

THE CORPORATION OF THE DISTRICT OF BURNABY

BY-LAW NO. 6177

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. 65, 1972".

2. Section 3 of By-Law No. 4742 is amended

(a) by adding thereto the following definition:

"DWELLING, GROUP HOUSING" means a block of three or more  
individually attached family dwelling units located  
on a single lot in the form of rows, clusters or  
groups, where each dwelling unit, which may be  
separated from its neighbour by a floor, has its own  
individual external access, shares one or more  
party walls, and with each dwelling unit having its  
own separate patio garden and/or sharing a common  
courtyard."

(b) by repealing the definition of "DWELLING, ROW  
HOUSING" and substituting therefor the following:

"DWELLING, ROW HOUSING" means a block of at least two and  
not more than eight side by side family dwelling  
units, with each dwelling unit on a separate lot  
and attached to its neighbour at its side, and in  
which each family dwelling unit shall be separated  
from each other by a party wall."

3. Section 5.1 of By-Law No. 4742 is amended by adding the  
following Zoning Districts to Schedule No. 1:

"SCHEDULE NO.	DISTRICT TITLE	SHORT DESIGNATION
1	Residential	R7.
	Residential	R8.

4. Section 6.10 is amended by adding thereto the following  
subsection:

"(4) No group housing dwelling shall contain less than  
1200 square feet of floor area for each dwelling unit."

5. Subsection (5) of section 6.14 is amended by adding thereto the following as clause (d):

"(d) In R8 Districts fences, walls or hedges not greater than 6 feet in height may be located anywhere on a lot."

6. Clause (f) of subsection (2) of section 7.3 is repealed and the following substituted therefor:

"(f) In the case of apartment or group housing 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."

7. Section 800.4 is amended by adding thereto the following as subsection (26):

	<u>Use</u>	<u>Required Parking Spaces</u>
"(26)	Group Housing Dwellings	1.5 for each dwelling unit"

8. By-Law No. 4742 is further amended by adding thereto the following sections:

"108. RESIDENTIAL DISTRICT (R8)

This District provides for the development of group housing projects which are designed primarily for the accommodation of families with children.

108.1 Uses permitted:

- (1) Group housing dwellings
- (2) Two family dwellings
- (3) Single family dwellings
- (4) Home occupations
- (5) Accessory buildings and uses

108.2 Conditions of Use:

- (1) The permitted gross density of a group housing development shall be determined in accordance with the following table:

<u>Existing Zoning of Proposed Group Housing Site</u>	<u>Minimum Amount of Lot Area to be Provided for Each Dwelling Unit in a Group Housing Development</u>
R1	9600 sq. ft.
R2	7200 sq. ft.
R3	6000 sq. ft.
R4	4300 sq. ft.
R5	3600 sq. ft.
Other	7200 sq. ft.

108.2 Conditions of Use (continued)

- (2) A group housing development shall be designed in such a manner as to create an attractive residential environment in keeping with the area in which it is situated.
- (3) A group housing development shall be located not less than:
  - (a) One-half a mile from an existing elementary school.
  - (b) One-half a mile from an existing park facility.
- (4) A group housing development shall be subject to Preliminary Plan Approval in accordance with the provisions of Section 7.3 of this By-law.

108.3 Height of Buildings:

The height of a building shall not exceed 30 feet nor 2 storeys.

108.4 Lot Area and Width:

Each lot for a group housing development shall have an area of not less than 2 acres and a width of not less than 200 feet.

108.5 Lot Coverage:

The maximum permitted coverage of the lot shall be determined in accordance with the following table:

Existing Zoning of Proposed Group Housing Site	Maximum Permitted Coverage
R1	30 percent of the lot area
R2	35 percent of the lot area
R3	40 percent of the lot area
R4	40 percent of the lot area
R5	40 percent of the lot area
Other	35 percent of the lot area

108.6 Usable Open Space:

Usable open space shall be provided on the lot at a ratio of not less than 500 square feet for each dwelling in a group housing development.

108.7 Yards:

Front, side and rear yards shall be provided in accordance with the following table:

Existing Zoning of Proposed Group Housing Site	Minimum Front Yard Depth	Minimum Width of Each Side Yard	Minimum Rear Yard Depth
R1	30 ft.	15 ft.	30 ft.
R2	25 ft.	12 ft.	30 ft.
R3	20 ft.	12 ft.	25 ft.
R4	20 ft.	12 ft.	25 ft.
R5	20 ft.	12 ft.	25 ft.
Other	25 ft.	12 ft.	30 ft.

108.8 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 30th day of October, 1972.

Read a second time this 30th day of October, 1972.

Read a third time this 30th day of October, 1972.

Reconsidered and adopted by an affirmative vote of at least two-thirds of all the members of the Council this 6th day of November, 1972.

*J. D. Drummond*  
MAYOR  
*J. A. Shaw*  
CLERK

