

**FINANCE AND CIVIC DEVELOPMENT COMMITTEE**

*HIS WORSHIP, THE MAYOR  
AND COUNCILLORS*

**SUBJECT: BEAUTIFICATION STRATEGY AND IMPLEMENTATION**

**RECOMMENDATIONS:**

1. THAT Council endorse the five streetscape beautification projects for the Lougheed Town Centre, Brentwood Town Centre, Edmonds Town Centre, University Station and The Heights for advancement, as outlined in this report.
2. THAT Council authorize an allocation of \$1.9 million in the upcoming 2008 – 2012 Provisional Capital Program for design and construction of the projects, with the source funding being from Gaming Funds, as outlined in this report.
3. THAT Council authorize the inclusion of \$170,000 for consideration within the 2010 Provisional Operating Budget under the Public Works for Boulevards component, to provide for additional boulevard weeding, irrigation and plant propagation associated with the projects, as outlined in this report

**REPORT**

The Finance and Civic Development Committee, at its meeting held on 2007 October 25, received and adopted the *attached* report seeking Council's approval of a streetscape beautification strategy and subsequent construction of five initial streetscape beautification projects in 2008.

Respectfully submitted,

Councillor D. Johnston  
Chair

Councillor N. Volkow  
Vice Chair

Councillor G. Begin  
Member

<p>City Manager Director Finance Director Planning &amp; Building Director Engineering Director Parks, Recr. &amp; Cult. Services</p>
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**TO:** CHAIR AND MEMBERS  
FINANCE AND CIVIC DEVELOPMENT  
COMMITTEE

**DATE:** 2007 October 18

**FROM:** DIRECTOR PLANNING & BUILDING  
DIRECTOR ENGINEERING  
DIRECTOR PARKS, RECREATION &  
CULTURAL SERVICES

**FILE:** 90300 20  
*Reference:* Burnaby Beautification

**SUBJECT:** BEAUTIFICATION STRATEGY AND IMPLEMENTATION

**PURPOSE:** To obtain Committee approval of a streetscape beautification strategy and the subsequent construction of five initial streetscape beautification projects in 2008.

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#### RECOMMENDATIONS:

1. **THAT** the Committee request that Council endorse the five streetscape beautification projects for the Lougheed Town Centre, Brentwood Town Centre, Edmonds Town Centre, University Station and The Heights for advancement, as outlined in this report.
2. **THAT** the Committee request that Council authorize an allocation of \$1.9 million in the upcoming 2008 – 2012 Provisional Capital Program for design and construction of the projects, with the source funding being from Gaming Funds, as outlined in this report.
3. **THAT** the Committee request that Council authorize the inclusion of \$170,000 for consideration within the 2010 Provisional Operating Budget under the Public Works for Boulevards component, to provide for additional boulevard weeding, irrigation and plant propagation associated with the projects as outlined in this report.

### REPORT

#### 1.0 INTRODUCTION

On 2005 November 28<sup>th</sup>, Council identified the need for an over all beautification strategy to ensure that boulevard enhancement projects, particularly in Town Centres, are designed and maintained to contribute toward the larger goal of creating an integrated high quality, visually pleasing environment for Burnaby as a whole.

The purpose of this report is to take the next steps in the implementation of a streetscape beautification strategy for Burnaby's streets in the town centres, urban villages, and on the major corridors of travel. These steps include identifying the streetscape beautification goal, determining the initial locations for improved streetscapes, outlining how streetscapes improvements will be funded, implemented and maintained, and determining when these projects will be completed.

## 2.0 PROPOSED BEAUTIFICATION STRATEGY

The overall goal of the streetscape beautification concept is to “Foster a sense of pride in the community and strengthen sense of place.” The purpose of this section is to outline the larger vision for beautification including the supporting principles for the vision, the conceptual structure for the vision and the proposed projects for each of the proposed areas of beautification. The larger beautification vision should:

- 1) Enhance the experience for visitors, the business community and residents by improving the safety, access, aesthetics and greening of boulevards and medians of major roads.
- 2) Be environmentally, socially and economically sustainable, by adding to the natural landscape, reducing waste, conserving resources, and working with natural systems.
- 3) Be strategic in nature by establishing a hierarchy of priorities and using design standards to minimize the on-going maintenance required.
- 4) Enhance the experience of travel by alternative modes of transportation within the city by creating enjoyable and safe environments for pedestrians, cyclists, transit users and the general travelling public.

## 3.0 APPROACH

The proposed concept for the beautification strategy includes a framework with three areas of focus to define priority locations for streetscape improvements. The three areas are “town centres” - the areas of the city which provide important destinations for people (i.e. large districts in the city which people enter); “special centres” – medium sized districts which have a unique character within Burnaby, and “major routes” which people travel between these “districts” or by which people travel through Burnaby. **Appendix 1 (attached)** lists proposed key projects and elements included within each of these three areas.

- *Town Centres: Metrotown, Edmonds, Lougheed, and Brentwood*

Each of these municipal town centres is designated to provide the full range of goods and services to meet the day-to-day needs of the businesses and residents located within that respective quadrant of the city. As such, each of these municipal town centres is also a meeting place for their respective quadrant of the city. Metrotown is also a regional town centre and functions as a regional meeting place, a home to business, and a tourism destination, making it also the prime urban centre within the City of Burnaby.

- *Special Centres*

At this time special centres are identified as Edmonds Street, the Heights, North Road and the Deer Lake cultural precinct. The commercial districts offer neighbourhood shopping and services. In the case of Deer Lake, it is the centrally located prime cultural and civic precinct for the City. As the program is implemented there may be further opportunities to address other locations.

- Major Routes

Major routes interconnecting the four (4) town centres and the cultural precinct include:

- Willingdon Avenue (Brentlawn Street to Beresford Street)
- Lougheed Highway
- 19<sup>th</sup> Street/10th Avenue/Cariboo Road (ultimately Stormont-McBride Connector)
- Kingsway/19th Street
- Canada Way/Edmonds
- Grange/Dover/Royal Oak/Deer Lake Parkway/Kensington.

These “major routes” are all important roads inter-connecting the four town centres. As such, they are all significant corridors travelled between and into the town centres. In addition, other important crossings of Burnaby include: Hastings Street/Barnet Highway, Burnaby Mountain Parkway/Gaglardi Way, Boundary/Imperial/Willingdon, Southridge and Marine Way. These “major routes” carry a significant amount of traffic to destinations in Burnaby as well as traffic passing through Burnaby.

#### 4.0 RECOMMENDED PROJECTS

**Figure 1 (attached)** identifies potential project locations. The five recommended beautification projects were selected based upon:

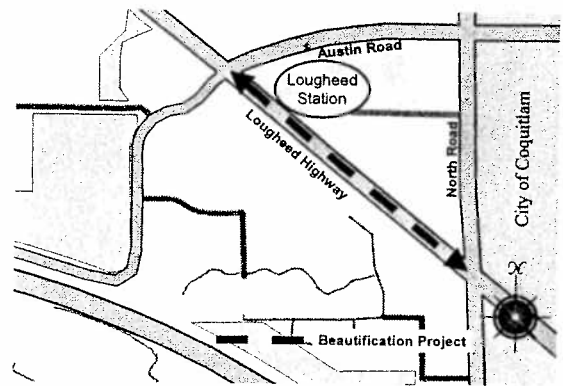
- improving safety, access, aesthetics and greening of boulevards and medians of major roads;
- enhancing the experience for the greatest number residents and visitors relative to cost;
- construction that could be undertaken immediately; and
- opportunity to use innovative design standards that minimize on-going maintenance and maximize benefits derived from utilising natural systems.

The selected beautification projects for the first phase are: Lougheed Town Centre, Brentwood Town Centre, Griffiths Medians, University Station, and The Heights. These five projects are in key locations across the city, provide immediate benefits to the community from the proposed expenditures and do not require substantial additional road or utility works beyond the streetscaping projects. All of the projects can be constructed within 12 months. It should be noted that a project in Metrotown for the initial phase of the program was not included at this time to allow for coordination with other projects planned for Kingsway and will follow in due course under a separate report. Other potential projects that were not selected include projects that are underway or would be built through joint initiatives with other agencies such as the Transit Villages projects in the Metrotown and Edmonds Town Centres or the Evergreen Line in the Lougheed Town Centre. Potential projects that require property acquisition or additional road or utility works, and which could therefore be built in future years as the opportunity arises or development proceeds, will be reviewed on an annual basis.

Below are descriptions and area maps describing the five projects. The emphasis in these projects is to increase the amount of street tree canopy and planting, to reduce the impacts of heat island effects, storm water runoff and pests such as the Chafer Beetle, and to provide permanent planting areas.

#### 4.1 Lougheed Town Centre

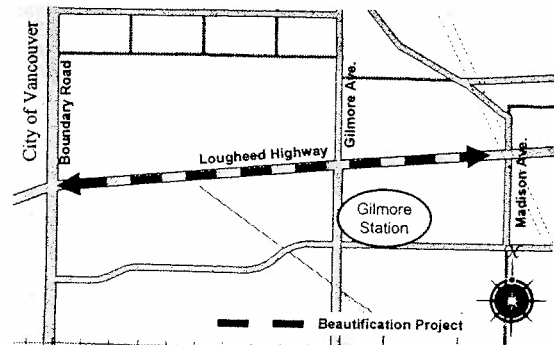
This project is located on Lougheed Highway from North Road to Austin Avenue and includes landscaping the centre median, a 'Welcome to Burnaby' sign at North Road, concrete sidewalks, boulevards with street trees in structural soil on the north side from the east end of the Lougheed Station to North Road, drainage, irrigation, decorative paving and lighting. This project reflects requests by local businesses to provide a positive gateway experience in the Lougheed Town Centre.



Lougheed Town Centre

#### 4.2 Brentwood Town Centre

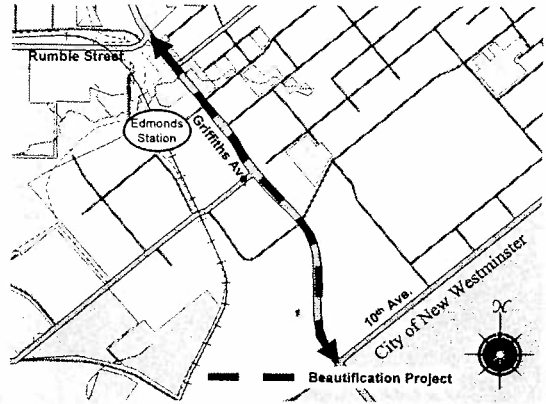
On the Lougheed Highway from Boundary Road to Madison Avenue, this project includes a landscaped median from Madison to Boundary Road with drainage, irrigation, lighting and 'Welcome to Burnaby' signs on the north and south sides of Lougheed Highway at Boundary Road.



Brentwood Town Centre

### 4.3 Edmonds Town Centre

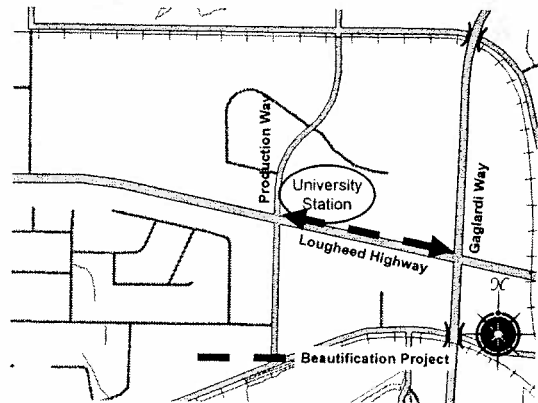
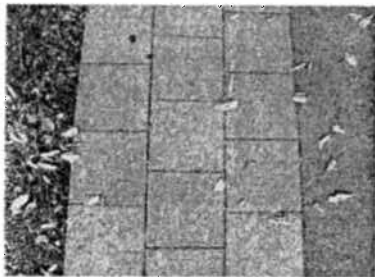
Griffiths Avenue from 10<sup>th</sup> Avenue to Rumble Street includes landscaping the existing median and installing decorative lighting to coincide with the completion of the Griffiths pedestrian overpass.



Edmonds Town Centre

### 4.4 University Station

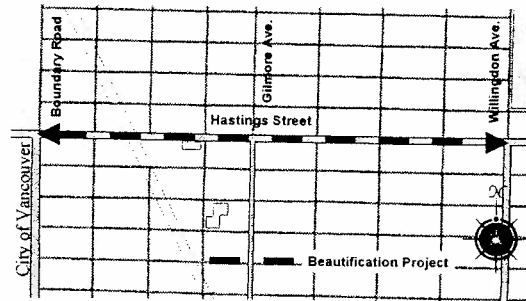
On the north side of Lougheed Highway east of the University Skytrain Station Transformer, this project includes street trees in structural soil, drainage, irrigation, decorative paving, and supplemental landscaping.



University Station

### 4.5 The Heights

On Hastings Street from Boundary Road to Willingdon Avenue, this project includes installation of brackets and irrigation for hanging baskets, new garbage receptacles and street furniture refurbishment. This project refurbishes the existing streetscape and adds addition elements to ensure that The Heights remains a significant shopping destination and meets local businesses and residents desire to keep the street animated. Future projects could extend eastward to Gamma Avenue.



The Heights

## 5.0 COSTS AND FINANCING

The estimated total cost for the design and construction for the five beautification projects is \$1.9 Million (exclusive of GST). The source of funding is proposed to be Gaming Funds. Table 1 below provides a breakdown of estimated capital and maintenance costs for each project.

**Table 1  
 Beautification Projects:**

Name of Project	Estimated Capital Cost	Estimated Operating Cost
Lougheed Town Centre	\$450,000	\$30,000
Brentwood Town Centre	\$775,000	\$35,000
Edmonds Town Centre	\$355,000	\$35,000
University Station	\$70,000	\$20,000
Hastings Urban Village	\$250,000	\$50,000
<b>Total Cost:</b>	<b>\$1,900,000</b>	<b>\$170,000</b>

Sufficient Gaming Funds are available for this purpose and the projects are consistent with established guidelines for use of Gaming Funds. With Council endorsement of the projects, Council authorization is also sought to include a capital allocation of \$1.9 million within the upcoming Provision Capital Program for 2008 – 2013 under the Community Planning Implementation component over a two year period from 2008 – 2009.

In addition, authorization is sought to advance for consideration as part of the budget process an allocation for maintenance funding under the 2010 Public Works Operating Maintenance Budget to provide for additional boulevard weeding, irrigation and plant propagation associated with the projects at an annual cost of \$170,000.

As these and other specific projects are advanced, further reports would be submitted to Council for approval of the specific expenditure authorization for each project and for future projects identified in this report. Depending on the specifics of each project, alternate sources of funding for construction may also be available through cost sharing with other levels of government, and through specific development approval requirements.

To: Finance and Civic Development Committee  
From: Director Planning & Building  
Re: Beautification Strategy and Implementation  
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## 6.0 CONCLUSION

This report outlines an approach for the City to proceed with the next steps in its streetscape beautification strategy. The strategy has four objectives to improve the public realm: enhance the experience for visitors, the business community and residents; be environmentally, socially and economically sustainable; be strategic in nature; and enhance the experience of travel by alternative modes of transportation within the city. In response to these objectives, five projects are proposed to be constructed in the Lougheed Town Centre, Brentwood Town Centre, Edmonds Town Centre, University Station, and The Heights. Other potential projects are also identified and will be considered for implementation as part of an annual review of the program.

This report seeks Committee and Council endorsement of five projects and authorization to make provision of sufficient allocations in the upcoming Capital and Operating budgets to provide for the design, construction and maintenance of each.

  
B. Luksun, Director  
PLANNING & BUILDING

  
L. Chu, Director  
ENGINEERING

  
K. Friars, Director  
PARKS, RECREATION & CULTURAL SERVICES

IW/DAC:sa  
Attachments

cc: City Manager  
Director Finance

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## Potential Projects List

### Recommended Projects:

1. Lougheed Town Centre – Austin to North Rd.: centre median and boulevard landscaping and Welcome to Burnaby Signage
2. Brentwood Town Centre – Boundary Rd. to Madison Ave.: centre median and Welcome to Burnaby Signage
3. Edmonds Town Centre – Rumble St. to 10<sup>th</sup> Ave.: centre median landscaping
4. University Station – Lougheed Highway, Production Way to Gaglardi Way: boulevard landscaping
5. The Heights – Hastings St., Boundary Rd. to Willingdon Ave.: hanging baskets and street furniture refurbishment

### Potential Medium Term Projects:

6. BC Parkway – Boundary Rd. to Southridge Dr.: landscaping, trail reconstruction, plazas, community gardens, lighting
7. Metrotown – Boundary Rd. to Royal Oak Ave.: centre median and boulevard landscaping and Welcome to Burnaby Signage
8. Lougheed Landscaped Median – Douglas Rd. to Holdom Ave.: centre median and boulevard landscaping
9. Moscrop Landscaped Median – Boundary Rd. to Wayburne Ave.: centre median and boulevard landscaping and Welcome to Burnaby Signage
10. Southridge – Marine Dr. to Griffiths Ave.: street trees, landscaped median
11. Newcombe at 10<sup>th</sup> Ave. Welcome to Burnaby sign, paths
12. Edmonds – Kingsway to Canada Way: street trees, hanging baskets, decorative paving and street furniture

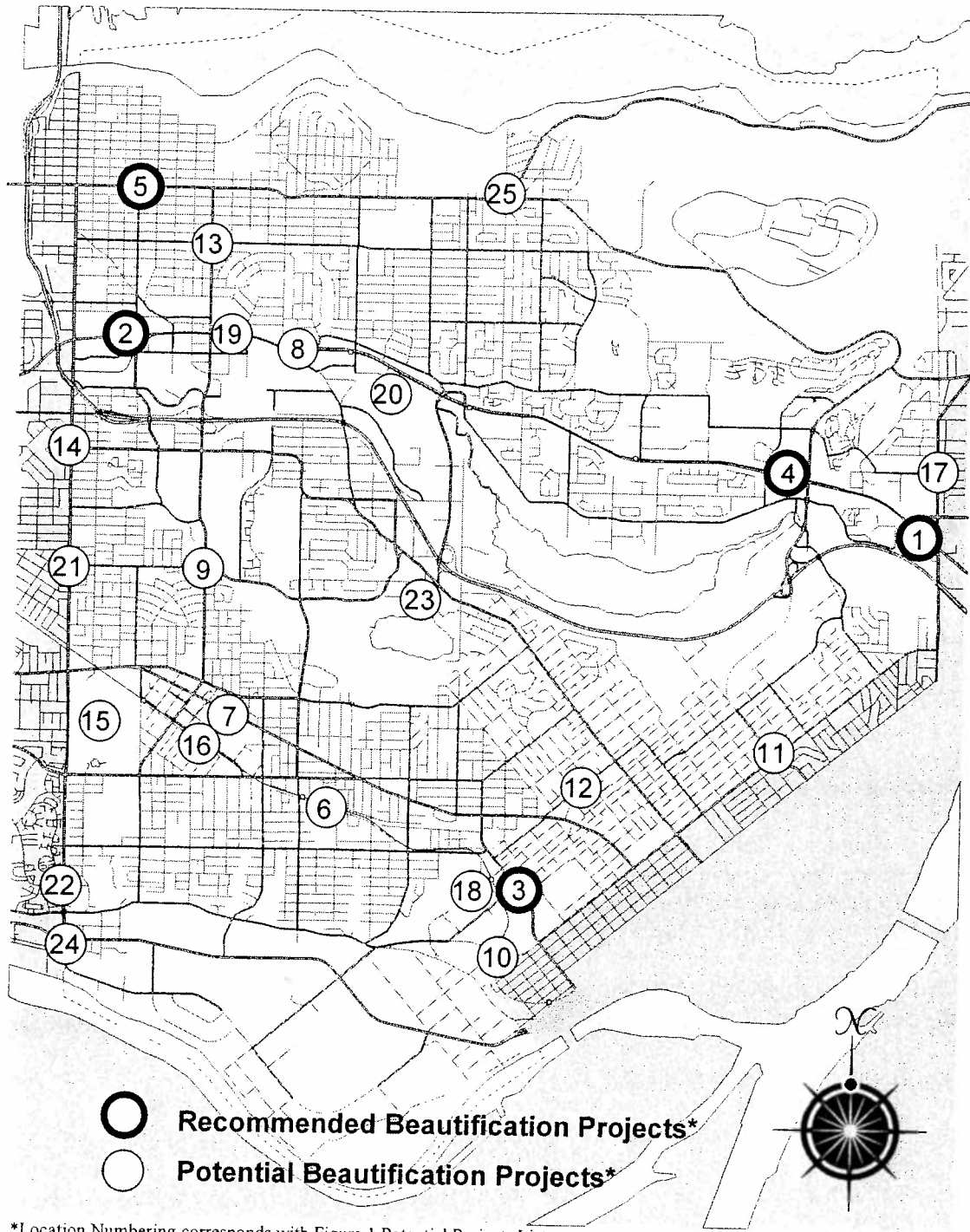
### Inter-Agency or Projects Underway:

13. Willingdon MRN/HOV (TransLink MRN): centre median and boulevard landscaping
14. Canada Way / Boundary Road Intersection (Burnaby): centre median and boulevard landscaping
15. Central Park Master Plan (Burnaby): Welcome to Burnaby sign, paths and street trees
16. Metrotown Transit Villages (TransLink/Burnaby): street trees, decorative paving and street furniture
17. Evergreen Line (TransLink/Province): centre median and boulevard landscaping
18. Edmonds Transit Village (TransLink/Burnaby): centre median and boulevard landscaping

### Potential Longer Term Projects:

19. Lougheed Landscaped Median – Rosser Ave. to Douglas Rd.: centre median and boulevard landscaping
20. Central Valley Greenway – Boundary Rd. to North Rd.: landscaping and features areas
21. Boundary Road Fencing Refurbishment – Joyce St. to Fir St.
22. Boundary Road Fencing Refurbishment – Carson St. to Imperial St.
23. Deer Lake Cultural and Civic Precinct: street trees, decorative paving and street furniture
24. Marine Way – Boundary Rd. to Mallard St.: centre median and boulevard landscaping
25. Hastings St. at Barnet Hwy.: centre median and boulevard landscaping

# Beautification Project Map



Beautification Strategy and Implementation  
Figure 1