

ITEM	16
MANAGER'S REPORT NO.	28
COUNCIL MEETING	88/04/18

RE: PROGRESS REPORT  
 CIVIC FACILITIES - JOINT PROJECT - METROTOWN AREA 14  
 -METROTOWN RESOURCE LIBRARY  
 -PUBLIC PARKING FACILITY  
 -CIVIC SQUARE  
 -KINGSBOROUGH STREET

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Director Planning & Building Inspection be adopted.  
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 TO: MUNICIPAL MANAGER 1988 APRIL 13  
 FROM: DIRECTOR PLANNING & BUILDING INSPECTION OUR FILE: 15.312.2.2

SUBJECT: PROGRESS REPORT  
 CIVIC FACILITIES - JOINT PROJECT - METROTOWN AREA 14  
 - METROTOWN RESOURCE LIBRARY  
 - PUBLIC PARKING FACILITY  
 - CIVIC SQUARE  
 - KINGSBOROUGH STREET

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RECOMMENDATION:

1. THAT this report be received for information purposes.

R E P O R T

1.0 SUMMARY

The purpose of this progress report is to provide responses to the land assembly and funding enquiries raised by Council at its meeting of 1988 March 14, background information of the capital budgeting process for the joint project, and the current projected schedule for the pursuance, construction and completion of the joint project.

2.0 PUBLIC LAND ASSEMBLY PROGRAM - METROTOWN AREA 14

The following is a description of the evolving public land assembly program related to Metrotown - Area 14 including the major civic facility components to be included in this area, the general construction timing envisioned, and the specific approvals of Council related to this overall program. Metrotown - Area 14 has been generally identified as directly adjacent the Metrotown primary core bounded on the north by Kingsway, on the west by Willingdon Avenue, on the south by Central Boulevard, and on the east by McKay Avenue. Prior to the approval of the Station Square proposal (R.Z. 95/85), Metrotown - Area 14 had included the block east of McKay Avenue to Silver Avenue. Although the following subsections generally follow a sequence, the detailed dates from sub-section to sub-section are not necessarily in chronological order since the various civic facilities components interact and dovetail with each other.

## 2.1 PUBLIC LAND ASSEMBLY CONCEPT APPROVAL

On 1978 February 20, Council in considering the policy report, "Burnaby Metrotown - A Development Plan", prepared by staff and an engaged consultant adopted a recommendation that the concept of a Municipal public land assembly program for Metrotown Area 14 be approved in principle.

It was stated in the report that:

"The assembly of a public use area is considered important not only as an investment in the future development of Metrotown, but as well a requisite item to provide a range of those public uses and facilities (library, cultural centre, auditorium, museum, government office buildings, in-town college extensions, a regional post office, convention centre) considered beneficial to the area and beyond the development terms of reference for the private sector.

"Specific details relating to proposed public uses would be appropriately determined at a time when property assembly is well advanced. This procedure will enable the Municipality to evaluate the trend of Metrotown development at that future date and to assess which specific desired facilities would best be located within the public use area."

This area, which is ripe for redevelopment, composed of older single-family dwellings, without any apparent major assembly pattern by the private sector, and directly adjacent the core in close proximity to the SkyTrain line, was considered attractive for public land assembly purposes.

The Municipality also owned through historic acquisitions approximately 1.3 acres of the indicated assembly area in 1978. The development of Metrotown as Burnaby's prime urban focus and a focus of regional significance flowed from this benchmark policy report.

## 2.2 PUBLIC PARKING FACILITY

On 1982 February 18, Council approved a recommendation related to two major office developments being considered at that time (R.Z. 163/81 and R.Z. 72/81) that parking requirements may be reduced by up to 20% of the Zoning By-Law requirement provided that a payment of \$4,000 (initially \$2,000) per parking space is made to the Municipality for the parking reduction. This provision was instituted to promote the concept of shared parking such that the deposited funds would assist the Municipality in acquiring and developing public parking facilities within Metrotown. This provision has been offered to developers of subsequent major office rezoning proposals since 1982. The fund from these deposits currently amounts to \$369,000.

On 1986 May 05, Council authorized staff to pursue the provision by 1988 September of parking of up to 200 spaces which can serve a park-and-ride function on properties which are acquired by the Municipality within Metrotown Area 14 within close walking distance of the SkyTrain Station. This matter initially arose out of concerns expressed by the developer of Eaton Centre (R.Z. 71/85) that some park-and-ride provisions were needed in the vicinity of the Metrotown SkyTrain Station to relieve the expected pressure by potential commuters to use the free parking being provided by primary core developers at significant cost (underground and structured parking) to serve the customers, tenants, and employees of the retail/office developments. The date for this provision was revised to 1989 Spring to correspond with the revised date for the completion of Phase I primary core developments (Eaton Centre and Station Square).

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Staff have pursued the delineation of an appropriate site for a public parking facility which will meet both shared public parking and park-and-ride needs within Metrotown Area 14 as close as possible to the Metrotown SkyTrain Station.

### 2.3 METROTOWN RESOURCE LIBRARY

A comprehensive report on branch library requirements with particular reference to Metrotown was adopted by the Library Board in 1983. The Library Board subsequently adopted a policy for the construction of a major branch library in Metrotown.

On 1985 April 18, the Burnaby Library Board formally adopted a report on the Metrotown Resource Library and recommended that the report be transmitted to the Mayor and Council for approval. On 1985 April 29, Council received the Library's report and approved the establishment of a resource library in Metrotown. The Municipality has included the Metrotown Resource Library in the Capital Budgeting process from 1985. The timing of the provision of the resource library has been generally tied to the expiration of the 15 year Central Park Branch lease in 1989 September.

Since 1984, staff have pursued a site evaluation process which included direction from time to time from the Library Board and Council. Various site alternatives have been considered within the prime Metrotown precinct bounded by Willingdon Avenue, Hazel Street alignment, Nelson Avenue and Central Boulevard. A site in the vicinity of Willingdon Avenue directly accessible from North Burnaby has been considered particularly desirable by the Library.

A proposal call for the provision of the Metrotown Resource Library (both site and buildings) by private developers was pursued in 1985. On 1986 January 16, the Library Board adopted the recommendation of the consultant engaged to assess the proposal call which was concurred in by staff that the proposals received be rejected and that the Municipality proceed in a conventional manner to assemble a site for the Metrotown Resource Library and to have a library building designed and constructed; and referred the report to Council for endorsement of the recommendations.

On 1986 January 27, arising out of the consideration of the Library's report, Council adopted the following motion:

"THAT staff be directed to consider and report on possible location of the Metrotown Resource Library in the area bounded by Silver Avenue, Central Boulevard, Willingdon Avenue and the lane south of the commercial properties on Kingsway between Willingdon Avenue and Silver Avenue, and further, that a report of the implications be submitted for Council's consideration.

### 2.4 CIVIC SQUARE

The Municipality has established the Metrotown Public Open Space Charge which is applicable to non-residential developments in Metrotown and which is intended to assist the Municipality in acquiring public squares or plazas in Metrotown. The Metrotown Public Open Space Charge account currently amounts to \$3,330,817.00, and will be expected to increase annually with further developer deposits and accumulated interest.

Since the Metrotown core accommodates a major magnitude of development and is approaching an initial level of maturity, it was expected that the Municipality would pursue the development of a significant civic square. The development of a civic square in conjunction with other civic facilities has also been considered beneficial.

## 2.5 FUTURE ART GALLERY AND CENTRE FOR THE PERFORMING ARTS

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The fact that the public land assembly area could accommodate a variety of civic and publicly-oriented facilities has been reiterated in numerous reports to Council. Two future proposals mentioned most often in addition to the Resource Library have been an Art Gallery and a Centre for the Performing Arts which would include a booking theatre with approximately 750 seats. The Burnaby Art Gallery Board of Directors, in fact, has indicated its support for a new art gallery in the primary land assembly area of Metrotown bounded by Kingsborough Street, McKay Avenue, Central Boulevard and Willingdon Avenue. The Centre for the Performing Arts which formed part of last fall's referendum was based on a site within the primary land assembly area.

The Urban Design Study commissioned by the Municipality outlined appropriate sites which could accommodate an art gallery and the Centre for the Performing Arts within the primary land assembly area. The sites for these two future facilities have been assembled with the exception of two properties which remain to be acquired.

## 2.6 MUNICIPAL PROPERTY ACQUISITION INITIATIVE

out of the unsuccessful proposal call related to the Metrotown Library and Council's direction to staff as indicated in 2.3 of this report, Council on 1986 May 05 received a staff report for a municipal property acquisition initiative within Metrotown Area 14 including consideration of park-and-ride provisions and adopted the following recommendation:

"THAT, in accordance with a Municipal initiative to acquire properties within Metrotown Area 14 as outlined on Sketch #1 attached, the Municipal Solicitor be authorized to commence negotiations to acquire properties within the identified area, on the understanding that further reports will be submitted to Council for approval of specific acquisitions."

The original land assembly area in this report included the property between McKay Avenue and Silver Avenue but with Council's subsequent approval of the Station Square proposal (R.Z. 95/85) this area to the east of McKay Avenue was effectively deleted from the land assembly program.

## 2.7 URBAN DESIGN STUDY

In pursuing the establishment of a major civic complex for the primary public assembly area within Metrotown Area 14 bounded by Willingdon Avenue, Kingsborough Street, McKay Avenue and Central Boulevard, Council authorized staff to engage a consultant to pursue a more detailed urban design study to enable specific civic facility sites to be determined. Council on 1987 November 16 received a report on the Urban Design Study carried out for the civic complex and adopted the following recommendations:

"a. THAT, in line with the Urban Design Study prepared for the Metrotown Civic Complex, (primary public assembly area of Metrotown Area 14), the required sites to accommodate the Metrotown Resource Library, the Park-and-Ride facility, and the Civic Square as outlined in the report be approved and referred to the Library Board and the Parks and Recreation Commission for endorsement.

"b. THAT the Municipal Solicitor be authorized to pursue completion of acquisition of the remaining properties required for the Kingsborough Street right-of-way, the Metrotown Resource Library, the Park-and-Ride Facility, and the Civic Square to meet the proposed construction schedule of the facilities and works as outlined in Section 4.0 of the report (dated 87 11 12).

"c. THAT the provision of the Park-and-Ride Facility and the Civic Square be included in the next update of the Capital Budget."

With respect to the first recommendation, the Burnaby Library Board at its meeting of 1987 November 19 confirmed its approval of the Willingdon Avenue Metrotown Resource Library location identified in the Urban Design Study, and the Parks and Recreation Commission, at its meeting of 1987 December 16, had no objections to the siting of the Phase I facilities (Resource Library, Civic Square, Public Parking).

Since adoption of the Urban Design Study, the Municipality has completed the acquisition of all properties necessary to accommodate the Metrotown Resource Library, the Public Parking Facility, and the Civic Square (see attached Sketch 2).

## 2.8 KINGSBOROUGH STREET

In recognition of Kingsborough Street as a key component of the Metrotown Core-Related Road Network, Council on 1986 April 28 authorized the Municipal Solicitor to commence negotiations to obtain the right-of-way for Kingsborough Street in order to construct this road in accordance with the Capital Budget. On 1987 February 09, Council confirmed the alignment of Kingsborough Street between Willingdon Avenue and McKay Avenue as outlined in Sketch 1. This finalized alignment resolved the general configuration of the development areas within the public land assembly precinct, north and south of Kingsborough Street.

The 1986-1990 and the 1987-1991 Capital Budget outlined an advanced schedule for Kingsborough Street through Metrotown Area 14. One property at 6171 McKay Avenue remains to be acquired to complete the necessary right-of-way. Construction is scheduled to commence in 1988 September. This street is not only required to service the civic facilities joint project site but also required to serve the completion of the Phase I primary core (Station Square and Eaton Centre) by 1989 March.

## 3.0 CAPITAL BUDGETING SUMMARY

The consultant team including the recommended consultancy extension outlined in a report from the Major Civic Building Project Coordination Committee on this same agenda includes:

Architect	- James K. M. Cheng, Architects
Landscape Architects	- S.W.A. Landscaping Consulting Group Sausalito, California
Traffic/Parking Consultants	- Durante and Partners of Vancouver
Structural Engineers (Parking garage expertise)	- N. D. Lea Associates
Quantity Surveyor	- Jones Kwong Kishi Consulting Engineers
	- DPD Management Ltd.

The proposed Capital Budgeting estimates have been derived from information provided by the various consultants as well as the assistance of Municipal building inspection, parks, engineering and library staff. The capital costs for both the public parking facility and the civic square were outlined in a previous report on public parking facility alternatives received by Council at its meeting of 1988 February 29. The land costs are based on \$24.15 per sq. ft. which is the average cost of acquisition for property in this area assembled to date. Finer grained capital cost estimates will be achieved when the engaged Quantity Surveyor is able to do take-offs from the first set of complete preliminary drawings produced for the joint project.

The Capital Budgeting process is summarized in the attached Schedules II, III and IV.

The 1988-1992 Capital Budget now before Council for its consideration corresponds with the figures outlined on these schedules. Relative to those components related to the Resource Library, the Library Board has concurred with the proposed Capital Budget.

Schedules II and III summarize the components of the civic facilities joint project and include clarifying notes. The major components are:

- a) Resource Library
- b) Public Parking Facility
- c) Civic Square
- d) Road and Services

The land costs for the integrated library/parking facility/civic square complex is allocated on the basis of equal proportions for each of the components. It is also noted that Kingsborough Street and site services for which the costs are outlined as part of the joint project will also benefit the larger Metrotown area and/or serve other sites as well.

The library functional program which remains unchanged calls for 48,000 sq. ft. of net useable space and a previous ballpark estimate had been based on these figures. However, when translated into spatial building design terms, the net building area is now 51,000 sq. ft. with the increase spread out over the many different library circulation and service functions. The gross building area including columns and exterior walls is measured at 54,000 sq. ft.

Schedule IV indicates the various capital reserves and sources which are being utilized to fund the civic facilities joint project. The sources of funds are:

- a) Metrotown - Open Space Levy
- b) Parking Reserves  
(Deposits by developers in lieu of providing parking)
- c) Library Reserve By-Law 8633 (86 09 15)
- d) B.C. Lottery Grant (Library) (86 08 25 announced)
- e) Capital Reserves

The public parking facility (excluding a land portion of \$0.5 million), and construction and servicing of Kingsborough Street will be financed by borrowing from our own capital reserves in the amount of \$7,331,000. Internal debt is normally repaid from the operating budget over 20 years at prevailing interest rates. Therefore, these facilities when completed will increase the operating budget by about \$750,000 per year for additional debt repayments.

The 1988-1992 Capital Budget indicates that:

- a) The Civic Square will be funded from the Metrotown - Open Space Levy.
- b) The Public Parking Facility will be funded from Capital Reserves. It is considered that the balance of \$500,000 in the Metrotown - Open Space Levy reserve after the full costs of the public square are deducted could be used to meet most of the \$800,000 land costs attributed to the underground parking facility.
- c) The Metrotown Resource Library will be funded from the Library Reserve By-Law 8633 and the promised B.C. Lottery Fund grant.
- d) Kingsborough Street and services will be funded from Capital Reserves.

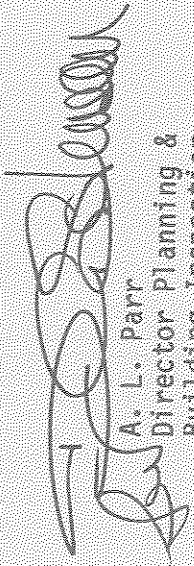
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#### 4.0 DEVELOPMENT SCHEDULE FOR THE JOINT PROJECT

Schedule I outlines the projected development schedule for the various components of the joint project. It is a feasible yet relatively tight schedule. Rezoning of the site to accommodate the civic facilities is required. A separate excavation tender is proposed in addition to the usual building construction tender, thereby saving two months in the overall schedule. The public parking facility (park-and-ride) needs to be open to the public by at least 1989 May 01 to correspond as close as possible to the 1989 spring completion of the Phase I primary core (Station Square and Eaton Centre). If the schedule is adhered to, the Resource Library would be open to the public on 1990 January 01 with the public square and landscaping completed in 1990 spring.

This is for the information of Council.

*APL*  
KI:lf

  
A. L. Parr  
Director Planning &  
Building Inspection

Attachments: Schedules I, II, III and IV  
Sketches 1 and 2

cc: Director Engineering  
Director Finance  
Director Recreation & Cultural Services  
Chief Building Inspector

SCHEDULE I

PROPOSED PRELIMINARY DEVELOPMENT SCHEDULE

CIVIC FACILITIES - JOINT PROJECT - METROTOWN-AREA 14

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METROTOWN RESOURCE LIBRARY  
PUBLIC PARKING FACILITY  
CIVIC SQUARE

- |     |                                                                                             |                   |
|-----|---------------------------------------------------------------------------------------------|-------------------|
| 1.  | Acquisition of remaining property at 6171 McKay Avenue (Kingsborough Street right-of-way)   | Being Pursued     |
| 2.  | Finalization of consultant contracts (extension of consultancy)                             | 1988 April 19     |
| 3.  | Rezoning Report to Council (From R5 to CD - P2 Guidelines)                                  | 1988 May 24       |
| 4.  | Rezoning - Public Hearing                                                                   | 1988 June 21      |
| 5.  | Tender Call for Excavation and Rough Grading of Joint Project site                          | 1988 June 28      |
| 6.  | Buildings demolished for excavation to proceed                                              | 1988 July 15      |
| 7.  | Rezoning - Final Adoption                                                                   | 1988 July 18      |
| 8.  | Excavation for Joint Project commenced                                                      | 1988 August 01    |
| 9.  | Tender Call for construction of Joint Project                                               | 1988 August 08    |
| 10. | Kingsborough Street - commence construction                                                 | 1988 September 01 |
| 11. | Construction for Joint Project commenced                                                    | 1988 October 01   |
| 12. | Public parking (park and ride) open to public                                               | 1989 May 01       |
| 13. | Library construction complete                                                               | 1989 November 01  |
| 14. | Library internal setup complete and open to the public                                      | 1990 January 01   |
| 15. | Public square and landscaping complete (except for soft landscaping planting in the spring) | 1990 February 01  |
| 16. | Extension of leases to Central Park Branch Library and Alaska premises to expire            | 1990 March 31     |



SCHEDULE II

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PROPOSED PRELIMINARY CAPITAL BUDGETING

CIVIC FACILITIES - JOINT PROJECT - METROTOWN AREA 14

METROTOWN RESOURCE LIBRARY  
PUBLIC PARKING FACILITY  
CIVIC SQUARE

The following figures are preliminary only. A more reliable form for estimated costs would be the first take off pursued by the engaged quantity surveyor, based on the first complete preliminary set of design drawings which should be available in 4 to 6 weeks.

	<u>LAND</u>	<u>IMPROVEMENTS</u>
1. RESOURCE LIBRARY	\$0.8 M	\$7.4 M
2. PUBLIC PARKING FACILITY	0.8 M	5.6 M
3. CIVIC SQUARE	0.8 M	2.0 M
4. ROADS AND SERVICES	0.8 M	1.0 M

NOTES:

- a) Allocated land costs are based on a rate of \$24.15 per sq.ft.
- b) The public parking facility is located on Kingsborough Street for the Library and depends on the future development of the area. The cost for the site is included in the estimate for the site. The cost for the site is included in the estimate for the site.
- c) Kingsborough Street will serve not only all the proposed civic facilities but also, in particular, the primary Metrotown commercial core. Estimates of road costs have been requested of the Director of Engineering.
- d) Services provided for the library, parking facilities and the civic square will also benefit the other future planned civic facilities in this area. Estimates of servicing costs have been requested of the Director of Engineering.
- e) The grading and grassing of vacant lands allocated for future civic purposes are included in the civic square estimates.
- f) The Quantity Surveyor firm of DPD Management Ltd., (Attention: Mr. Arthur W. Pritchard), has been engaged for the resource library.

SCHEDULE III

CAPITAL BUDGETING (FIGURES IN MILLIONS)  
CIVIC FACILITIES - JOINT PROJECT - METROTOWN-AREA 14

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METROTOWN RESOURCE LIBRARY  
PUBLIC PARKING FACILITY  
CIVIC SQUARE

	PREVIOUS	PRELIMINARY
<u>METROTOWN RESOURCE LIBRARY</u>		
LAND	\$ 1.29	\$ 0.8 (\$24.15 per sq. ft. for 1/3 site)
BUILDING	5.065 (including landscaping & services)	5.3 (building only) (51,000 sq.ft. net)
LANDSCAPING	-	0.3
CONSULTANT FEES	0.55 (Architectural and other)	0.6
FURNITURE/FIXTURES	0.76	1.0
CONTINGENCY	0.124	0.2
*****		
SUB TOTAL	\$ 7.789	\$ 8.2
Note:	(\$6.499 NOT INCLUDING LAND)	(\$7.4 NOT INCLUDING LAND)
Payment of \$0.017 is required to meet the grade-separated pedestrian linkage charge.		
<u>PUBLIC PARKING FACILITY</u>		
LAND		\$ 0.8 (\$24.15 per sq. ft. for 1/3 site)
STRUCTURE - GENERAL PUBLIC	\$ 3.27	(211 spaces)
LIBRARY ORIENTED	\$ 0.435	1.86 (120 spaces)
SUB TOTAL (includes access canopies from civic square)	\$ 5.13	(331 SPACES)
CONSULTANT FEES (incl. Traffic Consultant)		\$ 0.3
CONTINGENCY		0.17
*****		
SUB TOTAL	\$ 6.4	\$ 6.4 (\$5.6 NOT INCLUDING LAND)

SCHEDULE III  
 CIVIC FACILITIES - JOINT PROJECT  
 METROTOWN - AREA 14  
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PREVIOUS PRELIMINARY

CIVIC SQUARE

LAND	\$ 0.8	
	(\$24.15 per sq. ft. for 1/3 site)	
IMPROVEMENTS	1.7	
CONSULTANT FEES	0.2	
CONTINGENCY	0.1	
*****		
SUB TOTAL	\$ 2.8	
	(\$2.0 NOT INCLUDING LAND)	

KINGSBOROUGH STREET SERVICING COSTS

LAND	\$ 0.8	
	(\$24.15 per sq. ft.)	
KINGSBOROUGH STREET (including utilities and urban design boulevard works)	0.6	
UNDERGROUND WIRING (along Willingdon Avenue) (detailed estimate required from B.C. Hydro)	0.4	
*****		
SUB TOTAL	1.8	
	(\$1.0 NOT INCLUDING LAND)	

SCHEDULE IV  
CIVIC FACILITIES - JOINT PROJECT - METROTOWN - AREA 14

SOURCE OF FUNDS	SPENT \$	1987	(LIBRARY ONLY)	1988	\$	1989	\$	1990	\$	1991	\$	1992	TOTAL

11-46221	METROTOWN - OPEN SPACE LEVY			1,100,000		1,600,000		100,000					2,800,000
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	CIVIC SQUARE												
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11-46254	PARKING RESERVE			369,000									369,000
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	PUBLIC PARKING												
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11-46285	LIBRARY RESERVES B/L 8633												
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	METROTOWN LIBRARY			116,870		2,883,130		4,000,000					7,000,000
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	LOTTERY GRANT												
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	METROTOWN LIBRARY					400,000							400,000
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	CAPITAL RESERVES												
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	PUBLIC PARKING												
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	MAJOR ROADS - KINGSBOROUGH												
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				4,631,000		3,200,000							7,831,000
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				1,800,000									1,800,000
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				2,831,000		3,200,000							6,031,000
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				116,870		9,200,000		100,000					18,400,000
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(Excludes Land for Library as no \$s are exchanged -)

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CIVIC FACILITIES - JOINT PROJECT - METROTONM - AREA 14

CAPITAL BUDGET CATEGORY	PROJECT	SOURCE OF FUNDS	SPENT 1987 (LIBRARY ONLY)	1988	1989	1990	1991	1992	TOTAL
60-64-01	CIVIC SQUARE	LAND - (Parks repayment to land assembly)	Metrotown - Open Space Levy	800,000	1,600,000	1,600,000	100,000	2,000,000	800,000
60-64-04	PUBLIC PARKING	LAND CONSTRUCTION	Capital Reserves (1)	300,000	1,100,000	1,100,000	100,000	2,000,000	2,800,000
60-50	METROTONM LIBRARY	CONSTRUCTION	Capital Reserves (1)	800,000	2,031,000	3,200,000	3,200,000	5,231,000	800,000
			(1) Capital Reserves	369,000	2,031,000	3,200,000	3,200,000	5,231,000	369,000
			(1) Parking Reserves	3,200,000	3,200,000	3,200,000	3,200,000	6,400,000	6,400,000
60-16	MAJOR ROADS - KINGSBOROUGH	LAND CONSTRUCTION	Capital Reserves	116,870	2,883,130	4,400,000	4,400,000	7,000,000	400,000
			(1) Lottery Grant	400,000	2,883,130	4,400,000	4,400,000	7,400,000	7,400,000
			(1) B/L 8633	116,870	2,883,130	4,400,000	4,400,000	7,000,000	7,000,000
			(1) Corpn. Lands	116,870	2,883,130	4,400,000	4,400,000	7,000,000	7,000,000
			Capital Reserves	800,000	1,000,000	800,000	800,000	1,000,000	800,000
			Capital Reserves	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000
				116,870	8,983,130	9,200,000	100,000	18,400,000	18,400,000

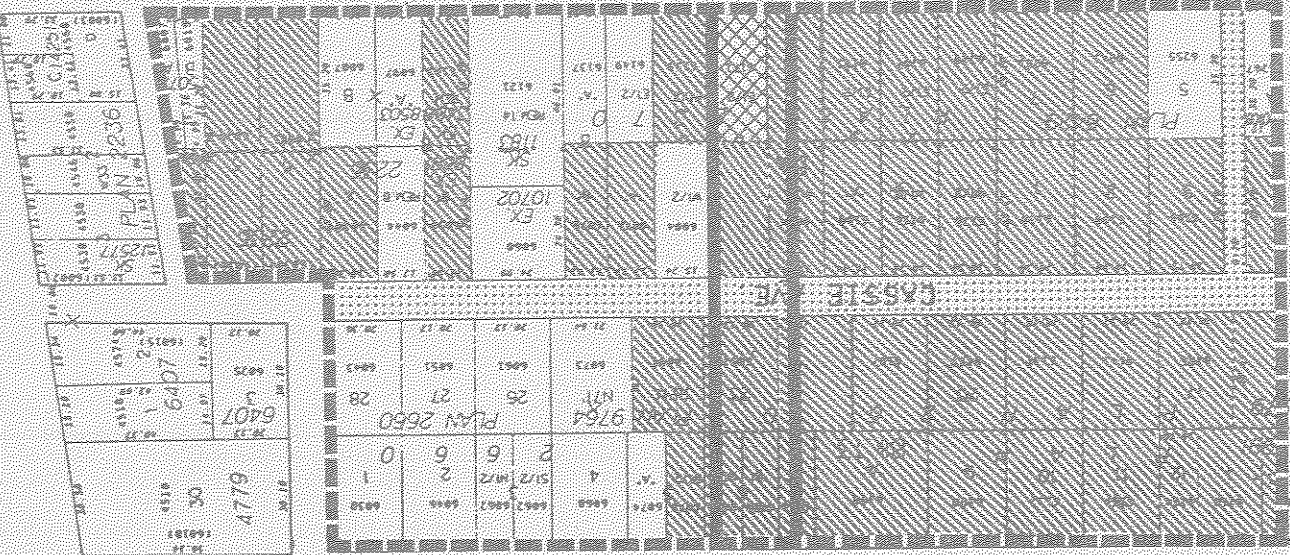
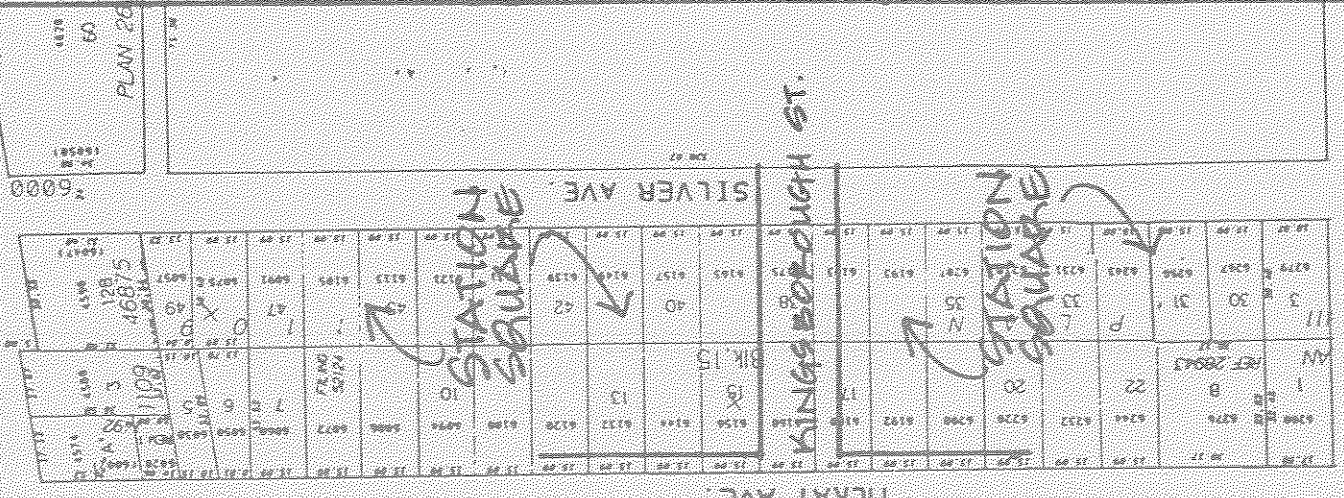
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NOTE: (1) \$500,000 MAY BE USED FROM THE METROTONM-OPEN SPACE LEVY RESERVE

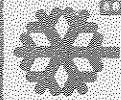
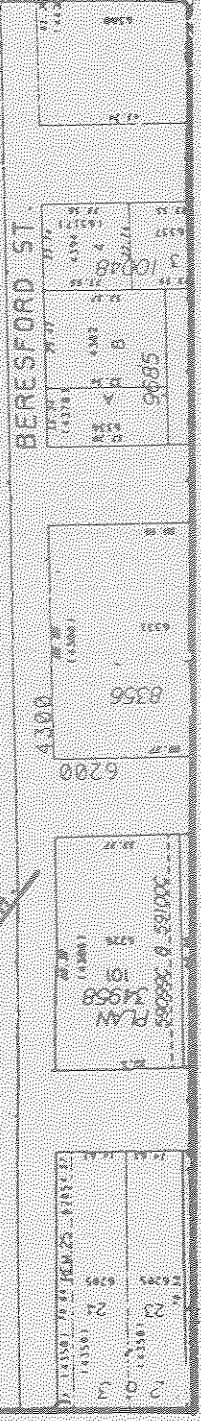
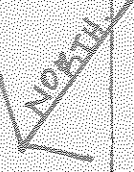
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KINGSWAY



CENTRAL BOULEVARD



MUNICIPAL PROPERTY ACQUISITION INITIATIVE  
**METRO TOWN AREA 14** ITEM:

Burnaby Planning Department

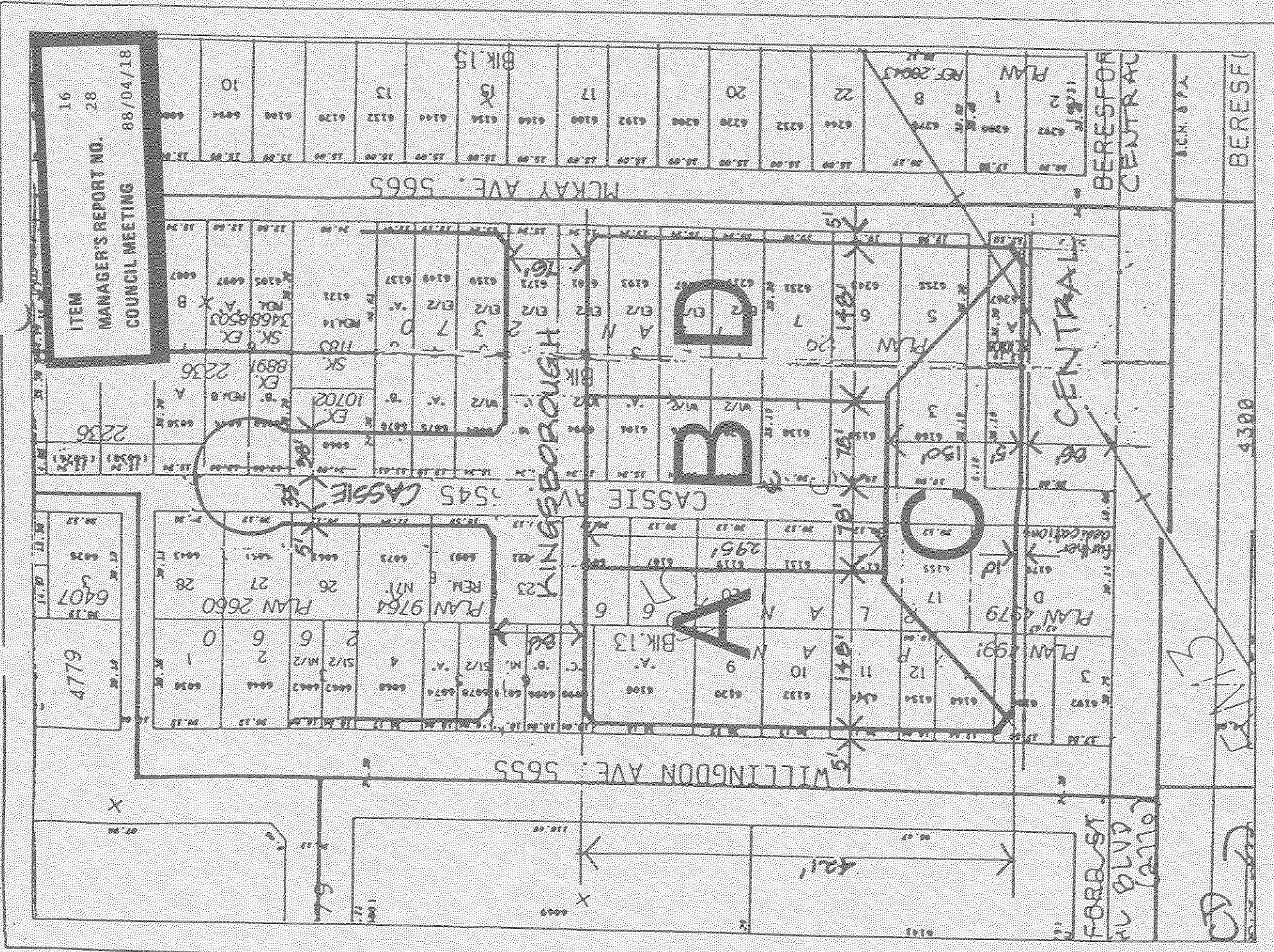
- PRECINCT FOR PROPOSED MUNICIPAL PROPERTY ACQUISITION TOTAL - 36,302 m<sup>2</sup> (9.0 ac).
- PROPERTY REQ'D FOR - KINGSBOROUGH ST. RIGHT-OF-WAY - 2,856 m<sup>2</sup> (0.7 ac).
- TOTAL R/W [2,856 m<sup>2</sup> (0.7 ac)]

Date FEB. 1987

Scale 1:2000

Drawn By

- MUNICIPALLY OWNED PROPERTIES.
- EXISTING RIGHTS-OF-WAY. SKETCH 1

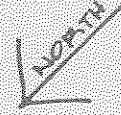


BURNABY  
 Planning &  
 Building Inspection  
 Department

Date:  
 JAN/00

Scale:  
 N.T.S.

Drawn By:



SKETCH 2

- METRO TOWN - AREA 14  
 CIVIC FACILITIES AREA DIMENSIONS
- SITE A - RESOURCE LIBRARY
  - SITE B - CIVIC SQUARE/PUBLIC PARKING.
  - SITE C - FUTURE FACILITY 1 PLAZAS
  - SITE D - FUTURE FACILITY
- DEDICATIONS FOR WILLINGDON, MCKAY  
 KINGSBROUGH, CENTRAL & CASSIE NOTED.

