

**TO:** CITY MANAGER 1993 NOVEMBER 03

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** PUBLIC HEARING CONCERN  
BYLAW NO. 9632  
HASTINGS STREET AREA PLAN

**PURPOSE:** To inform Council about a slight modification to Bylaw No. 9632 arising out of a concern expressed at the 1993 October 26 Public Hearing.

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**RECOMMENDATIONS:**

1. **THAT** Section 308.3(5) and Section 800.4 "(34) of Schedule VIII recognize the provision of a lighted pedestrian walkway by reducing the number of required non-residential parking spaces by one.
2. **THAT** a copy of this report be sent to Mr. Ed Wood, President, The Heights Merchants Association, c/o Regent Fish, 4020 Hastings Street, Burnaby, B.C. V5C 2H9.

**REPORT**

At the 1993 November 01 Council meeting giving Second and Third Reading for Bylaw No. 9632 to create four new zoning districts, RM6, RM7, C8 and C8a, a concern arose about the provision of the public pedestrian walkways as discussed in Sections 308.3(5) and 308.6(2)

General agreement exists that the lighted public pedestrian walkways recommended in the Hastings Street Area Plan, adopted by Council on 1993 June 03, would serve two important functions, as they do elsewhere such as in Ambleside. The walkways would link the busy, main retail frontages on Hastings Street with the proposed public parking lots at corners along Albert and Pender Streets and would promote pedestrian use of the back lanes, which are being upgraded with merchants also being encouraged to provide secondary entrances to their establishments through accessible back doors.

However, the provision of such walkways does entail some loss of street frontage along Hastings Street, a minimum of 1.0m (3.28 feet), and of ground floor area. In recognition of

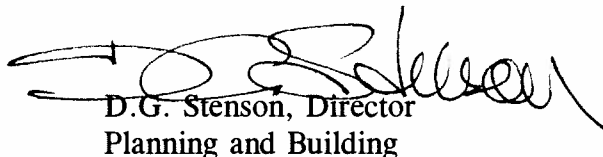
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this, Section 308.3(6) of the Bylaw allows one half of the area above the walkway to be developed with, in no case, the depth restricted to less than 12.19m (40 feet). This corresponds on a lot of typical depth to the added area of up to approximately 700 sq.ft. on three floors, an area equivalent to a one bedroom unit. In addition, Section 308.6(2) allows the area of a pedestrian walkway and the area of any floor areas located over the walkway to be excluded from the gross floor area for the purpose of computing floor area ratio and parking space requirements in this District.

To further promote the provision of these walkways on a voluntary as well as required basis, it was stressed at the 1993 October 26 Public Hearing that some further reduction in the required parking would be effective. Given that the walkways would make the public parking lots much more accessible, staff consider it appropriate to provide an additional incentive by reducing by one space the required amount of non-residential parking for any development providing a walkway. This represents the equivalent of \$10,000 in contributions to public parking for one required parking space not provided due to the provision of a walkway. Combined with the financial advantage of the floor space above a walkway being excluded from the gross floor area as noted, this proposed parking reduction is considered to provide a significant further financial incentive to providing these lighted public walkways.

Thus, to institute this incentive measure requires, prior to Final Adoption, scheduled for 1993 November 08, approval of small modifications to the phrasing of Section 308.3(5) and Section 800.4 (34) of Schedule VIII to recognize the provision of a lighted pedestrian walkway by reducing the number of required non-residential parking spaces by one.

  
D.G. Stenson, Director  
Planning and Building

FA:yg

cc: City Solicitor  
City Clerk  
Director Tax & Licence  
Director Administrative & Community Services