

# PUBLIC NOTICE:

## REZONING BYLAWS FOR FIRST AND SECOND READING

Published on: May 23, 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 and Second Reading at the City Council Meeting on May 27, 2024 at 5 pm in Burnaby City Hall, Council Chambers at 4949 Canada Way, Burnaby.

### 1) Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 5, 2024 - Bylaw No. 14658

**REZ #20-34 – 3873 Godwin Avenue and 5867 Sunset Street**

**FROM:** R4 Residential District

**TO:** CD Comprehensive Development District (based on P5 Community Institutional District, RM2 and RM2r Multiple Family Residential Districts as guidelines and in accordance with the development plan entitled “Affordable Housing Project Burnaby, BC” prepared by S2 Architecture)

**PURPOSE:** to permit construction of a three-storey non-market rental development with full underground parking

**APPLICANT:** Altus Group Ltd.

### 2) Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 6, 2024 - Bylaw No. 14659

**REZ #22-23 – 5825 Sunset Street**

**FROM:** CD Comprehensive Development District (based on the P5 Community Institutional District and RM2 Multiple Family Residential District)

**TO:** Amended CD Comprehensive Development District (based on P5 Community Institutional District, RM2 and RM2r Multiple Family Residential Districts as guidelines and in accordance with the development plan entitled “3rd Floor Addition” prepared by collabor8 Architecture + Design)

**PURPOSE:** to permit the addition of a third storey to an existing building, in order to provide six additional non-market rental units

**APPLICANT:** Collabor8 Architecture + Design Inc.

### 3) Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 7, 2024 - Bylaw No. 14660

**REZ #24-02 – 3676 Kensington Avenue**

**FROM:** CD Comprehensive Development District (based on P3 Park and Public Use District)

**TO:** P3 Park and Public Use District

**PURPOSE:** to permit the use of the site for the full range of uses and development opportunities under the P3 District at 3676 Kensington Avenue to facilitate a revised design for community facilities

**APPLICANT:** City of Burnaby

### 4) Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 8, 2024 - Bylaw No. 14661

**TEXT AMENDMENT**

**PURPOSE:** to amend the Burnaby Zoning Bylaw to implement new *Local Government Act* requirements related to small-scale multi-unit housing in single- and two-family neighbourhoods, and other supplementary amendments

**APPLICANT:** City of Burnaby

### 5) Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 9, 2024 - Bylaw No. 14662

**REZ #24-12 - All current R-District parcels and portions of parcels that are split-zoned R-District**

**FROM:** R- District (R7 Mobile Home Park District and R1, R1a, R2, R2a, R3, R3a, R4, R4a, R5, R5a, R6, R8, R9, R9a, R10, R11, R12 and R12s Residential Districts)

**TO:** R1 Small-Scale Multi-Unit Housing District (as established by Bylaw No. 14661, and in accordance with housing requirements introduced under the *Local Government Act* as part of *Bill 44-2023 Housing Statutes (Residential Development) Amendment Act, 2023*)

**PURPOSE:** to implement new *Local Government Act* requirements related to small-scale multi-unit housing through the rezoning of all current R- District properties and portions of properties that are split-zoned as R- District, which includes permitting the following minimum number of housing units in single- and two-family neighbourhoods:

- 3 units on residential lots that are up to 280 m<sup>2</sup>
- 4 units on residential lots that are greater than 280 m<sup>2</sup>
- 6 units on residential lots that are at least 281 m<sup>2</sup> and within 400 m of bus stops with frequent service

**APPLICANT:** City of Burnaby



Reports and development plans related to the rezoning bylaws are 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](mailto: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](mailto: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 the May 27, 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 package prior to adoption of the proposed bylaws.

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 Bylaws will not be accepted.

**B. ZEINABOVA  
DEPUTY CORPORATE OFFICER**

