

THE CORPORATION OF THE DISTRICT OF BURNABY

BY-LAW NO. 4874

A BY-LAW to amend By-Law No. 4742, being
the "Burnaby Zoning By-Law 1965".

WHEREAS it is deemed desirable and expedient to
amend "Burnaby Zoning By-Law 1965" as hereinafter set forth.

AND WHEREAS Council has held a public hearing thereon
after duly giving notice of the time and place of such hearing.

NOW THEREFORE the Council of The Corporation of the
District of Burnaby ENACTS as follows:

1. This By-law may be cited as "BURNABY ZONING BY-LAW
1965, AMENDMENT BY-LAW NO. 42, 1965".
2. Schedule 11 of subsection 1 of Section 5 of By-Law No.
4742 is amended by adding the following:

"Multiple Family Residential - RM5"

3. Schedule 11 of By-Law No. 4742 is amended by striking
out all of Section 204 and substituting as Section 204 the
following:

"204. MULTIPLE FAMILY RESIDENTIAL DISTRICT (RM4)

This District provides for medium-density multiple
family accommodation which incorporates the
desirable features of both garden and high rise
apartment categories, encourages a high standard
of development and is designed particularly to take
advantage of special amenities of locations and as
a transitional use between areas of contrasting
residential densities.

204.1 Uses Permitted:

- (1) Multiple family dwellings, or groups of
multiple family dwellings.
- (2) Accessory buildings and uses.

204.2 Conditions of Use:

- (1) The building or buildings on a lot shall be
designed and sited in a manner which does not
unnecessarily obstruct view from the surround-
ing residential areas.

204.2 (continued)

(2) All required off-street parking spaces shall be provided in or beneath a principal building (excluding an accessory building which has become a part of the principal building by reason of its attachment to the principal building), or underground (where the roof of the underground parking area is not above the adjacent finished grade).

204.3 Height of Buildings:

The height of a building shall not exceed 80 feet.

204.4 Lot Area and Width:

Each lot shall have an area of not less than 30,000 square feet and a width of not less than 150 feet.

204.5 Lot Coverage:

The maximum coverage shall be 30 percent of the lot area.

204.6 Usable Open Space:

Usable open space shall be provided on the lot at the rate of not less than 500 square feet for each 3 bedroom unit and not less than 300 square feet for each 2 bedroom unit contained in the apartment building. In no case shall the amount of usable open space provided be less than 40 percent of the lot area.

204.7 Floor Area Ratio:

The floor area ratio shall in no case exceed 1.20.

204.8 Front Yard:

A front yard shall be provided equal to 0.8 multiplied by the height of the building. In no case shall the front yard be less than 30 feet in depth.

204.9 Side Yards:

A side yard shall be provided on each side of the building equal to 0.8 multiplied by the height of the building. In no case shall the width of each side yard be less than 30 feet nor shall the total of both side yards be less than 40 percent of the lot width.

204.10 Rear Yard:

A rear yard shall be provided equal to 0.5 multiplied by the height of the building. In no case shall the rear yard be less than 35 feet in depth.

204.11 Off-Street Parking:

Off-street parking shall be provided and maintained in accordance with Schedule VIII of this By-law."

4. Schedule 11 of By-Law No. 4742 is amended by adding as Section 205 the following:

"205. MULTIPLE FAMILY RESIDENTIAL DISTRICT (RM5)

This District provides for high density apartment accommodation.

205.1 Uses Permitted:

- (1) Multiple family dwellings, or groups of multiple family dwellings.
- (2) Dormitory units or groups of dormitory units, provided that such development is situated within 1000 feet of the boundaries of the lands and premises occupied by the institution which it serves.
- (3) Accessory buildings and uses.

205.2 Conditions of Use:

The building or buildings on a lot shall be designed and sited in a manner which does not unnecessarily obstruct view from the surrounding residential areas.

205.3 Height of Buildings:

The height of a building shall not exceed 180 feet and shall not be less than 4 storeys.

205.4 Lot Area and Width:

Each lot shall have an area of not less than 18,000 square feet and a width of not less than 120 feet.

205.5 Lot Coverage:

The maximum coverage shall be 30 percent of the lot area.

205.6 Usable Open Space:

A minimum of 30 percent of the lot area shall be provided as usable open space. Up to 25 percent of this required open space may be provided on the roof. In calculating the usable open space to be credited to roof areas, the permitted space shall be determined on the basis of 0.25 multiplied by the available area in square feet.

205.7 Floor Area Ratio:

The maximum floor area ratio shall be 1.50, except that:

- (1) Where the area of the lot exceeds 18,000 square feet, an amount may be added equal to 0.001 multiplied by each 200 square feet of lot area in excess of 18,000 square feet, but in no case shall this amount exceed 0.30.

- (2) Where parking spaces are provided in or beneath a principal building (excluding an accessory building which has become a part of the principal building by reason of its attachment to the principal building), or underground (where the roof of the underground parking area is not above the adjacent finished grade) an amount may be added to the floor area ratio equal to 0.40 multiplied by the ratio of such parking spaces to the total required parking spaces.

205.8 Front Yard:

Front yards shall be provided in accordance with the following table:

Width of Building as % of Lot Width	Required Front Yard Depth
60	0.50 x height of building
50	0.45 x height of building
40	0.40 x height of building
30	0.35 x height of building
20	0.30 x height of building

In no case shall the front yard be less than 25 feet in depth. For the purpose of this calculation, the width of a building shall include any portion of a building which is closer to the front line of the lot than 0.5 multiplied by the height of the building.

205.9 Side Yards:

A side yard shall be provided on each side of the building equal to 0.5 multiplied by the height of the building. In no case shall the width of each side yard be less than 25 feet, nor shall the total of both side yards be less than 40 percent of the lot width.

205.10 Rear Yards:

Rear yards shall be provided in accordance with the following table:

Width of Building as % of Lot Width	Required Rear Yard Depth
60	0.50 x height of building
50	0.45 x height of building
40	0.40 x height of building
30	0.35 x height of building
20	0.30 x height of building

In no case shall the rear yard be less than 35 feet in depth. For the purpose of this calculation, the width of a building shall include any portion of a building which is closer to the rear line of the lot than 0.5 multiplied by the height of the building.

205.11 Off-Street Parking:

Off-street parking shall be provided and maintained in accordance with Schedule VIII of this By-law.

Read a first time this 28th day of December, 1965.

Read a second time this 28th day of December, 1965.

Read a third time this 28th day of December, 1965.

Reconsidered and adopted by an affirmative vote of at least two-thirds of all the members of the Council this 10th day of January, 1966.



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R E E V E

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C L E R K