

THE CORPORATION OF THE DISTRICT OF BURNABY

BYLAW NO. 8772

A BYLAW to amend Burnaby Zoning Bylaw 1965

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

1. This Bylaw may be cited as BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 44, 1987.
2. Schedule Number I of section 5.1 of Burnaby Zoning Bylaw 1965 is repealed and the following substituted therefor:

<u>SCHEDULE NO.</u>	<u>DISTRICT TITLE</u>	<u>SHORT DESIGNATION</u>
I	RESIDENTIAL	R
	Residential	R1 & R1a
	Residential	R2 & R2a
	Residential	R3 & R3a
	Residential	R4 & R4a
	Residential	R5 & R5a
	Residential	R6
	Mobile Home Park	R7
	Residential	R8
	Residential	R9 & R9a

3. Section 101.3 of Schedule Number I of the said Bylaw is repealed and the following substituted therefor:

"101.3 Lot Area and Width:

Each lot shall have a width of not less than 24.5 m (80.38 feet) and an area

- (a) not less than 890 m² (9,580.19 sq.ft.) if the lot is in an R1 Zoning District, and
- (b) not less than 979 m² (10,538.21 sq.ft.) if the lot is in an R1a Zoning District."

4. Section 101.4 of Schedule Number I of the said Bylaw is repealed and the following substituted therefor:

"101.4 Development Density:

- (1) Lot coverage shall not exceed 40 percent.
- (2) The permitted density of development shall not exceed,
 - (a) if the lot is in an R1 Zoning District, the lesser of
 - (i) a floor area ratio of 0.60, or
 - (ii) 590 m² (6,350.9 sq.ft.) of gross floor area; and
 - (b) if the lot is in an R1a Zoning District, a floor area ratio of 0.60."

5. Section 102.3 of Schedule Number I of the said Bylaw is repealed and the following substituted therefor:

"102.3 Lot Area and Width:

Each lot shall have a width of not less than 18.5 m (60.70 feet) and an area

- (a) not less than 670 m² (7,212.06 sq.ft.) if the lot is in an R2 Zoning District, and
- (b) not less than 737 m² (7,933.26 sq.ft.) if the lot is in an R2a Zoning District."

6. Section 102.4 of Schedule Number I of the said Bylaw is repealed and the following substituted therefor:

"102.4 Development Density:

- (1) Lot coverage shall not exceed 40 percent.
- (2) The permitted density of development shall not exceed,

- (a) if the lot is in an R2 Zoning District, the lesser of
 - (i) a floor area ratio of 0.60, or
 - (ii) 440 m² (4,736.3 sq.ft.) of gross floor area; and
- (b) if the lot is in an R2a Zoning District, a floor area ratio of 0.60."

7. Section 103.3 of Schedule Number I of the said Bylaw is repealed and the following substituted therefor:

"103.3 Lot Area and Width:

Each lot shall have a width of not less than 15.0 m (49.21 feet) and an area

- (a) not less than 560 m² (6,027.99 sq.ft.) if the lot is in an R3 Zoning District, and
- (b) not less than 616 m² (6,630.78 sq.ft.) if the lot is in an R3a Zoning District."

8. Section 103.4 of Schedule Number I of the said Bylaw is repealed and the following substituted therefor:

"103.4 Development Density:

- (1) Lot coverage shall not exceed 40 percent.
- (2) The permitted density of development shall not exceed,
 - (a) if the lot is in an R3 Zoning District, the lesser of
 - (i) a floor area ratio of 0.60, or
 - (ii) 370 m² (3,982.8 sq.ft.) of gross floor area; and
 - (b) if the lot is in an R3a Zoning District, a floor area ratio of 0.60."

9. Section 104.3 (2) of Schedule Number I of the said Bylaw is repealed and the following substituted therefor:

"(2) Each lot for a single family dwelling shall have a width of not less than 18.5 m (60.70 feet) and an area

- (a) not less than 670 m² (7,212.06 sq.ft.) if the lot is in an R4 Zoning District, and
- (b) not less than 737 m² (7,933.26 sq.ft.) if the lot is in an R4a Zoning District."

10. Section 104.4 of Schedule Number I of the said Bylaw is repealed and the following substituted therefor:

"104.4 Development Density:

- (1) Lot coverage shall not exceed 40 percent.
- (2) The permitted density of development shall not exceed,
 - (a) if the lot is in an R4 Zoning District, the lesser of
 - (i) a floor area ratio of 0.60, or
 - (ii) 440 m² (4,736.3 sq.ft.) of gross floor area; and
 - (b) if the lot is in an R4a Zoning District, a floor area ratio of 0.60."

11. Section 105.3 (2) of Schedule Number I of the said Bylaw is repealed and the following substituted therefor:

"(2) Each lot for a single family dwelling shall have a width of not less than 15.0 m (49.21 feet) and an area

- (a) not less than 560 m² (6,027.99 sq.ft.) if the lot is in an R5 Zoning District, and
- (b) not less than 616 m² (6,630.78 sq.ft.) if the lot is in an R5a Zoning District."

12. Section 105.4 of Schedule Number I of the said Bylaw is repealed and the following substituted therefor:

"105.4 Development Density:

- (1) Lot coverage shall not exceed 40 percent.
- (2) The permitted density of development shall not exceed,
 - (a) if the lot is in an R5 Zoning District, the lesser of
 - (i) a floor area ratio of 0.60, or
 - (ii) 370 m² (3,982.8 sq.ft.) of gross floor area; and
 - (b) if the lot is in an R5a Zoning District, a floor area ratio of 0.60."

13. Section 109.3 of Schedule Number I of the said Bylaw is amended by adding thereto, immediately after subsection (2) thereof, the following subsection:

"(3) Each lot that is in an R9a Zoning District shall have an area of 368.5 m² (3,966.63 sq.ft.) or more."

14. Section 109.4 of Schedule I of the said Bylaw is repealed and the following substituted therefor:

"109.4 Development Density:

- (1) Lot coverage shall not exceed 40 percent.
- (2) The permitted density of development shall not exceed,
 - (a) if the lot is in an R9 Zoning District, the lesser of
 - (i) a floor area ratio of 0.60, or
 - (ii) 265 m² (2,852 sq.ft.) of gross floor area; and

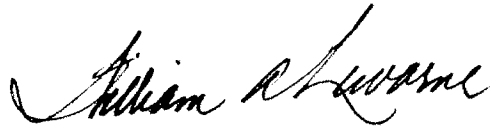
(b) if the lot is in an R9a Zoning District, a
floor area ratio of 0.60."

Read a first time this 13th day of JULY 1987

Read a second time this 10th day of AUGUST 1987

Read a third time this 10th day of AUGUST 1987

RECONSIDERED AND ADOPTED THIS 24th day of AUGUST 1987



MAYOR



CLERK