

TO: CITY MANAGER 1995 NOVEMBER 03

FROM: DIRECTOR PLANNING & BUILDING OUR FILE: 08.640 "C"

SUBJECT: **CENTRAL BOULEVARD: WILSON AVENUE TO KATHLEEN AVENUE**

PURPOSE: To request Council approval of an approach to construct Central Boulevard between Wilson Avenue and Kathleen Avenue.

RECOMMENDATION:

1. **THAT** Council approve the approach to the construction of Central Boulevard from Wilson Avenue to Kathleen Avenue as outlined in this report.

REPORT

1.0 BACKGROUND

At its regular meeting of 1994 December 20 Council approved an approach to acquire property for the construction of Central Boulevard between Wilson Avenue and Kathleen Avenue. The property was to be acquired from the developers of an affordable housing project located at the intersection of Central Boulevard and Wilson Avenue as shown in Figure 1 *attached*. Subsequently, the property was transferred to the City of Burnaby and will be dedicated as road right-of-way.

The developers have subsequently proceeded through the rezoning process with an affordable housing project on the remainder of the site. As part of the servicing requirements for the rezoning the developer is required to construct a portion of Central Boulevard flanking the site from Wilson Avenue to the rear (east) property line of the development. In conjunction with this development this report discusses a proposal that Central Boulevard be extended beyond the east property line as far as Kathleen Avenue with further extension to Willingdon to occur at a later date.

2.0 CENTRAL BOULEVARD EXTENSION

2.1 Need

The extension of Central Boulevard from Wilson Avenue to Willingdon Avenue as shown in Figure 2 *attached* is a key component of the overall road network in the Metrotown area.

The extension to Willingdon will allow the Community Transportation Plan for the Community Plan Two area of Metrotown to be completed including the closure of Mayberry Street at Willingdon. This closure was approved by the local community to prevent traffic infiltration in this high density apartment area of Metrotown. The Central Boulevard extension would also provide safe access from the apartment area to the commercial area of Metrotown and would assist the operation of transit buses operating to and from the Metrotown Transit Exchange.

2.2 Extension to Kathleen Avenue Only

The extension of Central Boulevard cannot be completed to Willingdon Avenue at this time, however, due to the need to acquire property from the apartment building located at the intersection of Central Boulevard and Willingdon as shown in Figure 2. As acquisition of this property would necessitate relocation of existing parking for the apartment building, it does not appear possible to pursue the extension of Central Boulevard as far as Willingdon at this time. City ownership of the properties at Kathleen and acquisition of the property at Wilson shown in Figure 1 however, provides sufficient right-of-way for the construction of Central Boulevard from Wilson Avenue to Kathleen Avenue in conjunction with the affordable housing development.

Completion of the shorter section between Wilson Avenue and Kathleen Avenue would realize benefits for both the City and the developer of the affordable housing project. From the City's perspective, access for residents of the Metrotown area would be improved and completion of the entire section of Central Boulevard to Willingdon would be advanced. The affordable housing development would also benefit from the completion of Central Boulevard to a finished standard and the improved access to and from the east for both private and emergency vehicles, especially fire trucks.

2.3 Design

The final design work has been completed for the Central Boulevard Extension between Wilson and Kathleen. It would be developed to accommodate two westbound lanes and one eastbound lane with a curb, separated sidewalks and landscaping on the north side and a curb on the south side adjacent to the BC Parkway. The project would also involve finishing Wilson Avenue from Central Boulevard to Beresford underpassing the SkyTrain line to a final standard.

3.0 SUGGESTED APPROACH

The suggested approach to complete Central Boulevard from Wilson to Kathleen would require the developer of the affordable housing project to construct this section of the road in conjunction with the development. The City of Burnaby would be responsible only for the difference in construction costs between the entire section of Central Boulevard from Wilson to Kathleen and the section adjacent the affordable housing site from Wilson to the east property line which the developer is responsible for under the servicing requirements. This cost to the City of Burnaby is estimated at \$193,000 and has been budgeted in the 1996-2000 Capital Program. The developer is in agreement with this approach.

Upon completion of the section of Central Boulevard from Wilson to Kathleen the existing interim road from Kathleen to Willingdon would be closed at Kathleen with a concrete barrier as shown in Figure 2. This approach recognizes this section as a substandard road (in width and pavement condition) suitable for local access only. This barrier would remain in place until Central Boulevard is completed from Kathleen to Willingdon.

5.0 CONCLUSION

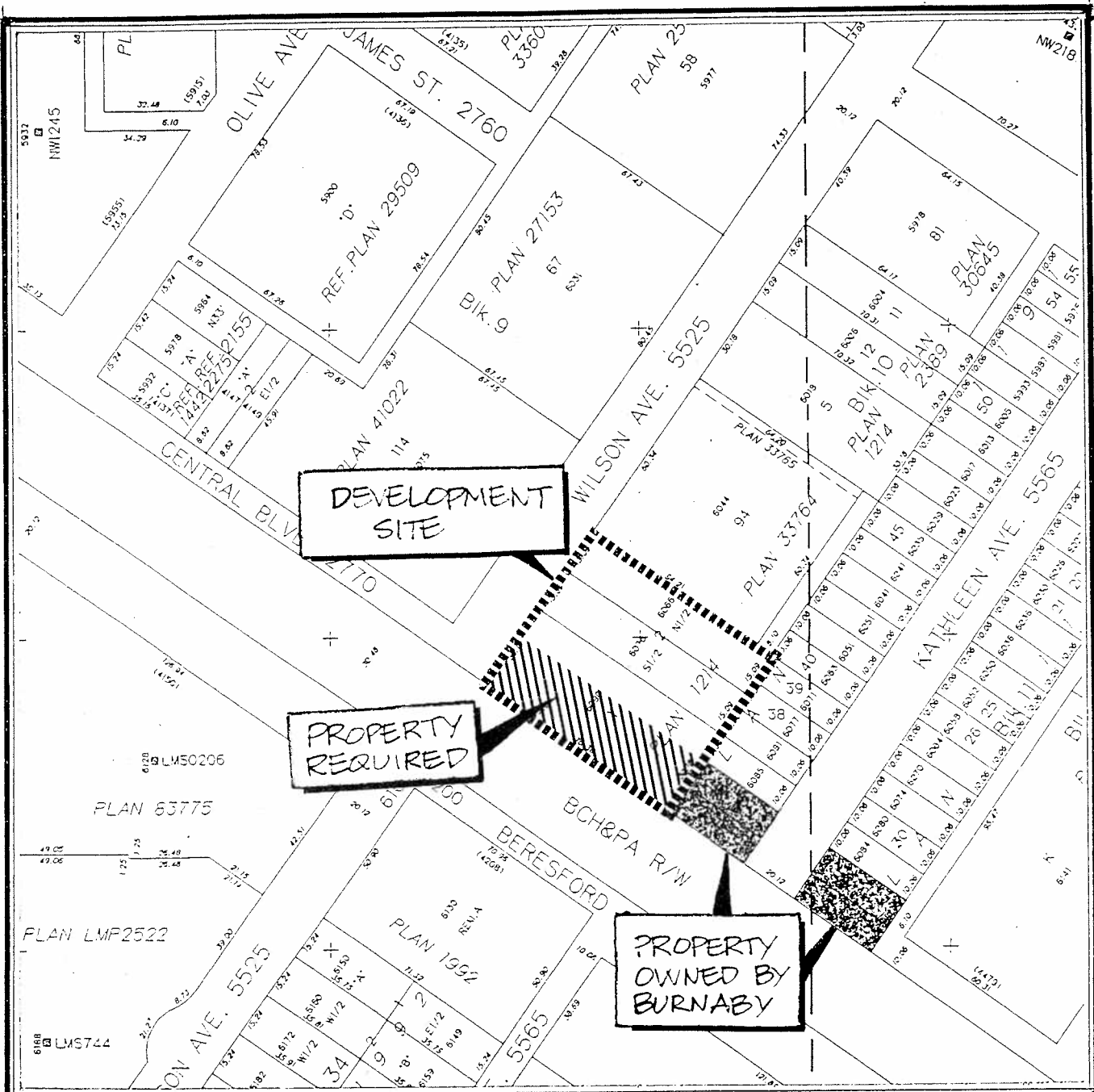
The completion of Central Boulevard from Wilson Avenue to Kathleen Avenue is a necessary component of the Metrotown road network. In conjunction with the affordable housing development at Central Boulevard and Wilson Avenue staff are recommending an approach which would involve the construction of Central Boulevard between Wilson and Kathleen by the developer with cost sharing from the City of Burnaby. If Council approves the approach as outlined in this report the developer is agreeable to construct the section of Central Boulevard from Wilson to Kathleen to City standards with cost sharing from the City of Burnaby.


D.G. Stenson, Director
PLANNING & BUILDING

RG/jp

Attachment

cc: Director Engineering
Director Finance
Director Recreation & Cultural Services
Deputy City Manager, Corporate Services



Date:
 1995 OCT 18

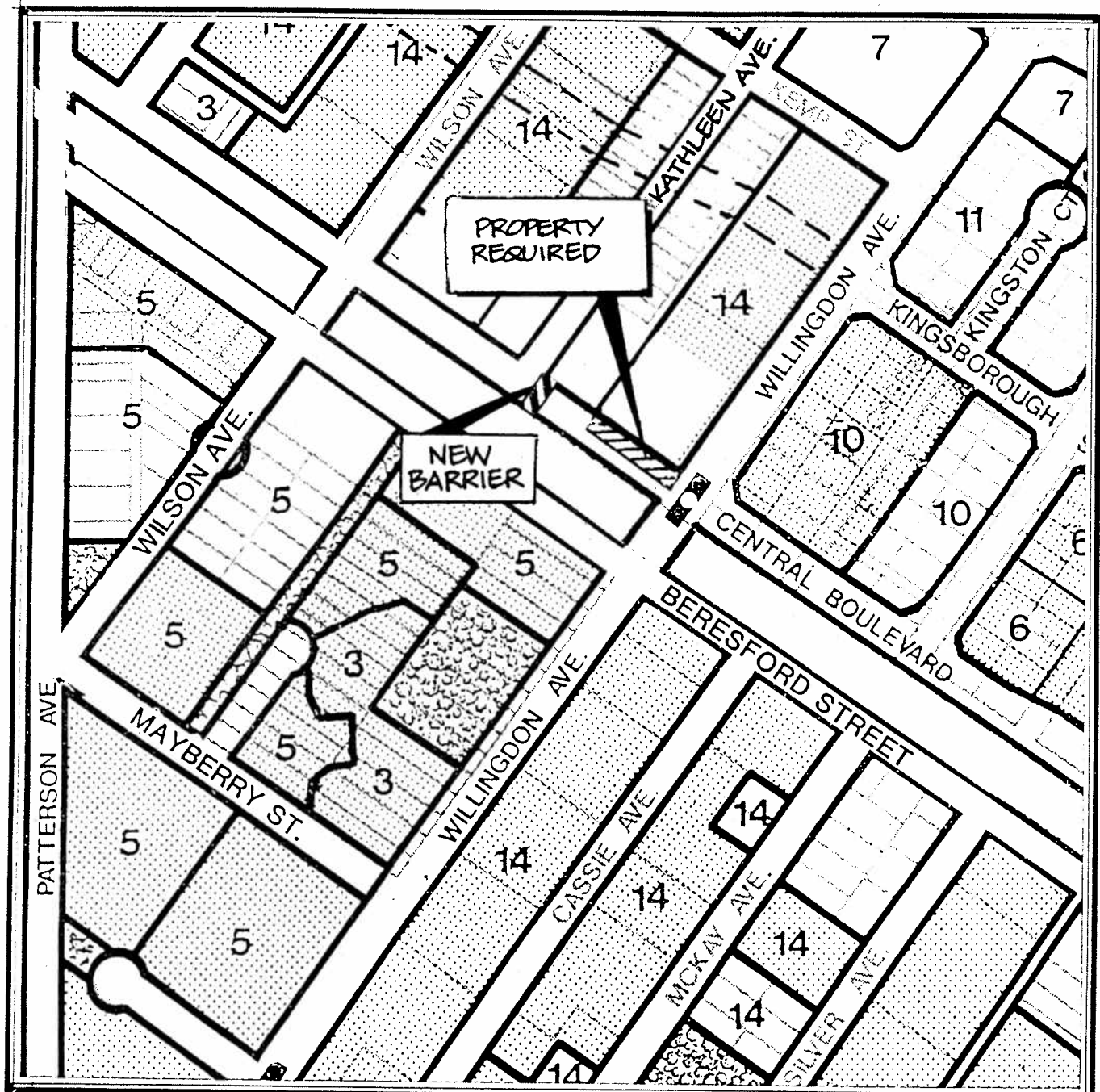
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City of
Burnaby
 Planning & Building Dept.

FIGURE 1
DEVELOPMENT SITE



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FIGURE 2

CENTRAL BOULEVARD
EXTENSION

WILSON AVE. TO KATHLEEN
AVE.

