

THE CORPORATION OF THE DISTRICT OF BURNABY

April 10, 1964

HIS WORSHIP, REEVE EMMOTT  
AND MEMBERS OF THE COUNCIL

GENTLEMEN: REPORT OF THE PLANNING COMMITTEE

Your Committee met on Monday, April 6, 1964 and considered the following matters:

(1) Report on Development Considerations - High-Rise Apartments.

The Director of Planning was asked previously by the Planning Committee to consider the sociological and other aspects of high-rise apartments in Burnaby so that the Council would be in a better position to deal with the special problems involved with the introduction of this type of residential facility within this Municipality.

The Director of Planning submitted a report wherein the social aspects had been interpreted to be those factors which affect the way in which people live or make use of the building or area and the report dealt with the advantages and disadvantages of high-rise apartments under the following headings:

- (a) Light and Air
- (b) Open Space
- (c) Density
- (d) Social
- (e) Aesthetic Considerations
- (f) View
- (g) Water and Sewer
- (h) Community facilities and Services
- (i) Property Values
- (j) Other Factors

During considerations of the report, other questions arose concerning the expected influx of this type of development in the community and the level of quality that should be introduced by by-law legislation. In this respect the ratio of land area to building space is considered to be a salient factor and it was considered that developers should not be penalized in this respect in the interests of economic development if the quality of the building were such that underground parking facilities were provided, thus leaving roof space over such facilities to form part of the open space which formed the ground to building ratio.

The impact on the sewer and other underground services of the community were also other factors involved in the introduction of these regulations which, of necessity, must be geared to high density land use and it is the opinion that high-rise apartment developments should be dealt with on their individual merits according to location and that the servicing available at the location would be reviewed in each instance and form a governing factor in the approval or disapproval of an application.

The formation of a design panel to consider the architectural aspects and the grouping of high-rise apartments principally is felt to be desirable.

It is also the opinion of the Committee that considerations of new zoning regulations and building regulations should move synonymously

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and in this respect the presentation of a new building code is expected shortly and should be available for study in line with current studies of the new Zoning By-Law and future application of the zoning regulations to the land use areas.

Your Committee would recommend that Section 16 of the proposed new Zoning By-Law be singled out for discussion as to its suitability to achieve the standards for high-rise apartments required and that the Planning Department be instructed to proceed with site selections using the relevant locational criteria presented in the report of the Planner presently before the Committee entitled: "High-Rise Apartments: Development Considerations" dated April 6, 1964 and further that the whole question of architectural control enabling legislation makeup of a design panel, terms of reference, relationship to the present administration, etc., be the subject of continuing study.

(2) Appraisal of Work Projects - Planning Department.

Your Committee considered a report of the Manager on this subject dated April 2, 1964 in response to a request of the Planning Committee that consideration be given to the workload of the Planning Department to determine whether or not some of the projects listed for production by the Department might be given over to a consulting firm.

The list comprized eighteen projects and on the basis of the Planning Department staff being returned to full strength by the addition of a third research planner and the senior planner and making due allowance for unscheduled work, it was estimated that the Department would have 40-man months time available per year which means the projects then reflect two year's work.

An analysis of work carried out and work required to complete the various projects revealed that all but three of the eighteen projects have had work done on them in varying degrees.

A study of the entire question revealed that most of the projects are of a type not suited to the employment of outside consultants. The Department cannot compete with the demands upon it for effective planning unless the staff establishment is returned to full strength. New staff must be oriented and one staff member is leaving the Municipality and it is considered in obtaining her replacement a more efficient and versatile organization can be effected by classifying all Planning Assistants as Planning Assistants III. The 1964 Budget should make provision for all staff replacements and a suggested reclassification together with provision for outside consultants and summer assistance.

The "Immediate Programme" of projects included the following:

- (1) Adoption of the Zoning By-law and preparation of the accompanying Zoning map.
- (2) Major Road Study
- (3) Maywood Study Area
- (4) Brentwood Study Area
- (5) Plan of Central Area

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(6) Apartment Survey

(7) Hastings Street Redevelopment

Total time for these works to be undertaken over the next two month period - 19 man weeks. Time available from the present staff - 17 man weeks.

It can be safely said that within two months these projects would be completed or well underway.

Your Committee would recommend:

- (1) That the Planning Department staff be brought up to full strength according to the establishment as set for the Department.
- (2) That the Director of Planning be directed to complete those projects listed under the heading of "Immediate Programme" in keeping with the times allotted.

There were two areas where reference to outside forces might be considered. The first being the Apartment Survey and it was felt possibly the Lower Mainland Regional Planning Board might assist with this survey and consider aspects of the Apartment question, including construction, appearance, location, sociological aspects, etc.

Another area where the Lower Mainland Regional Planning Board could be of assistance was in the Major Road Study and in this connection it is submitted that the Planning Department should finalize the major road plan and the Lower Mainland Regional Planning Board be asked to examine, in detail, the traffic routing resulting from the Sperling Interchange.

Your Committee would recommend that this course be followed.