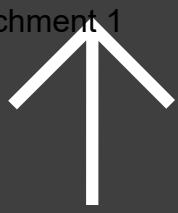




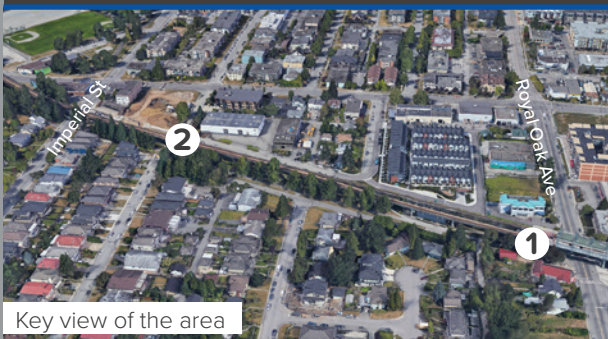
Existing view at BC Parkway South of Bonsor.

2

Conceptual future view of BC Parkway South of Bonsor.



royal oak bonsor metrotown patterson central gateway



4.7 ROYAL OAK STATION

The Royal Oak section of the Parkway is set in a quiet residential area with beautiful mature oak trees lining the multi use trail on the south side. This section is within the Royal Oak Community Plan which anticipates future population growth in the area with higher density building typologies than currently exist. However, the gradual growth will take some time and the predominant neighbourhood character will remain low density with a small commercial node.

The Royal Oak Community Plan also speaks to this area's cultural heritage significance and identifies it as a "heritage resource cluster". The intersection at Royal Oak Avenue was home to the Royal Oak station on the BCER Central Park interurban line and influenced the irregular shaped lots and street grain in the area. There is also evidence found of an Indigenous settlement having been located close by, previous to any development having arrived, with the understanding that it was located along a historic overland route. The cultural heritage of the area presents a good opportunity to weave public art, interpretative features and storytelling into the design of the landscape.

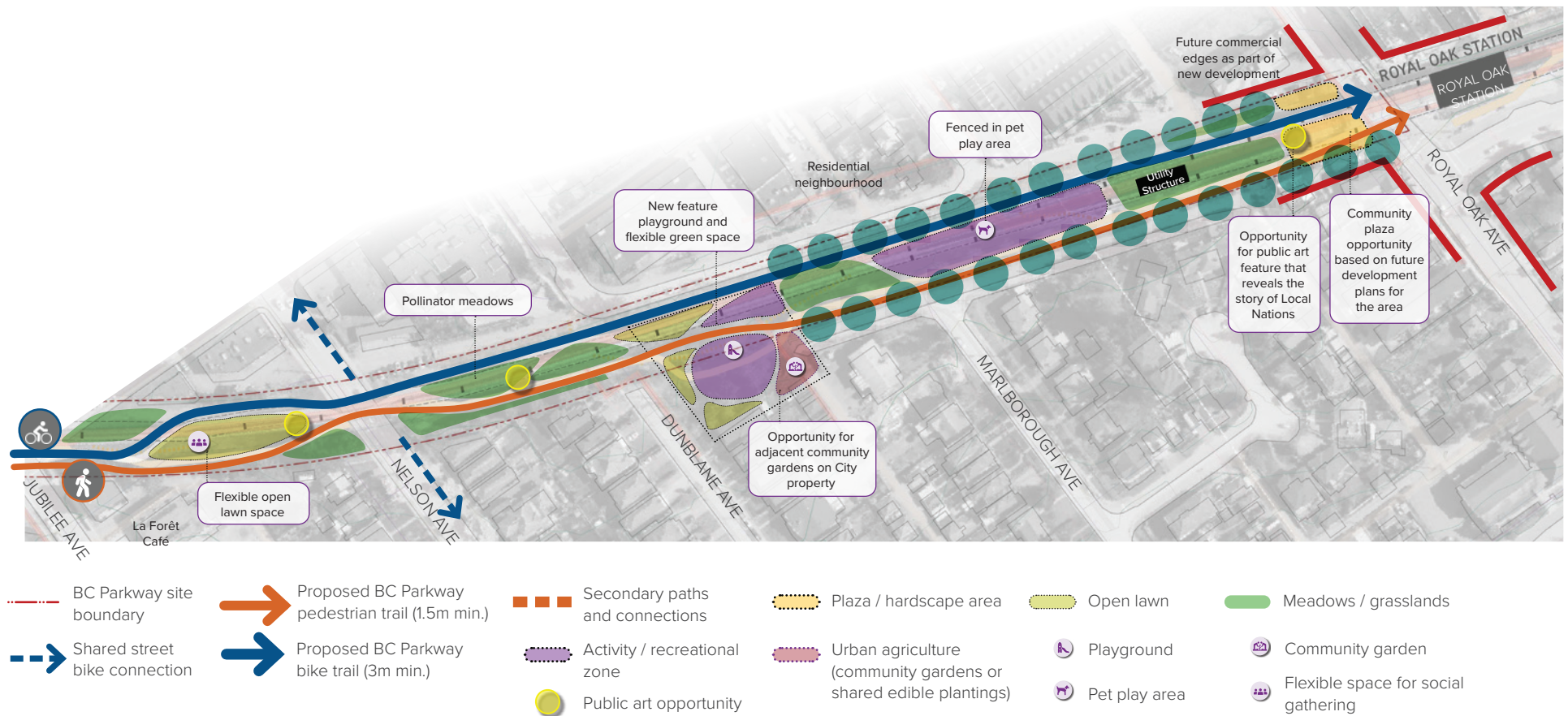
The community has voiced their desire to maintain the tranquil and local qualities of the area with ideas of light program additions that would cater to the many young families living nearby. A pet play area, playground and gardens were all noted as the most common desires. The addition of meadows and more planting in general was also welcomed while retaining sunlight admission.

It is recommended that this area of the Parkway is designed and developed with consideration for the long term planned addition of a new neighbourhood park to the south, as proposed in the Royal Oak Community Plan. Developing the future park and the corridor concurrently would create synergy in program offerings and enhance opportunities for larger combined uses.

Lastly, at the time of this report, TransLink is far into design development of the BC Parkway trail system renewal along this section of the Parkway, from Royal Oak Avenue to Jubilee Avenue. The plans are to locate a dedicated bike lane on the north side and maintain the current multi-use trail for pedestrian use only. This should have a significant impact in reducing cyclist and pedestrian conflicts and enhancing overall safety.



Character precedents



PRIORITIES AND GUIDELINES:

- Integrate a playground, pet play area and community gardens as complementary activities for the growing residential community around Royal Oak.
 - Plan strategically the placement of each relative to sun and shade requirements. Gardens will for example require a minimum of 6 hours of sunlight while the other uses will benefit from the shade of the overhead guideway and columns. New programmed spaces do not have to be provided forcibly within the corridor lands and could be offered instead in the future park space to the south which will have greater access to sunlight.
 - Provide adequate separation distance between pet play area and playground to ensure the safety of the users in each area.
- Capitalize on the future commercial node at Royal Oak SkyTrain Station and other popular uses next to the Parkway - provide dedicated seating areas for tables and chairs and ambient lighting. At the transit node in particular, create an intimate gathering plaza to help animate that corner.
- Engage with local First Nations to consider opportunities to recognize historical and continued First Nations presence and culture.
- Weave into the design the theme of urban agriculture and associated education around local food growth. There is an opportunity to incorporate medicinal and native plants into the community gardens, or designing herb and vegetable plots near a potential future restaurant or café.



- Build on some of the existing undulations in the topography, enhancing that look and feel, and adorn them with a greater biodiversity of grasses and pollinator plants.
- Avoid overcrowding and over designing this area of the Parkway in general, responding to the community's request for a light touch on change, and greening the area as a priority.



1

Concept vignette in Royal Oak zone.