

Kingsway and Edmonds Conceptual Master Plan

Virtual Information Session – June 2022



Land Acknowledgement

We acknowledge that we are working on the ancestral and unceded homelands of the hə́ŋqəmińəm and Skwxwú7mesh speaking peoples and are grateful to be on this territory.



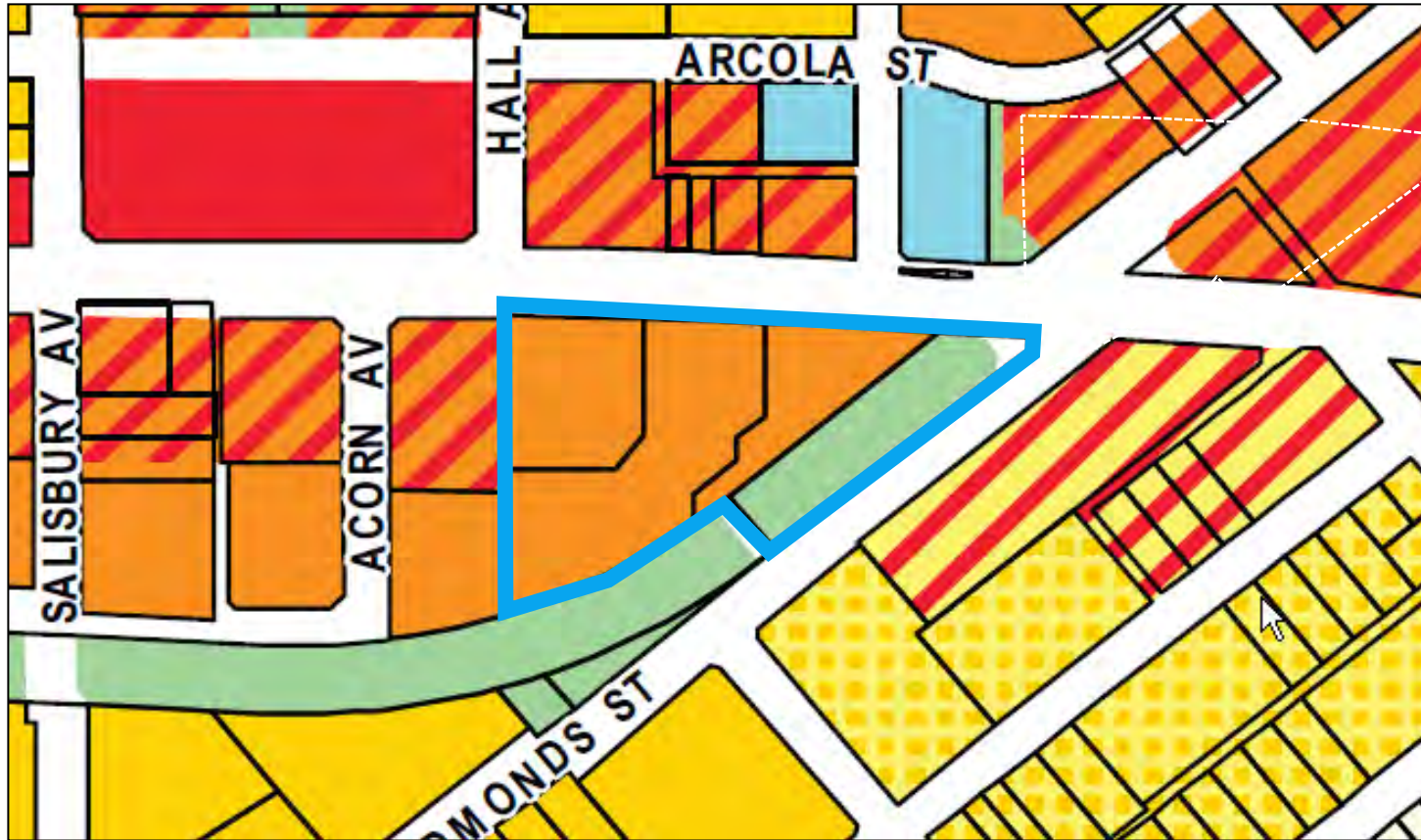
Site Overview

The Conceptual Master Plan includes the replacement of the 331 affordable units at Hall Towers, and the creation of:

- Over 1,400 purpose-built rental units at varying rates - both market and non-market
- Approximately 1,000 market strata residential units
- Commercial spaces, community services, and public amenities
- A street that connects Kingsway and Edmonds
- A public plaza and garden



Site and Community Plan Context



General Land Use Designation Key

- Single and Two Family Residential
- Medium Density Multiple Family Residential
- High Density Multiple Family Residential
- High Density Mixed Use
- Medium Density Mixed Use
- Low/Medium Density Mixed Use
- Low or Medium Density Multiple Family Residential
- Commercial
- Institutional
- Industrial
- Park and Public Use/Public School
- Institutional and Medium Density Residential

Site boundary



Process



Project Team

PROJECT PARTNERS:



BC HOUSING



City of
Burnaby

ENGAGEMENT AND PLANNING TEAM

**URBAN
STRATEGIES
INC.**

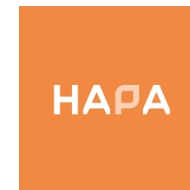
Planning, Design +
Engagement Lead



APLIN MARTIN
ENGINEERING ARCHITECTURE PLANNING SURVEYING



dys architecture



Engagement Purpose

- To provide an overview of, and get high-level input on, the proposed Conceptual Master Plan for the Kingsway and Edmonds site.
- To provide clarity and transparency related to:
 - The roles of the project partners
 - The planning and development process
 - The project timeline
- Understand the public's priorities, preferences, and concerns for the site.

Agenda

- Introduction – City of Burnaby (*10 mins*)
 - Site Overview
 - Project Process
 - Project Partnership
 - Engagement Purpose
- Conceptual Master Plan Presentation – Urban Strategies Inc. (*30 mins*)
- Q + A Session (*25 mins*)
- Breakout Room Discussions - All (*35 mins*)
- Report Back – All (*15 mins*)
- Next Steps – City of Burnaby (*5 mins*)

What is a Conceptual Master Plan?

A Conceptual Master Plan is a **high-level document** that is used to guide development for an area that helps identify locations on the site for various uses, including:



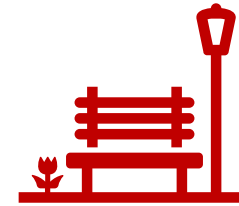
Housing



**Community Services
+ Public Amenities**



**Transportation
Network**



**Parks +
Open Space**



**Retail +
Office Space**

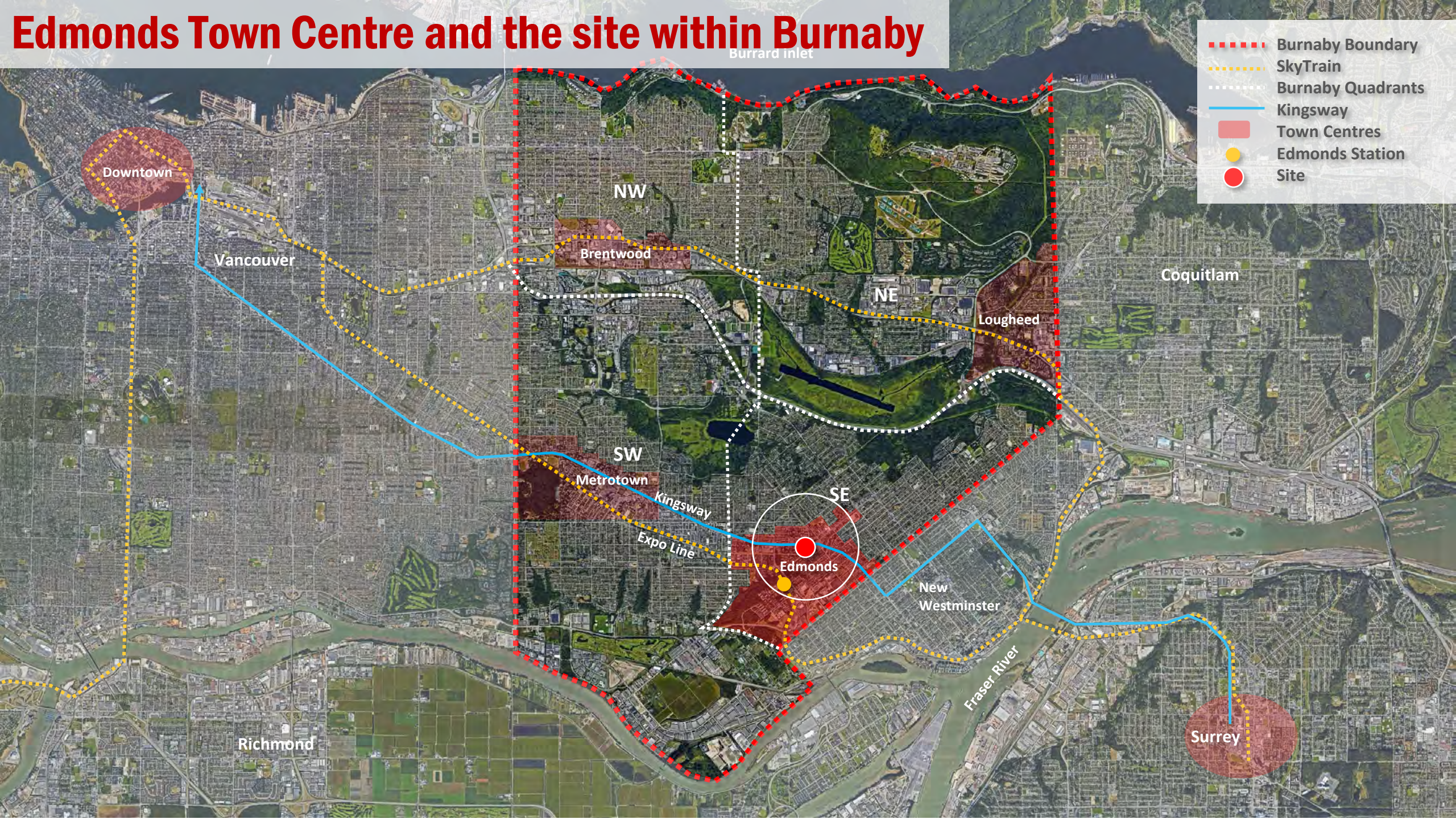
The Conceptual Master Plan will explain how the various components of the plan will work together to create a **unified vision for the site**.

Inputs

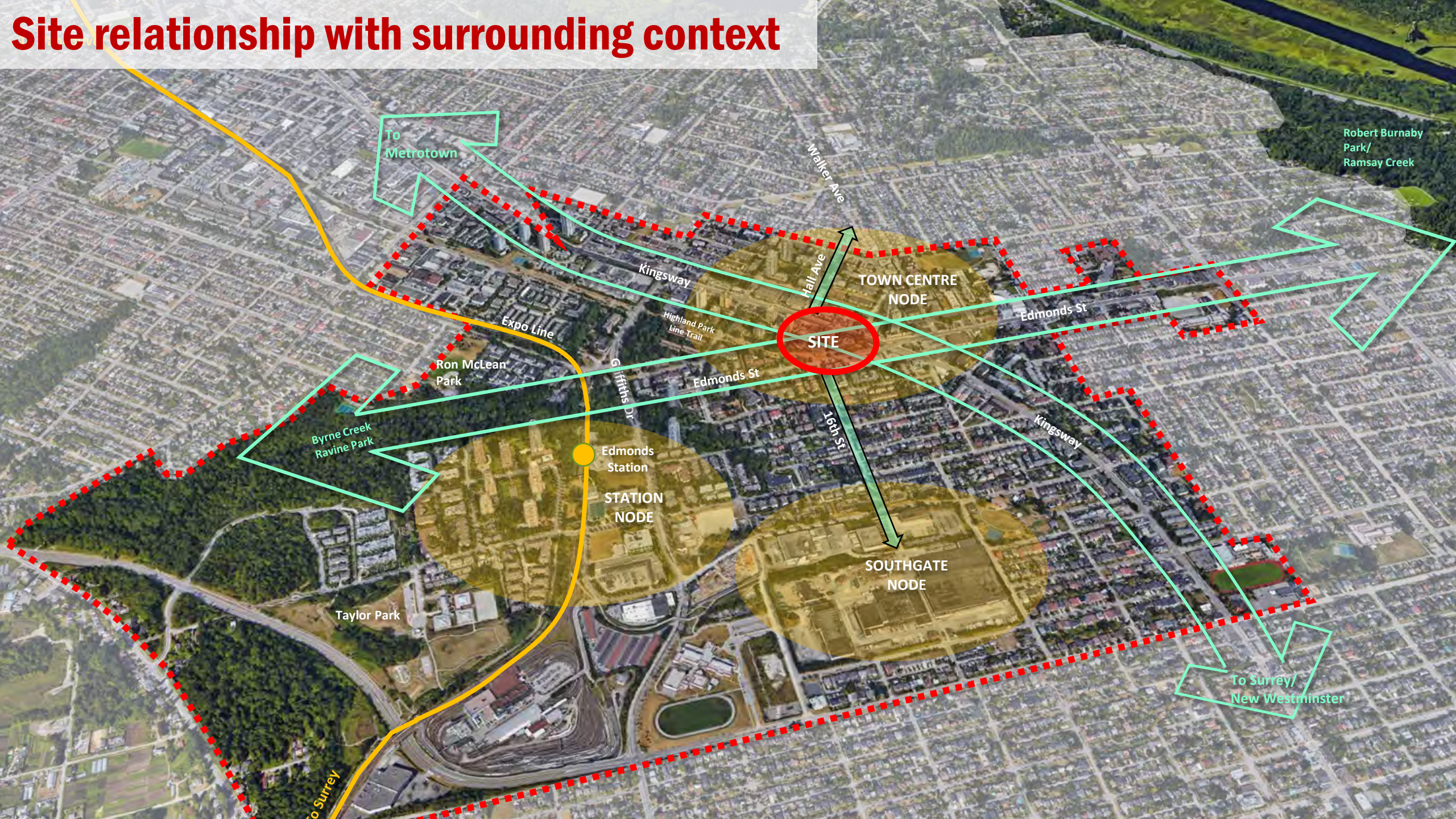
- Site History + Context
- Relevant Policy
- Local Demographics
- Transportation + Mobility
- Infrastructure/Utilities
- Neighbourhood Amenities
- Public Realm, Parks and Open Space



The Site



Site relationship with surrounding context



Highgate Village Shopping Centre

Burnaby Public Library - Tommy Douglas Branch

Edmonds Community Centre

Powerhouse Park

Kings Crossing



Hall Towers I and II

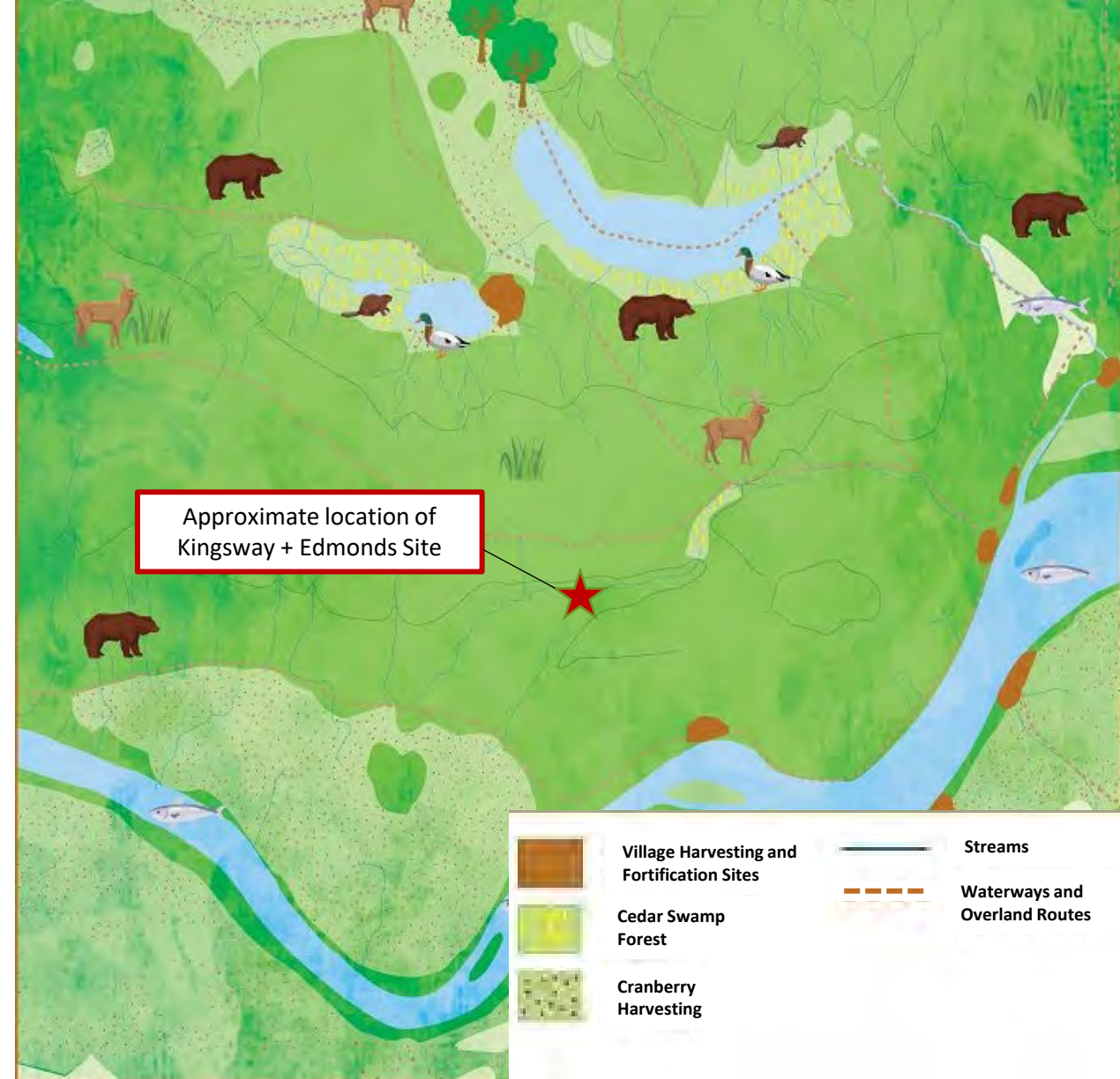
Highland Park Trail



Site History

This site falls within the ancestral territories of the hən'qəmin'əm' and Skwxwú7mesh speaking people.

This map helps us imagine what the lands would have looked like in the past.



Site History



Burnaby's first Municipal Hall (located close to the site)



Burnaby's Municipal Hall (was located on the site)



Opening of Kingsway



Interurban stop/service area (located on the site and along Edmonds)



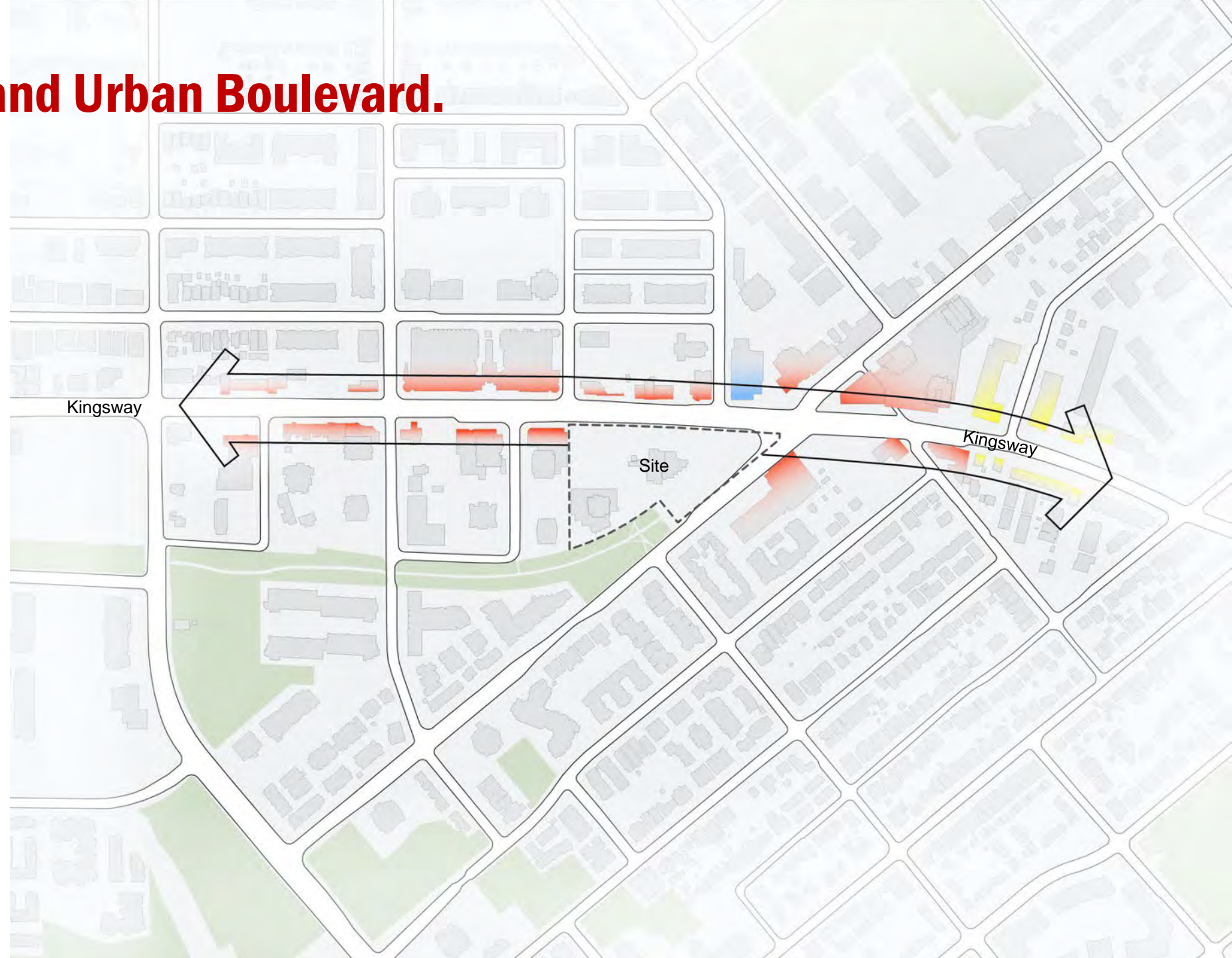
W.H. Lewis farm



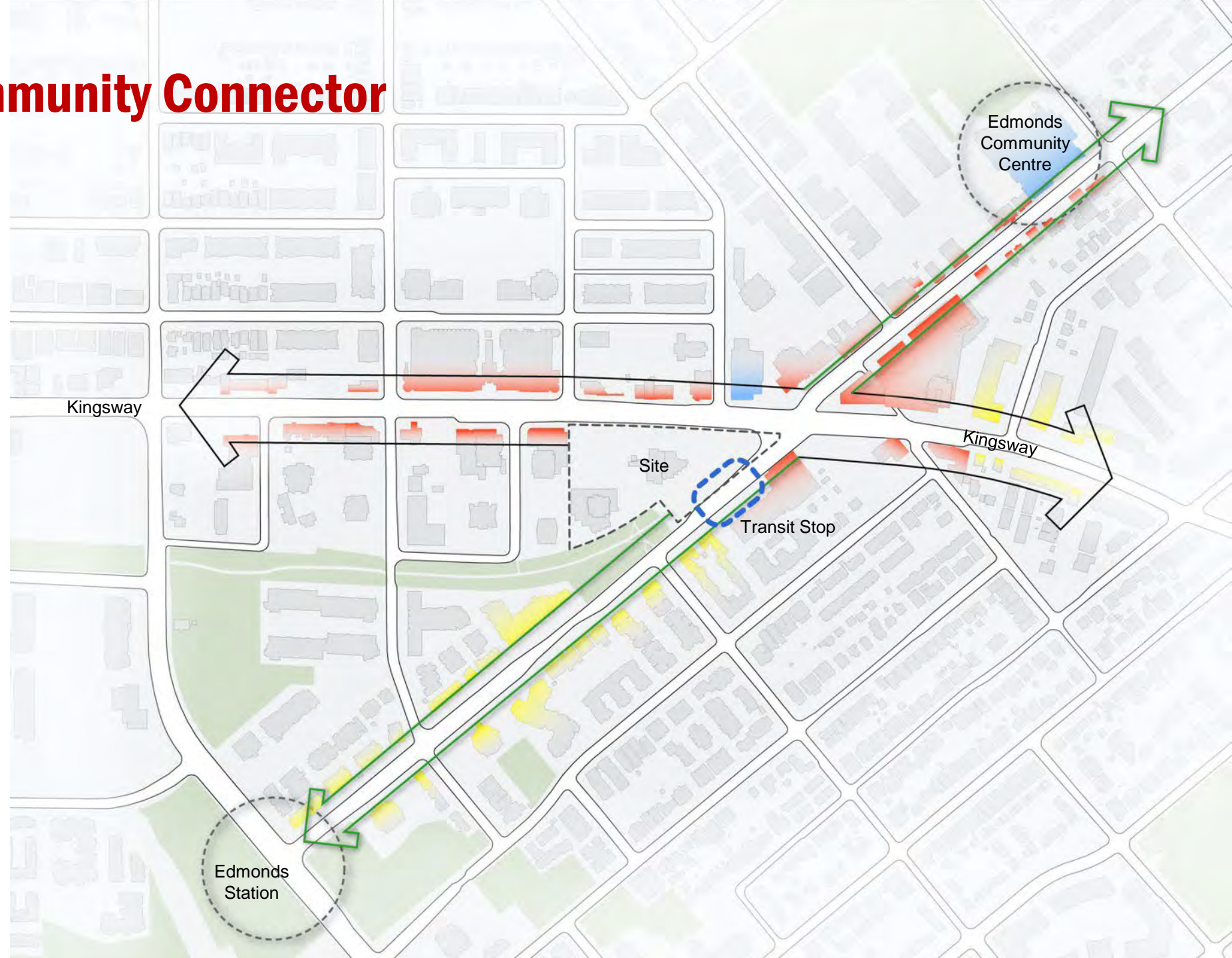
Flatiron building at the intersection of Kingsway and Edmonds

Urban Design Principles

1. Kingsway is a Grand Urban Boulevard.



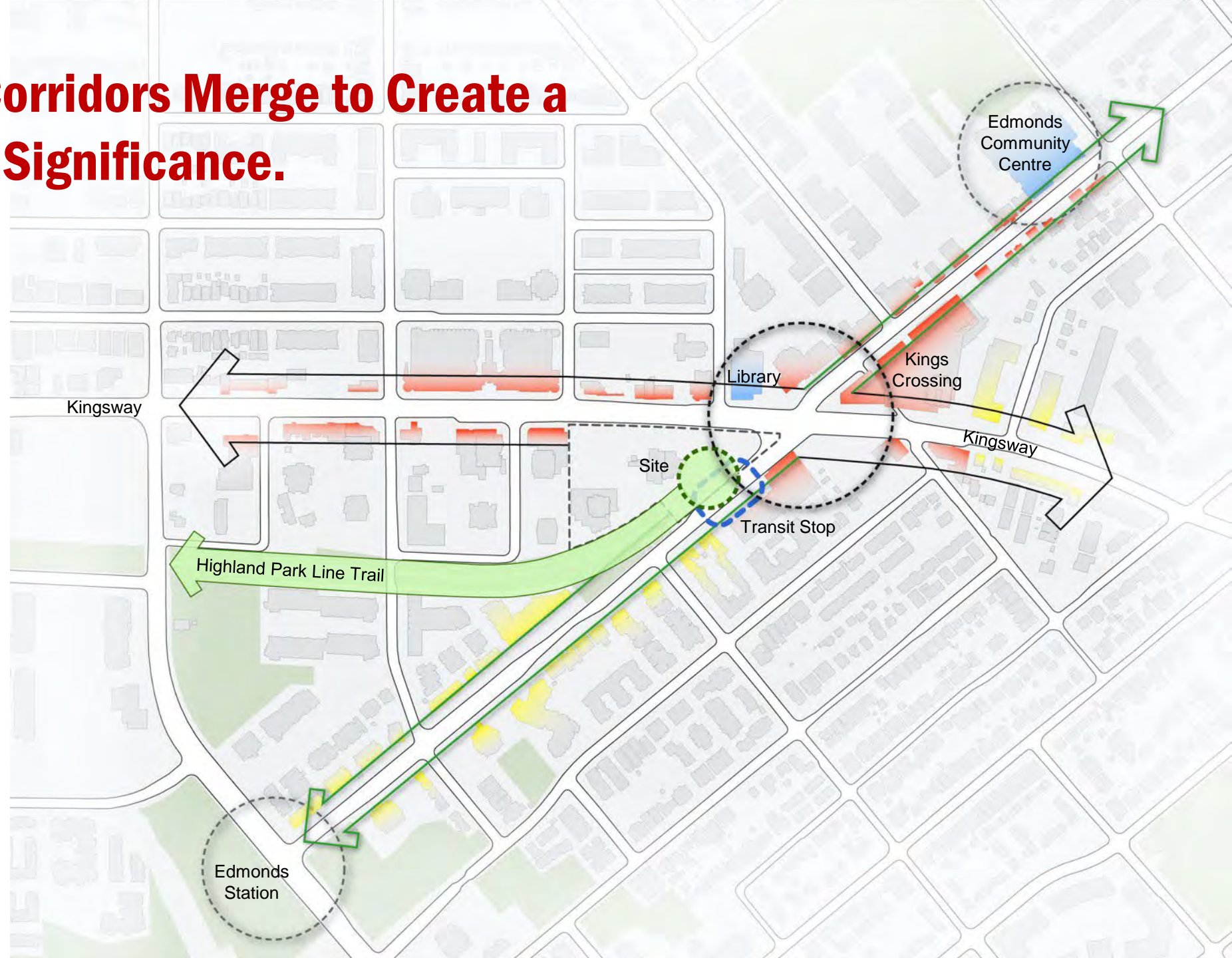
2. Edmonds is a Community Connector and Main Street.



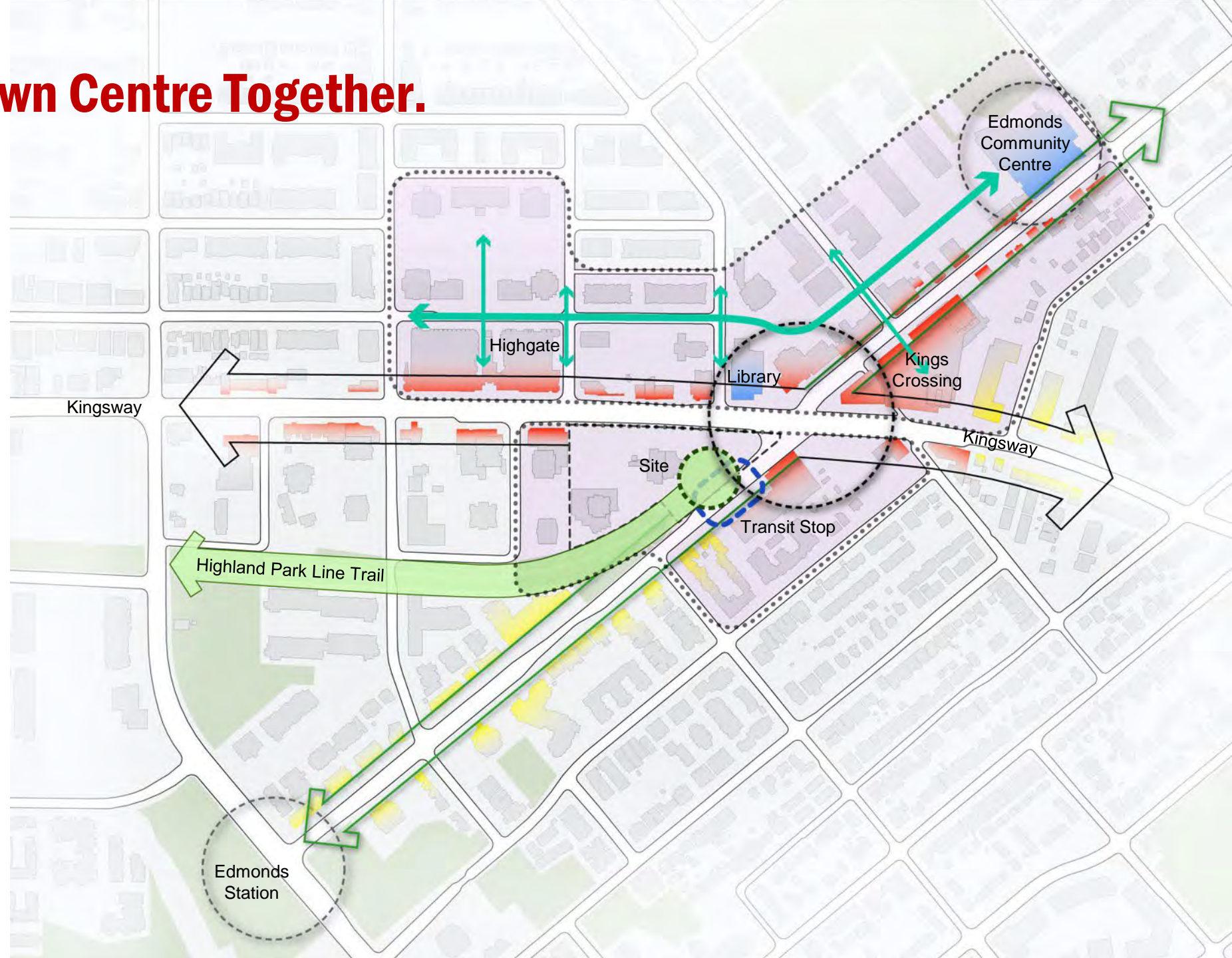
3. The Highland Park Line Trail is a Regional Green Link that Recalls the Inter-urban Train Line.

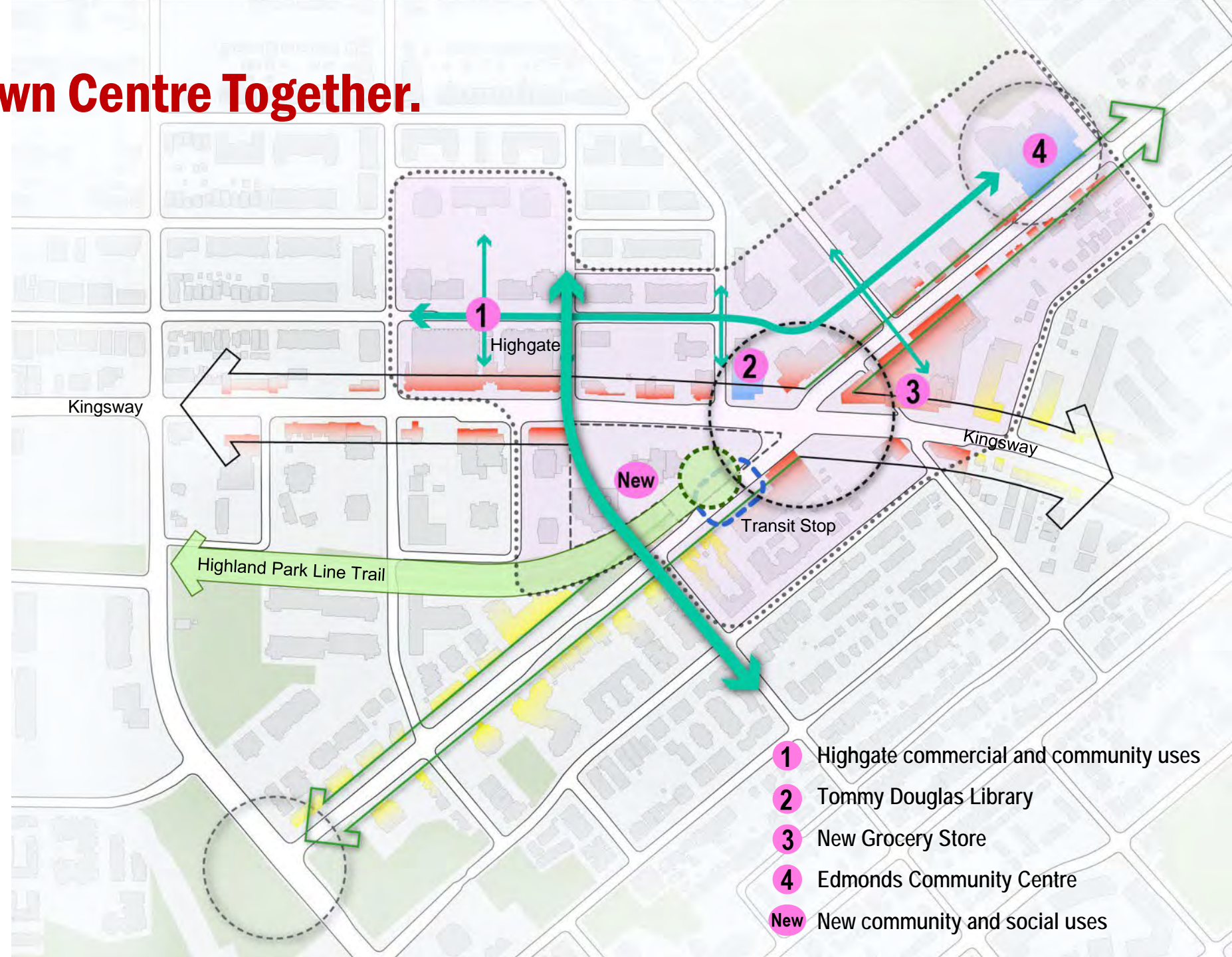


4. These 3 Distinct Corridors Merge to Create a Site of Landmark Significance.

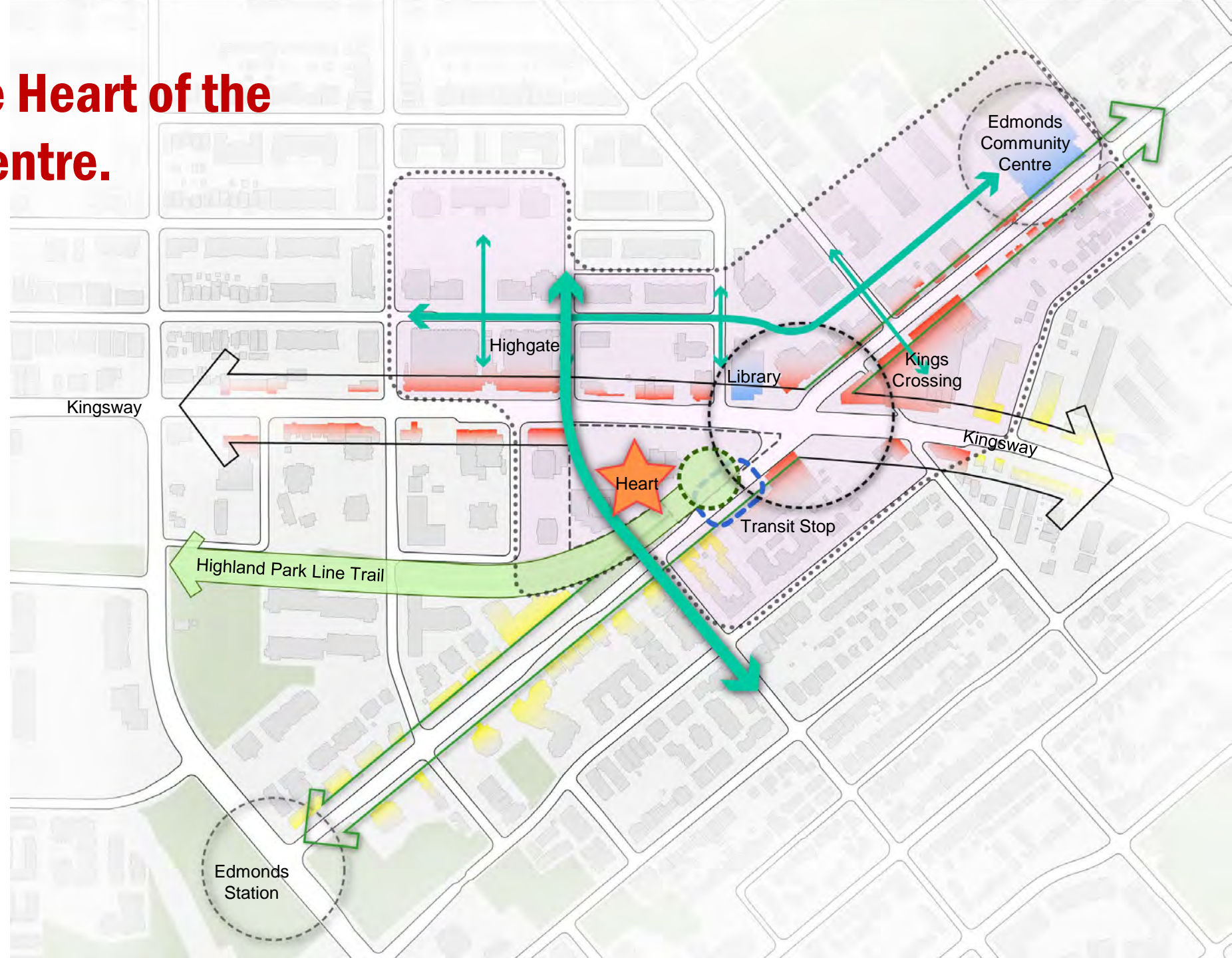


5. Re-knitting the Town Centre Together.

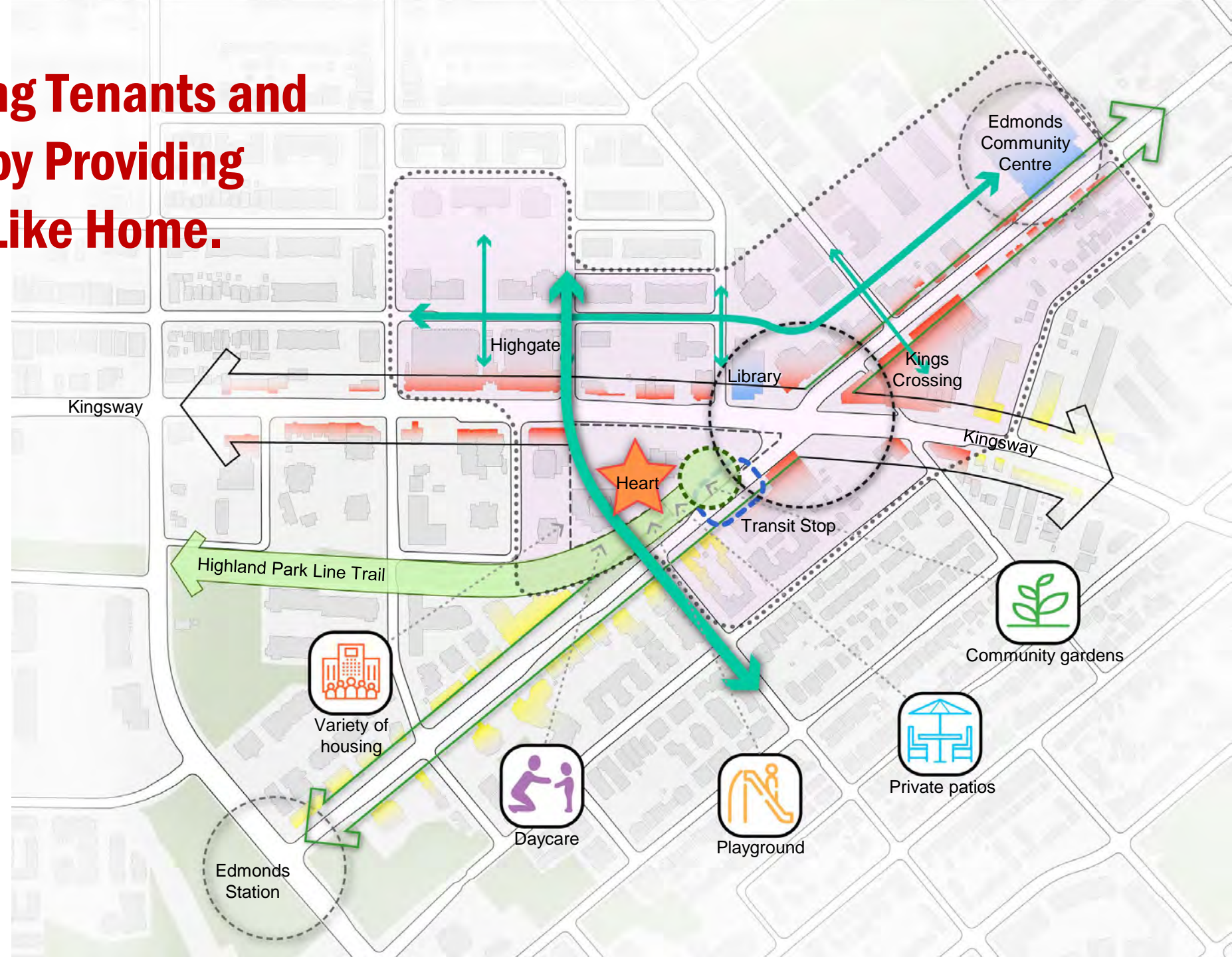




6. Strengthening the Heart of the Edmonds Town Centre.



7. Supporting Existing Tenants and New Neighbours by Providing Places that Feel Like Home.



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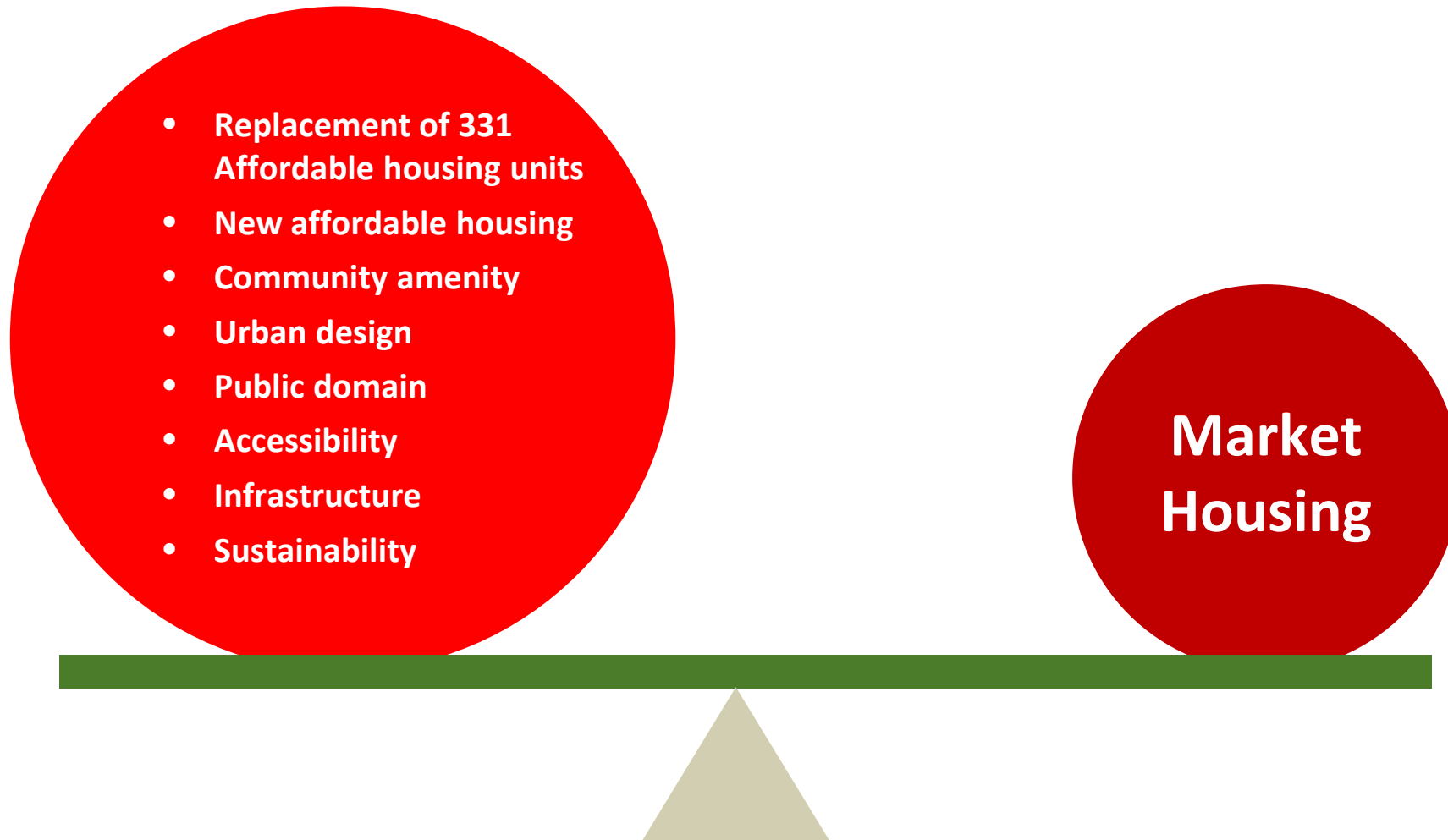


Project Vision

Vision Statement

The Kingsway and Edmonds Site maximizes economic and social potential by fostering a safe, inclusive and integrated community that realizes high quality design and a strong sense of place, contributing to a complete and healthy city.

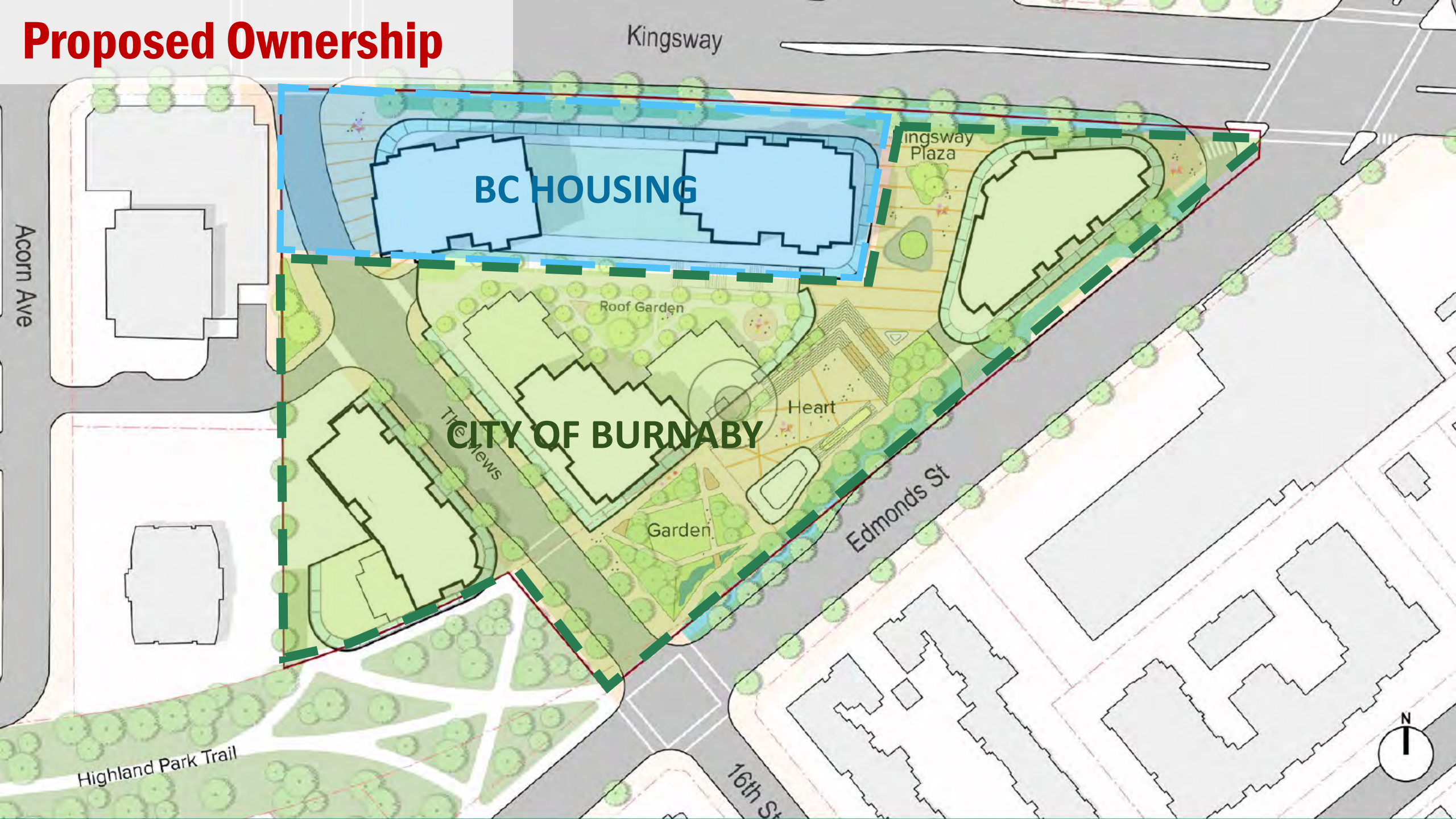
Maximizing and Balancing Benefits



Site Plan



Proposed Ownership



View Looking North From Edmonds St



View Looking Southwest From Kingsway



Kingsway
Plaza

Kingsway

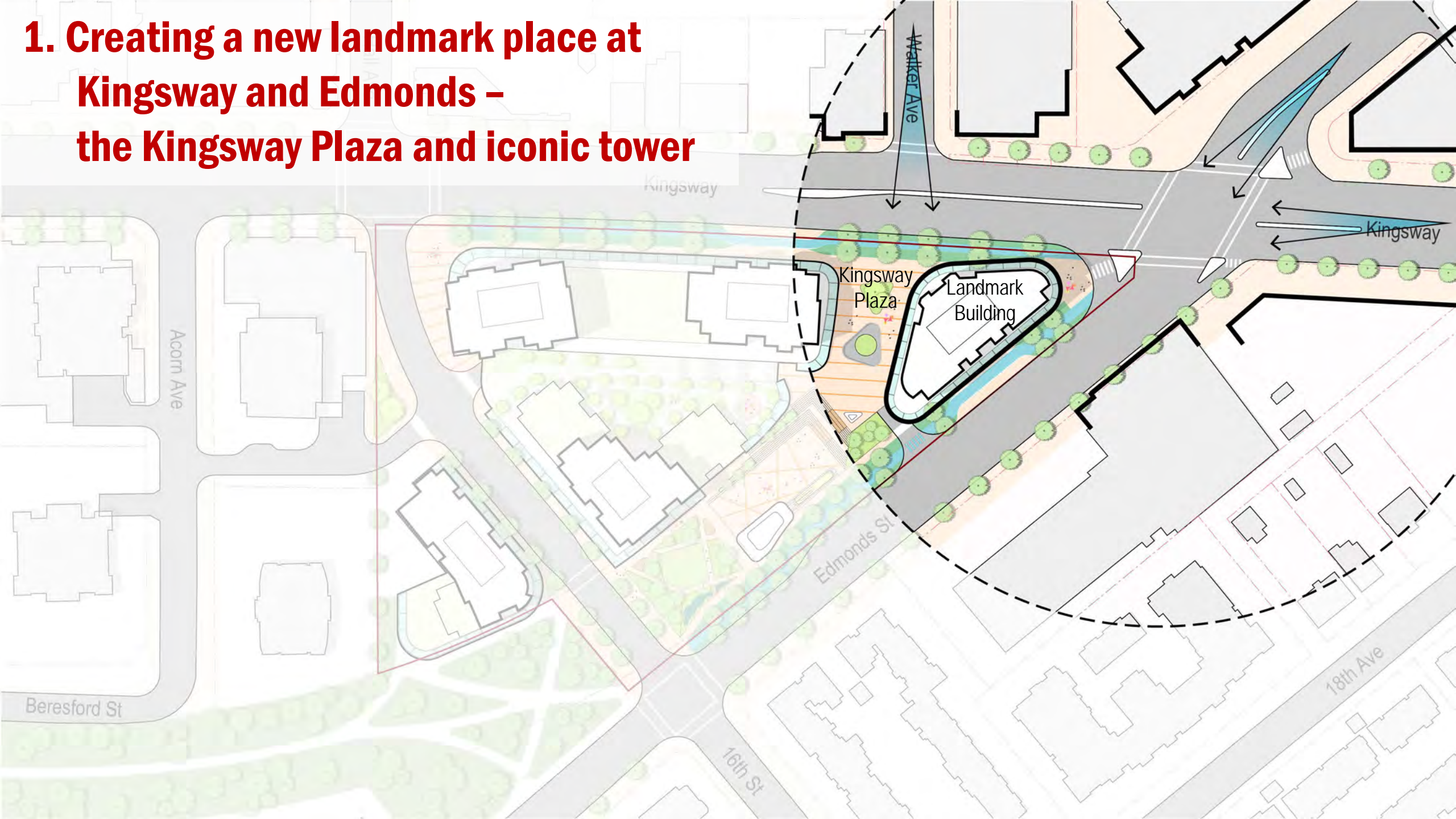
Hall Ave

Highgate

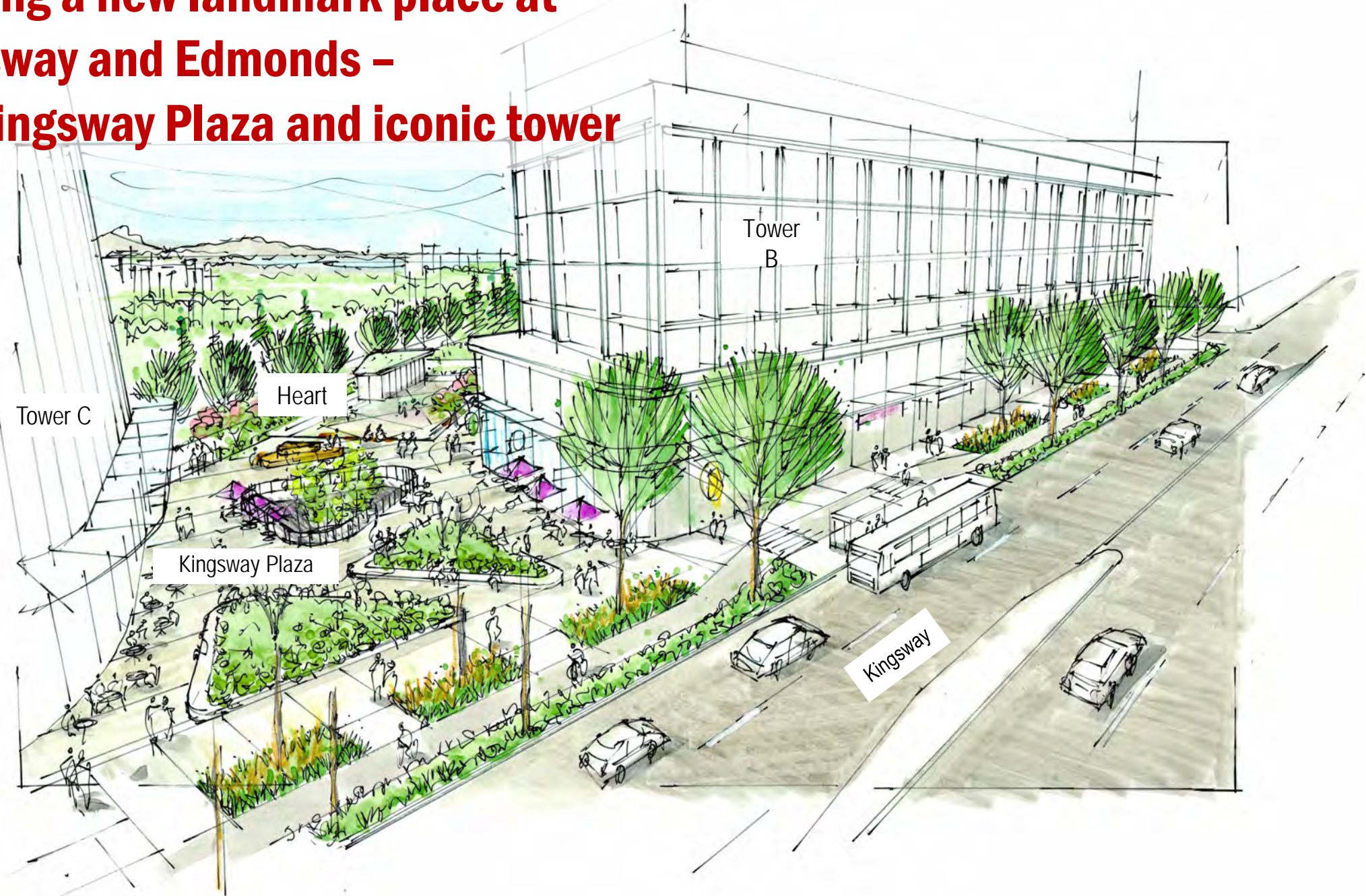
Tommy
Douglas
Library

6 Key Structuring Moves

1. Creating a new landmark place at Kingsway and Edmonds – the Kingsway Plaza and iconic tower



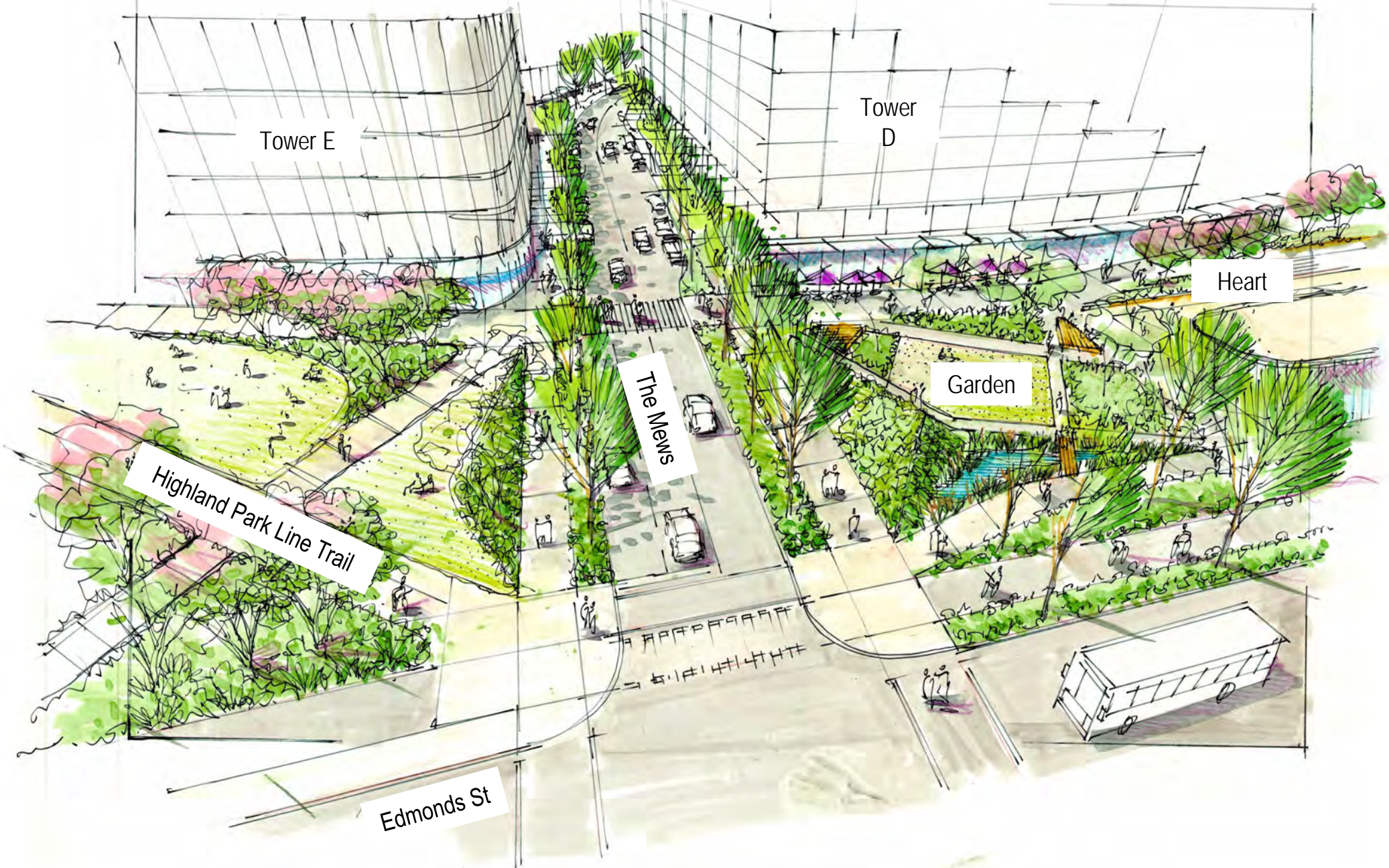
1. Creating a new landmark place at Kingsway and Edmonds – the Kingsway Plaza and iconic tower



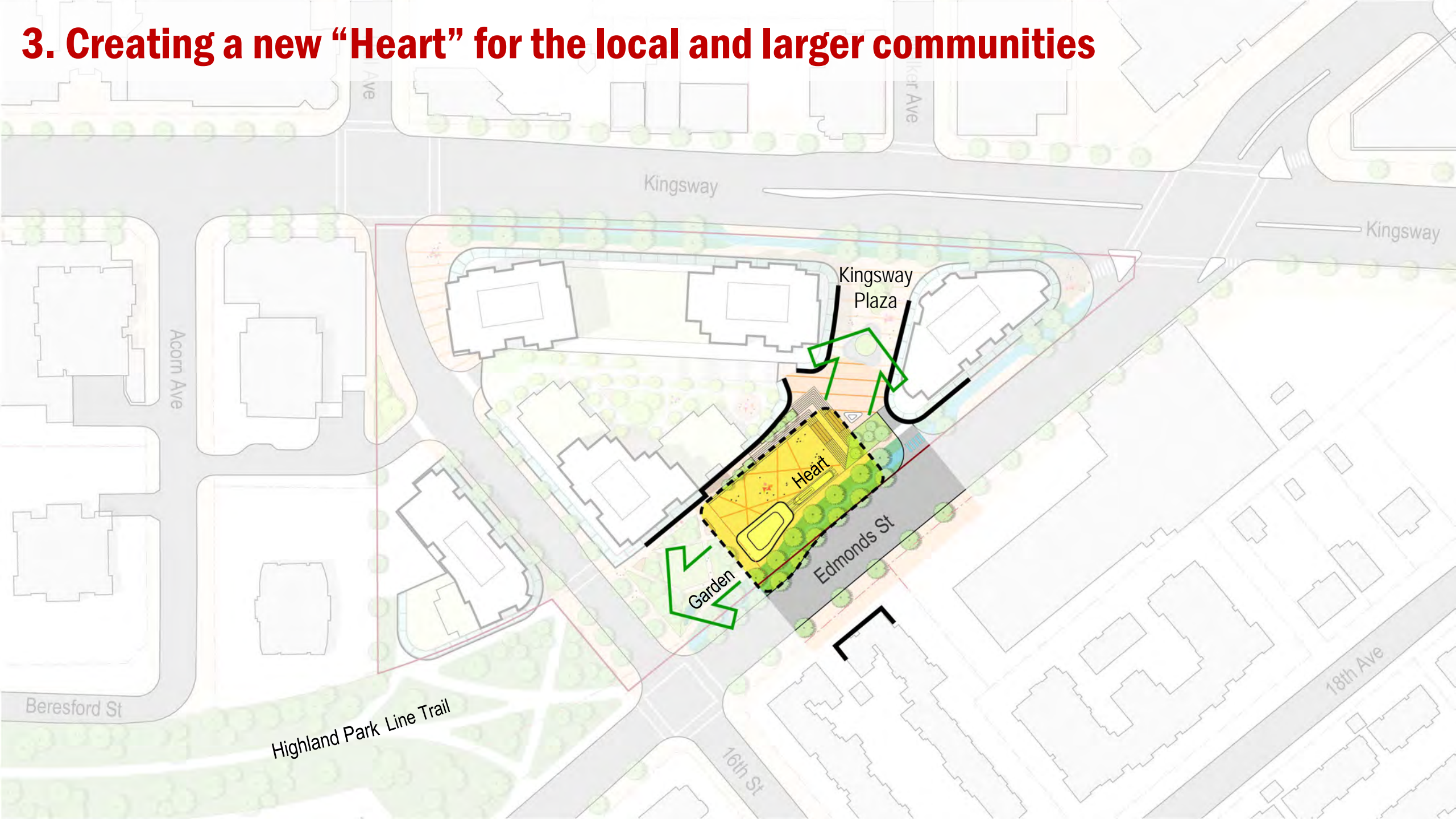
2. Augmenting the Highland Park Line Trail with a new Garden and Park



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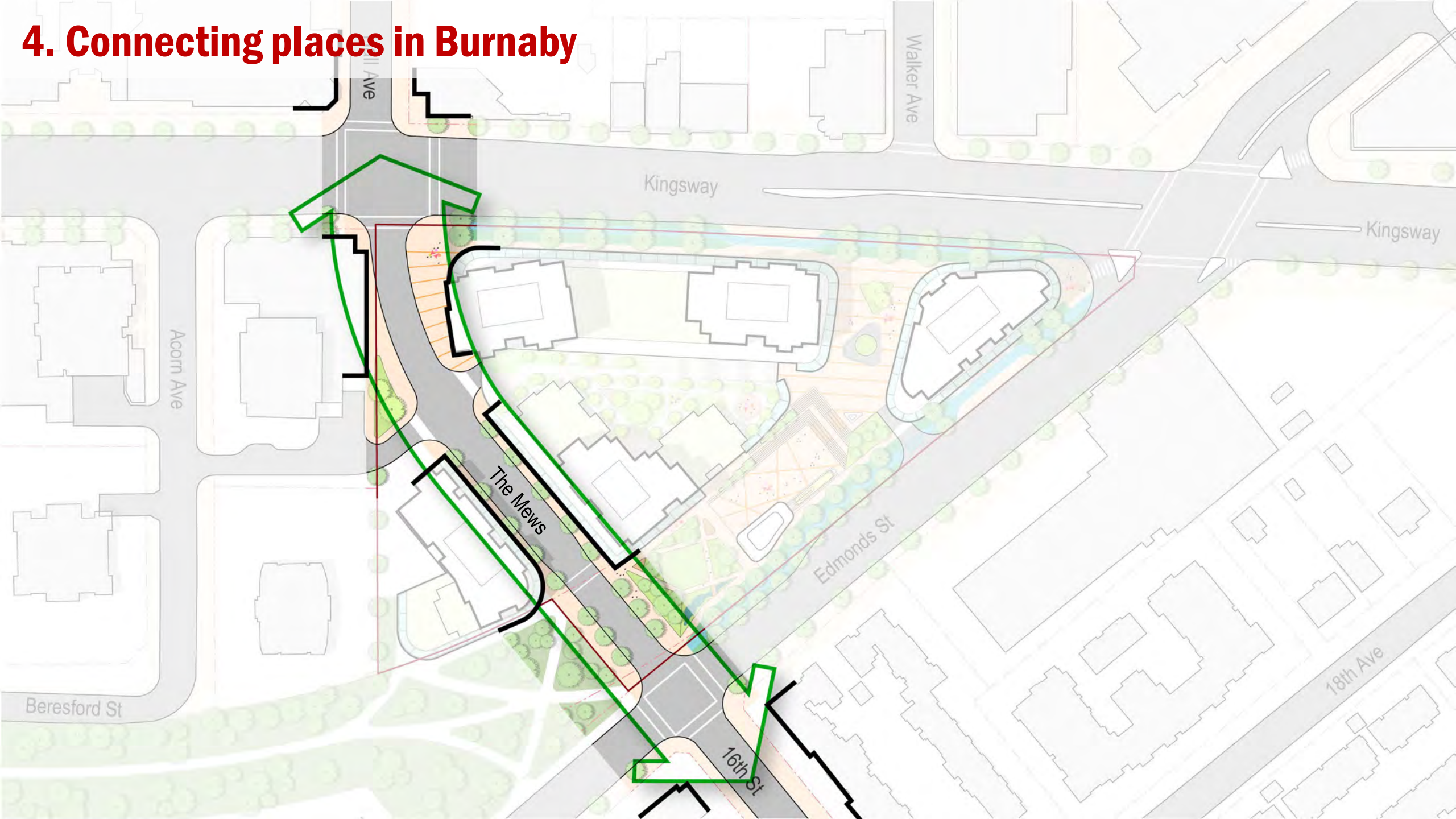
3. Creating a new “Heart” for the local and larger communities



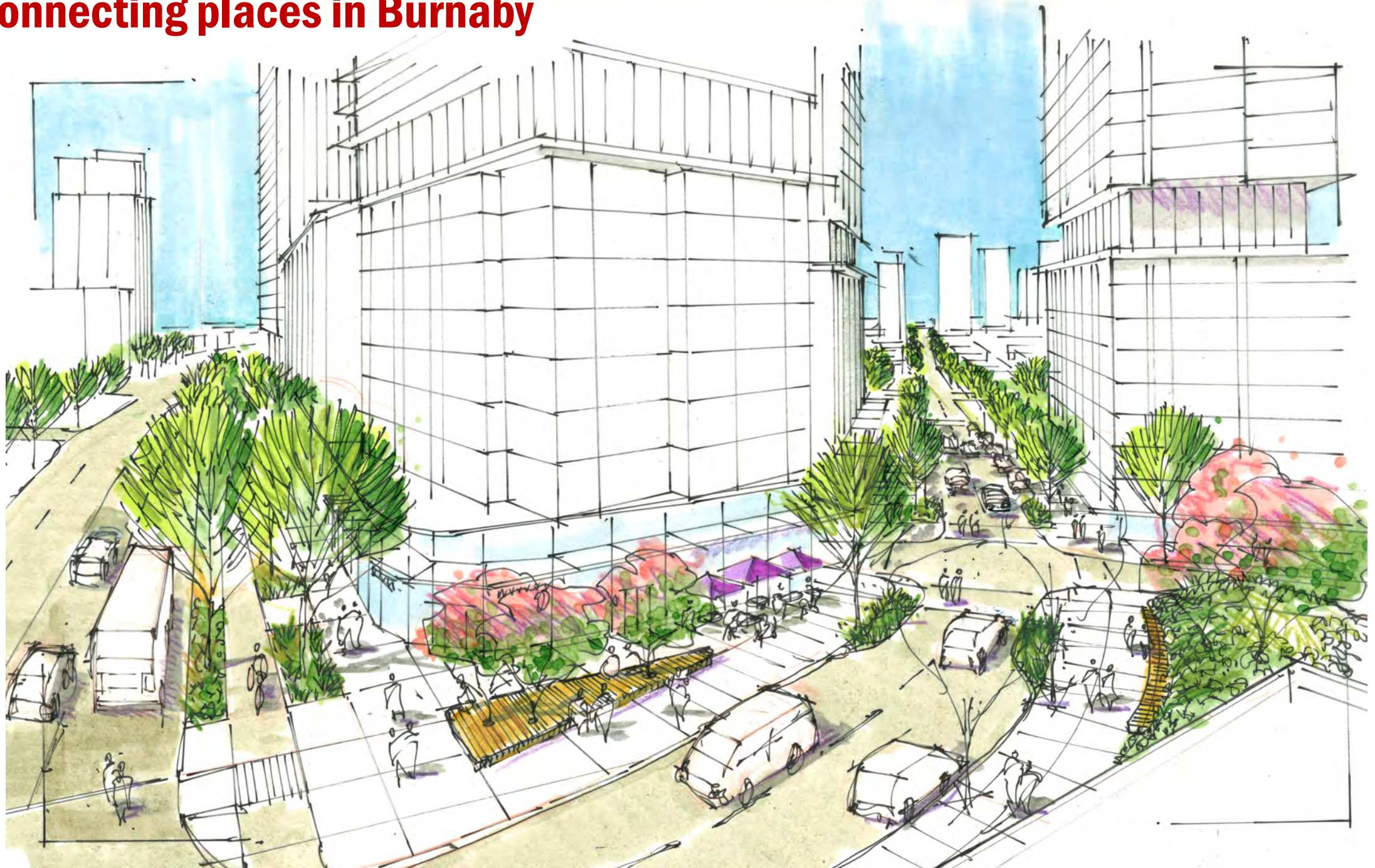
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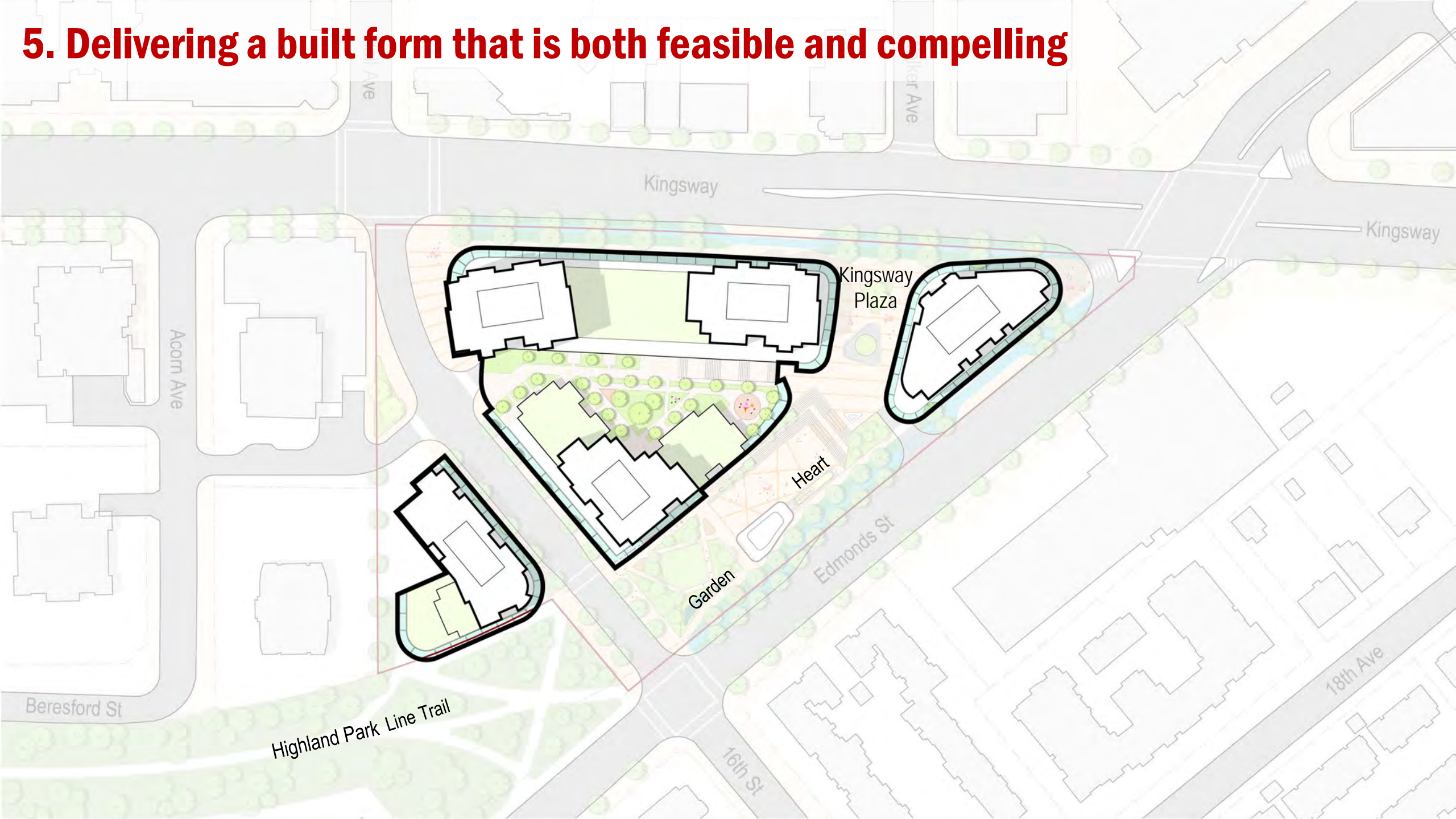
4. Connecting places in Burnaby



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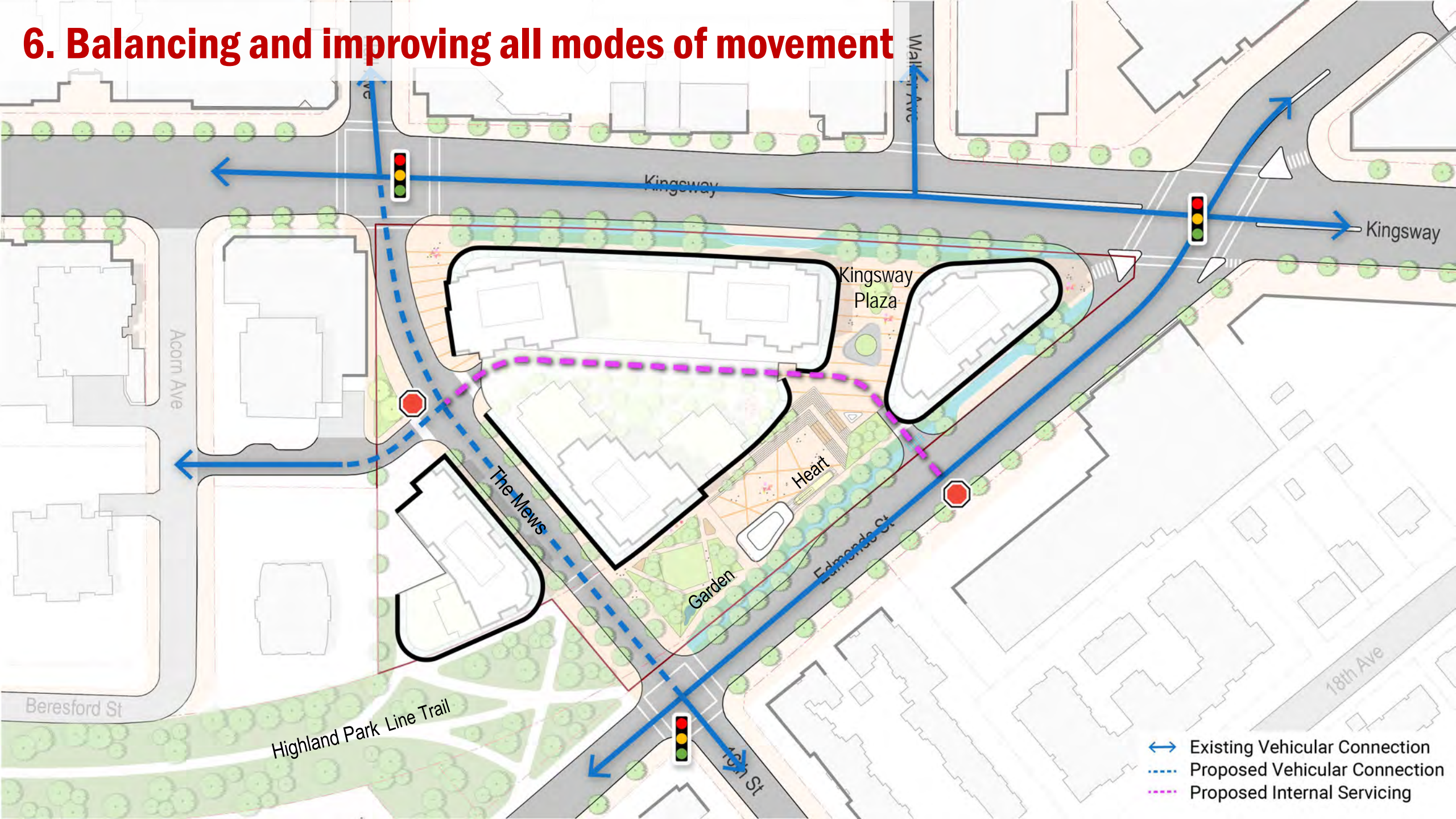
5. Delivering a built form that is both feasible and compelling



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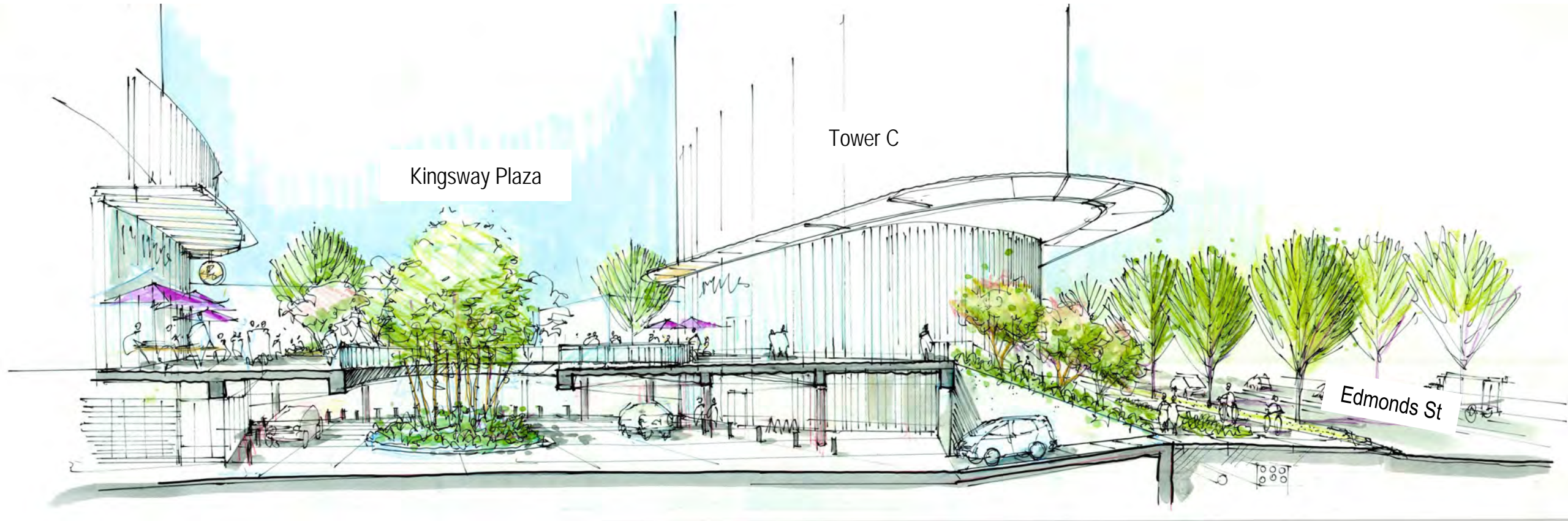
6. Balancing and improving all modes of movement



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6. Balancing and improving all modes of movement



Conceptual Master Plan

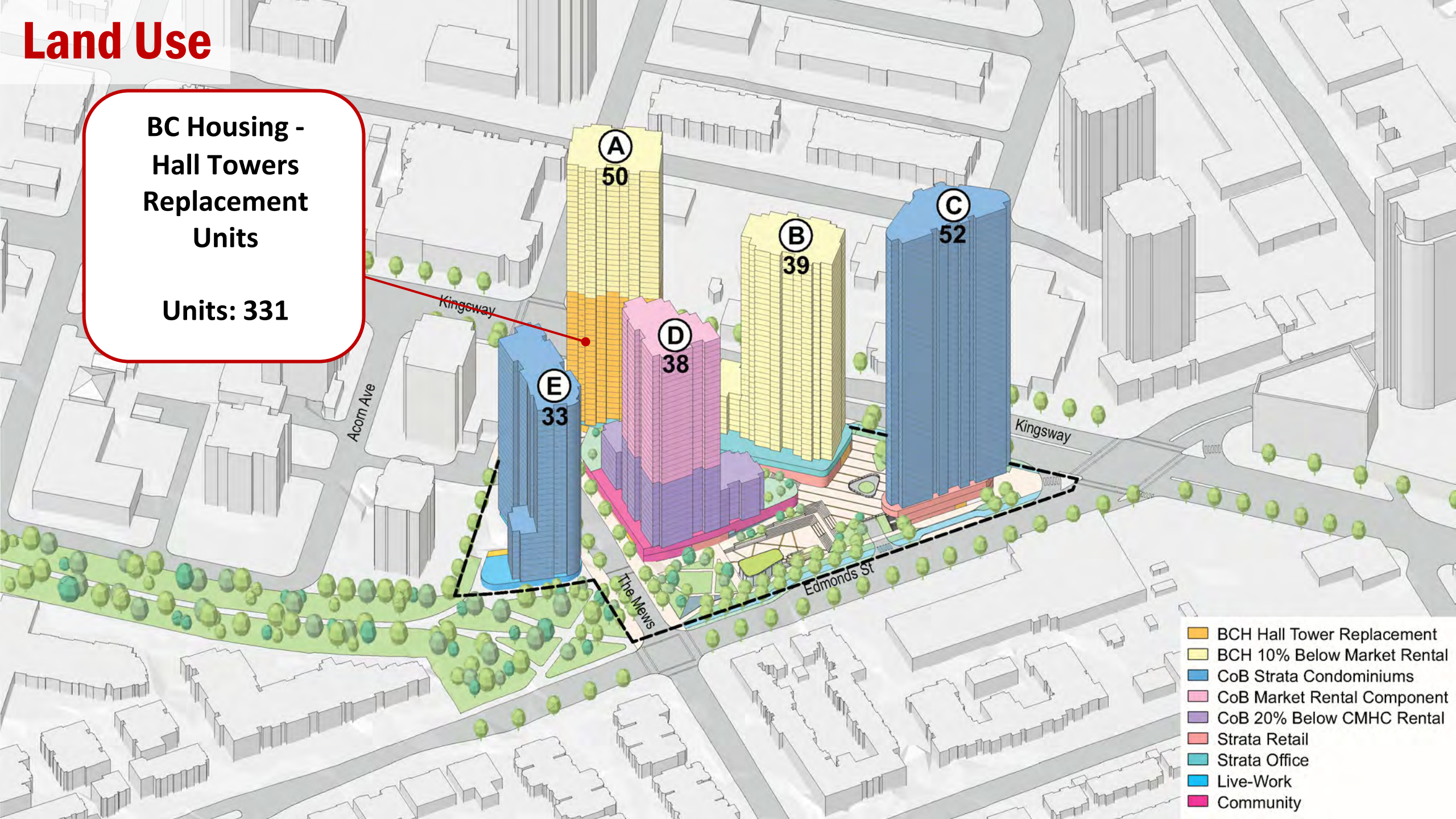
Land Use



Land Use

BC Housing -
Hall Towers
Replacement
Units

Units: 331

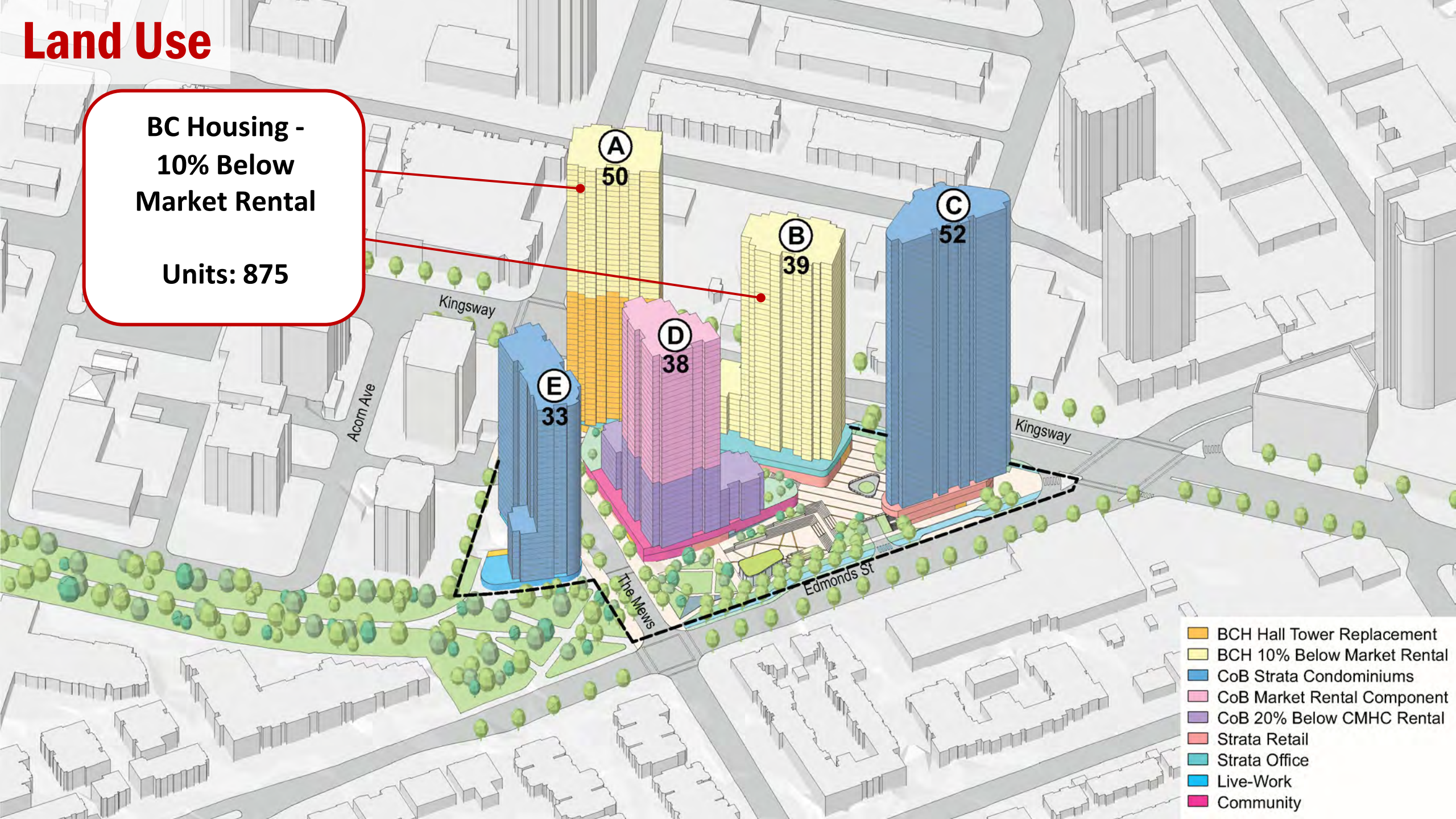


- BCH Hall Tower Replacement
- BCH 10% Below Market Rental
- CoB Strata Condominiums
- CoB Market Rental Component
- CoB 20% Below CMHC Rental
- Strata Retail
- Strata Office
- Live-Work
- Community

Land Use

BC Housing -
10% Below
Market Rental

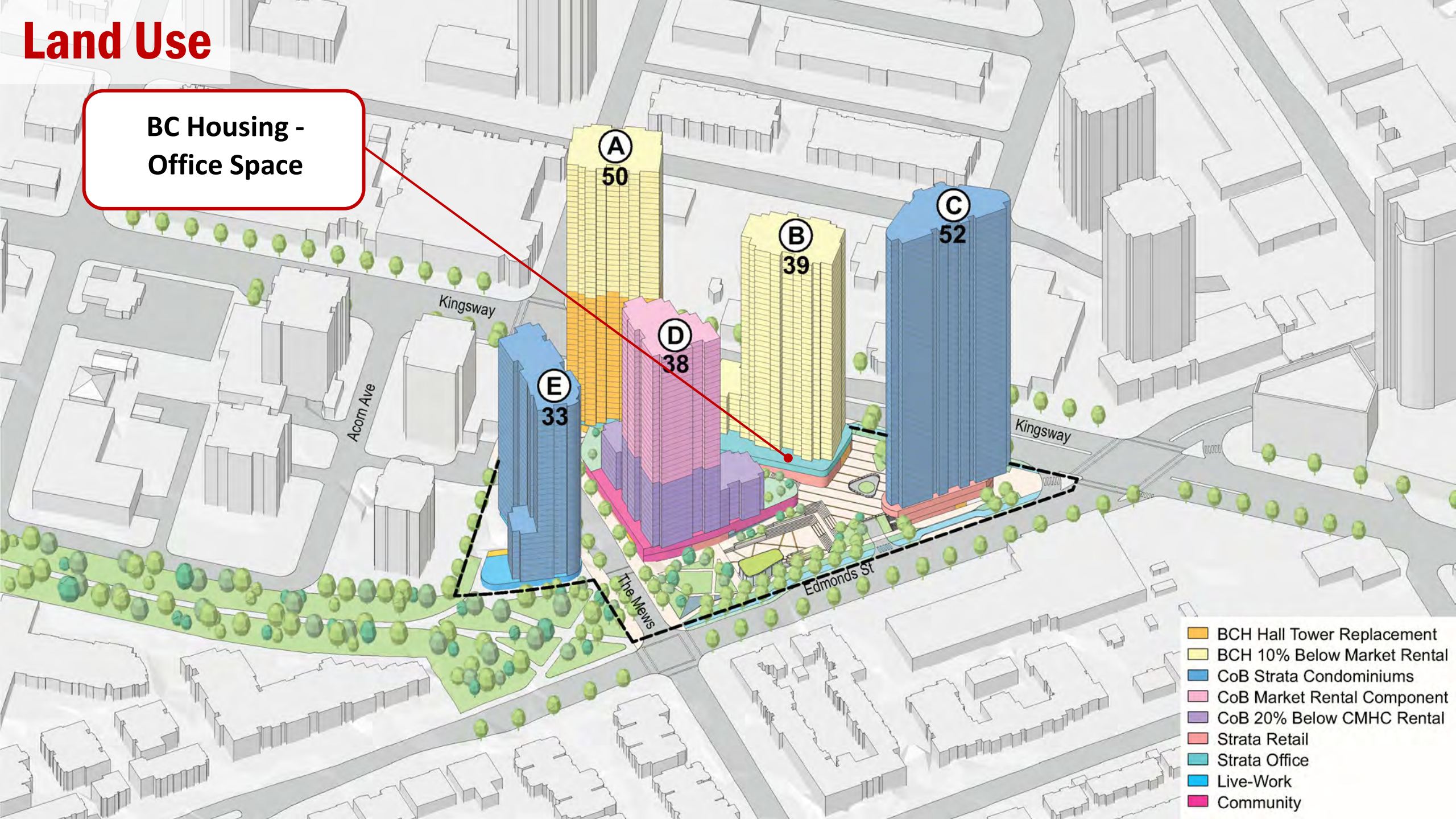
Units: 875



- BCH Hall Tower Replacement
- BCH 10% Below Market Rental
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Land Use

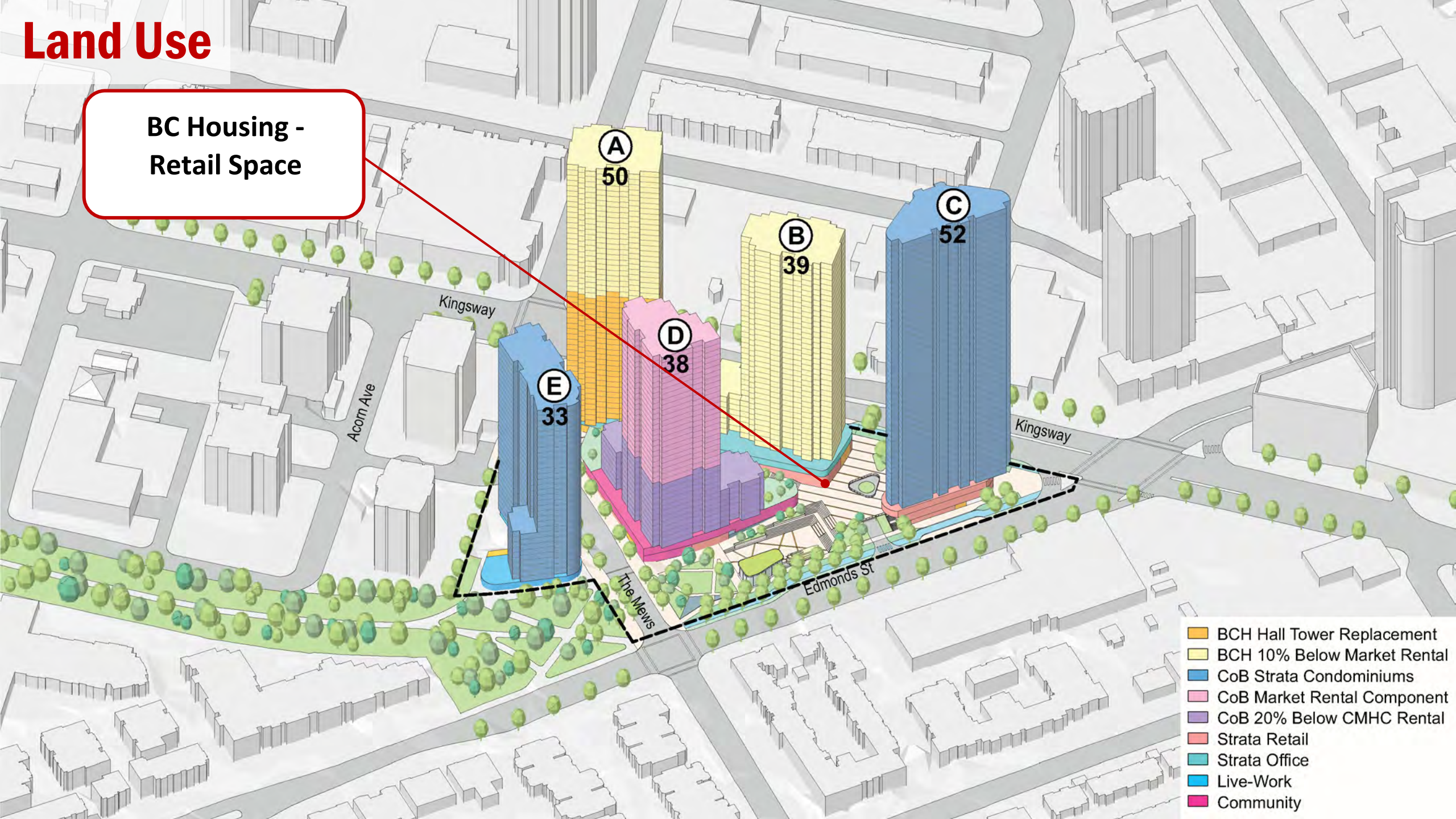
BC Housing -
Office Space



- BCH Hall Tower Replacement
- BCH 10% Below Market Rental
- CoB Strata Condominiums
- CoB Market Rental Component
- CoB 20% Below CMHC Rental
- Strata Retail
- Strata Office
- Live-Work
- Community

Land Use

BC Housing -
Retail Space

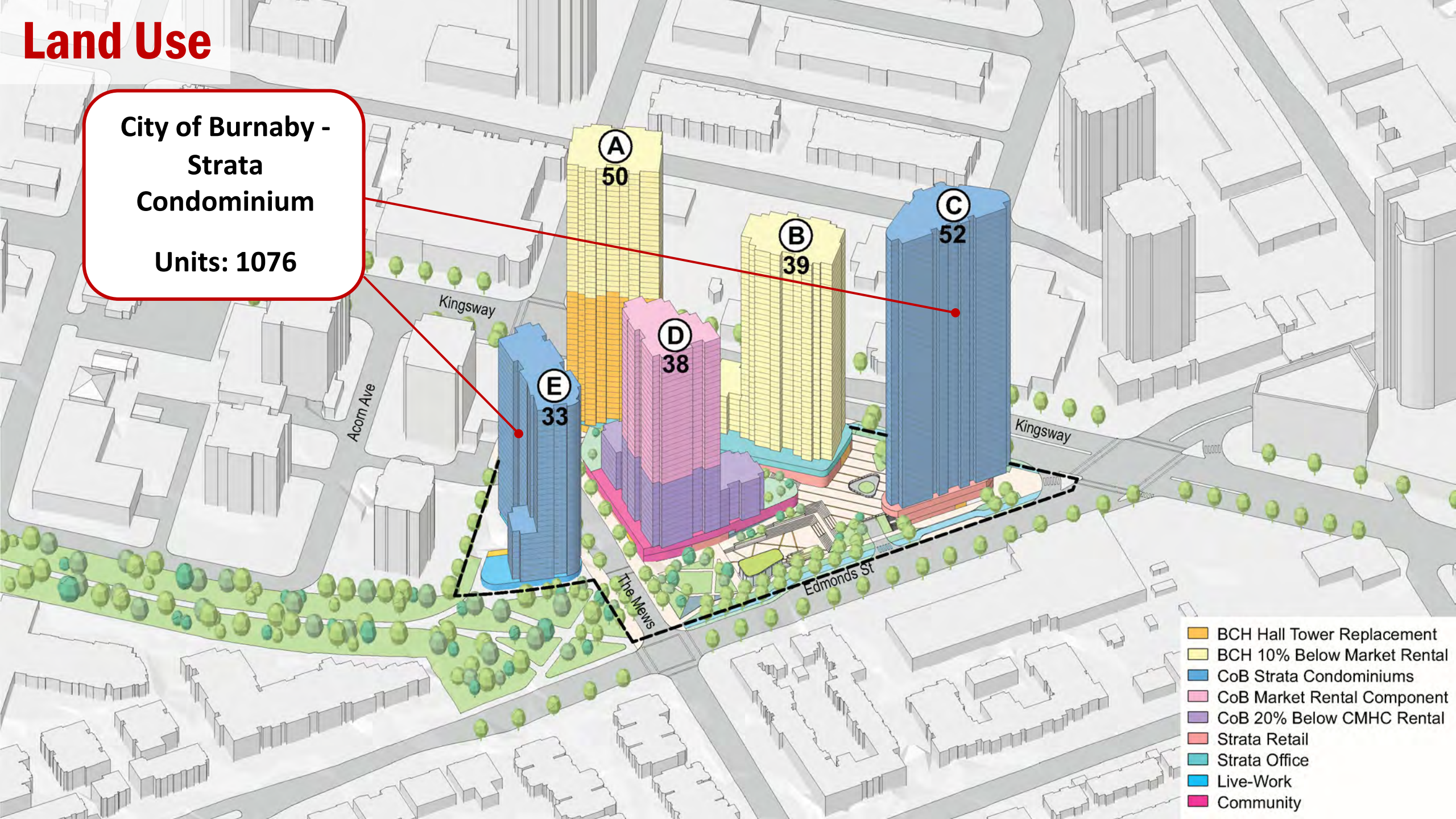


- BCH Hall Tower Replacement
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- Strata Office
- Live-Work
- Community

Land Use

City of Burnaby -
Strata
Condominium

Units: 1076

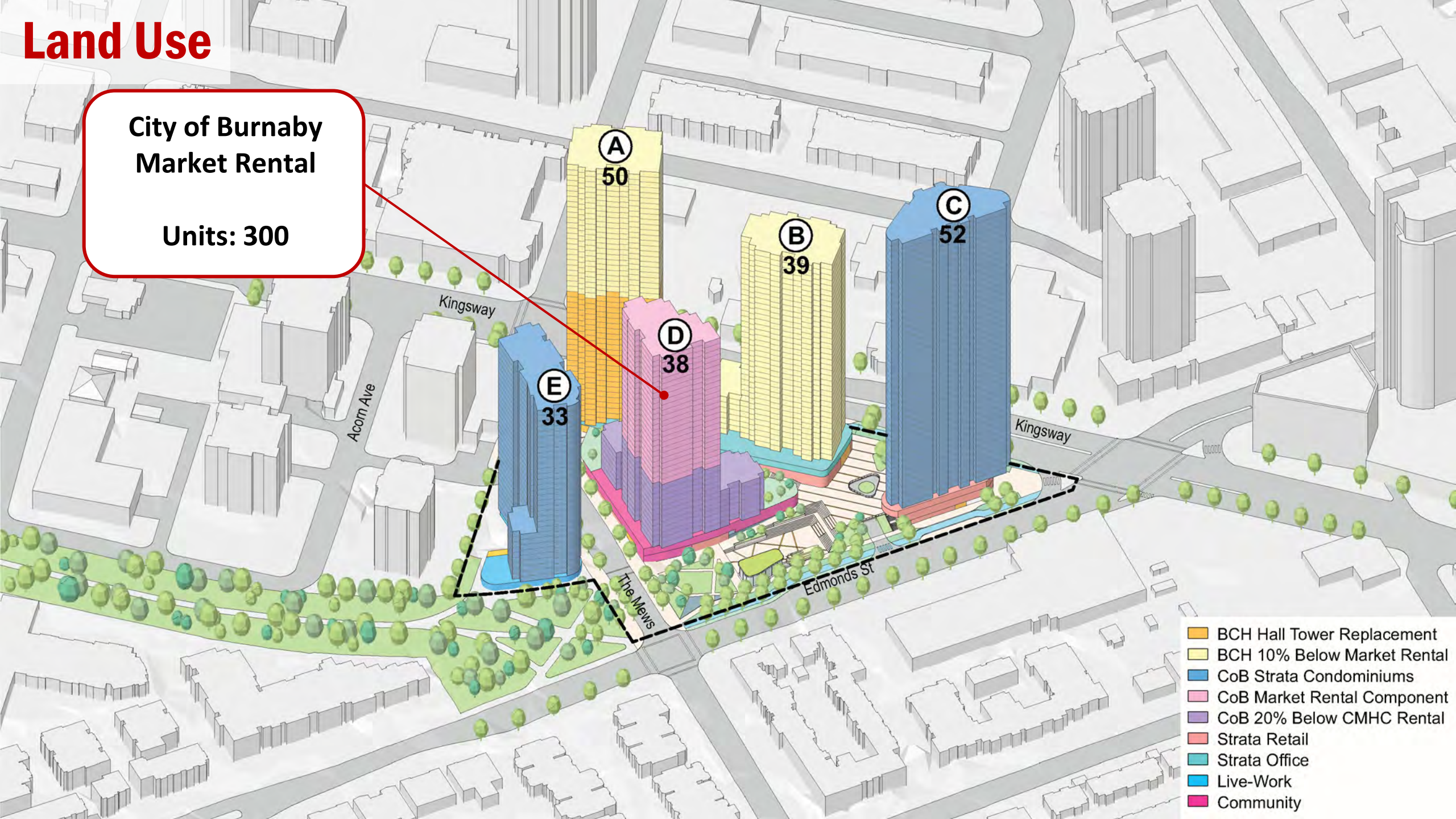


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- Strata Office
- Live-Work
- Community

Land Use

City of Burnaby
Market Rental

Units: 300

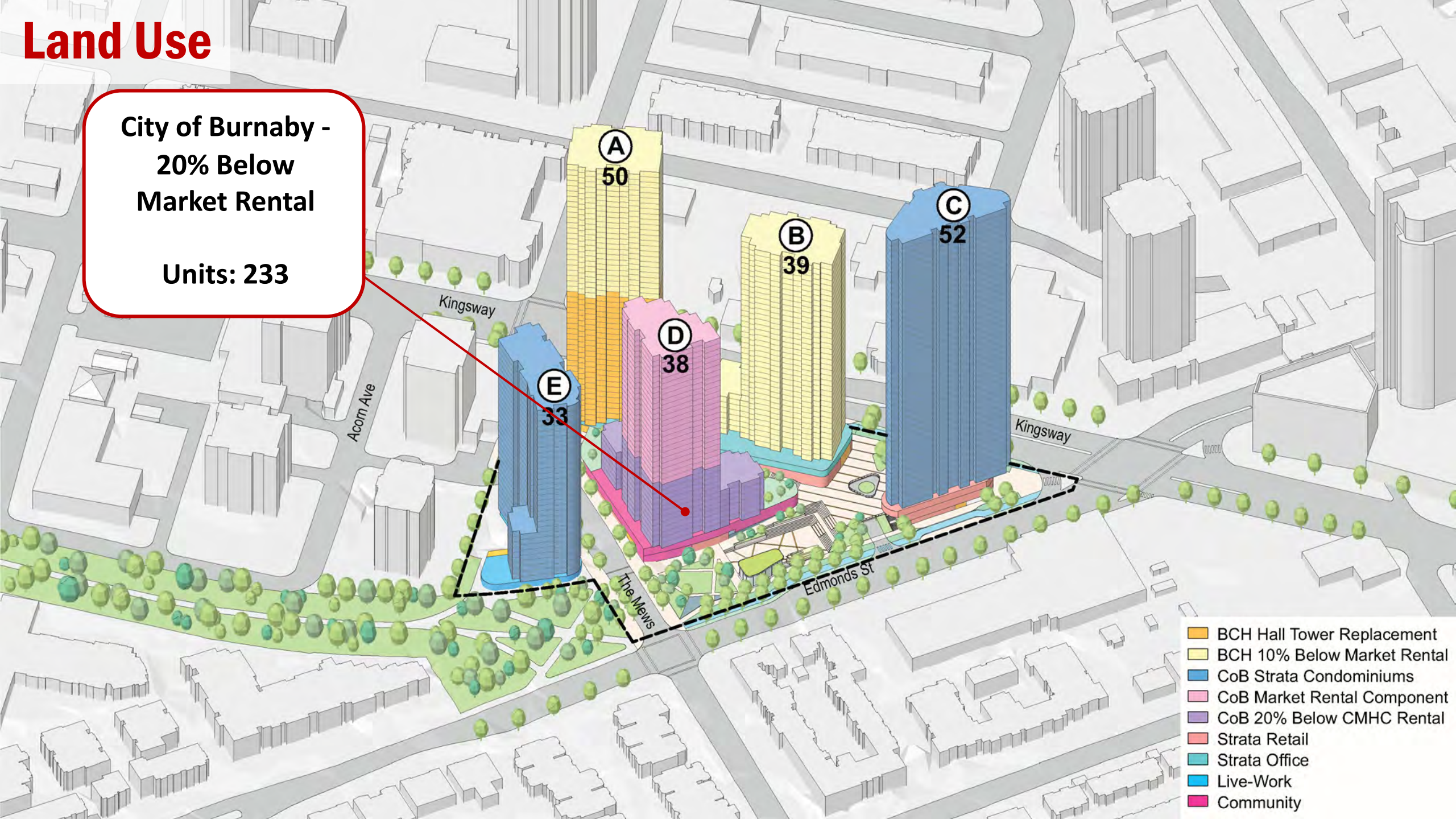


- BCH Hall Tower Replacement
- BCH 10% Below Market Rental
- CoB Strata Condominiums
- CoB Market Rental Component
- CoB 20% Below CMHC Rental
- Strata Retail
- Strata Office
- Live-Work
- Community

Land Use

City of Burnaby -
20% Below
Market Rental

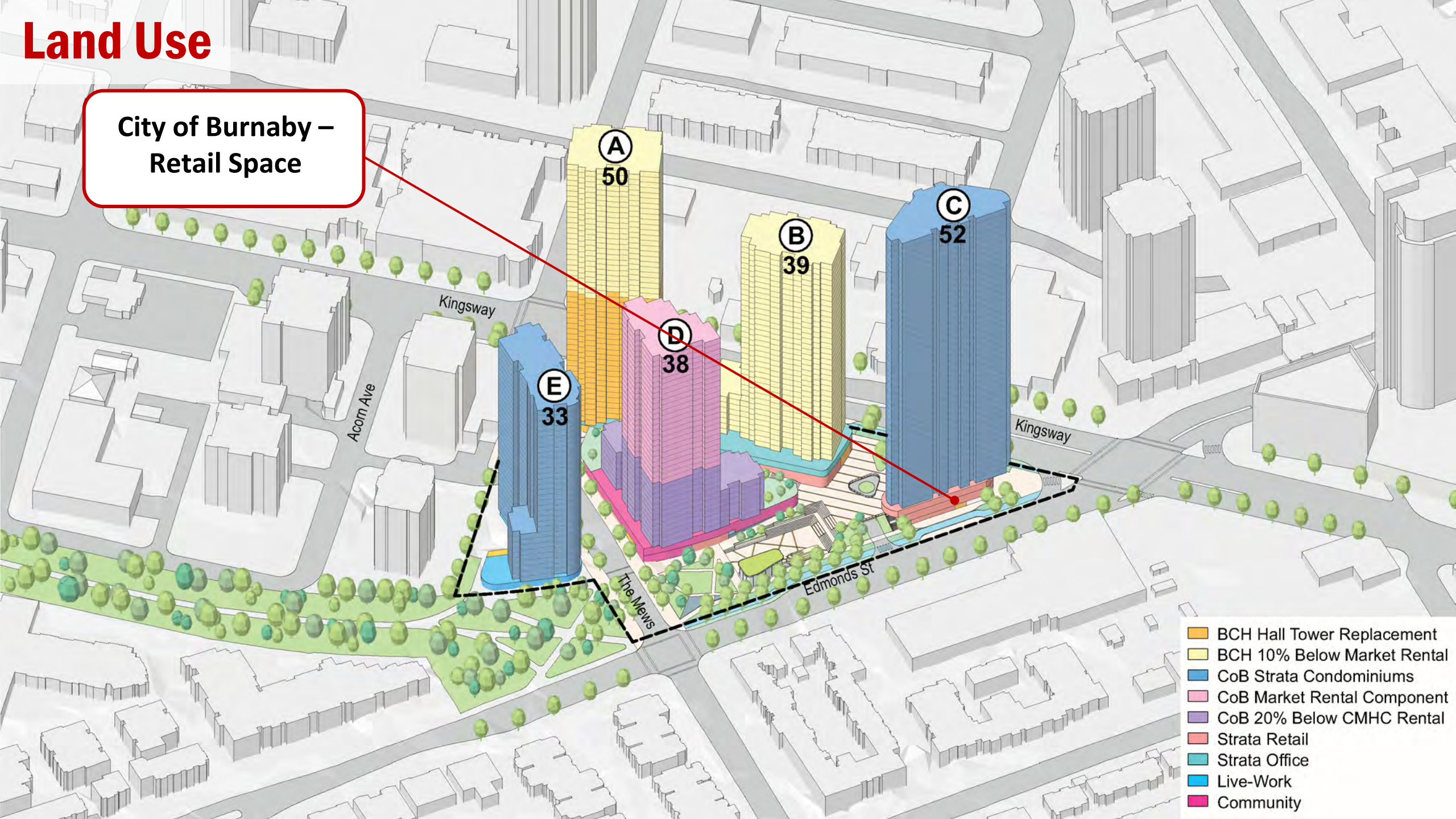
Units: 233



- BCH Hall Tower Replacement
- BCH 10% Below Market Rental
- CoB Strata Condominiums
- CoB Market Rental Component
- CoB 20% Below CMHC Rental
- Strata Retail
- Strata Office
- Live-Work
- Community

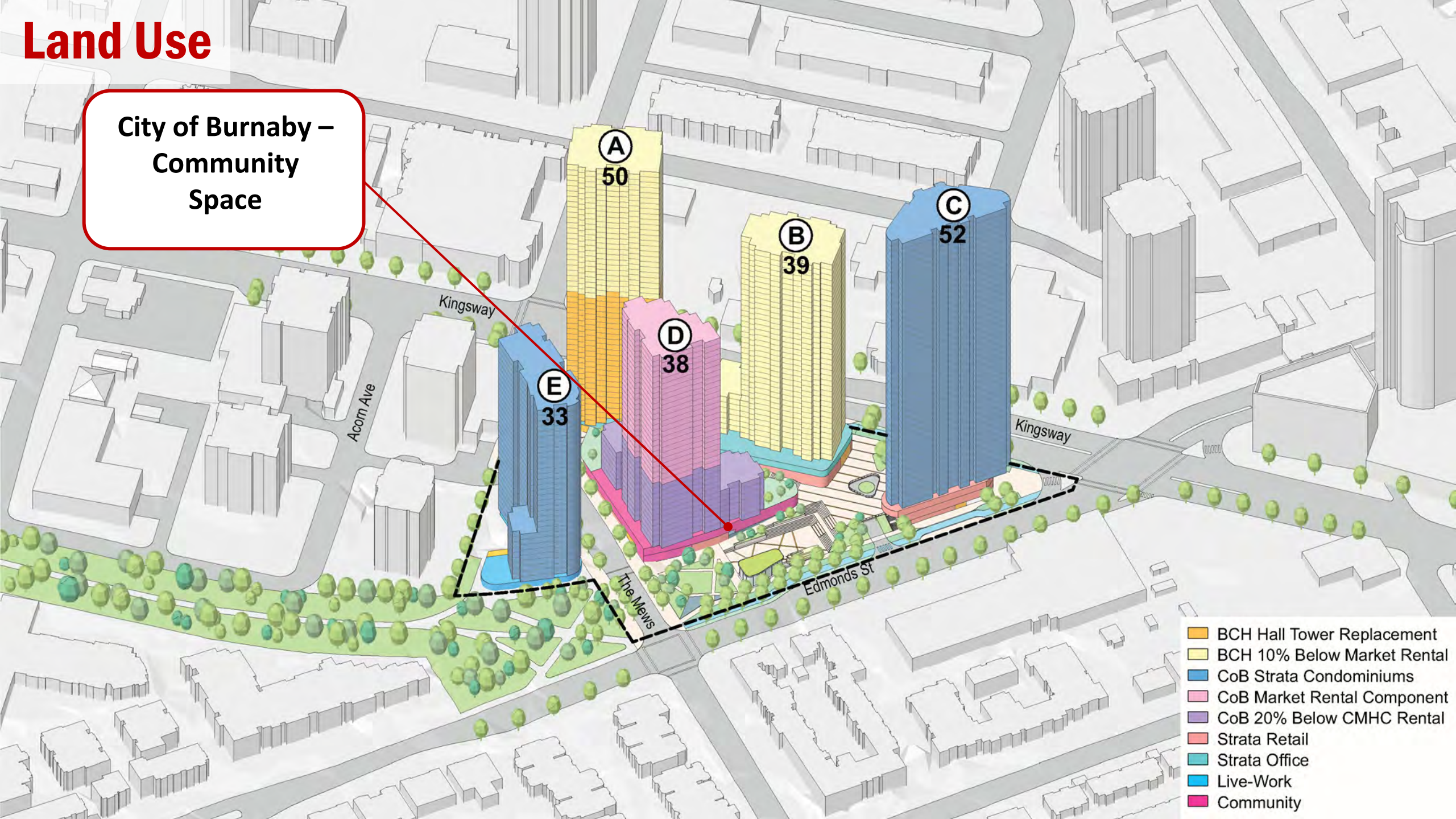
Land Use

City of Burnaby –
Retail Space



Land Use

City of Burnaby –
Community
Space



Summary Site Statistics

| CITY OF BURNABY | GFA (sq.ft.) | # of units |
|--------------------------|------------------|--------------|
| Strata | 780,449 | 1,076 |
| 20% Below CMHC Rental | 146,104 | 233 |
| Market Rental | 187,227 | 300 |
| Office | 0 | |
| Retail | 53,500 | |
| Community Space | 27,500 | |
| Total | 1,194,780 | 1,609 |

| BC HOUSING | GFA (sq.ft.) | # of units |
|----------------------------|----------------|--------------|
| Hall Towers Replacement | 220,220 | 331 |
| 10% Below Market Rental | 587,515 | 875 |
| Office | 33,000 | |
| Retail | 30,500 | |
| Total | 871,235 | 1,206 |

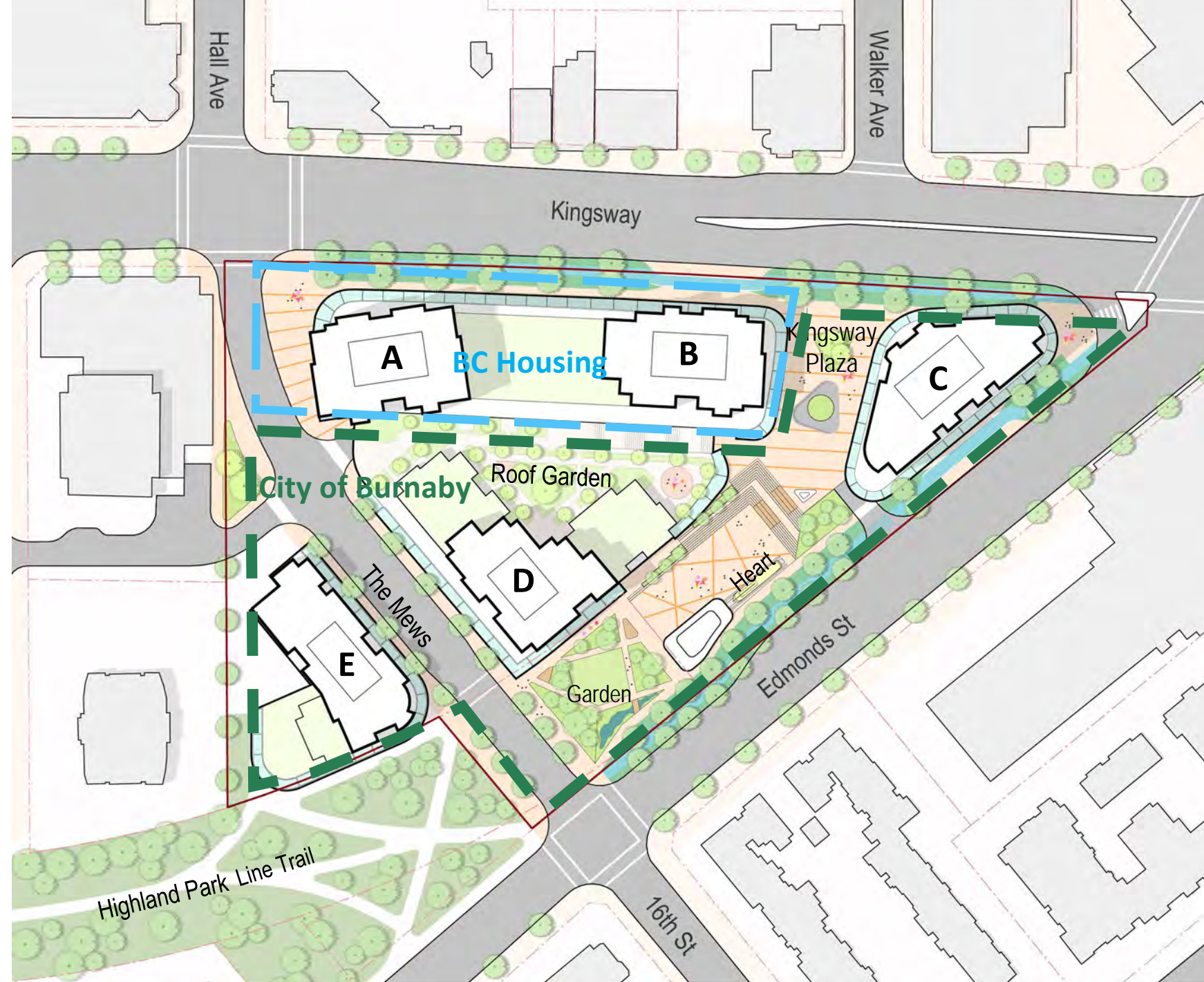
Project Phasing

Step 1: Construction of Buildings A and C

Step 2: Relocation of existing Hall Towers tenants into Building A

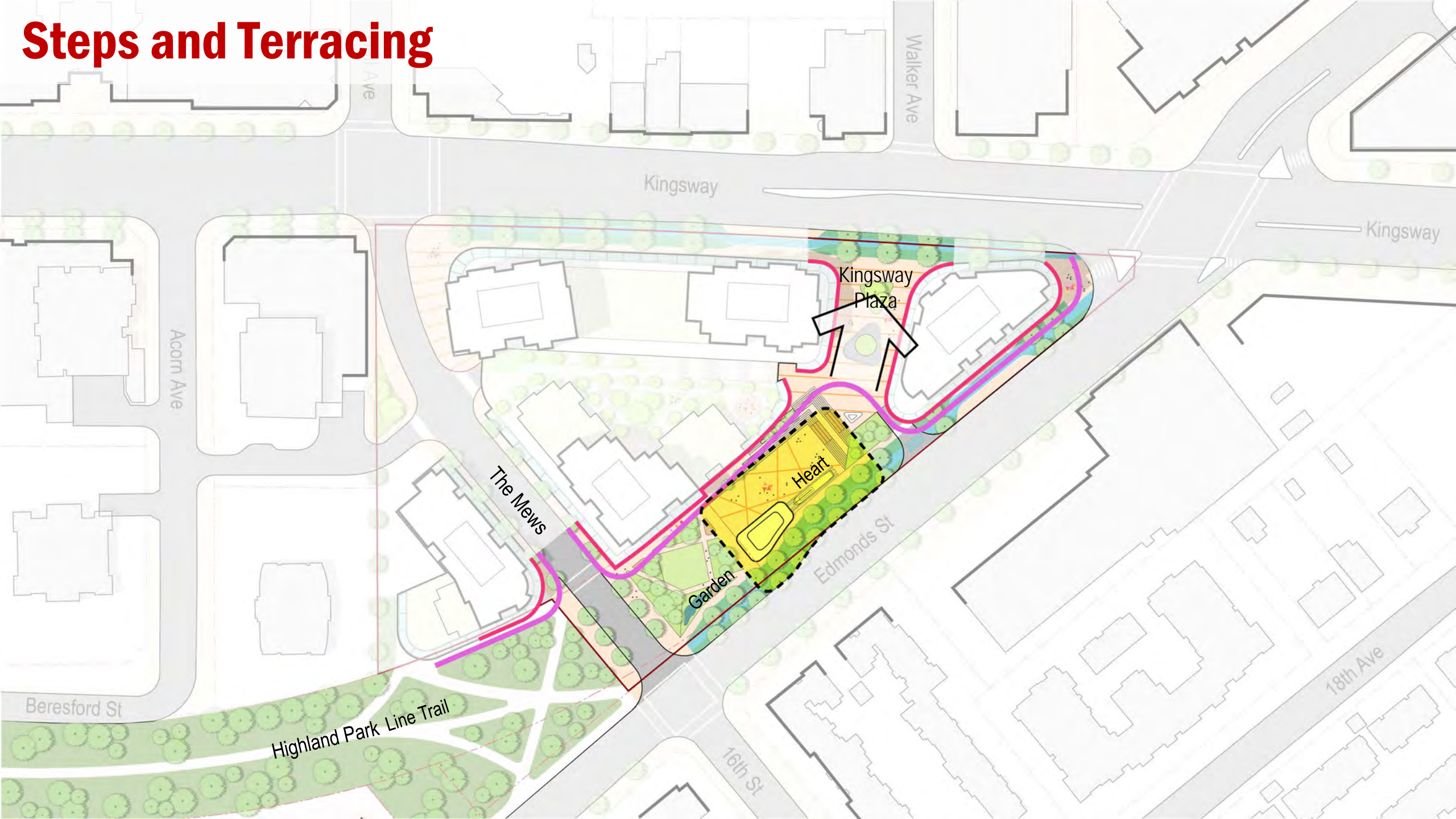
Step 3: Demolition of existing Hall Towers

Step 4: Continued phased construction of Buildings B, D, and E and Public Realm



Public Realm

Steps and Terracing



Steps and Terracing



Transition from natural to urban landscape



Rainwater Management

The diagram illustrates a rainwater management plan for a development bounded by Kingsway to the north, Edmonds St to the east, and Beresford St to the south. The plan includes several key features:

- Kingsway Plaza:** The central development area, outlined in black.
- The Mews:** A building located to the west of the main plaza.
- Heart:** A central courtyard or open space within the plaza.
- Garden:** A landscaped area located south of the Heart, indicated by blue hatching.
- Highland Park Line Trail:** A trail running along the southern boundary of the site.
- Streets:** Kingsway, Walker Ave, Acorn Ave, Beresford St, Edmonds St, 16th St, and 18th Ave are shown.
- Rainwater Management Features:** Blue wavy arrows indicate the flow of rainwater from the buildings and plaza areas towards the Garden and the Highland Park Line Trail. A red dashed line outlines the overall site boundary.

Potential programming in the Heart, Plaza and Garden



Cultural Performances



Edmonds Community Feast



Outdoor Cinema



Farmers Market

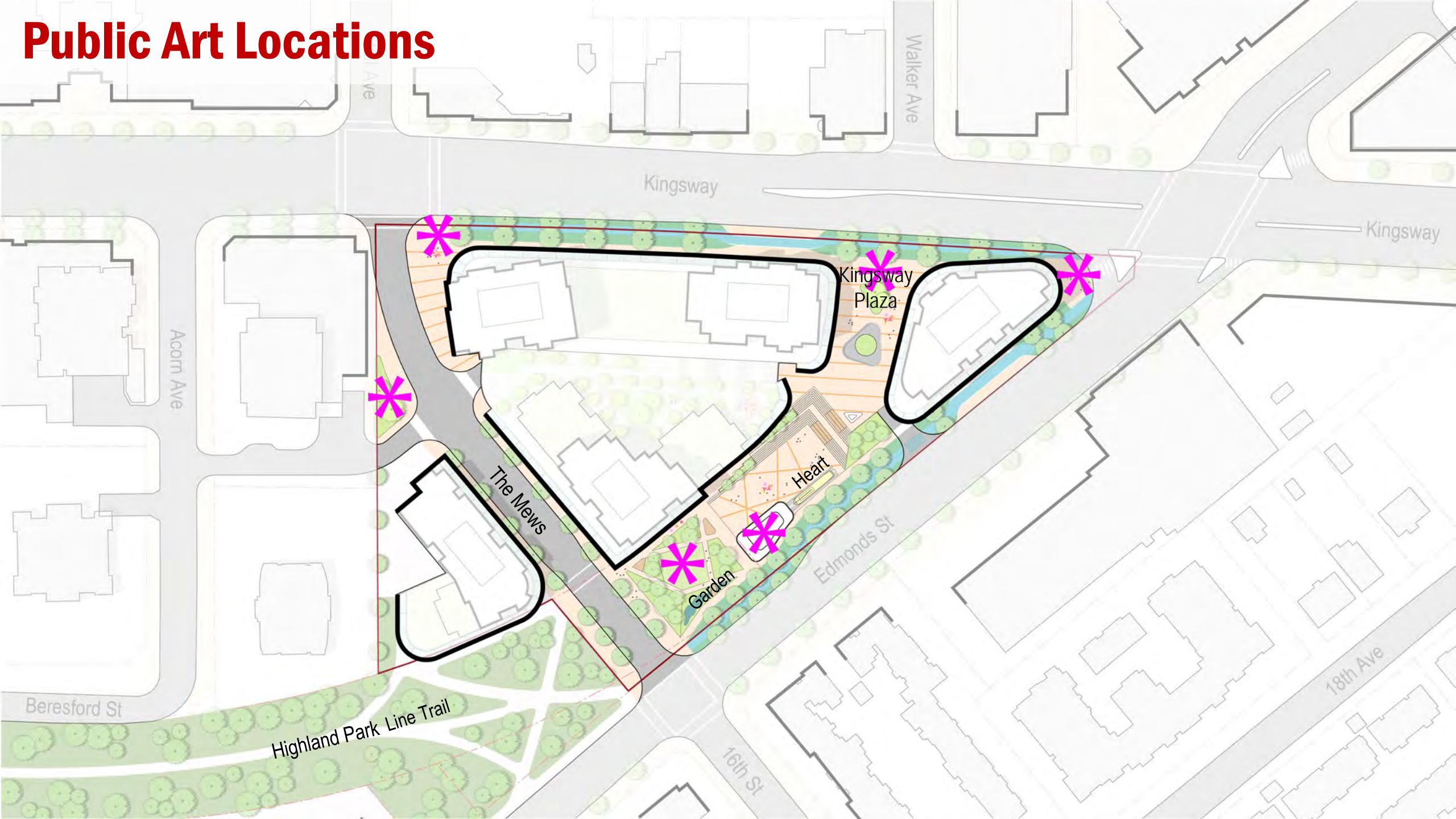


Outdoor Yoga



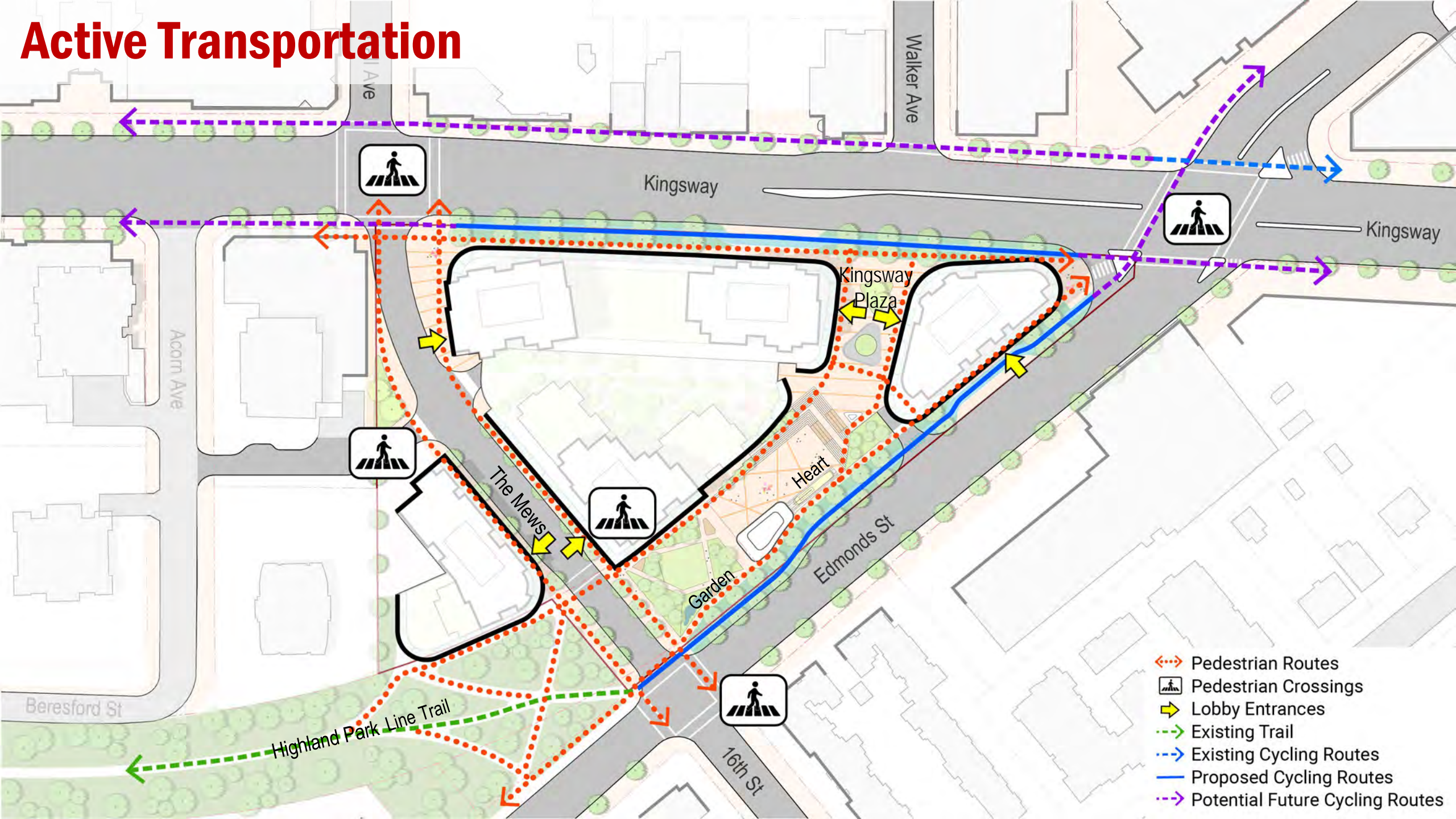
Community Events

Public Art Locations

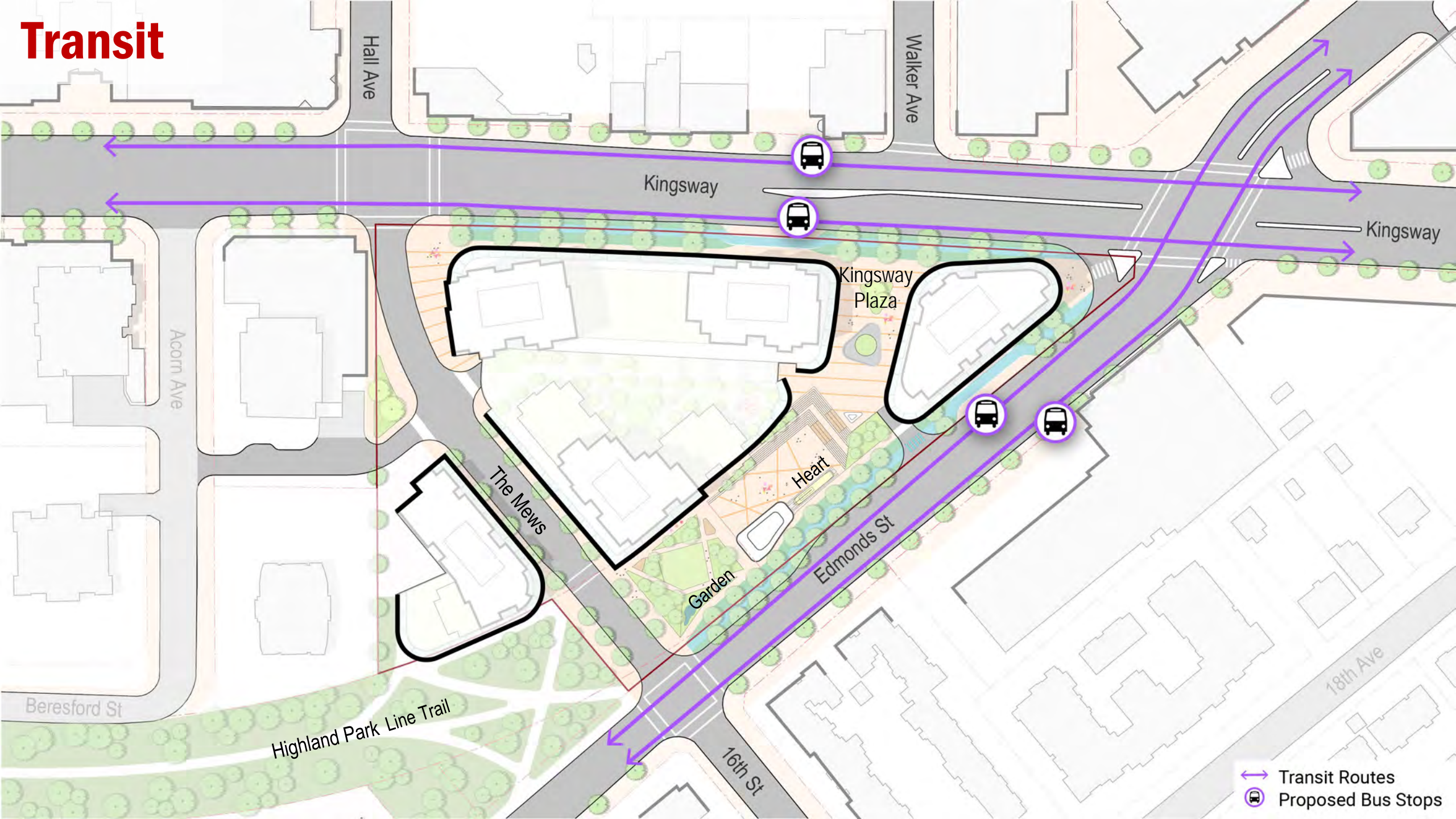


Movement

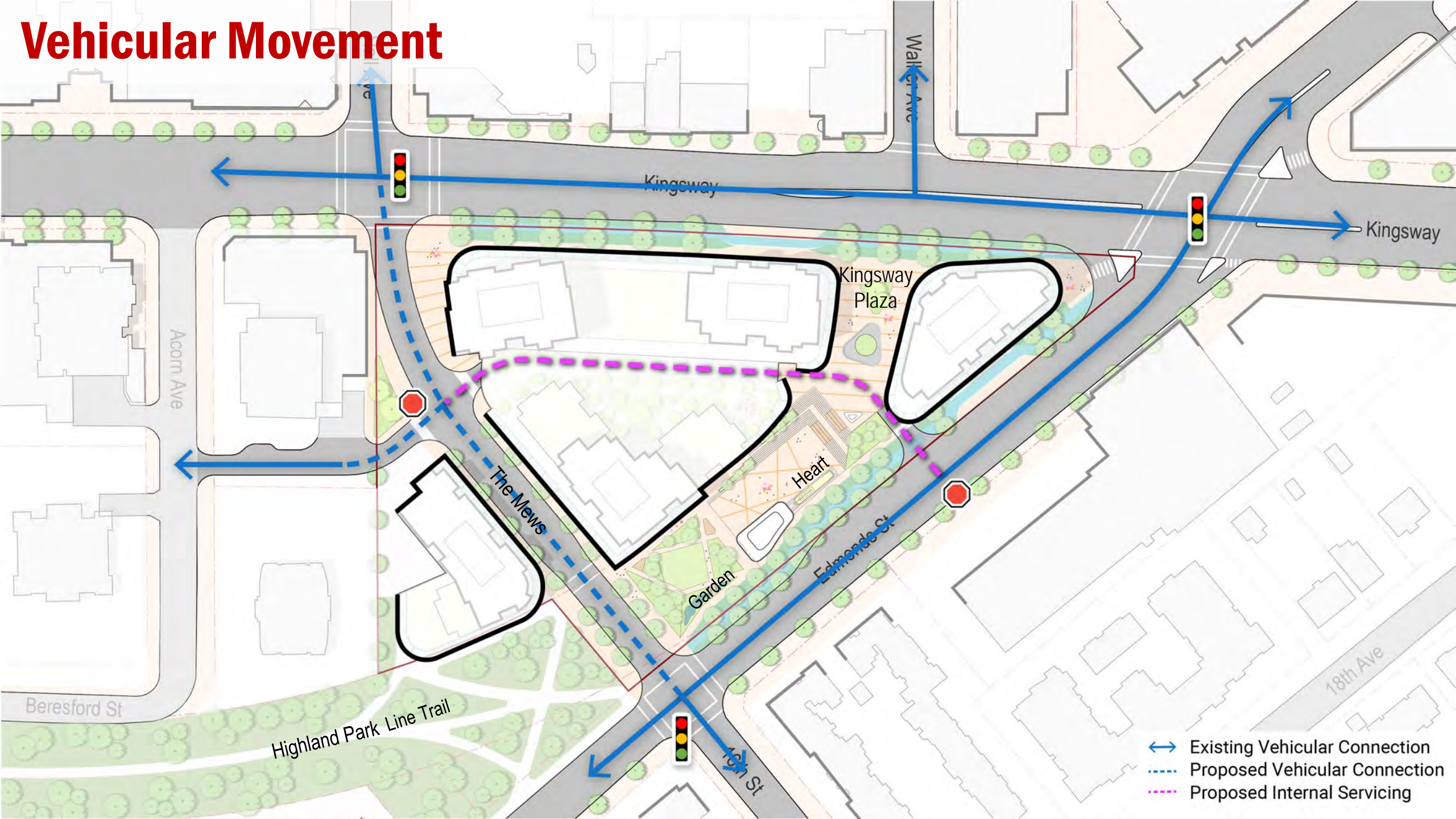
Active Transportation



Transit



Vehicular Movement



Thank You!