

Attachment 1 – Proposed Bylaw Amendments

This attachment outlines the proposed amendments to the Burnaby Zoning Bylaw, 1965.

Related to the R1 District

Section	Existing Text	Proposed Text
3	<p>"LOT COVERAGE" means the combined area covered by all buildings and structures on the lot, expressed as a percentage of the lot area, measured as the area of the projection of the outline of the buildings and structures onto a horizontal plane but excluding</p> <p>...</p> <p>(i) parking areas that are:</p> <ul style="list-style-type: none"> (i) underground, or (ii) open-sided and roofless; and <p>(j) accessibility ramps provided for the use of persons with disabilities.</p>	<p>"LOT COVERAGE" means the combined area covered by all buildings and structures on the lot, expressed as a percentage of the lot area, measured as the area of the projection of the outline of the buildings and structures onto a horizontal plane but excluding</p> <p>...</p> <p>(i) parking areas that are:</p> <ul style="list-style-type: none"> (i) underground, or (ii) open-sided and roofless; and <p>(j) accessibility ramps provided for the use of persons with disabilities-; and</p> <p>(k) covered and uncovered decks, provided they project no more than 1.2 m from the exterior wall of the building.</p>
6.9 (4)	<p>In the R1 District, for the purpose of providing pedestrian access to a basement or cellar, the surface of the ground adjoining a building may be lowered without affecting the determination between a basement and cellar or the calculation of principal building height, if the lowered surface is not on the same side of the building as a depressed vehicular access and does not exceed an area of 10.0 m² (107.6 sq. ft.), per dwelling unit, including stairs.</p>	<p>In the R1 District, for the purpose of providing pedestrian access to a basement or cellar, the surface of the ground adjoining a building may be lowered without affecting the determination between a basement and cellar or the calculation of principal building height, if the lowered surface is not on the same side of the building as a depressed vehicular access and does not exceed an area of 10.0 m² (107.6 sq. ft.), per primary dwelling unit, including stairs.</p>
6.12	<p>Yards:</p> <p>(1) Projections into Required Yards: The following features and structures may project into a required front, street, side or rear yard:</p> <p>...</p> <p>(b) Belt courses, cornices, eaves, gutters, sills, chimneys, or other similar features, but such projections shall not exceed 900 mm (2.95 ft.), or 600 mm (1.97 ft.) in the case of a side yard less than</p>	<p>Yards:</p> <p>(1) Projections into Required Yards: The following features and structures may project into a required front, street, side or rear yard:</p> <p>...</p> <p>(b) Belt courses, cornices, eaves, gutters, sills, chimneys, or other similar features, but such projections shall not exceed 900 mm (2.95 ft.), or 600 mm (1.97 ft.) in the case of a side yard less than</p>

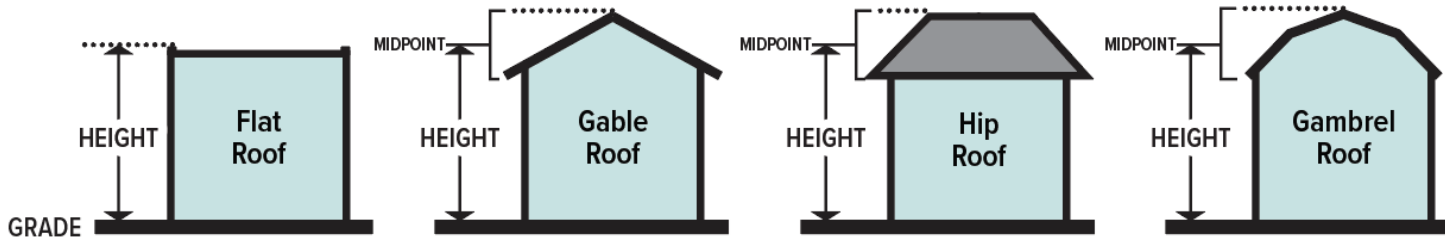
	<p>1.5 m (4.92 ft.) in width.</p> <p>...</p>	<p>1.5 m (4.92 ft.) in width.</p> <p>...</p> <p><u>(l) Accessibility ramps for the use of persons with disabilities, provided they are no greater than 1.5 m (4.92 ft.) in width.</u></p> <p><u>(m) Eaves that do not project more than 1.2 m (3.94 ft.), or 600 mm (1.97 ft.) in the case of a required yard less than 1.5 m (4.92 ft.) in width.</u></p> <p><u>(n) In required side or rear yards, outdoor appliances (including heat pumps) that do not project more than 900 mm (2.95 ft.), or 600 mm (1.97 ft.) in the case of a required side or rear yard less than 1.5 m (4.92 ft.) in width.</u></p>
6.20 (3)	<p>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 other than in the A Districts, the following shall be excluded:</p>	<p>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 in districts other than in the R1 and A Districts, the following shall be excluded:</p>
101.6.1	<p>Projections</p> <p>(1) The following features may project into the required minimum separation between buildings on the same lot:</p> <p>...</p> <p>(e) belt courses, cornices, eaves, gutters, sills, chimneys, bay windows, outdoor appliances, or other similar features up to the lesser of 0.9 m or 25% of the width of a required separation; and</p> <p>(f) sunken access areas and window wells as per Section 6.9.</p>	<p>Projections</p> <p>(1) The following features may project into the required minimum separation between buildings on the same lot:</p> <p>...</p> <p>(e) belt courses, cornices, eaves, gutters, sills, chimneys, bay windows, outdoor appliances, or other similar features up to the lesser of 0.9 m or 25% of the width of a required separation; and</p> <p>(f) sunken access areas and window wells as per Section 6.9-;</p> <p>(g) outdoor appliances; and</p> <p>(h) eaves up to the lesser of 1.2 m (3.94 ft.) or 25% of the width of a required separation.</p>
101.7.1	<p>Height</p> <p>(1) The height of a principal or accessory building shall be measured from the lower of the average natural grade or finished grade of all corners of the building to the midpoint of a sloped roof or the highest point of a flat roof.</p>	<p>Height</p> <p>(1) The height of a principal or accessory building shall be measured from the lower of the average natural grade or finished grade of all corners of the building to the midpoint of a sloped roof or the highest point of a flat roof.</p> <p>(a) The midpoint of a sloped roof is considered to be one half of the vertical distance of a sloped roof structure measured from the top plate of the uppermost storey to the highest point of the</p>

		roof.
201.1(1)	Uses, other than group homes, permitted in the R6 Residential District, subject to the regulations contained therein.	Uses, other than group homes, permitted in the R16 Residential District, subject to the regulations contained therein.
201.2(1)	Uses permitted in the RM1 District, excluding permitted uses in the R6 District, dormitory units or groups of dormitory units, and boarding, lodging and rooming houses, provided that the residential uses are restricted to purpose-built rental housing.	Uses permitted in the RM1 District, excluding permitted uses in the R16 District, dormitory units or groups of dormitory units, and boarding, lodging and rooming houses, provided that the residential uses are restricted to purpose-built rental housing.
202.1(1)	Uses, other than group homes, permitted in the R6 Residential District, subject to the regulations contained therein.	Uses, other than group homes, permitted in the R16 Residential District, subject to the regulations contained therein.
202.2(1)	Uses permitted in the RM2 District, excluding permitted uses in the R6 District, dormitory units or groups of dormitory units, and boarding, lodging and rooming houses, provided that the residential uses are restricted to purpose-built rental housing.	Uses permitted in the RM2 District, excluding permitted uses in the R16 District, dormitory units or groups of dormitory units, and boarding, lodging and rooming houses, provided that the residential uses are restricted to purpose-built rental housing.
203.1(1)	Uses, other than group homes, permitted in the R6 Residential District, subject to the regulations contained therein.	Uses, other than group homes, permitted in the R16 Residential District, subject to the regulations contained therein.
203.2(1)	Uses permitted in the RM3 District, excluding uses permitted in the R6 District, dormitories, and boarding, lodging and rooming houses.	Uses permitted in the RM3 District, excluding uses permitted in the R16 District, dormitories, and boarding, lodging and rooming houses.
203.3(1)	Uses permitted in the RM3 District, excluding permitted uses in the R6 District, dormitory units or groups of dormitory units, rest homes and private hospitals, and boarding, lodging and rooming houses, provided that the residential uses are restricted to purpose-built rental housing.	Uses permitted in the RM3 District, excluding permitted uses in the R16 District, dormitory units or groups of dormitory units, rest homes and private hospitals, and boarding, lodging and rooming houses, provided that the residential uses are restricted to purpose-built rental housing.
800.6(5)	No part of any parking area shall be located closer than 3.5 m (11.48 ft.) to any multiple family dwelling.	Except in the R1 District, No part of any parking area shall be located closer than 3.5 m (11.48 ft.) to any multiple family dwelling,

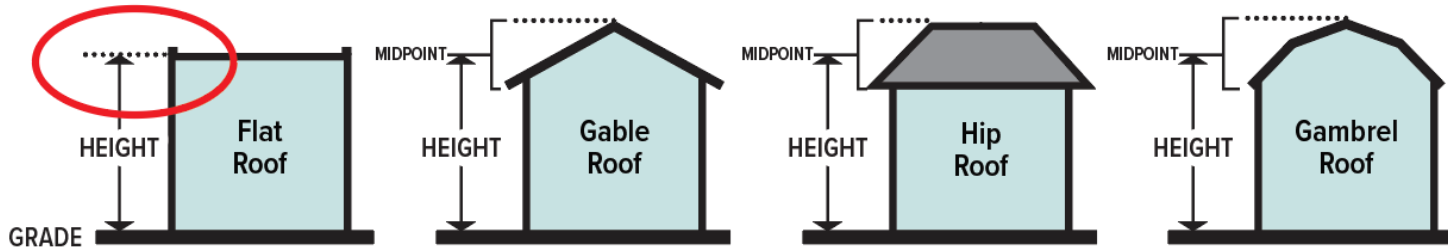
Proposed Diagram Amendment

101.7.1 (1) Height Measurement Diagram

Existing Diagram



Proposed Diagram



Description of Amendment: Minor alteration to “Flat Roof” diagram to better reflect height exemptions for parapets. Note: red circle indicates area of change, it does not form part of the amended diagram.

Related to Child Care Facilities

Section	Existing Text	Proposed Text
6.7.1	<p>Secondary Suites:</p> <p>(1) A secondary suite may be permitted as an accessory use to a primary dwelling unit in an R1, RM6, A1, A2, and A3 District, subject to the following conditions:</p> <p>...</p> <p>(g) neither a boarding use, the operation of a boarding, lodging or rooming house, the operating of a child care facility or home-based child care facility, the operation of a group home, private</p>	<p>Secondary Suites:</p> <p>(1) A secondary suite may be permitted as an accessory use to a primary dwelling unit in an R1, RM6, A1, A2, and A3 District, subject to the following conditions:</p> <p>...</p> <p>(g) neither a boarding use, the operation of a boarding, lodging or rooming house, the operating of a child care facility or home-based child care facility, the operation of a group home, private</p>

	<p>hospital or supportive housing facility, nor the operation of a home occupation that includes on-site client services shall be permitted in a primary dwelling unit that contains a secondary suite, including within the secondary suite.</p>	<p>hospital or supportive housing facility, nor the operation of a home occupation that includes on-site client services, with the exception of a home-based child care facility, shall be permitted in a primary dwelling unit that contains a secondary suite, including within the secondary suite.</p>																						
<p>6.8A</p>	<p>Home-Based Child Care Facility: ... (3) In the R1 District a home-based child care facility shall be permitted in only one dwelling unit within each principal building on a lot, up to a maximum of two home-based child care facilities on a lot, and only if the owners of the other dwelling units supports the establishment of the home-based child care facility and satisfies the Director Planning and Building as to that support.</p>	<p>Home-Based Child Care Facility: ... (3) In the R1 District a home-based child care facility shall be permitted in only one any dwelling unit within each principal building on a lot, up to a maximum of two home-based child care facilities on a lot, and only if the owners of the other dwelling units on the lot provide written confirmation that they supports the establishment of the home-based child care facility and satisfies to the satisfaction of the Director Planning and Building as to that support.</p>																						
<p>6.20</p>	<p>Calculation of Gross Floor Area: (1) For the purposes of calculating gross floor area, the following shall be excluded: ...</p>	<p>Calculation of Gross Floor Area: (1) For the purposes of calculating gross floor area, the following shall be excluded: ... (4) In addition to the exclusions listed in Section 6.20(1), for the purpose of calculating gross floor area in the RM Districts, the following shall be excluded: (a) child care facilities</p>																						
<p>101.2</p>	<p>Permitted Uses</p> <table border="1" data-bbox="342 987 976 1214"> <thead> <tr> <th>Principal Use</th> <th>Use-Specific Regulations</th> </tr> </thead> <tbody> <tr> <td>...</td> <td>...</td> </tr> <tr> <th>Accessory Use</th> <th>Use-Specific Regulations</th> </tr> <tr> <td>...</td> <td>...</td> </tr> <tr> <td>Accessory Buildings, Structures, and Uses</td> <td>101.5.5, 6.6</td> </tr> </tbody> </table>	Principal Use	Use-Specific Regulations	Accessory Use	Use-Specific Regulations	Accessory Buildings, Structures, and Uses	101.5.5, 6.6	<p>Permitted Uses</p> <table border="1" data-bbox="1144 987 1764 1247"> <thead> <tr> <th>Principal Use</th> <th>Use-Specific Regulations</th> </tr> </thead> <tbody> <tr> <td>...</td> <td>...</td> </tr> <tr> <td>Child Care Facilities</td> <td>101.5.6</td> </tr> <tr> <th>Accessory Use</th> <th>Use-Specific Regulations</th> </tr> <tr> <td>...</td> <td>...</td> </tr> <tr> <td>Accessory Buildings, Structures, and Uses</td> <td>101.5.56, 6.6</td> </tr> </tbody> </table>	Principal Use	Use-Specific Regulations	Child Care Facilities	101.5.6	Accessory Use	Use-Specific Regulations	Accessory Buildings, Structures, and Uses	101.5. 5 6, 6.6
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101.5.6		<p>101.5.6 Child Care Facilities</p> <p>(1) <u>A child care facility in the R1 District must:</u></p> <p><u>(a) be limited to a maximum of 25 children;</u></p> <p><u>(b) be located on a corner lot;</u></p> <p><u>(c) comply with the development regulations under section 101.4 for 1 to 3 small-scale multi-unit dwelling units on a lot;</u></p> <p><u>(d) be located on a lot that does not contain a dwelling unit or any other principal use; and</u></p> <p><u>(e) comply with all other applicable regulations under this Bylaw.</u></p>								
404.1 405.1 408.1 451.1 452.1	Uses Permitted: ...	Uses Permitted: ... (...) Child care facilities.								
700.1	Uses Permitted:	Uses Permitted: <u>(6) A child care facility shall be permitted in a CD Comprehensive Development District, or portion thereof, based on a District which includes child care facilities as a permitted use, provided the child care facility complies with all applicable regulations under the relevant District and this Bylaw.</u>								
800.4	Required Off-Street Parking Spaces: ... <table border="1" data-bbox="342 1203 989 1317"> <thead> <tr> <th>USE</th> <th>REQUIRED PARKING SPACES</th> </tr> </thead> <tbody> <tr> <td>(5.1) Child care facility</td> <td>1 for each 46 m² (495.16 sq.ft.) of gross floor area.</td> </tr> </tbody> </table>	USE	REQUIRED PARKING SPACES	(5.1) Child care facility	1 for each 46 m ² (495.16 sq.ft.) of gross floor area.	Required Off-Street Parking Spaces: ... <table border="1" data-bbox="1144 1203 1812 1421"> <thead> <tr> <th>USE</th> <th>REQUIRED PARKING SPACES</th> </tr> </thead> <tbody> <tr> <td>(5.1) Child care facility</td> <td>1 for each 46 m² (495.16 sq.ft.) 55 m² (592.02 sq.ft.) of gross floor area. In the R1 District, up to a maximum of 4 spaces.</td> </tr> </tbody> </table>	USE	REQUIRED PARKING SPACES	(5.1) Child care facility	1 for each 46 m² (495.16 sq.ft.) 55 m ² (592.02 sq.ft.) of gross floor area. In the R1 District, up to a maximum of 4 spaces.
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900.4	Required Off-Street Loading Spaces: ... (2) On every site used as an office building, place of public assembly, place for entertainment purposes, hospital, institution, hotel, club or lodge, auditorium, public utility, school or other similar use, the minimum number of spaces shall be as follows:	Required Off-Street Loading Spaces: ... (2) On every site used as an office building, place of public assembly, place for entertainment purposes, hospital, institution, hotel, club or lodge, auditorium, public utility, school or other similar use, with the exception of child care facilities, the minimum number of spaces shall be as follows:
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