

## Tuesday, October 31, 2023 at 5 pm in Council Chambers at City Hall

### ZONING BYLAW AMENDMENTS

#### 1) Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 28, 2023 - Bylaw No. 14603

**REZ #23-01** - 8304 11th Avenue

**FROM:** R3 Residential District

**TO:** CD Comprehensive Development District (based on the RM2 and RM2r Multiple Family Residential Districts and Newcombe Community Plan as guidelines, and in accordance with the development guidelines provided in Appendix A)

**PURPOSE:** to establish development guidelines for the subject site to facilitate development of non-market rental housing

**APPLICANT:** City of Burnaby

#### 2) Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 29, 2023 - Bylaw No. 14604

**REZ #22-29** - Portion of 3405 Willingdon Avenue

**FROM:** CD Comprehensive Development District (based on P6 Regional Institutional District and B2 Urban Office District)

**TO:** Amended CD Comprehensive Development District (based on RM5 and RM5r Multiple Family Residential Districts, and the Willingdon Lands Master Plan as guidelines, and in accordance with the development plan entitled "Willingdon Phase 1/Burnaby, BC" prepared by Arcadis)

**PURPOSE:** to permit the construction of a multiple-family residential development above underground parking. The proposed development is Phase 1 of the Willingdon Lands Urban Village Master Plan comprised of three buildings: a six-storey non-market rental building, a 14-storey market rental and non-market rental building, and a 20-storey leasehold strata building with street-oriented townhomes

**APPLICANT:** Graeme Clendenan, ADC Management LP

#### 3) Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 30, 2023 - Bylaw No. 14605

**REZ #22-38** - 4430, 4488 Halifax Street, and 1801 Willingdon Avenue

**FROM:** CD Comprehensive Development District (based on C3 General Commercial District, RM5s and RM5r Multiple Family Residential Districts, and Brentwood Town Centre Plan as guidelines)

**TO:** Amended CD Comprehensive Development District (based on C3 General Commercial District, RM5s and RM5r Multiple Family Residential Districts, and Brentwood Town Centre Plan as guidelines, and in accordance with the development plan entitled "Proposed Mixed-Use Commercial and Residential Development" prepared by Chris Dikeakos Architects Inc.)

**PURPOSE:** to permit the construction of two high-rise mixed tenure residential apartment buildings atop a commercial podium and underground parking in accordance with Phase 1 and 2 of the Brentwood West Master Plan (REZ #19-19)

**APPLICANT:** Chris Dikeakos Architects

#### 4) Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 31, 2023 - Bylaw No. 14606

**REZ #22-32** - Portion of 7000 Lougheed Highway

**FROM:** CD Comprehensive Development District (based on C1 Neighbourhood Commercial District, C2h Community Commercial District, M5 Light Industrial District, and P2 Administration and Assembly District as guidelines) and R2 Residential District

**TO:** Amended CD Comprehensive Development District (based on RM5uv-a and RM5r Multiple Family Residential Districts, C2 Community Commercial District and the Bainbridge Urban Village Community Plan as guidelines, and in accordance with the development plan entitled "7000 Phase 1" prepared by dys architecture)

**PURPOSE:** to permit the construction of two mid-rise residential apartment buildings atop live-work units and underground parking in accordance with Phase 1 of the Burnaby Lake Heights Master Plan (REZ #22-15)

**APPLICANT:** Nicole Yang, Create Urban Development Corporation

#### 5) Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 32, 2023 - Bylaw No. 14607

**REZ #21-15** - 3965 North Road

**FROM:** C4 Service Commercial District

**TO:** CD Comprehensive Development District (based on RM5s and RM5r Multiple Family Residential Districts, C3 General Commercial District, Lougheed Core Area Master Plan, and Lougheed Town Centre Plan as guidelines, and in accordance with the development plan entitled "Canderel Mixed Use Residential / Commercial Development" prepared by Chris Dikeakos Architects Inc.)

**PURPOSE:** to permit the construction of a high density mixed-use development on the subject site within the Lougheed Core Area Master Plan, comprised of a high-rise strata residential building, high-rise non-market and market rental residential building, atop a commercial podium with an office component and street-fronting retail, with underground parking

**APPLICANT:** Ryan Jenkins, Canderel Management Inc.

#### 6) Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 25, 2023 - Bylaw No. 14598

##### TEXT AMENDMENT

**PURPOSE:** to propose a number of housekeeping amendments to the Burnaby Zoning Bylaw pertaining to the definitions of grade, family, and carport, as well as the regulations associated with retaining walls, car wash facilities, temporary buildings and density in the R12 District

### HOW TO PARTICIPATE:

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

#### 1. PARTICIPATE IN-PERSON

#### 2. SUBMIT WRITTEN COMMENTS TO COUNCIL

@ EMAIL: [legislativeservices@burnaby.ca](mailto:legislativeservices@burnaby.ca)

📧 WEBFORM: Complete at [Burnaby.ca/PublicHearings](https://burnaby.ca/PublicHearings)

✉ MAIL: Addressed to:  
**Council c/o Legislative Services**  
**4949 Canada Way,**  
**Burnaby, B.C. V5G 1M2**

#### 3. PARTICIPATE LIVE ON A ZOOM WEBINAR

🗣 ZOOM: Join at [Burnaby.ca/PublicHearings](https://burnaby.ca/PublicHearings)

#### 4. WATCH THE PUBLIC HEARING LIVE

📺 VIEW: Join the livestream [Burnaby.ca/PublicHearings](https://burnaby.ca/PublicHearings)



Reports, bylaws, and related information respecting the zoning bylaw amendments are available on the City's website at [Burnaby.ca/PublicHearings](https://burnaby.ca/PublicHearings) from **October 12, 2023**.

Any questions regarding the Public Hearing process and agenda items may be directed to Legislative Services at 604-294-7290.

All written submissions must be received by **2:45 pm** on the day of the Hearing and contain the writer's name and address which become a part of the public record.

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

B. ZEINABOVA  
DEPUTY CORPORATE OFFICER

