

ITEM 13

MANAGER'S REPORT NO. 41

COUNCIL MEETING May 28/73

13. Re: Winston Street Landscaping  
Boulevard Maintenance

The following report from the Planning Director dated May 28, 1973, recommends that the Parks and Recreation Department be requested to maintain the boulevard on the north side of Winston from Phillips to Brighton as it is progressively developed.

RECOMMENDATION:

THAT the Council request that the Parks and Recreation Department take on the maintenance of the northerly boulevard of the Winston Street collector adjacent to residentially-developed properties between Brighton and Phillips Avenues when and as development of the boulevard landscaping takes place, together with the triangular area of landscaping on the south side of Winston Street immediately east of Lozells Avenue.

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PLANNING DEPARTMENT

MAY 28, 1973

OUR FILE: 08.640W

RE: WINSTON STREET LANDSCAPING  
BOULEVARD MAINTENANCE

The Council on March 1, 1971 approved in principle the concept of landscaping the boulevard of the Winston Street industrial collector adjacent to developed residential properties, and on April 17, 1972 agreed to a contract with Holland Landscapers Limited for the provision of landscaping and screening to our Consultant's design.

The landscape contract was completed and paid out some months ago. Under the terms of the contract, the Contractor guarantees the replacement of all plants which die or are designated by the Landscape Architect to be replaced up to 11 December, 1973.

Arrangements are now being made to have the Landscape Architect conduct an inspection of the planting to determine whether any plants require attention or replacement following their first winter season, and a further inspection will be arranged in the fall, after the first full growing season. Any stock which is rejected as a result of these inspections is to be replaced by the Contractor.

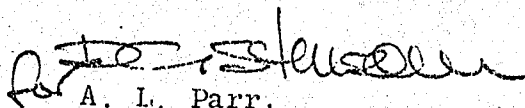
The landscaping contract to which reference has been made covered the southerly flankage of the Winlake and Kerrywood subdivisions and a single residential property west of Lozells Avenue, all of which existed at the time the Winston collector was constructed. A condition of subsequent subdivision approvals in the area has been the provision of a buffer adjacent to the Winston Street property line and the provision of suitable landscaping to this buffer and the boulevard. The maintenance of the landscaping on the buffer portion of the individual single-family properties is of course the responsibility of the respective owners, but maintenance of the boulevard should be carried out as a portion of the overall street landscaping treatment. At this date, roughly 50 per cent of the frontage on the north side of Winston Street between Phillips Avenue and the two industrial sites lying west of Brighton has been subdivided and/or developed for residential purposes.

The maintenance of the boulevard per se has from the earliest preliminary discussions been considered to come within the area of responsibility of the Parks and Recreation Department. This topic has been discussed with Parks and Recreation staff, and it is understood that they are prepared to take on this task as a part of their Boulevard Landscape Maintenance program, subject to receiving appropriate instructions from the Council. No estimate has been made of the annual maintenance cost associated with this project, but it is expected to be reasonable in view of the materials used, which were selected, in part, because they involved a low maintenance factor. Boulevard lawns or other high maintenance treatments would not be acceptable owing to the need for frequent attention and special equipment. In any event, it is proposed that upkeep of this project be funded from the general Parks Maintenance Budget.

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Respectfully submitted,



A. L. Parr,  
DIRECTOR OF PLANNING

*AW*  
DGS/mp

c.c. Parks & Recreation Department  
Chief Building Inspector  
Municipal Engineer