
TO: CITY MANAGER **DATE:** 2016 September 28

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 42000 20
Reference: Boarding, Lodging and Rooming Houses

SUBJECT: BOARDING, LODGING, AND ROOMING HOUSES

PURPOSE: To propose text amendments to the Burnaby Zoning Bylaw regarding regulation of boarding, lodging, and rooming houses.

RECOMMENDATION:

1. **THAT** Council authorize the preparation of a bylaw amending the Burnaby Zoning Bylaw, as outlined in Section 3.0 of this report, and that the bylaw be advanced to First Reading on 2016 October 03 and to a Public Hearing on 2016 October 25 at 7:00 pm.

REPORT

1.0 INTRODUCTION

The Burnaby Zoning Bylaw permits “boarding, lodging, and rooming houses” (“boarding houses”) as a principal permitted use in the R5 and R6 Residential Districts, subject to conditions, and in the RM1, RM2, and RM3 Multiple Family Residential Districts. Given the absence of detailed requirements for boarding houses in the Zoning Bylaw, and their potential impacts on surrounding development and services, this report recommends that these facilities be subject to review and Council approval through the Comprehensive Development (CD) rezoning process.

2.0 ZONING BYLAW DEFINITION AND REGULATIONS

Section 3 of the Zoning Bylaw defines a “boarding, lodging, and rooming house” (boarding house) as

a dwelling in which more than 2 sleeping units are rented, with or without meals being provided, to more than 2 and not exceeding 15 persons, other than members of the family of the lessee, tenant or owner, and excludes the preparation of meals within the rented units.

It defines a “sleeping unit” as

one or more habitable rooms used or intended to be used for sleeping, or sleeping and living purposes, but not including a sink or cooking facilities. A bathroom containing a water closet, wash basin and a bath or shower may be shared.

It defines a “family” as

(a) persons related by blood, marriage, adoption or foster care, or

(b) a group of not more than three unrelated non-transient persons living together as a single non-profit group in a dwelling unit and using common cooking facilities

and excludes boarders, lodgers and servants but includes a person living alone.

Although not separately defined, use of the term “dwelling” in the Zoning Bylaw indicates a separate building that contains a specified number of “dwelling units.” For instance, a “two family dwelling” is defined as “a building containing two dwelling units,” and a “multiple family dwelling” is defined as “any building consisting of three or more dwelling units.”

A “dwelling unit” is defined as

one or more habitable rooms constituting one self-contained unit with a separate entrance, and used or intended to be used for living and sleeping purposes for not more than one family and containing only one kitchen equipped with a sink, one set of cooking facilities, and one or more bathrooms with a water closet, wash basin and bath or shower, and not more than one electrical service.

Under these definitions, a boarding house consists of a separate building that contains at least 3 sleeping units (rooms or sets of rooms) that are each rented individually. These rooms have no kitchens or separate bathroom facilities. A resident family may provide meals to the boarders.

The Zoning Bylaw permits boarding houses as an outright use in the following districts:

- R5 Residential District, subject to the following conditions
 - five or fewer residents
 - located in a single family dwelling
 - minimum lot size of 668.88 m² (7,200 ft²)
- R6 Residential District, subject to the following conditions
 - five or fewer residents
 - located in a single family dwelling
 - minimum lot size of 670 m² (7,212.06 ft²)

- RM1 Multiple Family Residential District
- RM2 Multiple Family Residential District
- RM3 Multiple Family Residential District

3.0 PROPOSED ZONING BYLAW AMENDMENTS

With the exception of those provided in the R5 and R6 Districts, few conditions apply to a boarding house use. The size of sleeping units, the required facilities, meal provisions, and other features and amenities, remain unspecified. In addition, compatibility with surrounding development is not comprehensively addressed.

In contrast, the more recently adopted regulations for supportive housing facilities, which provide similar living arrangements as boarding houses, are subject to provisions regulating all of the above. Also, supportive housing facilities are permitted only as part of a comprehensive development plan subject to the CD (Comprehensive Development) District. This requirement provides an opportunity for review through the rezoning process, which can help to ensure that residents are provided adequate accommodations and community plan objectives are met.

It is noted that supportive housing facilities specifically serve seniors that have specialized needs, and therefore lend themselves to more uniform design criteria. Boarding houses may accommodate a variety of tenants and vary in size and amenities. For this reason, it is recommended that, in lieu of standard requirements, boarding houses be subject to rezoning through the CD (Comprehensive Development) District, and that design issues be addressed during review of the associated comprehensive development plan. This requirement will also help to ensure that any proposed boarding house is considered in relation to the scale and intensity of development in the surrounding community.

Therefore, in order to ensure that all boarding house proposals require approval through the rezoning process, it is recommended that the R5, R6, RM1, RM2, and RM3 District schedules be amended to only permit boarding, lodging, and rooming houses if that use is included as part of a comprehensive development plan subject to the CD Comprehensive Development District.

Recommended Zoning Bylaw Amendments

1. **THAT** Section 105.1(4) (R5 District) be amended similar to the following (proposed additions are underlined):

Boarding, lodging, and rooming houses, for not more than 5 persons when situated in a single family dwelling on a lot with an area of not less than 668.88m² (7,200 sq.ft.) subject to the condition that such use is included as part of a

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comprehensive development plan to which the provisions of the Comprehensive Development District apply.

2. **THAT** Section 106.1(5) (R6 District) be amended similar to the following (proposed additions are underlined):

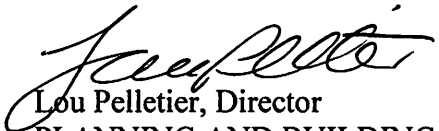
Boarding, lodging, and rooming houses, for not more than 5 persons when situated in a single family dwelling on a lot with an area of not less than 670 m² (7,212.06 sq.ft.) subject to the condition that such use is included as part of a comprehensive development plan to which the provisions of the Comprehensive Development District apply.

3. **THAT** Sections 201.1(5) (RM1 District), 202.1(5) (RM2 District), and 203.1(5) (RM3 District) be amended similar to the following (proposed additions are underlined):

Boarding, lodging, and rooming houses, subject to the condition that such use is included as part of a comprehensive development plan to which the provisions of the Comprehensive Development District apply.

4.0 CONCLUSION

This report presents Zoning Bylaw text amendments in order to ensure that boarding, lodging, and rooming houses require review and Council approval through the CD rezoning process. It is recommended that Council approve the proposed Zoning Bylaw amendments, as outlined in Section 3.0 of this report, for advancement to First Reading on 2016 October 03 and Public Hearing on 2016 October 25 at 7:00 pm.


Lou Pelletier, Director
PLANNING AND BUILDING

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cc: Deputy City Manager
City Solicitor
City Clerk