

CITY OF BURNABY

BYLAW NO. 14581

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. 17, 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. 4445 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. The Comprehensive Development Plan entitled “Amended Development Plan - Mixed Use Development 4701 Hastings Street, Burnaby, British Columbia” prepared by Jordan Kutev Architect Inc. and on file in the office of the General Manager Planning and Development, is deemed to be attached to and form part of this Bylaw and any development on the lands rezoned by this Bylaw shall be in conformity with the said Comprehensive Development Plan.

Read a first time this 19th day of June, 2023

Public Hearing held this 25th day of July, 2023

Read a second time this 28th day of August, 2023

Approved by Ministry of Transportation and Infrastructure N/A

Read a third time this _____ day of _____, 2024

Reconsidered and adopted this _____ day of _____, 2024

MAYOR

CORPORATE OFFICER

REZ.20-30



LEGAL: Lot 36 Block 6 District Lot 122 Group 1 New Westminster District Plan 1308; and, Lot 75 District Lot 122 Group 1 New Westminster District Plan 54739



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

FROM: C4a Service Commercial District

TO: CD Comprehensive Development District (based on RM3/RM3r Multiple Family Residential Districts, C2 Community Commercial District and Hastings Street Plan as guidelines, and in accordance with the development plan entitled "Amended Development Plan - Mixed Use Development 4701 Hastings Street, Burnaby, British Columbia" prepared by Jordan Kutev Architect Inc.)

	PLANNING AND DEVELOPMENT DEPARTMENT	
Date: JUNE 13 2023 Scale: 1:1,000 Drawn By: JS	OFFICIAL ZONING MAP	Map "B" No. REZ. 4445