



PUBLIC HEARING

The Council of the City of Burnaby hereby gives notice that it will hold a public hearing

TUESDAY, 2019 JUNE 25 AT 6:00 PM

in the Council Chamber, City Hall 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, 2019 - Bylaw No. 14030

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Rez. #18-24

4161 Dawson Street

From: 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)

To: Amended CD Comprehensive Development District (based on C3, C3f General Commercial District, RM5s Multiple Family Residential District and Brentwood Town Centre Development Plan as guidelines, and in accordance with the development plan entitled "Gilmore Place Phase 2" prepared by IBI Group)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a high-rise office building (Gilmore Place Phase II Commercial Tower 4), commercial podiums, underground parking, and public open space in accordance with the Gilmore Place Master Plan.

2) [Burnaby Zoning Bylaw 1965,](#) 15
[Amendment Bylaw No. 15, 2019 - Bylaw No. 14031](#)

Rez. #19-05

4488 Kingsway

From: CD Comprehensive Development District (based on C3 General Commercial District and P8 Parking District)

To: Amended CD Comprehensive Development District (based on C3 General Commercial District and the Metrotown Downtown Plan as guidelines, and in accordance with the development plan entitled “Bosa Residential Sales Centre” prepared by Leckie Studio Architecture + Design Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a residential sale centre as an interim use.

3) [Burnaby Zoning Bylaw 1965,](#) 22
[Amendment Bylaw No. 16, 2019 - Bylaw No. 14032](#)

Rez. #18-33

8351 Fraser Reach Court

From: Amended CD Comprehensive Development District (based on M2 General Industrial District, M3 Heavy Industrial District, M5 Light Industrial District and Big Bend Development Plan as guidelines)

To: Amended CD Comprehensive Development District (based on M2 General Industrial District, M3 Heavy Industrial District, M5 Light Industrial District and Big Bend Development Plan guidelines, and in accordance with the development plan entitled “Riverbend Business Park – Lot 4” prepared by Christopher Bozyk Architects Ltd.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a two-storey light-industrial manufacturing, warehouse and office building.

4) [Burnaby Zoning Bylaw 1965,](#) 30
[Amendment Bylaw No. 17, 2019 - Bylaw No. 14033](#)

Rez. #19-08

4320 / 4331 Dominion Street and 4405 Norfolk Street

From: CD Comprehensive Development District (based on C3, C3d, C3f General Commercial District, P8 Parking District and B2 Urban Office District)

To: Amended CD Comprehensive Development District (based on C3, C3d, C3f General Commercial District, P8 Parking District and B2 Urban Office District, and in accordance with the development plan entitled “Grand Villa Casino, Burnaby Slot & Gaming Floor Increase” prepared by MGB Architecture Inc.)

The purpose of the proposed zoning bylaw amendment is to permit an increase in the number of slot machines permitted at the Grand Villa Casino from 1,200 to 1,600.

5) [Burnaby Zoning Bylaw 1965,](#)
[Amendment Bylaw No. 19, 2019 - Bylaw No. 14037](#)

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Rez. #19-18

5140 North Fraser Way

From: CD Comprehensive Development District (based on M2 General Industrial District and M5 Light Industrial District)

To: Amended CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District and Big Bend Development Plan guidelines, and in accordance with the development plan entitled “Coanda – Mezzanine Addition” prepared by Taylor Kurtz Architecture and Design Inc.)

The purpose of the proposed zoning bylaw amendment is to permit an expansion of the floor area within the proposed building.

6) [Burnaby Zoning Bylaw 1965,](#)
[Amendment Bylaw No. 18, 2019 - Bylaw No. 14034](#)

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Text Amendment

The purpose of the proposed zoning bylaw amendment is to permit a density offset within the RM3, RM4 and RM5 Multiple Family Residential Districts for the provision of affordable rental housing through new developments throughout Burnaby, in line with the proposed Rental Use Zoning Implementation Policy.

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 3:45 p.m. on 2019 June 25 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 until 2019 June 25.

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

K. O'Connell
CITY CLERK