

CITY OF BURNABY

BYLAW NO. 10397

A BYLAW respecting semi-detached dwellings in
R4, R5 and R12 Districts

The Council of the City of Burnaby ENACTS as follows:

1. This Bylaw may be cited as BURNABY ZONING BYLAW 1965, AMENDMENT NO. 35, 1996.

2. Subsection (2)(b) of section 6.6 of Burnaby Zoning Bylaw 1965 is repealed and the following substituted therefor:

"(b) The gross floor area of all accessory buildings on a lot

(i) in an A or RM District shall not exceed 10 percent of the area of the lot,

(ii) in an R District that is developed with a semi-detached dwelling shall not exceed 74.4 m² (800 sq.ft.), and

(iii) in an R District that does not have a semi-detached dwelling shall not exceed 56 m² (602.8 sq.ft.)."

3. Paragraph (e) of subsection (6) of section 6.20 of the said Bylaw is repealed and the following substituted therefor:

"(e) covered porches up to a maximum area of 3.7 m² (39.8 sq.ft.) for a dwelling unit where the porches

- (i) are not enclosed,
- (ii) face a street or rear property line and are located at the first storey,
- (iii) do not project more than 1.2 m (3.9 ft.) into the required front yard, and
- (iv) do not exceed a height of 3.7 m (12.1 ft.) measured from the porch floor to the top of the supporting structure."

4. Section 104.8 of Schedule Number I of the said Bylaw is repealed and the following substituted therefor:

"104.8 Depth of Principal Building:

- (1) The depth of a principal building, other than a two-family dwelling with an attached garage, shall not exceed the lesser of 50 percent of the lot depth or 18.3 m (60 ft.).
- (2) The depth of a two-family dwelling with an attached garage shall not exceed the lesser of 50 percent of the lot depth or 19.8 m (65 ft.)."

5. Subsection (2) of section 104.12 of Schedule Number I of the said Bylaw is repealed and the following substituted therefor:

"(2) Parking for a two storey semi-detached dwelling shall be provided in a detached garage or carport at the rear of the lot except where there is no abutting lane or the Director Engineering is satisfied that access from a lane is not feasible because of an extreme grade, in which case a garage or carport having a maximum area of 42 m² (452.1 sq.ft.) may be attached to the dwelling."

6. Section 105.8 of Schedule Number I of the said Bylaw is repealed and the following substituted therefor:

"105.8 Depth of Principal Building:

(1) The depth of a principal building, other than a two-family dwelling with an attached garage, shall not exceed the lesser of 50 percent of the lot depth or 18.3 m (60 ft.).

(2) The depth of a two-family dwelling with an attached garage shall not exceed the lesser of 50 percent of the lot depth or 19.8 m (65 ft.)."

7 Section 105.12 of Schedule Number I of the said Bylaw is repealed and the following substituted therefor:

"(2) Parking for a two storey semi-detached dwelling shall be provided in a detached garage or carport at the rear of the lot except where there is no abutting lane or the Director Engineering is satisfied that access from a lane is not feasible because of an extreme grade, in which case a garage or carport having a maximum area of 42 m² (452.1 sq.ft.) may be attached to the dwelling."

8. Section 112.7 of Schedule Number I of the said Bylaw is repealed and the following substituted therefor:

"112.7 Depth of Principal Building:


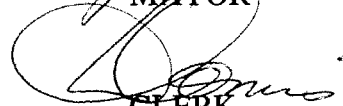
(1) The depth of a principal building, other than a two-family dwelling with an attached garage, shall not exceed the lesser of 50 percent of the lot depth or 18.3 m (60 ft.).

(2) The depth of a two-family dwelling with an attached garage shall not exceed the lesser of 50 percent of the lot depth or 19.8 m (65 ft.)."

9. Subsection (2) of section 112.11 of Schedule Number I of the said Bylaw is repealed and the following substituted therefor:

- "(2) Two-Family Dwelling. Where a lot is developed with a two-family dwelling,
- (a) at least two on-site parking spaces shall be provided,
 - (b) any attached garage shall have a maximum area of 42 m² (452 sq.ft.), and
 - (c) a garage or carport must be detached and located in the rear yard if
 - (i) the lot is less than 13.7 m (45 ft.) wide, or
 - (ii) the lot is 13.7 m (45 ft.) or more in width and there is a lane access."

Read a first time this	10 th	day of	JUNE	1996
Read a second time this	8 th	day of	JULY	1996
Read a third time this	8 th	day of	JULY	1996
Reconsidered and adopted this	22 nd	day of	JULY	1996


MAYOR

CLERK