

CITY OF BURNABY

BYLAW NO. 14748

A BYLAW to amend Bylaw No. 4742, being Burnaby Zoning Bylaw 1965, as amended by Bylaw No. 13684 being Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 52, 2016

The Council of the City of Burnaby ENACTS as follows:

1. This Bylaw may be cited as **BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 10, 2025.**

2. Bylaw No. 4742, as amended by Bylaw No. 13684, 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. 4505, 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 No. 13684 is amended as may be necessary by the development plan entitled “Commercial Level 2 Alto on Capitol Hill” prepared by Vivid Green Architecture 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	day of	, 2025
Public Hearing this	N/A	
Read a second time this	day of	, 2025
Approved by Ministry of Transportation and Infrastructure	N/A	
Read a third time this	day of	, 2025
Public Notice Dates this	day of	, 2025
	day of	, 2025
Reconsidered and adopted this	day of	, 2025

MAYOR

CORPORATE OFFICER

REZ.25-01



LEGAL: Schedule A (attached)



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

FROM: CD Comprehensive Development District (based on C2 Community Commercial District, RM4 Multiple Family Residential District and the Apartment Study 'B' [Capitol Hill Plan] as guidelines, and in accordance with the development plan entitled "Alto on Capitol Hill" prepared by Vivid Green Architecture Inc.)

TO: Amended CD Comprehensive Development District (based on C2 Community Commercial District, RM4 Multiple Family Residential District and the Apartment Study 'B' [Capitol Hill Plan] as guidelines, and in accordance with the development plan entitled "Commercial Level 2 Alto on Capitol Hill" prepared by Vivid Green Architecture Inc.)

		PLANNING AND DEVELOPMENT DEPARTMENT			
Date:	Apr 11 2025	OFFICIAL ZONING MAP		Map "B" No. REZ. 4505	
Scale:	1:1,000				
Drawn By:	RW				

Schedule A		
Rezoning #25-01 (2 nd Floor - 395 Ellesmere Avenue)		
Unit	PID	Title
201	032-115-237	Strata Lot 6 District Lot 127 Group 1 New Westminster District Strata Plan EPS9224 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form V
202	032-115-245	Strata Lot 7 District Lot 127 Group 1 New Westminster District Strata Plan EPS9224 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form V
203	032-115-253	Strata Lot 8 District Lot 127 Group 1 New Westminster District Strata Plan EPS9224 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form V
204	032-115-261	Strata Lot 9 District Lot 127 Group 1 New Westminster District Strata Plan EPS9224 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form V
205	032-115-270	Strata Lot 10 District Lot 127 Group 1 New Westminster District Strata Plan EPS9224 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form V
207	032-115-288	Strata Lot 11 District Lot 127 Group 1 New Westminster District Strata Plan EPS9224 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form V
208	032-115-296	Strata Lot 12 District Lot 127 Group 1 New Westminster District Strata Plan EPS9224 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form V
209	032-115-300	Strata Lot 13 District Lot 127 Group 1 New Westminster District Strata Plan EPS9224 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form V
210	032-115-318	Strata Lot 14 District Lot 127 Group 1 New Westminster District Strata Plan EPS9224 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form V
211	032-115-326	Strata Lot 15 District Lot 127 Group 1 New Westminster District Strata Plan EPS9224 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form V
N/A	N/A	Common Property, Strata Plan EPS9224