

CITY OF BURNABY

BYLAW NO. 14375

A BYLAW to amend Bylaw No. 4742, being Burnaby Zoning Bylaw 1965, as amended by Bylaw Nos. 6203, 6301 and 6482, being Burnaby Zoning Bylaw 1965, Amendment Bylaw Nos. 67, 1972, 18, 1973, and 29, 1974

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. 23, 2021.**

2. Bylaw No. 4742, as amended by Bylaw Nos. 6203, 6301 and 6482, 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. 4380, 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 Plans, more particularly described in Bylaw Nos. 6203, 6301 and 6482, are amended as may be necessary by the "Supplemental Development Regulations Greentree Village CD Districts" annexed and attached to this Bylaw as Appendix 1; and any development on the lands rezoned by this Bylaw shall be in conformity with the said Comprehensive Development Plans, as amended by the Supplemental Development Regulations.

Read a first time this	day of	, 2021
Read a second time this	day of	, 2021
Read a third time this	day of	, 2021
Reconsidered and adopted by Council this	day of	, 2021

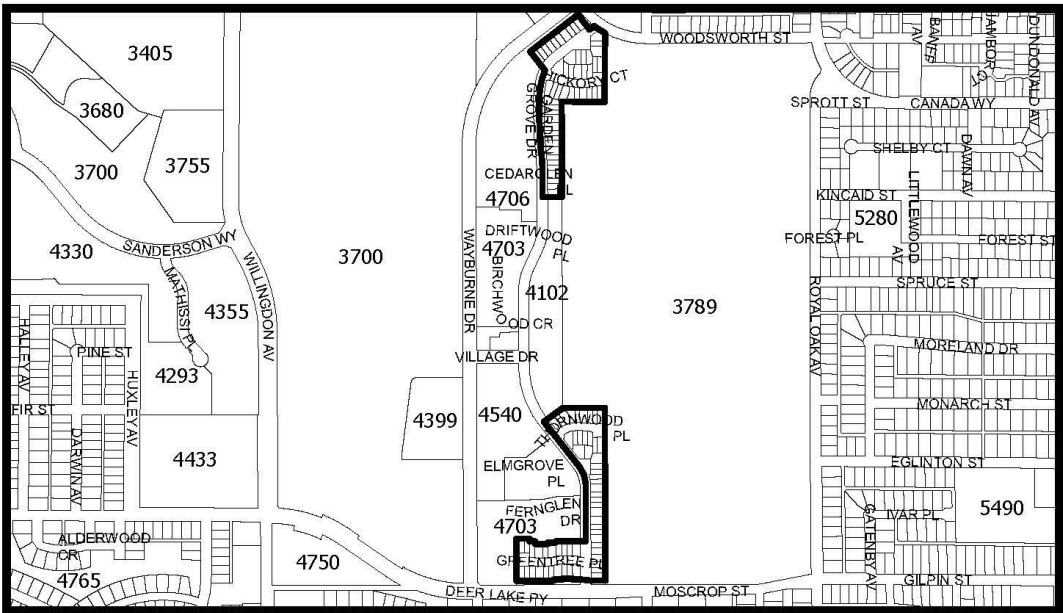
MAYOR

CLERK

BYLAW NUMBER 14375 BEING A BYLAW TO AMEND BYLAW
NUMBER 4742 BEING BURNABY ZONING BYLAW 1965

REZ.21-09

LEGAL: Schedule A (attached)



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

FROM: CD Comprehensive Development District (in accordance with the development plans entitled "Green Tree Village" and "Green Tree Village Phase 2" prepared for Dawson Developments Ltd. by Michael Katz Architects (Bylaw Nos. 6203 & 6301); and "Green Tree Village Residential Development in Burnaby, B.C. for Daon Development Corporation" prepared by Michael Katz Architects (Bylaw No. 6482))

TO: Amended CD Comprehensive Development District (in accordance with the development plans entitled "Green Tree Village" and "Green Tree Village Phase 2" prepared for Dawson Developments Ltd. by Michael Katz Architects (Bylaw Nos. 6203 & 6301); and "Green Tree Village Residential Development in Burnaby, B.C. for Daon Development Corporation" prepared by Michael Katz Architects (Bylaw No. 6482)), and as supplemented by the Supplemental Development Regulations Greentree Village CD Districts

		PLANNING & BUILDING DEPARTMENT			
Date:	JUL 28 2021	OFFICIAL ZONING MAP		Map "B" No. REZ. 4380	
Scale:	1:11,000				
Drawn By:	JS				

**REZONING REFERENCE 21-09
SCHEDULE A**

ADDRESS	PID	LEGAL DESCRIPTION
3726 Garden Grove Drive	003-222-217	Lot 84 District Lot 73 Group 1 New Westminster District Plan 47403
3727 Garden Grove Drive	003-224-481	Lot 83 District Lot 73 Group 1 New Westminster District Plan 47403
3732 Garden Grove Drive	002-842-998	Lot 85 District Lot 73 Group 1 New Westminster District Plan 47403
3735 Garden Grove Drive	002-970-881	Lot 82 District Lot 73 Group 1 New Westminster District Plan 47403
3738 Garden Grove Drive	002-635-062	Lot 86 District Lot 73 Group 1 New Westminster District Plan 47403
3743 Garden Grove Drive	025-534-177	Lot 81 District Lot 73 Group 1 New Westminster District Plan 47403
3744 Garden Grove Drive	002-690-179	Lot 87 District Lot 73 Group 1 New Westminster District Plan 47403
3750 Garden Grove Drive	001-071-912	Lot 88 District Lot 73 Group 1 New Westminster District Plan 47403
3751 Garden Grove Drive	002-526-336	Lot 80 District Lot 73 Group 1 New Westminster District Plan 47403
3756 Garden Grove Drive	002-843-897	Lot 89 District Lot 73 Group 1 New Westminster District Plan 47403
3759 Garden Grove Drive	002-927-284	Lot 79 District Lot 73 Group 1 New Westminster District Plan 47403
3762 Garden Grove Drive	003-076-334	Lot 90 District Lot 73 Group 1 New Westminster District Plan 47403
3767 Garden Grove Drive	003-246-515	Lot 78 District Lot 73 Group 1 New Westminster District Plan 47403
3775 Garden Grove Drive	002-804-956	Lot 77 District Lot 73 Group 1 New Westminster District Plan 47403
3783 Garden Grove Drive	002-741-962	Lot 76 District Lot 73 Group 1 New Westminster District Plan 47403
3791 Garden Grove Drive	002-526-506	Lot 75 District Lot 73 Group 1 New Westminster District Plan 47403
3799 Garden Grove Drive	003-203-247	Lot 74 District Lot 73 Group 1 New Westminster District Plan 47403
3806 Garden Grove Drive	001-756-826	Lot 109 District Lot 73 and 81 Group 1 New Westminster District Plan 47403
3812 Garden Grove Drive	003-286-746	Lot 110 District Lot 81 Group 1 New Westminster District Plan 47403
3818 Garden Grove Drive	003-287-734	Lot 111 District Lot 81 Group 1 New Westminster District Plan 47403
3824 Garden Grove Drive	002-174-146	Lot 112 District Lot 81 Group 1 New Westminster District Plan 47403
3830 Garden Grove Drive	001-957-457	Lot 113 District Lot 81 Group 1 New Westminster District Plan 47403
3836 Garden Grove Drive	001-279-262	Lot 114 District Lot 81 Group 1 New Westminster District Plan 47403
3842 Garden Grove Drive	003-287-769	Lot 115 District Lot 81 Group 1 New Westminster District Plan 47403
3848 Garden Grove Drive	002-525-984	Lot 116 District Lot 81 Group 1 New Westminster District Plan 47403

ADDRESS	PID	LEGAL DESCRIPTION
3854 Garden Grove Drive	003-071-626	Lot 117 District Lot 81 Group 1 New Westminster District Plan 47403
3860 Garden Grove Drive	002-730-103	Lot 118 District Lot 81 Group 1 New Westminster District Plan 47403
3866 Garden Grove Drive	003-067-343	Lot 119 District Lot 81 Group 1 New Westminster District Plan 47403
3872 Garden Grove Drive	002-900-122	Lot 120 District Lot 81 Group 1 New Westminster District Plan 47403
3878 Garden Grove Drive	002-590-735	Lot 121 District Lot 81 Group 1 New Westminster District Plan 47403
3884 Garden Grove Drive	003-246-469	Lot 122 District Lot 81 Group 1 New Westminster District Plan 47403
3890 Garden Grove Drive	002-616-394	Lot 123 District Lot 81 Group 1 New Westminster District Plan 47403
3896 Garden Grove Drive	003-009-408	Lot 124 District Lot 81 Group 1 New Westminster District Plan 47403
4536 Garden Grove Drive	002-063-239	Lot 51 District Lot 81 Group 1 New Westminster District Plan 45971
4540 Garden Grove Drive	003-278-603	Lot 50 District Lot 81 Group 1 New Westminster District Plan 45971
4544 Garden Grove Drive	001-767-402	Lot 49 District Lot 81 Group 1 New Westminster District Plan 45971
4548 Garden Grove Drive	002-378-523	Lot 48 District Lot 81 Group 1 New Westminster District Plan 45971
4552 Garden Grove Drive	002-500-990	Lot 47 District Lot 81 Group 1 New Westminster District Plan 45971
4560 Garden Grove Drive	002-633-370	Lot 46 District Lot 81 Group 1 New Westminster District Plan 45971
4568 Garden Grove Drive	002-804-000	Lot 45 District Lot 81 Group 1 New Westminster District Plan 45971
4574 Garden Grove Drive	002-647-885	Lot 44 District Lot 81 Group 1 New Westminster District Plan 45971
4592 Garden Grove Drive	003-222-179	Lot 43 District Lot 81 Group 1 New Westminster District Plan 45971
4602 Garden Grove Drive	002-967-308	Lot 3 District Lot 81 Group 1 New Westminster District Plan 44533
4616 Garden Grove Drive	002-449-889	Lot 4 District Lot 81 Group 1 New Westminster District Plan 44533
4638 Garden Grove Drive	002-449-871	Lot 5 District Lot 81 Group 1 New Westminster District Plan 44533
4650 Garden Grove Drive	003-065-014	Lot 6 District Lot 81 Group 1 New Westminster District Plan 44533
4668 Garden Grove Drive	002-903-296	Lot 7 District Lot 81 Group 1 New Westminster District Plan 44533
4684 Garden Grove Drive	003-245-691	Lot 8 District Lot 81 Group 1 New Westminster District Plan 44533
4698 Garden Grove Drive	002-949-687	Lot 9 District Lot 81 Group 1 New Westminster District Plan 44533
4710 Garden Grove Drive	003-432-629	Lot 10 District Lot 81 Group 1 New Westminster District Plan 44533
4728 Garden Grove Drive	001-953-851	Lot 11 District Lot 81 Group 1 New Westminster District Plan 44533
4746 Garden Grove Drive	001-658-697	Lot 12 District Lot 81 Group 1 New Westminster District Plan 44533

ADDRESS	PID	LEGAL DESCRIPTION
4762 Garden Grove Drive	003-246-353	Lot 13 District Lot 81 Group 1 New Westminster District Plan 44533
4782 Garden Grove Drive	000-949-434	Lot 14 District Lot 81 Group 1 New Westminster District Plan 44533
4798 Garden Grove Drive	001-127-705	Lot 15 District Lot 81 Group 1 New Westminster District Plan 44533
4816 Hickory Court	002-596-679	Lot 108 District Lot 73 Group 1 New Westminster District Plan 47403
4824 Hickory Court	002-653-851	Lot 107 District Lot 73 Group 1 New Westminster District Plan 47403
4831 Hickory Court	002-343-517	Lot 91 District Lot 73 Group 1 New Westminster District Plan 47403
4832 Hickory Court	002-506-301	Lot 106 District Lot 73 Group 1 New Westminster District Plan 47403
4839 Hickory Court	002-998-904	Lot 92 District Lot 73 Group 1 New Westminster District Plan 47403
4840 Hickory Court	002-534-266	Lot 105 District Lot 73 Group 1 New Westminster District Plan 47403
4847 Hickory Court	002-889-323	Lot 93 District Lot 73 Group 1 New Westminster District Plan 47403
4848 Hickory Court	002-544-563	Lot 104 District Lot 73 Group 1 New Westminster District Plan 47403
4855 Hickory Court	000-478-512	Lot 94 District Lot 73 Group 1 New Westminster District Plan 47403
4856 Hickory Court	003-372-855	Lot 103 District Lot 73 Group 1 New Westminster District Plan 47403
4863 Hickory Court	003-009-408	Lot 94 District Lot 73 Group 1 New Westminster District Plan 47403
4864 Hickory Court	002-526-140	Lot 102 District Lot 73 Group 1 New Westminster District Plan 47403
4871 Hickory Court	002-928-370	Lot 96 District Lot 73 Group 1 New Westminster District Plan 47403
4872 Hickory Court	002-690-934	Lot 101 District Lot 73 Group 1 New Westminster District Plan 47403
4879 Hickory Court	001-605-437	Lot 97 District Lot 73 Group 1 New Westminster District Plan 47403
4880 Hickory Court	002-506-432	Lot 100 District Lot 73 Group 1 New Westminster District Plan 47403
4887 Hickory Court	002-653-737	Lot 98 District Lot 73 Group 1 New Westminster District Plan 47403
4888 Hickory Court	003-307-565	Lot 99 District Lot 73 Group 1 New Westminster District Plan 47403
4901 Thornwood Place	002-514-524	Lot 67 District Lot 81 Group 1 New Westminster District Plan 45971
4910 Thornwood Place	002-468-816	Lot 52 District Lot 81 Group 1 New Westminster District Plan 45971
4911 Thornwood Place	002-468-051	Lot 66 District Lot 81 Group 1 New Westminster District Plan 45971
4919 Thornwood Place	003-287-700	Lot 65 District Lot 81 Group 1 New Westminster District Plan 45971
4922 Thornwood Place	002-527-642	Lot 53 District Lot 81 Group 1 New Westminster District Plan 45971
4925 Thornwood Place	002-856-417	Lot 64 District Lot 81 Group 1 New Westminster District Plan 45971

ADDRESS	PID	LEGAL DESCRIPTION
4936 Thornwood Place	003-302-890	Lot 54 District Lot 81 Group 1 New Westminster District Plan 45971
4937 Thornwood Place	003-130-665	Lot 63 District Lot 81 Group 1 New Westminster District Plan 45971
4949 Thornwood Place	001-858-017	Lot 62 District Lot 81 Group 1 New Westminster District Plan 45971
4950 Thornwood Place	002-766-761	Lot 55 District Lot 81 Group 1 New Westminster District Plan 45971
4955 Thornwood Place	002-650-029	Lot 61 District Lot 81 Group 1 New Westminster District Plan 45971
4962 Thornwood Place	003-312-500	Lot 56 District Lot 81 Group 1 New Westminster District Plan 45971
4963 Thornwood Place	002-501-066	Lot 60 District Lot 81 Group 1 New Westminster District Plan 45971
4976 Thornwood Place	002-691-710	Lot 57 District Lot 81 Group 1 New Westminster District Plan 45971
4977 Thornwood Place	000-583-740	Lot 59 District Lot 81 Group 1 New Westminster District Plan 45971
4980 Thornwood Place	001-751-832	Lot 58 District Lot 81 Group 1 New Westminster District Plan 45971
4801 Greentree Place	002-449-854	Lot 26 District Lot 81 Group 1 New Westminster District Plan 44533
4802 Greentree Place	002-460-297	Lot 25 District Lot 81 Group 1 New Westminster District Plan 44533
4809 Greentre Place	002-527-146	Lot 27 District Lot 81 Group 1 New Westminster District Plan 44533
4810 Greentree Place	002-757-087	Lot 24 District Lot 81 Group 1 New Westminster District Plan 44533
4817 Greentree Place	002-449-838	Lot 28 District Lot 81 Group 1 New Westminster District Plan 44533
4818 Greentree Place	002-543-672	Lot 23 District Lot 81 Group 1 New Westminster District Plan 44533
4825 Greentree Place	002-449-811	Lot 29 District Lot 81 Group 1 New Westminster District Plan 44533
4826 Greentree Place	003-367-126	Lot 22 District Lot 81 Group 1 New Westminster District Plan 44533
4833 Greentree Place	002-449-803	Lot 30 District Lot 81 Group 1 New Westminster District Plan 44533
4834 Greentree Place	002-790-611	Lot 21 District Lot 81 Group 1 New Westminster District Plan 44533
4841 Greentree Place	002-888-955	Lot 31 District Lot 81 Group 1 New Westminster District Plan 44533
4842 Greentree Place	007-480-113	Lot 20 District Lot 81 Group 1 New Westminster District Plan 44533
4849 Greentree Place	002-688-662	Lot 32 District Lot 81 Group 1 New Westminster District Plan 44533
4850 Greentree Place	007-480-091	Lot 19 District Lot 81 Group 1 New Westminster District Plan 44533
4857 Greentree Place	002-803-402	Lot 33 District Lot 81 Group 1 New Westminster District Plan 44533
4858 Greentree Place	002-662-922	Lot 18 District Lot 81 Group 1 New Westminster District Plan 44533
4865 Greentree Place	003-207-498	Lot 34 District Lot 81 Group 1 New Westminster District Plan 44533

ADDRESS	PID	LEGAL DESCRIPTION
4866 Greentree Place	002-663-457	Lot 17 District Lot 81 Group 1 New Westminster District Plan 44533
4873 Greentree Place	001-309-455	Lot 35 District Lot 81 Group 1 New Westminster District Plan 44533
4874 Greentree Place	002-449-862	Lot 16 District Lot 81 Group 1 New Westminster District Plan 44533

APPENDIX 1

**Supplemental Development Regulations
Greentree Village CD Districts**

Interpretation and Application

- 1) This CD District supplement to the Burnaby Zoning Bylaw, 1965 (the “Zoning Bylaw”) applies only to existing single family dwellings in the Greentree Village CD District; it does not apply to new single family dwellings, or any multiple family residential uses. For the purpose of these supplemental regulations, “existing” means constructed in accordance with all applicable Zoning Bylaw regulations, and occupied or used as of the date of first reading of Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 23, 2021 (Bylaw 14375).
- 2) In this CD District supplement, references to Section 6 or any subsections of Section 6 must be interpreted as references to “Section 6 – Supplementary Regulations” of the Zoning Bylaw, not as internal references to sections within this supplement.
- 3) Renovations, structural alterations or repairs and additions to existing single family dwellings in the Greentree Village CD District that comply with this CD District supplement are not subject to Preliminary Plan Approval under Section 7.3 of the Zoning Bylaw.

Building Size, Shape and Siting for Renovations and Additions

- 4) The minimum setback from one side lot line is 2.4 metres (8 feet), and the minimum setback from the opposite side lot line is 0 metres, except that the setback for any windows or glazing facing that lot line is 2.4 metres (8 feet).
- 5) The minimum setback from a rear lot line is 7.5 metres (24.6 feet), except that if the setback from the rear lot line of an existing single family dwelling is less than 7.5 metres (24.6 feet), then the existing setback is the minimum setback from the rear lot line for any additions to the dwelling.
- 6) The minimum setback from a front lot line is the setback for the part of the existing dwelling, excluding features or projections mentioned in section 6.12(1) of the Zoning Bylaw, that is closest to the front lot line.
- 7) None of the projections mentioned in s. 6.12(1) of the Zoning Bylaw are allowed into a front, rear or side yard for the construction of an addition, except as permitted in Sections 8 to 11 of this CD District supplement.
- 8) Roof eave and gutter projections are permitted into the side yard if they do not exceed 0.6 m (1.97 ft.) on a side yard that is 2.4 metres (8 feet) or more. On a side yard that is less than 2.4 metres (8 ft.), roof eave and gutter projections are permitted but may not extend beyond the roof of the existing dwelling.
- 9) The projections mentioned in s. 6.12(1)(b) of the Zoning Bylaw are allowed into a front yard of an addition only if they do not extend further into the yard than any existing such projections.
- 10) The projections mentioned in s. 6.12(1)(b) of the Zoning Bylaw, to a maximum of 0.9 m (2.95 feet), are allowed into a rear yard of an addition.

- 11) The projections mentioned in s. 6.12(1)(a), (d), (e) and (f) of the Zoning Bylaw are allowed into side yards and rear yards of an addition, but not into front yards, to the extent permitted under s. 6.12(1) of the Zoning Bylaw and the British Columbia Building Code.
- 12) The maximum depth of a single family dwelling, inclusive of any addition to the dwelling, is 50% of the depth of the lot on which the dwelling is sited.

Lot Coverage

- 13) The maximum lot coverage inclusive of any addition to an existing dwelling is 45%.

Secondary Suites

- 14) A secondary suite is authorized, subject to the conditions in section 6.7.1 of the Zoning Bylaw.

Parking

- 15) Off-street parking shall be provided and maintained in accordance with Schedule VIII of the Zoning Bylaw.
- 16) Despite Section 15 above, no part of any lot, building or structure shall be used as a vehicle parking space unless:
 - (a) that part of the lot, building or structure is an existing vehicle parking space; or
 - (b) the parking space is required in association with a secondary suite, in which case it must not be located inside a building or structure; it may be located between a principal building and the front lot line; the surface of the space must not be covered by impervious materials; and access to the space must be only by way of an existing driveway without any widening. Impervious materials has the meaning as indicated in s. 6.24(3) of the Zoning Bylaw.