

ITEM	9
MANAGER'S REPORT NO.	7
COUNCIL MEETING	91/02/04

TO: MUNICIPAL MANAGER 1991 JANUARY 30

FROM: DIRECTOR PLANNING & BUILDING INSPECTION

SUBJECT: URBAN DESIGN DEVELOPMENT  
SOUTH-WEST CORNER OF MCKAY AND KINGSWAY  
METROTOWN AREA 14

PURPOSE: To outline urban design improvements proposed for the extended boulevard at the corner of McKay Avenue and Kingsway.

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**RECOMMENDATION:**

1. THAT Council authorize the expenditure of \$50,000.00 for the implementation of the proposed urban design improvements at the south-west corner of McKay Avenue and Kingsway as outlined in this report, with the work proceeding upon receipt of \$9,000.00 from A & B Sound Ltd.

**R E P O R T**

1.0 **INTRODUCTION**

The boulevard at McKay Avenue and Kingsway is currently unsightly and in a poor state of repair. This report outlines an urban design development which will serve to repair the problems and bring the site up to a standard appropriate for its prominent Metrotown location.

2.0 **EXISTING SITE CONDITIONS**

The subject site is a large extended boulevard area located on the west side of McKay Avenue extending from Kingsway to mid-block approximately 90 metres south, and was originally created by the extension and realignment of McKay Avenue north of Kingsway. The width of the boulevard space between the existing sidewalk and the curb varies from a standard 3 metres at the south, to a broad area 12 metres wide fronting the A & B Sound store at the corner (see attached Sketch #1).

The present condition of this boulevard is very poor, consisting of badly rutted, bare ground without any paving or established grass. In wet weather, ponding occurs in patches throughout the boulevard, and the entire area becomes extremely muddy. These conditions are made worse by unauthorized vehicles driving over and parking on the area from time to time.

The site is a key gateway corner of the Metrotown core and is directly opposite the handsome paved plaza and fountain at the Station Square property. Also, the site is a significant element of the public open space system envisioned for Metrotown and along Kingsway.

Future projects which may have an impact on the site include the VanCity proposal for the adjacent block, and proposed road widenings on both Kingsway and McKay. At present, it is difficult to determine the exact timing of these future developments.

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### 3.0 PROPOSED DEVELOPMENT

In response to the prominence and visual importance of this public open space within the Metrotown context, an urban design solution is proposed that will serve to clean up the boulevard and improve its overall appearance (see attached Sketch #2).

The components of the proposed development include:

- a) Earthworks and subgrade preparation as required to prepare the area.
- b) Interlocking pavers to match those used at Station Square on the east side of McKay Avenue.
- c) Eleven (11) street trees (Norway Maple) complete with concrete tree grates to match existing along McKay Avenue.
- d) Topsoil and seed to grass the south portion of the boulevard.
- e) Sixteen (16) granite block bollards as barriers to vehicles.
- f) Eight (8) granite blocks as a casual seating sculpture.
- g) One (1) litter receptacle.

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Components of the works such as paving stones, granite blocks, litter receptacle, trees, and tree grates can be relocated for reuse if they become displaced as a result of future developments.

### 4.0 COSTS AND FUNDING

The preliminary estimate prepared by staff indicates the total cost of these works to be \$50,000. The adjacent property owner at 4568 Kingsway, A. & B. Sound Ltd., has agreed to contribute \$9,000 towards the construction costs. This leaves \$41,000 to be funded by the Municipality. Sufficient funds have been provided in the 1990-1994 Capital Budget under Street and Lane Rehabilitation for the enhancement of boulevards and medians in Metrotown. The proposed development will proceed upon Council approval of the recommendation and upon receipt of \$9,000.00 from A & B Sound Ltd.

The amount of funds contributed by A & B Sound Ltd. is based on their earlier estimate of paving costs for a portion of the boulevard. In view of the fact that a basic cleanup of the portion of the boulevard fronting their property would require only the installation of topsoil and sod at an estimated cost of \$4,000, the contribution from A & B Sound is considered to be appropriate.

The higher yet still modest standard of development recommended in this report reflects the prominence of this public open space site within Metrotown, and the desire to reinforce the urban quality of this area in line with Metrotown development to date.

### 5.0 IMPLEMENTATION

Implementation of the proposed urban design development will be coordinated by the Engineering and Parks and Recreation Departments.

Due to the high visibility of the current problems on the subject site, it is recommended that the proposed improvements be implemented without delay.

  
A. L. Parr  
Director Planning &  
Building Inspection

KR:lf

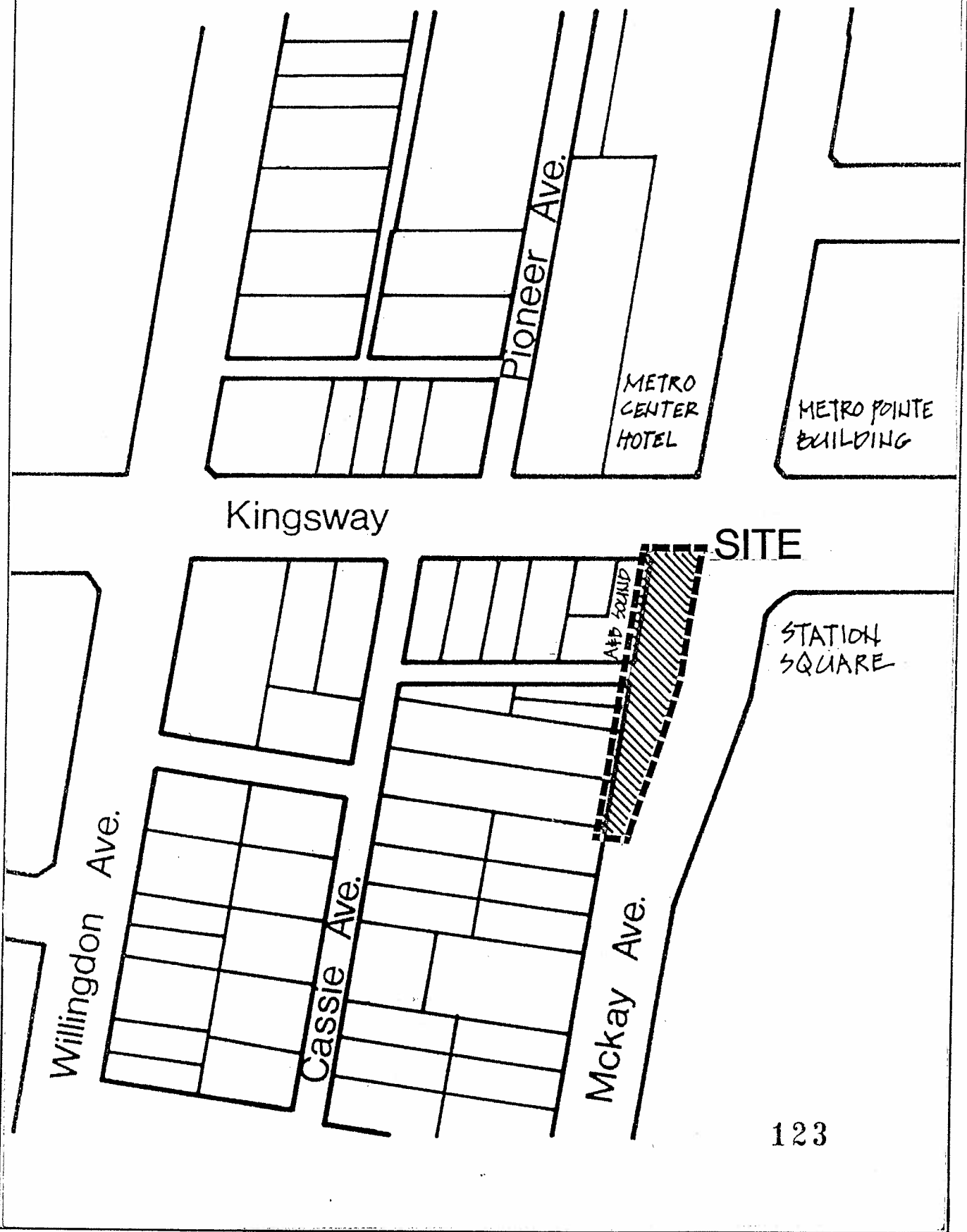
Attachments: Sketches #1 and #2

cc: Director Engineering

Director Finance

Director Planning & Building Inspection

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Date: 1990 MAY 18

Scale: 1/4" = 1'

Drawn By: KRR



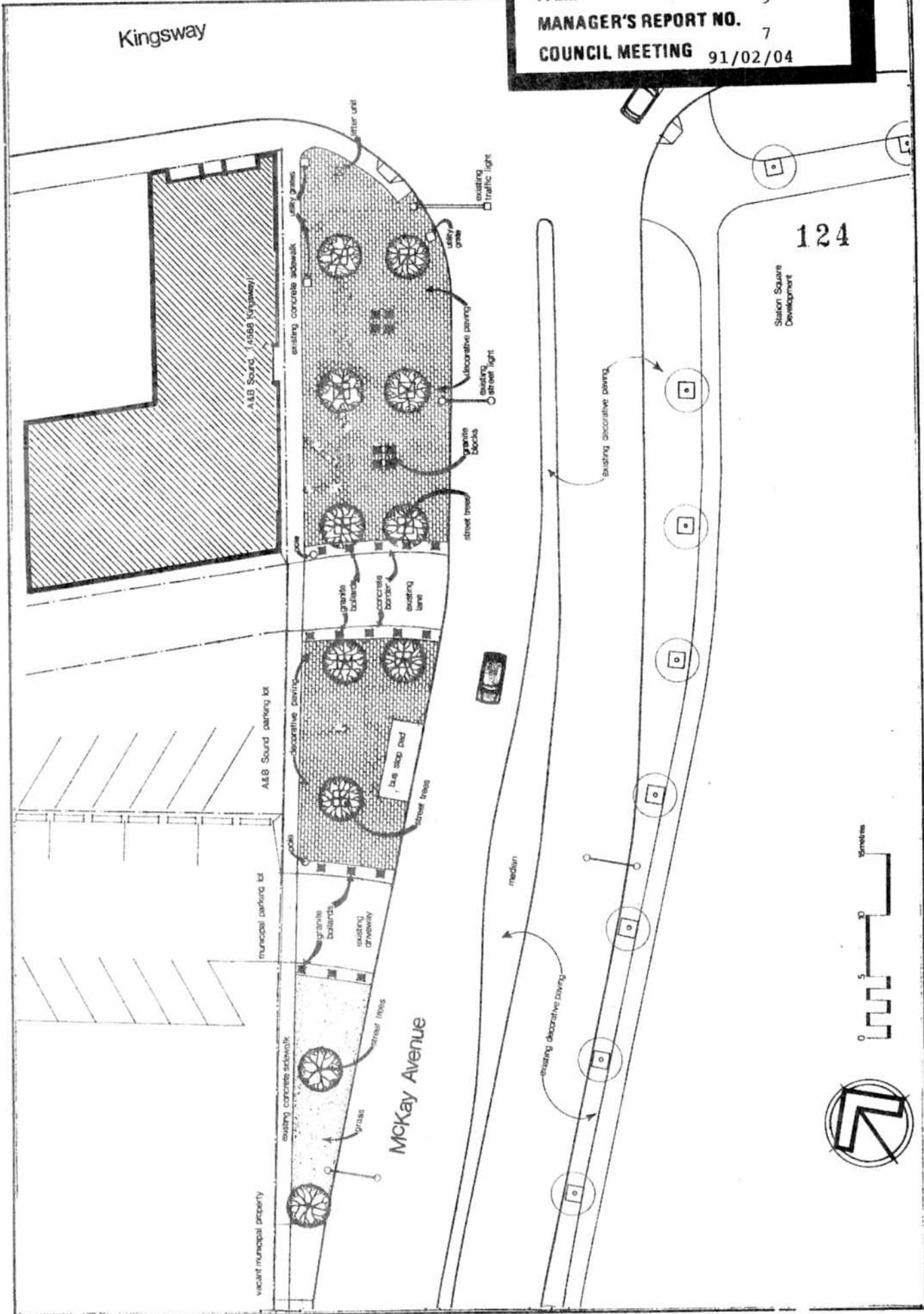
# SITE LOCATION

Urban Design Development

SW Corner McKay Ave and Kingsway

## SKETCH # 1

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Date: 91.01.30  
 Scale: AS SHOWN  
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 THE CORPORATION OF BURNABY  
 Planning & Building Inspection Department

**PROPOSED DEVELOPMENT**  
 Urban Design Development  
 SW Corner McKay and Kingsway  
**SKETCH # 2**