

**CITY OF BURNABY**

**BYLAW NO. 14101**

A BYLAW to amend Bylaw No. 4742, being  
Burnaby Zoning Bylaw 1965 as amended  
by Bylaw No. 9515, and being Burnaby Zoning  
Bylaw 1965, Amendment Bylaw No. 82, 1990

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. 45, 2019.**
  
2. Bylaw No. 4742, as amended by Bylaw No. 9515, 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. 4202 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

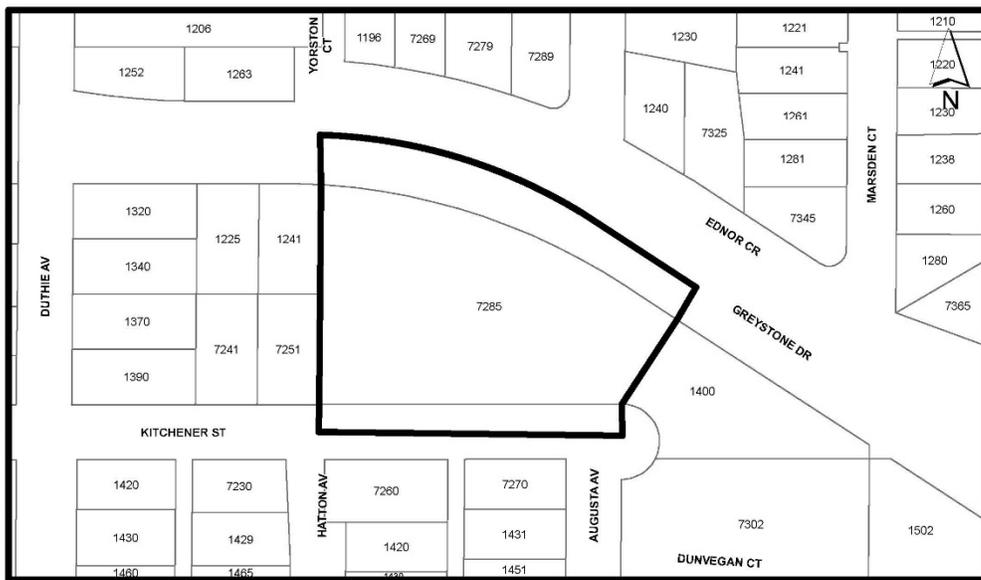
MAYOR

CLERK

BYLAW NUMBER 14101 BEING A BYLAW TO AMEND BYLAW  
NUMBER 4742 BEING BURNABY ZONING BYLAW 1965

**REZ.19-58**

LEGAL: Lot 300, District Lot 135, Group 1, New Westminster District Plan 42113



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

FROM: CD Comprehensive Development District (based on RM1 Multiple Family Residential District as guidelines)

TO: CD Comprehensive Development District (based on RM2, RM2r Multiple Family Residential District and Montecito Urban Village 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: 1:2,000	
	Drawn By: AY	
		<b>Map "B"</b> <b>No. REZ. 4202</b>

**APPENDIX A**  
Development Guidelines

**REZONING REFERENCE #19-58**

**Address:** 7285 Kitchener Street

**Site Area:** 7,877 m<sup>2</sup> (84,787 sq.ft.)

**Permitted land use(s):** Rental housing

**Zoning & Maximum Density:**

RM2 (rental)	0.90 FAR
<u>RM2r (rental)</u>	<u>0.90 FAR</u>
<b>Total</b>	<b>1.80 FAR (152,617 sq.ft.)</b>

**Anticipated Maximum Unit Count:** 141 units, based on 100% efficiency and 1,082 sq.ft. average family unit size.

**Anticipated Building Form & Height:** Townhouse form up to four storeys

**Targeted Client Group & Affordability:** Families with children, mixed affordability