



THE CORPORATION OF THE DISTRICT OF BURNABY

MUNICIPAL HALL
4945 E. GRANDVIEW-DOUGLAS HIGHWAY
BURNABY 2, B. C.

TELEPHONE CYPRESS 9-7211

Planning Department
August 19, 1965

Mr. H. W. Balfour
Municipal Manager
Corporation of Burnaby

Dear Sir:

ADDITIONAL APARTMENT ZONING CATEGORY

As requested by the Municipal Council at their meeting of July 19, 1965, consideration has been given to the creation of an additional apartment zoning category.

It is felt that a case can be made for the creation of an apartment category which permits an increase in height and density over the present RM3 District, providing that the standards of development are maintained at a high level.

There would be advantages, for example, in a category of development where a moderate increase in height resulted in the provision of a larger amount of open space around the building for the use of the residents and in the improved appearance of an apartment project.

A category of this type could be suitably located in close proximity to medium density commercial centres, on individual sites of high amenity value (where the existing RM4 category would not be suitable) and as a transitional form of development between high density apartment zones and low density residential areas.

Draft regulations have been prepared accordingly, and are attached for the consideration of Council.

Respectfully submitted,

A. L. Parr
PLANNING DIRECTOR

ALP:dad
attachment



Municipal Clerk

CORPORATION OF THE DISTRICT OF BURNABY
PLANNING DEPARTMENT

205. AMENITY MULTIPLE FAMILY RESIDENTIAL DISTRICT (RMA)

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 amenity locations and as a transitional use between areas of contrasting residential densities.

205.1 Uses Permitted:

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

205.2 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 surrounding residential areas.
- (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).

205.3 Height of Buildings:

The height of a building shall not exceed 6 storeys. (A higher limit is not considered desirable since it will have an overpowering effect on adjacent lower density development and tend to dominate the landscape in residential areas.

205.4 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. (A large site minimum is considered necessary to provide effectively for the high standard of development envisaged).

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205.5 Lot Coverage:

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

(This regulation will prevent the F.A.R. regulation being used to develop a large part of the site with low buildings).

205.6 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.

205.7 Floor Area Ratio:

The floor area ratio shall in no case exceed 1.20. (This ratio fits well with those presently employed and provides a reasonable range of apartment densities as shown in the following table:

<u>Category</u>	<u>Basic F.A.R.</u>	<u>Maximum F.A.R. (with bonus)</u>
RM1	0.45	0.60
RM2	0.70	0.90
RM3	0.90	1.10
RMA	1.20	-----
RM4	1.50	2.20

A bonus system is used in the existing zones to encourage larger sites and underground parking. In the case of the proposed new category, the higher standards are the minimum requirements.)

205.8 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.

205.9 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.

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205.10 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.

205.11 Off-Street Parking:

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

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