

**CITY OF BURNABY**

**BYLAW NO. 14097**

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. 41, 2019.**
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. 4198 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	day of	, 2019
Read a second time this	day of	, 2020
Read a third time this	day of	, 2020
Reconsidered and adopted by Council this	day of	, 2020

MAYOR

CLERK

BYLAW NUMBER 14097 BEING A BYLAW TO AMEND BYLAW  
NUMBER 4742 BEING BURNABY ZONING BYLAW 1965

**REZ.19-54**


LEGAL: See Schedule A



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

FROM: M4 Special Industrial District

TO: CD Comprehensive Development District (based on C9, C9r Urban Village District, RM3, RM3r Multiple Family Residential District and Royal Oak Community Plan as guidelines and in accordance with the development guidelines provided in Appendix A attached)

	PLANNING AND BUILDING DEPARTMENT	
Date: NOV 13 2019	<b>OFFICIAL ZONING MAP</b>	
Scale: 1:1,500		
Drawn By: AY		
	Map "B" No. REZ. 4198	

**SCHEDULE A**

**REZONING 19-54**

**Address:** 6857 Royal Oak Avenue

**PID:** 024-571-695

**Legal** Parcel 1, District Lot 98, Group 1, New Westminster District Plan LMP42986

**Address:** 6875 Royal Oak Avenue

**PID:** 024-583-022

**Legal** Parcel 2, District Lot 98, Group 1, New Westminster District Reference Plan LMP43130



**APPENDIX A**  
**Development Guidelines**

**REZONING REFERENCE #19-54**

**Addresses:** 6857 and 6875 Royal Oak Avenue

**Site Area:** 3,219 m<sup>2</sup> (34,649 sq.ft.)

**Permitted land use(s):** Ground-level commercial with rental housing

**Zoning & Maximum Density:**

C9r (rental)	2.00 FAR
C9 (commercial)	0.20 FAR
RM3r (rental)	1.10 FAR
<u>RM3 (100% affordable density offset)</u>	<u>0.55 FAR</u>
<b>Total</b>	<b>3.85 FAR (133,399 sq.ft.)</b>

**Anticipated Maximum Unit Count:** 156 units, based on 85% efficiency and 725 sq.ft. average unit size.

**Anticipated Building Form & Height:** Apartment form up to six storeys

**Targeted Client Group & Affordability:** General, mixed affordability