

CITY OF BURNABY

BYLAW NO. 9883

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. 21, 1993.
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. 1972 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.

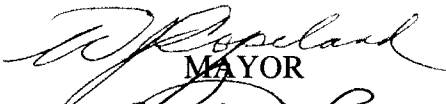

3. Appendix "A" attached hereto and entitled "Development Guidelines - Portion of Bridge Business Park" shall apply to any development of the lands within the boundaries designated by heavy outline in Map "B" hereto.

Read a first time this 3rd day of MAY 1993

Read a second time this 7th day of JUNE 1993

Read a third time this 7th day of MARCH 1994

RECONSIDERED AND ADOPTED THIS 8th day AUGUST 1994


MAYOR

CLERK

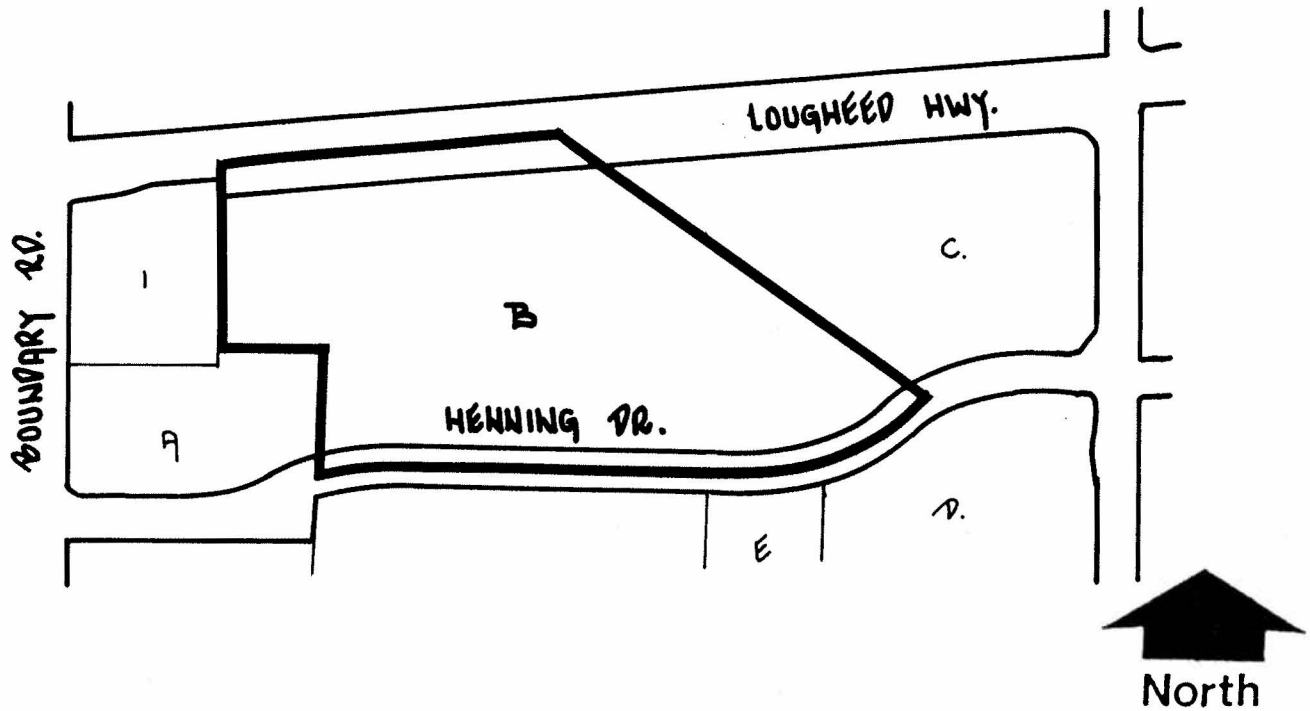
**BYLAW NUMBER 9883 BEING A BYLAW TO AMEND
BYLAW NUMBER 4742 BEING THE BURNABY ZONING BYLAW 1965**

PROPERTY REZONED TO:

MAP "B"

"AMENDED" CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON M5 LIGHT INDUSTRIAL DISTRICT USE AND DENSITY AND IN ACCORDANCE WITH THE DEVELOPMENT GUIDELINES FOR BRIDGE BUSINESS PARK)

LEGAL: LOT B, D.L. 118, GROUP 1, N.W.D. PLAN LMP2973



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

FROM: CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON M5 LIGHT INDUSTRIAL DISTRICT GUIDELINES)

TO: CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON M5 LIGHT INDUSTRIAL DISTRICT USE AND DENSITY AND IN ACCORDANCE WITH THE DEVELOPMENT GUIDELINES FOR BRIDGE BUSINESS PARK)

**PLANNING
DEPARTMENT**

SCALE	N.T.S.
DRAWN	J.P.C.
DATE	MAY 1993



OFFICIAL ZONING MAP

No. RZ 1972

APPENDIX "A"

DEVELOPMENT GUIDELINES

PORTION OF BRIDGE BUSINESS PARK

REZONING REFERENCE #8/93

1.0 INTRODUCTION:

The subject site (3890 Lougheed Highway) is to be subdivided into eight parcels. The following guidelines are provided for development of the subject parcels for quality office industrial park uses as part of Bridge Business Park. An amendment rezoning will be pursued for specific development of each of the parcels once a plan of development conforming to the guidelines is prepared.

2.0 LAND USE:

Office, R&D, film industry and other light industrial uses in accordance with the M5 Light Industrial District are permitted. Commercial uses such as retail uses or restaurants (other than as accessory uses) are not permitted.

3.0 FLOOR AREA RATIO:

The maximum Floor Area Ratio shall be 1.2 based on net site area, excluding the watercourse easement area.

4.0 BUILDING HEIGHT:

4.1 Maximum building height shall be four storeys.

4.2 Any underbuilding parking which is located above adjacent finished grade will be considered a storey for building height purposes.

4.3 All roof equipment is to be architecturally screened.

5.0 SETBACKS:

5.1 The minimum setbacks from the property lines of any lot to buildings and parking/driveway areas partially or fully above ground or on surface shall be as follows:

	<u>BUILDINGS</u>	<u>PARKING/DRIVEWAYS</u>
Lougheed Highway	15m to 9m (50 to 30 ft.)	15m to 9m (50 to 30 ft)
Henning Drive	9m (30 ft.)	9m (30 ft.)
Property lines between adjacent parcels	6m (20 ft.)	1.8m (6 ft.)

6.0 PARKING:

- 6.1 Parking and loading provision must meet Burnaby Zoning Bylaw regulations.
- 6.2 Provincial Ministry of Highways approval is required for rezoning bylaws and the Ministry's parking standards may also apply.
- 6.3 Underground parking is encouraged where feasible. Building up of grades or berming should be utilized where necessary to ensure all underbuilding parking is effectively perceived as underground parking. No parking decks, if provided, should be visible from the Lougheed Highway.
- 6.4 Surface parking areas should be extensively landscaped with trees, clusters of shrubs, and distinct, separated pedestrian pathways. Berming and landscaping should be provided between surface parking areas and public roadways.
- 6.5 Refuse areas shall be provided underground or suitably screened.

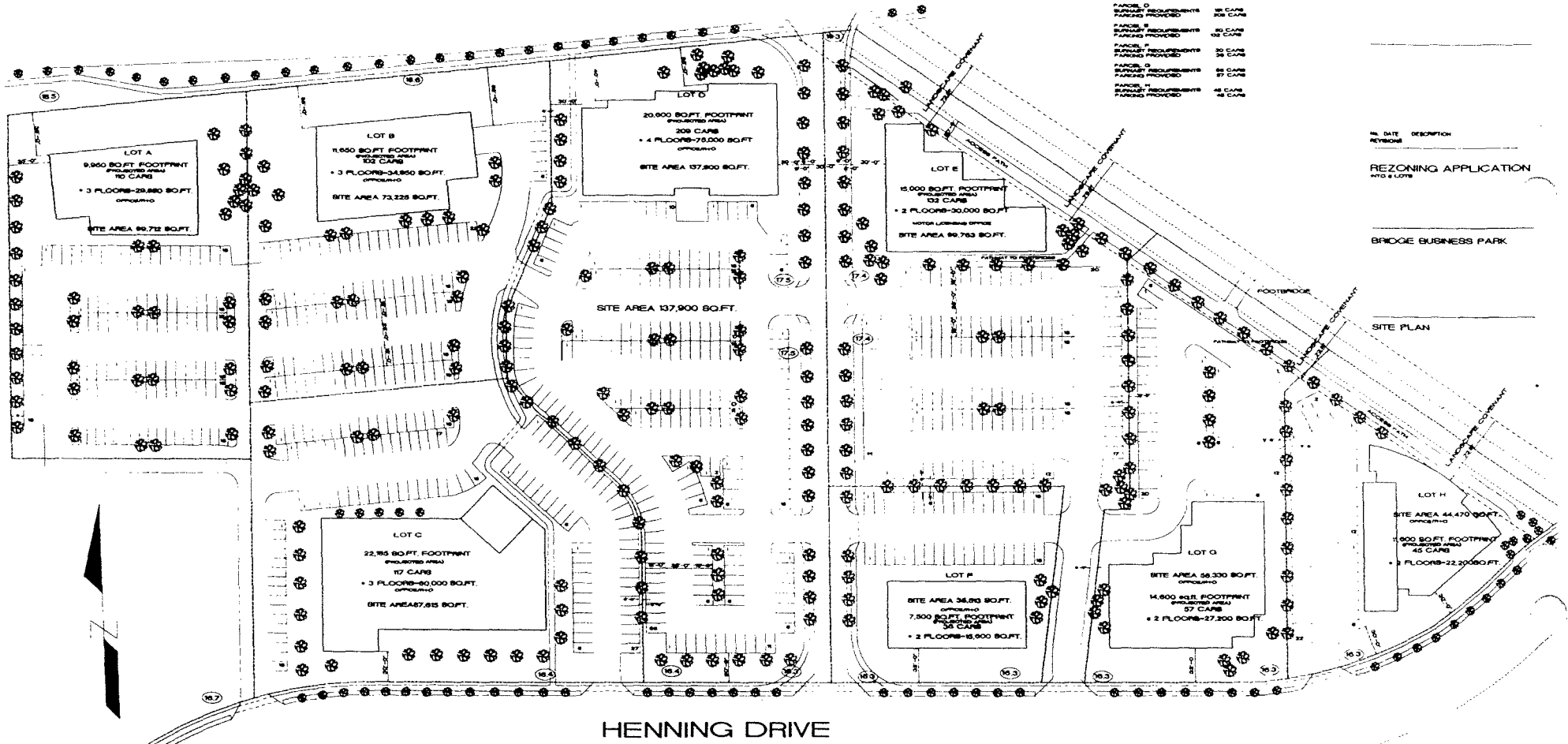
7.0 LANDSCAPING:

- 7.1 All areas not occupied by building, parking, or driveways shall be suitably landscaped.
- 7.2 Conifer groupings as well as deciduous trees should be provided around the perimeters of sites.
- 7.3 Trees and landscaped islands should be provided within surface parking areas.
- 7.4 Any fencing shall be located to the rear of the building line fronting any road.
- 7.5 A public pedestrian network should be provided throughout the site.
- 7.6 The watercourse on the north-east boundary of the site will be maintained in an open condition in perpetuity, with public access as a parkway.

RR:yg

LOUGHEED HIGHWAY

PARKING REQUIREMENTS	
PANEL A	80 CARS
BUSINESS REQUIREMENTS	10 CARS
PANEL B	31 CARS
BUSINESS REQUIREMENTS	10 CARS
PANEL C	45 CARS
BUSINESS REQUIREMENTS	10 CARS
PANEL D	35 CARS
BUSINESS REQUIREMENTS	10 CARS
PANEL E	30 CARS
BUSINESS REQUIREMENTS	10 CARS
PANEL F	30 CARS
BUSINESS REQUIREMENTS	10 CARS
PANEL G	35 CARS
BUSINESS REQUIREMENTS	10 CARS
PANEL H	45 CARS
BUSINESS REQUIREMENTS	10 CARS



DATE DESCRIPTION
REVISIONS

REZONING APPLICATION
470 & 1078

BRIDGE BUSINESS PARK

SITE PLAN

SITE PLAN - RZ #8/93

