



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 NOVEMBER 24 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. 35, 2015 – BYLAW NO. 13531

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Rez. #15-01

6750 Dunblane Avenue, 5025 Imperial Street and 6729/6789 Marlborough Avenue

From: RM3 Multiple Family Residential District

To: CD Comprehensive Development District (based on the RM5s Multiple Family Residential District, C2 Community Commercial District, Metrotown Town Centre Development Plan as guidelines, and in accordance with the development plan entitled "Marlborough Multi-Family" prepared by Chris Dikeakos Architects Inc.)

The purpose of the proposed zoning bylaw amendment is to permit a 27-storey apartment building with street-oriented townhouses on Marlborough Avenue and live-work townhouse units with flats above on Imperial Street.

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- 2) **BURNABY ZONING BYLAW 1965,** 16
AMENDMENT BYLAW NO. 31, 2015 – BYLAW NO. 13527
- Rez. #12-21
- 1846, 1876, and 1904 Gilmore Avenue
- From: M1 Manufacturing District and M2 General Industrial District
- To: CD Comprehensive Development District (based on RM5s Multiple Family Residential District and Brentwood Town Centre Development Plan as guidelines and in accordance with the development plan entitled “1846, 1876 & 1904 Gilmore Avenue, Proposed Residential Development Gilmore Avenue, Burnaby, B.C.” prepared by Chris Dikeakos Architects Inc.)
- The purpose of the proposed zoning bylaw amendment is to permit the construction of a high-rise apartment tower over a ground oriented townhouse and amenity podium.
- 3) **BURNABY ZONING BYLAW 1965,** 31
AMENDMENT BYLAW NO. 32, 2015 – BYLAW NO. 13528
- Rez. #14-35
- 2338 and 2440 Madison Avenue
- From: M2 General Industrial District
- To: CD Comprehensive Development District (based on RM4s Multiple Family Residential District and Brentwood Town Centre Development Plan as guidelines and in accordance with the development plan entitled “Fulton House” prepared by Buttjes Architecture Inc.)
- The purpose of the proposed zoning bylaw amendment is to permit the construction of a 41 storey high-rise apartment tower with a ground oriented townhouses, underground and structured parking.
- 4) **BURNABY ZONING BYLAW 1965,** 44
AMENDMENT BYLAW NO. 33, 2015 – BYLAW NO. 13529
- Rez. #14-29
- 6960 Royal Oak Avenue
- From: M4 Special Industrial District

To: CD Comprehensive Development District (based on C9 Urban Village Commercial District and Royal Oak Community Plan guidelines and the development plan entitled “Mix-Use Development, 6960-Royal Oak Avenue, Burnaby, B.C.” prepared by DF Architecture Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a four-storey mixed-use development with full residential underground parking and at grade commercial parking, with ground level commercial fronting Royal Oak Avenue and residential uses (42 units) above.

5) **[BURNABY ZONING BYLAW 1965,](#)**55
AMENDMENT BYLAW NO. 34, 2015 – BYLAW NO. 13530

Rez. #13-40

6980/6992 Buller Avenue and 6977/6991 Waltham Avenue

From: M4 Special Industrial District

To: CD Comprehensive Development District (based on P2 Administration and Assembly District, M5 Light Industrial District and the Royal Oak Community Plan as guidelines and in accordance with the development plan entitled “BCEHS Burnaby Buller Ambulance Centre” prepared by NSDA Architects)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a new BC Ambulance Centre development within the Royal Oak Community Plan area.

6) **[BURNABY ZONING BYLAW 1965,](#)**64
AMENDMENT BYLAW NO. 36, 2015 - BYLAW NO. 13532

Text Amendment

The purpose of the proposed bylaw text amendment is to recommend amendments to Section 7.9 of the Burnaby Zoning Bylaw to provide updated fees for rezoning applications and administration of servicing agreements.

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 2015 November 10 to 2015 November 24.

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

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CITY CLERK