



**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 DECEMBER 13 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. 51, 2016 - Bylaw No. 13683**

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Rez . #12-04

5289, 5309, and 5355 Lane Street

From: M4 Special Industrial District and CD Comprehensive Development District (based on C9 Urban Village Commercial District and Royal Oak Community Plan guidelines and in accordance with the development plan entitled “Lane Street Phase 1 5369/5401/5437 Lane Street Burnaby B.C.” prepared by Cornerstone Architecture)

To: CD Comprehensive Development District (based on C9 Urban Village Commercial District and Royal Oak Community Plan guidelines and in accordance with the development plan entitled “Lane 2 ‘eternity’ 5309 Lane Street Burnaby B.C.” prepared by Cornerstone Architecture)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a four-storey mixed-use development with full underground parking, comprised of at grade commercial fronting Lane Street with residential uses behind and above.

### **Phase 1 of the Gilmore Station Master Plan:**

The following four (4) rezoning applications (Rezoning References #15-54, #15-55, #15-56, #15-57) represent the Phase I of the Gilmore Station Master Plan. The Gilmore Station Master Plan, advanced under Rezoning Reference #14-21 was granted Second Reading by Council on 2016 June 03. Phase I, located at the southeast corner of Lougheed Highway and Gilmore Avenue, within the Brentwood Town Centre Development Plan, is comprised of four individual components.

Rezoning Reference #15-54 is for the commercial component of Phase I, including public realm and open space components, as well as all parking related to the commercial and residential uses.

Rezoning Reference #15-55 is for Residential Tower 1, located along Gilmore Avenue, directly north of the Gilmore SkyTrain Station.

Rezoning Reference #15-56 is for Residential Tower 2, located at the southwest corner of Lougheed Highway and Gilmore Avenue.

Rezoning Reference #15-57 is for Residential Tower 3, located along Lougheed Highway, between Gilmore Avenue and the proposed new road (Carleton Avenue).

### **2) [Burnaby Zoning Bylaw 1965,](#) **Amendment Bylaw No. 53, 2016 - Bylaw No. 13685****

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Rez. #15-54

4120, 4160, Portion of 4170, Portion of 4180 Lougheed Highway and Portion of 4161 Dawson Street

From: M1 Manufacturing District, CD Comprehensive Development District (based on M1, M1r Manufacturing Districts, M5, M5l Light Industrial Districts, C1 Neighbourhood Commercial District and P2 Administration and Assembly District)

To: Amended CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C3, C3f General Commercial Districts, P1 Neighbourhood Institutional District, P2 Administration and Assembly District and Brentwood Town Centre Development Plan as guidelines, and in accordance with the development plan entitled “Gilmore Station Phase 1 - Commercial” prepared by IBI Group Architects)

The purpose of the proposed zoning bylaw amendment is to permit construction of the commercial podium, underground parking and public realm components on the Phase I site within the Gilmore Station Master Plan.

3) [Burnaby Zoning Bylaw 1965,](#) **Amendment Bylaw No. 54, 2016 - Bylaw No. 13686**

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Rez . #15-55

4120, 4160, Portion of 4170, Portion of 4180 Lougheed Highway and Portion of 4161 Dawson Street

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

To: Amended 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 “Gilmore Station Phase 1 – Tower 1” prepared by IBI Group Architects)

The purpose of the proposed zoning bylaw amendment is to permit construction of Residential Tower I within Phase I of the Gilmore Station Master Plan site.

4) [Burnaby Zoning Bylaw 1965,](#) **Amendment Bylaw No. 55, 2016 - Bylaw No. 13687**

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Rez . #15-56

4120, 4160, Portion of 4170, Portion of 4180 Lougheed Highway and Portion of 4161 Dawson Street

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

To: Amended 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 “Gilmore Station Phase 1 – Tower 2” prepared by IBI Group Architects)

The purpose of the proposed zoning bylaw amendment is to permit construction of Residential Tower II within Phase I of the Gilmore Station Master Plan site.

5) [Burnaby Zoning Bylaw 1965,](#) **Amendment Bylaw No. 56, 2016 - Bylaw No. 13688**

70

Rez . #15-57

4120, 4160, Portion of 4170, Portion of 4180 Lougheed Highway and Portion of 4161 Dawson Street

From: M1 Manufacturing District, CD Comprehensive Development District (based on M1, M1r Manufacturing Districts, M5, M5l Light Industrial Districts, C1 Neighbourhood Commercial District and P2 Administration and Assembly District)

To: Amended 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 “Gilmore Station Phase 1 – Tower 3” prepared by IBI Group Architects)

The purpose of the proposed zoning bylaw amendment is to permit construction of Residential Tower III within Phase I of the Gilmore Station Master Plan site.

6) [Burnaby Zoning Bylaw 1965,](#) **Amendment Bylaw No. 57, 2016 - Bylaw No. 13689**

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TEXT AMENDMENT

The purpose of the proposed zoning bylaw text amendment is to permit small cell antenna installations in City road rights-of-way.

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](mailto: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 2016 November 30 to December 13.

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

D. Back  
CITY CLERK