

SEPTEMBER 24, 1969

An adjourned meeting of the Municipal Council was held in the Council Chambers, Municipal Hall, 4949 Canada Way, Burnaby 2, B.C. on Wednesday, September 24, 1969 at 7:00 p.m.

PRESENT:

Mayor R. W. Prittle in the Chair;
Aldermen Blair, Clark, Dailly,
Drummond, Herd, Ladner, Mercier
and McLean;

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN MERCIER:

"That the Correspondence as listed hereunder and the report of the Planner entitled "Additional Comments on the Apartment Study '69 Report" be received."

CARRIED UNANIMOUSLY

(a) Mrs. Harper of the 3800 Block Moscrop Street wrote with regard to the addition of an area North of Moscrop Street and East of Smith Avenue to the areas to be zoned for apartment purposes. This letter was tabled from the Council meeting of September 22nd.

(b) Mr. W. A. Clarke of Commercial Drive, Vancouver wrote with reference to Lots 3 and 4, Block 38, D.L. 35 situated in the area North of Moscrop and East of Smith Avenue requesting that the Council give consideration to zoning this property for apartment purposes. This letter was also deferred from the September 22nd Council meeting to the September 24th meeting.

(c) Mr. H. Volbek wrote requesting that the area bounded by Gilpin Street, Inman Avenue, Moscrop Street and Smith Avenue be included as an apartment area in the current apartment study, pointing out that there was undeveloped land in this area of approximately .9 to .12 acres which was serviced and close to schools.

Mr. Volbek pointed out that the land began to drop away North of Gilpin Street into a slope towards Moscrop and that nearly all homes South of Gilpin Street faced East and West with blank walls on the North side.

The report of the Planner, entitled "Additional Comments on the Apartment Study 1969", referred to the submissions of Mrs. Harper, Mr. Clark and Mr. Volbek and located these properties all within the block bounded by Smith Avenue, Gilpin Street, Inman Avenue and Moscrop Street. It was pointed out that no apartments were located within the surrounding area bounded by Fir, Boundary, Price, Patterson and Carleton and that this area was occupied almost exclusively by single family dwellings with the existing zoning being two family residential, R4 North of Warren Street and

R5 to the South.

The Planner observed that the subject Lot was in the middle of a large area extending from Kingsway to Canada Way which, except for a fringe of commercial uses at the North and South ends and a few isolated apartments, along Smith Avenue was almost entirely of a single family residential character. The introduction of apartments into the area would have a dominating and overpowering effect on the adjoining residences and would create traffic problems within residential areas. There were 286 dwelling units in the larger area compared with 230 in 1961; an increase of 56 units and a significant portion of this development was of recent origin with 27 new houses being built in the area between 1966 and 1969.

The Planner attached a number of sketches which illustrated the points he made in his report and Sketch "C" indicated the amount of subdivision activity which had also taken place in the area. Nine subdivisions were approved since 1965 and six subdivision applications had received preliminary approval making a total of 44 new lots of a residential character in the area.

The introduction of apartments in the area would overtax school facilities at the Inman Avenue School.

The Planner recommended that the Council reaffirm earlier decisions to not create an apartment area in the block bounded by Moscrop, Smith, Inman and Gilpin and that a plan of subdivision be prepared for the development of the block for single and two family residential purposes.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN DAILLY:

"That the Council resolve into a Committee of the Whole at 7:05 p.m."

CARRIED UNANIMOUSLY

The Council established a procedure whereby they would consider the summary of recommendations contained at the beginning of the Planner's report entitled "Apartment Study '69" and then proceed through the plans forming the remainder of the report and which laid out the suggested apartment areas and priorities within each area covering the entire municipality.

RECOMMENDATION #1 "The establishment of an administrative procedure as provided for under the preliminary plan approval regulations of the Zoning By-law, requiring the submission of a true-to-scale perspective or model, and of a detailed plan of landscaping and useable open space treatment for all apartment development proposals."

The Planner elaborated on Recommendation No. 1 and suggested that the idea of requiring a true-to-scale perspective or model as contained within the recommendation would be useful to the proposed design panel as contained in Recommendation No. 2, provided such panel met with the approval of the Council and in the event that the panel was not established, the requirement of a perspective or scale model would be of considerable usefulness to the Planning Department.

During discussion there were mixed feelings amongst the members of the Council over the requirement of a perspective or model and the following points were made:

- (1) Most developers produce a perspective drawing for large buildings in any event and it was felt that the enlargement on this requirement was unnecessary and would be costly to the developer.
- (2) Administrative procedures presently used within the process for handling of rezoning applications were in need of streamlining and this was considered to be more important than the establishment of a design panel or the requirement of a model.

ALDERMAN MERCIER WITHDREW AT 7:25 P.M.

- (3) The intent of the recommendation was that the developer would have the discretion as to whether or not he would submit a perspective or a model.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN DAILLY:

"That Recommendation #1 be amended by adding after the words "requiring the submission of" the words "either at the choice of the applicant"."

CARRIED

AGAINST -- ALDERMEN HERD,
DRUMMOND AND CLARK

RECOMMENDATION NO. 1 then reads:

"(1) The establishment of an administrative procedure, as provided for under the preliminary plan approval regulations of the Zoning By-law, requiring the submission of either, at the choice of the applicant, a true-to-scale perspective or model, and of a detailed plan of landscaping and useable open space treatment for all apartment development proposals."

RECOMMENDATION NO. 2 "The establishment of an advisory design panel as set forth in Appendix V (Design Panel report; proposals for the establishment of an Advisory Design Panel)."

During discussion the following points were made:

- (1) The Advisory Design Panel as proposed would be another arm of the Planning Department. It was submitted that this should be an independent group and not come under the wing of the Planning Department.
- (2) The minutes of the Advisory Design Panel's sessions should be prepared and administered by the Clerk's Department rather than the Planning Department.
- (3) The details of a Design Panel should not be debated at this meeting.
- (4) The Advisory Design Panel in Vancouver can bind developers, however this should not be so with the Burnaby Panel. The panel which is strictly advisory in the District of West Vancouver was working and was

aimed at helping developers to improve the design of their apartment buildings. The assistance of the Panel was accepted by the developers as much as the municipality.

- (5) The Planning Director should not be the Chairman of the Board as suggested in the Apartment Study.
- (6) Upon being queried as to whether the Design Panel would assist the Planner in cutting down the work of his Department, the Planner submitted that the function of the Panel should be centralized in the Department for the purpose of co-ordination. Placing the functions in other departments could work a hardship on the Planning Department and lead to delays.
- (7) The Advisory Design Panel should be advisory to the Council not to the Planning Director as proposed.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN DAILLY:
"That the Council approve the establishment of an Advisory Design Panel and the details and makeup of such panel be worked out at an appropriate time."

IN FAVOUR -- MAYOR PRITIE
ALDERMEN McLEAN, DAILLY,
AND LADNER

AGAINST -- ALDERMEN CLARK,
BLAIR, HERD AND DRUMMOND

MOTION NEGATIVED

ALDERMAN MERCIER WAS STILL ABSENT FROM THE MEETING.

MOVED BY ALDERMAN CLARK, SECONDED BY ALDERMAN LADNER:
"That the proposed formation of an Advisory Design Panel be returned to the Planning Director for redrafting in the light of the points made during discussion at this meeting."

CARRIED

AGAINST-- ALDERMEN BLAIR AND
HERD

RECOMMENDATION NO. 3 "The increasing of the minimum required front yard in the R42 District to twenty-five feet."

During discussion the question was raised on the effect this regulation would have on smaller parcels of land, it being felt that this would create hardship to such land owners in that they would not be able to get full use of the normal floor area ratios due to the change in front yard requirement from twenty to twenty-five feet. In explanation the Planner advised that the new regulation would have no effect on R42 density on larger properties but that there could be some effect on smaller sites.

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MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN LADNER:
"That Recommendation No. 3 be adopted."

CARRIED

AGAINST -- ALDERMEN HERD AND
BLAIR

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN McLEAN:
"That all resolutions adopted at this meeting relating to
Recommendations No.s 3, 4, 5, 6 and 7 be effective with respect
to all rezoning applications received on or after January 1, 1970."

CARRIED

AGAINST -- ALDERMAN BLAIR

RECOMMENDATION NO. 4 "The amendment of the RM3 District Zoning
regulations to include:

- (a) A minimum lot area of 18,000 square feet and a minimum lot width of 120 feet for three storey apartment buildings.
- (b) A minimum lot area of 12,000 square feet and a minimum lot width of 100 feet for two storey apartment buildings.
- (c) A minimum required front yard of 25 feet.
- (d) Minimum side yards of 20 feet for three storey apartment buildings, and 15 feet for two-storey apartment buildings.
- (e) A minimum rear yard of 7.5 feet for all apartment development."

ALDERMAN MERCIER RETURNED TO HIS COUNCIL SEAT AT 8:50 P.M.

During discussion on this item the increasing of the square foot area from that laid down in the original Apartment Study was noted and it was felt that the application of bulk area requirements as proposed would work a hardship on "locked-in" lots.

The Planner explained that the purpose was that the Council attempt to encourage larger sites and larger apartment developments and while it was admitted that there would be some hardship on locked-in lots, this was a problem that has existed in the past and may continue to exist, but it was felt that problems of development of these locked-in sites would have to be dealt with as they arise in the future.

A suggestion was made that there be a system of averaging the back yards to provide more versatility for the apartment development. The Planner advised that this could result in apartments being constructed to the property line at the rear which would cause some hardships, however the use of comprehensive development could be made to a greater extent although the suggestion was not being advanced that the use of comprehensive development for these purposes should be overdone. An example could be taken from the City of Vancouver where comprehensive development zoning had been overdone and had resulted in a detrimental effect.

In response to comments that the developer's would be penalized by the bulk square foot provision and the additional yard requirements it was pointed out that there was a multiplicity of money changed hands between the initial assembly of an apartment site to the point where the owners purchase the building and that there was a slice of profit made all the way along the line. Those assembling the sites make money, those erecting the building make money and when the developer sells to an owner his profit is made and when an owner sells to another owner more profit is made and this is where a fine line of profit margin begins to creep in.

MOVED BY ALDERMAN DAILLY, SECONDED BY ALDERMAN MERCIER:
"That Recommendation No. 4 be adopted."

CARRIED

AGAINST -- ALDERMEN HERD,
DRUMMOND, CLARK
AND BLAIR

HIS WORSHIP THE MAYOR DECLARED A RECESS AT 9:15 P.M.

THE COUNCIL RECONVENED AT 9:30 P.M. WITH ALL MEMBERS PRESENT.

A general comment was made by Alderman Ladner that the Council should look into the tenants interests and specifically what type of building and environment the tenant is going to have to put up with. These facets of apartment development should be considered equally with the economics of apartment development when the regulations within the Zoning By-law are being established. It is rarely that a builder owns the building subsequent to its construction and each time an apartment is sold there is profit made and this profit is built into the rent structure, thus affecting the tenants. The objective of setting the regulations should be that the development of apartments should be pleasing aesthetically and pleasing as places in which to live.

RECOMMENDATION NO. 5 "That amendment of the RM4 District Zoning regulations to include:

- (a) A minimum lot area of 18,000 square feet and a minimum lot width of 120 feet.
- (b) A maximum lot coverage of 25%
- (c) A maximum bonus to the basic floor area ratio (1.20) amounting to 0.20 for reductions in the lot coverage.
- (d) A bonus for 100% underground parking of 0.30.
- (e) A front yard setback standard based on the following formula:

<u>Width of Bldg. as % of Lot Width</u>	<u>Required Front Yard Depth</u>
50	0.45 x height of bldg.
40	0.40 x height of bldg.
30	0.35 x height of bldg.
20	0.30 x height of bldg.

With a minimum front yard depth of 25 feet.

- (f) A side yard standard equal to 0.5 multiplied by the height of the building, with a minimum of 25 feet, and a provision that the total of both side yards to be not less than 50% of the lot width.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN McLEAN:
"That the regulations contained in Recommendation No. 5 be adopted."

CARRIED UNANIMOUSLY

RECOMMENDATION NO. 6 "The amendment of the RM5 District Zoning regulations to include:

- (a) A change in the area bonus increment factor from 200 square feet to 100 square feet (the amount by which a lot exceeds 18,000 square feet multiplied by 0.001)
- (b) A reduction in the side yard factor from 0.5 to 0.4 multiplied by the height of the building."

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN LADNER:
"That the regulations contained in Recommendation No. 6 be adopted."

CARRIED UNANIMOUSLY

RECOMMENDATION NO. 7 "The addition to the RM1, RM2, RM3 and R4 District Zoning regulations of a requirement for the provision of useable open space at a ratio of 200 square feet for each one-bedroom unit and 100 square feet for each bachelor unit contained in an apartment building."

Mention was made that in some apartments large balconies were included in the construction and these larger type balconies might be considered in part as usable open space when arriving at the space requirements for the apartment structures. The Planning Director was asked if he would conduct some further research into the feasibility of introducing this idea into the regulations in Burnaby.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN McLEAN:
"That the regulations contained in Recommendation No. 7 be adopted."

CARRIED UNANIMOUSLY

Mention was made that applications would continue to be received between this meeting and the first of January, 1970 and the question of whether or not the new regulations now being adopted or the existing regulations should apply to these applications.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN BLAIR:
"That applications received between this date and January 1st 1970 be processed on the basis of the existing Zoning By-law regulations."

CARRIED UNANIMOUSLY

The Council then proceeded to deal with the zoning areas laid out in the report of the Planner represented by drawings numbers 1 to 17 indicating the areas within which apartment zonings would be encouraged together with the density and priority within each area.

During discussion it was suggested that while the Council would adopt or amend the areas represented by drawings 1 to 17, the department should not necessarily out-of-hand, reject applications which might be received outside of these areas. It was the opinion that these drawings and indeed the apartment study, should serve as a guide only to the department and to the Council and that any applicant should be made aware that it is their prerogative to make applications elsewhere, with it being understood that the Planning Department would make it known to the applicants that they would find difficulty in recommending to the Council the rezoning of land beyond the areas designated.

Drawings numbers 1 to 17 formed areas A to Q inclusive of the Apartment Study and were dealt with individually by area.

Area A - Hastings - (Boundary to Willingdon)

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN LADNER:
"That the Council receive the plan covering this area as a guide for future development."

CARRIED UNANIMOUSLY

Area B - Hastings - (Delta to Fell)

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN MERCIER:
"That the Council receive the plan covering this area as a guide for future development."

CARRIED UNANIMOUSLY

Area C - Hastings - (Kensington to Duthie)

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:
"That the Council receive the plan covering this area as a guide for future development."

Some discussion ensued on the advisability of deleting the area bounded by Hastings Street, Duthie Avenue, Barnet Road and Pandora Street in view of the dissention which had been expressed rather forcibly by the people in the Westridge Area previously relative to the development of apartments in that area.

The Planner pointed out that one apartment had already been developed in this area and referred to the row of properties immediately East of Barnet Road backing onto a lane and suggested that if the Council were to change its policy on apartment development for this area that the said row of lots should remain as potential apartment sites, in view of the aforementioned commencement of apartment development in the area, and the fact that the development of these lots would be compatible with that on the opposite side of Barnet Road. Some concern was expressed

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about the activities which may have taken place within this area by developers in assembling sites or arranging for financing of apartment development within the triangular area.

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN LADNER:

"That Area C as portrayed by Map #3 be tabled to enable the Planner to further investigate the position of any existing rezoning applications or any other facets of apartment development which might have commenced within this area."

CARRIED UNANIMOUSLY

Area D - Brentwood

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN LADNER:

"That the Council receive the plan covering this area as a guide for future development."

CARRIED UNANIMOUSLY

It was drawn to the attention of the meeting that the area South of Halifax Area, between Delta Avenue and Springer Avenue which has been approved for high density apartment development and was in fact now being so developed was shown on the map as proposed apartment area medium density and it was felt that this should be changed accordingly. It was left in the Planner's hands to make the necessary change.

Area E - Halifax - Phillips

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN CLARK:

"That the Council receive the plan covering this area as a guide for future development."

CARRIED UNANIMOUSLY

Area F - Lougheed - Bainbridge

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN McLEAN:

"That the Council receive the plan covering this area as a guide for future development."

CARRIED UNANIMOUSLY

Area G - North Road - Cameron

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN MERCIER:

"That the Council receive the plan covering this area as a guide for future development."

CARRIED UNANIMOUSLY

Area H - Lougheed - Government

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN LADNER:
"That the Council receive the plan covering this area as a guide
for future development."

CARRIED UNANIMOUSLY

Area I - Smith Avenue -(Canada Way to Moscrop)

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN LADNER:
"That the Council receive the plan covering this area as a guide
for future development."

CARRIED UNANIMOUSLY

Reference was made to the triangle of land contained within this
area bounded by Boundary Road, the Freeway, Ingleton Avenue and
Norfolk Street and the suggestion was made that this area should
be reviewed insofar as its suitability for future apartment
development was concerned. Reference was also made to the possible
closure of Clydesdale Street within the area to allow for a
more orderly development of land within the area.

His Worship, The Mayor, advised he had already asked the Planner
for a report on this Area.

Area J - Smith Avenue - (Moscrop to Kingsway)

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN MERCIER:
"That the Council receive the plan covering this area as a guide
for future development."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN McLEAN:
"That the people concerned with the guide lines laid down in
Area J who had written to the Council requesting an extension
of the apartment zone in the vicinity of Moscrop Street and
Smith Avenue be advised of the Planner's recommendation."

CARRIED

AGAINST -- ALDERMEN BLAIR AND
DRUMMOND

The opinion was expressed that the Planner should further study
this area taking into account the imminent expansion of the Burnaby
General Hospital and the effect such expansion would have upon
the property in this general area.

Area K - Deer Lake

No action was taken as there was no guide plan for this area
and the Planner was asked to consider future apartment development
for this area and bring in a report in due course.

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Area L - Kingsway - Central Park

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN McLEAN:
"That the Council receive the plan covering this area as a guide
for future development."

CARRIED UNANIMOUSLY

Area M - Maywood

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN McLEAN:
"That the Council receive the plan covering this area as a guide
for future development."

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN LADNER:
"That the area between Willingdon Avenue and the Maywood School
Site be zoned for other than apartment purposes along the railway
right-of-way to a depth of 200 feet and that the proposed medium
density apartment area portrayed on the plan for Area M
be deleted."

IN FAVOUR -- ALDERMEN MERCIER,
DRUMMOND, HERD
AND LADNER

AGAINST -- ALDERMEN McLEAN,
CLARK, DAILLY, BLAIR,
AND MAYOR PRITTE

MOTION LOST

The vote on the original motion was then Carried Unanimously

Area N - Kingsway - Gilley

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN DAILLY:
"That the Council receive the plan covering this area as a guide
for future development."

CARRIED

AGAINST -- ALDERMEN McLEAN, MERCIER
DRUMMOND AND CLARK

Area O - Kingsway - Edmonds

The extension of the commercial area on Edmonds Street from its
present terminus to 16th Street was questioned and also it was
the opinion that the building occupied by the South Burnaby Credit
Union should be shown on the drawing as a commercial area (South
of the lane intersecting Kingsway at Britton Street). The Planner
was asked to take note of these changes for introduction into the
final plan.

MOVED BY ALDERMAN LADNER, SECONDED BY ALDERMAN BLAIR:
"That the Council receive the plan covering this area as a guide for future development."

CARRIED UNANIMOUSLY

Area P - Kingsway - Fourteenth Avenue

MOVED BY ALDERMAN BLAIR, SECONDED BY ALDERMAN MERCIER:
"That the Council receive the plan covering this area as a guide for future development."

CARRIED

AGAINST -- ALDERMEN McLEAN,
DRUMMOND, AND CLARK

Area Q - Newcombe - Eleventh Avenue

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN McLEAN:
"That the Council receive the plan covering this area as a guide for future development."

CARRIED UNANIMOUSLY

Alderman Ladner advised that it was his intention to bring in his report concerning a new policy for dealing with zoning applications in the future to the next Council meeting on Monday, September 29th.

MOVED BY ALDERMAN MERCIER, SECONDED BY ALDERMAN McLEAN:
"That the report on a new policy for dealing with zoning applications be presented to the Council at the next meeting on Monday, September 29th."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN BLAIR:
"That the Committee do now rise and report."

CARRIED UNANIMOUSLY

THE COUNCIL RECONVENED.

MOVED BY ALDERMAN McLEAN, SECONDED BY ALDERMAN BLAIR:
"That the report of the Committee be adopted."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN HERD, SECONDED BY ALDERMAN LADNER:
"That a Public Hearing be held on October 16th, 1969 at 7:00 pm. to deal with the text amendments to the Zoning By-law as a result of the Apartment Study which were approved at this meeting."

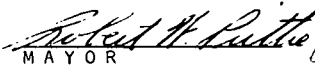
CARRIED UNANIMOUSLY


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The meeting adjourned to 7:00 p.m. Monday, September 29th, 1969.

Confirmed:

Certified correct:


MAYOR


CLERK

JHS/hb

