

TO: MUNICIPAL MANAGER 1991 SEPTEMBER 04  
FROM: DIRECTOR PLANNING AND BUILDING  
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 \$22,000.00 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..

**REPORT**

This report outlines an urban design development for the boulevard area at the corner of McKay Avenue and Kingsway (refer to attached Sketch #1). This site is currently in a poor state of repair characterized by bare rutted ground, ponding, and a lack of any site improvements.

A previous report to Council outlined a proposal costing \$50,000.00 for improvements to this boulevard. Council referred that report back to staff for further study and directed that less extensive and less costly improvements to the area be pursued.

In consideration of Council's direction, the proposed urban design development has been revised. The revised design is illustrated on the attached Sketch #2. Components of the proposed work include site preparation and grading, interlocking concrete unit paving, concrete border curbing, eleven Norway Maple street trees, topsoil and grass seeding, granite block barriers and litter receptacle.

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

The total cost of the proposed improvements is estimated by staff to be \$22,000.00. The adjacent property owner, A & B Sound Ltd., has agreed to contribute \$9,000.00 towards the construction costs. This leaves \$13,000.00 to be funded by the Municipality, which is in conformance with the objectives established in the recent program expenditure review. Sufficient funds have been provided in the 1991-1995 Capital Budget under Urban Design-Metrotown. The proposed development will proceed upon Council approval of the recommendation and upon receipt of \$9,000.00 from A & B Sound Ltd..

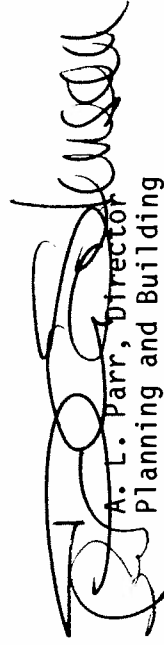
KR:lf

Attachments: Sketches #1 and #2

cc: Director Engineering

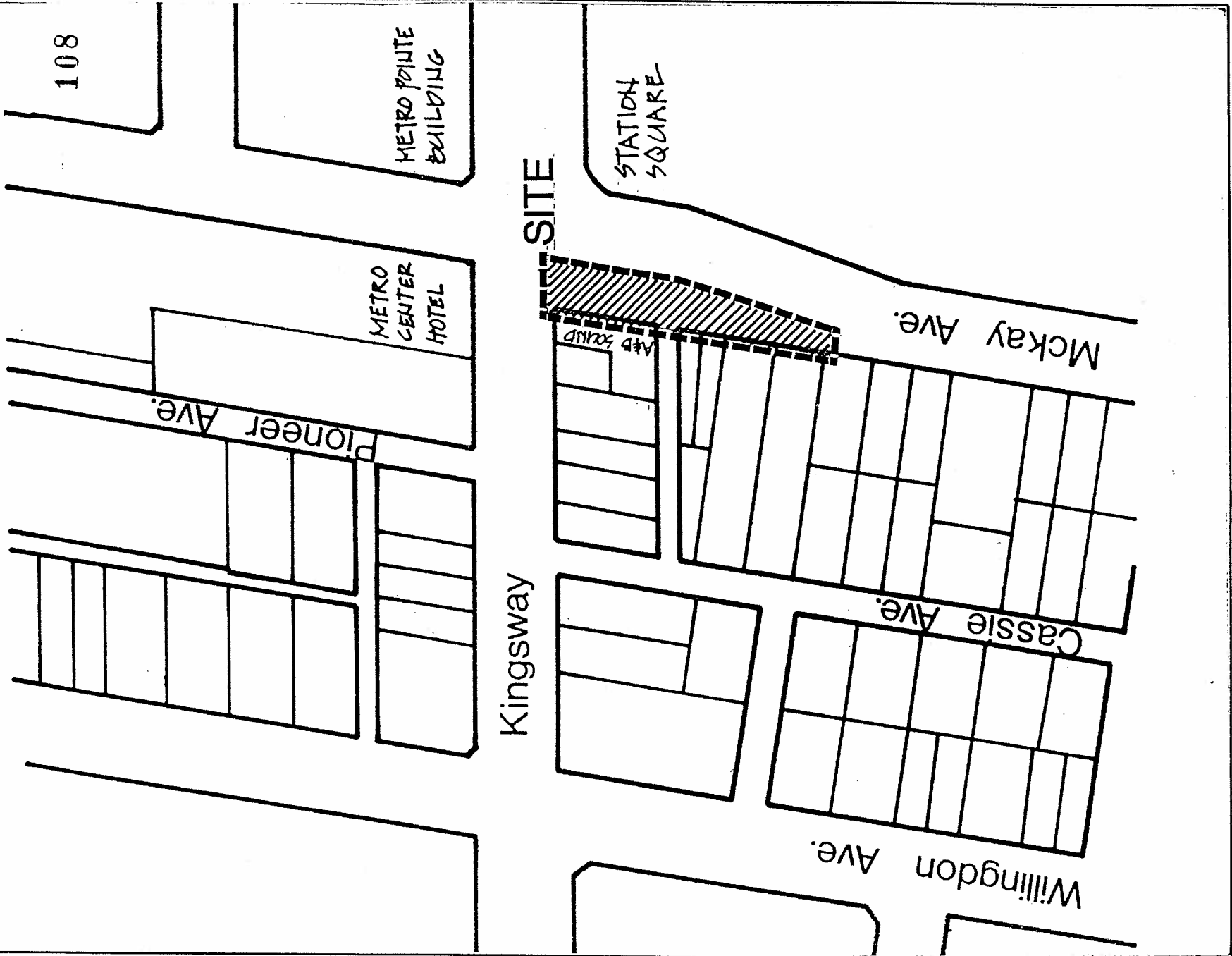
Director Finance

Director Recreation and Cultural Services



A. L. Parr, Director  
Planning and Building

ITEM 5  
 MANAGER'S REPORT NO. 51  
 COUNCIL MEETING 91/09/09



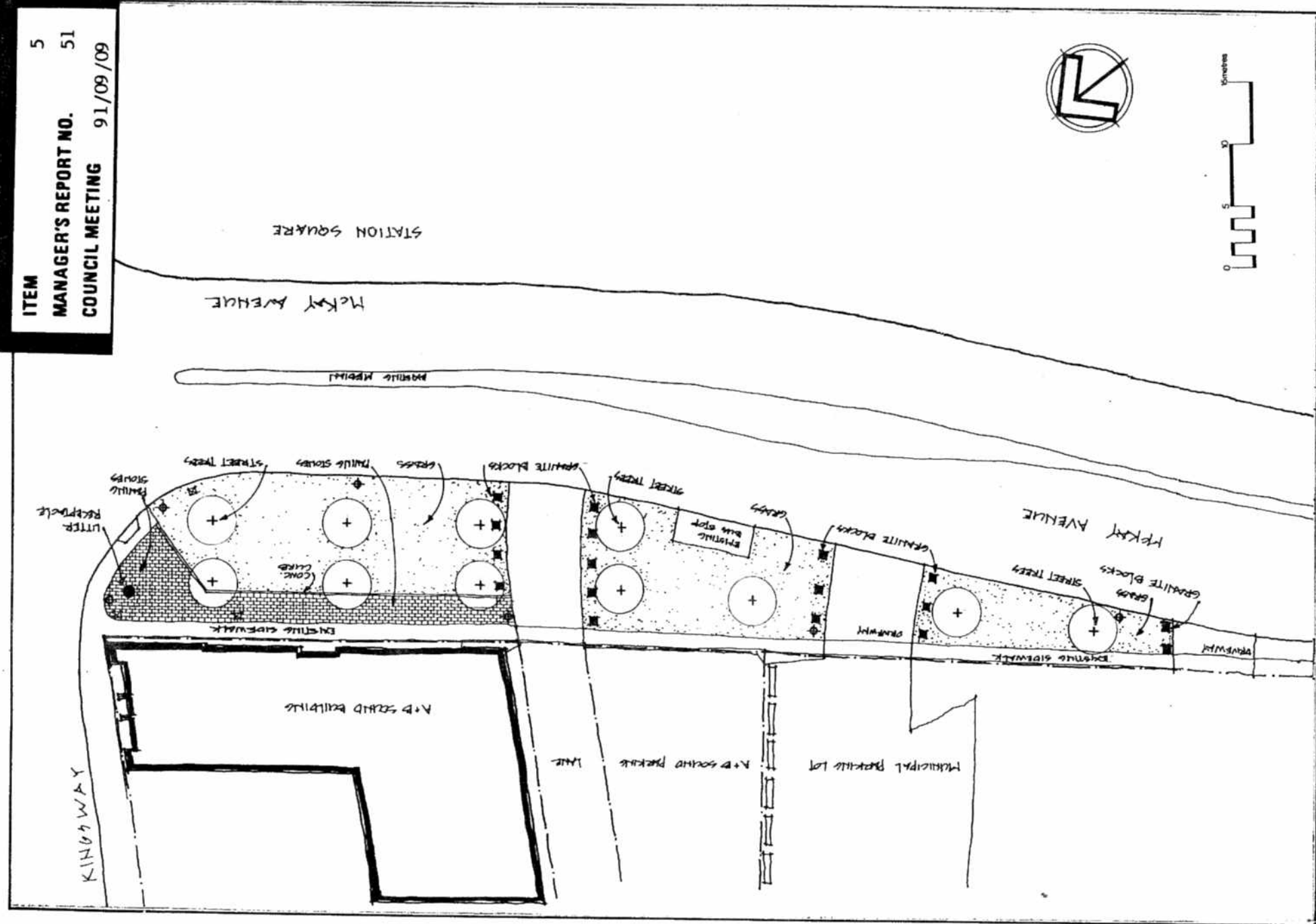
Date: 1991 Sept  
 Scale: 1/4" = 1'-0"  
 Drawn By: KRR



**SITE LOCATION**  
 Urban Design Development  
 SW Corner McKay Ave and Kingsway

**SKETCH # 1**

ITEM 5  
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Date: 1991 Sept 03

Scale: AS SHOWN

Drawn By: *SKM*  
 MN



Planning &  
 Building Inspection  
 Department

# PROPOSED DEVELOPMENT

Urban Design Development  
 SW Corner McKay and Kingsway

## SKETCH # 2

