

CITY OF BURNABY

BYLAW NO. 14316

A BYLAW to amend the Zoning Bylaw
to provide for payment-in-lieu of parking
and other off-street parking provisions

The Council of the City of Burnaby ENACTS as follows:

1. This Bylaw may be cited as **BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 9, 2021.**

2. Burnaby Zoning Bylaw 1965, as amended, is further amended:

(a) at Section 3, Definitions by adding the definition of “PAYMENT-IN-LIEU OF PARKING”, in alphabetical order, as follows:

““**PAYMENT-IN-LIEU OF PARKING**” means a payment to the City, as an alternative to providing off-street parking spaces as required in this bylaw, for the purposes of funding the provision, expansion and/or capital maintenance of City parking facilities, and/or transportation infrastructure that support walking, cycling, public transit, or other active forms of transportation.”

(b) at Section 800.3.1 by repealing sub-section (5)(a) and replacing it with the following:

“(a) be located close to the elevator, vestibule, and building or lobby entrance of the principal building or use for which the off-street parking space is provided, including parking spaces provided pursuant to subsections 800.5(2) and (4), with a direct and unobstructed access thereto;”

- (c) at Section 800.4 by repealing subsection (34) and replacing it with the following:

“(34) Commercial uses on Hastings Street between Boundary Road and Delta Avenue.

Where a walkway is provided under section 308.3(5) of this bylaw, the required off-street parking spaces may be reduced by one.”

- (d) at Section 800.4 by repealing sub-section (37) in its entirety;

- (e) by adding the following as Section 800.4.3:

“800.4.3 Provision of Accessory Off-Street Parking Spaces:

Off-street parking spaces required in accordance with section 800.4 for the purpose of accommodating the vehicles of clients, customers, employees, members, residents or tenants of a principal building or use, may be provided:

- (1) on the same lot as the principal building or use for which the off-street parking space is provided; and/or
- (2) on a lot other than which the principal building or use to be served is located, subject to sections 800.5(2) and 800.5(4); and/or
- (3) by means of payment-in-lieu of parking, subject to section 800.5.1.”

- (f) by adding the following as 800.5.1:

“800.5.1 Payment-in-Lieu of Parking:

- (1) An owner or occupier who applies for a building permit to construct, extend, or alter a building or structure on a lot, or who changes a use, or increases the density of occupancy of a use on a lot, has the option to pay to the City an amount, as set out in the Burnaby Planning and Building Fees Bylaw, in lieu of providing off-street parking spaces required by section 800.4, subject to the following:

- (a) the option does not apply to the required off-street parking spaces for dwelling units, except those dwelling units that are located in senior citizen housing projects, and supportive housing facilities;
 - (b) the option does not apply to the accessible parking spaces and van accessible parking spaces required in accordance with section 800.3.1;
 - (c) for developments on Hastings Street between Boundary Road and Delta Avenue that are located within 1.0 km of an off-street parking facility owned and operated by the City, the option may be applied to all or a portion of the required off-street parking spaces, other than those set out in subsections 800.5.1(1)(a) and (b); and,
 - (d) for developments other than those within the area specified in section 800.5.1(1)(c), the option may be applied to up to thirty percent (30%) of the total off-street parking spaces required for such development under section 800.4, other than those set out in subsections 800.5.1(1)(a) and (b).
- (2) The amount of the payment-in-lieu of parking payable pursuant to subsection 800.5.1(1) shall be paid:
- (a) at the time of building permit issuance for the construction, extension or alteration of a building or structure; or
 - (b) if no building permit is required, at the earlier of the issuance of a business licence or preliminary plan approval for a change of use or increase in the density of occupancy of a use.
- (3) The payment-in-lieu of parking amount received by the City pursuant to section 800.5.1(2) shall be deposited fifty percent (50%) into the City's Off-Street Parking Reserve Fund and fifty percent (50%) into the City's Active Transportation Infrastructure Reserve Fund.”

Read a first time this 12th day of April, 2021

Read a second time this 10th day of May, 2021

Read a third time this 31st day of May, 2021

Reconsidered and adopted this 31st day of May, 2021

A handwritten signature in black ink, appearing to read "M. Hwang".

MAYOR

A handwritten signature in black ink, appearing to read "Blanchy".

CLERK