

ITEM**MANAGER'S REPORT NO.**

9

COUNCIL MEETING

54

91/09/23

TO: MUNICIPAL MANAGER
FROM: DIRECTOR PLANNING AND BUILDING
SUBJECT: URBAN DESIGN DEVELOPMENT
BOULEVARD AT BONSOR AVENUE AND CENTRAL BOULEVARD
METROTOWN CORE

PURPOSE: To outline urban design improvements proposed for the boulevard area at the corner of Bonsor Avenue and Central Boulevard.

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1991 SEPTEMBER 17

RECOMMENDATION:

1. THAT Council authorize the expenditure of \$19,000 for the implementation of the proposed urban design improvements for the boulevard area at the corner of Bonsor Avenue and Central Boulevard, as outlined in this report.

R E P O R T**BACKGROUND**

The subject boulevard is located in the Metrotown Core and is fronted by a mixed use commercial/residential complex at the corner of Central Boulevard and Bonsor Avenue, and by a high-rise residential building at 6595 Bonsor Avenue. These developments were built prior to the existing adjacent projects and did not include complete boulevard improvements such as street trees and decorative paving which are now standard requirements within the Metrotown Core. Also, the grass on portions of the boulevard is in very poor condition due in part to increased pedestrian activity generated by adjacent redevelopment projects such as Metrotown Centre and the Bonsor Recreation Centre. These factors have resulted in the existing grass boulevard having a negative and substandard appearance relative to adjacent streetscapes in the area.

This report outlines an urban design development which will complete boulevard improvements on Bonsor Avenue and on the north side of Central Boulevard to a standard that is compatible with adjacent areas of the Metrotown Core and Bonsor Park (refer to attached Sketch). The proposed relatively modest improvements include removal of grass on the existing planting strip located between the sidewalk and the roadway curb, planting street trees with concrete tree grates/curb surrounds, and installing interlocking concrete unit pavers to match the standard boulevard treatment used throughout Metrotown.

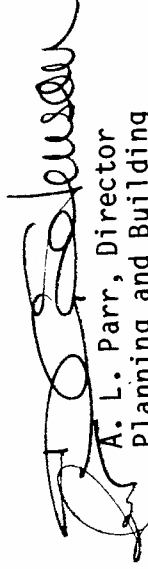
Implementation of the proposed improvements will be coordinated by the Engineering and Parks & Recreation Departments. It is anticipated that the work can be completed this year.

ITEM 9
MANAGER'S REPORT NO. 54
COUNCIL MEETING 91/09/23

COSTS AND FUNDING

The total cost of the proposed work is estimated by staff to be \$19,000. Owners of the three properties fronting the boulevard have been requested to contribute to this cost. The owner of the commercial strata at 4655-4695 Central Boulevard, and the Strata Council representing the owners of the condominiums at 6595 Bonsor Avenue have both declined to contribute, citing lack of available funds. The owner of the rental apartment building at 6545 Bonsor Avenue has offered to contribute \$2,200 (50% of cost for work fronting that property) subject to the other owners making a 50% contribution; or alternatively that only work in front of 6545 Bonsor Avenue be done.

Given the uncertainty of obtaining future contributions from all property owners, and in view of the apparent inefficiency and reduced effectiveness of phasing such a small project over a number of years, it is recommended that the full development be implemented now and that the \$19,000 total cost be funded by the Municipality. This expenditure is in conformance with the objectives established in the recent Capital program expenditure review. Sufficient funds have been provided in the 1991-1995 Capital Budget for these works under Street and Lane Rehabilitation.


A. L. Parr, Director
Planning and Building

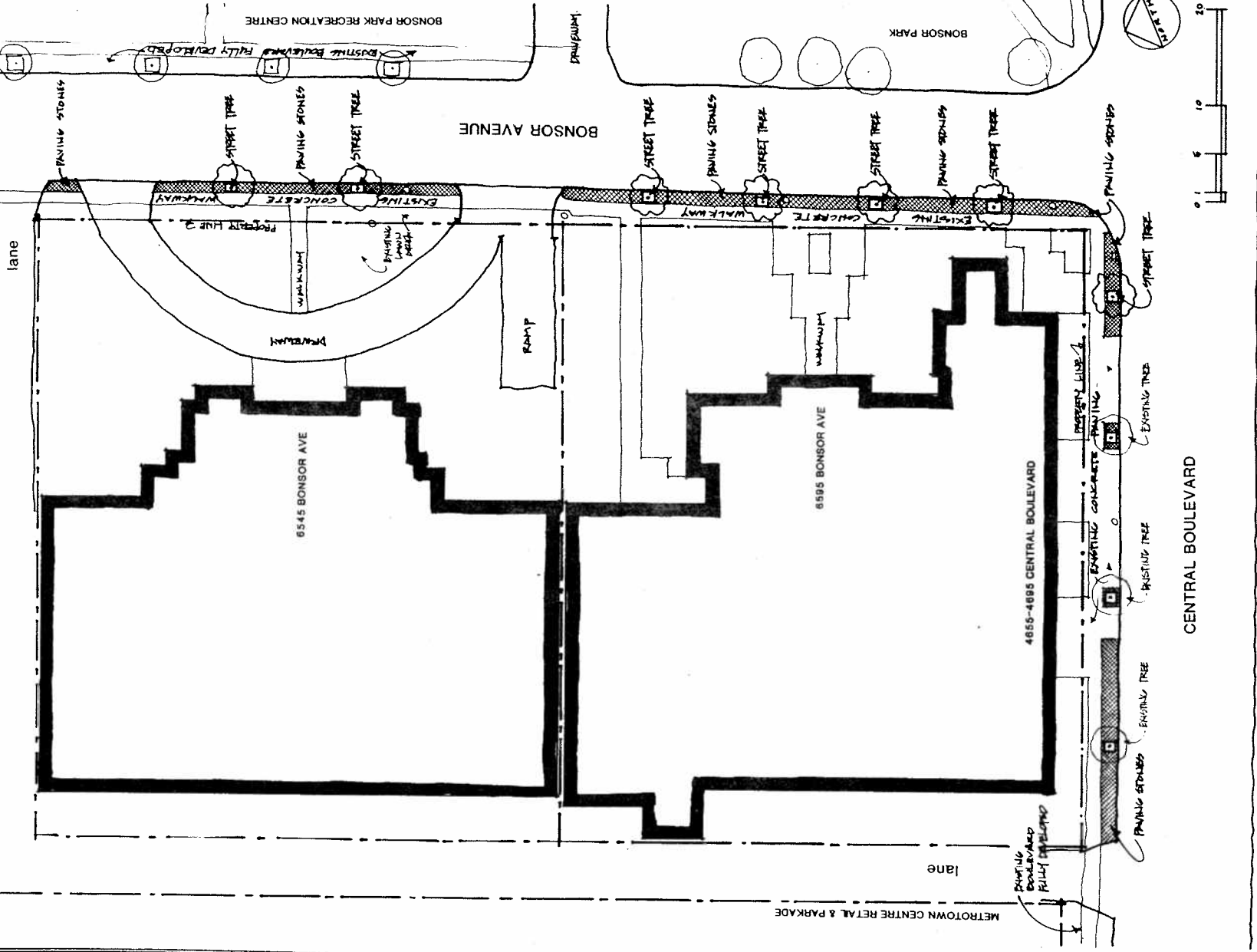
AP
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Attachment

cc: Director Engineering
Director Finance
Director Recreation and Cultural Services

NEW CONDO APARTMENT TOWER

lane



CENTRAL BOULEVARD

SKYTRAIN / BC PARKWAY



Planning &
Building Inspection
Department

149

URBAN DESIGN DEVELOPMENT
BOULEVARD AT BONSOR AVENUE AND CENTRAL BOULEVARD

SKETCH — Proposed Plan

Date:

91.09.17

Scale:

AS SHOWN

Drawn By:

KPR

