

CITY OF BURNABY

BYLAW NO.12871

A BYLAW respecting bonus density in the
RM3, RM4, and RM5 Districts

The Council of the City of Burnaby ENACTS as follows:

1. This Bylaw may be cited as **BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 37, 2010.**
2. Section 5.1 of Burnaby Zoning Bylaw 1965 is amended by adding thereto:
 - (a) “& RM3s” immediately after “RM3”;
 - (b) “& RM4s” immediately after “RM4”; and
 - (c) “& RM5s” immediately after “RM5”.
3. Section 203 of Schedule Number II of the said Bylaw is amended by adding the following section immediately after section 203.1:

“203.1A Uses Permitted in an RM3s Zoning District:

Uses permitted in the RM3 District, excluding uses permitted in the R6 District, dormitory units or groups of dormitory units, and boarding, lodging and rooming houses.”
4. Subsection (2) of section 203.5 of Schedule Number II of the said Bylaw is amended by adding “, but except as provided in subsection (3) in no case shall the floor area ratio exceed 1.25” immediately after “0.15”.

5. Section 203.5 of Schedule Number II of the said Bylaw is amended by adding the following subsection immediately after subsection (2):

- (3) Notwithstanding subsection (1) of this section, in the RM3s District where amenities or affordable or special needs housing are provided in accordance with section 6.22 the floor area ratio may be increased by a further 0.25, but in no case shall the floor area ratio exceed 1.50.”

6. Section 204 of Schedule Number II of the said Bylaw is amended by adding the following section immediately after section 204.1:

“204.1A Uses Permitted in an RM4s Zoning District:

Uses permitted in the RM4 District, excluding family child care centres.”

7. Section 204.7 of Schedule Number II of the said Bylaw is amended by:

- (a) adding “except as provided in subsection (3)” after “but” in subsection (2); and

- (b) adding the following subsection immediately after subsection (2):

“(3) Notwithstanding subsection (1) of this section, in the RM4s District where amenities or special needs housing are provided in accordance with section 6.22 the floor area ratio may be increased:

- (a) up to a further 0.8 determined in accordance with section 6.22(3); plus

- (b) an additional supplement equal to the increase under subsection (a);

but in no case shall the floor area ratio exceed 3.6.”

8. Section 205 of Schedule Number II of the said Bylaw is amended by adding the following section immediately after section 205.1:

“205.1A Uses Permitted in an RM5s Zoning District:

Uses permitted in the RM5 District, excluding uses permitted in the R6 District, dormitory units or groups of dormitory units and family child care centres.”

9. Section 205.7 of Schedule Number II of the said Bylaw is amended by:

(a) adding “except as provided in subsection (3)” after “but” in subsection (2);
and

(b) adding the following subsection immediately after subsection (2):

“(3) Notwithstanding subsection (1) of this section, in the RM5s District where amenities or special needs housing are provided in accordance with section 6.22 the floor area ratio may be increased:

(a) up to a further 1.2 determined in accordance with section 6.22(3); plus

(b) an additional supplement equal to the increase under subsection (a);

but in no case shall the floor area ratio exceed 5.0.”

10. Subsection (1) of section 700.1 of Schedule VII of the said Bylaw is amended by striking out “or ‘b’” and substituting “, ‘b’ or ‘s’”.

11. Section 800.4 of the Schedule Number VIII of the said Bylaw is amended by adding the following subsection immediately after subsection (b) of subsection (2):

(b.1) Apartments in RM3s,
RM4s and RM5s
Districts

Notwithstanding subsection (b), for developments entitled to a supplementary density bonus under section 203.5(3), 204.7(3) or 205.7(3), the parking space requirement shall be reduced from 1.6 per dwelling unit to a minimum 1.1 per dwelling unit in direct proportion to the ratio that the actual supplementary density incorporated in that development bears to the maximum supplementary density that was available (eg. a development eligible for 50% of the maximum supplementary density would have a reduced parking requirement of 1.35 spaces for each dwelling unit).

Read a first time this 1st day of November 2010

Read a second time this 6th day of December 2010

Read a third time this 13th day of December 2010

Reconsidered and adopted this 13th day of December 2010


MAYOR


CLERK