

PUBLIC NOTICE:

REZONING BYLAWS FOR FIRST AND SECOND READING

Published on: August 22, 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 August 26, 2024 at 5 pm in Burnaby City Hall, Council Chambers at 4949 Canada Way, Burnaby.

1) Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 15, 2024 – Bylaw No. 14678

**REZ #20-15 – 5912, 5924, 5938, 5946, 5958, 5968, 5978, 5988
Sunset Street and 5907, 5919, 5931, 5941, 5951, 5969, 5979, 5989
Kincaid Street**

From: CD Comprehensive Development District (based on P5 Community Institutional District, RM3r Multiple Family Residential District, and Central Administrative Area Plan as guidelines)

To: Amended CD Comprehensive Development District (based on P5 Community Institutional District, RM3 and RM3r Multiple Family Residential Districts, and Central Administrative Area Plan as guidelines, and in accordance with the development guidelines provided in Appendix A attached to Rezoning Bylaw for REZ #20-15)

Purpose: to permit a non-market housing development with adult day care and a child care facility, and a separate potential non-market housing development primarily for seniors

2) Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 16, 2024 – Bylaw No. 14679

REZ #21-39 – 6540 and 6592 Telford Avenue

From: RM3 Multiple Family Residential District and R5 Residential District

To: CD Comprehensive Development District (based on RM4s and RM4r Multiple Family Residential Districts, C1 Neighbourhood Commercial District, and Metrotown Downtown Plan as guidelines, and in accordance with the development plan entitled “6540 Telford Avenue, Burnaby, BC” prepared by GBL Architects Inc.)

Purpose: to permit the construction of a high-density multiple-family residential development with a childcare neighbourhood commercial space. The development is comprised of a 29-storey mixed-use building and a six-storey rental building. The mixed-use building includes a childcare and retail unit at grade, four small-scale office on level two, and market residential units. The six-storey rental building includes both market and non-market rental units, including replacement units

3) Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 17, 2024 – Bylaw No. 14680

REZ #22-12 – 4411, 4429 and 4431 Hastings Street

From: C8a Urban Village Commercial District

To: CD Comprehensive Development District (based on the C8a Urban Village Commercial District and Hastings Street Area Plan as guidelines, and in accordance with the development plan entitled “4411 – 4431 Hastings St., Burnaby” prepared by Matthew Cheng Architect Inc.)

Purpose: to permit the construction of a six-storey mixed-use multiple-family strata and non-market rental residential development with commercial retail uses at grade

4) Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 18, 2024 – Bylaw No. 14681

REZ #23-14 – Portion of 6800 Lougheed Highway

From: CD Comprehensive Development District (based on RM5uv-a Multiple Family Residential District, C2 Community Commercial District, M2 General Industrial District, P5 Community Institutional District and the Bainbridge Urban Village Community Plan as guidelines)

To: Amended CD Comprehensive Development District (based on RM5uv-a Multiple Family Residential District, RM5r Multiple Family Residential District, C2 Community Commercial District, and the Bainbridge Urban Village Community Plan as guidelines, and in accordance with the development plan entitled “6800 Lougheed Hwy Phase 1B” prepared by Boniface Oleksiuk Politano Architects)

Purpose: to permit the construction of three mid-rise strata apartment buildings atop a commercial podium with underground parking in accordance with Phase 1B of the Burnaby Lake Village Conceptual Master Plan (REZ #22-28)



The reports related to the proposed 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/ZoningAmendments](https://burnaby.ca/ZoningAmendments).

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 this proposed rezoning bylaws prior to the meeting, please cite the **BYLAW #** and email legislativeservices@burnaby.ca.

Physical letters will also be accepted and can be mailed, or hand delivered to:

**Legislative Services
4949 Canada Way, BC, V5G 1M2.**

Written submissions received by 12:00 Noon on the Tuesday prior to the August 26, 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 zoning bylaw text amendment and rezoning bylaws, delegation requests to appear before Council in respect to the proposed rezoning bylaws will not be accepted.

**B. ZEINABOVA
Deputy Corporate Officer**

