

CITY OF BURNABY

BYLAW NO. 14034

A BYLAW to amend the Zoning
Bylaw to implement density
offset for affordable rental housing

The Council of the City of Burnaby ENACTS as follows:

1. This Bylaw may be cited as **BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 18, 2019.**
2. Burnaby Zoning Bylaw 1965, as amended, is further amended:
 - (a) at Section 3, Definitions, by adding the following definition in alphabetical order:

“**CMHC MARKET AVERAGE RENT**” means the average residential rent levels paid for rental dwelling units, within new and existing buildings, as determined by the Canadian Mortgage and Housing Corporation (CMHC) based on specific unit types and geographic areas applicable to the City of Burnaby.”
 - (b) at Section 203.6, by adding the following as subsection (5):

“(5) Notwithstanding subsections (1), (2), (3) and (4) of this section, in the RM3, RM3r and RM3s Districts the floor area ratio may be increased by a further 0.55, but in no case shall exceed 2.05, provided that:

 - (a) the lot is rezoned to Comprehensive Development District; and
 - (b) at least 20% of the dwelling units on the lot are rental dwelling units with maximum rents of 20% below CMHC Market Average Rent for the size of the dwelling unit.”

(c) at Section 204.6, by adding the following as subsection (5):

“(5) Notwithstanding subsections (1), (2), (3) and (4) of this section, in the RM4, RM4r and RM4s Districts the floor area ratio may be increased by a further 0.85, but in no case shall exceed 4.45, provided that:

- (a) the lot is rezoned to Comprehensive Development District; and
- (b) at least 20% of the dwelling units on the lot are rental dwelling units with maximum rents of 20% below CMHC Market Average Rent for the size of the dwelling unit.”

(d) at Section 205.6 by adding the following as subsection (5):

“(5) Notwithstanding subsections (1), (2), (3) and (4) of this section, in the RM5, RM5r and RM5s Districts the floor area ratio may be increased by a further 1.1, but in no case shall exceed 6.10, provided that:

- (a) the lot is rezoned to Comprehensive Development District; and
- (b) at least 20% of the dwelling units on the lot are rental dwelling units with maximum rents of 20% below CMHC Market Average Rent for the size of the dwelling unit.”

Read a first time this	day of	2019
Read a second time this	day of	2019
Read a third time	day of	2019
Reconsidered and adopted this	day of	2019

MAYOR

CLERK