

THE CORPORATION OF THE DISTRICT OF BURNABY

PLANNING DEPARTMENT,
October 21, 1966.

Mr. H. W. Balfour,
MUNICIPAL MANAGER.

Dear Sir:

Re: REVIEW OF RM4 DENSITY STANDARDS.

INTRODUCTION

Proposed development standards for the RM4 zoning district were introduced in August, 1965 in response to a Council request for an intermediate apartment category. Council agreed with the proposed regulations in November, 1965, with the exception that the height standard was increased from the original six storeys to 80 feet. Following a Public Hearing, the new RM4 regulations were added to the Zoning Bylaw in December, 1965.

The RM4 category has been proposed for a number of properties in the block between Delta and Springer Avenue, south of Halifax Street. This category has also been included within the medium-density apartment classification in the Apartment Study, where it was considered particularly suitable for development in relation to second level or "district-type" commercial centres.

THE NEED FOR REVIEW

There have been a number of requests for the introduction of a bonus system to the RM4 regulations. The contention is that the absence of a system which would allow for an increase in floor area under certain conditions makes it difficult to construct higher buildings economically in view of the added cost of building in masonry over that of wood frame. A preference for the RM3 category which permits the development of three storey frame apartment buildings at a density only slightly below that of the present RM4 standards has also been indicated.

Under the RM3 standards, which include a basic F.A.R. of 0.90 a bonus is provided for 100% underground parking which increases the possible F.A.R. to 1.10. This compares with an F.A.R. of 1.20 in the RM4 category. Thus, there is little incentive for developers to build to six or eight storeys under the existing standards in view of the densities possible under the three storey RM3 category. It appears desirable therefore to consider some form of bonusing for the RM4 District.

BONUS SYSTEMS

The RM4 District is the only apartment category which does not include a bonus system in its regulations. In all other apartment zones bonuses are provided for underground parking. In addition, the RM5 (high rise) district regulations include a bonus for increasing the area of the site over the required minimum. Some zoning bylaws also include bonuses for reducing the coverage of buildings on the site.

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Mr. H. W. Balfour,
Mr. A. L. Parr.

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Under the present zoning regulations underground parking is required in the RM4 Zone as one item which would ensure a high standard of development. It is considered undesirable, therefore, to remove this requirement and then encourage underground parking with a bonus system.

Consideration should therefore be given to introducing bonuses that will encourage:

- a. Larger sites
- b. Lower building coverage.

PROPOSED BONUSES

The following bonuses are proposed for addition, under the required conditions, to the basic F.A.R. of 1.20 in the RM4 District:

- a) An amount equal to 0.02 for each 1% by which the site coverage is reduced below 30%, (with a maximum addition of 0.20 to the basic F.A.R.).
- b) An amount equal to 0.001 for each 100 square feet of lot area in excess of 40,000 square feet, (with a maximum addition of 0.20 to the basic F.A.R.).

Although the minimum lot size in the RM4 Zone is 30,000 square feet, the proposed area bonus does not come into effect on sites below 40,000 square feet. On sites of this size, emphasis has been placed on reducing the coverage, while both bonuses become effective on larger sites.

The proposed bonus system would thus offset some of the extra cost of development in the RM4 District over that of the RM3 category by permitting more floor area for buildings with higher amenity.

With these proposed changes to the RM4 District, the following range of apartment densities would be provided:

<u>Category</u>	<u>Basic F.A.R.</u>	<u>Bonuses</u>	<u>Total Possible F.A.R.</u>
RM1	0.45	0.15	0.60
RM2	0.70	0.20	0.90
RM3	0.90	0.20	1.10
RM4	1.20	0.40	1.60
RM5	1.50	0.70	2.20

Respectfully submitted,



A. L. Parr,
PLANNING DIRECTOR.

RBC:ejw
c.c. Municipal Clerk