

## Northwest Edmonds

### Overview:

Northwest Edmonds is a gateway to the community, with Kingsway acting as the key corridor linking Edmonds and Royal Oak. Future development in this area will focus on supporting low- and mid-rise forms along Kingsway, creating a gradual transition along the street towards higher-density uses and forms in central Edmonds.

### Location:

Northwest Edmonds is centered along Kingsway and is generally bounded by Gilley Avenue to the west, Walker Avenue / Griffiths Avenue to the east, Imperial Street to the north and Beresford Street to the south.



Figure 8e. Northwest Edmonds



Rendering of Balmoral Street transformed into a pedestrian and cyclist green corridor

## Northwest Edmonds (cont'd)

### Key Features:

- » Continuation of ground-level commercial uses along both sides of Kingsway from Royal Oak in medium-density mixed-use building forms will be prioritized in the future.
- » The Highland Park Line Trail, which branches off from BC Parkway in Royal Oak and continues eastward into Northwest Edmonds, will remain a key green pedestrian and cyclist linkage into Edmonds, with opportunities for future improvements and enhancements (e.g. improved landscaping, lighting, safety upgrades for different user groups) (see [Section 4.1](#)).
- » Existing parks, including Burnaby South Memorial Park and Rene Memorial Park, will continue to serve as key green spaces for this neighbourhood in the future.
- » The Nikkei National Museum and Cultural Centre is an important community amenity that will continue to serve Edmonds and surrounding communities.
- » To meet future school needs, the lands bound by Imperial Street, Walker Avenue and McBride Street are identified as a future new elementary school site. Further assessment, in coordination with the Burnaby School District and other groups, will be required to determine the feasibility of a new school site in this location.
- » A new future green connection is proposed along Balmoral Street to provide better pedestrian/cycling linkages between Edmonds Park and Rene Memorial Park (see [Section 4.1](#)).
- » Through continued coordination with BC Hydro, there is an opportunity to explore enhancements to the existing north-south green utility corridor west of Griffiths Drive and south of Imperial Street.
- » Collier Street between Salisbury Avenue and Hall Avenue may be enhanced in the future to become a character street (see [Section 4.2](#)).
- » Select areas in Northwest Edmonds that currently accommodate industrial and utility operations/uses will continue to support creative employment or industrial uses in the longer-term future.

### Building Forms and Height Ranges:

- » Mid-rise forms (primarily between 12-20 storeys) are supported along Kingsway. Beyond Kingsway, shorter low-rise building forms are supported.



Mid-rise building form in Victoria, BC



## East Edmonds

### Overview:

East Edmonds encompasses a large area at the eastern border and is characterized by a diverse range of residential uses, as well as commercial uses along Edmonds Street and various institutional uses.

### Location:

East Edmonds is bounded by Walker Avenue / Humphries Avenue / Kingsway to the west, Canada Way to the east, Imperial Street to the north, and 10th Avenue to the south.



Figure 8f. East Edmonds



Typical low-rise apartment form

## East Edmonds (cont'd)

### Key Features:

- » Lower-density mixed-use forms along Edmonds Street are supported as this area becomes a character street\*, transitioning away from the intersection of Kingsway and Edmonds Street in central Edmonds.
- » Several existing schools are located in the neighbourhood, including Edmonds Community School, Twelfth Avenue Elementary School and St. Thomas More Collegiate campus.
- » Several parks exist in the neighbourhood, including Hilda Avenue Park and Cafferky Park. The proposed eastward expansion of Edmonds Park, as well as several future green pedestrian/cyclist linkages and green street connections, would result in improved green space connections throughout (see [Section 4.1](#)).
- » The New Vista campus occupies a large portion of lands north of Edmonds Street and provides important housing and services for seniors. The new Edmonds Plan continues to support expanding and enhancing these land uses and services in the future.

### Building Forms and Height Ranges:

- » This area primarily accommodates low-rise apartment forms (4-8 storeys), with commercial uses also supported along Edmonds Street and Kingsway. Pockets of townhouse forms are supported in areas north of Elwell Street and north of 12th Avenue. Along both sides of Hilda Avenue Park and along the future proposed green corridor linking Hilda Avenue Park and Mary Avenue Park, rowhouse forms are encouraged to provide a greater variety of ground-oriented forms in a lower-density residential setting.
- » Taller building heights (20 storeys) would be supported should future redevelopment be proposed on the New Vista campus.



Low-rise apartment form in River District, Vancouver



Low-rise mixed-use form in River District, Vancouver