

CITY OF BURNABY

BYLAW NO. 14744

A BYLAW to amend Bylaw No. 4742, being Burnaby Zoning Bylaw 1965, as amended by Bylaw No. 7467, being Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 1, 1980

The Council of the City of Burnaby ENACTS as follows:

1. This Bylaw may be cited as **BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 8, 2025.**

2. Bylaw No. 4742, as amended by Bylaw No. 7467, 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. 4503, 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. 7467 is amended as may be necessary by the Development Guidelines attached as “Appendix A” to this bylaw; and any development on the lands rezoned by this Bylaw shall be in conformity with the said development guidelines.

Public Notice Dates this 15th day of May, 2025 and 22nd day of May, 2025

Read a first time this 27th day of May, 2025

Public Hearing this N/A

Read a second time this 27th day of May, 2025

Approved by Ministry of Transportation

and Infrastructure N/A

Read a third time this 26th day of August, 2025

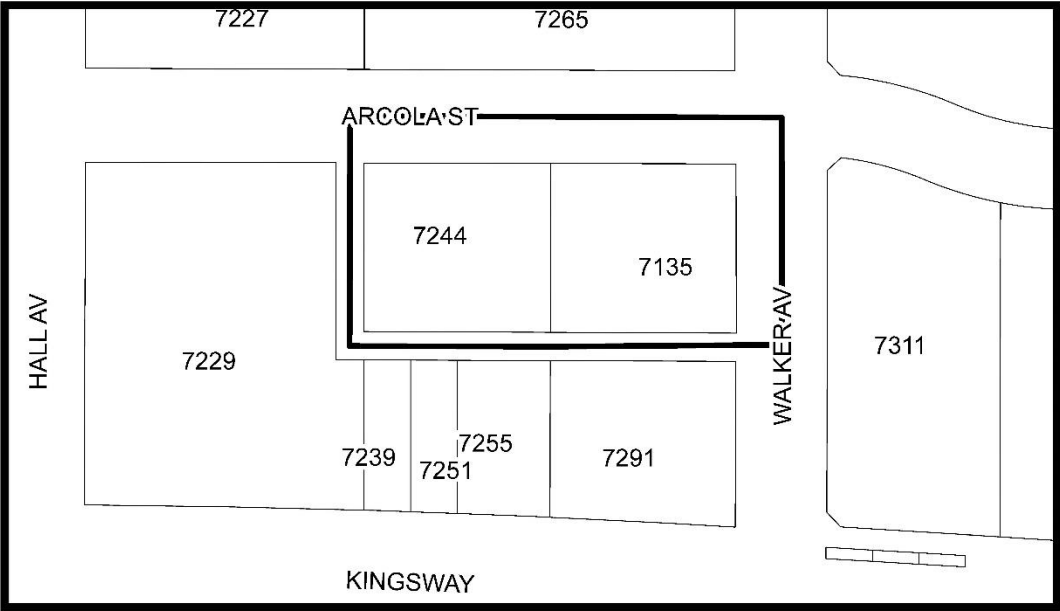
Reconsidered and adopted this _____ day of _____, 2026

MAYOR

CORPORATE OFFICER

REZ.24-20



LEGAL: Lot "B" Block 3 District Lot 95 Group 1 New Westminster District Plan 1796; and Parcel "D" District Lot 95 Group 1 New Westminster Reference Plan 58881



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

FROM: CD Comprehensive Development District (based on C3 General Commercial District as a guideline) and P1 Neighbourhood Institutional District

TO: CD Comprehensive Development District (based on the Edmonds Community Plan as a guideline, and in accordance with the development guidelines provided in Appendix A attached to the Rezoning Bylaw for REZ #24-20)

	PLANNING AND DEVELOPMENT DEPARTMENT	
Date: Apr 01 2025	<h2 style="margin: 0;">OFFICIAL ZONING MAP</h2>	
Scale: 1:1,250		
Drawn By: JS		
		Map "B" No. REZ. 4503

APPENDIX A

Development Guidelines

**REZ #24-20
7135 Walker Avenue and 7244 Arcola Street**

Intent

The intent of this district is to provide for a high-rise residential rental building of up to 50 storeys, with a podium that supports commercial and community-oriented uses.

Zoning: CD Comprehensive Development District

Permitted Uses and Conditions

Use
Multiple-Family Dwellings restricted to purpose-built rental
Home Occupations
Emergency Shelters
Supportive Housing Facilities
Cafes and Restaurants
Personal Service Establishments
Places of Worship
Child Care Facilities
Assembly, Cultural and Recreational uses
Commercial Schools
Fitness and Health Facilities
Business and Professional Offices
Retail Stores
Hotels
Banks
Accessory uses

1. All uses and undertakings shall be conducted within a completely enclosed building, except as provided for in Section 6.27 of the Zoning Bylaw, as amended from time to time.
2. All principal uses shall be oriented to pedestrian needs and be so located and designed as to avoid vehicular interference with pedestrian movement.

Built Form and Siting

All development on the site will adhere to the below built form and siting regulations, and generally conform with Schedule A to Appendix A

Regulations	
Height	
Maximum Height	50 storeys, calculated in accordance with s. 6.4.1 of the Zoning Bylaw
Minimum Lot Line Setbacks	
Street Yard	1.5 m
Lane Yard	1.2 m
Interior Side Yard	0.0 m
Interior Rear Yard	3.0 m
Parking Structure	0.0m

Note: Setbacks may be further reduced if additional road dedications are required, subject to the proposed building footprint remaining substantially in accordance with Schedule A.

1. Notwithstanding Section 6.3 of the Zoning Bylaw, as amended from time to time, portions of a building above 6 storeys shall be set back from all other buildings by not less than:
 - a) 24.38 m (80 ft.) as measured corner to corner, and,
 - b) 30.48 m (100 ft.) as measured face to face.
2. Notwithstanding Section 6.3 of the Zoning Bylaw, as amended from time to time, a minimum clear distance of 19 m is required between windows to habitable rooms and overlapping exterior walls.

Unit Mix and Affordability

Minimum ratio of non-market rental units	20%
Minimum ratio of 2 or more bedroom units	40%
Minimum ratio of 3 bedroom units	10%

Parking and Loading

Minimum residential parking ratio	0.25 spaces per unit
Minimum parking ratio for all non-residential uses	1 space per 55 m ² of floor area
Minimum residential loading	2 spaces

Minimum non-residential loading	2 spaces
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1. Parking ratios may be varied in line with the current requirements of the Burnaby Zoning Bylaw, as amended from time to time.
2. Notwithstanding the requirements of Section 900.5 of the Zoning Bylaw, as amended from time to time, loading spaces are permitted within a side yard where it abuts a lane.
3. Parking spaces shall not be permanently assigned to any dwelling unit or non-residential uses.

Screening and Landscaping

1. Notwithstanding the requirements of Section 6.15 of the Zoning Bylaw as amended from time to time, no landscape strip is required between loading area and street.

Additional Regulations

Unless otherwise stated in this schedule, additional zoning regulations apply, including, but not limited to those found in the following sections of the Zoning Bylaw, as amended from time to time:

- (a) Section 6: Supplementary Regulations;
- (b) Schedule 8: Off-Street Parking;
- (c) Schedule 9: Off-Street Loading; and
- (d) Schedule 10: Off-Street Bicycle Parking and End of Trip Facilities.

The rates and number of vehicle parking and loading spaces may be changed, provided the number of spaces complies with this Attachment or the then current Burnaby Zoning Bylaw.



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PROJECT
221042

FEBRUARY 14TH, 2025

ELEVATIONS
STREETSCAPES
- WALKER AVE
- SIDE LANE

1/32" = 1'-0"

A305