

CITY OF BURNABY

BYLAW NO. 9632

A BYLAW to create zoning districts  
RM6, RM7, C8 and C8a

The Council of the City of Burnaby ENACTS as follows:

1. This Bylaw may be cited as BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 38, 1991.
2. Section 5.1 of Burnaby Zoning Bylaw 1965 is amended by adding the following zoning districts to Schedules II and III:

"Schedule No.	District Title	Short Designation
II	Hastings Village Multiple Family Residential	RM6
	Hastings Village Multiple Family Residential	RM7
III	Hastings Village Commercial	C8, C8a

3. Section 6.4(1) of the said Bylaw is repealed and the following substituted therefor:  
  
"(1) In the R1, R2, R3, R4, R5, R9, R10 and RM6 Districts, the height of a principal building shall be measured from the lower of the front average elevation or the rear average elevation to the highest point of the structure, subject to the applicable exceptions on subsection (3).

4. Schedule No. II of the said Bylaw is amended by adding thereto, after Multiple Family Residential District (RM5), the following:

"206 HASTINGS VILLAGE MULTIPLE FAMILY RESIDENTIAL (RM6)

This District provides for the development of 2 1/2 storey ground-oriented townhouses in the Hastings Street Area designed primarily for families.

206.1 Location:

RM6 Zoning Districts are limited to the locations designated for 2 1/2 storey townhouses in the Hastings Street Area Plan adopted by Council June 3, 1991.

206.2 Uses Permitted:

- (1) Townhouse dwellings.
- (2) Single-family dwellings or two-family dwellings subject to the regulations of the R5 District.
- (3) Accessory buildings and uses.

206.3 Height of Buildings:

A building shall not exceed 2 1/2 storeys and a height of

- (a) 9.0 m (29.5 feet), if it has a sloping roof, or
- (b) 7.4 m (24.3 feet), if it has a flat roof.

206.4 Lot Area and Width:

Each lot in an RM6 District shall have an area of not less than 620 m<sup>2</sup> (6,673.84 sq.ft.) and a width of not less than 20.12 m (66.0 feet).

206.5 Maximum Number of Dwelling Units:

The maximum number of dwelling units shall be four where the lot width is less than 25.14 m (82.5 feet), but the number of units may be increased by one for every 5.02 m (16.5 feet) by which the width of the lot exceeds 20.12 m (66.0 feet).

206.6 Floor Area Ratio:

The maximum floor area ratio shall be 0.7.

206.7 Front Yard:

Each lot shall have a front yard of not less than 6.0 m (19.69 feet) in depth.

206.8 Side Yard:

Each lot shall have a side yard on each side of the building of not less than 1.5 m (4.92 feet) in width except that a corner lot shall have a side yard abutting the street of not less than 3.0 m (9.84 feet).

206.9 Rear Yard:

- (1) Each lot shall have a rear yard of not less than 10.5 m (34.45 feet) in depth.
- (2) Accessory buildings shall be located in accordance with Section 6.

206.10 Depth of Building:

The depth of a building shall not exceed the lesser of:

- (a) 50 percent of the lot depth, or
- (b) 18.3 m (60.0 feet).

206.11 Width of Building:

The width of the building shall at no point exceed 17.0 m (55.77 feet).

206.12 Building Entrances:

Each dwelling unit shall have a separate ground-oriented entrance.

206.13 Off Street Parking:

Off-street parking shall be provided and maintained in accordance with Schedule VIII of this Bylaw and shall be accessed from the lane.

207 HASTINGS VILLAGE MULTIPLE FAMILY RESIDENTIAL (RM7)

This District provides for the development of 3 1/2 storey ground-oriented townhouses in the Hastings Street Area.

207.1 Location:

RM7 Zoning Districts are limited to the locations designated for 3 1/2 storey townhouses in the Hastings Street Area Plan adopted by Council June 3, 1991.

207.2 Uses Permitted:

- (1) Townhouse dwellings.
- (2) Accessory buildings and uses.

207.3 Height of Buildings:

A building shall not exceed 3 1/2 storeys and a height of 12.0 m (39.37 feet).

207.4 Lot Area and Width:

Each lot shall have an area of not less than 1,240 m<sup>2</sup> (13,347.69 sq.ft.) and a width of not less than 40.23 m (131.99 feet).

207.5 Floor Area Ratio:

Each lot shall have a maximum floor area ratio of 0.9 except where underground parking is provided an amount may be added to the floor area ratio equal to 0.20 multiplied by the ratio of the underground parking spaces provided to the total parking spaces provided; but in no case shall the floor area ratio exceed 1.1.

207.6 Front Yard:

Each lot shall have a front yard of not less than 7.5 m (24.61 feet) in depth.

207.7 Side Yard:

Each lot shall have a side yard on each side of the building of not less than 6.0 m (19.69 feet) in width.

207.8 Rear Yard:  
Each lot shall have a rear yard of not less than 9.0 m (29.53 feet) in depth.

207.9 Width of Building:  
The width of the building shall at no point exceed 50.0 m (164.04 feet).

207.10 Building Entrances:  
Each dwelling unit shall have a separate ground-oriented entrance.

207.11 Off Street Parking:  
Off-street parking shall be provided and maintained in accordance with Schedule VIII of this Bylaw and shall be accessed from the lane.

5. Schedule No. IV of the said Bylaw is amended by adding thereto, after Drive-In Restaurant District (C7), the following:

308 HASTINGS VILLAGE COMMERCIAL DISTRICT (C8)

This District provides for a wide range of commercial and retail establishments with medium density multiple family dwellings located above the business premises.

308.1 Location:

- (1) C8 lots are intended as the core commercial district designated in the Hastings Street Area Plan adopted by Council June 3, 1991.
- (2) C8a lots are intended as the non-core commercial district designated in the Hastings Street Area Plan adopted by Council June 3, 1991.

308.2 Uses Permitted:

- (1) Banks subject to the restriction that the first storey frontage of a bank on Hastings Street shall not exceed 4.5 m (14.76 feet) in width.

- (2) Business and professional offices, subject to the restriction that in a C8 district the first storey frontage of an office on Hastings Street shall not exceed 3.0 m (9.84 feet) in width.
- (3) Cafes and restaurants, which may have an area available for open outdoor seating, excluding drive-in restaurants.
- (4) Clubs and lodges, on second storey or above and subject to the restriction that the first storey entrance to the club or lodge shall not exceed 3.0 m (9.84 feet) in width.
- (5) Commercial schools, on second storey or above and subject to the restriction that the first storey entrance of the commercial school shall not exceed 3.0 m (9.84 feet) in width.
- (6) Health service centres, reducing salons and steam baths, subject to the restriction in C8 districts that such uses must be on second storey or above and the first storey entrance to the health service centre, reducing salon or steam bath shall not exceed 3.0 m (9.84 feet) in width.
- (7) Personal service establishments including barber shops, beauty parlours, dry cleaning establishments (for the collection and delivery of articles but not for the treatment, cleaning or processing of such articles), dry cleaning shops (automatic self-service only), electrical appliance repair shops, florist shops, laundrettes, optical or watch repair shops, outdoor garden shops (for not more than six months in any year), photographic studios, shoe repair shops, tailor shops, dressmaking shops and similar establishments.
- (8) Public assembly and entertainment uses, on second storey or above, and subject to the restriction that the first storey entrance to a public assembly or entertainment use shall not exceed 3.0 m (9.84 feet) in width.
- (9) Retail stores that sell new or used goods.
- (10) Studios on second storey or above and subject to the restriction that the first storey entrance to a studio shall not exceed 3.0 m (9.84 feet) in width.

- (11) Dwelling units, on second storey or above, subject to the following conditions:
  - (a) that the first storey frontage of the building to a minimum depth of 10.0 m (32.80 feet) shall be used for commercial purposes;
  - (b) each dwelling unit shall have a balcony and 1.0 on-site parking space which is located in such a way that utilization of any secondary access of the commercial premises is not impaired;
  - (c) that a completely separate public entrance to the residential accommodation shall be provided from the first storey front elevation, except that on a corner lot access may be from the first storey side street elevation and that where a public pedestrian walkway exists, access may be from the first storey walkway elevation;
  - (d) that a storey containing dwelling units shall have no other uses on that storey except parking.
- (12) Accessory buildings and uses.
- (13) Neighbourhood public houses, on sites without residential use, subject to the restriction that the first storey frontage of a neighbourhood public house on Hastings Street shall not exceed 7.5 m (24.60 feet) in width and subject to the conditions set out in section 303.1 (22) (a) of this Bylaw.
- (14) On C8a lots only, establishments having not more than 140 m<sup>2</sup> (1,506.99 sq.ft.) in gross floor area that provide photocopying and duplicating services.
- (15) On C8a lots only, retail sale of new furniture.

308.3 Conditions of Use:

- (1) Every business or undertaking shall be conducted within a completely enclosed building except for parking and loading facilities, produce and garden displays and outdoor restaurant seating.
- (2) All goods produced on the premises shall be sold at retail on the same premises.

- (3) Residential uses shall be permitted on the second, third and fourth storeys.
- (4) All principal uses shall be oriented to pedestrian needs and be so located and designed as to avoid vehicular interference with pedestrian movement.
- (5) A lighted public pedestrian walkway on a registered statutory right of way that links Hastings Street with the parallel lane and is at least 1.0 m (3.28 feet) wide shall be provided unless a walkway or an intersecting street exists within 45.72 m (150.0 feet) of the centre of the lot; and the provision of the walkway shall reduce the required non-residential parking spaces by one.
- (6) The depth of floor areas developed above a pedestrian walkway shall not exceed one-half the depth of the building but in no case shall the depth be restricted to less than 12.19 m (40 feet).
- (7) Where a building contains more than four dwelling units, a compact, covered recycling area shall be provided.

308.4 Height of Buildings:

- (1) The height of a building shall not exceed 16.0 m (52.5 feet) nor four storeys.
- (2) Storeys above the second shall be set back so that the structure above the second storey, except for any balcony, is contained within a building envelope defined by a 45° inclined plane extending from the required front yard and passing through the second floor ceiling at the point nearest the front of the property.

308.5 Lot Area and Width:

Each lot shall have an area of not less than 312.0 m<sup>2</sup> (3,358.45 sq.ft.) and width of not less than 10.06 m (33.0 feet).

308.6 Floor Area Ratio:

- (1) The floor area ratio shall in no case exceed 2.0 except, where



underground parking is provided, an amount may be added to the floor area ratio equal to 1.0 multiplied by the ratio of parking spaces provided in the underground parking to the total parking spaces provided, but in no case shall the floor area ratio exceed 3.0

- (2) The area of a pedestrian walkway and the area of any floors located over the walkway shall be excluded from the gross floor area for the purpose of computing floor area ratio and parking space requirements in this District.

308.7 Front Yard:

A front yard shall be provided of not less than 2.0 m (6.57 feet) in depth. Notwithstanding section 6.12(1)(d), rain protection canopies may be provided up to 2.0 m (6.57 feet) in depth within this required front yard but no parking shall be permitted above the surface of the finished grade in a front yard.

308.8 Rear Yard:

A rear yard shall be provided of not less than 6.0 m (19.69 feet) in depth.

308.9 Frontage:

- (1) On C8 lots, the maximum first storey building frontage occupied by an individual user shall be 15.24 m (50.0 feet).
- (2) On C8a lots, the maximum first storey building frontage occupied by an individual user shall be 20.12 m (66.01 feet).

308.10 Off-Street Parking:

Off-street parking shall be provided and maintained in accordance with Schedule VIII of this Bylaw; and no parking shall be permitted in side yards.

308.11 Off-Street Loading:

Off-street loading shall be provided and maintained in accordance with Schedule IX of this Bylaw.


6. Item (2) of Section 800.4 of Schedule VIII is amended by adding to the Schedule of Required Off-Street Parking Spaces, immediately after paragraph (a), the following:

USE	REQUIRED PARKING SPACES
"(a.1) Townhouses in RM6 Districts	1.0 for each dwelling unit
(a.2) Apartments in C8 and C8a Districts	1.0 for each dwelling unit"

7. Section 800.4 of Schedule VIII of the said Bylaw is further amended by adding thereto the following:

USE	REQUIRED PARKING SPACES
"(34) Non-residential uses in C8 and C8a Districts.	Where the use is located within 1 km of an off-street parking facility owned and operated by the City, the owner may elect to pay \$10,000 for each required parking space not provided. Where a walkway is provided under Section 308.3(5), the number of required parking spaces is reduced by one."

Read a first time this 12th day of OCTOBER 1993  
Read a second time this 1st day of NOVEMBER 1993  
Read a third time this 8th day of NOVEMBER 1993  
Reconsidered and adopted this 8th day of NOVEMBER 1993

MAYOR   
CLERK 