

CITY OF BURNABY

BYLAW NO. 14424

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 time and place of such hearing as prescribed by Sections 466 and 467 of the *Local Government Act*, R.S.B.C. 2015, c.1;

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. 1, 2022.**
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. 4395 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 31st day of January, 2022

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

Read a third time this 4th day of April, 2022

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

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

MAYOR

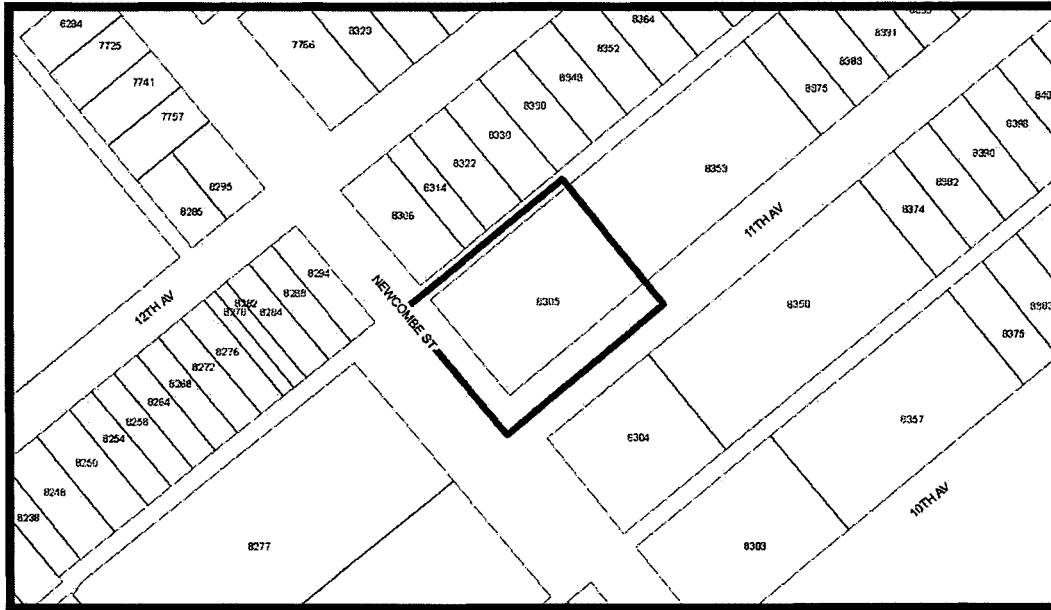
A handwritten signature in blue ink, appearing to read "Shirley D. P.". The signature is stylized and includes a large flourish at the end.

CLERK

BYLAW NUMBER 14424 BEING A BYLAW TO AMEND BYLAW
NUMBER 4742 BEING BURNABY ZONING BYLAW 1965

REZ.21-03



LEGAL: Lot "C" Block 1 District 25 New Westminster District Plan 19669



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

FROM: R3 Residential District

TO: CD Comprehensive Development District (based on RM2 and RM2r Multiple Family Residential Districts and Newcombe Community Plan as guidelines), and in accordance with the development guidelines provided in Appendix A

	PLANNING AND DEVELOPMENT DEPARTMENT	
Date: JAN 13 2022	OFFICIAL ZONING MAP	Map "B" No. REZ. 4395
Scale: 1:2,000		
Drawn By: RW		

APPENDIX A
Development Guidelines – 8305 11th Avenue

Permitted Use:	Non-Market Rental Multiple-Family Dwellings	
Zoning and Maximum Density:	RM2	0.7 FAR
	<u>RM2r</u>	<u>0.7 FAR</u>
	Total	1.4 FAR
Maximum Building Height:	4 Storeys	
Maximum Unit Count:	58	

The proposed development is subject to all regulations of the RM2 Multiple Family District, RM2r Multiple Family District, and Burnaby Zoning Bylaw, with exceptions to the following sections:

- 202.3 Height of Buildings (4 Storeys maximum)
- 202.7 Side Yard (3.65 m - 12 ft. minimum)
- 202.8 Rear Yard (2.48 m - 8.1 ft.)
- 202.9 Off-Street Parking (14 spaces minimum)
- 202.10 Car Wash Stall (0 required)
- 6.2(1) Location and Siting of Buildings and Uses (Side Yard: 3.65 m - 12 ft. minimum)
- 6.2(2) Location and Siting of Buildings and Uses (Rear Yard: 2.48 m - 8.1 ft. minimum)
- 6.3(1)(a) Distances Between Buildings on the Same Lot (3.18 m - 10.4 ft. minimum)
- 6.13 Vision Clearance at Intersections (6.05 m - 19.8 ft. minimum)
- 800 Off-Street Parking (14 spaces minimum)