

CITY OF BURNABY

BYLAW NO. 14442

A BYLAW to amend Bylaw No. 4742, being Burnaby Zoning Bylaw 1965, as amended by Bylaw Nos. 6429, 6331, 11004, 11855, 13247, and 13465 being Burnaby Zoning Bylaw 1965, Amendment Bylaw Nos. 04, 1974, 24, 1973, 46, 1999, 81, 2004, 31, 2013 and 13, 2015

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. 11, 2022.**

2. Bylaw No. 4742, as amended by Bylaw Nos. 6429, 6331, 11004, 11855, 13247, and 13465, is further amended as follows:

(a) 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. 4405, 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 addition to 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.

(b) The Comprehensive Development Plan(s), more particularly described in Bylaw Nos. 6429, 6331, 11004, 11855, 13247, and 13465, are amended as may be necessary by the development plan entitled "Grosvenor Brentwood Master Plan" prepared by Perkins and Will Canada Architects Co. and on file in the office of the General Manager Planning and Development; and any development on the lands rezoned by this Bylaw shall be in conformity with the said Comprehensive Development Plans as amended.

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

Read a second time this 9th day of May, 2022

Read a third time this 25th day of July, 2022

Reconsidered and adopted by Council this 3rd day of October, 2022

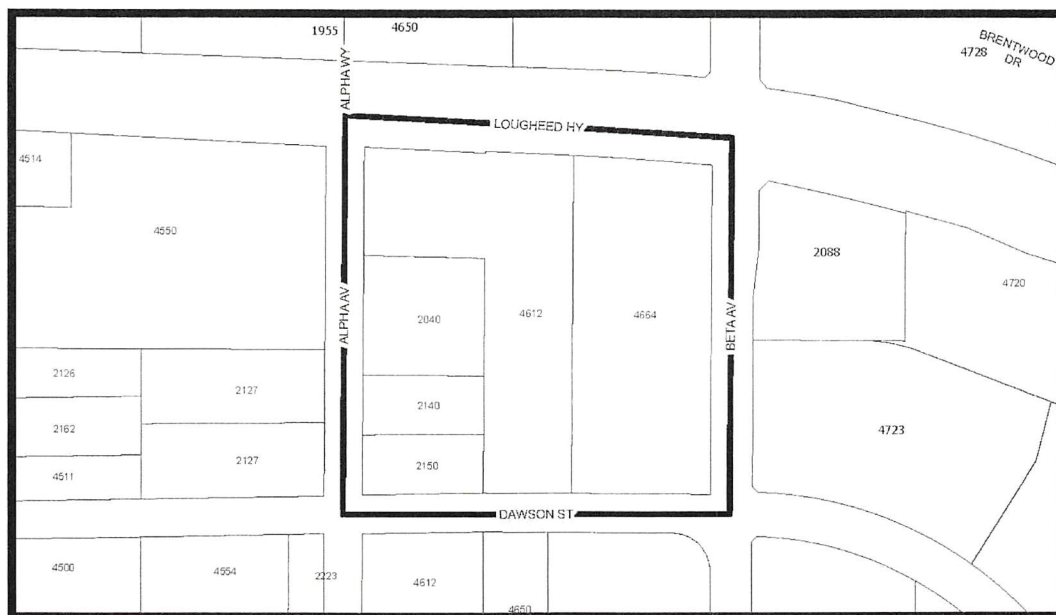

MAYOR


CLERK

BYLAW NUMBER 14442 BEING A BYLAW TO AMEND BYLAW
NUMBER 4742 BEING BURNABY ZONING BYLAW 1965

REZ.19-38



LEGAL: See Schedule A (attached)



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

FROM: M1 Manufacturing District, R3 Residential District, CD Comprehensive Development District (based on M1 Manufacturing District, M5, M5I Light Industrial Districts, C2 Community Commercial District and P1 Neighbourhood Institutional District)

TO: CD Comprehensive Development District (based on RM5s Multiple Family District, RM5r Multiple Family District, C3 General Commercial District, P3 Park and Public Use District, M2 General Industrial District, the Brentwood Town Centre Development Plan as guidelines, and in accordance with the development plan entitled "Grosvenor Brentwood Master Plan" prepared by Perkins and Will Canada Architects Co.)

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|  | | PLANNING AND DEVELOPMENT DEPARTMENT | |  |
| Date: | MAR 23 2022 | OFFICIAL ZONING MAP | | Map "B" No. REZ. 4405 |
| Scale: | 1:3,000 | | | |
| Drawn By: | RW | | | |

SCHEDULE A
REZONING 19-38

| ADDRESS | LEGAL DESCRIPTION | PID |
|-----------------------|--|-------------|
| 4612 Lougheed Highway | Lot A District Lot 124 Group 1 New Westminster District Plan BCP48057 | 028-582-365 |
| 4664 Lougheed Highway | Lot 81“A” Except: Firstly: The West 150 Feet; Secondly; Part Now Road On Statutory Right Of Way Plan 4957; District Lot 124 Group 1 New Westminster District Plan 3348 | 002-908-468 |
| 2040 Alpha Avenue | Lot 6 District Lot 124 Group 1 New Westminster District Plan 3343 | 003-408-094 |
| 2140 Alpha Avenue | North Half Lot 11 District Lot 124 Group 1 New Westminster District Plan 3343 | 010-995-447 |
| 2150 Alpha Avenue | South Half Lot 11 District Lot 124 Group 1 New Westminster District Plan 3343 | 003-166-341 |