

204. MULTIPLE FAMILY RESIDENTIAL DISTRICT (RM4)

This District provides for a medium to high density multiple family area. (B/L No. 13940-18-12-03)

204.1 Uses Permitted in the RM4, RM4uv-a, RM4uv-b, and RM4uv-c Zoning Districts:

- (1) Multiple family dwellings, or groups of multiple family dwellings.
- (2) Home occupations.
- (3) Accessory buildings and uses.
- (4) Child care facilities.
- (5) Category A supportive housing facilities, subject to the following conditions:
 - (a) the use shall be included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District; and,
 - (b) each living unit shall have a minimum floor area of 27 m² (290.6 sq.ft.).
- (6) Category B supportive housing facilities, subject to the following conditions:
 - (a) the use shall be included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District;
 - (b) each living unit shall have a minimum floor area:
 - (i) of 33 m² (355.22 sq.ft.) for a studio unit;
 - (ii) of 41 m² (441.4 sq.ft.) for a junior one-bedroom unit;
 - (iii) of 46 m² (495.16 sq.ft.) for a one bedroom unit;
 - (c) the number of studio units shall not be more than 25 percent of the total number of living units in the facility; and,
 - (d) the number of studio units and junior one-bedroom units together shall not be more than 50 percent of the total number of living units in the facility.
- (7) Rest homes and private hospitals, subject to the condition that such use is included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District.
- (8) Emergency shelters. (B/L No. 14733-25-04-08)

204.2 Uses Permitted in the RM4s Zoning District:

Uses permitted in the RM4 District, excluding home-based child care facilities.

204.3 Uses Permitted in the RM4r Zoning District:

- (1) Uses permitted in the RM4 District, excluding rest homes and private hospitals, provided that the residential uses are restricted to purpose-built rental housing.
 - (2) Child care facilities, in conjunction with purpose-built rental housing.
- (B/L No. 14206-20-10-26)

204.4 Lot Area and Width:

Each lot shall have an area of not less than 1,670 m² (17,976.32 sq.ft.) and a width of not less than 37 m (121.39 ft.).

204.5 Building Separation:

Notwithstanding section 6.3 of this bylaw, portions of a building above 6 storeys shall be set back from all other buildings by not less than:

- (a) 24.38 m (80 ft.) as measured corner to corner, and,
- (b) 30.48 m (100 ft.) as measured face to face.

204.6 Floor Area Ratio:

- (1) The maximum floor area ratio in the RM4, RM4s, RM4uv-a, and RM4r Districts shall be 1.40. Where structured parking is provided due to topographic or geotechnical considerations as determined by the Director Planning and Building, or underground parking is constructed, the floor area ratio may be increased by 0.30 multiplied by the ratio of parking spaces provided in underground parking or such structured parking, to the total parking spaces provided, but in no case shall the floor area ratio in the RM4, RM4s, RM4uv-a and RM4r Districts exceed 1.70. For clarity, the maximum floor area ratio permitted in the RM4r District shall be in addition to the FAR permitted for any other zoning district on the lot, including the RM4, RM4s, RM4uv-a, RM4uv-b, or RM4uv-c District.
(B/L No. 14546-23-03-27)
- (1.1) The maximum floor area ratio in the RM4uv-b District shall be 1.30. Where structured parking is provided due to topographic or geotechnical considerations as determined by the Director Planning and Building, or underground parking is constructed, the floor area ratio may be increased by 0.30 multiplied by the ratio of parking spaces provided in underground parking or such structured parking, to the total parking spaces provided, but in no case shall the floor area ratio in the RM4uv-b District exceed 1.60.
(B/L No. 14546-23-03-27)
- (1.2) The maximum floor area ratio in the RM4uv-c District shall be 1.10. Where structured parking is provided due to topographic or geotechnical considerations as determined by the Director Planning and Building, or underground parking is constructed, the floor area ratio may be increased by 0.30 multiplied by the ratio of parking spaces provided in underground parking or such structured parking, to the total parking spaces provided, but in no case shall the floor area ratio in the RM4uv-c District exceed 1.40.
(B/L No. 14546-23-03-27)
- (2) Notwithstanding subsection (1) of this section, in the RM4 and RM4s Districts, where amenities, affordable or special need housing, or cash-in-lieu contributions are provided in accordance with section 6.22 of this bylaw, the floor area ratio may be increased by 0.30, but except as provided in subsection (3), in no case shall the floor area ratio in the RM4 and RM4s Districts exceed 2.00.
- (3) Notwithstanding subsections (1) and (2) of this section, in the RM4s District, where amenities, affordable or special needs housing, or cash-in-lieu contributions are provided in accordance with section 6.22 of this bylaw, the floor area ratio may be increased:
- (a) up to a further 0.80 determined in accordance with section 6.22(3); plus
 - (b) an additional supplement equal to the increase under subsection (a),
- but in no case shall the floor area in the RM4s District exceed 3.60.
- (4) Notwithstanding subsections (1), (2), and (3) of this section, in the RM4, RM4s, and RM4r Districts, the floor area ratio may be increased by 0.85, but in no case shall the floor area ratio exceed 4.45, provided that:
- (a) the lot is rezoned to Comprehensive Development District;
 - (b) a minimum number of rental units provided is equal to the greater of:
 - (i) that number equal to 20% of the total number of market rental and strata dwelling units calculated using the RM4 and RM4s District floor area ratios; and
 - (ii) that number equal to the number of rental units in any purpose-built rental housing located immediately prior to the rezoning referred to in paragraph (a), which has been or will be demolished; and
 - (c) the rent for each rental unit referred to in paragraph (b) shall not exceed:
 - (i) 20% below CMHC Market Median Rent rates for the applicable rental unit type; and

- (ii) the adjusted pre-development rent for the applicable rental unit type, if rented to a returning tenant in accordance with the City of Burnaby Tenant Assistance Policy, as amended or replaced from time to time.

(B/L No. 14206-20-10-26)

- (5) Notwithstanding subsections (1), (1.1) and (1.2) of this section, in the RM4uv-a, RM4uv-b, and RM4uv-c Districts in the Bainbridge Urban Village Community Plan Area and the Lochdale Urban Village Community Plan Area, the floor area ratio may be increased by 0.36 multiplied by the floor area ratio utilized under subsection (1), (1.1), or (1.2), as applicable, rounded to the nearest two decimal places, provided that:
 - (a) the lot is rezoned to Comprehensive Development District;
 - (b) a minimum number of rental units provided is equal to the greater of:
 - (i) that number equal to 20% of the total number of market rental and strata dwelling units calculated using the RM4uv-a, RM4uv-b, or RM4uv-c District floor area ratio, as applicable; and
 - (ii) that number equal to the number of rental units in any purpose-built rental housing located immediately prior to the rezoning referred to in paragraph (a), which has been or will be demolished; and
 - (c) the rent for each rental unit referred to in paragraph (b) shall not exceed:
 - (i) 20% below CMHC Market Median Rent rates for the applicable rental unit type; and
 - (ii) the adjusted pre-development rent for the applicable rental unit type, if rented to a returning tenant in accordance with the City of Burnaby Tenant Assistance Policy, as amended or replaced from time to time.

(B/L No. 14546-23-03-27)

- (6) Notwithstanding subsections (1), (1.1), (1.2), (4) and (5) of this section:
 - (a) the combined floor area ratio of the RM4uv-a and RM4r Districts in the Bainbridge Urban Village Community Plan Area and the Lochdale Urban Village Community Plan Area shall not exceed 2.70;
 - (b) the combined floor area ratio of the RM4uv-b and RM4r Districts in the Bainbridge Urban Village Community Plan Area and the Lochdale Urban Village Community Plan Area shall not exceed 2.50; and
 - (c) the combined floor area ratio of the RM4uv-c and RM4r Districts in the Bainbridge Urban Village Community Plan Area and the Lochdale Urban Village Community Plan Area shall not exceed 2.20. (B/L No. 14546-23-03-27)

204.7 Front Yard:

A front yard shall be provided of not less than 4.57 m (15 ft.) in depth.

204.8 Side Yard:

A side yard shall be provided on each side of the building of not less than 4.57 m (15 ft.) in width.

204.9 Rear Yard:

A rear yard shall be provided of not less than 4.57 m (15 ft.) in depth.

204.10 Off-Street Vehicle Parking:

Off-street vehicle parking shall be provided and maintained in accordance with Schedule VIII of this Bylaw. (B/L No. 14636-24-03-11)

204.11 Repealed (B/L No. 14598-23-11-06)

204.12 Off-Street Loading:

Off-street loading shall be provided and maintained in accordance with Schedule IX of this Bylaw.
(B/L No. 14636-24-03-11)

204.13 Off-Street Bicycle Parking and End-of-trip Facilities:

Off-street bicycle parking and end-of-trip facilities shall be provided and maintained in accordance with Schedule X of this Bylaw. (B/L No. 14636-24-03-11)