



**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, 2016 APRIL 26 AT 7:00 PM**

in the Council Chamber, Burnaby City Hall, 4949 Canada Way, Burnaby, B.C. 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. 8, 2016 – BYLAW NO. 13584**

1

Rez. #14-27

Portion of 7201 11th Avenue

From: CD Comprehensive Development District (based on RM5 and RM1 Multiple Family Residential Districts, C2 Community Commercial District, Southgate Master Plan and Edmonds Town Centre Plan guidelines)

To: Amended CD Comprehensive Development District (based on RM5 and RM1 Multiple Family Residential Districts, C2 Community Commercial District, Southgate Neighbourhood Master Plan and Edmonds Town Centre Plan guidelines and in accordance with the development plans entitled “BC Family Housing Site” prepared by Integra Architecture Inc., and PWL Partnership Landscape Architects Inc.)

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

construction of a five-storey low-rise apartment building within the multi-phased development of the Southgate site. The proposed non-market housing development is to be owned and operated by BC Housing.

2) **BURNABY ZONING BYLAW 1965,**  
**AMENDMENT BYLAW NO. 2, 2016 – BYLAW NO. 13569**

12

Rez. #14-26

Portion of 7679 Eighteenth Street and 7701 Eighteenth Street

From: CD Comprehensive Development District (based on RM5 and RM1 Multiple Family Residential Districts, C2 Community Commercial District, Southgate Neighbourhood Master Plan and Edmonds Town Centre Plan guidelines)

To: Amended CD Comprehensive Development District (based on RM5 and RM1 Multiple Family Residential Districts, Southgate Neighbourhood Master Plan and Edmonds Town Centre Plan guidelines and in accordance with the development plans entitled “Precedence” prepared by Buttjes Architects Inc., Integra Architecture Inc., and PWL Partnership Landscape Architects Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a 32-storey residential tower and a four-storey low-rise apartment building, which form part of the multi-phased development of the Southgate Master Plan.

3) **BURNABY ZONING BYLAW 1965,**  
**AMENDMENT BYLAW NO. 9, 2016 – BYLAW NO. 13585**

28

Rez. #14-28

Portion of 7201 11th Avenue

From: CD Comprehensive Development District (based on RM5 and RM1 Multiple Family Residential Districts, C2 Community Commercial District, Southgate Neighbourhood Master Plan and Edmonds Town Centre Plan guidelines)

To: Amended CD Comprehensive Development District (based on RM5 and RM1 Multiple Family Residential Districts, C2 Community Commercial District, Southgate Neighbourhood Master Plan and Edmonds Town Centre Plan guidelines and in accordance with the development plan entitled “Southgate Community Island 1 & 2”

prepared by IBI Group, Integra Architecture Inc., and PWL Partnership Landscape Architects Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a 30-storey residential tower and a four-storey low-rise apartment building, which form part of the multi-phased development of the Southgate Master Plan.

4) **[BURNABY ZONING BYLAW 1965,](#)**  
**AMENDMENT BYLAW NO. 10, 2016 – BYLAW NO. 13586**

43

Rez. #15-37

7141 and 7145 Seventeenth Avenue

From: R5 Residential District

To: CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Edmonds Town Centre Plan guidelines and in accordance with the development plan entitled “17th and Leaside” prepared by Robert Ciccozzi Architecture Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a three-storey (23 unit) stacked townhouse development with underground parking.

5) **[BURNABY ZONING BYLAW 1965,](#)**  
**AMENDMENT BYLAW NO. 11, 2016 – BYLAW NO. 13587**

51

Rez. #14-39

7390/7398/7404 16th Avenue, 7510/7516/7526/7536 Kingsway and 7411/7417 15th Avenue

From: R5 Residential District

To: CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Edmonds Town Centre Plan guidelines and in accordance with the development plan entitled “The Greystones” prepared by Ekistics Architecture Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a three-storey (42 unit) townhouse development with underground parking.

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6) **BURNABY ZONING BYLAW 1965,** 61  
**AMENDMENT BYLAW NO. 12, 2016 – BYLAW NO. 13588**

Rez. #15-08

4453/63/75 Hastings Street

From: C8a 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, “Proposed Mixed Use Development” prepared by Burrowes Huggins Architects)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a five (5) storey mixed-use development, with commercial/retail at grade, and residential uses above.

7) **BURNABY ZONING BYLAW 1965,** 69  
**AMENDMENT BYLAW NO. 13, 2016 – BYLAW NO. 13589**

Rez. #15-16

2900 Bainbridge Avenue

From: CD Comprehensive Development District (based on C1 Neighbourhood Commercial District)

To: Amended CD Comprehensive Development District (based on C1 Neighbourhood Commercial District and in accordance with the development plan entitled “BC2923, Lougheed and Bainbridge, 2900 Bainbridge Avenue,” prepared by GS Sayers Engineering Ltd.)

The purpose of the proposed zoning bylaw amendment is to permit the installation of a rooftop antenna facility with surrounding parapet and an at-grade equipment compound.

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 2016 April 13 to 2016 April 26.

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

D. Back  
CITY CLERK