

CITY OF BURNABY

BYLAW NO. 14613

A BYLAW to amend Bylaw No. 4742, being Burnaby Zoning Bylaw 1965, as amended by Bylaw No. 14102 being Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 46, 2019

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. 35, 2023.**
2. Bylaw No. 4742, as amended by Bylaw No. 14102, 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. 4458, 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. 14102, is amended as may be necessary by the development guidelines entitled “Development Guidelines – Portion of 6229 Marine Drive”, as set out in Appendix A annexed to this Bylaw and any development on the lands rezoned by this Bylaw shall be in conformity with the said Comprehensive Development Plan as amended by the development guidelines.

Read a first time this 6th day of November, 2023

Public Hearing held this 12th day of December, 2023

Read a second time this 15th day of January, 2024

Approved by Ministry of Transportation
and Infrastructure this N/A

Read a third time this 22nd day of July, 2024

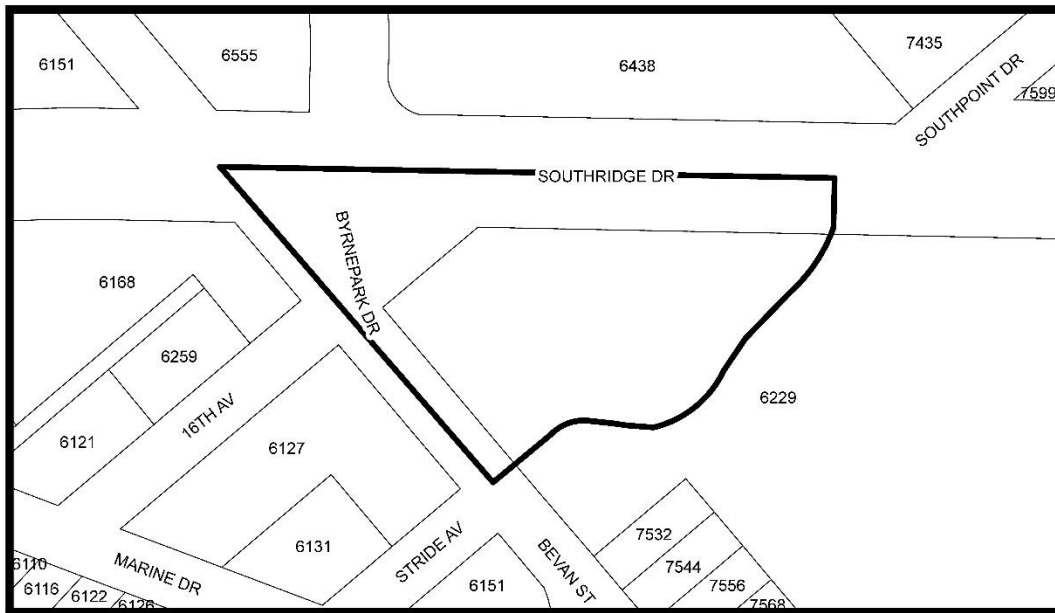
Reconsidered and adopted this _____ day of _____, 2023

MAYOR

CORPORATE OFFICER

REZ.20-17



LEGAL: Portion of Lot A, District Lots 155A and 171, Group 1 New Westminster District Plan
EPP122272



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

FROM: CD Comprehensive Development District (based on the RM3r Multiple Family Residential District, and in accordance with the development guidelines prepared by the City under Rezoning Reference #19-59)

TO: Amended CD Comprehensive Development District (based on the RM2 Multiple Family Residential District and RM2r Multiple Family Residential District, the Edmonds Town Centre Plan as guidelines, and in accordance with the revised development guidelines provided in Appendix A of the Rezoning Bylaw)

	PLANNING AND DEVELOPMENT DEPARTMENT	
Date: Oct 20 2023	OFFICIAL ZONING MAP	Map "B" No. REZ. 4458
Scale: 1:2,000		
Drawn By: JS		

APPENDIX A

Development Guidelines - Portion of 6229 Marine Drive

Permitted Use: Non-Market Multiple-Family Dwelling

Maximum Building Height: 6 Storeys

Site Area: 8,070 m² (86,865 sq.ft.) subject to legal survey

Zoning and Maximum Density:

Zoning District	Maximum Permitted Density
RM2r	0.90 FAR
RM2	0.90 FAR
Density Bonus	0.10 FAR
Max FAR	1.90 FAR

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:** 6 storeys maximum
- 202.10 **Car Wash Stall:** 0 required
- 800.3.1 **Accessible Parking Spaces:** 12 accessible spaces minimum*
**The number of accessible parking spaces set out above may be varied to comply with BC Building Code minimum requirements. The number of accessible parking stalls set out above may be varied, provided they comply with the Burnaby Zoning Bylaw, as amended from time to time, or the 12 total accessible spaces noted above.*
- 800.4 (2.1) **Off-Street Parking:** 0.30 spaces/unit minimum* (inclusive of visitor and accessible parking spaces)
**The number of vehicle parking spaces set out above may be varied, provided they comply with the Burnaby Zoning Bylaw, as amended from time to time, whichever is less.*
- 800.8 **Provision of Electric Vehicle Charging Infrastructure:** 1 space 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.