

CITY OF BURNABY

BYLAW NO. 14640

A BYLAW to amend Bylaw No. 4742, being Burnaby Zoning Bylaw 1965, as amended by Bylaw No. 13814 being Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 38, 2017

The Council of the City of Burnaby ENACTS as follows:

1. This Bylaw may be cited as **BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 2, 2024.**
2. Bylaw No. 4742, as amended by Bylaw No. 13814, 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. 4469, 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 Plan, more particularly described in Bylaw No. 13814 is amended as may be necessary by the development plan entitled “Highline – Hotel Use” prepared by Chris Dikeakos Architects Inc. and on file in the office of the General Manager Planning and Development; and any development on the lands rezoned by this Bylaw shall be in conformity with the said Comprehensive Development Plans as amended.

Read a first time this 25th day of March, 2024

Public Hearing held this N/A

Read a second time this 25th day of March, 2024

Approved by Ministry of Transportation
and Infrastructure this N/A

Read a third time this 8th day of July, 2024

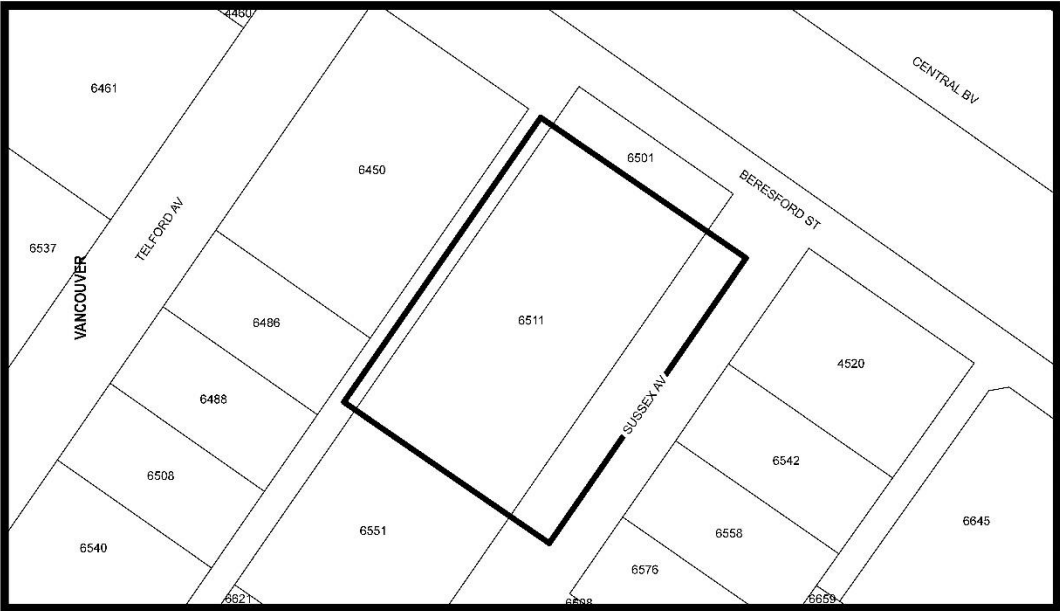
Reconsidered and adopted this _____ day of _____, 2024

MAYOR

CORPORATE OFFICER

REZ.23-13



LEGAL: Schedule A-1 and Schedule A-2 (see attached)



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

FROM: CD Comprehensive Development District (based on RM5s and RM4 Multiple Family Residential Districts, and C2 Community Commercial District)

TO: Amended CD Comprehensive Development District (based on the RM5s and RM4 Multiple Family Residential Districts, C2 Community Commercial District, and C3 and C3f General Commercial Districts), and in accordance with the development plan entitled "Highline - Hotel Use" prepared by Chris Dikeakos Architects Inc.

		PLANNING AND DEVELOPMENT DEPARTMENT			
Date:	Jan 26 2024	OFFICIAL ZONING MAP		Map "B" No. REZ. 4469	
Scale:	1:1,250				
Drawn By:	JS				

Schedule A-1		
Rezoning #23-13 (6505 Sussex Avenue)		
Unit	PID	Title
301	032-077-661	Strata Lot 1 District Lot 153 Group 1 New Westminster District Strata Plan EPS9598
302	032-077-670	Strata Lot 2 District Lot 153 Group 1 New Westminster District Strata Plan EPS9598
303	032-077-688	Strata Lot 3 District Lot 153 Group 1 New Westminster District Strata Plan EPS9598
304	032-077-696	Strata Lot 4 District Lot 153 Group 1 New Westminster District Strata Plan EPS9598
305	032-077-700	Strata Lot 5 District Lot 153 Group 1 New Westminster District Strata Plan EPS9598
401	032-077-718	Strata Lot 6 District Lot 153 Group 1 New Westminster District Strata Plan EPS9598
402	032-077-726	Strata Lot 7 District Lot 153 Group 1 New Westminster District Strata Plan EPS9598
403	032-077-734	Strata Lot 8 District Lot 153 Group 1 New Westminster District Strata Plan EPS9598
404	032-077-742	Strata Lot 9 District Lot 153 Group 1 New Westminster District Strata Plan EPS9598
405	032-077-751	Strata Lot 10 District Lot 153 Group 1 New Westminster District Strata Plan EPS9598
501	032-077-769	Strata Lot 11 District Lot 153 Group 1 New Westminster District Strata Plan EPS9598
502	032-077-777	Strata Lot 12 District Lot 153 Group 1 New Westminster District Strata Plan EPS9598
503	032-077-785	Strata Lot 13 District Lot 153 Group 1 New Westminster District Strata Plan EPS9598
504	032-077-793	Strata Lot 14 District Lot 153 Group 1 New Westminster District Strata Plan EPS9598
505	032-077-807	Strata Lot 15 District Lot 153 Group 1 New Westminster District Strata Plan EPS9598
506	032-077-815	Strata Lot 16 District Lot 153 Group 1 New Westminster District Strata Plan EPS9598
507	032-077-823	Strata Lot 17 District Lot 153 Group 1 New Westminster District Strata Plan EPS9598
601	032-077-831	Strata Lot 18 District Lot 153 Group 1 New Westminster District Strata Plan EPS9598
602	032-077-840	Strata Lot 19 District Lot 153 Group 1 New Westminster District Strata Plan EPS9598
603	032-077-858	Strata Lot 20 District Lot 153 Group 1 New Westminster District Strata Plan EPS9598
604	032-077-866	Strata Lot 21 District Lot 153 Group 1 New Westminster District Strata Plan EPS9598
605	032-077-874	Strata Lot 22 District Lot 153 Group 1 New Westminster District Strata Plan EPS9598
606	032-077-882	Strata Lot 23 District Lot 153 Group 1 New Westminster District Strata Plan EPS9598
701	032-077-891	Strata Lot 24 District Lot 153 Group 1 New Westminster District Strata Plan EPS9598
702	032-077-904	Strata Lot 25 District Lot 153 Group 1 New Westminster District Strata Plan EPS9598
703	032-077-912	Strata Lot 26 District Lot 153 Group 1 New Westminster District Strata Plan EPS9598
704	032-077-921	Strata Lot 27 District Lot 153 Group 1 New Westminster District Strata Plan EPS9598
705	032-077-939	Strata Lot 28 District Lot 153 Group 1 New Westminster District Strata Plan EPS9598
706	032-077-947	Strata Lot 29 District Lot 153 Group 1 New Westminster District Strata Plan EPS9598
801	032-077-955	Strata Lot 30 District Lot 153 Group 1 New Westminster District Strata Plan EPS9598
802	032-077-963	Strata Lot 31 District Lot 153 Group 1 New Westminster District Strata Plan EPS9598
803	032-077-971	Strata Lot 32 District Lot 153 Group 1 New Westminster District Strata Plan EPS9598
804	032-077-980	Strata Lot 33 District Lot 153 Group 1 New Westminster District Strata Plan EPS9598
805	032-077-998	Strata Lot 34 District Lot 153 Group 1 New Westminster District Strata Plan EPS9598
806	032-078-005	Strata Lot 35 District Lot 153 Group 1 New Westminster District Strata Plan EPS9598
901	032-078-013	Strata Lot 36 District Lot 153 Group 1 New Westminster District Strata Plan EPS9598
902	032-078-021	Strata Lot 37 District Lot 153 Group 1 New Westminster District Strata Plan EPS9598
903	032-078-030	Strata Lot 38 District Lot 153 Group 1 New Westminster District Strata Plan EPS9598
904	032-078-048	Strata Lot 39 District Lot 153 Group 1 New Westminster District Strata Plan EPS9598
905	032-078-056	Strata Lot 40 District Lot 153 Group 1 New Westminster District Strata Plan EPS9598
906	032-078-064	Strata Lot 41 District Lot 153 Group 1 New Westminster District Strata Plan EPS9598
1001	032-078-072	Strata Lot 42 District Lot 153 Group 1 New Westminster District Strata Plan EPS9598
N/A	N/A	Common Property, Strata Plan EPS9598

Schedule A-2

Rezoning 23-13

4490 Beresford Street to 4498 Beresford Street

Commercial Unit #	PID	Title
4490 Beresford Street	032-077-564	Strata Lot 1 District Lot 153 Group 1 New Westminster District Plan EPS9597
4496 Beresford Street	032-077-572	Strata Lot 2 District Lot 153 Group 1 New Westminster District Plan EPS9597
4498 Beresford Street	032-077-581	Strata Lot 3 District Lot 153 Group 1 New Westminster District Plan EPS9597
N/A	N/A	Common Property, Strata Plan EPS9597