

ITEM 13
MANAGER'S REPORT NO. 42
COUNCIL MEETING 87/06/22

RE: ENGAGEMENT OF CONSULTANT
URBAN DESIGN AND METROTOWN RESOURCE LIBRARY SITE IDENTIFICATION
PRIMARY PUBLIC ASSEMBLY AREA - METROTOWN - AREA 14

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Director Planning & Building Inspection be adopted.

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TO: MUNICIPAL MANAGER 1987 JUNE 17
FROM: DIRECTOR PLANNING & BUILDING INSPECTION OUR FILE: 15.312.2.2
Area 14

SUBJECT: ENGAGEMENT OF CONSULTANT
URBAN DESIGN AND METROTOWN RESOURCE LIBRARY SITE IDENTIFICATION
PRIMARY PUBLIC ASSEMBLY AREA - METROTOWN - AREA 14

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RECOMMENDATION:

1. THAT staff be authorized to pursue the engagement of a consultant to assist the Municipality in an urban design and site identification study for the primary public assembly area bounded by Central Boulevard, Willingdon Avenue, Kingsborough Street, and McKay Avenue.

R E P O R T

1.0 METROTOWN - AREA 14 - PRIMARY CIVIC USES

In accordance with a Municipal initiative to acquire properties within Metro-town - Area 14, Council on 1986 May 05 authorized the Municipal Solicitor to commence negotiations to acquire properties within the area bounded by Willingdon Avenue, Central Boulevard, McKay Avenue, and the lane just south of Kingsway (see attached sketch). Municipal acquisition of a significant proportion of the area has already been achieved.

With respect to the Metrotown Resource Library, Council had approved the establishment of this library on 1985 April 29. On 1986 August 25, a \$400,000 Provincial Government Lottery Grant towards the Metrotown Resource Library was announced. Council on 1986 September 15 adopted a recommendation that a bylaw be brought forward to appropriate \$7 million from Capital Reserves for the site, design and construction of the Metrotown Library. An architect has been engaged for the library. It is necessary that the specific library site within the designated Civic Complex precinct be determined as soon as possible in order for the site acquisition to be pursued and completed, and to enable the architect to pursue a detailed library design.

In conjunction with the consideration of major commercial development within the primary core, Council on 1986 May 05 authorized staff to pursue the pro-vision by 1988 September of up to 200 parking spaces which can serve a "park and ride" function within close walking distance of the Metrotown SkyTrain Station. A site in the vicinity of the McKay Avenue and Central Boulevard intersection is considered the most desirable.

With respect to a Centre for the Performing Arts, Council is considering the establishment of a booking theatre in Metrotown, including the referral of a Referendum to the electorate on 1987 November 21 for the financing of this facility. A possible art gallery could also be considered as a future component.

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Since 1979 April, a Metrotown Public Open Space charge of \$0.50 per sq.ft. of building area has been levied against new commercial development within Metrotown for the acquisition of public pedestrian linkages and spaces. An opportunity is available for a major public square within Area 14 in a key relationship with primary civic uses such as the Resource Library and a proposed Centre for the Performing Arts. Dual use of the public square by providing public parking under the square could be advantageous.

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2.0 CONSULTANT STUDY

The primary public assembly area bounded by Central Boulevard, Willingdon Avenue, Kingsborough Street and McKay Avenue is considered appropriate to accommodate the identified civic uses not only for the desirability of this location for each of identified uses but also for the synergy resulting from the clustering of a number of civic uses together in an appropriate spatial and linked relationship. Although preliminary indications are that this 5-acre block could accommodate all of the listed public facilities, a further detailed urban design study is required for detailed confirmation of the adequacy of this area. Almost 50% of this primary public assembly area has been acquired. It is desirable that the complete site for the Resource Library be acquired in 1987 to permit construction to commence in 1988.

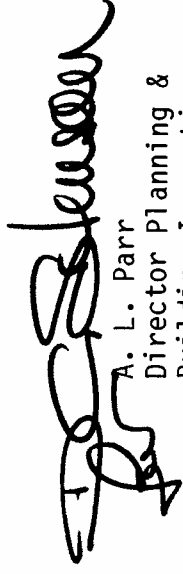
The urban design study will not only assist in determining specific sites for the various civic uses but also will suggest the most appropriate spatial relationship of the various civic uses, an integrated parking and access system for the area, the determination of the open space network between or linking the various uses, and the appropriate relationship to surrounding areas. The goal is to create a high-quality civic focus which will be a source of pride to all citizens of Burnaby.

Therefore, Council approval is requested for the engagement of a consultant to pursue an urban design study in line with this report and provide guidelines for the Civic Complex development of the area bounded by Central Boulevard, Willingdon Avenue, Kingsborough Street and McKay Avenue. The selection of a consultant would be based on consideration of at least three consultant submissions and in accordance with the usual Municipal procedures. The scope of work to be carried out by the engaged consultant is budgeted at \$15,000. This consulting cost would be charged to the 1987 Annual Operating Budget Contingency, and will be reflected in the preparation of the 1987 Recast Budget.

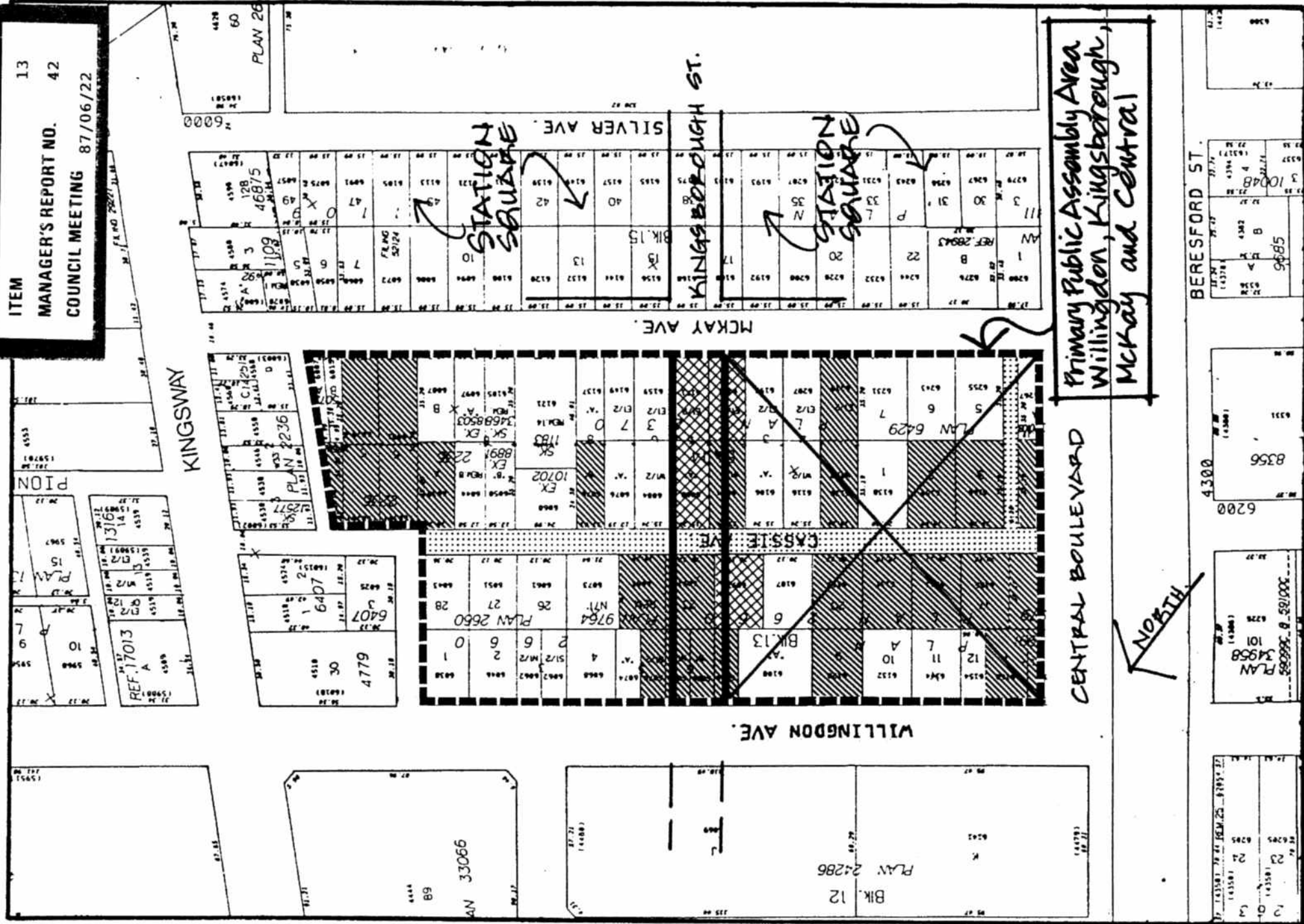
ALP
KI:lf

Attachment: Sketch

cc: Chief Librarian
Director Recreation & Cultural Services
Municipal Solicitor
Director Finance


A. L. Parr
Director Planning &
Building Inspection





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MUNICIPAL PROPERTY ACQUISITION INITIATIVE
METROTOWN AREA 14

Burnaby Planning Department

PRECINCT FOR PROPOSED MUNICIPAL
 PROPERTY ACQUISITION TOTAL - 36,302 m² (49.0 AC).
 PROPERTIES REQ'D FOR
 - KINGSBOROUGH ST. RIGHT-OF-WAY [TOTAL R/W - 2,836 m² (0.7 AC).]

-  - MUNICIPALLY OWNED PROPERTIES.
-  - EXISTING RIGHTS - OF-WAY.
-  - MUNICIPALLY OWNED PROPERTIES.
-  - EXISTING RIGHTS - OF-WAY.

Date FEB. 1987

Scale 1:2000

Drawn By

