

CITY OF BURNABY

BYLAW NO. 10586

A BYLAW to amend Bylaw No. 4742, being Burnaby Zoning Bylaw 1965, as amended by Bylaw No. 10516, being Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 35, 1994

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 hearing as prescribed by 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. 27, 1997.
2. Bylaw No 4742, as amended by Bylaw No. 10516, 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 R.Z. 3089, 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. 10516 is amended as may be necessary by the development plan entitled "POWERHOUSE CREEK DEVELOPMENT PLAN GUIDELINES" in accordance with Schedule 1 and Sketches #3 to #6, hereto attached, prepared by the CITY OF BURNABY and filed in the office of the Director Planning and Building; and any development on the lands rezoned by this Bylaw shall be in conformity with the said Comprehensive Development Plan as amended.

Read a first time this	2nd	day of	JUNE	1997
Read a second time this	7th	day of	JULY	1997
Read a third time	27th	day of	OCTOBER	1997
Reconsidered and adopted this	2nd	day of	MARCH	1998



MAYOR



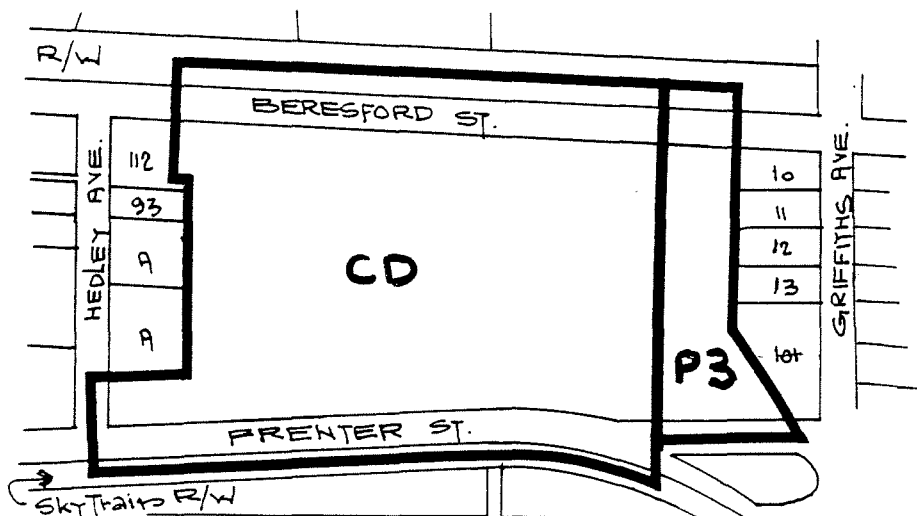
CLERK

**BYLAW NUMBER 10586 BEING A BYLAW TO AMEND
BYLAW NUMBER 4742 BEING THE BURNABY ZONING BYLAW 1965**

PROPERTY REZONED TO: P3 PARK AND PUBLIC USE DISTRICT (LOT 7 ONLY) AND AMENDED CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON RM1, RM2 AND RM3 MULTIPLE FAMILY RESIDENTIAL DISTRICTS, AND C1 NEIGHBOURHOOD COMMERCIAL DISTRICT USE AND DENSITY, AND POWERHOUSE CREEK DEVELOPMENT PLAN GUIDELINES, AND IN ACCORDANCE WITH THE SCHEDULE AND SKETCHES #3 TO #6 ATTACHED)

LEGAL: SEE ATTACHED SCHEDULE "A"

MAP "B"



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

FROM: CD COMPREHENSIVE DEVELOPMENT DISTRICT

TO: P3 PARK AND PUBLIC USE DISTRICT (LOT 7 ONLY) AND AMENDED CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON RM1, RM2 AND RM3 MULTIPLE FAMILY RESIDENTIAL DISTRICTS, AND C1 NEIGHBOURHOOD COMMERCIAL DISTRICT USE AND DENSITY AND POWERHOUSE CREEK DEVELOPMENT PLAN GUIDELINES, AND IN ACCORDANCE WITH THE SCHEDULE AND SKETCHES #3 TO #6 ATTACHED)

PLANNING DEPARTMENT	
SCALE	N.T.S.
DRAWN	J.P.C.
DATE	MAY 1997



OFFICIAL ZONING MAP

No. RZ 3089

REZONING REFERENCE # 54/96
Schedule "A"

6700 Beresford Street

Lot 117, D.L. 96, Group 1, NWD Plan 66571

6790 Beresford Street

Lot 9 Except: Parcel "B" (Reference Pl. 31751) D.L. 96, Group 1, NWD Plan 3907

6852 Beresford Street

7367, 7387, 7417, 7437, 7457, 7467 Non Avenue

The Westerly Portion of Lots (10) to (16) inclusive of Parcel "J" of Lot Ninety-Six (96), Group 1. Plan 3907 shown on Map Four

7458 Non Avenue

Lot 15 Except: Firstly: Parts shown on Plan 4548; Secondly: Parcel "M" (Ref. Pl. 11792) D.L. 96. Group 1, NWD Plan 3907

7468 Non Avenue

Lot 16 Except: Firstly: Parts shown on Plan 4548; Secondly: Parcel "M" (Ref. Pl. PL11792) D.L. 96, Group 1, NWD Plan 3907

6841 Prenter Drive

The Westerly Portion of Lot 17 of Pcl. "J" of D.L. 96, Group 1, Plan 4548 Except: for Portion shown on Plan 31751

6881 Prenter Drive

Lot 17 Except: Firstly: Parts shown on Plan 4548; Secondly: Parcel "M" (Ref. Pl. 11792), Thirdly: Parcel "C" (Ref. Pl. 31751), D.L. 96, Group 1, NWD Plan 3907

SCHEDULE 1

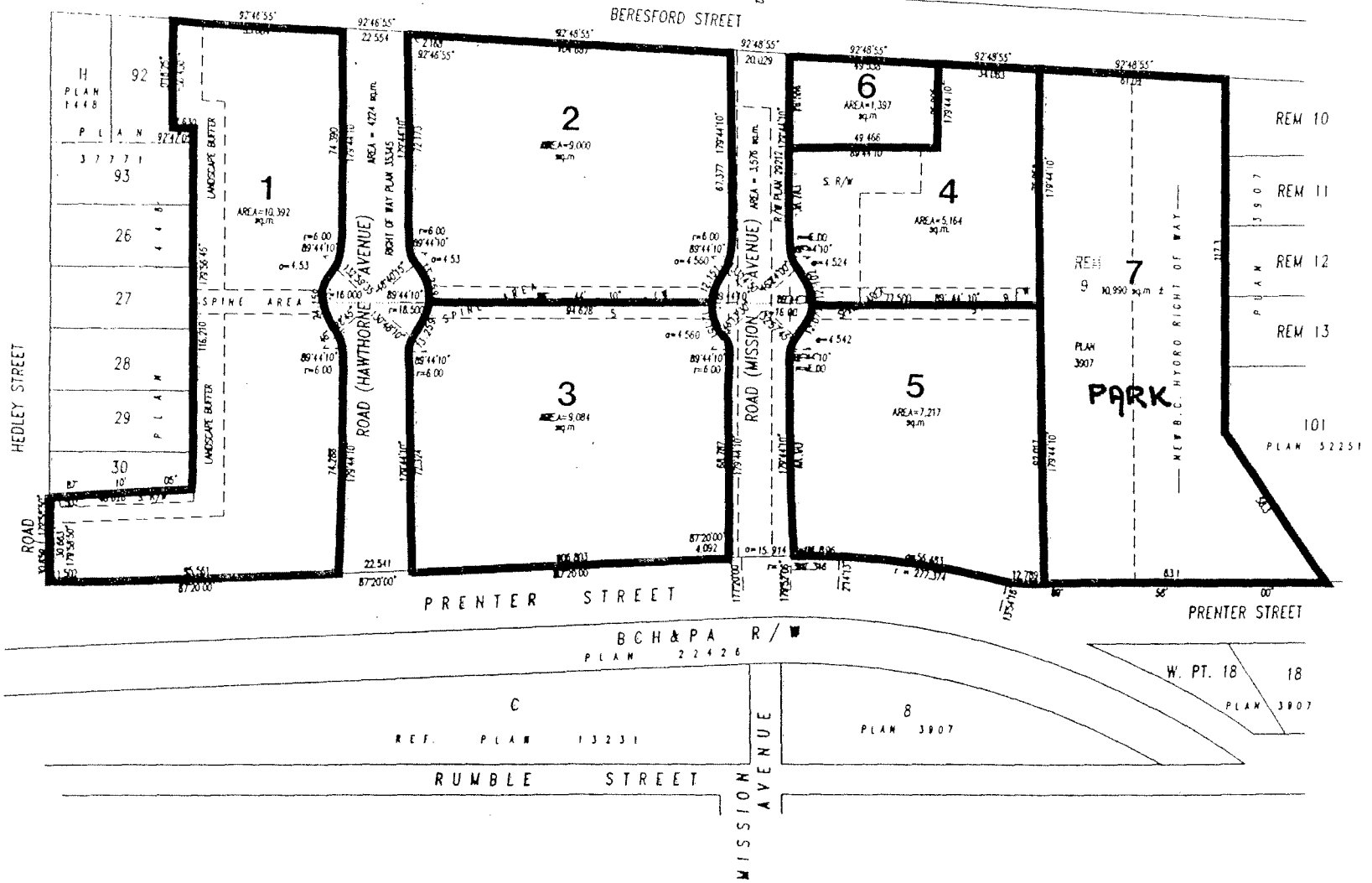
SCHEDULE 1: RIDGEVIEW DEVELOPMENT PLAN -- RESIDENTIAL PLAN STATISTICS													
Lot Number	Lot Area (net)			Max. F.A.R.	Max. Gross Floor Area		No. of Units	Units Per Acre	Average Unit Size		Description General Type	Other Requirements	Base Zoning District Schedule
	Sq. Metres	Sq. Ft.	Acres		Sq. Metres	Sq. Ft.			Sq. Metres	Sq. Ft.			
1	10,392	111,862	2.57	0.60	6,235	67,117	56	22	111	1,199	Townhouse		RM 1
2	9,000	96,878	2.22	1.05	9,450	101,722	104	47	Apt. 71 TH. 107	Apt. 769 TH. 1,156	Townhouse and Apartment		RM 3
3	9,084	97,783	2.24	0.95	8,630	92,893	81	36	107	1,147	Townhouse		RM 3
4	5,164	55,587	1.28	1.10	5,680	61,145	87	68	65	703	Apartment	5 Adaptable Units CHILDREN'S PLAY AREA	RM 3
5	7,217	77,686	1.78	1.10	7,939	85,454	106	59	Apt. 61 TH. 94	Apt. 653 TH. 1,016	Townhouse and Apartment	4 Adaptable Units	RM 3
6	1,397	15,038	0.35	0.90	1,257	13,534	19	55	66	636	Guaranteed Market Rental and Local Commercial	Daycare Unit, Min 2,000 sq ft Commercial	RM 2, C1
Total	42,254	454,833	10.44		39,191	421,867	453	43	87	931			

Notes:

- 1
- 2

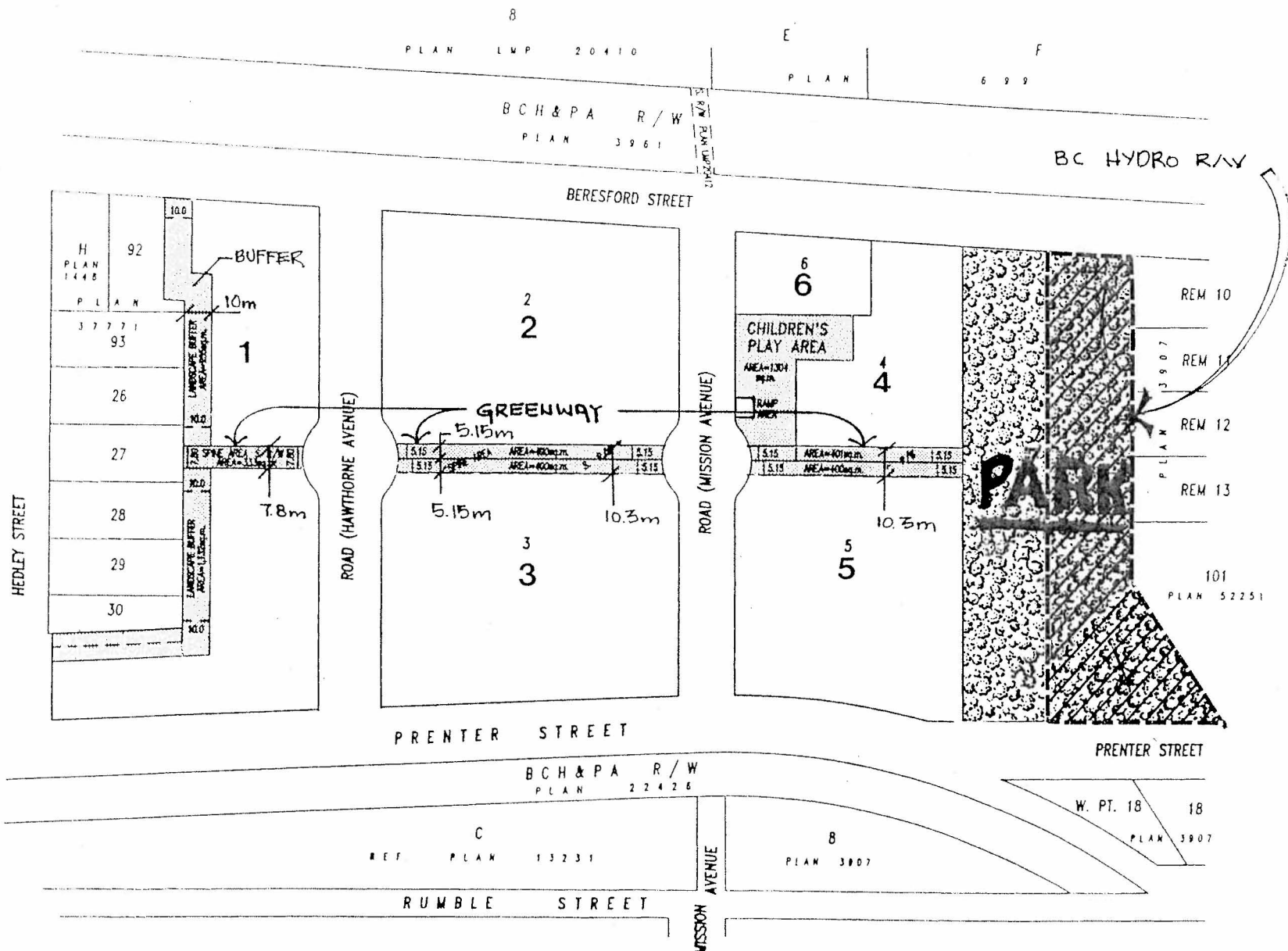
Average apartment sizes are net of common areas.
 For Lot 1, if 6 units have surface/garage parking with surface driveways,
 the F.A.R. would reduce to appr. 0.585 (blending 0.45 with 0.60 F.A.R.)

BCH&PA R/W
PLAN 3961



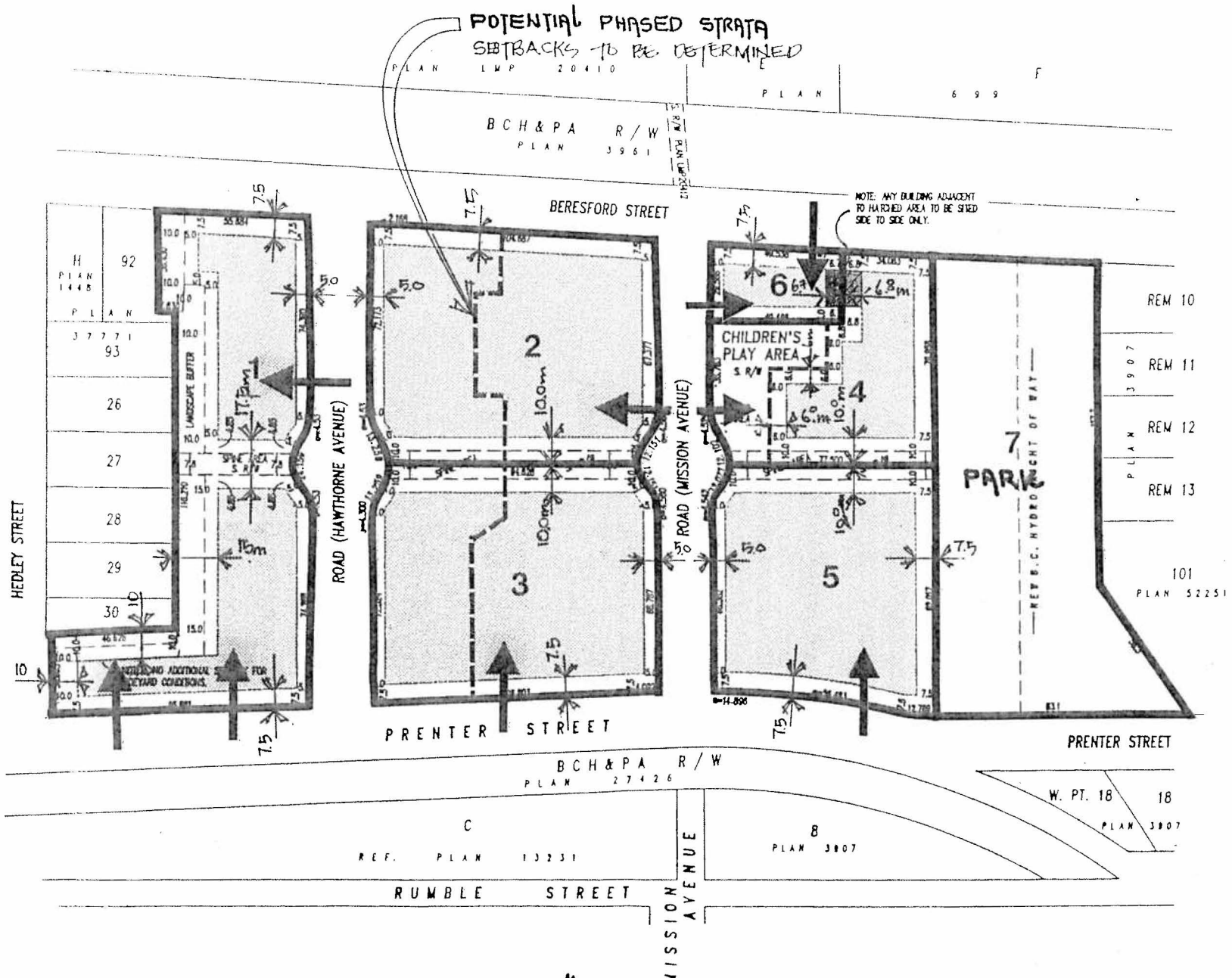
REZONING REFERENCE # 54/96
PROPOSED SUBDIVISION (SD # 65/96)

SKETCH # 3.



REZONING REFERENCE #54/96
PROPOSED RIGHTS OF WAY, EASEMENTS AND COVENANTS.

SKETCH #4.



REZONING REFERENCE # 54/96
BUILDING SETBACKS
DRIVENWAY LOCATIONS →

SKETCH # 5.

