



Item.....
Meeting.....2022 April 04

COUNCIL REPORT

TO: CHIEF ADMINISTRATIVE OFFICER **DATE:** 2022 March 30
FROM: GENERAL MANAGER **FILE:** 49500 20
PLANNING AND DEVELOPMENT *Reference: REZ#20-32*
SUBJECT: **KINGSWAY AND EDMONDS CONCEPTUAL MASTER PLAN**
Comprehensive Redevelopment and Partnership with BC Housing
PURPOSE: To provide information on the preliminary vision, guiding principles, and development concept for the Kingsway and Edmonds Master Plan, as a basis for receiving community input.

RECOMMENDATIONS:

1. **THAT** this report be received for information purposes.

REPORT

1.0 BACKGROUND

The southwest corner of the Kingsway and Edmonds intersection includes four publicly owned properties that are identified for higher intensity development in accordance with the Council-adopted Edmonds Town Centre Plan (see Sketches #1 and #2 *attached*). The City-owned 7252 Kingsway previously housed the Kingsway Branch Library, while 7282 Kingsway and 7255 Edmonds Street previously accommodated the Edmonds 55+ Community Centre and associated surface parking. 7264 Kingsway, which is owned by the Provincial Rental Housing Corporation (BC Housing), accommodates the Hall Towers, two older mid-rise buildings containing 331 non-market housing units that are operated by BC Housing. Collectively, these properties are referred to as the “Lands” or the “site” in this report.

In 2018 January, recognizing the potential value of a joint venture redevelopment of the Lands, the City and BC Housing (the “Partnership”) entered into a Memorandum of Understanding (“MOU”) that established the basis of facilitating the potential sale, subdivision and comprehensive redevelopment of the subject properties to support the replacement of Hall Towers, as well as new opportunities for non-market and market housing, supporting amenities, and commercial uses.

On 2019 January 29, the Partnership issued a Request for Expressions of Interest (“RFEOI”) in order to generate and evaluate interest in the comprehensive redevelopment of the Lands, and to facilitate feedback from the development community on some of the more challenging spatial, financial, and technical aspects of the proposal. Based on feedback from the RFEOI process, staff developed a new development approach for the site’s advancement, which involves a City and BC Housing led Master Comprehensive Development Rezoning in order to establish a clear

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framework and guidelines to inform future land tenders and site specific rezoning applications. Subsequently, in 2020 July, the City and BC Housing entered into a revised MOU reflecting this new arrangement. Also at that time, BC Housing, in coordination with the City, issued a Request for Proposals for a consultant team to lead the master planning process, and subsequently retained Urban Strategies Inc. as the lead consultant in coordinating the planning, economics, and communications scopes of work.

On 2021 February 08, Council received an initial rezoning report (Rezoning Reference #20-32) for the Lands. Since that time, Urban Strategies has developed a conceptual master plan for the Lands that meets the Partnership's objectives.

At its closed meeting of 2022 March 07, Council considered a staff report and adopted the recommendations contained therein, including:

- THAT Council endorse the preliminary vision, guiding principles, and development concept for the Kingsway and Edmonds Master Plan, including proposed community plan amendment, as a basis for receiving community input, as outlined in this report.
- THAT Council authorize staff to undertake a public consultation process to receive public input on the preliminary vision, guiding principles, and development concept for the Kingsway and Edmonds Master Plan, including proposed community plan amendment, as outlined in this report.
- THAT upon adoption of this report, the preliminary vision, guiding principles, and development concept for the Kingsway and Edmonds Master Plan be presented to the open Council agenda for information purposes.

In accordance with third recommendation listed above, this report is presented on the Council open agenda for information purposes.

This report provides an overview of the preliminary master plan vision, guiding principles, and development concept, including: proposed land uses; land ownership; development yields; building program and built form; public realm, transportation, and access considerations; utilities and servicing needs; high-level commentary on market and financial viability; and an updated workplan. The master plan concept will serve as a basis for initiating a community consultation process. Feedback received from consultation is intended to further inform master plan development.

2.0 SITE AND COMMUNITY PLAN CONTEXT

The Lands are located in the Edmonds Town Centre, in the southeast quadrant of the City. They are currently zoned P2 Administration and Assembly District, P3 Park and Public Use District, and Comprehensive Development District (based on the RM5 Multiple Family Residential District as guidelines). Under the Edmonds Town Centre Plan, the properties at 7252, 7264, and 7282 Kingsway are identified for high-density multiple-family residential development utilizing the CD

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Comprehensive Development District (based on RM5s and RM5r Multiple Family Residential Districts as guidelines). The property at 7255 Edmonds is designated for Park and Public Use.

The Kingsway and Edmonds intersection is one of three identified nodes of development in the Edmonds Town Centre, and intended to be the primary commercial node. Sites to the north and northeast are currently improved with high-density, mixed-use development, while sites to the east and west are pending future redevelopment in line with the Town Centre Plan. The Highland Park Line Trail flanks the south side of the Lands.

3.0 CONCEPTUAL MASTER PLAN DEVELOPMENT

3.1 Approach and Methodology

Conceptual master plan development of the Kingsway and Edmonds site began with a review of existing regional and municipal policies and bylaws, and an in-depth exploration of key constraints, urban design and placemaking opportunities, and alternative options for the site's redevelopment. The significant inter-related considerations and constraints of site access, topography, existing development, and utility infrastructure informed the design and phasing of the plan. Three development scenarios were explored to determine the most appropriate number and location of towers, building heights, housing tenancies, and design of the public realm. The conceptual master plan attached as *Appendix A* reflects the recommended development option.

3.2 Vision and Development Objectives

The vision statement for the site is:

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.

Specific development objectives, shared by both the City and BC Housing, are:

1. Realizing maximum development potential through the lens of a self-sustaining development model that achieves the highest overall value in meeting corporate objectives and fulfilling the public missions of the Partnership.
2. Committing to affordable housing to ensure the plan increases the supply, diversity and affordability of housing in the Edmonds Town Centre.
3. Putting tenants at the forefront to ensure success for the housing provider, surrounding community, and tenants themselves.
4. Developing a clear and flexible implementation strategy that utilizes an adaptable and achievable phasing plan by applying a diverse set of planning and financial tools.

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5. Achieving high standards of sustainability and innovation through an integrated approach to urban design, built form, landscape and community infrastructure.

3.3 Urban Design Principles

The following urban design principles complement the vision and development objectives, guide the conceptual development of Lands, and position it within the broader Burnaby context both physically and in terms of community building. These principles ensure that key public objectives are realized while providing flexibility in implementation.

1. Kingsway is a grand urban boulevard.
2. Edmonds Street 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 three distinct corridors merge to create a site of landmark significance within Burnaby and the Metro Vancouver area.
5. The site has the critical mass and profile to re-knit the Edmonds Town Centre into a location and destination within Burnaby – recalling its role as historic heart of the City.
6. The landmark development strengthens and redefines the heart of the Edmonds Town Centre.
7. Existing tenants and new neighbours are supported with spaces that feel like home.

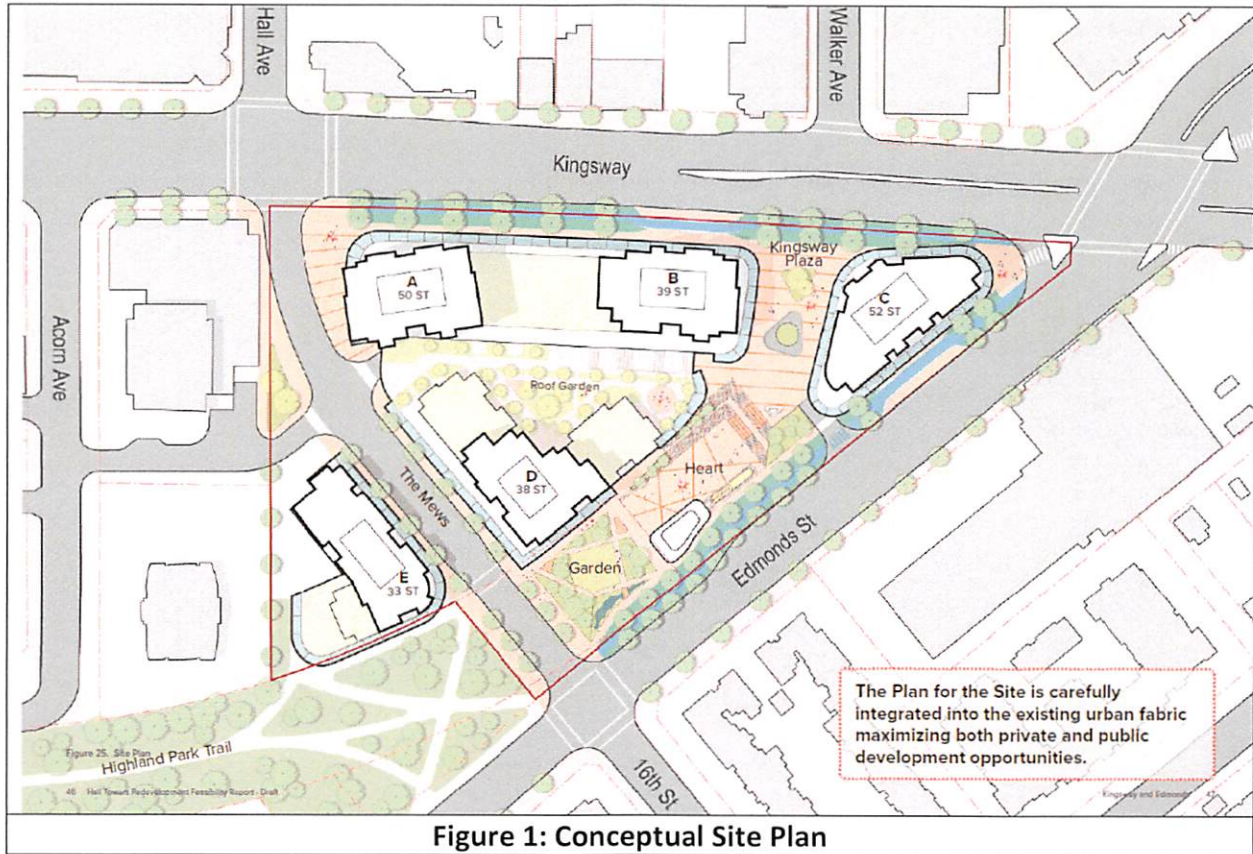
3.4 Structuring Moves

Structuring moves that establish the overall physical rationale for the integration of development, open space, and patterns of land use and movement on the site are:

1. Create a new landmark place at Kingsway and Edmonds.
2. Augment the Highland Park Trail with a new Garden and Park.
3. Create a new “Heart” for the local and larger communities.
4. Connect places in Burnaby.
5. Deliver a built form that is both achievable and compelling.
6. Balance and improve all modes of movement.

4.0 CONCEPTUAL MASTER PLAN

The vision, development objectives, urban design principles, and structuring moves come together as the conceptual master plan for the site, as shown in Figure 1 (see also *Appendix A*). The main components of the plan are summarized in the following sections.



4.1 Land Use

The Kingsway and Edmonds development will be a complete, mixed-use community. As illustrated in Figure 2, building podiums will contain retail and live-work units at grade, with office space, social amenities, and community services above. Residential towers featuring a mix of tenancies and affordability levels will extend above (detailed in Section 4.4). Extensive landscaping, particularly in courtyards and on rooftops, will be provided to contribute to social well being.

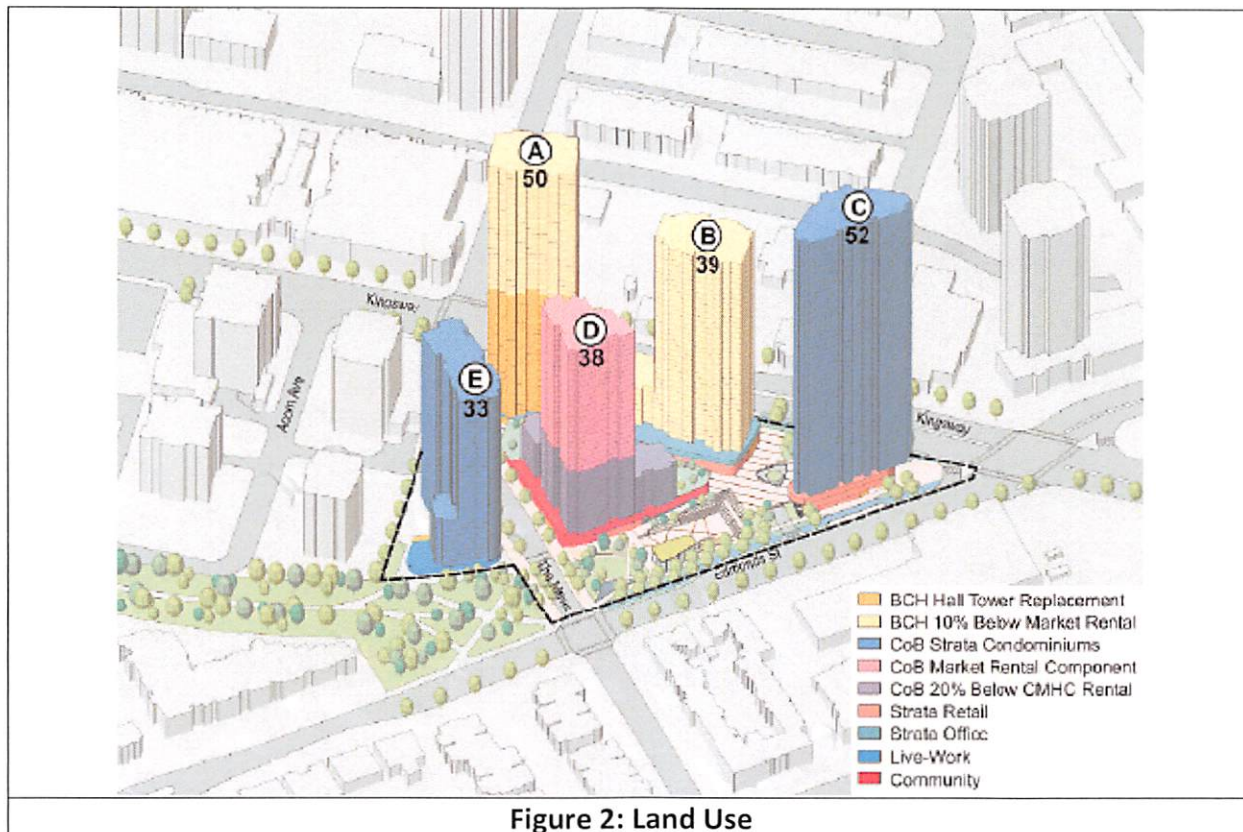


Figure 2: Land Use

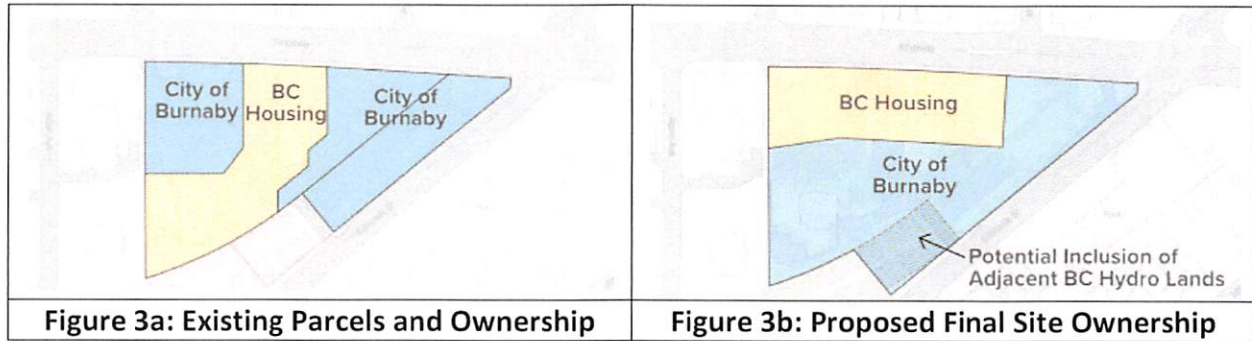
4.2 Original and Proposed Parcel Sites and Ownership

A priority of the Partnership is to ensure that the master plan permits clear and fair severance of the parent parcels into new parcels, with associated structure and infrastructure that can be individually owned and operated.

BC Housing’s existing land holding is 77,412 sq.ft., while the City’s amounts to 118,764 sq.ft. The master plan analysis indicated advantages of including an adjacent 17,704 sq.ft. area currently owned by BC Hydro as it would improve site and underground parking efficiency, facilitate road construction, and improve tower placement. Furthermore, in order to maximize site efficiency and to create clear and definable parcel boundaries that will facilitate individual development, construction timing, and future maintenance, the master plan concept proposes a realignment of existing parcel boundaries.

The total gross site area of 214,730 sq.ft. (including the BC Hydro area) would be reallocated between the partners, with BC Housing’s new site area amounting to 68,626 sq.ft and the City’s new site area totalling 146,104 sq.ft. Although BC Housing’s final parcel size is reduced, it will have an overall increase in density through a surplus density transfer from the City’s parcels, maximizing the built form potential for BC Housing. This is further discussed in Section 4.3.

BC Housing’s proposed parcel would support Towers A and B, while the City’s proposed parcel would support Towers C, D, and E. Figures 3a and 3b illustrate existing and proposed site ownership.



4.3 Permitted and Proposed Densities

4.3.1 Combined Site

Based on a gross site area of 214,730 sq.ft. and subject to a community plan amendment to include the C3 General Commercial District as a guideline, the proposed zoning of the Lands would permit a maximum floor area ratio (FAR) of 14.3. However, the analysis has shown that a reduced FAR is more appropriate given the physical constraints of the site, building separation requirements, phasing and construction considerations, and market factors. Permitted and proposed densities for the combined site are shown in Table 1 below.

Zoning District	Potential Density (FAR)	Potential GFA (sq.ft.)	Proposed Density (FAR)	Proposed GFA (sq.ft.)
RM5s	5.0	1,073,650	5.0	1,073,650
RM5r	2.2	472,406	1.38	297,081
RM5s Offset	1.1	236,203	1.1	236,203
C3 Rental	2.99	642,043	0.66	139,255
C3 Commercial	3.01	646,337	0.67	144,500
TOTAL	14.3	3,070,639	8.82	1,890,690

4.3.2 Density Per Partner and Density Transfer between Parcels

The City, with a larger resultant site area, is unable to utilize its full RM5r residential density, while BC Housing, with a smaller resultant site area, requires more density than it is allocated. Reflecting this density surplus and shortfall, the optimal site plan can be achieved through a transfer of surplus density from the City to BC Housing so that the overall form and character of the project is maintained and project density is within the overall permitted threshold. Therefore, the master plan concept proposes that 175,325 sq.ft. of surplus gross floor area (GFA) generated by the RM5r District on the City site be transferred to BC Housing. This area will be added to BC Housing’s existing GFA of 695,910 sq.ft. to form a total GFA of 871,235 sq.ft. for BC Housing.

Tables 2 and 3 below illustrate the overall developmental totals after density transfer for each partner.

Table 2: BC Housing Overall Density and Development Totals After Density Transfer		
Proposed Use	Density (FAR)	Max. GFA (sq.ft.)
Below Market Rental (RM5s, RM5r, RM5s offset, plus density transfer)	11.77	807,735
C3 Commercial	0.93	63,500
TOTAL	12.7	871,235

Table 3: City of Burnaby Overall Density and Development Totals After Density Transfer		
Proposed Use	Density (FAR)	Max. GFA (sq.ft.)
Below Market Rental (RM5r)	1.0	146,104
Market Rental (C3 Rental and portion of RM5s offset)	1.28	187,227
Market Strata (RM5s and portion of RM5s offset)	5.34	780,449
C3 Commercial	0.55	81,000
TOTAL	8.18	1,194,780

4.4 Building Program

The conceptual master plan proposes a high density, mixed-use development that uses land in an efficient manner, is supported by transit, is in close proximity to services, and provides green infrastructure and natural spaces on site. The overall building program will replace aging non-market rental housing stock without tenant displacement and deliver new non-market rental, market rental, and market strata units. Units will be designed to suit a range of age cohorts and household sizes. Indoor and outdoor social spaces, such as rooftop community gardens, playgrounds, and courtyards will be integrated into building design. Vibrant commercial space that spills into the public realm will provide job opportunities close to home, including initial construction related employment and long-term retail and office employment.

Specifically, BC Housing’s building program is anticipated to include: 331 non-market rental units to replace the existing Hall Towers units; 875 new rental units offered at 10% below market rates¹; 33,000 sq.ft. of office space; and 30,500 sq.ft. of retail space. The City’s building program is anticipated to include: 1,076 market strata units; 233 rental units offered at 20% below CMHC market median rates; 300 market rental units; 53,500 sq.ft. of retail space; and 27,500 sq.ft. of community amenity space intended for non-profit service providers. Tables 4 and 5 summarize the building programs for each partner.

¹ The conceptual master plan, including market and financial assessment, indicates these 875 rental units offered at 10% below market rates. Specific rental rates and tenure of these units will be further assessed as part of BC Housing’s future site-specific rezoning application and may also include market rental and/or affordable homeownership units in order to improve the project’s financial viability, capitalize on available housing financing programs, and broaden the housing offerings on the overall Lands.

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Table 4: BC Housing Building Program		
Proposed Use	GFA (sq.ft.)	# of Units
Hall Towers Replacement Units	220,220	331
10% Below Market Rental	587,515	875
Office	33,000	-
Retail	30,500	-
TOTAL	871,235	1,206

Table 5: City of Burnaby Building Program		
Proposed Use	GFA (sq.ft.)	# of Units
Market Strata	780,449	1,076
20% Below CMHC Market Median Rental	146,104	233
Market Rental	187,227	300
Office	0	-
Retail	53,500	-
Community Space	27,500	-
TOTAL:	1,194,780	1,609

4.5 Built Form

Although not prescriptive in nature, the conceptual master plan anticipates the building program to be delivered in five high rise towers atop podiums, as illustrated in Figure 3.



Figure 3: Proposed Building Massing

Towers “A” and “C” are the two tallest buildings in the plan. They are both early phase developments, delivering the Hall Towers replacement rental units (Tower A) for BC Housing and market strata units (Tower C) to reduce development risk for the City. As the two tallest buildings in the plan, they will also substantively contribute to the identity and character of the redevelopment and become landmark buildings within the Edmonds Town Centre and on the Burnaby skyline. Tower “C”, in particular, is seen as having a distinctive “flatiron” form and

presence at the intersection of Kingsway and Edmonds. Both of these buildings are planned to be approximately 50 stories tall.

Between towers “A” and “C”, towers “B”, “D” and “E” form a trio of smaller towers arranged in an arc along the northern edge of the site. They step down in height from the tallest Tower “B” on the north to tower “E” on the southwest. Their heights range from approximately 30 to 40 stories.

4.6 Public Realm

The conceptual master plan proposes development of an active and vibrant public realm that helps define the character of the area and develop a sense of place. The public realm will be designed in a flexible manner to accommodate a range of uses including a market, performance spaces, and opportunities for passive enjoyment. There will be several locations for public art. The main public realm areas are described and illustrated below.

The Kingsway Plaza (Figure 4), together with the adjacent iconic Tower “C”, will create a profile and prominence to the Kingsway and Edmonds intersection and further develop a sense of place for the Edmonds community. The creation of this ensemble will reinforce view corridors along Edmonds Street, reinforce social and community amenities, and become a visual gateway for the Lands.

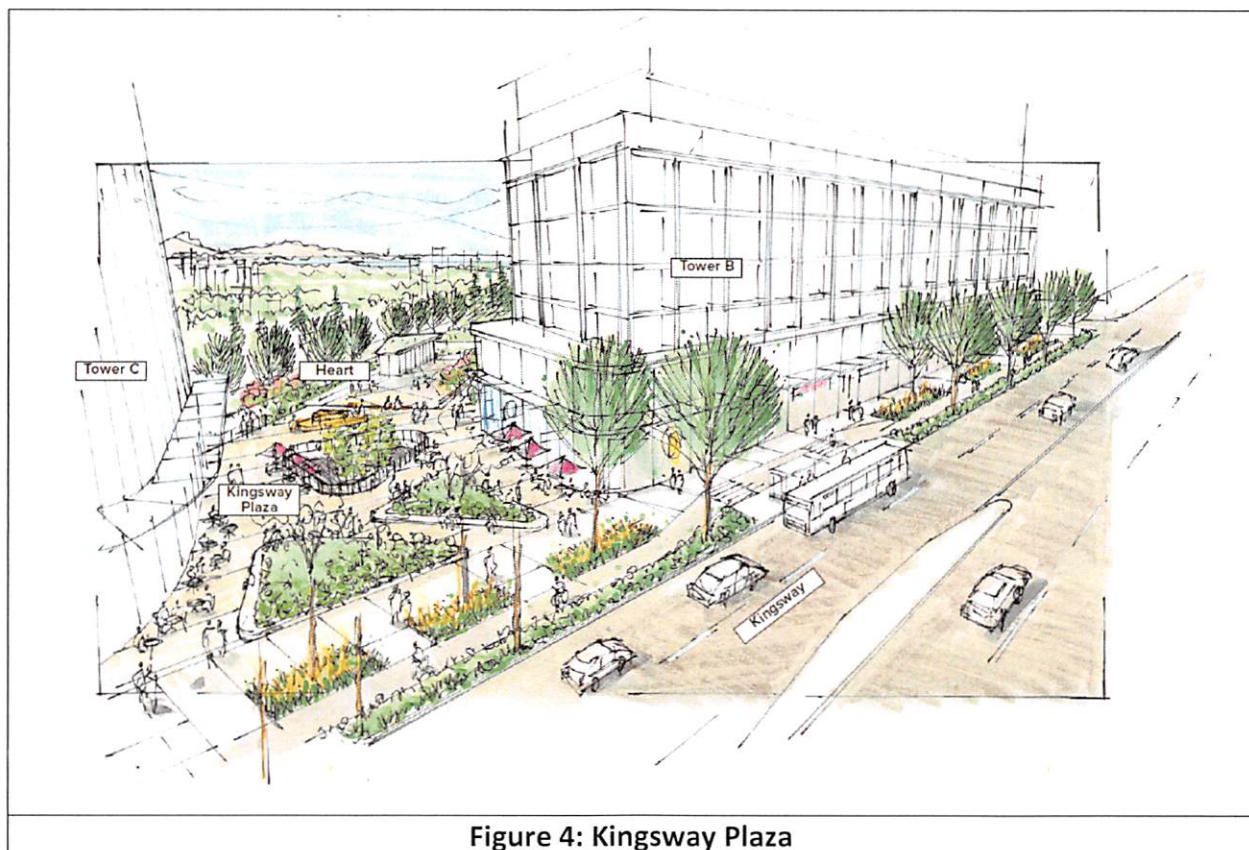


Figure 4: Kingsway Plaza

The Mews (Figure 5) will create north-south spatial and movement connections across the Lands, connecting Edmonds Street with Kingsway, knitting together the broader community, and providing local access and circulation. All modes of movement will be carefully balanced and integrated within a robust landscape. The Mews will also support retail and community amenities while providing access and entrance to the proposed buildings.

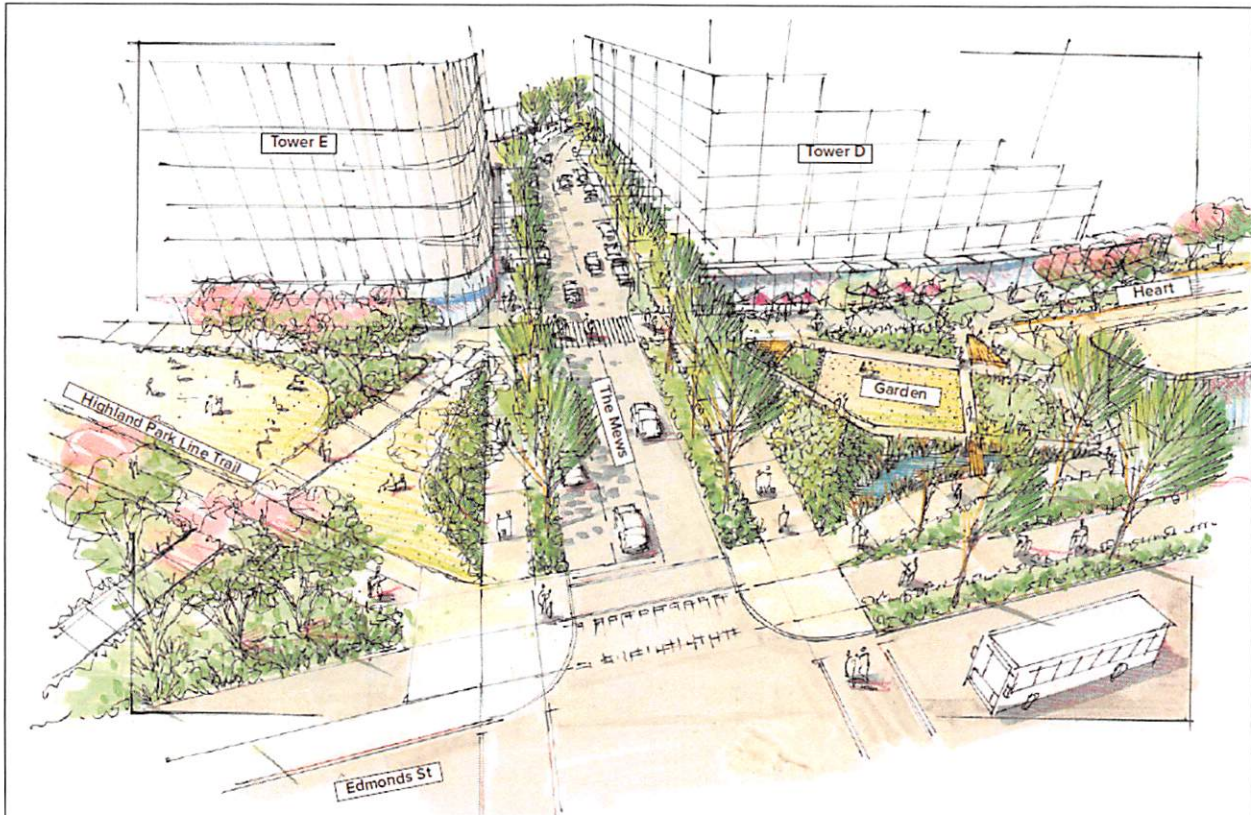
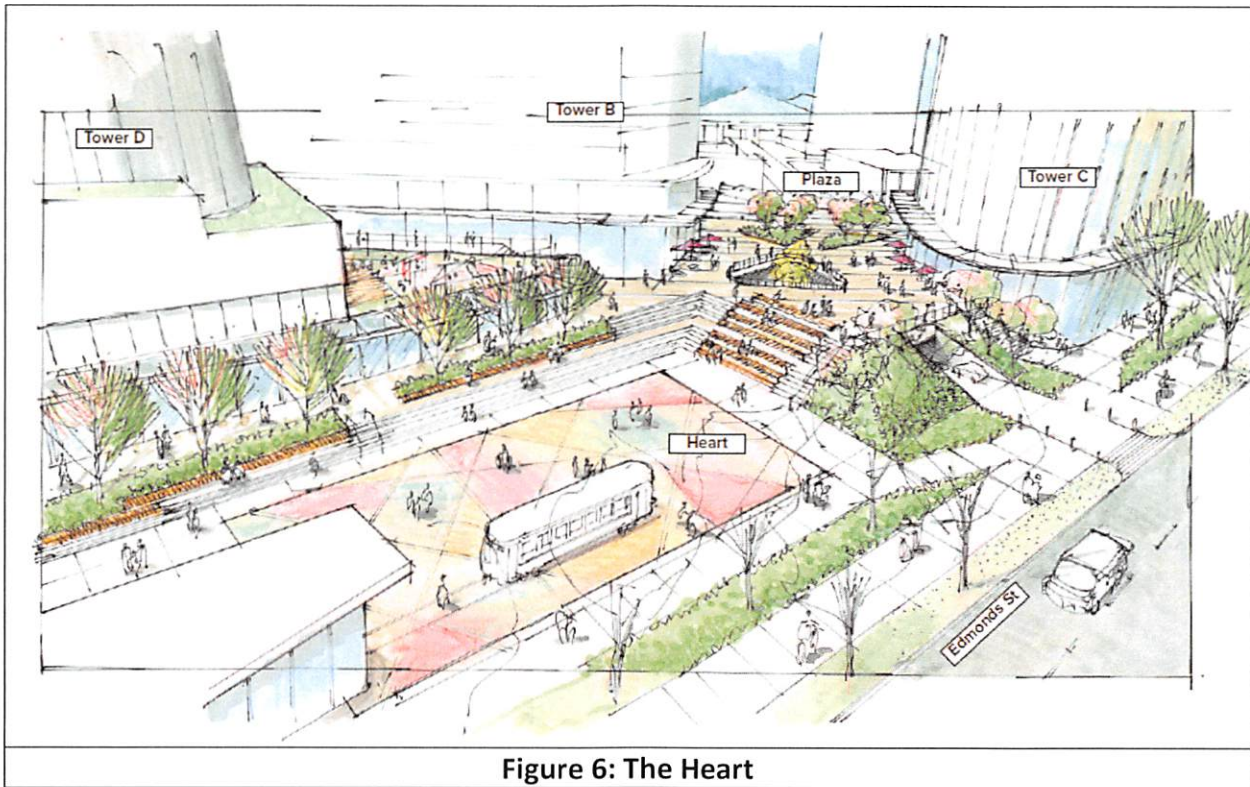


Figure 5: The Mews, with a view of the Garden to the east and the Highland Park Line Trail to the west

The Garden (Figure 5) is a continuation of the Highland Park Line Trail. The Trail transitions from a green corridor through to the Garden and a more urban space before terminating at the landmark building at the intersection of Kingsway and Edmonds. The Garden will serve as a key connector within the larger green network of the city and support both active and passive uses, while defining the southern face of the Kingsway and Edmonds development.

The Heart (Figure 6) is the area where the Kingsway Plaza and the Garden come together to create a new public place. This area will be a place for both local and city-wide community activities and have a distinct identity. The Heart will be a key address for new public services and amenities, and uses around the Heart will support social amenities and retail. The Heart will be a place for people to gather, linger and meet. The design and public art program will recall the history of the Lands with a focus on transit, considering the history of the Interurban railroad nearby. A pavilion will support programming and contribute to public art and historic displays. Changes in grade will help create a diversity of spaces while accommodating public accessibility, through grade sensitive ramps and linkages.



4.7 Connectivity and Movement

The Lands will be highly integrated with the surrounding neighbourhood, with active transportation and transit use promoted and prioritized. Notably, the Mews will improve north-south connectivity from Kingsway and Hall Avenue to the south Edmonds area, including the emerging Southgate community, via 16th Street. Kingsway and Edmonds Street abutting the Lands will be upgraded to the Town Centre Street standard and integrated with the Highland Park Trail, which will be augmented and have a new terminus at the Heart. The design will also provide seamless, car-free permeability at the eastern portion of the Lands, with a direct connection between Kingsway Plaza and the Heart. The Lands will accommodate the efficient transfer between transit routes, with proposed adjustments to bus stop locations to work better with the proposed site design. The master plan will introduce a new east-west laneway that will connect to the Mews to the west and Edmonds Street to the east. This laneway will provide all vehicular access to underground parking, loading bays, and pick-up / drop-off locations for short term parking needs.

4.8 Utilities

The Master Comprehensive Development Rezoning will include a master servicing plan that addresses municipal and third party utilities, including servicing needs of the independent parcels. Water supply, electrical supply, and the Lands' proximity to a jet fuel line are of particular note.

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Staff have had ongoing discussions with Metro Vancouver about its ongoing plans to remove its existing water main and discharge its statutory right-of-way bisecting the Lands. Metro Vancouver is currently developing a major infrastructure upgrade that will see replacement of this existing water main outside of the project area. Works associated with this major upgrade project are expected to be completed by Metro Vancouver by the end of Summer 2024.

Regarding electrical supply, as aforementioned, the conceptual master plan proposes that redevelopment encompass the full property area of 7255 Edmonds Street, which is currently improved with a surface parking lot. To facilitate design and construction of the proposed concept, existing BC Hydro electrical underground distribution and overhead transmission systems within the 7255 Edmonds Street property and a section of the Highland Park Trail are to be relocated outside of the development area, and an existing BC Hydro blanket easement across 7255 Edmonds Street is to be discharged. A feasible relocation option has been identified, and staff will continue discussions with BC Hydro to secure this preferred option.

Finally, it should be noted that redevelopment plans include construction over and in close proximity to an existing Pembina jet fuel line. Future development will require obtaining permits from the pipeline owner. Further discussions with Pembina are also required to further clarify any restrictions, requirements, and/or limitations that may be imposed by Pembina for constructing in proximity to the pipeline and that may impact current development concepts.

5.0 MARKET AND FINANCIAL ASSESSMENT

Feasibility of the preferred option was also assessed by understanding the market and financial fundamentals that would ultimately drive the development program, including the amount of residential, commercial, and community amenity floor area; allocation of density between the City and BC Housing; and the mixture of non-market rental, market rental, and market strata housing on the Lands. Overall, the proposed development is considered financially feasible, though BC Housing's development program will rely on a large capital injection by the Province due to the significant amount of non-market housing proposed.

No specific decision is being requested of Council at this time regarding the potential sale or lease of the City parcel. As previously noted, upon completion of the Master Comprehensive Development Rezoning and associated subdivision, the City will have individual ownership of a parcel with clear development rights. The City's parcel can be sold or leased by public tender at a future time, with a specific decision made by Council in the future.

6.0 DEVELOPMENT PHASING

Development of the Lands is anticipated to have three main phases, each with multiple steps.

Phase 1:

- Reconfiguration of the Lands to create two ultimate parcels with individual ownership granted on title to each of the Partners. This will include completion of required land acquisition, subdivision, road dedication, and registration of statutory rights-of way.

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- Construction of offsite works and services, including relocation of the BC Hydro transmission corridor, upgrades to roads and utilities along the Kingsway and Edmonds frontages, and preparation of construction access routes and staging areas.
- Construction of onsite servicing corridors, BC Housing’s Tower “A” (replacement Hall Towers units), the northern portion of the Mews, the City’s market strata Tower “C” and Kingsway plaza, and a portion of the east-west laneway.

Phase 2:

- Demolition of the two existing Hall Towers, once existing tenants have relocated to the replacement Tower “A”.
- Site preparation for Phase 3 construction.

Phase 3:

- Construction of BC Housing’s Tower “B” and the City’s Towers “D” and “E”, the remaining portion of the east-west lane, and the southern portion of the Mews.
- Completion of public open spaces areas, including the Heart and the Garden.

7.0 NEXT STEPS

Next steps, project milestones, and updated target dates are outlined in the sections below.

7.1 Public Consultation (Early Summer 2022)

The preliminary master plan vision, guiding principles, and development concept will serve as a basis for initiating a community consultation process with local residents, property owners, businesses, and institutions. Details regarding public consultation will be relayed to Council at a later date, but is anticipated to include the following:

- *Open House:* An open house hosted and attended by City staff is proposed for early Summer 2022. With respect to COVID-19 protocols, a virtual open house will be held in addition to, or in place of, a physical open house. The purpose of the open house is to engage in dialogue with the community, explain all aspects of the preliminary vision and concepts, receive public feedback, and answer public enquiries.
- *Project Webpage:* A dedicated webpage for the conceptual master plan is proposed to provide the public with access to all the resources and information related to the project.
- *Information Card:* An information card summarizing the preliminary vision and concepts and inviting interested parties to the open house is proposed to be published and distributed to those in the local area, made available at City Hall, and posted on the project webpage.

- *Public Opinion Survey:* A link to a public opinion survey is proposed to be provided on the project webpage, information card, and at the open house. The purpose of the survey is to invite interested parties to express their opinions on the preliminary vision and concepts for the Kingsway and Edmonds Master Plan.
- *Newspaper Notices:* Advertisements are proposed to be published in the Burnaby NOW to ensure the public is advised of the date and location of the open house, directed to information available on the project webpage, and encouraged to complete the public opinion survey.

7.2 Completion of Master Comprehensive Development Rezoning (2023)

Feedback received from the public consultation process is intended to further inform and guide the development of a finalized master plan, which, along with an associated rezoning amendment bylaw, would be advanced to a Public Hearing. Completion of the Master Comprehensive Development Rezoning will require, among other items, the following:

- an amendment for Council consideration to the current adopted Edmonds Town Centre Plan to include the C3 General Commercial District as a development guideline to be applied to the entirety of the Lands;
- completion of a master subdivision and master servicing plan; and,
- further authorization reports to Council regarding the BC Hydro land purchase, land exchange with BC Housing, and any legal agreements and arrangements to facilitate the redevelopment of and final ownership rights to the Lands.

7.3 Master Plan Implementation (Late 2023 Onward)

It is anticipated that BC Housing would initiate a site-specific rezoning application for development of the Tower “A” replacement Hall Tower units following Final Adoption of the Master Comprehensive Development Rezoning amendment bylaw. Demolition of the two existing Hall Towers would occur once existing tenants have relocated to the replacement Tower “A”, with construction of BC Housing’s Tower “B” to follow. Timing of construction of the City’s Towers “C”, “D”, and “E” will be dependent on future Council approvals.

8.0 SUMMARY

Over the past five years, the City and BC Housing have worked collaboratively to realize the full potential of the publically owned lands at the heart of the Edmonds Town Centre. The conceptual master plan for the Kingsway and Edmonds site offers numerous community benefits including: efficient redevelopment of publically owned lands for new, high-density mixed-use development of non-market housing, market housing, commercial space, community services, and public amenities on; replacement of existing, aging non-market housing with no tenant displacement;

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addition of new non-market, below market, and market housing; comprehensive servicing upgrades; and an enhanced urban design and public realm.

Staff intend on undertaking a public consultation process as outlined in this report, with feedback received from consultation intended to further inform master plan development. Results of the public consultation process and the refined proposal, as outlined in the conceptual master plan, would be the subject of a future Public Hearing report to Council.

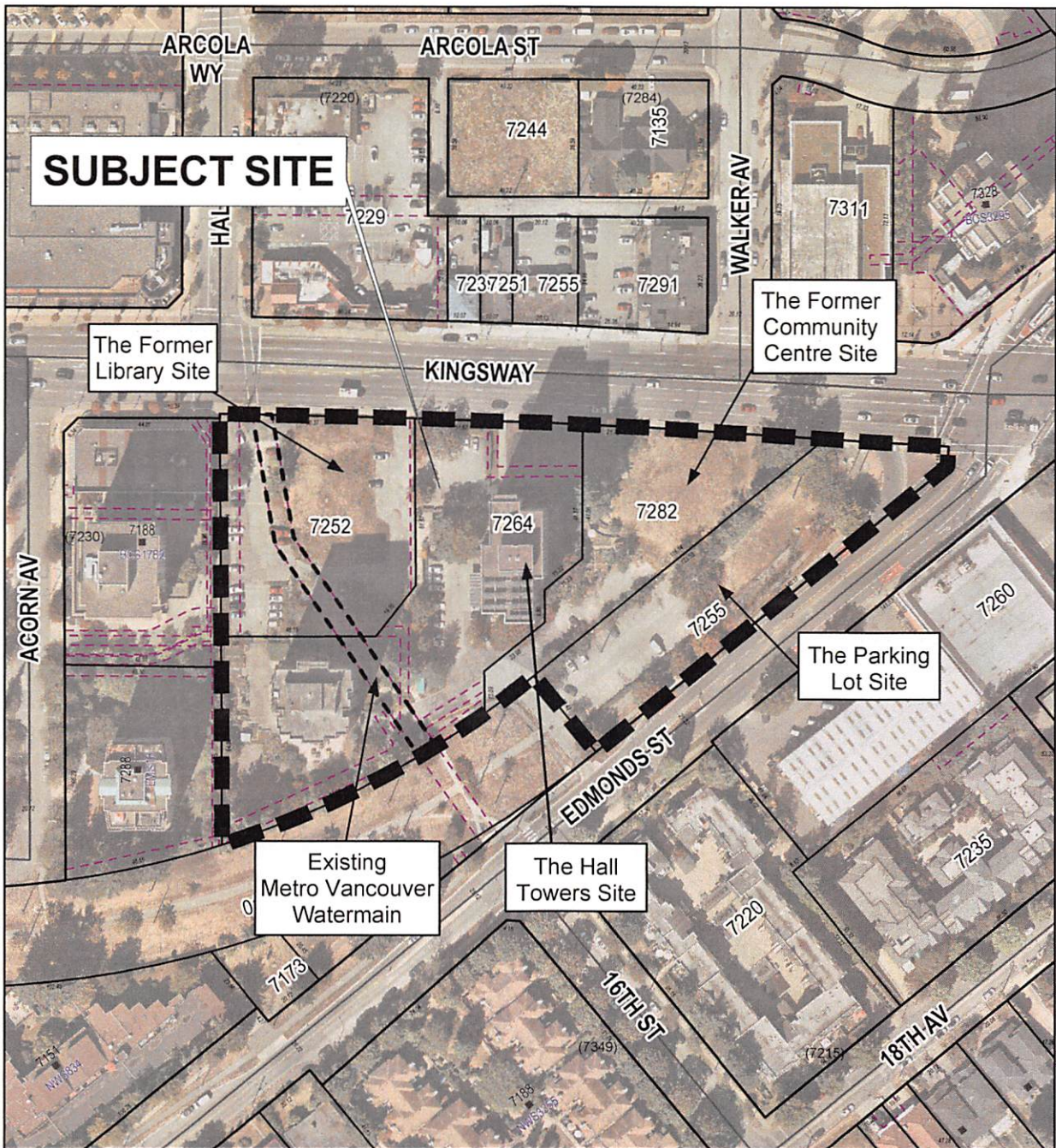




for: E. W. Kozak, General Manager
PLANNING AND DEVELOPMENT

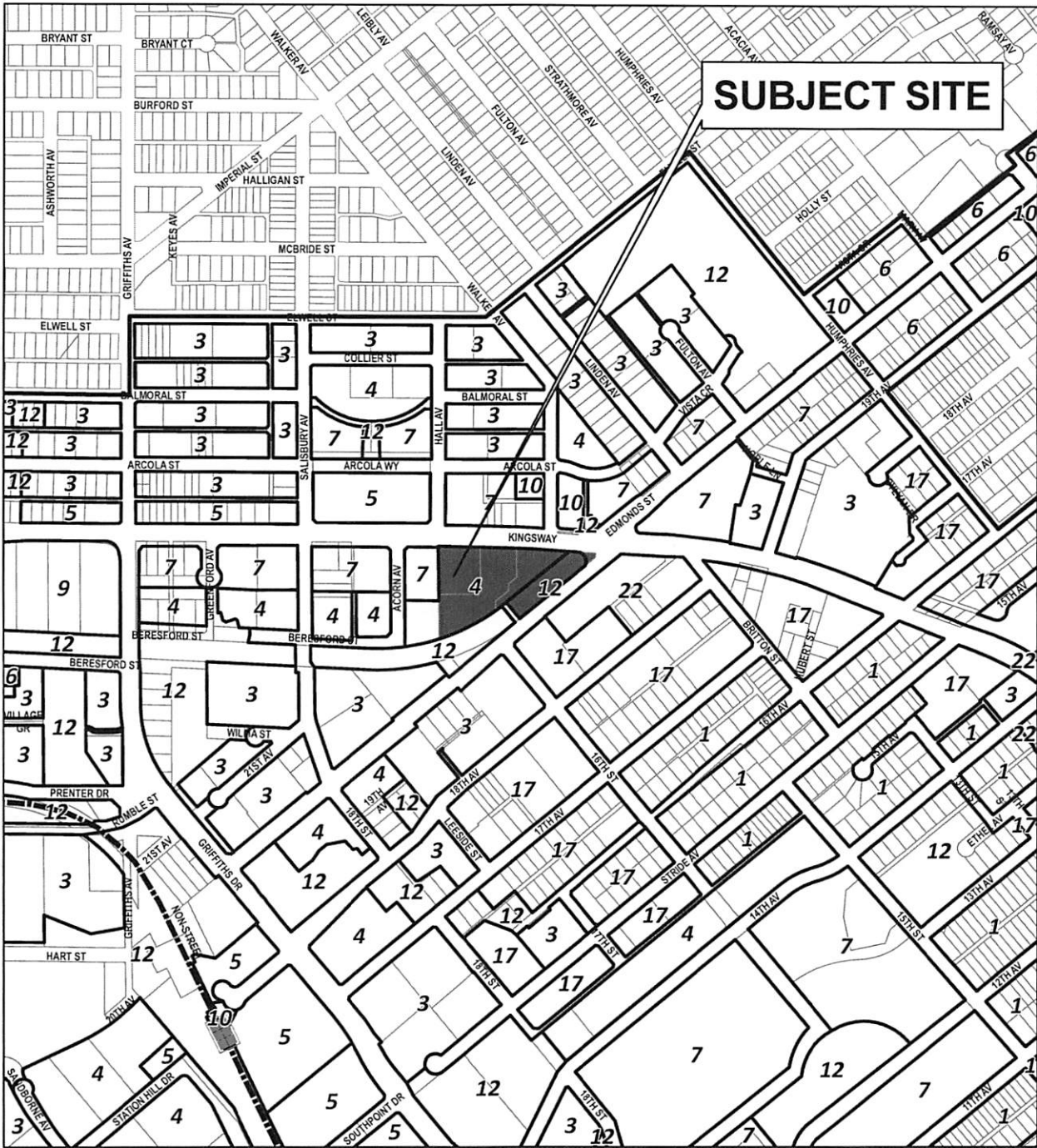
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Attachments

cc: Deputy Chief Administrative Officer and CFO	Fire Chief
General Manager Corporate Services	O.I.C. RCMP
Acting General Manager Lands and Facilities	Chief Librarian
General Manager Parks, Recreation and Cultural Services	City Solicitor
General Manager Engineering	City Clerk



	<p>PLANNING & DEVELOPMENT DEPARTMENT</p>
<p>Date: JAN 12 2022</p>	<p>REZONING REFERENCE #20-32 7252, 7264, 7282 KINGSWAY AND 7255 EDMONDS STREET</p> <p> Subject Site</p>
<p>scale: 1:2,000</p>	
<p>Drawn By: RW</p>	



1 Single and Two Family Residential	9 Industrial
3 Medium Density Multiple Family Residential	10 Institutional
4 High Density Multiple Family Residential	12 Park and Public Use/Public School
5 Commercial	17 Low or Medium Density Multiple Family Residential (Ground Oriented)
6 Medium Density Mixed Use	22 Low/Medium Density Mixed Use
7 High Density Mixed Use	

Edmonds Town Centre Plan



PLANNING & DEVELOPMENT DEPARTMENT

Note: Composite Sketch Subject to Change

