

CITY OF BURNABY

BYLAW NO. 14710

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

The Council of the City of Burnaby ENACTS as follows:

1. This Bylaw may be cited as **BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 29, 2024.**
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. 4490 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.
3. Any development on the lands rezoned by this Bylaw shall be in conformity with the development guidelines set out in Appendix A annexed to this Bylaw.

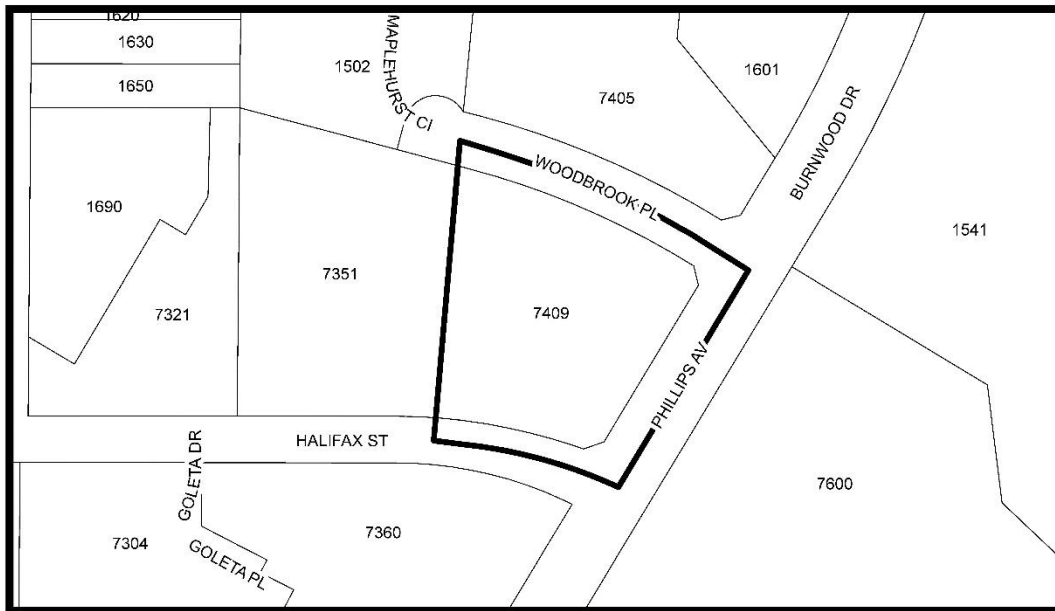
Read a first time this	day of	, 2024
Public Hearing held this	N/A	
Read a second time this	day of	, 2024
Approved by Ministry of Transportation and Infrastructure this	N/A	
Read a third time this	day of	, 2024
Public Notice Dates this	day of	, 2024
	day of	, 2024
Reconsidered and adopted this	day of	, 2024

MAYOR

CORPORATE OFFICER

REZ.24-19



LEGAL: Lot 435 District Lots 137 and 138 of Group 1 New Westminster District Plan 54890



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

FROM: A2 Small Holdings District

TO: CD Comprehensive Development District (based on RM4 Multiple Family Residential District, RM4r Multiple Family Residential District, P5 Community Institutional District, and Montecito Land Use Plan as guidelines, and in accordance with the development guidelines provided in Appendix A attached to the Rezoning Bylaw for REZ#24-19)

		PLANNING AND DEVELOPMENT DEPARTMENT		
Date:	Oct 15 2024	OFFICIAL ZONING MAP		Map "B" No. REZ. 4490
Scale:	1:2,500			
Drawn By:	JS			

APPENDIX A

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:

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.