

Development Guidelines

**REZ #24-20
7135 Walker Avenue and 7244 Arcola Street**

Intent

The intent of this district is to provide for a high-rise residential rental building of up to 50 storeys, with a podium that supports commercial and community-oriented uses.

Zoning: CD Comprehensive Development District

Permitted Uses and Conditions

Use
Multiple-Family Dwellings restricted to purpose-built rental
Home Occupations
Emergency Shelters
Supportive Housing Facilities
Cafes and Restaurants
Personal Service Establishments
Places of Worship
Child Care Facilities
Assembly, Cultural and Recreational uses
Commercial Schools
Fitness and Health Facilities
Business and Professional Offices
Retail Stores
Hotels
Banks
Accessory uses

1. All uses and undertakings shall be conducted within a completely enclosed building, except as provided for in Section 6.27 of the Zoning Bylaw, as amended from time to time.
2. All principal uses shall be oriented to pedestrian needs and be so located and designed as to avoid vehicular interference with pedestrian movement.

Built Form and Siting

All development on the site will adhere to the below built form and siting regulations, and generally conform with Schedule A to Appendix A

Regulations	
Height	
Maximum Height	50 storeys, calculated in accordance with s. 6.4.1 of the Zoning Bylaw
Minimum Lot Line Setbacks	
Street Yard	1.5 m
Lane Yard	1.2 m
Interior Side Yard	0.0 m
Interior Rear Yard	3.0 m
Parking Structure	0.0m

Note: Setbacks may be further reduced if additional road dedications are required, subject to the proposed building footprint remaining substantially in accordance with Schedule A.

- Notwithstanding Section 6.3 of the Zoning Bylaw, as amended from time to time, portions of a building above 6 storeys shall be set back from all other buildings by not less than:
 - 24.38 m (80 ft.) as measured corner to corner, and,
 - 30.48 m (100 ft.) as measured face to face.
- Notwithstanding Section 6.3 of the Zoning Bylaw, as amended from time to time, a minimum clear distance of 19 m is required between windows to habitable rooms and overlapping exterior walls.

Unit Mix and Affordability

Minimum ratio of non-market rental units	20%
Minimum ratio of 2 or more bedroom units	40%
Minimum ratio of 3 bedroom units	10%

Parking and Loading

Minimum residential parking ratio	0.25 spaces per unit
Minimum parking ratio for all non-residential uses	1 space per 55 m ² of floor area
Minimum residential loading	2 spaces

Minimum non-residential loading	2 spaces
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1. Parking ratios may be varied in line with the current requirements of the Burnaby Zoning Bylaw, as amended from time to time.
2. Notwithstanding the requirements of Section 900.5 of the Zoning Bylaw, as amended from time to time, loading spaces are permitted within a side yard where it abuts a lane.
3. Parking spaces shall not be permanently assigned to any dwelling unit or non-residential uses.

Screening and Landscaping

1. Notwithstanding the requirements of Section 6.15 of the Zoning Bylaw as amended from time to time, no landscape strip is required between loading area and street.

Additional Regulations

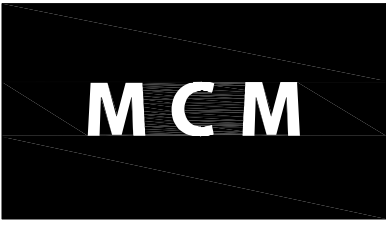
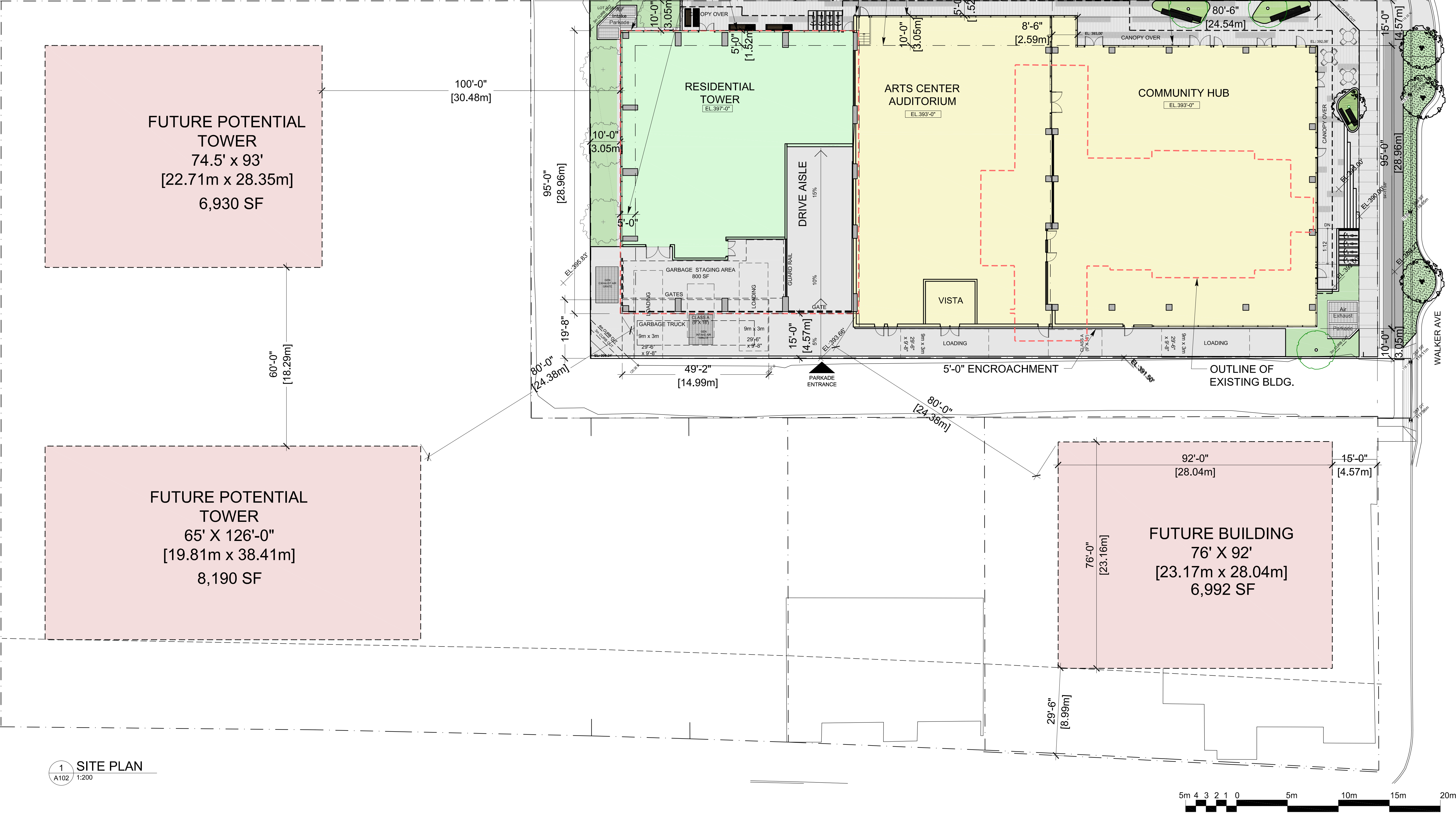
Unless otherwise stated in this schedule, additional zoning regulations apply, including, but not limited to those found in the following sections of the Zoning Bylaw, as amended from time to time:

- (a) Section 6: Supplementary Regulations;
- (b) Schedule 8: Off-Street Parking;
- (c) Schedule 9: Off-Street Loading; and
- (d) Schedule 10: Off-Street Bicycle Parking and End of Trip Facilities.

The rates and number of vehicle parking and loading spaces may be changed, provided the number of spaces complies with this Attachment or the then current Burnaby Zoning Bylaw.

Schedule A to Appendix A

*Note: Specific commercial or institutional uses may change in accordance with the uses permitted in Appendix A.



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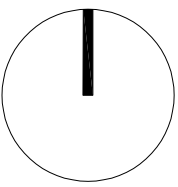
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APRIL 07, 2025

SITE PLAN

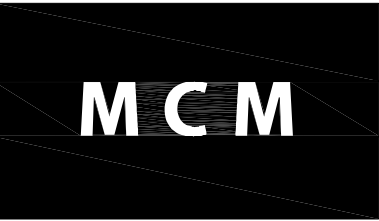
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1 SITE PLAN
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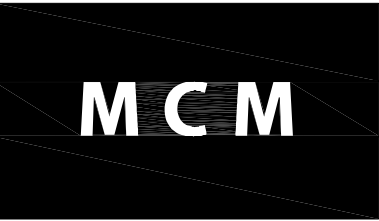
FEBRUARY 14th, 2025

ELEVATIONS
STREETSCAPE
- ARCOLA AVE
- BACK LANE

1/32" = 1'-0"

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ELEVATIONS
STREETSCAPES
- WALKER AVE
- SIDE LANE

1/32" = 1'-0"

A305

