



CITY OF BURNABY
ZONING BYLAW AMENDMENTS
PUBLIC HEARING

The Council of the City of Burnaby hereby gives notice that it will hold a Public Hearing

TUESDAY, 2015 JULY 21 AT 7:00 PM

in the Council Chamber, Burnaby City Hall, 4949 Canada Way to receive representations in connection with the following proposed amendments to "Burnaby Zoning Bylaw 1965".

A G E N D A

CALL TO ORDER

PAGE

ZONING BYLAW AMENDMENTS

- 1) **BURNABY ZONING BYLAW 1965,**
AMENDMENT BYLAW NO. 19, 2015 – BYLAW NO. 13489

[PC_58
52]

Rez. #13-20

4756/4828/4874 Lougheed Highway, 4818/4828/4829 Dawson Street,
2235/2285/2311 Delta Avenue, and 2316 Beta Avenue

From: M2 General Industrial District, R3 Residential District and CD
Comprehensive Development District (based on P3 Park and Public Use
District)

To: CD Comprehensive Development District (based on RM4s, RM5s
Multiple Family Residential Districts and Brentwood Town Centre
Development Plan as guidelines) and P3 Park and Public Use District, and in
accordance with the development plan entitled "Woodlands Site Master Plan
and Phase Ia" prepared by James K.M. Cheng Architects Inc.

The purpose of the proposed zoning bylaw amendment is to establish a
Conceptual Master Plan, Design Guidelines and a detailed first phase of
development for the subject site, which would provide for specific
development rights for the initial phase; and guide further site specific
rezoning applications for the development of a multi-phased high-rise

apartment and ground-oriented townhouse development with neighbourhood scale commercial uses along Dawson Street.

The public is invited to review the Woodlands Conceptual Master Plan with staff in the City Hall Foyer (4949 Canada Way) in advance of the Public Hearing. Staff sessions are scheduled for Wednesday, July 15 between 10:00 a.m. and 2:00 p.m. and Thursday, July 16 between 3:00 p.m. and 7:00 p.m. For further information, please visit our website at www.burnaby.ca/woodlands.

2) **BURNABY ZONING BYLAW 1965,**
AMENDMENT BYLAW NO. 20, 2015 – BYLAW NO. 13490

[PC_58
51]

Rez. #14-10

4221 and 4227 Hastings Street

From: C8 Urban Village Commercial District (Hastings)

To: CD Comprehensive Development District (based on C8 Urban Village Commercial District, Hastings Street Area Plan guidelines and in accordance with the development plan entitled, "Hastings and Carleton" prepared by Chandler Associates Architecture Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a five-storey mixed-use development, with commercial/retail at grade, and residential uses above.

3) **BURNABY ZONING BYLAW 1965,**
AMENDMENT BYLAW NO. 21, 2015 – BYLAW NO. 13491

[PC_58
53]

Rez. #06-62

6500 and 6620 Hastings Street

From: CD Comprehensive Development District (based on C2, C2a, C2h Community Commercial District)

To: Amended CD Comprehensive Development District (based on C2, C2a, C2h Community Commercial District, Apartment Study Area C guidelines and in accordance with the development plan entitled, "Kensington Square Shopping Centre Renovation" prepared by Musson Cattell Mackey Partnership Inc.)

The purpose of the proposed zoning bylaw amendment is to permit exterior

renovations to the existing Kensington Square Shopping Centre and reconfiguration of on-site parking.

- 4) [BURNABY ZONING BYLAW 1965,](#) [PC_58
[AMENDMENT BYLAW NO. 22, 2015 – BYLAW NO. 13492](#) 54]

Rez. #15-03
8850 University Crescent

From: CD Comprehensive Development District (based on the P1le SFU Neighbourhood District and SFU Community Plan as guidelines)

To: Amended CD Comprehensive Development District (based on the P1le SFU Neighbourhood District and SFU Community Plan as guidelines, and the development plan entitled "UniverCity on Burnaby Mountain, Parcel 18, Burnaby, BC" prepared by Chris Dikeakos Architects Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the development of a high rise residential building adjoining a mid-rise residential building.

- 5) [BURNABY ZONING BYLAW 1965,](#) [PC_58
[AMENDMENT BYLAW NO. 23, 2015 – BYLAW NO. 13493](#) 55]

Rez. #14-48
7765 North Fraser Way

From: CD Comprehensive Development District (based on the M2 General Industrial District and M5 Light Industrial District)

To: Amended CD Comprehensive Development District (based on the M2 General Industrial District, M5 Light Industrial District and Big Bend Development Plan as guidelines and in accordance with the development plan entitled "7765 North Fraser Way, Burnaby B.C." prepared by Christopher Bozyk Architects Ltd.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a multi-tenant light industrial development in accordance with the Burnaby Business Park Concept Plan and the Council-adopted Big Bend Development Plan.

- 6) [BURNABY ZONING BYLAW 1965,](#) [PC_58
[AMENDMENT BYLAW NO. 24, 2015 – BYLAW NO. 13494](#) 56]

Rez. #14-49
8155 North Fraser Way

From: CD Comprehensive Development District (based on the M2 General Industrial District and M5 Light Industrial District)

To: Amended CD Comprehensive Development District (based on the M2 General Industrial District, M5 Light Industrial District and Big Bend Development Plan as guidelines and in accordance with the development plan entitled "8155 North Fraser Way, Burnaby B.C." prepared by Christopher Bozyk Architects Ltd.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a multi-tenant light industrial development in accordance with the Burnaby Business Park Concept Plan and the Council-adopted Big Bend Development Plan.

7) **BURNABY ZONING BYLAW 1965,**
AMENDMENT BYLAW NO. 25, 2015 - BYLAW NO. 13495

[PC_58
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Text Amendment

The purpose of the proposed zoning bylaw text amendment is to regulate the location of payday loan and similar services.

All persons who believe that their interest in property is affected by a proposed bylaw shall be afforded a reasonable opportunity to be heard or to present written submissions respecting matters contained in the bylaw. Written submissions may be presented at the Public Hearing or for those not attending the Public Hearing must be submitted to the Office of the City Clerk prior to 4:45 p.m. the day of the Public Hearing. Please note all submissions must contain name and address which will become a part of the public record.

The Director Planning and Building's reports and related information respecting the zoning bylaw amendments are available for public examination at the offices of the Planning Department, 3rd floor, in Burnaby City Hall.

Copies of the proposed bylaws may be inspected at the Office of the City Clerk at 4949 Canada Way, Burnaby, B.C., V5G 1M2 from 8:00 a.m. to 4:45 p.m. weekdays from <INSPECT_FROM> to <INSPECT_TO>.

**NO PRESENTATIONS WILL BE RECEIVED BY COUNCIL
AFTER THE CONCLUSION OF THE PUBLIC HEARING**

D. Back
CITY CLERK