

Hall Towers - Conceptual Master Plan

Project Overview

The Project

BC Housing is planning for the future redevelopment of Hall Towers in Burnaby. The buildings at Hall Towers are over 40 years old. They are becoming expensive to maintain and will need significant repairs in the future. BC Housing has an opportunity to replace the existing units and add additional affordable housing as part of the proposed plan.

BC Housing is working with the City of Burnaby to develop a **Conceptual Master Plan** for the Hall Towers site, with the goals of replacing existing units and adding additional affordable housing units.

The Project Vision

The vision for the site is to create a vibrant, mixed-use, mixed-income neighborhood within a setting of attractive and accessible open spaces.

The Site



Conceptual Master Plan

A Conceptual Master Plan is a high-level document that is used to guide development for an area. The Hall Towers Conceptual Master Plan will help identify locations on the site for various uses, including:

- Housing
- Community Services (e.g. health + wellness)
- Public Amenities (e.g. event room, childcare)
- Streets, Sidewalks, Pathways and Trails
- Parks and Open Space
- Retail and 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.



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The Opportunity

The focus of the multi-year planning and redevelopment process is to **replace existing affordable homes and add more affordable, non-market and market units**. The Conceptual Master Plan proposes a new complete and mixed-use community in the heart of Edmonds.

Objectives for the Site are:

- Replace 331 Hall Towers Units and add additional affordable units
- Reconfigure the site to maximize opportunities for a new, vibrant complete community
- Improve road connections between Edmonds and Kingsway
- Improve pedestrian and bike connections between Highland Park Trail and the Kingsway-Edmonds intersection
- Create a new terminus plaza for the Highland Park Trail



An illustration of the proposed Hall Towers site looking northwest from Edmonds Street.

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The Big Moves



Creating a new landmark place at Kingsway and Edmonds - the Kingsway Plaza and iconic tower



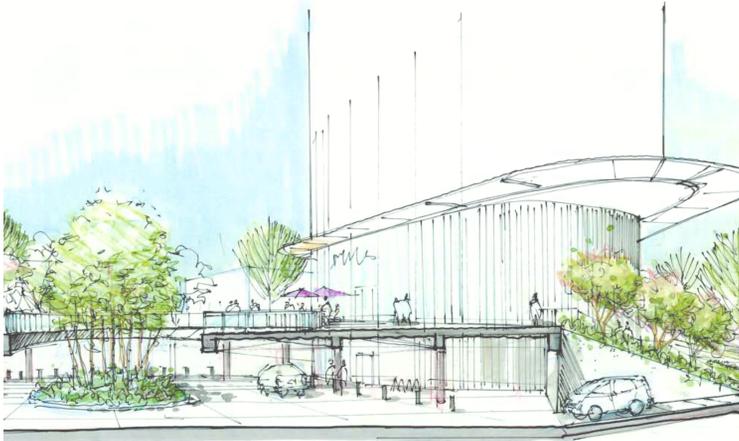
Augmenting the Highland Park Line Trail with a new Garden and Park



Creating a new "Heart" for the surrounding communities



Connecting to other places in Burnaby



Delivering a built form that is both feasible and compelling



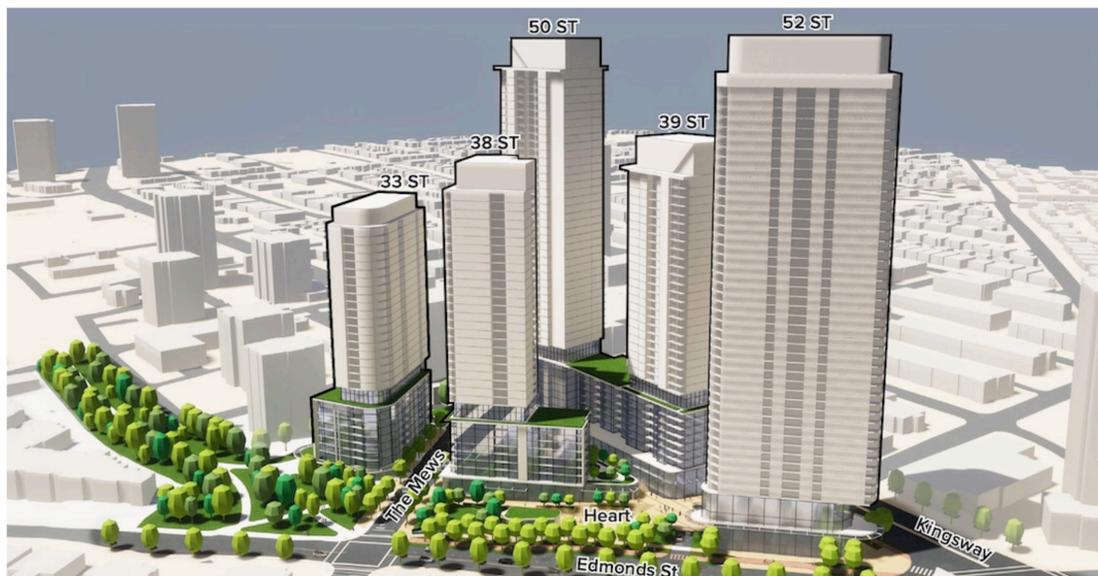
Improving how people move through and around the site.

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Master Plan Highlights

The Conceptual Master Plan includes the creation of:

- The replacement of the 331 affordable units at Hall Towers
- 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



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Land Use + Built Form

The Kingsway and Edmonds development will be a mixed-use complete community with a mixture of uses, public spaces, and types of housing. Shops and live-work spaces will be located on the ground level of the buildings, with commercial and social services located on the second floors and above. The landscape will be designed to support the local community, including integrating green and/or social spaces into the design of the buildings.



Question

What community services and amenities would you like to see included in the Conceptual Master Plan?

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Public Realm

The public realm is where we live, work, gather and play. It is made up of all publicly accessible spaces, including parks, walkways, paths, trails, bikeways, boulevards, streets, laneways, and plazas.



Questions

What types of programming or activities would you like to see in the public realm?

How might we design the public realm to best serve your needs?

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Tenant Information

Safe and secure housing for current Hall Towers tenants is a top priority for BC Housing. The planning and redevelopment process will take time. **There will be no changes to homes at Hall Towers for several years.**

Any new construction will take place in phases to allow tenants to stay in their homes until the new units are completed. When the new buildings are complete, you will have an opportunity to move into one of the new units.



Sketch of Edmonds Street looking west - proposed landscape improvements will make traveling by car, bike, transit and walking safer and more enjoyable.



Our Commitment to Tenants

- ✓ Tenants will be able to stay in their current home until their new home at Hall Towers is complete.
- ✓ BC Housing will work with each tenant to ensure their housing needs are secure throughout the process.
- ✓ Tenants will get to choose whether they want to move into a new home at Hall Towers.
- ✓ BC Housing will pay for reasonable moving costs. This includes hiring movers and reconnecting utilities like telephone and cable.
- ✓ Tenants moving into the replacement units will continue to pay the same rent as before, unless their income or family size has changed.
- ✓ Tenants will be able to have a pet. BC Housing pet rules will apply in the new buildings.

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Timeline and Next Steps

There is a lot of work to do, and it will be many years before any construction occurs and tenants move into new homes. This multi-year process has five phases. This includes:

We Are Here



Planning & Designing

Technical site analysis, plan development, gather input and feedback from tenants, stakeholders, and the public, and redesign plan.



Rezoning & OCP Amendments Applications

Prepare and submit a Rezoning Application, seek feedback from the City of Burnaby and City Council, seek feedback from public through Public Hearing and gain approval from City Council.



Permits

Prepare and submit development and building permits for the BC Housing replacement building.



Construction

Construction of the BC Housing replacement building.



Moving In

Tenants move into the new building. Demolition of existing Hall Towers buildings and construction of subsequent phases of the master plan.