

**CITY OF BURNABY**

**BYLAW NO. 14678**

A BYLAW to amend Bylaw No. 4742, being Burnaby Zoning Bylaw 1965, as amended by Bylaw No. 14098 being Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 42, 2019

The Council of the City of Burnaby ENACTS as follows:

1. This Bylaw may be cited as **BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 15, 2024.**

2. Bylaw No. 4742, as amended by Bylaw No. 14098, is further amended as follows:

(a) 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. 4478, 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 addition to 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.

(b) The development guidelines, more particularly described in Bylaw No. 14098 are amended as may be necessary by the Development Guidelines attached as “Appendix A” to this Bylaw; and any development on the lands rezoned by this Bylaw shall be in conformity with the said development guidelines as amended.

Read a first time this	day of	, 2024
Public Hearing held this	N/A	, 2024
Read a second time this	day of	, 2024
Approved by Ministry of Transportation and Infrastructure this	day of	, 2024
Read a third time this	day of	, 2024
Public Notice Dates this 9 <sup>th</sup> day of May, 2024 and 16 <sup>th</sup> day of May, 2024		
Reconsidered and adopted this	day of	, 2024

MAYOR

CORPORATE OFFICER

5762 5762 5838 5858 5888

5900 5924 5938 5946 5958

5801 5825 5867 3873

5911 5921 5931 5939 5949

5975

3905

GODWIN AV

SUNSET ST

5912 5924 5938 5946 5958 5968 5978 5988

5907 5919 5931 5941 5951 5969 5979 5989

3961

3983

KINCAID ST

5870

5895

6010

4035

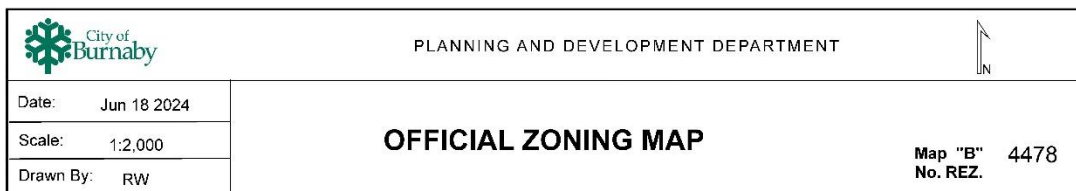
CANADA WY

5670

5751

NORLAND AV

TO: Amended CD Comprehensive Development District (based on P5 Community Institutional District, RM3 and RM3r Multiple Family Residential Districts, and Central Administrative Area Plan as guidelines, and in accordance with the development guidelines provided in Appendix A attached to Rezoning Bylaw for REZ #20-15)



**REZONING REFERENCE #20-15  
SCHEDULE A**

<b>ADDRESS</b>	<b>PID</b>	<b>LEGAL DESCRIPTION</b>
<b>5912 Sunset Street</b>	012-409-511	Lot 28, District Lot 80, Group 1, New Westminster District Plan 1892
<b>5924 Sunset Street</b>	012-409-545	Lot 29, District Lot 80, Group 1, New Westminster District Plan 1892
<b>5938 Sunset Street</b>	012-409-618	Lot 30, District Lot 80, Group 1, New Westminster District Plan 1892
<b>5946 Sunset Street</b>	012-409-669	Lot 31, District Lot 80, Group 1, New Westminster District Plan 1892
<b>5958 Sunset Street</b>	012-409-707	Lot 32, District Lot 80, Group 1, New Westminster District Plan 1892
<b>5968 Sunset Street</b>	012-409-138	Lot 7, District Lot 80, Group 1, New Westminster District Plan 1891
<b>5978 Sunset Street</b>	012-409-146	Lot 8, District Lot 80, Group 1, New Westminster District Plan 1891
<b>5988 Sunset Street</b>	012-409-189	Lot 9, District Lot 80, Group 1, New Westminster District Plan 1891
<b>5907 Kincaid Street</b>	002-842-351	Lot 37, District Lot 80, Group 1, New Westminster District Plan 1892
<b>5919 Kincaid Street</b>	002-840-910	Lot 36, District Lot 80, Group 1, New Westminster District Plan 1892
<b>5931 Kincaid Street</b>	001-775-219	Lot 35, District Lot 80, Group 1, New Westminster District Plan 1892
<b>5941 Kincaid Street</b>	001-775-201	Lot 34, District Lot 80, Group 1, New Westminster District Plan 1892
<b>5951 Kincaid Street</b>	001-775-197	Lot 33, District Lot 80, Group 1, New Westminster District Plan 1892
<b>5969 Kincaid Street</b>	012-409-308	Lot 12, District Lot 80, Group 1, New Westminster District Plan 1891
<b>5979 Kincaid Street</b>	012-409-260	Lot 11, District Lot 80, Group 1, New Westminster District Plan 1891
<b>5989 Kincaid Street</b>	012-409-227	Lot 10, District Lot 80, Group 1, New Westminster District Plan 1891

## 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:

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

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

Maximum Height: Seven storeys

Approximate Unit Count<sup>1</sup>: 244 (west building)  
75 (potential east building)  
319

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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 <sup>2</sup>	Off-Street Parking (west building - 8 resident visitor spaces minimum; east building - 30 resident spaces minimum and 2 resident visitor spaces minimum)
203.12 <sup>2</sup>	Off-Street Loading (west building 0 required)
203.13 <sup>2</sup>	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 <sup>2</sup>	Off-Street Parking (west building - 8 adult child care and child care facility spaces minimum)
505.10 <sup>2</sup>	Off-Street Loading (west building - 0 required)
505.11 <sup>2</sup>	Off-Street Bicycle Parking and End-of-Trip Facilities (0 End-of-Trip Facilities required)
800.4(2.3) <sup>2</sup>	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) <sup>2</sup>	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) <sup>2</sup>	Required Off-Street Loading Spaces (west building - 0 required)
900.5 <sup>2</sup>	Location and Siting of Loading Facilities (east building - located within front and side yards)
900.6(2) <sup>2</sup>	Development and Maintenance Standards (east building - loading space does not meet minimum dimensions)
1000.5(1)(a) <sup>2</sup>	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.