

THE CORPORATION OF THE DISTRICT OF BURNABY

PLANNING DEPARTMENT

OCTOBER 15, 1970

MR. H. W. BALFOUR
MUNICIPAL MANAGER

DEAR SIR:

RE: SERVICE COMMERCIAL DISTRICTS (C4)
PROPOSED ZONING BYLAW AMENDMENTS

The Council, in giving further consideration to proposals for improving development standards in the Service Commercial (C4) District, concurred with the recommendations of our report of September 23, 1970, and requested that specific amendments be prepared to reflect them.

These recommendations and the proposed zoning Bylaw amendments are set forth below:

- (1) Recommendation - The addition of a regulation for the landscaping of required front yards.

Proposed Amendment - The inclusion of the C4 District in Clause (1)(b) of Section 6.15 (Screening and Landscaping) on page 20 of the Bylaw, as follows:

"In C1, C4 and M Districts, all those portions of a required front yard not used for permitted parking or display areas shall be fully and suitably landscaped and properly maintained."

- (2) Recommendation - The addition of a requirement for screening where drive-in businesses adjoin residentially zoned properties.
- (3) Recommendation - That car washing establishments be made subject to the same standards which govern the development of drive-in businesses, including a requirement for screening adjacent to Residential Zones (A, R or RM Districts).

Proposed Amendment - The deletion of Clause (11) and the amendment of Clause (7) of Section 304.1 (Uses permitted in the C4 District) on page 50 of the Bylaw, as follows:

"Car washing establishments and drive-in businesses, subject to the following conditions:

- (a) The lot shall have an area of not less than 10,000 square feet.
- (b) The maximum area of land which may be built upon shall be 20 percent of the lot area.
- (c) No building shall be situated closer than 20 feet to the side property lines.

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- (d) The lot shall have a street frontage of not less than 100 feet.
- (e) The entire customer service area shall be paved with a permanent surface of asphalt or concrete.
- (f) Screening of not less than six feet in height shall be provided and properly maintained along any boundary of the lot which abuts a lot in an A, R or RM District, or is separated therefrom by a lane."

Respectfully submitted,


A. L. Parr,
PLANNING DIRECTOR

RBC/mp

c.c. Chief Building Inspector
Municipal Clerk
Municipal Solicitor
Senior Planner

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