

ITEM 1  
MANAGER'S REPORT NO. 10  
COUNCIL MEETING 1985 02 04

RE: QUESTIONS RAISED AT THE 1985 JANUARY 08 PUBLIC HEARING  
REGARDING REZONING REFERENCE #68/84 - 6282 KATHLEEN AVENUE  
(PROPOSED 15 STOREY RESIDENTIAL BUILDING)

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1985 JANUARY 22

FROM: DIRECTOR PLANNING &  
BUILDING INSPECTION

SUBJECT: QUESTIONS RAISED AT THE 1985 JANUARY 08 PUBLIC HEARING  
REGARDING REZONING REFERENCE #68/84 - 6282 KATHLEEN AVE.  
(PROPOSED 15-STOREY RESIDENTIAL BUILDING)

RECOMMENDATION:

1. THAT this report be received for information purposes.

REPORT

1.0 BACKGROUND:

At the Public Hearing on Rezoning Reference #68/84, Council requested that staff prepare a report on questions that arose pertaining to a comparison of the view obstruction between the tower design presently proposed on this site by Pennyfarthing Development and view obstruction that would be produced by a shorter but broader tower which could potentially be permitted.

2.0 THE EFFECT UPON REVIEWS OF BUILDING TOWERS OF DIFFERENT SIZE:

- 2.1 The building design which was part of the information presented to the Public Hearing on 1985 January 08 illustrated a fifteen storey tower with six units per floor with exterior dimensions of 24.4 m (80 feet square).

In Burnaby, towers in the range of 30.5 m (100 feet square) have been built in the past. These wider towers typically have a larger impact on views and reflect the fact that typically they have eight units per floor. In addition to the view impacts, more slender towers are preferable, particularly in areas where the towers are to be grouped and views through the buildings are desirable. The maximization of views between buildings to the south slope and to the mountains and into nearby park areas such as Central Park is considered desirable in areas where high-rise apartments are proposed.

2.2 Comparison sketches #1 and #2 are attached which illustrate the difference in view angle between a thinner and a broader tower. While the differences in sketch form do not appear dramatic there is a small but significant improvement in the view angle and amount of light which reaches the ground. A "thinner" tower has also been found to appear lighter and less obtrusive from the pedestrian viewpoint from ground level, from viewing from adjacent apartment buildings, and from viewing as apartment tower groupings from further afield.

For example, sketch #2 illustrates that a 100 ft. square tower would obstruct approximately a 30 degree angle of view from the north face of the tower at 4300 Mayberry and approximately a 31 degree angle from the east face. A more slender 80 foot square tower would create a 22 to 23% increase in view when compared to a tower 100 feet wide from both the east and north faces of the building. While these calculations are only approximate they indicate that the reduction in view obstruction is significant when it is calculated to include, theoretically all 15 floors of the north and east faces of the building and does permit more light and view to these Tower units.

2.3 There is no debate that the increased tower height from eleven to fifteen storeys will have an effect on the views from the comparable (upper) floor levels of the existing buildings to the south and west; however given the same number of units to be built on a site it would always be considered the better practice to permit a taller more slender tower rather than a bulkier, more squat tower. The establishment of high-rise areas through the adoption of Community Plans which is the case in this area provides that each site for high-rise development should be considered on its own merits and not on whether one site was developed before another.

At the time the existing towers in this area were constructed, the original Community Plan permitted RM5 development on all sites in the area west of Willingdon. In 1982 Pennyfarthing Development Ltd. applied for Rezoning Reference #43/82 which requested that two low rise and two high-rise buildings be permitted. This Plan amendment was agreed to by the Municipality.

If the original three tower concept at RM5 density were to have been built there could have been three equal height towers of approximately 19 to 20 storeys each based upon the site area of 1.55 ha (3.84 acres). This would have created a greater impact upon the views in the area than the subject proposal. The purpose of this example is to illustrate the policy in place when the Times Square and Post 83 projects were constructed.

This is for the information of Council.

BR/g1  
Attachments.

cc: Municipal Clerk



A. L. Parr,  
DIRECTOR PLANNING &  
BUILDING INSPECTION

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PATTERSON AVE.

WILSON AVE.

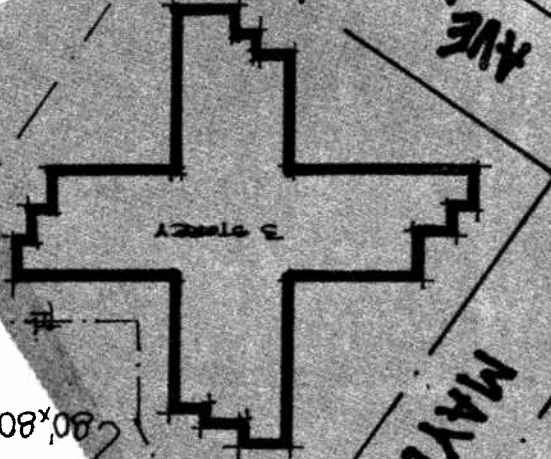
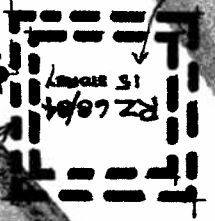
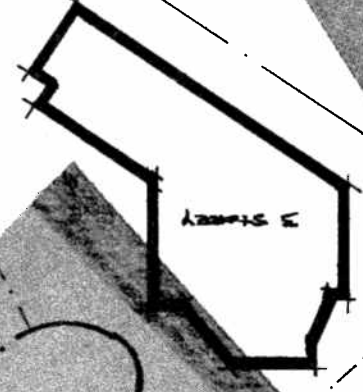
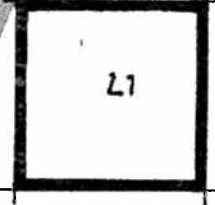
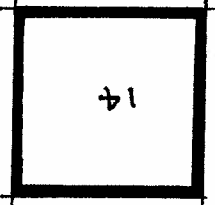
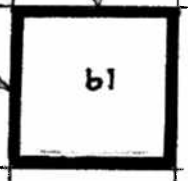
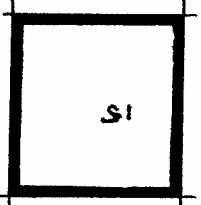
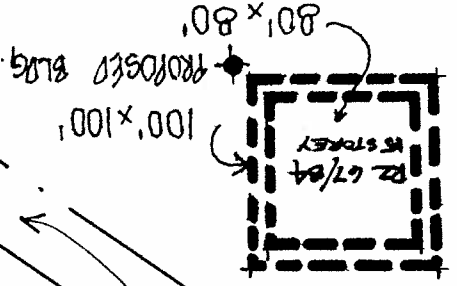
LINEAR PARK

KATHLEEN AVE.

MAYBERRY ST.

WILLINGDON AVE.

MAYWOOD ST.



SKETCH #1 Impact on angle of view

SCALE: 1" = 100'



103

SCALE: 1"=100'  
N

SKETCH # 2 Impact on view obstruction

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104

WILSON AVE.

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WILLINGTON

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