

CITY OF BURNABY

BYLAW NO. 13829

A BYLAW to amend various sections of
the Zoning Bylaw

The Council of the City of Burnaby ENACTS as follows:

1. This Bylaw may be cited as **BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 44, 2017.**

2. Burnaby Zoning Bylaw 1965, as amended, is further amended:
 - (a) by deleting “line of the lot” and replacing it with “lot line” wherever it appears, except in the definition of “Lot Line, Front”;

 - (b) at Section 3, Definitions by deleting clause (f) from the definition of “Accessory Use” and substituting the following:

“(f) neither the keeping of boarders or lodgers, the operation of a boarding, lodging or rooming house, the operation of a child care facility or home-based child care facility, the operation of a group home, private hospital or supportive housing facility nor the operation of a home occupation that includes on-site client services shall be permitted in a single family dwelling that contains a secondary suite, including within the secondary suite.”

 - (c) at Section 3, Definitions by deleting “other than a category B supportive housing facility” from the definition of “Amenity Space”;

 - (d) at Section 3, Definitions by adding the following definitions, in alphabetical order:

“**APARTMENT**” means a dwelling unit within an apartment building.”

“**LOT, PANHANDLE**” means a lot created under subdivision that gains street frontage through a narrow strip of land that is an integral part of the lot, but provides inadequate width for the siting of buildings.

- (e) at Section 3, Definitions by deleting the definitions of “Amenity Space”, “Category B Supportive Housing”, “Apartment Building”, “Dwelling Unit”, “Lot Line, Side”, “Motel or Auto Court”, “Yard, Front”, “Yard, Rear” and “Yard, Side”, and replacing them with the following, in alphabetical order:

“**AMENITY SPACE, PRIVATE HOSPITAL AND SUPPORTIVE HOUSING FACILITY**” means communal space in a private hospital or category A or B supportive housing facility that is provided primarily for the use of the residents of the facility for dining, recreation, social activity, personal services, meeting or lobby purposes, together with associated circulation areas.

“**APARTMENT BUILDING**” means a multiple family dwelling where dwelling units are primarily accessed via a common corridor.

“**DWELLING UNIT**” means one or more habitable rooms constituting one self-contained unit with a separate entrance, which is occupied or intended to be occupied as the permanent home or residence of one family only and contains not more than one kitchen or one set of cooking facilities.

“**LOT LINE, SIDE**” means a lot line that is not a front lot line or rear lot line.

“**MOTEL OR AUTO COURT**” means a group of two or more detached or semi-detached buildings, providing self-contained accommodation that is

primarily for transient motorists and which may have its own cooking facilities and bathroom with a water closet, wash basin and bath or shower.

“YARD, FRONT” means that portion of the lot, extending the length of the front lot line, between the front lot line and a line drawn parallel thereto. The depth of such yard shall mean the perpendicular distance between the front lot line and the parallel line.

“YARD, REAR” means that portion of the lot, extending the length of the rear lot line, between the rear lot line and a line drawn parallel thereto. The depth of such yard shall mean the perpendicular distance between the rear lot line and the parallel line.

“YARD, SIDE” means that portion of the lot, extending the length of the side lot line, between the side lot line and a line drawn parallel thereto. The width of such yard shall mean the perpendicular distance between the side lot line and the parallel line.”

- (f) at Section 3, Definitions by deleting the text “each of which is occupied or intended to be occupied as the permanent home or residence of one family only” from the definitions of “Dwelling, Multiple Family” and “Dwelling, Two Family”;
- (g) at Section 3, Definitions by deleting the text “which is occupied or intended to be occupied as the permanent home or residence of one family only” from the definition of “Dwelling Single Family”;
- (h) at Section 3, Definitions by adding the following to the end of the definition of “Lot Line, Front”:

“In the case of a corner lot that is also a through lot, the lot lines abutting two parallel or approximately parallel streets shall both be considered as front lot

lines, except where the lot is triangular or irregular in shape in which case only one front lot line need be provided along the shortest lot line abutting the street.”

- (i) at Section 3, Definitions by adding the following to the end of the definition of “Multi-Family Flex-Unit”:

“(f) may be occupied as the permanent home or residence of one additional family only.”

- (j) at Section 6.12(2.1), by adding the following after subsection (iii):

“(iv) where an adjacent lot is a panhandle lot, the panhandle lot shall be excluded and the two other nearest lots on each side of the lot shall be included in computing the average depth;

(v) where an adjacent lot is not in a R District, the adjacent lot and any lot beyond such adjacent lot (whether or not such lot is in a R District) shall not be used included computing the average depth.”

- (k) at subsection 6.20(5)(i) by deleting “category B supportive housing amenity space” and substituting “private hospital and supportive housing facility amenity space”;

- (l) at Section 206, by adding the following after subsection 206.13:

“206.14 Car Wash Stall:

One car wash with a “No Parking” sign affixed to it shall be provided for each 100 dwelling units”

- (m) at Section 308, by adding the following after subsection 308.11:

“308.12 Car Wash Stall:

One car wash with a “No Parking” sign affixed to it shall be provided for each 100 dwelling units”

(n) at Section 309, by adding the following after subsection 309.11:

“309.12 Car Wash Stall:

One car wash with a “No Parking” sign affixed to it shall be provided for each 100 dwelling units”

Read a first time this	day of	2017
Read a second time this	day of	2018
Read a third time	day of	2018
Reconsidered and adopted this	day of	2018

MAYOR

CLERK