

THE CORPORATION OF THE DISTRICT OF BURNABY

BY-LAW NO. 5591

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. 52, 1969".

2. Section 7.3(2) of By-Law No. 4742 is amended by adding
the following as clause (f):

"7.3(2)(f) In the case of apartment development proposals, the
submission of either, at the choice of the applicant,
a true to scale perspective or model, together with
a detailed plan of landscaping and usable open space."

3. Section 201.4 of By-Law No. 4742 is repealed and the
following substituted therefor:

"201.4 Usable open space shall be provided on the lot for each
unit contained in an apartment building, based on the
following ratio:

- (1) 500 square feet for each 3-bedroom unit
- (2) 300 square feet for each 2-bedroom unit.
- (3) 200 square feet for each 1-bedroom unit.
- (4) 100 square feet for each bachelor unit."

4. Section 202.4 of By-Law No. 4742 is repealed and the
following substituted therefor:

"202.4 Usable open space shall be provided on the lot for each
unit contained in an apartment building, based on the
following ratio:

- (1) 500 square feet for each 3-bedroom unit.
- (2) 300 square feet for each 2-bedroom unit.
- (3) 200 square feet for each 1-bedroom unit.
- (4) 100 square feet for each bachelor unit."

5. Section 202.6 of By-Law No. 4742 is repealed and the following substituted therefor:

"202.6 A front yard shall be provided of not less than 25 feet in depth."

6. Section 203.3 of By-Law No. 4742 is repealed and the following substituted therefor:

"203.3 (1) Each lot for a building of 2 storeys or less in height shall have an area of not less than 12,000 square feet and a width of not less than 100 feet.

(2) Each lot for a building of 3 storeys shall have an area of not less than 18,000 square feet and a width of not less than 120 feet."

7. Section 203.4 of By-Law No. 4742 is repealed and the following substituted therefor:

"203.4 Usable open space shall be provided on the lot for each unit contained in an apartment building, based on the following ratio:

- (1) 500 square feet for each 3-bedroom unit.
- (2) 300 square feet for each 2-bedroom unit.
- (3) 200 square feet for each 1-bedroom unit.
- (4) 100 square feet for each bachelor unit."

8. Section 203.6 of By-Law No. 4742 is repealed and the following substituted therefor:

"203.6 A front yard shall be provided of not less than 25 feet in depth."

9. Section 203.7 of By-Law No. 4742 is repealed and the following substituted therefor:

"203.7 (1) For a building of 2 storeys or less in height a side yard shall be provided on each side of the building of not less than 15 feet in width.

(2) For a building of 3 storeys a side yard shall be provided on each side of the building of not less than 20 feet in width."

10. Section 203.8 of By-Law No. 4742 is repealed and the following substituted therefor:

"203.8 A rear yard shall be provided of not less than 35 feet in depth."

11. Section 204.4 of By-Law No. 4742 is repealed and the following substituted therefor:

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

12. Section 204.5 of By-Law No. 4742 is repealed and the following substituted therefor:

"204.5 The maximum coverage shall be 25 percent of the lot area."

13. Section 204.6 of By-Law No. 4742 is repealed and the following substituted therefor:

"204.6 Usable open space shall be provided on the lot for each unit contained in an apartment building, based on the following ratio:

- (1) 500 square feet for each 3-bedroom unit.
- (2) 300 square feet for each 2-bedroom unit.
- (3) 200 square feet for each 1-bedroom unit.
- (4) 100 square feet for each bachelor unit."

14. Section 204.7 of By-Law No. 4742 is repealed and the following substituted therefor:

"204.7 The maximum floor area ratio shall be 1.20, except that:

- (1) Where the coverage of the lot is less than 25 percent but not less than 20 percent, an amount may be added to the floor area ratio equal to 0.10; and where the coverage of the lot is less than 20 percent, an amount may be added to the floor area ratio equal to 0.20.
- (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 more than 2½ feet above the adjacent finished grade) an amount may be added to the floor area ratio equal to 0.30 multiplied by the ratio of such parking spaces to the total required parking spaces, but in no case shall this amount exceed 0.30."

15. Section 204.8 of By-Law No. 4742 is repealed and the following substituted therefor:

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

<u>Width of Building as % of Lot Width</u>	<u>Required Front Yard Depth</u>
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 0.45 multiplied by the height of the building."

16. Section 204.9 of By-Law No. 4742 is repealed and the following substituted therefor:

"204.9 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 50 percent of the lot width."

17. Section 205.7 of By-Law No. 4742 is repealed and the following substituted therefor:

"205.7 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 100 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 more than 2½ feet 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, but in no case shall this amount exceed 0.40."

18. Section 205.9 of By-Law No. 4742 is repealed and the following substituted therefor:

"205.9 A side yard shall be provided on each side of the building equal to 0.40 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."

Read a first time this 10th day of November, 1969.

Read a second time this 10th day of November, 1969.

Read a third time this 10th day of November, 1969.

Reconsidered and adopted by an affirmative vote of at least two-thirds of all the members of the Council this 17th day of November, 1969.



Robert W. Rutledge
MAYOR
J. Shaw
CLERK