

**CITY OF BURNABY**

**BYLAW NO. 14598**

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. 25, 2023.**

2. Burnaby Zoning Bylaw 1965, as amended, is further amended:

- (a) at Section 3, by repealing the definition of “CARPORT”, “CAR WASH STALL”, “ELEVATION, FRONT AVERAGE”, “ELEVATION, REAR AVERAGE”, “FAMILY”, and “GRADE OR GRADE LEVEL, NATURAL” and replacing them with the following definitions, in alphabetical order:

““CARPORT” means a detached accessory building or portion thereof or a portion of a principal building or laneway home that is used as a private garage and has 60 per cent or less of the perimeter enclosed by walls, doors or windows.

“CAR WASH FACILITY” means a space that is used for the purpose of washing vehicles and bicycles.

“ELEVATION, FRONT AVERAGE” means the average elevation of the lower of the natural grade or finished grade along the exterior of the building facing the front lot line.

“ELEVATION, REAR AVERAGE” means the average elevation of the lower of the natural grade or finished grade along the exterior of the building facing the rear lot line or, for a through lot, the other front lot line.”

“FAMILY” means one or more people living together in a dwelling as a single non-profit household.

“GRADE OR GRADE LEVEL, NATURAL” means the existing undisturbed ground level with no adjustment having been made except for a minor slope equalization as approved by the Chief Building Inspector.”

- (b) at Section 3, by repealing the definition of “IN-LAW SUITE” in its entirety;
- (c) by repealing subsection 6.7(1)(e) in its entirety and replacing it with the following:
  - “(e) for additional classroom space on lands being used as a public school or private school, for a period not to exceed 10 years.”
- (d) by repealing subsection 6.7.1(1)(b) in its entirety;
- (e) by repealing subsection 6.14.1(1) in its entirety and replacing it with the following:
  - “(1) In all zoning districts, retaining walls shall not exceed 1.2 m (3.94 ft.) in height, as measured at any point along the retaining wall, except:
    - (a) the Director of Planning & Building may vary the maximum permitted height to up to 3.0 m (9.84 ft.) where a retaining wall has minimal visual impact on adjacent properties, uses, or the public realm; or
    - (b) where a retaining wall that exists, or that was approved for construction by the issuance of a building permit on or before July 6, 2020, is being replaced and all of the following apply:
      - (i) it is constructed in the same location and to the same height;
      - (ii) it is located entirely within the legal boundaries of the lot; and
      - (iii) site conditions make it not feasible to comply with the maximum allowable heights of this section, as determined by the Chief Building Inspector.”
- (f) by repealing subsection 6.29(1)(b)(v) in its entirety and replacing it with the following:
  - “(v) a dwelling unit that contains a boarding use, a boarding, lodging or rooming house, a child care facility, a home-based child care facility, a group home, a private hospital, a supportive housing facility, or a home occupation that includes on-site client services;”
- (g) by repealing subsections 112.5(1), (2), and (3) in their entirety and replacing them

with the following:

- “(1) For a lot that is less than 464.5 m<sup>2</sup> (5,000 sq.ft.), the combined gross floor area of the two primary dwelling units shall not exceed 0.60 of the lot area.
- (2) For a lot that is 464.5 m<sup>2</sup> (5,000 sq.ft.) or more, the combined gross floor area of the two primary dwelling units shall not exceed the lesser of 0.30 of the lot area plus 139.35 m<sup>2</sup> (1,500 sq.ft.), or 370 m<sup>2</sup> (3,982.8 sq.ft.).
- (3) The gross floor area of each primary dwelling unit shall not exceed 185.8 m<sup>2</sup> (2,000 sq.ft.).”

(h) by repealing Sections 201.10, 202.10, 203.11, 204.11, 205.11, 206.13, 207.12, 308.12, 309.12 and 511.14 in their entirety;

(i) by repealing subsection 700.2(2) in its entirety and replacing it with the following:

“(2) Exceptions to the applicable parking and loading, car wash facility, screening and landscaping, fence and retaining wall, minimum frontage of a business, projection into required yards and bulk regulations of this Bylaw may be permitted, provided that the floor area ratio and density for the development as a whole are in conformity with the applicable requirements of this Bylaw, and that such exception results in an improved relationship between the various parts of the proposed development.”

(j) by adding the following as Section 800.9:

**“800.9 Car Wash Facility**

“(1) In the RM1, RM2, RM3, RM4, RM5, RM6, RM7, C8, C9, and P11 Districts, the following minimum number of car wash facilities shall be provided:

<b>Total Provided Off-Street Parking Spaces</b>	<b>Car Wash Facilities Required</b>
1-10	0
11-300	1
For each additional 300 parking spaces provided or part thereof.	1 additional facility

- (2) Car wash facilities must:
- (a) have a stall with the minimum dimensions of 3.7 m (12.14 ft.) x 5.5 m (18.04 ft.);
  - (b) drain into a sanitary sewer;
  - (c) be located in an underground parking area, structured parking area or in a roofed covered area integrated with a building;
  - (d) have a sign affixed to it saying “No Parking”;
  - (e) provide equipment suitable for cleaning vehicles and bicycles including a pressurized hose, waste receptacle, vacuum, hot and cold water supply, and a bicycle rack; and
  - (f) be separated from other parking spaces with a partition.”

Read a first time this	day of	2023
Public Hearing held this	day of	2023
Read a second time this	day of	2023
Read a third time	day of	2023
Reconsidered and adopted this	day of	2023

MAYOR

CORPORATE OFFICER