

ATTACHMENT 2 - APPENDIX A

Development Guidelines - 8304 11th Avenue – Rezoning Reference #23-01

Permitted Use: Non-Market Rental Multiple-Family Dwellings

Zoning and Maximum Density:	RM2	0.7 FAR
	RM2r	0.7 FAR
	<u>Total</u>	<u>1.4 FAR</u>

Maximum Building Height: 5 Storeys

Maximum Unit Count: 38

The proposed development is subject to all regulations of the RM2 Multiple Family Residential District, RM2r Multiple Family Residential District, and Burnaby Zoning Bylaw, with exceptions to the following sections:

- 202.3 Height of Buildings (5 storeys maximum)
- 202.7 Side Yard (3 m – 9.84 ft. minimum)
- 202.8 Rear Yard (3 m – 9.84 ft.)
- 202.9 Off-Street Parking (9 spaces minimum)
- 202.10 Car Wash Stall (0 required)
- 6.2(1) Location and Siting of Buildings and Uses (Side Yard: 3 m – 9.84 ft. minimum)
- 6.2(2) Location and Siting of Buildings and Uses (Side Yard: 3.5 m – 11.48 ft. minimum; Rear Yard: 3 m – 9.84 ft. minimum)
- 6.3(1)(a) Distances between Buildings on the Same Lot (3.3 m– 10.83 ft. minimum)
- 800.3.1 Parking for Disabled Persons (2 accessible spaces minimum)
- 800.4(2) Required Off-Street Parking Spaces (9 spaces minimum)
- 800.6 (5) Location and Siting of Parking Facilities (1.5 m – 4.92 ft. minimum)
- 800.8 Provision of Electric Vehicle Charging Infrastructure (3 spaces minimum to have energized outlet capable of providing Level 2 charging or a higher charging level for an electric vehicle; remaining spaces to have the necessary conduits required to install electric vehicle charging in the future)