

ITEM
MANAGER'S REPORT NO. 14
COUNCIL MEETING 53 88/08/22

RE: LETTER FROM MRS. KAYE JONES WHICH APPEARED ON THE AGENDA FOR THE
AUGUST 08TH MEETING OF COUNCIL (ITEM 3 H)
REQUESTING PERMISSION FOR ENCLOSURE OF BALCONY

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1988 August 16

FROM: DIRECTOR PLANNING & BUILDING INSPECTION Our File: 02.240

SUBJECT: LETTER FROM MS. KAYE JONES REQUESTING PERMISSION
FOR ENCLOSURE OF BALCONY

RECOMMENDATION

1. THAT a copy of this report be sent to Ms. Kaye Jones,
#311 - 3883 Laurel Street, Burnaby, B.C. V5G 4M8

R E P O R T

1.0 BACKGROUND

On the agenda of the Council Meeting of 1988 August 08 was a letter from Ms. Kaye Jones of #311-3883 Laurel Street concerning the refusal of a building permit to enclose the balcony on her apartment. Ms. Jones wished to enclose the balcony with glazing to help mitigate the noise and environmental impacts of traffic on Canada Way.

It is not possible to approve a building permit for the balcony enclosure in this particular development since the building was constructed to the maximum allowable floor area, and the enclosing of an outdoor balcony would produce an increase in floor area. For Council's information, open balconies and similar architectural features are generally subject to exclusion from Floor Area Ratio (FAR) calculations. The intent is to encourage usable open space for individual units in apartment developments and encourage visual interest in the exterior of the building.

2.0 REVIEW OF REGULATIONS AFFECTING BALCONY ENCLOSURES

The consequences of the enclosure of balconies on existing buildings, in general, include reduced daylight access to the unit, increased physical bulk of the building volume, obstruction of views, the detrimental appearance of buildings with piece-meal enclosures, and possible negative impacts to fires and safety features. On the other hand, certain benefits may be realized, such as noise attenuation, weather protection, and increased storage space.

Notwithstanding the concerns mentioned above, in order to ascertain an appropriate course to recommend to Council in response to a potential request, Planning staff have been undertaking a review of regulations affecting balcony enclosures. Staff have contacted 32 local governments in Canada to obtain their views on this issue and are now analyzing the responses. The principal concerns being examined include:

- a) whether enclosed balconies on existing buildings ought to be allowed on the same basis as open balconies - excludable from FAR
- b) what conditions enclosed balconies should be subject to - specifically with regard to building design, relationship to comprehensive plan, fire safety and building code, the interest of neighboring properties and public spaces in terms of aesthetics, views and privacy
- c) how to deal with the possibility of eventual balcony enclosures on new buildings - provide for balcony enclosures in original design of building, provide maximum F.A.R. for enclosed balconies to prevent deliberate building of oversize balconies for enclosure.

Staff estimate that this review will be concluded in two to three months.

3.0 NOISE MITIGATION MEASURES FOR RESIDENTIAL BUILDINGS

Staff recognize that residential buildings that are to be constructed adjacent to primary arterials or truck routes should be designed to reflect the noise protection needs of the site and reflect community noise standards. Therefore, a noise study recommending mitigataive measures so that the proposed development would meet H.U.D. noise criteria for residential dwellings is required at the time of rezoning.

4.0 TRUCK TRAFFIC ON CANADA WAY

In her letter, Ms. Jones also suggests removing truck traffic from Canada Way, for at least the period between 19:00h and 07:00h.

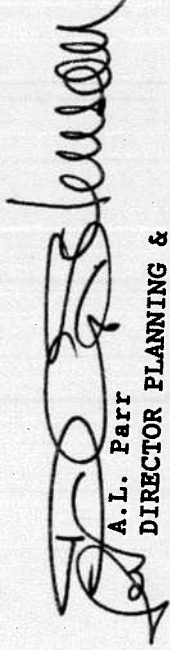
Canada Way is designated in the Comprehensive Transportation Plan, and has functioned for some time, as a primary arterial and as a truck route. It is a policy of the Transportation Plan to limit truck routes to designated primary and secondary arterials and to commercial-industrial collectors in order to develop a routing system that is relatively concentrated, rather than dispersed and which would provide service to the industrial and commercial areas of the Municipality.

Canada Way fulfills an important role in this truck route network by providing for east-west movement, access to the Central Valley area and access to the major interchange point at Boundary Road. Therefore removal of trucks from Canada Way is not considered practical. The implementation of appropriate design measures for noise protection is considered the preferred long term solution to residential development on Canada Way rather than endeavouring to further restrict truck traffic.

5.0 CONCLUSION

Staff will keep Ms. Jones apprised of the progress of the review of balcony enclosure regulations and any changes to the regulations.

It is recommended that a copy of this report be sent to Ms. Jones.


A.L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION

Am
BG/mcb

