

**CITY OF BURNABY**

**BYLAW NO. 14780**

A BYLAW to amend Bylaw No. 4742, being  
Burnaby Zoning Bylaw 1965

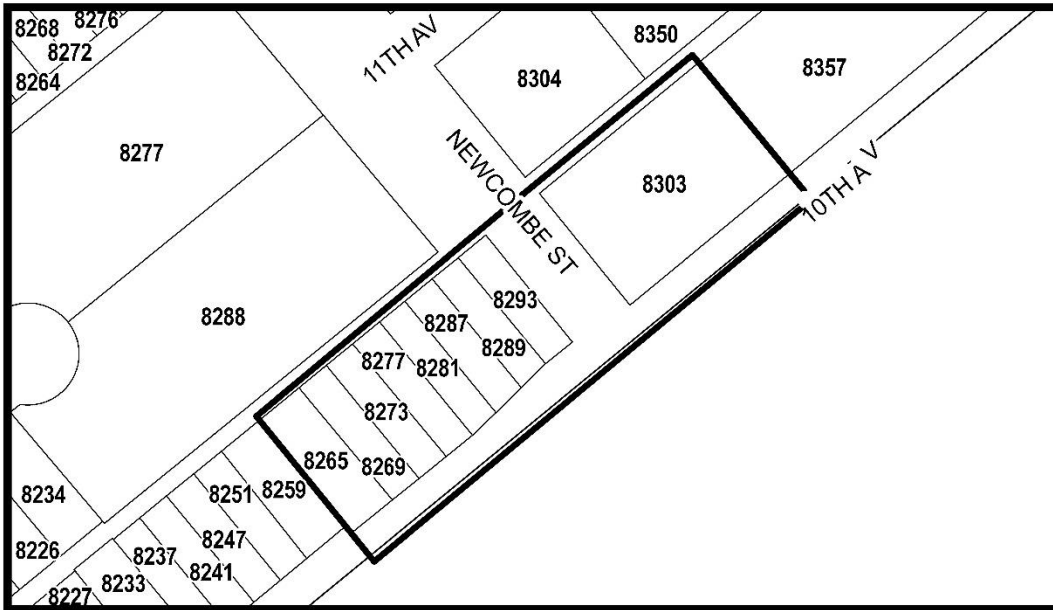
The Council of the City of Burnaby ENACTS as follows:

1. This Bylaw may be cited as **BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 17, 2025.**
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. 4509 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 “Newcombe St./10<sup>th</sup> Avenue Housing Rezoning Application” prepared by Dialog Architecture 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.



REZ.25-08



LEGAL: Schedule A (attached)



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

FROM: R1 Residential District

TO: CD Comprehensive Development District (based on R3r Low-Rise Apartment 1 District, and the Newcombe Land Use Plan as guidelines, and in accordance with the development plan entitled "Newcombe St./10th Avenue Housing Rezoning Application" prepared by Dialog Architecture)

		PLANNING AND DEVELOPMENT DEPARTMENT		
Date:	Jul 08 2025	<b>OFFICIAL ZONING MAP</b>		Map "B" No. REZ. 4509
Scale:	1:1,700			
Drawn By:	RW			

**REZONING REFERENCE 25-08  
SCHEDULE A**

<b>ADDRESS</b>	<b>PID</b>	<b>LEGAL DESCRIPTION</b>
<b>8265 Tenth Avenue</b>	010-167-501	Lot "B" District Lot 25 Group 1 New Westminster District Plan 16368
<b>8269 Tenth Avenue</b>	003-150-542	Lot 22 Block 3 District Lot 25 Group 1 New Westminster District Plan 1169
<b>8273 Tenth Avenue</b>	003-090-604	Lot 23 Block 3 District Lot 25 Group 1 New Westminster District Plan 1169
<b>8277 Tenth Avenue</b>	003-137-309	Lot 24 Block 3 District Lot 25 Group 1 New Westminster District Plan 1169
<b>8281 Tenth Avenue</b>	003-150-682	Lot 25 Except: Part Road On Plan 81857, Block 3 District Lot 25 Group 1 New Westminster District Plan 1169
<b>8287 Tenth Avenue</b>	003-150-623	Lot 26 Except: Part Road on Plan 81857, Block 3 District Lot 25 Group 1 New Westminster District Plan 1169
<b>8289 Tenth Avenue</b>	003-137-350	Lot 27 Except: Part Road On Plan 81857, Block 3 District Lot 25 Group 1 New Westminster District Plan 1169
<b>8293 Tenth Avenue</b>	003-136-744	Lot 28 Except: Part Road On Plan 81857, Block 3 District Lot 25 Group 1 New Westminster District Plan 1169
<b>8303 Tenth Avenue</b>	010-534-636	Lot "C" Block 2 District Lot 25 Group 1 New Westminster District Plan 19669