

CITY OF BURNABY

BYLAW NO. 11348

A BYLAW to amend various provisions of  
Burnaby Zoning Bylaw, 1965

The Council of the City of Burnaby ENACTS as follows:

1. This Bylaw may be cited as **BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 6, 2002.**
2. Section 3 of Burnaby Zoning Bylaw 1965 is amended by adding the following definition immediately after the definition “screening”:  
  
“ ‘self-contained multiple family secondary suite’ means a secondary dwelling unit that
  - (a) comprises a part of a strata titled apartment or townhouse dwelling unit and is contained wholly within the same strata lot;
  - (b) has a gross floor area of not less than 27 m<sup>2</sup> (290.6 sq.ft.) and not more than 35 per cent of the gross floor area of the apartment or townhouse dwelling unit in which it is located;
  - (c) contains a bathroom with a toilet, sink, and bathtub or shower, and a kitchen area with a compact range, compact refrigerator, kitchen sink, kitchen cabinets, and kitchen counter, and an in-suite closet;
  - (d) is wired for immediate telephone and cablevision connection prior to occupancy and remains so; and
  - (e) has a separate lockable entrance door providing direct access to the exterior of the dwelling unit.”

3. Section 6.1 of the said Bylaw is amended by adding the following subsection immediately after subsection (2):

“(3) Subsections (1) and (2) shall not apply to a residential use building in the P11e District.”

4. Subsection (2) of section 6.10 of the said Bylaw is amended by adding after the word “dwellings” where it appears, the words “in a District other than the P11e District”.

5. Section 6.10 of the said Bylaw is amended by adding the following subsection immediately after subsection (2):

“(2.1) In the case of apartment buildings or townhouse dwellings in the P11e District, the following minimum suite floor areas shall apply:

- (a) Studio unit - 30 m<sup>2</sup> (322.93 sq.ft.)
- (b) 1 bedroom suite - 50 m<sup>2</sup> (538.21 sq.ft.)
- (c) 2 bedroom suite - 65 m<sup>2</sup> (699.68 sq.ft.)
- (d) 3 bedroom suite - 80 m<sup>2</sup> (861.14 sq.ft.) ”

6. Section 511.2 of Schedule Number V of the said Bylaw is amended by adding the following subsection immediately after subsection (3):

“(4) Self-contained multiple family secondary suites, provided that:

- (a) if they are included in a multiple-family dwelling or group of multi-family dwellings comprising a single common development, they must be provided within not less than ten of the dwelling units and not more than 50 percent of the dwelling units in that multiple-family dwelling or those multi-family dwellings;
- (b) they are registered with the Simon Fraser University student housing registry;

- (c) the multi-family dwelling in which they are located provides one common washing machine and dryer for every 20, or part thereof, such suites; and
- (d) they are equipped with an independent internet connection compatible with the Simon Fraser University network.”

7. Subsection (1) of Section 511.4 of Schedule Number V of the said Bylaw is amended by

- (a) striking out the word “and” where it appears at the end of subsection (j);
- (b) striking out the period at the end of subsection (k) and substituting a semi-colon;
- (c) adding the following subsections immediately after subsection (k):

“(l) a summary of the University Public Consultation for the specific development prepared by Simon Fraser University and Burnaby Mountain Community Corporation; and

(m) a written certification from Simon Fraser University and Burnaby Mountain Community Corporation that the development complies with their development guidelines.”

8. Section 511 of Schedule No. V of the said Bylaw is amended by adding the following section immediately after section 511.14:

“511.15 Underground Parking

On steeply sloping sites in the P11e Zoning District, underground parking may extend vertically up to 6.5 m (21.33 ft.) above the natural grade, provided that:

- (a) no parking area wall shall extend vertically more than 3.5 m (11.48 ft.) above the finished grade at any point;
- (b) all exposed parking area wall surfaces not located behind residential or recreational floor space shall be suitably design treated with landscaped berms, planters or metal lattices with ivy or both, or other evergreen planting;
- (c) the parking area shall be mechanically ventilated with no physical openings other than as required for vehicle and pedestrian access; and
- (d) any exposed parking area wall surfaces extending vertically more than 0.8 m (2.62 ft.) above the adjacent finished grade shall be set back not less than 15 m (49.2 ft.) from the boundary of any road allowance or statutory right of way area providing for public vehicular access.”

9. Subsection (2) of section 800.4 of Schedule No. VIII of the said Bylaw is amended by adding the following subsections immediately after subsection (c):

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| “(d) Townhouses and<br>apartments in Plle<br>Districts | 1.0 for each dwelling<br>unit, plus 0.1 per unit for<br>each bedroom in excess<br>of 1 bedroom, plus 0.2<br>per unit for visitor<br>parking (of which not<br>more than 0.1 may be<br>permanently provided on<br>another site within 400 m<br>(1,312 ft.) walking<br>distance, but at least 0.1<br>of which, including all<br>required visitors’<br>handicap spaces, shall be<br>provided on-site). |
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| (e) Secondary suites<br>in Plle Districts | 0.25 for each dwelling<br>unit.” |
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READ a first time this 4<sup>th</sup> day of March 2002

READ a second time this 8<sup>th</sup> day of April 2002

READ a third time this 15<sup>th</sup> day of April 2002

RECONSIDERED AND ADOPTED this 15<sup>th</sup> day of April 2002



MAYOR



CLERK