

**CITY OF BURNABY**

**BYLAW NO. 14183**

A BYLAW to amend the Zoning  
Bylaw provisions relating to gross floor area

The Council of the City of Burnaby ENACTS as follows:

1. This Bylaw may be cited as **BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 23, 2020.**
2. Burnaby Zoning Bylaw 1965, as amended, is further amended:
  - (a) at Section 3, by repealing the definition of “BALCONY” in its entirety and replacing it with the following:

“**“BALCONY”** means an accessible cantilevered deck that projects from a building, or is recessed into the wall of a building above ground level, and is partially enclosed so as to remain permanently open to the exterior environment.”
  - (b) at Section 3, under the definition of “BUILDING, FRONT LINE OF” by deleting the words “unroofed porches” and replacing them with the words “uncovered decks”.
  - (c) at Section 3, under the definition of “BUILDING, REAR LINE OF” by deleting the words “unroofed porches” and replacing them with the words “uncovered decks”.
  - (d) at Section 3, by repealing the definition of “DECK, COVERED” in its entirety and replacing it with the following:

“**“DECK, COVERED ”** means an accessible roofed deck that is not cantilevered, and is partially enclosed so as to remain permanently open to the exterior environment. A covered deck does not include a terrace that is covered ”

- (e) at Section 3, by repealing the definition of “SUNDECK” in its entirety and replacing it with the following in chronological order:

“**“DECK, UNCOVERED”** means an accessible roofless deck that is not cantilevered, and is partially enclosed so as to remain permanently open to the exterior environment. An uncovered deck does not include a terrace that is roofless.”

- (f) at Section 3, under the definition of “DEPTH, PRINCIPAL BUILDING” by repealing subsection (c) and replacing it with the following:

“c) balconies, covered decks, uncovered decks, canopies, and sunshades, including supporting structures, up to 1.2 m (3.94 ft.) in length.”

- (g) at Section 3, by repealing the definition of “FLOOR AREA, GROSS” and replacing it with the following:

“**“FLOOR AREA, GROSS”** means, subject to Sections 6.20 and 6.20.1, the total area of all floors, measured to the outer limits of all buildings on a lot.”

- (h) at Section 3, by repealing the definition of “FLOOR AREA RATIO” and replacing it with the following:

“**“FLOOR AREA RATIO”** means the figure obtained by dividing the gross floor area by the area of the lot.”

- (i) at Section 3, under the definition of “STOREY, HALF” by deleting the words “roofed deck” and replacing them with the words “covered deck”.

- (j) at Section 3, by repealing the definition of “TERRACE” in its entirety and replacing it with the following:

“**“TERRACE”** means a level surface that is paved, planted, or constructed, and is not more than 600 mm (1.97 ft.) above the adjacent finished ground level.”

- (k) at Section 6.12, by repealing subsection (1)(d) in its entirety and replacing it with the following:

“(d) Balconies, covered decks, uncovered decks, canopies, and sunshades, provided that such projections, including supporting structures, shall not exceed 1.2 m (3.94 ft.), or 50 percent of the width of a required side yard.”

- (l) at Section 6.20, by repealing it in its entirety and replacing it with the following:

**“6.20 Calculation of Gross Floor Area**

- (1) For the purpose of calculating gross floor area, the following shall be excluded:
- (a) in wood-frame exterior wall assemblies, any portion of exterior wall thickness in excess of 0.165 m (6.5 in.), provided that the excess wall thickness is used for the provision of insulating materials;
  - (b) in all exterior wall assemblies other than those referred to in paragraph 6.20(1)(a), any portion of exterior wall thickness that is exclusively used for the provision of insulating materials;
  - (c) any non-structural exterior claddings;
  - (d) exterior access areas such as corridors, landings, staircases, stairways, and similar areas, provided that they are not fully enclosed;
  - (e) crawl spaces;

- (f) areas of undeveloped floors located above a storey or a half-storey, or adjacent to a half-storey, with a maximum vertical clear height of 1.2 m (3.9 ft.), and no permanent means of access other than a hatch;
  - (g) exterior architectural features including belt courses, cornices, eaves, gutters, sills, pilasters, and similar features;
  - (h) chimneys;
  - (i) bay windows;
  - (j) balconies and terraces which are not covered, and uncovered decks, provided that they are not fully enclosed; and
  - (k) arbors, trellises, and similar landscape features.
- (2) In addition to the exclusions listed in Section 6.20(1), for the purpose of calculating gross floor area in the R and A Districts, with the exception of category A supportive housing facilities, the following shall be excluded:
- (a) garages or carports up to a maximum area of 42.0 m<sup>2</sup> (452.1 sq. ft.), except:
    - i) in the R1, R2, R3, R4, R5, and R9 Districts on a lot developed with a single family dwelling, where such garage or carport is located in a cellar; and
    - ii) in the R10 and R11 Districts, where such garage or carport is attached to a principal building on a lot with lane access. In cases where the Director Engineering is satisfied that access from a lane is not feasible due to an extreme grade, or other restrictions, up to a maximum area of 42.0 m<sup>2</sup> (452.1 sq. ft.) of the garage or carport attached to the principal building shall be excluded from gross floor area.
  - (b) balconies and terraces which are covered, and covered decks, whether attached to a building or detached, up to a maximum area of 14% of the permitted above grade floor area, provided that except for the required open guards with a maximum height of 1.07 m (3.5 ft.), not more than 60% of their perimeters are enclosed; and
  - (c) any portion of a deck or terrace that is covered, and has a vertical clear height of less than 1.8 m (5.91 ft.), measured from ground

level to the underside of the roof, structure or floor joist covering the deck or terrace, provided that not more than 60% of its perimeter is enclosed.

- (3) In addition to the exclusions listed in Section 6.20(1), for the purpose of calculating gross floor area for category A supportive housing facilities permitted in the R Districts, and in districts other than the R and A Districts, the following shall be excluded:
- (a) areas that exclusively provide access to areas excluded from gross floor area, in accordance with Sections 6.20(1) and 6.20(3);
  - (b) areas of an elevator shaft on a floor to which the elevator does not provide general access, except in special circumstances;
  - (c) balconies and terraces which are covered, and covered decks, provided that they are not fully enclosed;
  - (d) areas exclusively used to provide accessory communal recycling and garbage storage, electrical, mechanical, heating, and ventilating, or similar service facilities accessory to a principal use;
  - (e) amenity spaces;
  - (f) areas exclusively used for communal laundry facilities that are accessory to a principal use;
  - (g) any portion of a basement or cellar used exclusively for storage, or laundry facilities that are accessory to a principal use;
  - (h) any portion of a basement or cellar used for non-commercial recreational and social purposes that are accessory to a principal use;
  - (i) areas used for parking of vehicles and bicycles that are accessory to a principal use;
  - (j) end-of-trip cyclist facilities that are accessory to a principal use;
  - (k) areas used exclusively for storage of scooters in supportive housing facilities;

- (l) private hospital and supportive housing facility amenity spaces not exceeding 13.6% of the maximum permitted gross floor area; and
- (m) 1.86 m<sup>2</sup> (20 sq. ft.) of floor area for every studio and one bedroom adaptable housing unit, plus 0.93 m<sup>2</sup> (10 sq. ft.) for every additional adaptable bedroom in excess of the first adaptable bedroom with an adaptable housing unit.

**6.20.1 Calculation of Gross Floor Area in a Building with Over-height Ceilings**

For single family and two family dwellings, gross floor area for any portion of a building, with the exception of staircases, where the height from the floor to the ceiling directly above exceeds 4.5 m (14.8 ft.) shall be calculated in accordance with the following:

- (a) cumulative floor area of such over-height portion(s) of the building, multiplied by the number of floors of the adjacent section within the building. For the purpose of this section of the Bylaw, where the number of floors of the adjacent section on any side of the over-height portion(s) are not equal, the greater number of floors shall apply,
  - (b) less 9.3 m<sup>2</sup> (100.1 sq. ft.) for each dwelling unit with a ceiling which exceeds the height specified in this section.”
- (m) at Section 110.4 by repealing subsection (3) in its entirety and replacing it with the following:
- “(3) A maximum of 42.0 m<sup>2</sup> (452.1 sq. ft.) of a garage or carport shall not be included as gross floor area, except where such garage or carport is attached to a principal building on a lot with lane access. In cases where the Director Engineering is satisfied that access from a lane is not

feasible due to an extreme grade, or other restrictions, a maximum 42.0 m<sup>2</sup> (452.1 sq. ft.) of the garage or carport attached to the principal building shall not be included as gross floor area.”

- (n) at Section 111.4 by repealing subsection (3) in its entirety and replacing it with the following:

“(3) A maximum of 42.0 m<sup>2</sup> (452.1 sq. ft.) of a garage or carport shall not be included as gross floor area, except where such garage or carport is attached to a principal building on a lot with lane access. In cases where the Director Engineering is satisfied that access from a lane is not feasible due to an extreme grade, or other restrictions, a maximum 42.0 m<sup>2</sup> (452.1 sq. ft.) of the garage or carport attached to the principal building shall not be included as gross floor area.”

- (o) at Section 111.4, by repealing subsection (4) in its entirety and replacing it with the following:

“(4) The gross floor area of all accessory buildings on a lot shall not exceed 56.0 m<sup>2</sup> (602.8 sq. ft.).”

Read a first time this	day of	, 2020
Read a second time this	day of	, 2020
Read a third time	day of	, 2020
Reconsidered and adopted this	day of	, 2020

MAYOR

CLERK