



PUBLIC HEARING

The Council of the City of Burnaby hereby gives notice that it will hold a Public Hearing

TUESDAY, 2019 OCTOBER 29 AT 6:00 PM

in the Council Chamber, City Hall to receive representations in connection with:

- A) proposed amendments to "Burnaby Zoning Bylaw 1965", and
- B) proposed retention and protection of historic property seeking Heritage Designation

A G E N D A

CALL TO ORDER

PAGE

ZONING BYLAW AMENDMENTS

- A1) **[Burnaby Zoning Bylaw 1965,](#)**
Amendment Bylaw No. 26, 2019 - Bylaw No. 14060

1

Rez. #17-36

4500, 4554 Dawson Street, 2223, 2375 Alpha Avenue and 2350, 2410, 2430
Willingdon Avenue

From: M1 Manufacturing, M2r General Industrial, and M5 Light Industrial
Districts

To: CD Comprehensive Development District (based on RM4s
Multiple Family Residential District, RM4r Multiple Family
Residential District, C9 Urban Village District, and Brentwood
Town Centre Plan guidelines)

The purpose of the proposed zoning bylaw amendment is to establish a Conceptual Master Plan and Design Guidelines for the Grove development site, in order to guide further site specific rezoning applications for the construction of a high-density multi-phased strata, rental, commercial retail and office development over four main phases. No specific development is being proposed by the subject rezoning application.

**A2) [Burnaby Zoning Bylaw 1965,](#)
Amendment Bylaw No. 27, 2019 - Bylaw No. 14061**

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Rez. #18-09

6438 Byrnepark Drive

From: CD Comprehensive Development District (based on RM2 Multiple Family Residential District as guidelines)

To: Amended CD Comprehensive Development District (based on RM2 Multiple Family Residential District, RM3 Multiple Family Residential District, RM3r Multiple Family Residential District, and Edmonds Town Centre Plan as guidelines and in accordance with the development plan entitled “Proposed Multi-Family Development” prepared by Integra Architecture Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a five-storey apartment building with underground parking, as well as townhouses with surface parking.

**A3) [Burnaby Zoning Bylaw 1965,](#)
Amendment Bylaw No. 28, 2019 - Bylaw No. 14062**

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Rez. #19-09

3133 Sumner Avenue

From: M1 Manufacturing District

To: CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District and C1 Neighbourhood Commercial District in accordance with the development plan entitled “3133 Sumner Avenue” prepared by Taylor Kurtz Architecture and Design Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a five-storey light industrial and office building with a small commercial component.

**A4) [Burnaby Zoning Bylaw 1965,](#)
Amendment Bylaw No. 29, 2019 - Bylaw No. 14063**

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Rez. #19-10

Portion of 8288 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, M5r Light Industrial District and Burnaby Business Park Concept Plan as guidelines and in accordance with the development plan entitled “JJ Bean” prepared by Chip Barrett Architect)

The purpose of the proposed zoning bylaw amendment is to permit a cafe of up to 50 seats (JJ Bean Cafe) within an existing multi-tenant industrial development, to serve the day-to-day needs of adjacent industrial developments and their employees.

**A5) [Burnaby Zoning Bylaw 1965,](#)
[Amendment Bylaw No. 30, 2019 - Bylaw No. 14064](#)**

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Rez. #19-27

4050 Graveley Street

From: M3 Heavy Industrial District and R5 Residential District

To: M3 Heavy Industrial District

The purpose of the proposed zoning bylaw amendment is to bring the zoning into conformance with the area’s existing industrial land use, character, and plan designations.

**A6) [Burnaby Zoning Bylaw 1965,](#)
[Amendment Bylaw No. 31, 2019 - Bylaw No. 14065](#)**

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Text Amendment

The purpose of the proposed zoning bylaw amendment is to amend the Burnaby Zoning Bylaw 1965 to (1) regulate the location of the outdoor play areas in child care establishments; (2) allow child care facilities in the P2 Administration and Assembly, P3 Park and Public Use, and P6 Regional Institutional Districts as an outright permitted use; (3) prohibit uses which provide housing, or medical and assisted living care to the clients, and home occupations with on-site client services, on properties containing home-based child care facilities; (4) remove the additional lot area requirement for child care facilities exceeding 20 children in care, in the P1 Neighbourhood Institutional, and P5 Community Institutional Districts.

HERITAGE DESIGNATION BYLAW**B1) Burnaby Heritage Site Designation Bylaw 1992,
Amendment Bylaw No. 1, 2019 - Bylaw No. 14066**

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6344 Deer Lake Avenue

The purpose of the proposed bylaw is to designate the Fairacres “Estate Gate” and “Greenhouse Foundation Wall” as part of the existing civic Heritage Site covered under Bylaw No. 9807 which is the original Burnaby Heritage Site Designation Bylaw 1992.

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 October 29 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 and the proposed heritage site designation bylaw amendment 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 October 29.

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

K. O’Connell
CITY CLERK