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Collingwood Village

Developer/Owner: Concert Properties

Concept Architects: Davidson Yuen Simpson; Architectura

Architects: Davidson Yuen Simpson, Downs/Archambault, Howard Bingham Hill, Lawrence Doyle, Richard Henry, Hancock Bruckner, Nigel Baldwin **Landscape Architects:** Durante Kreuk, Philips Wuori Long (easterly area)

Principal City Staff: Jacquie Forbes-Roberts (Overview); Barbara Pringle, Heike Roth (Area Planning); Rob Whitlock (Rezoning); Jonathan Barrett, Bob Adair (Development Planning); Jim Lowden (Park Board); Cameron Gray (Housing) [refer also to p.57]

NEIGHBOURHOOD DATA

Gross Area: 11 ha (27ac)

Population: 4,500

Density (upa): 104

Housing Units: 2,800

Non-market Units: 420

Parks: 3 ha (7.4 ac)

Collingwood Village is a prime example of how the opportunity created by a new rapid transit system can be the impetus for co-ordinating land use planning with a large scale development. This co-ordination of land use and transportation planning initiatives has seen the transformation of an outdated industrial pocket surrounded by single family housing into a new high density neighbourhood. With the Joyce SkyTrain Station as its focus, Collingwood Village, at build out, will be home to about 4,500 new residents and is a major contributor to transit-oriented densification within the city.



CONCERT PROPERTIES PHOTO

Aerial View of Collingwood Village looking northwest



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Initial study model of Collingwood Village

Collingwood Village is also a model of community-based planning, in which residents of the surrounding community have benefited from substantial improvements in local amenities and services by participating in a cooperative planning process with the developer and the City.

About 11 hectares (27 acres) of land was assembled by the developer and comprehensively rezoned in 1993. The developer and City worked closely with the surrounding community to identify their priorities, and the resulting development handsomely reflects these. In addition to a zoned potential for 2,800 housing units – most of which has been completed – a significant range of community amenities has been provided. These include a 930 m² (10,000 sq. ft.) Neighbourhood House, 740 m² (8,000 sq. ft.) community gymnasium, a childcare facility, and an elementary school. In addition 3 hectares (7.4 acres) have been dedicated to public open space, comprising three separate neighbourhood parks. The parks have been programmed for active uses, and accommodate sports facilities such as tennis courts, a football field, and a baseball diamond.

Another innovation at Collingwood Village was the provision and endowment of a Community Policing Office by the developer, a first in Vancouver, in order to help address local crime and safety, a key concern for residents.



DOWNES/ARCHITECTURE PHOTO

New elementary school ("Graham Bruce Annex")



CONCERT PROPERTIES PHOTO

Playgrounds cater to both the development and surrounding area

The policing office anchors the north end of a short stretch of street-fronting retail along Joyce Street near the SkyTrain station and bus loop. While the crucial south east corner site at Joyce Street and Vanness Avenue was not part of the original land use plan, it too has been redeveloped with residential and commercial uses and, together with other retail shops across the street, achieves a critical mass of commercial uses around the SkyTrain station.



Crowley Drive serves as central pedestrian street

The housing mix is innovative as well: a combination of affordable market housing and rental, with 20% designed for families with children. A significant proportion of the housing units are ground oriented, reflecting this target market. The housing built form is a mixture of three building types: up to 4-storey townhouses and garden apartments, 6-storey mid-rise apartments, and several high rise towers, to a maximum of 26 storeys. The high rises are sited towards the northern edge of the site to minimize overshadowing and overlooking of the existing single family houses to the south.

The new housing is buffered from the elevated SkyTrain system that runs along the northern edge of the site with landscape setbacks and acoustic treatment of north facing units. A new street system has been extended across the site, linking back to the surrounding street grid. A central 'character' street, Crowley Drive, has been introduced eastward from Joyce Street which serves as the major pedestrian route. Development parcels are arranged along this central spine, with short cross streets connecting into it, creating a fine-grained block system. Several north-south mid-block pedestrian routes connect across the site into the surrounding neighbourhood. Now nearing completion, this pathway system has significantly enhanced the public realm and pedestrian environment, providing natural connections to the surrounding community. The overall effect is one of a humanly scaled, very comfortable, pedestrian-oriented residential environment.



Non-market housing (Collingwood Village Housing Co-op)

Buildings have been oriented to reinforce the street and public open space pattern, with the exception of the final two easterly towers, which are rotated approximately 45 degrees from this orientation to better frame and highlight the adjacent park.

A significant factor in Collingwood Village's success as a residential neighbourhood has been a well-conceived phasing plan. The project is being developed over four phases, with the first three now complete. With each phase the amount of industrial use has shrunk. An appropriate temporary interface between new residential and remaining industry has been maintained, thus preserving residential livability.



View from Joyce Street SkyTrain Station

Collingwood Village offers residents a well considered mix of housing types. Sensitive sited buildings define an urban street grid that is carefully connected back to the surrounding community, providing convenient access for many adjacent residents to the regional rapid transit system. With these original planning and urban design intentions having played out successfully in what is the ultimate test, that of the market place, Collingwood Village has raised the bar on future planning initiatives for other transitional, high density precincts within suburban neighbourhoods in Vancouver.

CONCERT PROPERTIES PHOTO



Private courtyard



Internal pathway system links to adjacent neighbourhood



4 to 6-storey street oriented base harmonizes scale of "The Melbourne" tower