



PUBLIC HEARING

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

TUESDAY, 2019 NOVEMBER 19 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

<u>CALL TO ORDER</u>	<u>PAGE</u>
<u>ZONING BYLAW AMENDMENTS</u>	
1) <u>Burnaby Zoning Bylaw 1965,</u> <u>Amendment Bylaw No. 32, 2019 - Bylaw No. 14078</u>	1
Rez. #19-13	
9702 Glenlyon Parkway	
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, the Big Bend Development Plan, the Glenlyon Concept Plan guidelines and in accordance with the development plan entitled "9702 Glenlyon Parkway Burnaby BC" prepared by Taylor Kurtz Architecture and Design Inc.)	
The purpose of the proposed zoning bylaw amendment is to permit the construction of a two-storey light industrial and office building.	
2) <u>Burnaby Zoning Bylaw 1965,</u> <u>Amendment Bylaw No. 33, 2019 - Bylaw No. 14079</u>	8
Rez. #19-36	
3713 Kensington Avenue	

From: CD Comprehensive Development District (based on C2 Community Commercial District, P6 Regional Institutional District and P2 Administration and Assembly District)

To: Amended CD Comprehensive Development District (based on C2 Community Commercial District, C3e General Commercial District, P6 Regional Institutional District and P2 Administration and Assembly District in accordance with the development plan entitled “Adamas ESports” prepared by Dsquared Projects)

The purpose of the proposed zoning bylaw amendment is to permit one of the units within the Fortius Centre to be utilized for an e-sports training facility.

3) [Burnaby Zoning Bylaw 1965,](#)
[Amendment Bylaw No. 34, 2019 - Bylaw No. 14080](#)

14

Rez. #19-37

5751 Marine Way

From: CD Comprehensive Development District (based on C2 Community Commercial District)

To: Amended CD Comprehensive Development District (based on C2 Community Commercial District, Byrne Road and Marine Way Development Plan, Big Bend Development Plan guidelines, and in accordance with the development plan entitled “Revised Statement of Uses” prepared by Anka Cornea and Frederick Li)

The purpose of the proposed zoning bylaw amendment is to permit general commercial uses, based on the C2 Community Commercial District, in the existing specialized retail centre.

4) [Burnaby Zoning Bylaw 1965,](#)
[Amendment Bylaw No. 35, 2019 - Bylaw No. 14081](#)

21

Rez. #19-41

6755 Napier Street

From: R4 Residential District

To: P1 Neighbourhood Institutional District

The purpose of the proposed zoning bylaw amendment is to align the zoning of the subject site with the zoning of 1030 Sperling Avenue, in order to permit a child care use.

5) [Burnaby Zoning Bylaw 1965,](#) **Amendment Bylaw No. 36, 2019 - Bylaw No. 14082**

26

Rez. #17-07

Portion of 7201 11th Avenue

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

To: Amended CD Comprehensive Development District (based on RM4r Multiple Family Residential District, Southgate Neighbourhood Master Plan and Edmonds Town Centre Plan guidelines and in accordance with the development plan entitled “G6” prepared by Integra Architecture Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a six-storey rental building in the Gateway neighbourhood of the multi-phased Southgate Master Plan area.

6) [Burnaby Zoning Bylaw 1965,](#) **Amendment Bylaw No. 37, 2019 - Bylaw No. 14083**

40

Rez. #16-13

4960 Bennett Street and Portion of Lane

From: RM3 Multiple Family Residential District

To: CD Comprehensive Development District (based on the RM5s Multiple Family Residential District, RM5r Multiple Family Residential District and Metrotown Downtown Plan as guidelines and in accordance with the development plan entitled “The Bennett” prepared by IBI Group)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a 35-storey high-rise strata apartment building and a six-storey rental apartment podium.

7) [Burnaby Zoning Bylaw 1965,](#) 53
[Amendment Bylaw No. 38, 2019 - Bylaw No. 14084](#)

Rez. #17-26

6525 Telford Avenue

From: RM3 Multiple Family Residential District

To: CD Comprehensive Development District (based on the RM5s and RM5r Multiple Family Residential Districts and Metrotown Downtown Plan as guidelines and in accordance with the development plan entitled “Telford Multi-Residential Development” prepared by NSDA Architects and Connect Landscape Architecture)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a 37-storey market (strata) residential building and a six-storey rental residential building.

8) [Burnaby Zoning Bylaw 1965,](#) 66
[Amendment Bylaw No. 39, 2019 - Bylaw No. 14085](#)

Rez. #17-27

6444 Willingdon Avenue and 4241 Maywood Street

From: RM3 Multiple Family Residential District

To: CD Comprehensive Development District (based on the RM5s and RM5r Multiple Family Residential Districts and Metrotown Downtown Plan as guidelines and in accordance with the development plan entitled “6444 Willingdon” prepared by GBL Architects Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a single 43-storey apartment building located at the corner of Willingdon Avenue and Maywood Street, townhouse buildings fronting Maywood Street and Cassie Avenue, and a six-storey non-market rental apartment building fronting Willingdon Avenue.

9) [Burnaby Zoning Bylaw 1965,](#) 80
[Amendment Bylaw No. 40, 2019 - Bylaw No. 14086](#)

Rez. #17-30

6556, 6566, 6580 and 6596 Marlborough Avenue

From: RM3 Multiple Family Residential District

To: CD Comprehensive Development District (based on the RM4s Multiple Family Residential District, RM4r Multiple Family Residential District and Metrotown Downtown Plan as guidelines and in accordance with the development plan entitled “Marlborough” prepared by GBL)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a 34-storey, mixed-tenure apartment building and a four-storey affordable rental apartment building.

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 November 19 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 November 19.

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

K. O’Connell
CITY CLERK