

Development Guidelines

**REZ #24-19
7409 Halifax Street**

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

Zoning and Maximum Density:

Zoning: CD (P5, RM4, RM4r)	
Overall Site Size: 9,259.9m ²	
	Permitted Density (FAR) and GFA (m²)
P5 Density	0.80 (7,407.92 m ²)
RM4 Base Density	1.70 (15,741.83 m ²)
RM4r Density	1.70 (15,741.83 m ²)
Offset Density	0.85 (7,870.92 m ²)
Total Density	5.05 (46,762.50 m ²)

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

Maximum Height: Twenty-two storeys

Approximate Unit Count¹: 441

The proposed development is subject to all regulations of the RM4 Multiple Family Residential District, RM4r Multiple Family Residential District, P5 Community Institutional District, and other provisions of the Burnaby Zoning Bylaw, with the following variances:

ATTACHMENT 2 - APPENDIX A

<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)
6.15(3)(a)	Screening and Landscaping (no landscape strip between loading area and street)
6.15(3)(b)(i)	Screening and Landscaping (no screening between loading area and street)
505.11 ²	Off-Street Bicycle Parking and End-of-Trip Facilities- (0 end of trip facility)
900.5 ²	Location and Siting of Loading Facilities (located within front yard)
1000.9	End-of-Trip Facilities (0 End-of-Trip facility)

Notes:

1. Final unit count may be further refined, subject to meeting City bylaws and provincial statutes, regulations and codes.
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.