

**CITY OF BURNABY**

**BYLAW NO. 14721**

A BYLAW to amend Bylaw No. 4742, being Burnaby Zoning Bylaw 1965, as amended by Bylaw Nos. 12609 and 14446, being Burnaby Zoning Bylaw 1965, Amendment Bylaw Nos. 9, 2009 and 12, 2022

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, 2024.**

2. Bylaw No. 4742, as amended by Bylaw Nos. 12609 and 14446, 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. 4495, 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(s), more particularly described in Bylaw Nos. 12609 and 14446, are amended as may be necessary by the development plan entitled “Willingdon Lands Phase 3-7” prepared by Arcadis IBI Group 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.

Public Notice Dates this 16<sup>th</sup> day of January, 2025 and 23<sup>rd</sup> day of January, 2025

Read a first time this 28<sup>th</sup> day of January, 2025

Public Hearing held	N/A
---------------------	-----

Read a second time this 28<sup>th</sup> day of January, 2025

Approved by Ministry of Transportation and Infrastructure this 18<sup>th</sup> day of March, 2025

Read a third time this 22<sup>nd</sup> day of April, 2025

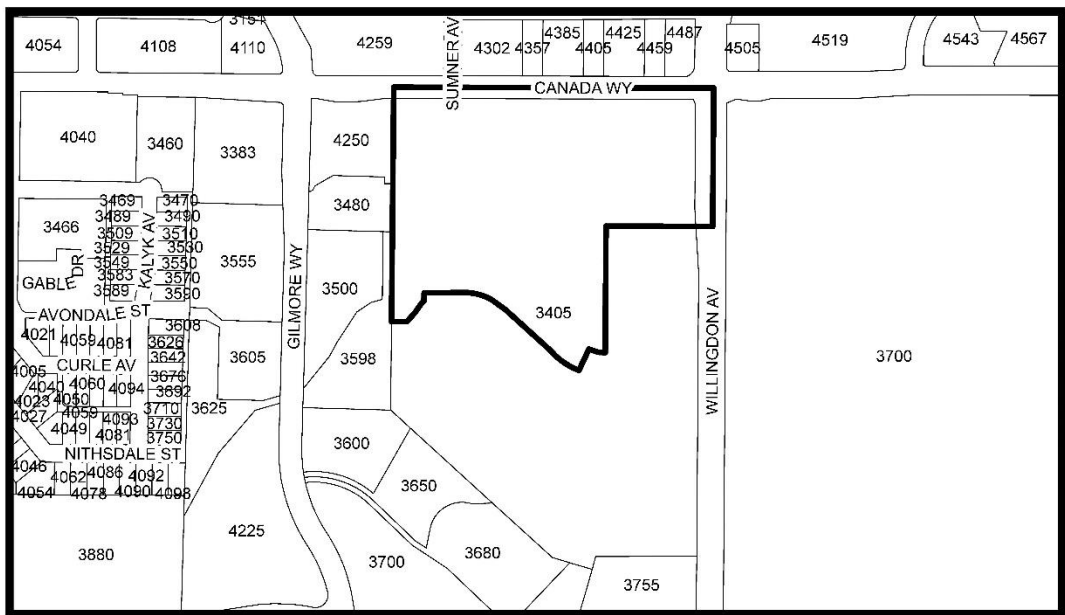
Reconsidered and adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2025

MAYOR

DEPUTY CORPORATE OFFICER



REZ.24-13

LEGAL: Portion of Lot 1 District Lot 71 Group 1 New Westminster District Plan LMP12752 Except Plan EPP6303



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

- FROM: CD Comprehensive Development District (based on the RM5 and RM5r Multiple Family Residential Districts, C2 Community Commercial District, and B2 Urban Office District as guidelines, and in accordance with the Master Plan entitled "Willingdon Lands Master Plan" prepared by IBI Group)
- TO: Amended CD Comprehensive Development District (based on the RM5 and RM5r Multiple Family Residential Districts, C2 Community Commercial District, and the Willingdon Lands Master Plan as guidelines, and in accordance with the development plans entitled "Willingdon Lands Phase 3-7" prepared by Arcadis IBI Group)

		PLANNING AND DEVELOPMENT DEPARTMENT			
Date:	Oct 16 2024	OFFICIAL ZONING MAP		Map "B"	4495
Scale:	1:6,500			No. REZ.	
Drawn By:	JS				