

Tuesday, November 28, 2023 at 5 pm in Council Chambers at City Hall

ZONING BYLAW AMENDMENTS

1) Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 34, 2023 - Bylaw No. 14612

REZ #21-16 – 5292 and 5318 Kingsway

FROM: C4 Service Commercial District

TO: Comprehensive Development District (based on C9 Urban Village District and Royal Oak Community Plan as guidelines, and in accordance with the development plan entitled “Roi and Reine” prepared by RH Architects Inc.)

PURPOSE: to permit the construction of mixed-use development above underground parking comprised of two six-storey mixed-use buildings with commercial uses at grade and 85 residential units above (75 strata units and 10 non-market rental units), connected by an exterior amenity area on Level 2

APPLICANT: Tony Zhang, Porte Communities

2) Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 42, 2023 - Bylaw No. 14620

REZ #22-06 – 4141 Lougheed Highway

FROM: M1 Manufacturing District

TO: CD Comprehensive Development District (based on RM5s and RM5r Multiple Family Residential Districts, C3 General Commercial District and the Brentwood Town Centre Development Plan as guidelines, and in accordance with the development plan entitled “4141 Lougheed Hwy Mixed Use Development” prepared by FaulknerBrowns Architects)

PURPOSE: to permit the construction of a high-density mixed-tenure residential development atop a commercial/retail podium and underground parking

APPLICANT: Adam Nour, Millenium Properties Ltd.

3) Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 39, 2023 - Bylaw No. 14617

REZ #22-08 – 2211 and 2271 Rosser Avenue

FROM: M2 and M2r General Industrial District

TO: CD Comprehensive Development District (based on RM4, RM4s, and RM4r Multiple Family Residential Districts, C9 Urban Village Commercial District, C3 General Commercial District, and the Brentwood Town Centre Development Plan as guidelines, and in accordance with the development plan entitled “Proposed Mixed Development 2211 and 2271 Rosser Avenue, Burnaby, BC” prepared by Chris Dikeakos Architects Inc.)

PURPOSE: to permit the construction of a single high-rise residential building atop a residential and commercial podium with street-fronting commercial space and underground parking

APPLICANT: Sean O’Flynn, Amacon Construction Ltd. (Representative)

4) Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 40, 2023 - Bylaw No. 14618

REZ #22-09 – 5166 Halifax Street

FROM: RM3 Multiple Family Residential

TO: CD Comprehensive Development District (based on RM4 and RM4r Multiple Family Residential Districts, and the Brentwood Town Centre Development Plan as guidelines, and in accordance with the development plan entitled “Proposed Residential Development, 5166 Halifax Street, Burnaby, BC” prepared by Chris Dikeakos Architects Inc.)

PURPOSE: to permit the construction of two mid-rise residential buildings with underground parking

APPLICANT: Emerson Dohm, Amacon Construction Ltd.

5) Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 41, 2023 - Bylaw No. 14619

REZ #22-36 – Portion of 4567 Lougheed Highway

FROM: CD Comprehensive Development District (based on C3, C3a General Commercial District, P2 Administration and Assembly District, RM4s, RM5s Multiple Family Residential District, and Brentwood Town Centre Plan as guidelines)

TO: Amended CD Comprehensive Development District (based on C3 General Commercial District and Brentwood Town Centre Plan as guidelines, and in accordance with the development plan entitled “The Amazing Brentwood Phase 2C-Tower 7” prepared by Arcadis Architects (Canada) Inc.)

PURPOSE: to permit the construction of a high-rise commercial rental residential apartment building atop a commercial podium and underground parking in accordance with the Brentwood Site Conceptual Master Plan and associated Development guidelines (REZ #11-22)

APPLICANT: Patrick Hunter, Shape Properties Corp.

6) Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 38, 2023 - Bylaw No. 14616

REZ #23-06 – Portion of 6800 Lougheed Highway

FROM: M2 General Industrial District and R2 Residential District

TO: 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 “Phase 1 Sperling/Saputo/6800, Buildings G & H” prepared by ARCADIS)

PURPOSE: to permit the construction of two mid-rise strata apartment buildings atop a commercial podium with underground parking, and a mid-rise market and below-market rental building with underground parking in accordance with Phase 1A of the “Burnaby Lake Village Conceptual Master Plan (REZ #22-28)

APPLICANT: Sean Callaghan, Sperling Limited Corporation

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

📄 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 **November 9, 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