

CITY OF BURNABY

BYLAW NO. 14201

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

WHEREAS application for rezoning has been made to the Council;

AND WHEREAS the Council has held a public hearing thereon after duly giving notice of the hearing as prescribed by sections 466 and 467 of the *Local Government Act*, R.S.B.C. 1996;

NOW THEREFORE the Council of the City of Burnaby ENACTS as follows:

1. This Bylaw may be cited as **BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 28, 2020.**

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.4231 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

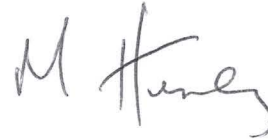
accordingly and the said Map 'B' is hereby declared to be and shall form an integral part of said Map 'A' as if originally incorporated therein and shall be interpreted accordingly.

Read a first time this 27th day of July, 2020

Read a second time this 14th day of September, 2020

Read a third time this 28th day of February, 2022

Reconsidered and adopted by Council this 4th day of April, 2022

A handwritten signature in black ink, appearing to read "M. Honey".

MAYOR

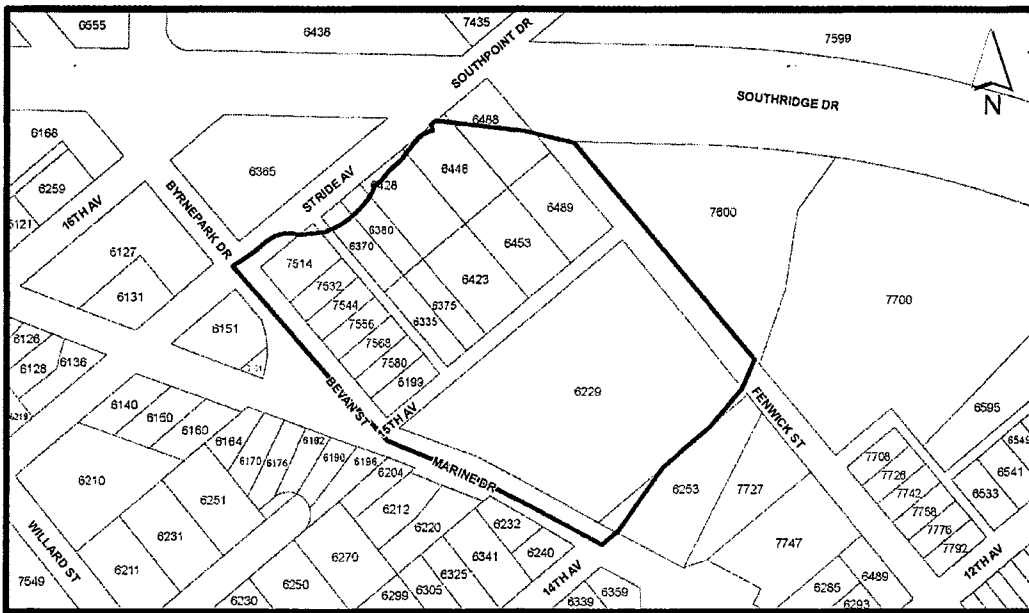
A handwritten signature in blue ink, appearing to read "Blanchard".

CLERK

BYLAW NUMBER 14201 BEING A BYLAW TO AMEND BYLAW
NUMBER 4742 BEING BURNABY ZONING BYLAW 1965

REZ.16-39


LEGAL: See attached Schedule A



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

FROM: R5 Residential District

TO: CD Comprehensive Development District (based on RM2r Multi-Family Residential District and Edmonds Town Centre Plan as guidelines and in accordance with the development guidelines provided in Appendix A attached)

	PLANNING AND BUILDING DEPARTMENT	
	OFFICIAL ZONING MAP	
	Date: JUL 22 2020	Map "B"
	Scale: 1:3,500	No. REZ. 4231
Drawn By: RW		

**SCHEDULE A
REZONING #16-00039**

Civic Address	PID	Legal Description	Zoning	Registered Owner
6335 Fifteenth Ave.	009-914-650	Lot 8, DL 155A, Group 1, NWD Plan 14019	R5	City of Burnaby
6375 Fifteenth Ave.	009-914-668	Lot 9, DL 155A, Group 1, NWD Plan 14019	R5	City of Burnaby
6423 Fifteenth Ave.	024-728-560	Lot 8, Block 6A, DL 155A, Group 1, NWD Plan 1425	R5	City of Burnaby
6453 Fifteenth Ave.	012-161-594	Lot 7, Block 6A, DL 155A, Group 1, NWD Plan 1425	R5	City of Burnaby
6489 Fifteenth Ave.	024-728-551	Lot 6, Block 6A, DL 155A, Group 1, NWD Plan 1425	R5	City of Burnaby
Ptn 7514 Bevan Street	004-538-099	Lot 1, DL 155A, Group 1, NWD Plan 14019	R5	City of Burnaby
7532 Bevan Street	003-203-611	Lot 2, DL 155A, Group 1, NWD Plan 14019	R5	City of Burnaby
7544 Bevan Street	009-914-617	Lot 3, DL 155A, Group 1, NWD Plan 14019	R5	Bevan Holdings Ltd.
7556 Bevan Street	002-887-711	Lot 4, DL 155A, Group 1, NWD Plan 14019	R5	Bevan Holdings Ltd.
7568 Bevan Street	009-914-625	Lot 5, DL 155A, Group 1, NWD Plan 14019	R5	City of Burnaby
7580 Bevan Street	009-914-633	Lot 6, DL 155A, Group 1, NWD Plan 14019	R5	Bevan Holdings Ltd.
6199 Marine Drive	000-618-721	Lot 7, DL 155A, Group 1, NWD Plan 14019	R5	City of Burnaby
Ptn 6229 Marine Drive	003-109-372	Part (Reference Plan 3116), DL 155A, Group 1 Except: Part on Plan 22372, NWD	R5	City of Burnaby
Ptn 6253 Marine Drive	003-168-298	Lot B, DL 155A/173, NWD Plan 22372	R5	City of Burnaby
Ptn 6370 Stride Ave.	003-275-019	Lot 37, DL 155A, Group 1, NWD Plan 24105	R5	City of Burnaby
Ptn 6380 Stride Ave.	009-299-971	Lot 38, DL 155A, Group 1, NWD Plan 24105	R5	City of Burnaby
Ptn 6428 Stride Ave.	012-162-655	Lot 3, Block 6A, DL 155A, Group 1, NWD Plan 1425	R5	City of Burnaby
Ptn 6448 Stride Ave.	002-818-159	Lot 4, Block 6A, DL 155A, Group 1, NWD Plan 1425	R5	City of Burnaby
Ptn 6488 Stride Ave.	012-162-663	Lot 5, Block 6A, DL 155A, Group 1, NWD Plan 1425	R5	City of Burnaby

APPENDIX A: DEVELOPMENT GUIDELINES

**BEVAN LANDS – REZONING REFERENCE #16-39
MARKET AND NON-MARKET TOWNHOUSE DEVELOPMENT**

Addresses: 7532, 7544, 7556, 7568 & 7580 Bevan Street, 6199 Marine Drive, 6335, 6375, 6423, 6453 & 6489 Fifteen Avenue and portions of 7514 Bevan Street, 6370, 6380, 6428, 6448 & 6488 Stride Avenue AND 6229 & 6253 Marine Drive

Site Area: Approximately 4.24 hectares (10.48 acres) including road closure area, subject to detailed survey

Permitted land use: Market and non-market rental housing

Zoning & Maximum Density: CD (RM2r), 0.7 FAR

Anticipated Maximum Unit Count: 216 units

Anticipated Building Form & Height: Townhouse form up to three storeys

Targeted Client Group: Families

Targeted Rent Levels: 50% of units at CMHC market median for Burnaby South, 50% of units at market

KH:
2020 July 15