

TO: CITY MANAGER 1998 FEBRUARY 10

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: TOWNHOUSE DEVELOPMENTS:
GATES AND FENCES

PURPOSE: To seek Council endorsement for Comprehensive Development District zoning guidelines for fencing and gates for townhouse developments.

RECOMMENDATION:

1. THAT Council endorse the guidelines outlined in Section 2.0 of this report.

R E P O R T

1.0 INTRODUCTION:

The approach towards ground-oriented housing in Burnaby is to encourage street-oriented, neighbourly forms of development which facilitate pedestrian movement throughout neighbourhoods, while conforming to CPTED (Crime Prevention Through Environmental Design) principles. Walled and gated communities, on the other hand, have been discouraged as inappropriate. From time to time, however, developers, who see security as an important issue, initiate discussions with staff regarding locking gates and fencing along public streets and pathways. The intent of this report is to propose general guidelines for dealing with these issues within the context of working with applicants toward achievement of a suitable plan of development in Comprehensive Development zoning applications. These guidelines are outlined in the following section.

2.0 PROPOSED GUIDELINES:

2.1 Orientation of Townhouses

Developments should be planned to have front doors and pedestrian (not vehicular) accesses to townhouse units facing all public sidewalks and pathways on which the development fronts, except where landscaped buffer areas are required (e.g. along highways). This is intended to foster neighbourliness and a sense of community as well as "eyes on the street".

2.2 Public Pedestrian Networks

In order to foster a sense of community and neighbourliness as well as to facilitate the pedestrian and public transit modes of transportation, a fairly fine-grained network of public sidewalks and pathways should be provided in all multi-family residential areas. In general, a 70 to 90 m (230 to 300 ft.) grid (such as that utilized in the Powerhouse Creek Development Plan) or finer should be achieved by the public pedestrian network.

2.3 Fencing

Fences, walls, hedges and gates, should be provided only for short lengths between townhouse units and for private patio areas and should be limited to 1.0 m (3.3 ft.) in height where they are located within a required yard or in front of buildings along a public street or pathway. In order to allow for landscaping, gradual grade changes and visual interest along public areas, it is generally desirable for fences to be staggered and set back from property lines.

2.4 Pedestrian Gates

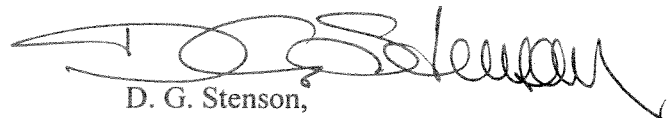
Where a development meets the criteria outlined above, locking pedestrian gates with enterphones restricting access to private courtyards and pathways which give primary pedestrian access to a minority of units within a development or to "back yards", could be supported without creating the perception of a gated or walled community. Such locking gates should generally not be provided within a required yard but rather at or behind the required yard.

2.5 Vehicular Gates

The current practice of not permitting gated surface driveways or private roads within townhouse developments should continue.

3.0 CONCLUSION:

It is recommended that Council endorse the above guidelines to provide a consistent framework for dealing with fencing and gate issues in Comprehensive Development rezonings for townhouse developments. Ground-oriented multiple family residential development is an increasingly important form of housing within Burnaby, and these guidelines will help ensure that it is developed in the form of inclusive neighbourhoods with a sense of community.


D. G. Stenson,
Director Planning and Building

RR/ds

cc: Director Engineering
Director Parks, Recreation & Cultural Services
Burnaby Detachment RCMP, Oi/c