CITY OF BURNABY

BYLAW NO. 14603

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 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. 28, 2023.**

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. 4459 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.

3.   Any development on the lands rezoned by this Bylaw shall be in conformity with the development guidelines entitled "Development Guidelines – 8304 11th Avenue – Rezoning Reference #23-01", as set out in Appendix A annexed to this Bylaw.
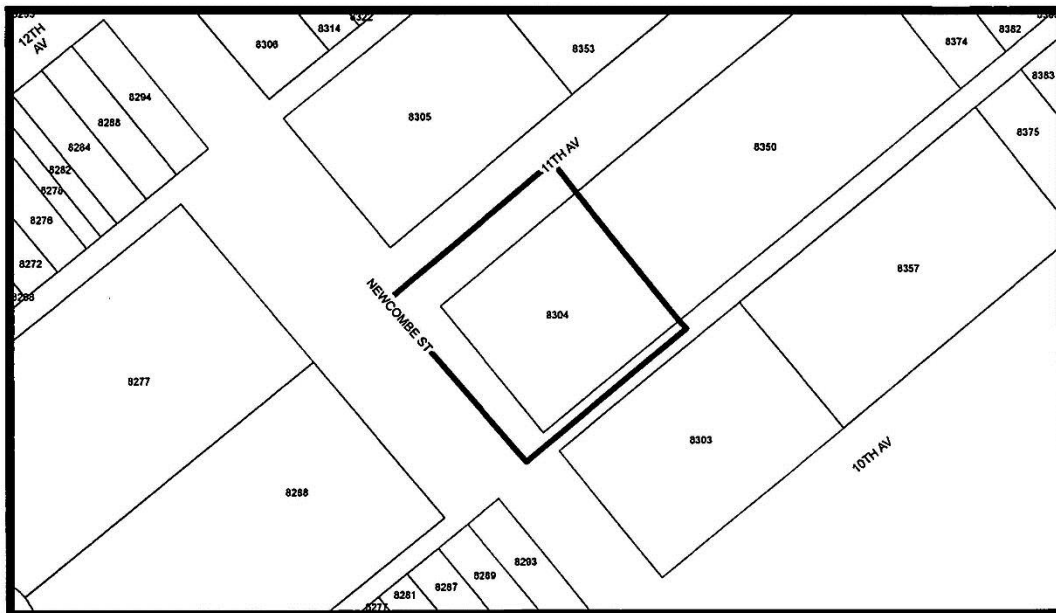
Read a first time this		day of	, 2023
Public Hearing held this		day of	, 2023
Read a second time this		day of	, 2023
Approved by Ministry of Transportation and Infrastructure this		N/A	, 2023
Read a third time this		day of	, 2023
Reconsidered and adopted this		day of	, 2023

MAYOR

CORPORATE OFFICER

REZ.23-01

LEGAL: Lot 58 District Lot 25 Group 1 New Westminster District Plan 27253

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

FROM: R3 Residential District

TO: CD Comprehensive Development District (based on the RM2 and RM2r Multiple Family Residential Districts and Newcombe Community Plan as guidelines, and in accordance with the development guidelines provided in Appendix A)

City of Burnaby	PLANNING AND DEVELOPMENT DEPARTMENT	N
Date: Jun 20 2023		
Scale: 1:1,500	OFFICIAL ZONING MAP	Map "B" No. REZ. 4459
Drawn By: RW		

Appendix A

Development Guidelines - 8304 11th Avenue – Rezoning Reference #23-01

Permitted Use: Non-Market Rental Multiple-Family Dwellings

Zoning and Maximum Density:

RM2	0.7 FAR
RM2r	0.7 FAR
Total	1.4 FAR

Maximum Building Height: 5 Storeys

Maximum Unit Count: 38

The proposed development is subject to all regulations of the RM2 Multiple Family Residential District, RM2r Multiple Family Residential District, and Burnaby Zoning Bylaw, with exceptions to the following sections:

202.3	Height of Buildings (5 storeys maximum)
202.7	Side Yard (3 m – 9.84 ft. minimum)
202.8	Rear Yard (3 m – 9.84 ft.)
202.9	Off-Street Parking (9 spaces minimum)
202.10	Car Wash Stall (0 required)
6.2(1)	Location and Siting of Buildings and Uses (Side Yard: 3 m – 9.84 ft. minimum)
6.2(2)	Location and Siting of Buildings and Uses (Side Yard: 3.5 m – 11.48 ft. minimum; Rear Yard: 3 m – 9.84 ft. minimum)
6.3(1)(a)	Distances between Buildings on the Same Lot (3.3 m– 10.83 ft. minimum)
800.3.1	Parking for Disabled Persons (2 accessible spaces minimum)
800.4(2)	Required Off-Street Parking Spaces (9 spaces minimum)
800.6 (5)	Location and Siting of Parking Facilities (1.5 m – 4.92 ft. minimum)
800.8	Provision of Electric Vehicle Charging Infrastructure (3 spaces minimum to have energized outlet capable of providing Level 2 charging or a higher charging level for an electric vehicle; remaining spaces to have the necessary conduits required to install electric vehicle charging in the future)