

BY-LAW NO. 4395

A BY-LAW to amend By-law No.1991, being the
"Burnaby Town Planning By-law 1948".

WHEREAS it is deemed desirable and expedient to amend "Burnaby Town Planning By-law 1948" as hereinafter set forth.

AND WHEREAS Council has held a public hearing thereon after duly giving notice of the time and place of such hearing.

NOW THEREFORE the Council of The Corporation of the District of Burnaby ENACTS as follows:

1. This By-law may be cited as "BURNABY TOWN PLANNING BY-LAW 1948, AMENDMENT BY-LAW NO. 19, 1962".

2. Section 10 of "Burnaby Town Planning By-law 1948", being By-law No.1991, is amended by deleting sub sub-clauses (i to iv) of sub clause (k).

3. Section 3 of By-law 1991 is repealed and the following substituted therefor:

"3. (1). For the purpose of this By-law the area of The Corporation of the District of Burnaby is hereby divided and classified into zones or districts with the following respective classifications, namely:

- A.1 Residential Single Family Zone
- A.2 Residential Two Family Zone
- A.3 Residential Multiple Family Zone Type I
- A.4 Residential Multiple Family Zone Type II
- A.5 Residential Multiple Family Zone Type III
- B. Small Holding Zone
- C. Commercial Zone
- D. Local Commercial Zone
- E. Light Industrial Zone
- F. Heavy Industrial Zone
- G. Gasoline Service Station Zone
- H. Agricultural Zone
- I. Cemetery Zone

- J. Auto Court Zone
- K. Manufacturing Zone
- L. General Industrial Zone
- M. General Commercial Zone

(2). Each of the said zones or districts is more particularly defined in Schedules 1 to 13 inclusive annexed hereto and forming part of this By-law.

(3). In the event of any street or lane ceasing to be a public highway, each half thereof, calculated from the centre line, shall thereafter partake of the respective classification of the land adjoining each half."

4. By-law No. 1991 is amended by adding the following as Section 12 K:

"12 K. General Commercial Zone

The General Commercial Zone is intended to accommodate apartments over commercial premises in certain areas."

5. By-law No. 1991 is amended by adding the following as Section 12 L:

"12 L. Notwithstanding anything in this by-law contained, the following uses are permitted in the General Commercial Zone but all such uses shall be subject to the regulations hereinafter set forth.

- (1) Any use permitted in a Commercial Zone with the same siting and building requirements which prevail in that zone.
- (2) Apartment accommodation in accordance with the following:
 - (a) The ground floor of apartment premises shall be reserved for commercial purposes only and such premises shall comply with Commercial Building and Siting Regulations applicable thereto.
 - (b) Above the ground floor of such premises side yards of not less than eight feet in width shall be reserved for the permanent use of the apartment premises, provided that a side yard may be eliminated from that portion of the premises flanking on a side street where such premises are located on a corner lot.

- (c) The minimum site width shall be 50 feet.
- (d) The maximum density of units shall not exceed one suite for each 1100 square feet of site area.
- (e) No suite shall contain more than one bedroom.
- (f) For each suite an open balcony of not less than 50 square feet shall be provided off the living room with a minimum of 5 foot width and such balcony shall be suitably screened for privacy and located only in the front or rear of the building or on the flanking side of the building in the case of corner lots.
- (g) For each suite one on site parking space shall be provided and located in such a way that utilization of secondary access to the commercial premises will not be obstructed.
- (h) Public entrance to the apartment accommodation shall be provided from the ground floor front elevation except that on a corner lot access may be taken from the ground floor side street elevation."

6. By-law No. 1991 is amended by adding thereto the following as Schedule 13:

"General Commercial Zone

1. All that area bounded on the north by the lane north of Hastings Street, on the east by the lane west of Delta Avenue, on the south by Hastings Street and on the west by Boundary Road.
2. All that area bounded on the north by Hastings Street, on the east by the southerly projection of the lane west of Delta Avenue, on the south by the lane south of Hastings Street and on the west by Boundary Road.
3. All that area on the south side of Kingsway between Patterson and Olive Avenues to the south property line of Lot 2, Block 7, D.L.'s 151 to 153, Group 1, Plan 1895, N.W.D., Lots A and B of Subdivision 26, Block 7, D.L. 151 to 153, Group 1, Plan 4327, N.W.D., except part on plan with by-law 31134, Lot 27, Block 7, D.L. 151 to 153, Group 1, Plan 1895, N.W.D., except part on plan with by-law 31057, and Lot 34, Block 7, D.L. 151 to 153, Group 1, Plan 1895, N.W.D., except part on plan with by-law 31134.
4. All that area on the south side of Kingsway to a depth of 125 feet between Willingdon and Silver Avenues, Royal Oak Avenue and Lane, and Curragh and Gilley Avenues.

5. All that area on the north side of Kingsway to a depth of 125 feet between Boundary Road and Edmonds including all of Lot "B", Block 2W.pt. D.L.'s 151 to 153, Group 1, Plan 15880, N.W.D., except part on plan filed under No. 30078, Lots "A" and "B", Block 3, D.L.'s 151 to 153, Group 1, Plan 19895, N.W.D., Block 4, Sketch 12545, except part on Explanatory Plan 14377, D.L.'s 151 to 153, Group 1, Plan 783, N.W.D., Parcel "F", Explanatory Plan 9114, Block 24, D.L. 32, Group 1, Plan 812, N.W.D., and Lot "A", Blocks 14 to 16, D.L. 95N, Group 1, Plan 21955; except the area lying between the west property line of Lot 2, Block "C", D.L. 94C, Group 1, Plan 5895, N.W.D., and Denbigh Avenue.

6. All that area on the north side of Edmonds Street to a depth of 125 feet between Kingsway and Sixth Street including all of Block 22, D.L. 30, Group 1, Plan 3036, N.W.D., Lots "C" and "D", Blocks 2 to 4, D.L. 28N, Group 1, Plan 22047, N.W.D., and Lot 4G, Blocks 2 to 4, D.L. 28N, Group 1, Plan 2162, N.W.D.

7. All that area bounded by Edmonds Street, Britton Street and Kingsway.

8. All that area on the south side of Edmonds Street to a depth of 120 feet from Britton Street to the westerly property line of Block 23, D.L. 30, Group 1, Plan 3036, N.W.D.

9. All that area on the south side of Edmonds Street to a depth of 132 feet between Grandview-Douglas Highway and Sixth Street.

10. Lot "L", Block 43, D.L. 30, Group 1, Plan 22290, N.W.D."

7. Schedule 3 of By-law No. 1991 is amended by deleting therefrom those lands and premises more particularly described in Schedule "A" hereto.

Read a first time this 3rd day of July, 1962.

Read a second time this 3rd day of July, 1962.

Read a third time this 3rd day of July, 1962.

Reconsidered and adopted by an affirmative vote of at least two-thirds of all the members of Council this 27th day of August, 1962.



A. H. Reynolds
R E E V E
J. Shaw
C L E R K

SCHEDULE "A"

1. All that area bounded on the north by lane between Hastings and Albert Streets, on the south by Hastings Street, on the east by Gamma Avenue and on the west by Boundary Road. Also that area bounded on the north by Hastings Street and on the south by the lane between Hastings and Pender Streets, on the east by Gamma Avenue, and on the west by Boundary Road.

2. All that area on the south side of Kingsway for a depth of 125 feet between Gilley Avenue and Curragh Avenue between Princess Street and Royal Oak Avenue and between Silver Avenue and Willingdon Avenue. Also all that area on the north side of Kingsway to a depth of 125 feet between Edmonds Street and Boundary Road.

3. All that area on the northwest side of Edmonds Street to a depth of 125 feet between Kingsway and Fulton Avenues. Also all that area bounded on the south by Kingsway, on the northwest by Edmonds Street on the east by Britton Street.

4. The north side of Edmonds Street from Douglas Road to the West boundary of Lot 11, including all of Block 22, D.L.30.

5. All that area on the north side of Edmonds Street from Fulton Avenue to Sixth Street to a depth of 125 feet.

6. All that area on the south side of Edmonds Street from Douglas Road to Sixth Street to a depth of 132 feet.

7. All that area located on the south side of Kingsway from Olive Avenue to Patterson Avenue for the full depth of the following property, viz: Lots "A", "B" and 2 and Lot 27 and 34, all in Block 7, D.L.151 to 153.

8. All that area comprising Lots 10 and 11, of Block 12, of D.L.122, Group 1, New Westminster District.

9. All that area on the south-east side of Edmonds Street between Britton Street and the south-west boundary of Block 23, D.L.30, Plan 3036, for a depth of 120 feet.

10. All that part of a 1.52 acre portion of Lot 4, D.L.153, Group 1, New Westminster District, Plan 783, Sketch 12545, save and except the south 125 feet thereof and save and except the north 7 feet and the west 33 feet thereof.

11. Block 2, west part, of D.L.151 to 153, Plan 783, as shown on Sketch 21159E, and except part on plan with by-law registered 30078.

12. Block 3, D.L.153, save and except the south 125' and save and except the north 14 feet abutting Grange Street.

13. Lot "D", Blocks 43 to 44, D.L.30, Plan 7164.

14. Lots 14N $\frac{1}{2}$, 15, 16, Block 1 and 3, District Lot 95N, save and except the southerly 125' of Lots 15 and 16.

15. Lot "F" (Explanatory Plan 9114), Block 24, District Lot 32, Group 1, N.W.D., Plan 812.

16. Lots 2C, 3D, 3E, Sketch 12375, Blocks 2 to 4, District Lot 28N, Plan 2162, Save and except the Northerly 7 feet and the Southerly 31 feet, and lot 3F, Blocks 2 to 4, District Lot 28N, Plan 2162, save and except the Northerly 7 feet and the Southerly 125 feet, New Westminster District.

17. All that area bounded on the south by Hastings Street, on the east by the lane west of Delta Avenue, on the north by the lane north of Hastings Street, and on the west by Gamma Avenue.

18. All that area bounded on the north by Hastings Street, on the west by Gamma Avenue, and on the south by the lane south of Hastings Street.

19. Lot 4G of Blocks 2 to 4 of the North part of District Lot 28 Group 1, Plan 2162, New Westminster District.