Site Plan 'A'). In view of the strictly commercial character of Kingsway opposite (Middlegate Shopping Centre) and with a view to reducing any conflict between the street, (with its commercial character and heavy traffic volume) and the desired residential environment, it was concluded that a development with suitable pedestrian-oriented retail and business/professional office content at street level, surmounted by a fully-developed recreation/amenity level serving a high-rise residential tower would be not inappropriate to the situation. This approach could provide a convenient location for shopping and personal service facilities to serve persons residing in both the developing institutional complex at Kingsway and Edmonds and the proposed high density apartment area to the west, on the south side of Kingsway, and would also allow a vertical separation of uses, elevating the residential open space development above the level of the noise and traffic. It is recommended that overall densities for these sites be based on a composite of RM5 and C3 floor area ratios. The two proposed sites fronting on Kingsway between Salisbury and Griffiths would continue under the designation for CD use contained in the present plan; mixed-use development with a strong residential component would be appropriate for these two sites.
- (b) The block of land lying in the southeast quadrant of the Kingsway/Edmonds intersection has not figured extensively in the 1969 Apartment Study (which simply recognized the existing supermarket as a part of the commercial core), and it was not included in the Community Plan for Area "O". However, the block is situated between a future apartment expansion area (medium density) to the east and the easterly end of the current Community Plan, and may be considered a logical complement to the potential development sites surrounding the key Kingsway/Edmonds Street intersection. Moreover, the block is presently occupied by a number of modest single-family dwellings in fair to poor condition, as well as the supermarket and a small commercial office building.

This block is seen to be a logical extension of the present Apartment Study and Community Plan for the area, and it is the Department's recommendation that the block be designated for medium density (RM4) apartment development and commercial (CD) uses, as indicated on the proposed amended plan (Site Plan 'B').

In conjunction with this proposal, it is recommended that improvements to the design and facilities of the transit bus loop be arranged, as an adjunct to the adjacent institutional facilities now nearing completion and to provide a first-class transportation link to the very heart of this district centre. Additionally, improvements to the intersection of Britton Street with the south side of Kingsway are included in the amending proposal (Site Plans 'C' and 'D').

- (c) In order to simplify the internal road pattern in the Community Plan, to improve the approaches to certain internal high-density apartment sites, and to permit the preservation of a good stand of evergreens in the Beresford road allowance which can consequently be incorporated into the public park, it is proposed to make a minor amendment to the Greenford Avenue cul-de-sac, linking it to Salisbury Avenue, rather than to Griffiths. (see attached Site Plans 'C' and 'D').

III. OTHER FACTORS

The proposed changes would not significantly affect the situation of the area with respect to schools, parks, or services. It should be reiterated that the apartment accommodation introduced in the revised plan should be primarily non-family oriented, as stated in the initial Community Plan report, and that the park and park strip development envisaged in the Plan provides well for the passive recreational needs associated with the anticipated predominantly adult population.

IV. RECOMMENDATION

IT IS RECOMMENDED THAT:

the amendments outlined in this report and illustrated on the accompanying revised site plans 'B', 'C', and 'D', be adopted as amendments to the 1969 Revised Apartment Study, Area 'O', and Community Plan Area #6 Subdivision Plan and Conceptual Plan, respectively.

Respectfully submitted,

(Signed)

A. L. Parr,
DIRECTOR OF PLANNING

DGS/mp
Attached 4 plans

LEGEND

- PROPOSED APARTMENT AREA MEDIUM DENSITY HIGH
- FIRST PRIORITY AREAS
- FUTURE APARTMENT EXPANSION AREAS
- EXISTING APARTMENTS PRE 1966 1966-1969
- COMMERCIAL CENTRE
- INSTITUTIONAL AREA
- PARK

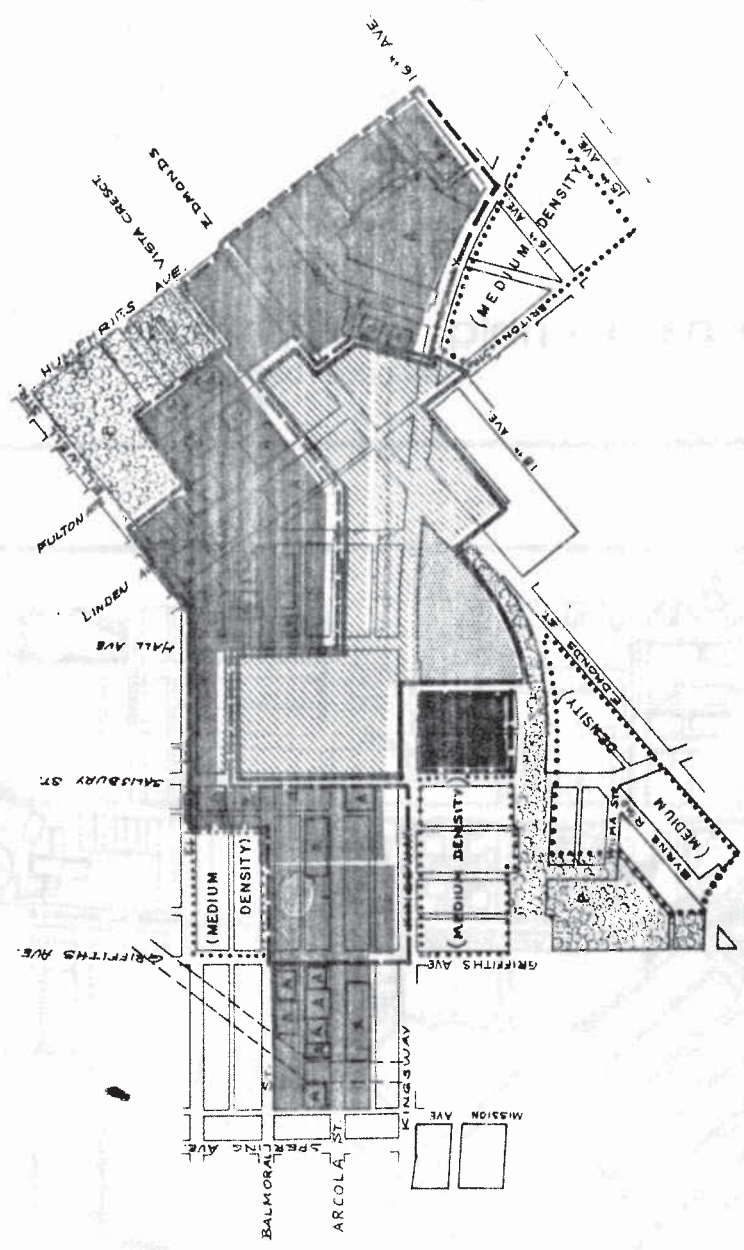


SCALE: 1" = 875'

APARTMENT STUDY AREA "C"

DRAWING NO. 15 of 17

PLANNING DEPARTMENT
DATE APRIL, 1969



LEGEND

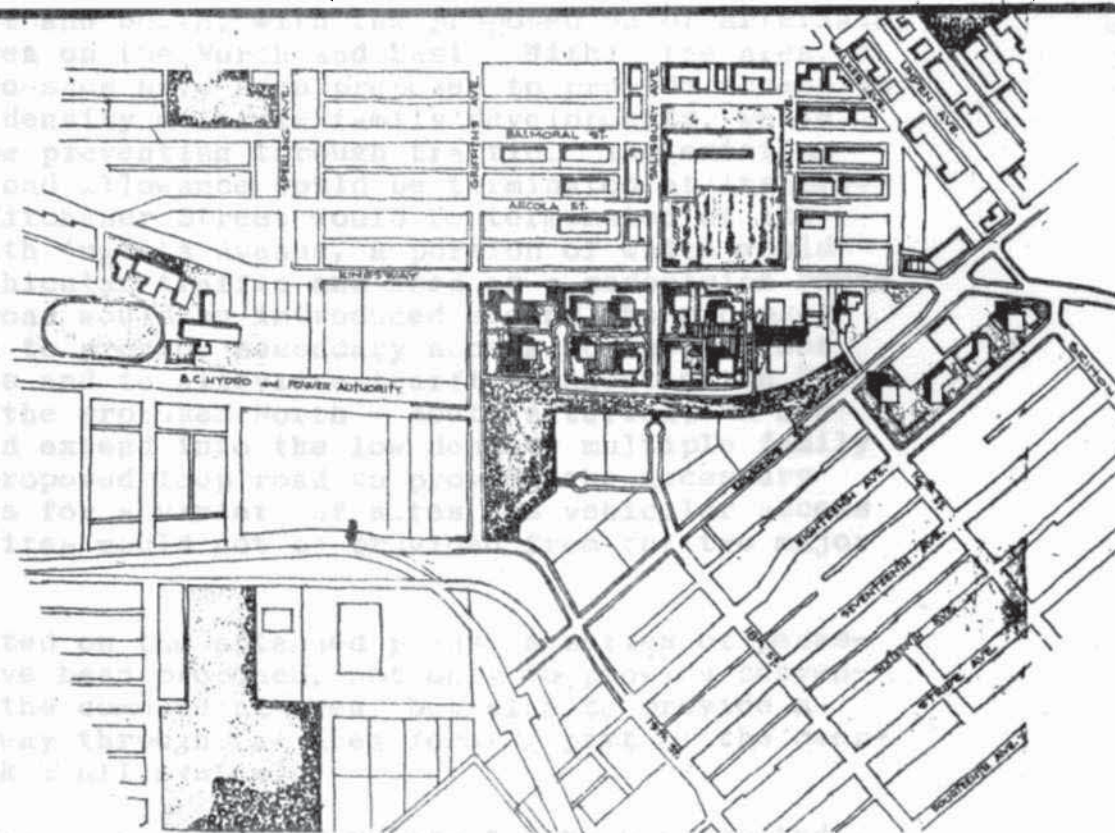
- 1 PROPOSED COMPREHENSIVE DEVELOPMENT
- 2 PROPOSED R.M.5 HIGH DENSITY SITE
unit density = 100 units per acre
- 3 PROPOSED R.M.5 HIGH DENSITY SITE
unit density = 100 units per acre
- 4 EXISTING R.M.3 DEVELOPMENT
- 5 PUBLIC INSTITUTIONAL USE
- 6 PARK AND PARK STRIP
- 7 PROPOSED R.M.3 MEDIUM DENSITY SITE
unit density = 50 / 60 units per acre
- 8 PROPOSED R.M.4 MEDIUM DENSITY SITE
unit density = 60 / 80 units per acre



C

community plan - area 'o'

proposed subdivision



D

community plan - area 'o'

proposed development

scale 1"=400'