

PUBLIC NOTICE:

REZONING BYLAWS FOR FIRST READING

Published on: January 25, 2024

Notice is hereby given pursuant to s. 94 of the *Community Charter* and s. 467 of the *Local Government Act* that the following proposed Rezoning Bylaws will be presented for First Reading at the City Council Meeting on January 29, 2024 at 5 pm in Burnaby City Hall, Council Chambers at 4949 Canada Way, Burnaby.

1) Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 36, 2023 – Bylaw No. 14614

REZ #22-31A (Master Plan Amendment – 7201 11th Avenue and 7208 14th Avenue)

FROM: CD Comprehensive Development District (based on RM5 and RM1 Multiple Family Residential Districts, and C2 Community Commercial District)

TO: Amended CD Comprehensive Development District (based on RM5, RM5r and RM1 Multiple Family Residential Districts, C2 Community Commercial District, Southgate Neighbourhood Master Plan and Edmonds Town Centre Plan as guidelines and in accordance with the development plan entitled “Southgate City Master Plan Amendment (2023)” prepared by Arcadis Architects (Canada) Inc.)

PURPOSE: to amend the Southgate Master Plan to facilitate future land uses and development in accordance with the City’s Rental Use Zoning Policy, and other City policies that have been enacted since the Southgate Master Plan’s original adoption

APPLICANT: Bob Estey, Southgate City Homes Ltd.

2) Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 37, 2023 – Bylaw No. 14615

REZ #22-31B (Site Specific Rezoning – Phase 1A and 1B – Courtyard – Portion of 7201 11th Avenue)

FROM: CD Comprehensive Development District (based on RM5 and RM1 Multiple Family Residential Districts, and C2 Community Commercial District)

TO: Amended CD Comprehensive Development District (based on RM5 and RM5r Multiple Family Residential Districts, C2 Community Commercial District, Southgate Neighbourhood Master Plan and Edmonds Town Centre Plan as guidelines and in accordance with the development plan entitled “C1/C2/C3/C4 Southgate City” prepared by Arcadis Architects (Canada) Inc.)

PURPOSE: to permit the construction of a mixed use development above underground parking within the Courtyard Neighbourhood (Buildings C1 – C4) of the Southgate Master Plan area. The development is comprised of a six storey market strata building, a six storey non-market rental building with a child care facility, and two market strata high-rise buildings with podiums and a small-scale commercial opportunity

APPLICANT: Bob Estey, Southgate City Homes Ltd.

3) Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 43, 2023 – Bylaw No. 14631

REZ #20-09 (3777 and 3791 Kingsway)

FROM: CD Comprehensive Development District (C3 General Commercial District) and CD Comprehensive Development District (C6a Gasoline Service Station District and P8 Parking District), and Metrotown Downtown Plan as guidelines

TO: Amended CD Comprehensive Development District (RM4s and RM4r Multiple Family Residential District, C3 General Commercial District, Metrotown Downtown Plan as guidelines, and in accordance with the development plan entitled “Central Park Commons” prepared by Arcadis)

PURPOSE: to permit the construction of a high-density mixed-use development above underground parking. The development will be completed in two primary phases. Phase 1 (Kingsway South), fronting Kingsway, will be comprised of two high-rise market rental apartment buildings above ground-level commercial retail units, and also includes the retrofit and retention of the existing office building at 3777 Kingsway, commonly known as ‘The Boot’. Phase 2 (Boundary North), fronting Boundary, will be comprised of three high-rise residential strata buildings above a commercial and amenity podium

APPLICANT: Matthew Kingston, 3777 and 3791 Kingsway Portfolio In., No. A67716 and A011057

Physical copies for inspection of the Rezoning Bylaws, related reports and development plans are now available for viewing in the Planning and Development Department at Burnaby City Hall during regular business hours or on the City’s website at [Burnaby.ca/RezoningBylaws](https://burnaby.ca/RezoningBylaws).

For additional information or questions relating to the proposed Rezoning Bylaws, please contact the Planning and Development Department at 604-294-7400 or planning@burnaby.ca.

Members of the public can watch the Council meeting in person or view a live webcast of the meeting on [Burnaby.ca/eAgenda](https://burnaby.ca/eAgenda).

If you wish to provide written comments on these proposed Rezoning Bylaws prior to the meeting, please cite the REZ # and email legislativeservices@burnaby.ca.

Physical letters will also be accepted and can be mailed, or hand delivered to:
Mayor and Council, c/o Legislative Services
4949 Canada Way, BC, V5G 1M2.

Written submissions received by 12:00 Noon on the Tuesday prior to January 29, 2024 Council meeting will be included in the publicly available Council Correspondence and Public Notice Submissions package of that same meeting. Written submissions received after 12:00 Noon will be published in the proceeding packages prior to final adoption of the proposed bylaw.

All written submissions must include the author’s legal name and civic address and will become part of the permanent public record in accordance with the *Freedom of Information and Protection of Privacy Act*.

As a Public Hearing is prohibited or not being held (in accordance with the *Local Government Act*) for the proposed Rezoning Bylaws, delegation requests to appear before Council in respect to the proposed Rezoning Bylaw will not be accepted.

B. ZEINABOVA
DEPUTY CORPORATE OFFICER

