

**CITY OF BURNABY**

**BYLAW NO. 14098**

A BYLAW to amend Bylaw No. 4742, being  
Burnaby Zoning Bylaw 1965

WHEREAS application for rezoning has been made to the Council;

AND WHEREAS the Council has held a public hearing thereon after duly giving notice of the hearing as prescribed by sections 466 and 467 of the *Local Government Act*, R.S.B.C. 1996;

NOW THEREFORE the Council of the City of Burnaby ENACTS as follows:

1. This Bylaw may be cited as **BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 42, 2019.**
2. The map (hereinafter called "Map 'A'") attached to and forming an integral part of Bylaw No. 4742, being Burnaby Zoning Bylaw 1965, and designated as the Official Zoning Map of the City of Burnaby, is hereby amended according to the Map (hereinafter called "Map 'B'"), marginally numbered REZ. 4199 annexed to this Bylaw, and in accordance with the explanatory legend, notations, references and boundaries designated, described, delimited and specified in particularity shown upon said Map 'B', and the various boundaries and districts shown upon said Map 'B', respectively are an amendment of and in substitution for the respective districts, designated and marked on said Map 'A' insofar as the same are changed, modified or varied thereby, and the said Map 'A' shall be deemed to be and is hereby declared to be amended accordingly and the said Map 'B' is hereby declared to be and shall form an integral part of said

Map 'A' as if originally incorporated therein and shall be interpreted accordingly.

Read a first time this	day of	, 2019
Read a second time this	day of	, 2020
Read a third time this	day of	, 2020
Reconsidered and adopted by Council this	day of	, 2020

MAYOR

CLERK

BYLAW NUMBER 14098 BEING A BYLAW TO AMEND BYLAW  
NUMBER 4742 BEING BURNABY ZONING BYLAW 1965

**REZ.19-55**


LEGAL: See Schedule A



THE AREA(S) SHOWN ABOVE OUTLINED IN BLACK ( ——— ) IS (ARE) REZONED

FROM: R4 Residential District

TO: CD Comprehensive Development District (based on P5 Community Institutional District, RM3r Multiple Family Residential District and Central Administrative Area Plan as guidelines and in accordance with the development guidelines provided in Appendix A attached)

	PLANNING AND BUILDING DEPARTMENT	
Date: NOV 13 2019	<b>OFFICIAL ZONING MAP</b>	<b>Map "B"</b> <b>No. REZ. 4199</b>
Scale: 1:2,000		
Drawn By: AY		

## **SCHEDULE A**

### **REZONING 19-55**

**Address:** 5912 Sunset Street

**PID:** 012-409-511

**Legal Description:** Lot 28, District Lot 80, Group 1, New Westminster District Plan 1892

**Address:** 5924 Sunset Street

**PID:** 012-409-545

**Legal Description:** Lot 29, District Lot 80, Group 1, New Westminster District Plan 1892

**Address:** 5938 Sunset Street

**PID:** 012-409-618

**Legal Description:** Lot 30, District Lot 80, Group 1, New Westminster District Plan 1892

**Address:** 5946 Sunset Street

**PID:** 012-409-669

**Legal Description:** Lot 31, District Lot 80, Group 1, New Westminster District Plan 1892

**Address:** **5958 Sunset Street**

**PID:** 012-409-707

**Legal Description:** Lot 32, District Lot 80, Group 1, New Westminster District Plan 1892

**Address:** **5968 Sunset Street**

**PID:** 012-409-138

**Legal Description:** Lot 7, District Lot 80, Group 1, New Westminster District Plan 1891

**Address:** **5978 Sunset Street**

**PID:** 012-409-146

**Legal Description:** Lot 8, District Lot 80, Group 1, New Westminster District Plan 1891

**Address:** **5988 Sunset Street**

**PID:** 012-409-189

**Legal Description:** Lot 9, District Lot 8,0 Group 1, New Westminster District Plan 1891

**Address:** **5907 Kincaid Street**

**PID:** 002-842-351

**Legal Description:** Lot 37, District Lot 80, Group 1, New Westminster District Plan 1892

**Address:** **5919 Kincaid Street**

**PID:** 002-840-910

**Legal Description:** Lot 36, District Lot 80, Group 1, New Westminster District Plan 1892

**Address:** **5931 Kincaid Street**

**PID:** 001-775-219

**Legal Description:** Lot 35, District Lot 80, Group 1, New Westminster District Plan 1892

**Address:** **5941 Kincaid Street**

**PID:** 001-775-201

**Legal Description:** Lot 34, District Lot 80, Group 1, New Westminster District Plan 1892

**Address:** **5951 Kincaid Street**

**PID:** 001-775-197

**Legal Description:** Lot 33, District Lot 80, Group 1, New Westminster District Plan 1892

**Address:** **5969 Kincaid Street**

**PID:** 012-409-308

**Legal Description:** Lot 12, District Lot 80, Group 1, New Westminster District Plan 1891

**Address:** **5979 Kincaid Street**

**PID:** 012-409-260

**Legal Description:** Lot 11, District Lot 80, Group 1, New Westminster District Plan 1891

**Address:** **5989 Kincaid Street**

**PID:** 012-409-227

**Legal Description:** Lot 10, District Lot 80, Group 1, New Westminster District Plan 1891

**APPENDIX A**  
**Development Guidelines**

**REZONING REFERENCE #19-55**

**Addresses:** 5912, 5924, 5938, 5946, 5958, 5968, 5978, 5988 Sunset Street, and 5907, 5919, 5931, 5941, 5951, 5969, 5979, 5989 Kincaid Street

**Site Area:** 10,144 m<sup>2</sup> (109,189 sq.ft.)

**Permitted land use(s):** Rental housing

**Zoning & Maximum Density:**

RM3r (rental)	1.10 FAR
P5 (institutional seniors rental)	0.80 FAR
<b>Total</b>	<b>1.90 FAR (207,459 sq.ft.)</b>

**Anticipated Maximum Unit Count:** 243, based on 85% efficiency and 725 sq.ft. average unit size. However, unit count will be dependent on the specific mix of independent living units, supportive living units, and/or complex care beds.

**Anticipated Building Form & Height:** Apartment form up to six storeys

**Targeted Client Group & Affordability:** Seniors, mixed affordability