



**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 MAY 31 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. 14, 2016 – BYLAW NO. 13596**

1

Rez. #14-44

6050 Sussex Avenue, 4769 Hazel Street and 4758 Grange Street

From: P1 Neighbourhood Institutional District and RM5 Multiple-Family Residential District

To: CD Comprehensive Development District (based on RM5s Multiple Family Residential District, P1 Neighbourhood Institutional District, and Metrotown Town Centre Development Plan Guidelines, and in accordance with the development plan entitled "Proposed Multi-Family Residential/Church Development" prepared by Chris Dikeakos Architect Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of two high-rise apartment towers (one 31 storey rental apartment building and one 41 storey strata apartment building), with a church fronting Sussex Avenue.

2) **BURNABY ZONING BYLAW 1965,**  
**AMENDMENT BYLAW NO. 15, 2016 – BYLAW NO. 13597**

19

Rez. #15-10

7911/15/23 Edmonds Street and 7908 Wedgewood Street

From: C4 Service Commercial District and R5 Residential District

To: CD Comprehensive Development (based on C9 Urban Village Commercial District and the Sixth Street Community Plan as guidelines and the development plan entitled “Mixed Use Development, 7911, 7915, 7923 Edmonds Street and 7908 Wedgewood Street, Burnaby, British Columbia” prepared by Jordan Kutev Architect Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a four-storey mixed-use commercial/residential development.

3) **BURNABY ZONING BYLAW 1965,**  
**AMENDMENT BYLAW NO. 16, 2016 – BYLAW NO. 13598**

31

Rez. #14-21

4161, 4171 Dawson Street, 4120, 4160, 4170 and 4180 Lougheed Highway

From: M1 Manufacturing District and CD Comprehensive Development District (M1 and M1r Manufacturing District, M5 and M5I Light Industrial District, C1 Neighbourhood Commercial District, P2 Administration and Assembly District)

To: Amended CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C3 General Commercial District, P2 Administration and Assembly District and Brentwood Town Centre Development Plan as guidelines), and in accordance with the development plan entitled “Gilmore Station Area Master Plan” prepared by IBI Group

The purpose of the proposed zoning bylaw amendment is to establish a Conceptual Master Plan and Design Guidelines for the Gilmore Station Area to guide further site specific rezoning applications for the construction of a multi-phased high-rise apartment, commercial retail and office and development over four main phases.

4) **BURNABY ZONING BYLAW 1965,**  
**AMENDMENT BYLAW NO. 17, 2016 – BYLAW NO. 13599**

63

Rez. #15-15

2085 and 2088 Skyline Court

From: CD Comprehensive Development District (based on RM5s Multiple Family Residential District and C3 General Commercial District as guidelines)

To: Amended Comprehensive Development District (based on RM5s Multiple Family Residential District, C3 General Commercial District, and Brentwood Town Centre Development Plan as guidelines, and in accordance with the development plan entitled “SOLO Phase 3 and 4 Amendment” prepared by Chris Dikeakos Architects Inc.)

The purpose of the proposed zoning bylaw amendment is to permit changes to the approved CD Zoning for the final two phases of the SOLO District Development at 2085 and 2088 Skyline Court.

5) **BURNABY ZONING BYLAW 1965,**  
**AMENDMENT BYLAW NO. 18, 2016 – BYLAW NO. 13600**

79

Rez. #15-30

2242 Alpha Avenue

From: M2 General Industrial District

To: CD Comprehensive Development District (based on the RM4s Multiple Family Residential District and Brentwood Town Centre Development Plan as guidelines, and in accordance with the development plan entitled “2242 Alpha Avenue” prepared by CDA Architects)

The purpose of the proposed zoning bylaw amendment is to permit construction of a 23-storey residential apartment building with ground oriented townhouses and underground and above grade structured parking.

6) **BURNABY ZONING BYLAW 1965,** 91  
**AMENDMENT BYLAW NO. 19, 2016 – BYLAW NO. 13601**

Rez. #14-12

3700 Hastings Street

From: C8a Urban Village Commercial District (Hastings)

To: CD Comprehensive Development District (based on C8a Urban Village Commercial District, Hastings Street Area Plan guidelines and in accordance with the development plan entitled, “3700 Hastings” prepared by Jordan Kutev Architects)

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

7) **BURNABY ZONING BYLAW 1965,** 101  
**AMENDMENT BYLAW NO. 20, 2016 – BYLAW NO. 13602**

Rez. #15-33

3700 Willingdon Avenue

From: CD Comprehensive Development District (based on P6 Regional Institutional District) and P6 Regional Institutional District

To: Amended CD Comprehensive Development District (based on P6 Regional Institutional District and in accordance with the development plan entitled “British Columbia Institute of Technology Burnaby Campus Exterior Sign Plan & Sign Program, Comprehensive Sign Plan (CSP)” prepared by EDG Experience Design Group Inc.), P6 Regional Institutional District

The purpose of the proposed zoning bylaw amendment is to permit the establishment of a Comprehensive Sign Plan (CSP) in order to enable future signage opportunities for the BCIT main campus.

8) **BURNABY ZONING BYLAW 1965,**  
**AMENDMENT BYLAW NO. 21, 2016 – BYLAW NO. 13603**

109

Rez. #15-22

9388 North Fraser Crescent

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

To: Amended CD Comprehensive Development District (based on the M5 Light Industrial District, Glenlyon Concept Plan and Big Bend Development Plan as guidelines and in accordance with the development plan entitled “PNP Pharmaceuticals Proposed Addition” prepared by Christopher Bozyk Architects Ltd.)

The purpose of the proposed zoning bylaw amendment is to permit the expansion of the existing pharmaceutical facility’s production and warehouse area in accordance with the Glenlyon Concept Plan and the Council-adopted Big Bend Development Plan.

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 to .

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

D. Back  
CITY CLERK