



CITY COUNCIL MEETING
Council Chamber, Burnaby City Hall
4949 Canada Way, Burnaby, B. C.

OPEN PUBLIC MEETING AT 7:00 PM
Monday, 2018 July 23

A G E N D A

1.	<u>CALL TO ORDER</u>	<u>PAGE</u>
2.	<u>MINUTES</u>	
	A) Open Council Meeting held 2018 July 09	1
3.	<u>PROCLAMATION</u>	
	A) International Day of Indigenous People (2018 August 9)	
4.	<u>DELEGATION</u>	
	A) Burnaby North Road BIA	14
	Re: BIA Extension	
	<u>Speakers:</u> Carolyn Oraziotti, Executive Director, Burnaby North Road BIA	
	Michelle Kim, Board Vice-President and owner of ALS Property Management	
	Eric Kim, Manager of TD Canada Trust, Coquitlam	
5.	<u>REPORTS</u>	
	A) City Clerk	15
	Re: Certificate of Sufficiency - Resident Initiated	
	B) Financial Management Committee	17
	Re: Grant Applications	
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	Re: Festivals Burnaby Grant Program Applications	

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G)	Financial Management Committee Re: Informational Report - Metro Vancouver and City Works Agreements	38
H)	Public Safety Committee Re: Revision to Community Emergency Preparedness Application: Emergency Operations Centres and Training	43
I)	Public Safety Committee Re: Increasing Burnaby RCMP Police Resources	46
J)	Public Safety Committee Re: Purchase of an E-Comm Class "A" Share	51
K)	Public Safety Committee Re: Update on City Bike Patrol Unit Operating in City Parks and Public Spaces	57
L)	City Manager's Report, 2018 July 23	62
6.	<u>MANAGER'S REPORTS</u>	
1.	MUNICIPAL REGULATORY APPROACH TO NON-MEDICAL CANNABIS Purpose: To provide an overview of federal and provincial non-medical cannabis legislation, and to propose a regulatory approach that addresses the production and sale of non-medical cannabis in Burnaby.	65
2.	7575 SAPPERTON AVENUE, BURNABY, BC LOT 135, DL 13, PLAN NWP37458 Purpose: To request a Council resolution to file a notice in the Land Title Office pursuant to Section 57 of the Community Charter, with respect to a property in contravention of City Bylaws.	74

3. **PROCEDURE BYLAW AMENDMENTS** 77

Purpose: To amend the Burnaby Procedure Bylaw, Bylaw No. 11714 to ensure compliance with Provincial legislation, clarify and add rules of order, and update the definition of "Public Hearing".
4. **2018 JULY - PARKS, RECREATION AND CULTURAL SERVICES CAPITAL FUNDING BYLAW** 85

Purpose: To seek Council authorization for a Capital Reserve Fund Bylaw to finance three projects.
5. **CONTRACT EXTENSION** 88
BICYCLE RACK PROGRAM

Purpose: To request Council approval to extend the revenue contract for the bicycle rack program for an additional five years.
6. **CONTRACT EXTENSION** 89
SUPPLY AND INSTALLATION OF HOLIDAY LIGHTS AND DECORATIONS

Purpose: To obtain Council approval for a one year contract extension for the supply and installation of holiday lights and decorations.
7. **CONTRACT AWARD CA-3074** 91
2018 STORM SEWER EXTENSIONS

Purpose: To obtain Council approval to award a contract for the 2018 storm sewer extensions at 14 locations across the City.
8. **CONTRACT AWARD CA-3154** 92
2018 PARKS FACILITIES PAVEMENT REHABILITATION PROGRAM

Purpose: To obtain Council approval to award a contract for the 2018 Parks Facilities Pavement Rehabilitation Program.

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9. [REZONING REFERENCE #17-09](#) 93
NEW MULTI-AGE RESIDENTIAL CARE FACILITY WITH NON-MARKET RENTAL HOUSING
- Purpose: To seek Council authorization to forward this application to a Public Hearing on 2018 August 28.
10. [REZONING REFERENCE #17-20](#) 101
**FIVE-STOREY MIXED-USE DEVELOPMENT
HASTINGS STREET AREA PLAN**
- Purpose: To seek Council authorization to forward this application to a Public Hearing on 2018 August 28.
11. [REZONING REFERENCE #17-10007](#) 109
TWO HIGH-RISE APARTMENT BUILDINGS ATOP A THREE STOREY TOWNHOUSE PODIUM AND UNDERGROUND PARKADE
- Purpose: To seek Council authorization to forward this application to a Public Hearing on 2018 August 28.
12. [REZONING REFERENCE #18-35](#) 117
**NORLAND AVENUE SUPPORTIVE HOUSING PROJECT
CENTRAL ADMINISTRATIVE AREA**
- Purpose: To seek Council authorization to forward this application to a Public Hearing on 2018 August 28.
13. [RETIREMENTS](#) 129
- Purpose: To inform Council of the following retirements from January to June 2018.
7. **BYLAWS**
- A) **First Reading**
- A) [#13915 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 27, 2018 - Rez. #17-09 \(7401 Sussex Avenue\)](#) 13915
From P5 Community Institutional District to CD Comprehensive Development District (based on P5 Community Institutional District and RM3 Multiple Family Residential District, and in accordance with the development plan entitled "L'Arche Community" prepared by GBL Architects Inc. and ETA Landscape Architects)

Purpose - to permit the redevelopment of the site for a new building accommodating a multi-age residential care facility and non-market rental housing

(Item 6(9), Manager's Report, Council 2018 July 23)

Subject to approval of MR Item 6(9)

- B) [#13923 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 31, 2018 - Rez. #18-35 \(3986 Norland Avenue\)](#) **13923**

From R4 Residential District to CD Comprehensive Development District (based on P5 Community Institutional District, P8 Parking District, and the Central Administrative Area as guidelines, and in accordance with the development plan entitled "BC Housing Transitional Housing" prepared by Horizon North

Purpose - to permit the construction of a supportive housing project on a City-owned lot to be constructed by BC Housing and operated by Progressive Housing Society

(Item 6(12), Manager's Report, Council 2018 July 23)

Subject to approval of MR Item 6(12)

- C) [#13926 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 34, 2018 - Rez. #17-10007 \(8725 University Crescent\)](#) **13926**

From CD Comprehensive Development District (based on P11e SFU Neighbourhood District) to Amended CD Comprehensive Development District (based on the P11e SFU Neighbourhood District and SFU Community Plan as guidelines, and in accordance with the development plan entitled "SFU Parcel 20" prepared by Besharat Friars Architects)

Purpose - to permit the construction of two high-rise apartment buildings atop a three-storey townhouse podium and underground parkade

(Item 6(11), Manager's Report, Council 2018 July 23)

Subject to approval of MR Item 6(11)

- D) [#13927 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 35, 2018 - Rez. #17-20 \(4255 & 4257 Hastings Street\)](#) **13927**

From C8a Hastings Urban Village Commercial District to CD Comprehensive Development District (based on C8a Hastings Urban Village Commercial District, Hastings Street Area Plan guidelines, and in accordance with the development plan entitled "Classico" prepared by Collabor8 Architecture & Design Inc.)

Purpose - to permit the construction of a five-storey mixed-use development, with commercial/retail at grade, and residential uses above

(Item 6(10), Manager's Report, Council 2018 July 23)

Subject to approval of MR Item 6(10)

- E) [#13928 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 36, 2018 - Text Amendment](#) **13928**
Purpose - to amend the Burnaby Zoning Bylaw 1965 in regard to permitting government cannabis stores within Burnaby
(Item 6(1), Manager's Report, Council 2018 July 23)
Subject to approval of MR Item 6(1)
- F) [#13929 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 37, 2018 - Text Amendment](#) **13929**
Purpose - to amend the Burnaby Zoning Bylaw 1965 in regard to child care facilities as a permitted use in select Commercial Districts and aligning child care parking requirements with Commercial parking requirements
(Item 4(D), PDC Report, Council 2018 July 09)
- B) First, Second and Third Reading**
- G) [#13922 - Burnaby Local Area Service Construction \(Project No.18-503\) Bylaw No. 3, 2018](#) **13922**
A bylaw to authorize the construction of certain local area service works upon petition (installing speed humps on MacDonald Avenue North from Dundas Street to Oxford Street)
(Item 4(A), Certificate of Sufficiency (Resident Initiated), Council 2018 July 09)
- C) Consideration and Third Reading**
- H) [#13814 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 38, 2017 - Rez. #16-42 \(6525/59/85 Sussex Avenue\)](#) **13814**
From RM3 Multiple Family Residential District to CD Comprehensive Development District (based on RM5s and RM4 Multiple Family Residential Districts, C2 Community Commercial District, Metrotown Downtown Plan as guidelines, and in accordance with the development plan entitled "6525, 6559 & 6585 Sussex Avenue, Burnaby, BC Proposed Mixed-Use Commercial & Residential

Development" prepared by Chris Dikeakos Architects Inc. and Durante Kreuk Ltd.)

Purpose - to permit the construction of a single high-rise mixed-use tower comprised of retail, office and residential uses, with a residential townhouse podium oriented towards Sussex Avenue, and a second mid-rise non-market rental apartment building oriented towards Sussex avenue
(Item 7(8), Manager's Report, Council 2017 November 27)

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- I) [#13854 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 5, 2018 - Rez. #16-35 \(5180 Lougheed Highway\)](#) **13854**

From M2 General Industrial District and 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 "5180 Lougheed Highway: prepared by Raffi Architects Inc.)

Purpose - to permit the construction of a 46-storey high-rise residential building with three storey, street fronting townhouses.

(Item 6(7), Manager's Report, Council 2018 March 05)

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D) Third Reading, Reconsideration and Final Adoption

- J) [#13630 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 29, 2016 - Rez. #16-03 \(1431 Sperling Avenue\)](#) **13630**

From CD Comprehensive Development District (based on C1 Neighbourhood Commercial District and P1 Neighbourhood Institutional District) to R4 Residential District

Purpose - to permit development under the R4 Residential District

(Item 7(22), Manager's Report, Council 2016 July 25)

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- K) [#13900 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 21, 2018 - Rez. #18-05 \(4670 Assembly Way\)](#) **13900**

From CD Comprehensive Development District (based on RM5s Multiple Family Residential District and C3 General Commercial District and Metrotown Downtown Plan guidelines) to Amended CD Comprehensive Development District (based on RM5s Multiple Family Residential District and C3 General Commercial District and Metrotown Downtown Plan guidelines, and in accordance with the development plan entitled "Cactus Club Café @ Station

Square" prepared by Assembledge+)
Purpose - to permit the construction of an entry vestibule, as well as retractable weather protection for the outdoor restaurant patio within the "City Plaza - City Room" at the corner of Silver Drive and Kingsborough Street
(Item 7(10), Manager's Report, Council 2018 May 28)

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- L) [#13903 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 24, 2018 - Text Amendment](#) **13903**

Purpose - to amend the Burnaby Zoning Bylaw 1965 in regard to including provisions for electric vehicle charging requirements in new residential developments
(Item 5(F), SCAC Report, Council 2018 May 07)

E) Reconsideration and Final Adoption

- M) [#13598 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 16, 2016 - Rez. #14-21 \(4161/71 Dawson Street, 4120/60/70/80 Lougheed Highway\)](#) **13598**

From M1 Manufacturing District and CD Comprehensive Development District (M1 and M1r Manufacturing District, M5 and M51 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)

Purpose - 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.

(Item 7(18), Manager's Report, Council 2016 April 25)

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- N) [#13650 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 43, 2016 - Rez. #15-28 \(Portion of 9855 Austin Road\)](#) **13650**

From CD Comprehensive Development District (based on Lougheed Town Centre Core Area Master Plan and Lougheed Town Centre Plan as guidelines) to Amended CD Comprehensive Development District (based on C3 General Commercial District, RM5s Multiple Family Residential District, Lougheed Core Area Master Plan, and Lougheed

Town Centre Plan as guidelines, and in accordance with the development plan entitled "Lougheed Town Centre - Phase 1 Commercial Podium / Parking" prepared by GBL Architects Inc.)

Purpose - to permit construction of the commercial podium, underground parking and public realm components on the Phase I site within the Lougheed Town Centre Core Area (Item 6(8), Manager's Report, Council 2016 September 19)

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- O) [#13651 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 44, 2016 - Rez. #15-29 \(Portion of 9855 Austin Road\)](#) **13651**

From CD Comprehensive Development District (based on Lougheed Town Centre Core Area Master Plan and Lougheed Town Centre Plan as guidelines) to Amended CD Comprehensive Development District (based on C3 General Commercial District, RM5s Multiple Family Residential District, Lougheed Core Area Master Plan, and Lougheed Town Centre Plan as guidelines, and in accordance with the development plan entitled "Lougheed Town Centre - Phase 1 Tower 1" prepared by GBL Architects Inc.)

Purpose - to permit construction of the first residential tower on the Lougheed Core Area Phase I site within the Lougheed Town Centre Core Area (Item 6(9), Manager's Report, Council 2016 September 19)

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- P) [#13685 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 53, 2016 - Rez. #15-54 \(4120/60, Ptn. of 4170 & 4180 Lougheed Hwy and Ptn. of 4161 Dawson - Commercial\)](#) **13685**

From M1 Manufacturing District, CD Comprehensive Development District (based on M1, M1r Manufacturing Districts, M5, M51 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)

Purpose - to permit construction of the commercial podium, underground parking and public realm components on the Phase I site, within the Gilmore Station Master Plan (Item 7(11), Manager's Report, Council 2016 November 21)

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- Q) [#13686 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 54, 2016 - Rez. #15-55 \(4120/60, Ptn. of 4170 & 4180 Lougheed Hwy and Ptn. of 4161 Dawson - Tower 1\)](#) **13686**
From M1 Manufacturing District, CD Comprehensive Development District (based on M1, M1r Manufacturing Districts, M5, M51 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)
Purpose - to permit construction of Residential Tower I within Phase I of the Gilmore Station Master Plan site (Item 7(12), Manager's Report, Council 2016 November 21)
Memorandum - Director Planning & Building - 2018 July 18 - Page 177
- R) [#13687 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 55, 2016 - Rez. #15-56 \(4120/60, Ptn. of 4170 & 4180 Lougheed Hwy and Ptn. of 4161 Dawson - Tower 2\)](#) **13687**
From M1 Manufacturing District, CD Comprehensive Development District (based on M1, M1r Manufacturing Districts, M5, M51 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)
Purpose - to permit construction of Residential Tower II within Phase I of the Gilmore Station Master Plan site (Item 7(13), Manager's Report, Council 2016 November 21)
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- S) [#13688 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 56, 2016 - Rez. #15-57 \(4120/60, Ptn. of 4170 & 4180 Lougheed Hwy and Ptn. of 4161 Dawson - Tower 3\)](#) **13688**
From M1 Manufacturing District, CD Comprehensive Development District (based on M1, M1r Manufacturing Districts, M5, M51 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)

Purpose - to permit construction of Residential Tower III within Phase I of the Gilmore Station Master Plan site (Item 7(14), Manager's Report, Council 2016 November 21)

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- T) [#13754 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 20, 2017 - Rez. #16-51 \(Portion of 9855 Austin Road\)](#) **13754**

From CD Comprehensive Development District (based on Lougheed Town Centre Core Area Master Plan and Lougheed Town Centre Plan as guidelines) to Amended CD Comprehensive Development District (based on C3 General Commercial District, RM5s Multiple Family Residential District, Lougheed Core Area Master Plan, and Lougheed Town Centre Plan as guidelines, and in accordance with the development plan entitled "Lougheed Town Centre – Phase 1 Tower 2" prepared by GBL Architects Inc.)

Purpose - to permit the construction of the second of four residential towers on Lougheed Core Area Phase 1 site within the Lougheed Town Centre Core Area

(Item 7(2), Manager's Report, Council 2017 May 01)

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- U) [#13785 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 29, 2017 - Rez. #16-52 \(Portion of 9855 Austin Road\)](#) **13785**

From CD Comprehensive Development District (based on Lougheed Town Centre Core Area Master Plan and Lougheed Town Centre Plan as guidelines) to Amended CD Comprehensive Development District (based on C3 General Commercial District, RM5s Multiple Family Residential District, Lougheed Core Area Master Plan, and Lougheed Town Centre Plan as guidelines, and in accordance with the development plan entitled "Lougheed Town Centre - Phase 1 Tower 3" prepared by GBL Architects Inc.)

Purpose - to permit the construction of the third of four residential towers on the Lougheed Core Area Phase 1 site within the Lougheed Town Centre Core Area

(Item 6(7), Manager's Report, Council 2017 July 24)

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- V) [#13787 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 30, 2017 - Rez. #16-22 \(Ptn. of 7550 Rosewood Street and 7126, 7210/16 Mary Avenue\)](#) **13787**

From CD Comprehensive Development District (based on RM3 Multiple Family Residential District and P5 Community

Institutional District); CD Comprehensive Development District (based on P5 Community Institutional District); CD Comprehensive Development District (based on RM4 Multiple Family Residential District and P2 Administration and Assembly District) and R5 Residential District; and CD Comprehensive Development District (based on RM4 Multiple Family Residential District) to CD Comprehensive Development District (RM4 Multiple Family Residential District and P5 Community Institutional District); Amended CD Comprehensive Development District (based on RM5 Multiple Family Residential District and P2 Administration and Assembly District); Amended CD Comprehensive Development District (based on RM5 Multiple Family Residential District); and the development plan entitled "New Vista Society, Burnaby BC, Residential Care, 240 Bed Facility" prepared by Derek Crawford Architect Inc.)
Purpose - to permit the development of a new seniors long-term care facility and guidelines for a future seniors mid-rise apartment building
(Item 7(9), Manager's Report, Council 2017 August 28)

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- W) [#13828 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 43, 2017 - Rez. #16-53 \(Portion of 9855 Austin Road\)](#) **13828**
From CD Comprehensive Development District (based on Lougheed Town Centre Core Area Master Plan and Lougheed Town Centre Plan as guidelines) to Amended CD Comprehensive Development District (based on C3 General Commercial District, RM5s Multiple Family Residential District, Lougheed Core Area Master Plan, and Lougheed Town Centre Plan as guidelines, and in accordance with the development plan entitled "Lougheed Town Centre - Phase 1 Tower 4" prepared by GBL Architects Inc.)
Purpose - to permit the construction of the last of four residential towers on the Lougheed Core Area Phase 1 site, which incorporates a commercial space on the ground floor. The residential component of the tower will be a purpose built rental project.
(Item 5(7), Manager's Report, Council 2017 December 11)
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- X) [#13855 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 6, 2018 - Rez. #17-10015 \(4049, 4127/75/95, 4241 Ledger Avenue; 4220 Norland Avenue, and a portion of 4038 Norland Avenue\)](#) **13855**
From P2 Administration and Assembly District and R4 Residential District to CD Comprehensive Development

District, and M2 General Industrial District and the Central Administrative Area as guidelines, and the development plan entitled "Municipal Works Yard" prepared by Vector Engineering Services Ltd.)

Purpose - to permit the construction of a temporary municipal works yard, and to permit the adaptive reuse of the subject site for parking in the future

(Item 6(11), Manager's Report, Council 2018 March 05)

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Y) [#13919 - Burnaby Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 28, 2018](#) **13919**

A bylaw authorizing the expenditure of monies in the Capital Works, Machinery and Equipment Reserve Fund - \$80,000 to finance the Portable Radio Repeaters Capital Funding Request

(Item 5(G), FMC Report, Council 2018 June 25)

Z) [#13920 - Burnaby Off-Street Parking Reserve Funds Bylaw 2018](#) **13920**

A bylaw respecting off-street parking reserve funds

(Item 5(F), FMC Report, Council 2018 June 25)

F) Abandonment

AA) [#13351 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 18, 2014 - Rez. #12-11 \(4354 Hastings Street\)](#) **13351**

From C8 Hastings Urban Village Commercial District to CD Comprehensive Development District (based on C8a and C8f Hastings Urban Village Commercial District, Hastings Street Area Plan guidelines, and in accordance with the development plan entitled "Mixed-Use Commercial and Residential Development - 4356 Hastings Street, Burnaby, BC" prepared by Christ Dikeakos Architects Inc.)

Purpose - to permit the construction of a five-storey mixed-use development, with commercial/retail at grade, and residential and office uses above

(Item 03, Manager's Report, Council 2014 May 26)

This Bylaw was authorized for abandonment by Manager's Report Item 7(5), Council 2018 May 28

8. NEW BUSINESS

9. INQUIRIES

10. ADJOURNMENT