

CITY OF BURNABY

BYLAW NO. 14102

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. 46, 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. 4203 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

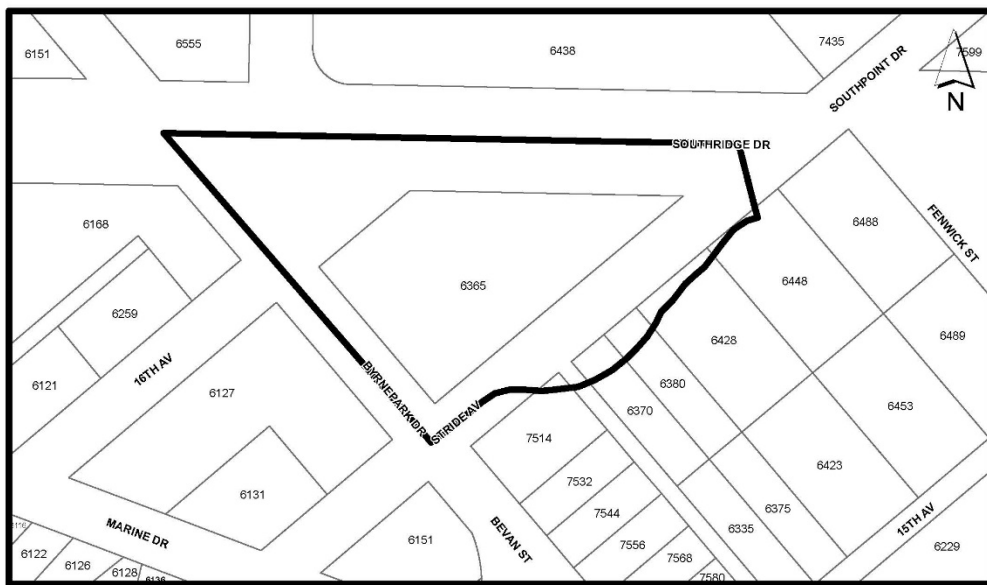
MAYOR

CLERK

BYLAW NUMBER 14102 BEING A BYLAW TO AMEND BYLAW
NUMBER 4742 BEING BURNABY ZONING BYLAW 1965

REZ.19-59


LEGAL: See Schedule A



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

FROM: R5 Residential District

TO: CD Comprehensive Development District (based on RM3r 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
Date: NOV 13 2019 Scale: 1:2,000 Drawn By: AY	<div data-bbox="500 1688 857 1724" data-label="Section-Header"> <p>OFFICIAL ZONING MAP</p> </div> <div data-bbox="1076 1688 1229 1736" data-label="Text"> <p>Map "B" No. REZ. 4203</p> </div>

SCHEDULE A
REZONING 19-59

Address: 6365 Stride Avenue
PID: 023-546-361
Legal Lot 9, District Lot 155a, Group 1, New Westminster District Plan LMP30202

Address: A Portion of 6370 Stride Avenue
PID: 003-275-019
Legal Lot 37, District Lot 155 "A", Group 1, New Westminster District Plan 24105

Address: **A Portion of 6380 Stride Avenue**

PID: 009-299-971

Legal Lot 38, District Lot 155"A", Group 1, New Westminster District Plan 24105

Address: **A Portion of 6428 Stride Avenue**

PID: 012-162-655

Legal Lot 3, Block 6a, District Lot 155a, Group 1 New Westminster District Plan 1425

Address: **A Portion of 6448 Stride Avenue**

PID: 002-818-159

Legal Lot 4, Block 6a, District Lot 155a, Group 1, New Westminster District Plan 1425

Address: **A Portion of 7514 Bevan Street**

PID: 004-538-099

Legal Lot 1, District Lot 155a, Group 1, New Westminster District Plan 14019

APPENDIX A
Development Guidelines

REZONING REFERENCE #19-59

Addresses: 6365 Stride Avenue, and portions of 6370, 6380, 6428, 6448 Stride Avenue and 7514 Bevan Street

Site Area: 9,303.6 m² (100,147 sq.ft., or 2.29 acres) including road closure area

Permitted land use(s): Rental housing

Zoning & Maximum Density:

RM3r (rental)	1.00 FAR
Total	1.00 FAR (100,147 sq.ft.)

Anticipated Maximum Unit Count: 108 units, based on 85% efficiency and proposed 788 sq.ft. average unit size.

Anticipated Building Form & Height: Apartment form up to four storeys

Targeted Client Group & Affordability: General, mixed affordability