

CITY OF BURNABY

BYLAW NO. 10000

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 956 and 957 of the Municipal Act, R.S.B.C. 1979;

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. 1, 1994.
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. 2014, 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 "Guidelines for Development of Site 7E, Cariboo Heights Community Plan" prepared by CITY OF BURNABY attached hereto as Schedule "A" is deemed to form part of this Bylaw and any development on the lands rezoned by this Bylaw shall be in conformity with the said Schedule "A".

Read a first time this 10th day of JANUARY 1994



Read a second time this 7th day of FEBRUARY 1994

Read a third time this 18th day of APRIL 1994

Received the approval of the Minister of Transportation and Highways

this 5th day of MAY 1994

RECONSIDERED AND ADOPTED THIS 16th day MAY 1994


MAYOR

CLERK

SCHEDULE "A"

REZONING REFERENCE #72/93

GUIDELINES FOR THE DEVELOPMENT OF SITE 7e CARIBOO COMMUNITY PLAN

- a) Parcel Size 6.15 acres
- b) Maximum Density: 10 units/acre (61 units)
- c) Maximum Floor Area Ratio: 0.36 - includes carports and garages but excludes open parking areas. Garages in defined basements can be excluded.
- d) Maximum Site Coverage 26% - includes the combined area covered by all structures and buildings including carports and/or garages.
- e) Maximum Height of Buildings: 2-1/2 storeys
- f) The existing topography should be respected with any cut or fill slopes to be minimized.
- g) Any building or structures should be setback a minimum of 50 feet from the Sixteenth Avenue and Cariboo road property lines and 35 feet from the property line of the lane at the rear of the property with a heavily-treed conservation buffer being maintained in these setback areas.
- h) As many existing trees should be retained as possible. A tree survey will be required to evaluate the growth and health of existing trees, and to identify and define the need for supplemental and restorative planting within the buffer areas, particularly where there is adjacent single-family residential housing.
- i) A 50-foot buffer area should be provided adjacent to 8992 Erin Avenue.
- j) A 6-foot high cedar fence should be provided where the buffer area abuts the lane and adjacent single-family areas, that is, at the rear of Site 7e.
- k) Some playground facilities for tots and older children to meet the needs of the family-oriented housing should be provided in a safe, central location.
- l) A clear pedestrian system should be provided within the site including sidewalks on one side of access driveways. Lighting of pedestrian ways should be provided.

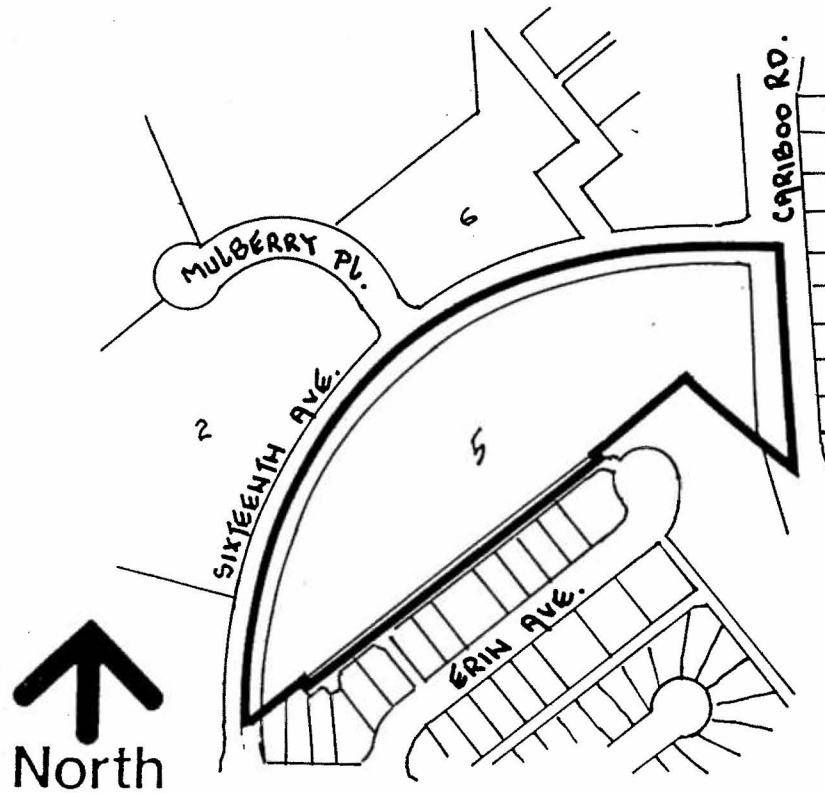
- m) Project driveways should be 24 feet wide (fire truck access) with poured-in-place concrete roll-over curbs.
- n) Minimum parking of 1.7 spaces per unit (including 0.2 spaces per unit for visitors) is required. However, a higher parking provision of 2.0 spaces per unit is desirable.
- o) A lower-scaled appearance with an emphasis on natural exterior materials and earth-tone colours to fit into the treed conservation-oriented environment abutting a single-family dwelling neighbourhood is desired.
- (p) There shall be no restriction with respect to the age of residents.

**BYLAW NUMBER 10,000 BEING A BYLAW TO AMEND
BYLAW NUMBER 4742 BEING THE BURNABY ZONING BYLAW 1965**

PROPERTY REZONED TO:

"AMENDED" CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON SITE 7E DEVELOPMENT GUIDELINES AND CARIBOO COMMUNITY PLAN - GROUP HOUSING GUIDELINES PREPARED BY THE CITY OF BURNABY)

LEGAL: LOT 5, D.L. 13, GROUP 1, N.W.D. PLAN 81254



MAP "B"

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

FROM: CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON CARIBOO HEIGHTS PROPOSED TOWNHOUSE DEVELOPMENT - SITE 7E PREPARED BY OBERTO OBERTI INC.)

TO: CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON SITE 7E DEVELOPMENT GUIDELINES AND CARIBOO COMMUNITY PLAN - GROUP HOUSING GUIDELINES PREPARED BY THE CITY OF BURNABY)

**PLANNING
DEPARTMENT**

SCALE	N.1.5.
DRAWN	J.P.C.
DATE	JANUARY 1994



City of
Burnaby

OFFICIAL ZONING MAP

No. RZ 2014