

RE: LETTER FROM HUDAC GREATER VANCOUVER WHICH APPEARED ON THE AGENDA FOR
THE 1982 NOVEMBER 22 MEETING OF COUNCIL (ITEM 4c)
HUDAC TRIPLE "A" STARTER HOME

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendations of the Director Planning & Building Inspection be adopted.

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TO: MUNICIPAL MANAGER
PLANNING &
BUILDING INSPECTION
DEPARTMENT
1982 November 24

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: CORRESPONDENCE APPEARING ON THE COUNCIL AGENDA 1982 11 22
HUDAC TRIPLE "A" STARTER HOME

RECOMMENDATIONS:

1. THAT Council endorse the HUDAC Triple "A" Starter Home concept on the basis that a demonstration project of prototype units on individual lots distributed through a variety of established or newly developing neighbourhoods, in accordance with current Burnaby zoning and building regulations would be welcomed.
2. THAT HUDAC Greater Vancouver, #3-15355-102A Avenue, Surrey, B.C., B3R 7K1, be sent a copy of this report.

REPORT

The Planning & Building Inspection Department has been asked to reply to an item of correspondence dated 1982 November 10 from Mr. K. Barrie Letts of HUDAC Greater Vancouver and placed on the 1982 November 22 Council Agenda. HUDAC outlines a Triple "A" Starter Home concept and requests that the Municipality examine it with a view to endorsing the concept. The following report outlines a brief staff review of the Triple "A" Starter Home proposal. This review concludes that the proposed prototype unit could be established in Burnaby in accordance with existing Municipal regulations.

- 1.0 In general, there is no objection to the Triple "A" concept. The encouragement of greater energy efficiency in the design and construction of new housing whether in a "starter" home or other types of housing is a laudable one.

2.0 The Triple "A" Starter Home drawings have been examined by the Building Inspection Division of the Planning & Building Inspection Department and the comments outlined in Appendix "A" have been provided. The general response is that although the design for the prototype unit and the future expansion options are fairly straightforward, extensions of electrical and plumbing services should be provided for in the basic prototype unit in order to accommodate future expansion without disrupting the structure of the basic unit.

It would appear that this home would be heated electrically which, with superior insulation, may be a reasonable heating approach. However, there would not appear to be any conclusive evidence that this electrical heating approach would be in the long run more cost-effective than other heating alternatives such as gas.

The choice of whether the prototype unit is to have a basement should be made at the initial stage to take advantage of the most cost-effective approach. The amount of storage space provided in the absence of a basement would appear to be relatively minimal. The overall cost of a prototype unit with additions would also be inherently greater than if the final home size were constructed initially. The reviewed drawings are of an architectural concept nature and in order to obtain a Building Permit the submission of detailed working drawings, in conformance with the National Building Code 1980 and Burnaby Building By-Law - 6333, would be required.

3.0 Relative to the Burnaby Zoning By-Law, the prototype unit can be accommodated in all single and two-family residential zoning districts provided the required by-law setback requirements are met which means that the size of the lot should be large enough initially to permit the various addition options.

The prototype core unit is approximately 26 feet square. If the suggested additions such as a carport or garage to the front, a bedroom suite to the side, and a dining room extension were provided, the enlarged unit would measure approximately 26 feet wide by 50 feet long. For example, utilizing the 29 ft. lot width provided, the smallest setbacks for residential lots of 19.6 feet front yards, 3.9 feet side yards and 24.6 feet rear yards, the existing lot to accommodate this prototype unit with its suggested additions would measure approximately 44 feet wide and 100 feet long.

The size of lot contemplated and a lot required suggests that the R4 and the R5 Districts of the Burnaby City would most appropriately accommodate the prototype home. In Burnaby, the predominant pre-established street pattern and lot divisions result in most lots being 100 feet or more in length (depth) and the width of the lot being the variable factor. Also the relatively high cost of land has resulted in developers of small lot residences building towards maximum height allowances rather than to spread out on the lot. Under the R4 infill zoning category, the Municipality has approved a number of lots in the 33 to 35 foot wide range.

It is acknowledged that extensive building development on other than the main floor would not be accessible to the handicapped. The basement addition option also implies a 100% cellar condition if true grade access is to be maintained without the addition, for example, of external ramps, to the main floor level.

Utilizing the CD or the R6 Zoning District, the Municipality has approved individually sited 0-lot line single-family dwellings on small lots as narrow as 31 feet or 26 feet wide. A number of low density terraced or stacked multiple-family developments have attempted to provide single-level ground-floor oriented units accessible by the handicapped.

4.0 There would appear to be no changes required in the Burnaby Zoning By-Law, Municipal policies or procedures to permit the prototype unit to be built in Burnaby.

5.0 There would be no objections to either Hudac or a private developer pursuing the construction of the prototype unit in Burnaby in the various permitted zoning districts, on a scattered lot-by-lot basis. The Planning & Building Inspection Department questions whether having 15 to 20 of these small units in a single group or row would be desirable. Additions to individual units to individual tastes of an initially compatibly-designed, tightly-sited group of prototype units may create undesirable visual situations. This could be rectified by a Comprehensive Development (CD) approach but this would be at variance with the implied concept of allowing the individual homeowner latitude to design the additions to his personal taste.

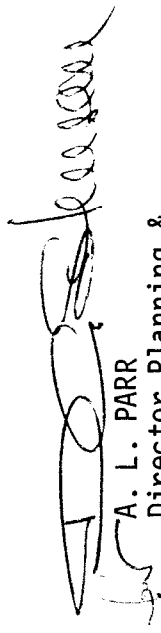
The spread-out nature of the prototype unit after additions would appear to indicate that the concept does not promote a particularly efficient use of land. Further details of, for example, prototype building statistics and dimensions; heating statistics of alternatives as related to capital costs and maintenance costs; and example layouts of lot groups and site planning would be useful to ascertain the appropriateness of a particular proposal.

6.0 The "starter home" concept is one which has been discussed over the years with varying degrees of practical success. Other types of housing in Burnaby which could be considered "starter homes" include an existing stock of small, say two-bedroom, or older homes on smaller existing lots, 0-lot line homes, townhouses and strata-titled low-rise and high-rise apartments.

In summary, the HUDAC Triple "A" Starter Home is an interesting and endorsable concept which can be built in Burnaby at present under current zoning and building regulations. Although staff cannot endorse a demonstration project of 15 to 20 units in Burnaby without further detailed information and layouts, a demonstration project of prototype units on individual lots distributed through a variety of established or newly developing neighbourhoods would be welcomed.

The submitted HUDAC Triple "A" Starter Home drawings will be available at the Council meeting for viewing.

APL
KI:lf


A. L. PARR
Director Planning &
Building Inspection

Attachment: APPENDIX "A"

cc: Chief Building Inspector
Municipal Solicitor

HUDAC TRIPLE "A" STARTER HOME

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1.0 ELECTRICAL COMMENTS

If the various floor plans are to be expanded after the initial construction, the following electrical concerns are noted:

- 1.1 ELECTRICAL SERVICE LOCATION - Must be located initially so as not to interfere with additional rooms or cause roof crossing of added carport if overhead.
- A desirable service location will be unique to each site, depending upon B. C Hydro pole or service location, and slope of the land (clearances above ground).
- 1.2 ELECTRICAL SERVICE SIZE - Must be sized to accommodate future expansion(s).
- 1.3 ACCESSIBILITY OF BREAKER PANEL - Must be considered in order to add additional wiring for expansion(s). Spare conduits could be stubbed out.

2.0 PLUMBING COMMENTS

- 2.1 PROTOTYPE PLAN (SLAB-ON-GRADE WITH UPSTAIRS) -
- (a) Hot and cold water piping should be installed under the concrete floor to side and rear to allow for possible future expansion with minimal damage.
- (b) A wye connection should be installed in the house sanitary sewer at a depth low enough for side or rear future expansion.
- 2.2 OPTIONAL EXPANSION 1 (BASEMENT AREA) -
- (c) Hot and cold water piping should be no problem.
- (d) Same as (b) above.
- 2.3 OPTIONAL EXPANSION 2 (SLAB-ON-GRADE WITH UPSTAIRS) -
- (e) Same as (a) above.
- (f) Same as (b) above.
- 2.4 OPTIONAL EXPANSION 3 (SLAB-ON-GRADE WITH UPSTAIRS)
- (g) Same as (a) above.
- (h) Same as (b) above.
- 2.5 UPSTAIRS OPTION 1 AND 2 -
- (i) No allowance necessary for plumbing.
- 2.6 UPSTAIRS OPTION 3
- (j) Waste and water piping would be roughed-in during construction of the Prototype.

NOTE: The use of electric heat is assumed throughout.