

Proposed Text Amendments to other Zoning Bylaw Sections in Support of R1 District Amendments

This attachment details the proposed text amendments to *Burnaby Zoning Bylaw No. 4742* in relation to Section 3, Definitions, Section 6, Supplementary Regulations, and Section 800, Off-Street Parking.

The proposed text amendments are provided in the following set of tables, which indicate the relevant Zoning Bylaw section, existing text, and proposed text. Proposed text additions are underlined and proposed removals are ~~struck through~~.

Section 3 – Definitions

Section	Existing Text	Proposed Text
3	- N/A -	<i>“PRINCIPAL BUILDING, FRONT”</i> means any building in the R1 District that contains a dwelling unit and is not a Rear Principal Building.
3	- N/A -	<i>“PRINCIPAL BUILDING, REAR”</i> means any building in the R1 District that contains a dwelling unit; is located closer to the rear lot line than the front lot line; does not have another principal building (or portion) located between its building face and the rear lot line; and does have another principal building (or portion) located between its building face and the front lot line.

Section 6 – Supplementary Regulations

Section	Existing Text	Proposed Text
6.6 (1)	Accessory Buildings, Structures, and Uses: ... (c) An accessory building shall be located at not less than 1.2 m (3.94 ft.) from any lane, except in the case of a lane intersection where the provisions of Section 6.13 shall apply.	Accessory Buildings, Structures, and Uses: ... (c) An accessory building shall be located at not less than 1.2 m (3.94 ft.) from any lane, <u>except where otherwise provided for in this Bylaw and</u> except in the case of a lane intersection where the provisions of Section 6.13 shall apply.
6.12	Yards: (1) Projections into Required Yards: The following features and structures may project into a required front, street, side or rear yard: ... (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 fifty (50%) of the width of a required side yard.	Yards: (1) Projections into Required Yards: The following features and structures may project into a required front, street, side or rear yard: ... (d) Balconies, cCovered decks, uncovered decks, canopies, and sunshades, provided that such projections, including supporting structures, shall not exceed 1.2 m (3.94 ft.), or fifty (50%) of the width of a required side yard. <u>Balconies are not permitted to project into required yards.</u>
6.24	Impervious Surfaces: ... (2) Not more than 70 per cent of the total area of a lot to which this section applies shall be covered by impervious materials.	Impervious Surfaces: ... (2) Not more than 70 per cent of the total area of a lot to which this section applies shall be covered by impervious materials, <u>except where otherwise provided for within this Bylaw.</u>

Section 800 – Off-Street Vehicle Parking

Section	Existing Text	Proposed Text
800.4	USE (1a) Small-scale multi-unit housing or rowhouse dwellings. REQUIRED PARKING SPACES On a lot with 3 or more primary dwelling units, 0.5 spaces for each primary dwelling unit. For clarity, on a lot with a rowhouse dwelling or with 2 or fewer primary dwelling units, a parking space is not required.	USE (1a) Small-scale multi-unit housing or rowhouse dwellings. REQUIRED PARKING SPACES On a lot with 3 or more primary dwelling units, 0.5 spaces for each primary dwelling unit. 1.0 for the first dwelling unit, plus 0.5 for each additional dwelling unit. For clarity, On a lot with a rowhouse dwelling or with 2 or fewer primary dwelling units, a parking space is not required.