

ATTACHMENT 3 - APPENDIX A

Development Guidelines

REZ #20-15

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

Permitted Uses: Non-Market Rental Multiple-Family Dwellings,
Adult Day Care, Child Care Facility, and
supporting accessory uses

Zoning and Maximum Density:

Overall Site Size* (subject to survey): 10,026.4 m ²	
	Permitted Density (FAR and GFA)
P5 Density	0.8 FAR (GFA 8,021.12 m ²)
RM3 Density	1.1 FAR (GFA 11,029.04 m ²)
RM3r Density	1.1 FAR (GFA 11,029.04 m ²)
Density Offset	0.55 FAR (GFA 5,514.52 m ²)
Total Density	3.55 FAR (GFA 35,593.72 m ²)

*Density for subject site based on gross site area prior to road dedication.

Maximum Height: Seven storeys

Approximate Unit Count¹: 244 (west building)
75 (potential east building)
319

The proposed development is subject to all regulations of the RM3 Multiple Family Residential District, RM3r Multiple Family Residential District, P5 Community Institutional District, and other provisions of the Burnaby Zoning Bylaw, with the following variances:

<u>Zoning Bylaw section</u>	<u>Variance</u>
6.2(1)	Location and Siting of Buildings and Uses (0 m side yard with respect to parking structure)
6.14.1(1)	Retaining Walls (maximum 3 m)

6.14.1(3)	Retaining Walls (shortest horizontal distance between the outer face of two adjacent retaining walls may be less than the height of the retaining wall with greater heights)
6.15(3)(a)	Screening and Landscaping (east building - no landscape strip between loading area and street)
6.15(3)(b)(i)	Screening and Landscaping (no screening between loading area and street)
203.4	Height of Buildings (west building - 7 storeys maximum; east building - 6 storeys maximum)
203.8	Side Yard (0 m required with respect to parking structure)
203.10 ²	Off-Street Parking (west building - 8 resident visitor spaces minimum; east building - 30 resident spaces minimum and 2 resident visitor spaces minimum)
203.12 ²	Off-Street Loading (west building 0 required)
203.13 ²	Off-Street Bicycle Parking and End-of-Trip Facilities (west building - 244 Class A bike residential lockers minimum and 0 End-of-Trip Facilities; east building - 38 Class A bike residential lockers minimum)
505.9 ²	Off-Street Parking (west building - 8 adult child care and child care facility spaces minimum)
505.10 ²	Off-Street Loading (west building - 0 required)
505.11 ²	Off-Street Bicycle Parking and End-of-Trip Facilities (0 End-of-Trip Facilities required)
800.4(2.3) ²	Required Off-Street Parking Spaces (west building - 8 resident visitor spaces minimum; east building - 30 resident spaces minimum and 2 resident visitor spaces minimum)
800.4(5.1) ²	Required Off-Street Parking Spaces (west building - 8 adult child care and child care facility spaces minimum)
800.10(2)	Visitor Parking (no intercom and turn-around area required; no further security gate to residents parking area required)

900.4(2)(a) and (3)(b) ²	Required Off-Street Loading Spaces (west building - 0 required)
900.5 ²	Location and Siting of Loading Facilities (east building - located within front and side yards)
900.6(2) ²	Development and Maintenance Standards (east building - loading space does not meet minimum dimensions)
1000.5(1)(a) ²	Number of Required Bicycle Parking Spaces (west building - 244 Class A bike residential lockers minimum; east building - 38 Class A bike residential lockers minimum)
1000.9	End-of-Trip Facilities (west building - 0 End-of-Trip Facilities required)

Notes:

1. Final unit count, types, unit sizes, and floor plan designs may be further refined, subject to meeting City bylaws and provincial statutes, regulations and codes. Unit sizes will meet Zoning Bylaw regulations requiring any additional area for adaptable units or units with dens.
2. The rates and number of vehicle parking, loading spaces, and bicycle parking may be varied, provided the number of spaces complies with the above or the Burnaby Zoning Bylaw, as amended from time to time.