

THE CORPORATION OF THE DISTRICT OF BURNABY

PLANNING DEPARTMENT,
March 7, 1966.

Mr. H. W. Balfour,
MUNICIPAL MANAGER.

Dear Sir:

Re: BURNABY ZONING BYLAW
Number of Bedrooms as a Unit of Measurement in Determining Usable Open Space and Minimum Suite Area Requirements of the Zoning Bylaw.

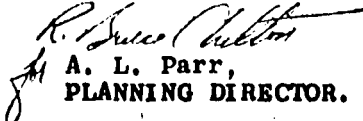
The primary intent of the usable open space regulations of the Zoning Bylaw is to ensure the provision of minimum amounts of open space in apartment developments where families with children are likely to be living. The open space requirements are specified for 3-bedroom and 2-bedroom units, with the highest standard applying to the former. In the case of 1-bedroom and bachelor units, the open space provided by the yard setbacks is considered sufficient - based on the assumption that such units will not generally be occupied by families with children.

A problem has recently arisen, however, because some developers have been referring to certain rooms, which could obviously be used for bedrooms, as dens. In those circumstances a suite, which would normally include two or three bedrooms, could contain (in addition to kitchen, living and bathroom) perhaps a den and library or sewing room - leaving only one room designated as a bedroom. Thus, the usable open space provided would be reduced from 300 square feet per 2-bedroom unit to nil - since none is required for a 1-bedroom unit. Conceivably, a potential 3-bedroom unit could be designed in this manner without having to provide any usable open space.

A further problem could arise with respect to the minimum suite area requirements of the Bylaw, which are also based on the number of bedrooms. With one or more rooms designated as dens, libraries etc.; it would be possible for a potential 2 or even 3-bedroom unit to be required to comply only with the minimum area for a 1-bedroom unit.

In order to overcome these problems, it is suggested that some broadening of the term "bedroom" is desirable where it is used as a basis for determining usable open space and minimum suite area requirements. Rooms designated for other purposes, which could become bedrooms or be used for bedrooms, should be included. Even if they are not so used, there seems to be a definite case for requiring that minimum usable open space and suite area standards be observed where additional rooms are provided. The following addition to the Definitions Section of the Bylaw is therefore recommended:

BEDROOMS, NUMBER OF includes, when used as a unit of measurement for determining minimum suite floor area or usable open space requirements of this Bylaw, dens, libraries, recreation rooms, sewing rooms or other rooms of like character or kind.


A. L. Parr,
PLANNING DIRECTOR.

RBC:ejw