

Re: U.B.C.M. Resolutions

1. The Provision of Land or Funds for Public Use in Residential Subdivisions.
2. The Including of the Cost of Parking for Apartment Buildings in the Rent.
3. The Provision of Underground Wiring and Boulevard Treatment as a Condition of Approval for New Development.
4. Landscaping Covenants Providing for Earth Berms and Natural Screening between Areas of Incompatible Land Uses.
5. The Placing of Power and Telephone Transmission Lines Underground Where New Installations are Provided.

Following is a report from the Director of Planning regarding resolutions which are submitted to Council for referral to the U.B.C.M. which will convene its annual meeting in Vernon on September 18, 1974.

With respect to the fourth resolution, we are thinking primarily about commercial and industrial properties.

RECOMMENDATION:

THAT the subject resolutions be approved for referral to the U.B.C.M.

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Planning Department,
June 12, 1974
Our File #01.250

To: Municipal Manager

From: Director of Planning

RE: U.B.C.M. RESOLUTIONS

With reference to your memo of May 13, 1974, the following resolutions are recommended for consideration by the Council:

(1) The Provision of Land or Funds for Public Use in Residential Subdivisions

WHEREAS the provision of adequate sites in new residential and apartment development subdivisions for public use is considered essential in the modern residential neighbourhood;

AND WHEREAS the occupants of residential and apartment development subdivisions will require space for public use which, if not provided, will place increasing demands upon established public facilities;

THEREFORE BE IT RESOLVED that the Provincial Government be requested to amend Section 711 of the Municipal Act to provide that as a condition of apartment development or residential subdivision approval the owner of the land to be developed or subdivided shall convey to the municipality for public use, other than streets or public utility easements, an area equivalent to at least five percent of the gross area of the land to be developed or subdivided or, at the discretion of the Approving Authority:

- (a) pay, in lieu of such conveyance, a sum equivalent to the current market value of the required area immediately before development takes place; or
- (b) defer such conveyance until a further development is undertaken or subdivision made.

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(2) The Including of the Cost of Parking for Apartment Buildings in the Rent

WHEREAS many municipalities are experiencing excessive on-street parking in areas of apartment development, a situation which gives rise to problems of traffic congestion and increasing hazards to pedestrians;

AND WHEREAS the incentives to use the parking facilities provided by an apartment development are generally lacking due to the prevalent policy of requiring an additional fee, over and above the normal rental, for a parking space, a condition which leaves many parking spaces vacant;

THEREFORE BE IT RESOLVED that the Provincial Government be requested to amend the Municipal Act to provide the necessary authority for any municipality which wishes to do so to require that apartment owners include the cost of off-street parking in the rent in order to encourage the use of these facilities by the apartment tenants.

(3) The Provision of Underground Wiring and Boulevard Treatment as a Condition of Approval for New Development.

WHEREAS the Municipal Act makes provision for the installation of underground wiring for the distribution of electric power and the preparation and landscape treatment of boulevards on newly dedicated streets which are created by subdivision;

AND WHEREAS these provisions do not apply to new developments, which do not involve subdivision, on established streets or on previously dedicated streets when they are constructed;

AND WHEREAS the proper treatment of boulevards has become an expected standard in urban development and the current practice of providing electric power by overhead distribution defaces streets and clutters our municipalities with an unsightly maze of poles and wires;

THEREFORE BE IT RESOLVED that the Provincial Government be requested to amend the Municipal Act to provide the necessary authority for a municipality to require a developer, at his own expense and at the time of development, to undertake the proper landscape treatment of boulevards and the provision of underground wiring from existing overhead services, thus preparing for the ultimate replacement of the overhead wires by underground services.

(4) Landscaping Covenants Providing for Earth Berms and Natural Screening between Areas of Incompatible Land Uses.

WHEREAS there are instances in many municipalities where incompatible land uses are developed in locations adjacent to one another;

AND WHEREAS the detrimental effects of such a situation would be considerably reduced by the provision of an effective separation comprised of landscaped earth berms and/or natural screening buffers between contrasting forms of development;

THEREFORE BE IT RESOLVED that the Provincial Government be requested to amend the Municipal Act to provide the necessary authority for a municipality to require a developer, at his own expense and at the time of development, to prepare and maintain landscaped earth berms and/or natural screening along any boundary between a residential project and an adjoining commercial or industrial development.

ITEM 9

MANAGER'S REPORT NO. 45

COUNCIL MEETING June 17/74

Re: U.B.C.M. Resolutions ... page 3.

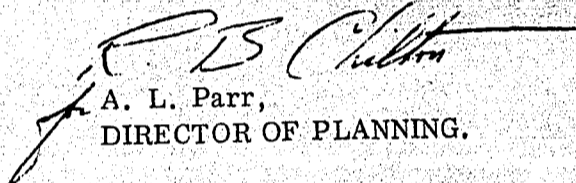
(5) The Placing of Power and Telephone Transmission Lines Underground Where New Installations Are Provided.

WHEREAS the provisions of the Power and Telephone Beautification Fund Act presently apply only to the undergrounding of existing overhead power and telephone transmission lines and not to new installations for these services;

AND WHEREAS the current policy of continuing to provide overhead transmission lines where new installations are involved creates unsightliness, despoils the landscape and is incompatible with the environment;

AND WHEREAS the gradual elimination of overhead transmission lines from developed or developing urban areas is considered desirable, such an objective will not be achieved under the present provisions of the Act;

THEREFORE BE IT RESOLVED that the Provincial Government be requested to amend the Power and Telephone Beautification Fund Act to provide the necessary authority for a municipality to require the placing of new power and telephone line installations underground, thus making possible the ultimate replacement of overhead transmission lines by underground services.


A. L. Parr,
DIRECTOR OF PLANNING.

RBC:ew

c.c. Municipal Clerk
Municipal Engineer
Municipal Solicitor
Assistant Director - Long Range Planning & Research