



## **PUBLIC HEARING A G E N D A**

**Tuesday, August 25, 2020, 5:00 p.m.  
Electronic Meeting**

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### **1. NOTICE**

Burnaby City Council hereby gives notice that it will hold a Public Hearing to receive representations in connection with the following proposed amendments to "Burnaby Zoning Bylaw 1965".

**Due to the COVID-19 pandemic, and in accordance with Ministerial Order No. M192/2020 and the Class Order (mass gatherings), the Public Hearing will be conducted virtually and live-streamed on the City's website. The public may participate in the meeting via phone, Zoom Webinar, or provide comments to Council in writing.**

All persons who believe they are affected by a proposed bylaw shall be afforded a reasonable opportunity to be heard:

#### **1. Submit written comments to Council**

- email to [clerks@burnaby.ca](mailto:clerks@burnaby.ca)
- mail to Mayor and Council, c/o Office of the City Clerk, 4949 Canada Way, Burnaby, BC V5G 1M2

*Please note all written submissions must be received by 2:45 p.m. on 2020 August 25 and contain the writer's name and address which will become a part of the public record.*

#### **2. Participate LIVE through a Zoom Webinar**

- see details and instructions on the City's website ([www.burnaby.ca/publichearings](http://www.burnaby.ca/publichearings))

#### **3. Participate LIVE through Phone Conferencing**

- Dial toll free 1-855-353-9183 / Passcode 59735# and follow participation instructions provided

#### 4. Watch the Public Hearing LIVE

- Via LIVE webcast at [www.burnaby.ca](http://www.burnaby.ca)

Reports, bylaws, and related information respecting the zoning bylaw amendments are available on the City's website ([www.burnaby.ca/publichearings](http://www.burnaby.ca/publichearings)) from 2020 August 13. Any questions regarding the Public Hearing processes and agenda items may be directed to the Office of the City Clerk, 604-294-7290.

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

Blanka Zeinabova, DEPUTY CITY CLERK

#### 2. CALL TO ORDER

#### 3. ZONING BYLAW AMENDMENTS

##### 3.1 Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 25, 2020 - Bylaw No. 14198

**Rez. #19-17**

**7360 Kingsway**

**From:** CD Comprehensive Development District (based on RM5s Multiple Family Residential, C3 General Commercial, P6 Regional Institutional District guidelines, and Edmonds Town Centre Plan guidelines)

**To:** Amended CD Comprehensive Development District (based on C3 and C3i General Commercial District, Edmonds Town Centre Plan guidelines, and in accordance with the development plan entitled "BCCS #7051 Burnaby Kings Crossing" prepared by the Liquor Distribution Branch)

**Purpose:** to permit a government cannabis store within an existing commercial retail unit (CRU)

**Applicant:** British Columbia Liquor Distribution Branch

##### 3.2 Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 26, 2020 - Bylaw No. 14199

**Rez. #19-16**

**#1 - 4429 Kingsway**

**From:** C3 General Commercial District

**To:** CD Comprehensive Development District (based on C3 and C3i General Commercial District and in accordance with the development plan entitled "BCCS #7049 Burnaby Old Orchard" prepared by the Liquor Distribution Branch)

**Purpose:** to permit a government cannabis store within an existing commercial retail unit (CRU)

**Applicant:** British Columbia Liquor Distribution Branch

### **3.3 Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 27, 2020 - Bylaw No. 14200**

**Rez. #19-24**

**Unit B - 6681 MacPherson Avenue**

**From:** C4 Service Commercial District

**To:** CD Comprehensive Development District (based on C4 and C4f Service Commercial District, and in accordance with the development plan entitled "Proposed Rezoning: Liquor Primary Application - Unit B, 6681 MacPherson Ave, Burnaby" prepared by Vancouver Drafting)

**Purpose:** to permit the subject karaoke box room to operate as a liquor primary license establishment

**Applicant:** Van Land Use Consulting

### **3.4 Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 28, 2020 - Bylaw No. 14201**

**Rez. #16-39**

**7532, 7544, 7556, 7568 and 7580 Bevan Street, 6199 Marine Drive, 6335, 6375, 6423, 6453 and 6489 Fifteenth Avenue and portions of 7514 Bevan Street, 6370, 6380, 6428, 6448 and 6488 Stride Avenue, and 6229 and 6253 Marine Drive**

**From:** R5 Residential District

**To:** CD Comprehensive Development District (based on RM2r Multi-Family Residential District and Edmonds Town Centre Plan as guidelines and in accordance with the development guidelines provided in Appendix A of the report)

**Purpose:** to establish development guidelines for the future development of rental townhouses on the subject site, as part of a broader City initiative to develop non-market housing on various City-owned sites in Burnaby

**Applicant:** City of Burnaby

### **3.5 Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 29, 2020 - Bylaw No. 14202**

**Rez. #19-25**

**4500 and 4554 Dawson Street, 2223 Alpha Avenue and Ptn. 2350 Willingdon Avenue**

**From:** M1 Manufacturing District, M2r General Industrial District, M5 Light Industrial

District

**To:** CD Comprehensive Development District (based on RM4s Multiple Family Residential District, RM4r Rental District, C9 Urban Village Commercial District and Brentwood Town Centre Development Plan as guidelines and in accordance with the development plan entitled "The Grove Phase One" prepared by IBI Group)

**Purpose:** to permit the construction of Phase I of the Grove Master Plan, including two high-rise residential towers (36 and 43 storeys) atop commercial podiums fronting Dawson Street, and a 6 storey non-market rental building with ground oriented commercial component fronting Willingdon Avenue and the future park

**Applicant:** 4500 Dawson Street Holdings Ltd.

### 3.6 Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 30, 2020 - Bylaw No. 14203

**Rez. #19-52**

**3700 Gilmore Way**

**From:** CD Comprehensive Development District (based on the M5 Light Industrial District and M8 Advanced Technology Research District)

**To:** Amended CD Comprehensive Development District (based on the M5 Light Industrial District and M8 Advanced Technology Research District, the Discovery Place Community Plan as guidelines, and in accordance with the development plan entitled "3700 Gilmore At Sanderson Way, Burnaby, BC" prepared by Turner/Dialog)

**Purpose:** to permit the construction of two three-five storey office buildings with 3 levels of parking for the expansion of the Electronic Arts (EA) Burnaby campus

**Applicant:** Canadian Turner Construction Company

### 3.7 Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 31, 2020 - Bylaw No. 14204

**Text Amendment**

**Purpose:** to amend the Burnaby Zoning Bylaw 1965 in regard to density bonus provisions dealing with the provision by developers of community amenities, affordable housing and special needs housing. The public hearing will also provide an opportunity for members of the public to make representations to Council regarding changes to the City Community Benefit Bonus Policy on the use of existing and future community amenity fund reserves to provide community amenities having City-wide benefit, and on the use of interest earned on existing and future affordable and special needs housing reserves to fund non-capital housing initiatives.

#### 4. ADJOURNMENT