

THE CORPORATION OF THE DISTRICT OF BURNABY

INTER-OFFICE COMMUNICATION

TO: MR. H. W. BALFOUR DEPARTMENT: MUNICIPAL MANAGER DATE: MARCH 4, 1970  
FROM: Planning Director DEPARTMENT: Planning OUR FILE # RZ #63/69  
SUBJECT: REZONING REFERENCE #63/69 YOUR FILE #  
LOTS 1 AND 2 W. 1/2, BLOCK 13, D.L. 158 E. 1/2, PLAN 1908  
PROPOSED C.D. SCHEME

As requested in the Clerk's memo of February 24, 1970, this department has prepared the following report on the above-described proposal.

The subject property is presently zoned for C2 Commercial use. The request for C.D. zoning was initiated by the applicant in order to add multiple family units to the already permitted commercial use. If the proposed addition of Multiple Family use is to be compatible with the surrounding development, it should be limited to a low density Rm1 zoning category.

Therefore, the C.D. Scheme for the above-described property is proposed as a combination of C2 Commercial and Rm1 Multiple Family Residential, and the following bylaw requirements are those which are not met by the applicant's proposal:

- The ratio of apartment use to commercial use would be determined by the percentage of floor area in any one use to the total area, based on C2 and Rm1 zoning categories.
- The maximum allowed F.A.R. for the Rm1 development (assuming no commercial development) would vary from 0.45 to 0.60 depending on the percentage of permitted parking bonus obtained through the provision of underground or underbuilding parking.
- The amount of required developed usable open space depends on the type of accommodation provided, i.e.

500 sq. ft. / 3 Bedroom unit  
300 sq. ft. / 2 Bedroom unit  
200 sq. ft. / 1 Bedroom unit  
100 sq. ft. / Bachelor unit

Restrictions as to size and location of required developed usable open spaces are described in the zoning bylaw under the definition of "Usable Open Space".

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MANAGER'S REPORT NO. 15, 1970  
Item 7

With reference to the above bylaw requirements and other design criteria, this department has examined the proposed development as submitted by Mr. H.J.A. Chivers and would advise as follows:

1. The proposed development indicates an apartment floor area of approximately 8000 sq. ft. which, with a site area of 13,107 sq. ft., will produce an F.A.R. of 0.61. As noted earlier in this report, the maximum allowed F.A.R. with 100% underground parking and no commercial development would be 0.60 or 7860 sq. ft. of apartment floor area.

The proposed development indicates that of the required 20 parking spaces, 6 are underbuilding. Assuming that half of these are credited to the commercial use and half to the apartment use, the F.A.R. bonus for parking would be  $(3/9 \times 0.15) = 0.05$ . Therefore, the maximum permitted F.A.R. for the apartment development, with no commercial use, would be  $(0.45 + 0.05) = 0.50$ , or a maximum floor area of 6550 sq. ft.

The proposed development indicates a commercial floor area of approximately 5400 sq. ft. which would produce an F.A.R. of 0.412. Using the permitted ratio of commercial use to apartment use, based on the C2 and RM1 categories, the above commercial F.A.R. would permit a maximum apartment F.A.R. of 0.42 or a maximum floor area of 5500 sq. ft. Therefore, the difference between the submitted proposal and compliance with the bylaw requirements is approximately 2500 sq. ft. of apartment area.

2. The proposed development indicates a suite mix of 2 two-bedroom units, 6 one-bedroom units and 1 bachelor unit. This accommodation would require a total of 1900 square feet of developed usable open space. The bylaw definition of "usable open space" is as follows:

"a compact, level unobstructed area or areas available for safe and convenient use by all the building's occupants, having no dimension of less than 20 feet and no slope greater than 10 percent, providing for greenery, recreational space and other leisure activities normally carried on outdoors. Usable open space shall exclude areas used for off-street parking, off-street loading, service driveways and required front yards, and roof areas when otherwise permitted in this bylaw".

No area has been provided which would comply with requirements for developed usable open space.

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March 4, 1970


With reference to the report and proposed development which this department prepared for Mrs. C. L. Adams (a copy of which is attached), the following aspects should be considered:

- The proposed parking structure would provide 15 underground parking spaces. Assuming 9 of these would be credited to the apartment development, the F.A.R. bonus for parking would be  $(9/9 \times 0.15) = 0.15$ . Therefore, the maximum permitted F.A.R. for apartment development with no commercial use would be  $(0.45 + 0.15) = 0.60$  or a maximum floor area of 7860 sq. ft.
- The commercial area, which is the same for both proposals, would allow for a maximum apartment F.A.R. of 0.50 or a maximum floor area of 6550 sq. ft. based on the permitted ratio of commercial use to apartment use. However, to be consistent with other C.D. schemes, it has been the policy of this department to allow the maximum permitted F.A.R. for apartment use if the site is decked so as to separate, both physically and visually, the commercial use from the apartment use as well as the pedestrian from the vehicle. The department's scheme therefore proposes a F.A.R. of .587.
- The proposed parking structure also provides the necessary area to comply with the required developed usable open space.

In conclusion, this department would reaffirm that the requirement for an underground parking structure is a necessary one, based on the following aspects:

1. To obtain a permitted F.A.R. higher than the basic 0.45, underground or underbuilding parking is required.
2. To comply with the requirements for developed usable open space, the deck area on top of the underground parking is required.
3. To obtain the maximum F.A.R. under RMI zoning while developing a C2 Commercial level, a complete decking would be required.
4. To obtain the required visual and physical separation between the commercial and apartment uses, the decking would be required.
5. To obtain a desirable aesthetic appearance for both the apartment occupants and the surrounding residential development, the decking would be required.

RKE/has  
c.c. Clerk / Building / RKE

  
A. L. Parr,  
Planning Director.

THE CORPORATION OF THE DISTRICT OF BURNABY

PLANNING DEPARTMENT

MARCH 19, 1970

REZONING REFERENCE #63/69

MR. H. W. BALFOUR,  
MUNICIPAL MANAGER.

Dear Sir:

SUBJECT: REZONING REFERENCE #63/69  
LOTS 1 AND 2 W.  $\frac{1}{2}$ , BLOCK 13, D.L.153 E.  $\frac{1}{2}$ , PLAN 1903  
PROPOSED C.D. SCHEME

Further to our report of March 4, 1970, concerning the above-described proposal, this Department has re-examined the aspect of required developed usable open space and its location as it relates to the applicant's proposal, and would advise as follows:

- To reiterate our earlier report, the Bylaw definition of "usable open space" is as follows:

"A compact, level unobstructed area or areas available for safe and convenient use by all the building's occupants, having no dimension of less than 20 feet and no slope greater than 10 percent, providing for greenery, recreational space and other leisure activities normally carried on outdoors. Usable open space shall exclude areas used for off-street parking, off-street loading, service driveways and required front yards, and roof areas unless otherwise permitted in this Bylaw."

Under this definition, any area intended as part of the required usable open space shall have no dimension less than 20 feet. Therefore, the minimum space that could comply with the regulations would be an area of 20' X 20'. With reference to the applicant's proposal, none of the balconies or deck areas on the top floor comply with this requirement. Balconies have never been included as part of the required usable open space for any apartment development. Furthermore, roof decks have never been included as part of the required open space, except in the case of RM5 high density apartment categories.

Under this zoning, a portion of the required usable open space can be provided on the roof of the building, subject to the following restrictions:

- 30% of the total lot area must be developed usable open space.
- A maximum of 25% of this 30% could be provided on the roof of the building (i.e. 7.5% of the total required usable open space).
- A maximum of 25% of the available roof area is permitted to be credited to the total required usable open space.

MANAGER'S REPORT NO. 19, 1970  
Item 2

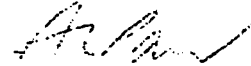
MARCH 19, 1970

These regulations could only be applied logically to a large high density apartment development and would have no relevance to the applicant's proposal.

As noted in the Bylaw definition of usable open space, required front yards are excluded as part of the total required usable open space area. Therefore, the deck area which fronts on Neville Street, as noted on the applicant's submittal, could not be considered as complying with the requirements for developed usable open space. This would apply to the required 25-foot front yard setback for the apartment development along the entire frontage on Neville Street. The deck area over the proposed underground parking structure as noted on the Planning Department's proposal would comply with the regulations, i.e. the area is located behind the required front yard, its dimensions are greater than the 20' minimum, and it is available for use by all the tenants (see area outlined in red on attached plans).

In summation, it is the opinion of this Department that the applicant's proposal should at least comply with the same regulations that are applicable to any other apartment project and that the standard of development should not be lowered as a result of the mixing of commercial and apartment uses. One of the basic goals of the comprehensive development category is to achieve a higher standard than that of any individual apartment or commercial development. The applicant's proposal would create a comprehensive development scheme, the standard of which would be lower than that of an individual apartment development.

Respectfully submitted,



A. L. Parr,  
Planning Director.

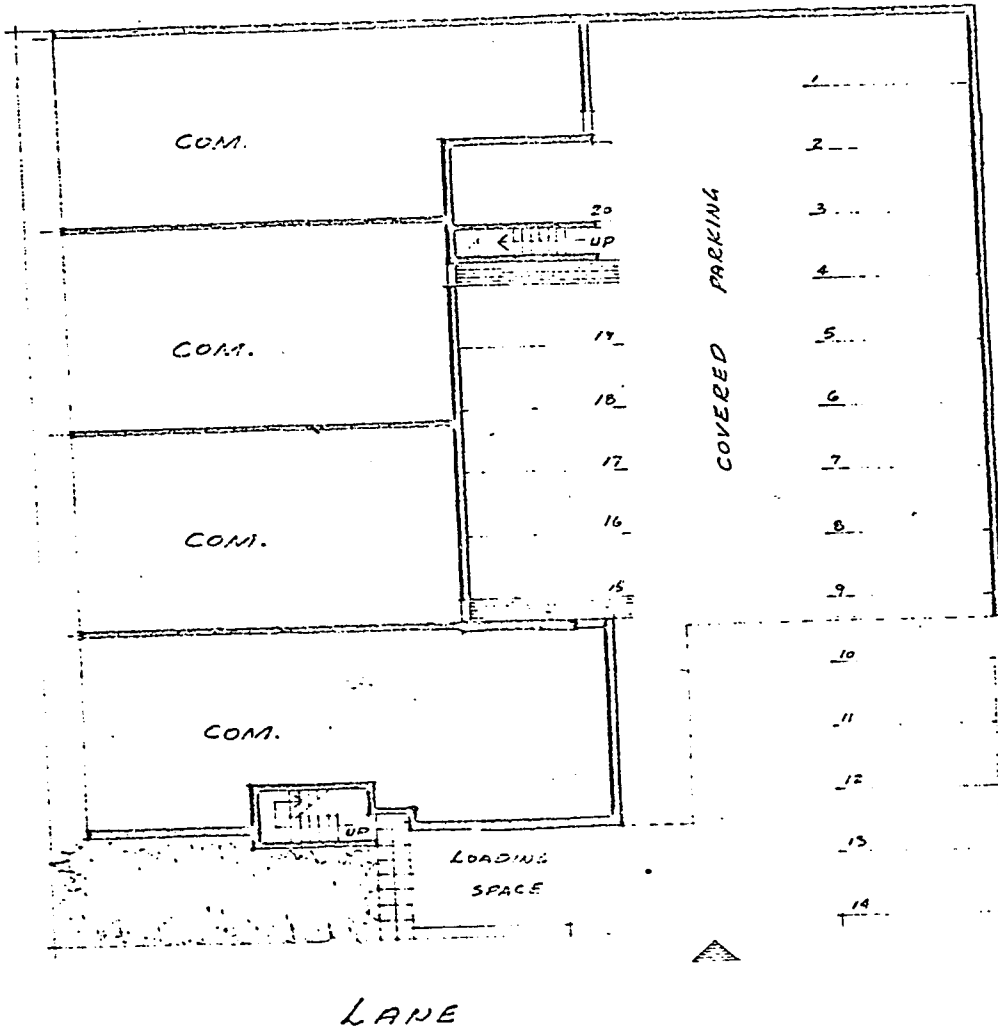
RKE/has

Attachments

c.c. Municipal Clerk  
Chief Building Inspector  
R. K. Everett

NEVILLE ST.

ROYAL OAK AVE.

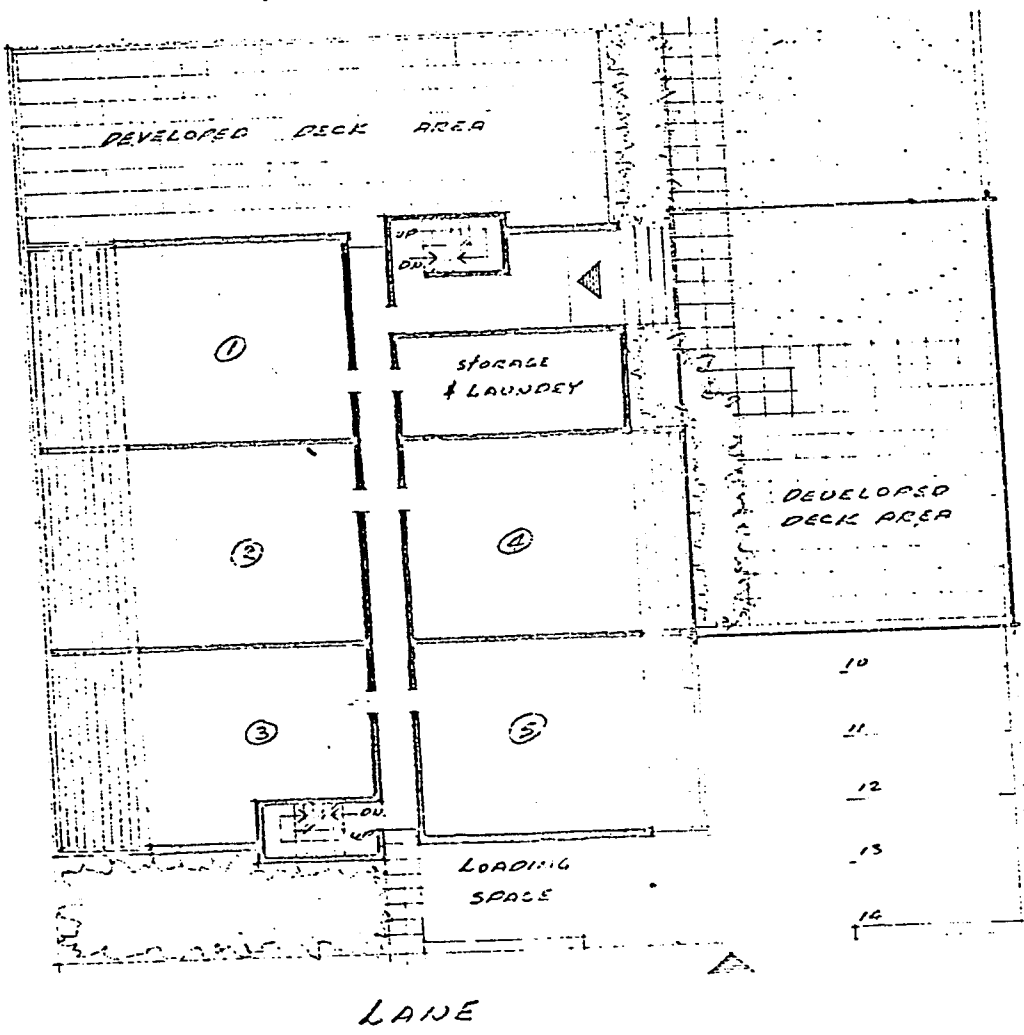


COMMERCIAL LEVEL PLAN

SCALE 1" = 20'  
RUE  
1 OF 5

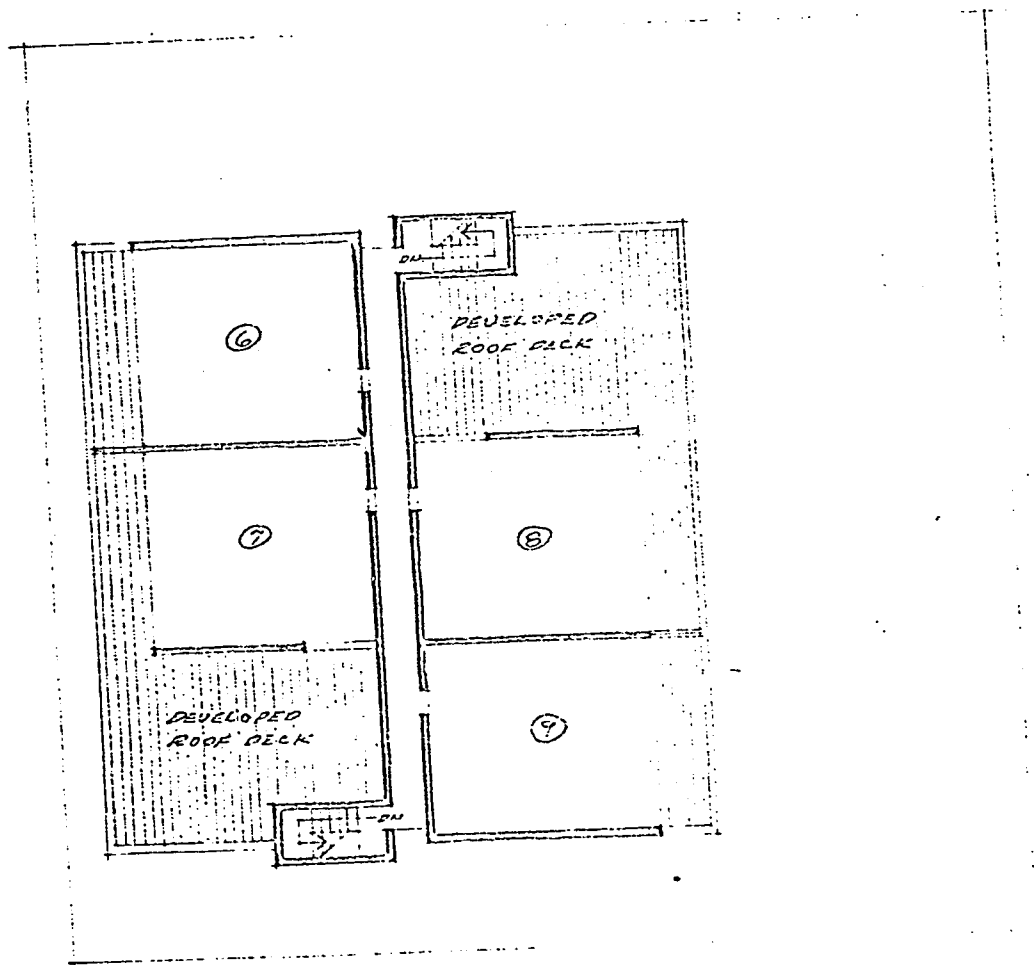
NEVILLE ST.

ROYAL OAK AVE.



FIRST FLOOR APARTMENTS

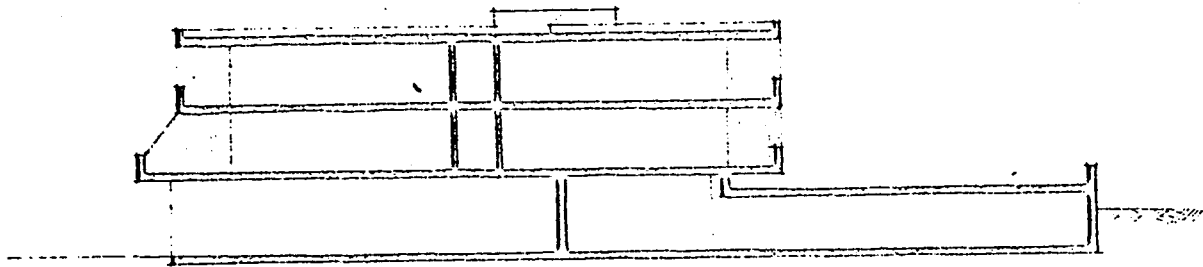
SCALE 1/8"  
R.N.E.  
2001



SECOND FLOOR DEPARTMENTS

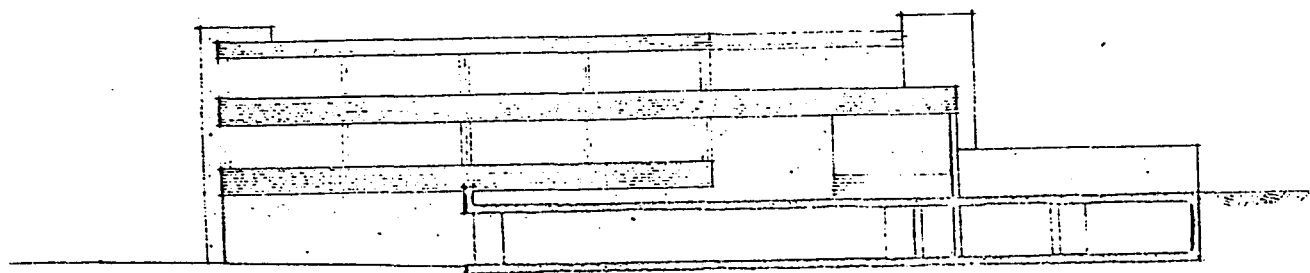
SCALE, 1/8"  
R/E  
3 OF 5





EAST - WEST SECTION

SCALE 1"=20'  
RME  
4 0 2 5



EAST ELEVATION

SCALE 1" = 20'  
RKE

5 OF 5