



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, 2017 FEBRUARY 28 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. 1, 2017 - Bylaw No. 13705

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Rez . #16-01

1010 Sperling 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 in accordance with the development plan entitled "Margaret's Housing for Older Women" prepared by Boni Maddison Architects)

The purpose of the proposed zoning bylaw amendment is to permit the conversion of an underutilized common space to a two-bedroom suite in an existing supportive housing development.

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- 2) [Burnaby Zoning Bylaw 1965,](#) [Amendment Bylaw No. 2, 2017 - Bylaw No. 13706](#) 7
- Rez. #16-16
- 4350 Still Creek Drive
- From: CD Comprehensive Development District (based on M5, M5r Light Industrial Districts)
- To: Amended CD Comprehensive Development District (based on M5, M5r Light Industrial Districts and Willingdon Business Park guidelines, and in accordance with the development plan entitled “Skysign Proposal for HUB International Insurance Brokers” prepared by Galaxie Signs Ltd.)
- The purpose of the proposed zoning bylaw amendment is to permit the installation of a skysign on the Grandview Highway (south) frontage of the existing office building at 4350 Still Creek Drive.
- 3) [Burnaby Zoning Bylaw 1965,](#) [Amendment Bylaw No. 3, 2017 - Bylaw No. 13707](#) 14
- Rez. #16-36
- 6056 Gilley Avenue
- From: CD Comprehensive Development District (based on R4 Residential District)
- To: R4 Residential District
- The purpose of the proposed zoning bylaw amendment is to permit development of a new single family dwelling under the R4 Residential District.
- 4) [Burnaby Zoning Bylaw 1965,](#) [Amendment Bylaw No. 4, 2017 - Bylaw No. 13708](#) 21
- Rez. #16-47
- Portion of 2316 Beta Avenue
- From: P3 Park and Public Use District
- To: CD Comprehensive Development District (based on P2 Administration and Assembly District and Brentwood Town Centre

Development Plan guidelines, and the development plan entitled “Beta Pump Station Replacement” prepared by Feenstra Architecture)

The purpose of the proposed zoning bylaw amendment is to permit the development of a single storey sanitary station, with public washroom facilities, surface parking, loading area, underground wet well and sanitary sewer infrastructure.

The following two rezoning applications (Rezoning References #16-49 and #16-49a) relate to the relocation of an existing liquor store to a new location. The existing liquor store is proposing to move from 7000 Lougheed Highway (Unit #5 – 2909 Bainbridge Avenue) to Unit #2 – 2900 Bainbridge Avenue. To comply with Liquor Control and Licensing Branch regulations, the zoning that currently allows for a liquor store at the existing location (7000 Lougheed Highway [Unit #5 – 2909 Bainbridge Avenue]) is proposed to be removed to allow the new location (Unit #2 - 2900 Bainbridge Avenue) to be zoned appropriately.

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5) **Burnaby Zoning Bylaw 1965,**
Amendment Bylaw No. 5, 2017 - Bylaw No. 13709

Rez. #16-49

Unit #2 – 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 C2h Community Commercial District, and in accordance with the development plan entitled “Bainbridge Liquor Store” prepared by John McNally Designers Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the development of a private liquor store.

6) **Burnaby Zoning Bylaw 1965,**
Amendment Bylaw No. 8, 2017 - Bylaw No. 13721

Rez. #16-49a

7000 Lougheed Highway (Unit #5 – 2909 Bainbridge Avenue)

From: CD Comprehensive Development District (based on C1 Neighbourhood Commercial District, C2h Community Commercial District, M5 Light Industrial District and P2 Administration and Assembly District) and

R2 Residential District

To: Repeal C2h Community Commercial District zoning

The purpose of the proposed zoning bylaw amendment is to REPEAL the C2h Community Commercial District designation given under Bylaw No. 11951 which allowed the existing private liquor store to be situated in its current location.

7) [Burnaby Zoning Bylaw 1965,](#)
[Amendment Bylaw No. 6, 2017 - Bylaw No. 13710](#)

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Rez. #17-01

7335 to 7359 14th Avenue (north side)

From: R5 Residential District

To: R12 Residential District

The purpose of the proposed zoning bylaw amendment is to allow for single and/or two-family dwellings on small lots in accordance with the R12 Zoning District.

8) [Burnaby Zoning Bylaw 1965,](#)
[Amendment Bylaw No. 7, 2017 - Bylaw No. 13720](#)

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Rez. #17-02

5676 Laurel Street and unopened portions of Fulwell Street and Laurel Street road rights-of-way

From: R5 Residential District

To: M2 General Industrial District

The purpose of the proposed zoning bylaw amendment is to bring the subject properties and unopened road rights-of-way into conformance with their intended use for the City's public works yard.

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