

CITY OF BURNABY

BYLAW NO. 12609

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 892 and 893 of the *Local Government Act*, R.S.B.C. 1996;

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. 9, 2009.**
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 R.Z. 3737 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 "3405 WILLINGDON AVENUE" and "ATTACHMENT A – DEVELOPMENT GUIDELINES" dated 2009 February 24 prepared by CITY OF BURNABY and on file in the office of the Director Planning and Building, are 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 9th day of March 2009

Read a second time this 4th day of May 2009

Read a third time this 15th day of March 2010

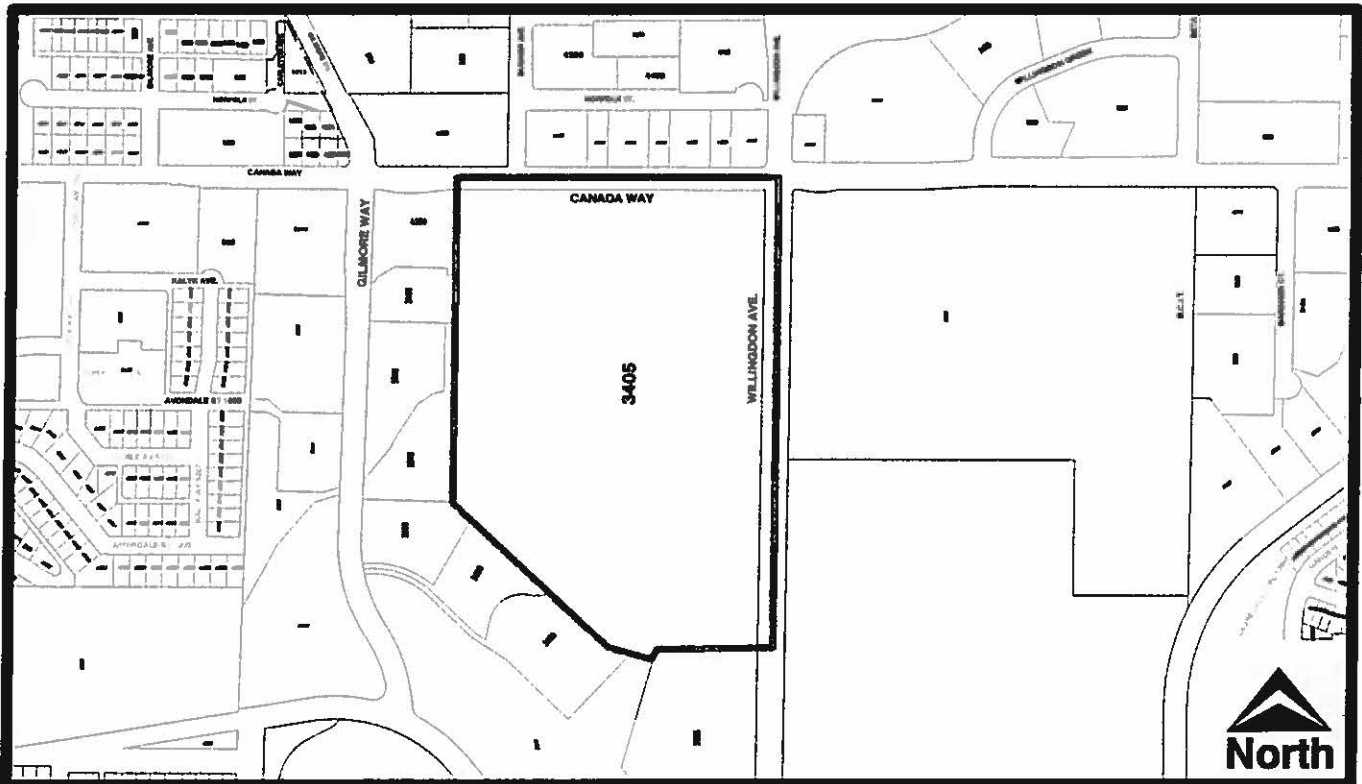
Reconsidered and adopted this 12th day of April 2010


MAYOR


D. CLERK

**BYLAW NUMBER 12609 BEING A BYLAW TO AMEND BYLAW
NUMBER 4742 BEING BURNABY ZONING BYLAW 1965**

LEGAL: Lot 1, D.L. 71, Group 1, NWD Plan LMP12752



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

FROM: P6 Regional Institutional District

TO: CD Comprehensive Development District (based on P6 Regional Institutional District and B2 Urban Office District guidelines and in accordance with the comprehensive development plan entitled "3405 Willingdon Avenue" and "Attachment A - Development Guidelines" dated 2009 February 24 prepared by the City of Burnaby)



Planning and Building Department

Scale: N.T.S.

Drawn By: J.P.C.

Date: March 2009

OFFICIAL ZONING MAP

Map "B"

NO.REZ 3737

ATTACHMENT A
Development Guidelines
2009 February 24

<u>Address:</u>	3405 Willingdon Avenue
<u>Legal:</u>	Lot 1, D.L. 71, Plan LMP12752
<u>Gross Site Area:</u>	16.3 hectares (40.3 acres)
<u>Zoning:</u>	CD Comprehensive Development District (based on P6 Regional Institutional District ¹ and B2 Urban Office District guidelines)
<u>Uses Permitted:</u>	<ul style="list-style-type: none">- High tech industries and head office uses.- Vocational and post-secondary education facilities and services.- Health and community services, including medical and hospital services, public health, continuing care and seniors' services, mental health and addiction services, and combined emergency, transitional and supportive housing, with support services.- Supporting accessory land uses, such as commercial, mixed-use, and residential uses. Such accessory use details to be determined in conjunction with future, detailed amendment rezoning applications.
<u>Floor Area Ratio:</u>	1.50 FAR maximum
<u>Lot Coverage:</u>	50%
<u>Height of Buildings:</u>	4 storeys (higher terraced buildings possible in conjunction with future, detailed amendment rezoning applications)
<u>Yards:</u>	In accordance with B2 District regulations, conservation buffer requirements, and future detailed amendment rezoning applications.
<u>Off-Street Parking & Loading:</u>	In accordance with Schedules VIII and IX of the Burnaby Zoning Bylaw
<u>Bicycle Facilities:</u>	<ul style="list-style-type: none">- Bicycle storage area and end of trip facilities required for major institutional or office development over 43,000 sq. ft.- Visitor bicycle racks.

¹ It is noted that all P6 District uses are permitted, with the exception of prisons and reformatories, which are proposed to be permitted in the P6'a' District only.

Preliminary Servicing Guidelines:

Engineering Servicing to include, but not necessarily, be limited to:

- Provision of a new internal road configuration and new or upgraded intersections with Canada Way and Willingdon Avenue;
- Pavement widening, separated sidewalks, boulevard grass and trees, and street lighting on Canada Way and Willingdon Avenue; and
- Storm, sanitary sewer and water main upgrades as required.

Road Dedications:

- 5.3 m to 12.5 m dedication on Canada Way;
- 5 m to 10 m dedication on Willingdon Avenue; and
- 3 m x 3 m NE corner truncation.

Covenants, Environmental & Other Requirements:

- The undergrounding of overhead wiring abutting the site;
- A Section 219 Covenant for a 15 m conservation buffer along the south, southwest, and west sides of the site;
- A Section 219 Covenant for a conservation buffer along the portion of Sumner Creek which traverses the site;
- An on-site Storm Water Management Plan and related Section 219 Covenant;
- The submission of a Site Profile and resolution of any arising conditions;
- A suitable engineered design for an approved sediment control program; and
- Any applicable Cost Charges.

KH