



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 NOVEMBER 22 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](#)

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ZONING BYLAW AMENDMENTS

- 1) **[Burnaby Zoning Bylaw 1965,](#)**
Amendment Bylaw No. 47, 2016 - Bylaw No. 13671

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Rez. #16-45

3570/3650/3670/3690 Douglas Road and 5628 Hardwick Street

From: R5 District

To: R12 District

The purpose of the proposed zoning bylaw amendment is to respond to a neighbourhood request to rezone the subject properties at 3570/3650/3670/3690 Douglas Road and 5628 Hardwick Street from the R5 Residential District to the R12 District.

- 2) **[Burnaby Zoning Bylaw 1965,](#)**
Amendment Bylaw No. 48, 2016 - Bylaw No. 13672

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Rez. #15-53

4341, 4351 Rumble Street and 7451, 7557 Sussex Avenue

From: CD Comprehensive Development District (based on P5 Community Institutional District)

To: Amended CD Comprehensive Development District (based on P5 Community Institutional District and RM3 Multiple Family Residential District and in accordance with the development plan entitled “Fair Haven United Church Homes – Seniors Affordable Rental Housing” prepared by NSDA Architects)

The purpose of the proposed zoning bylaw amendment is to permit the development of a new four-storey, 145 unit, non-profit seniors’ housing facility.

3) [Burnaby Zoning Bylaw 1965,](#)
[Amendment Bylaw No. 49, 2016 - Bylaw No. 13673](#)

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Rez. #15-52

6921, 6931, 6939, 6947, 6957 and 6965 Arcola Street

From: R5 Residential District

To: CD Comprehensive Development District (based on RM3 Multiple Family Residential District and Edmonds Town Centre Plan guidelines and the development plan entitled “6921 – 6965 Arcola Street Burnaby, B.C.” prepared Ankenman Marchand Architects.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a three-storey townhouse development with 22 units and full underground parking.

4) [Burnaby Zoning Bylaw 1965,](#)
[Amendment Bylaw No. 50, 2016 - Bylaw No. 13674](#)

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Rez. #14-47

6837, 6857 and Portion of 6875 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 “6837/6857/6875 Royal Oak Ave, Burnaby, BC” prepared by Wilson Chang Architect)

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 (54 units) above.

5) [Burnaby Zoning Bylaw 1965,](#) **Amendment Bylaw No. 40, 2016 - Bylaw No. 13645**

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Rez. #15-49

6695 Dunblane Avenue and 4909, 4929, 4971 Imperial Street

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 “Imperial” prepared by IBI Architects Group, dated 2016 July 08)

The purpose of the proposed zoning bylaw amendment is to permit a 36-storey apartment building with street-oriented townhouses on Dunblane Avenue and live-work townhouse units on Imperial Street and Nelson Avenue.

6) [Burnaby Zoning Bylaw 1965,](#) **Amendment Bylaw No. 35, 2016 - Bylaw No. 13639**

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TEXT AMENDMENT

The purpose of the proposed zoning bylaw text amendment is to bring the Burnaby Zoning Bylaw into alignment with updated Provincial regulations regarding child care facilities, and to provide clarity of language for child care uses that are currently permitted.

7) [Burnaby Zoning Bylaw 1965,](#)

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Amendment Bylaw No. 46, 2016 - Bylaw No. 13665

TEXT AMENDMENT

The purpose of the proposed zoning 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:

- **in person** at the Public Hearing
- **in writing** should you be unable to attend the Public Hearing;
 - **Email:** clerks@burnaby.ca
 - **Letter:** Office of the City Clerk, 4949 Canada Way, Burnaby V5G 1M2
 - **Fax:** (604) 294-7537

Please note all submissions must be received by 4:45 p.m. on 2016 November 22 and contain the writer's 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**

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CITY CLERK