

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 Bylaw will be presented for First and Second Reading at the City Council Meeting on January 28, 2025 at 5 pm in Burnaby City Hall, Council Chambers at 4949 Canada Way, Burnaby.

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](mailto:planning@burnaby.ca).

If you wish to provide written comments to staff for consideration on these proposed rezoning bylaws prior to the meeting, please cite the **BYLAW #** and email [legislativeservices@burnaby.ca](mailto:legislativeservices@burnaby.ca). Physical letters will also be accepted and can be mailed, or hand delivered to: **Legislative Services, 4949 Canada Way, Burnaby, BC, V5G 1M2**

Written submissions received by 12:00 Noon on the Tuesday prior to the January 28, 2025 Council meeting will be included in the publicly available 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*.

**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).**

**ADDITIONAL NOTICE:** As a Public Hearing may be prohibited or not held for proposed rezoning bylaws (in accordance with the *Local Government Act*), delegation requests to appear before Council in respect to the proposed rezoning bylaws will not be accepted. Further, correspondence received in response to Public Notices will appear only in the Public Notice Submissions packages and/or directed to staff when an active engagement opportunity period is underway. Public Notice submissions or responses to active engagement opportunities of the City will be forwarded to designated department staff to ensure receipt and acknowledgement.

**B. Zeinabova**  
Deputy Corporate Officer

## Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 27, 2024 – Bylaw No. 14708

### **REZ #23-24 – Portion of 3405 Willingdon Avenue**

**From:** CD Comprehensive Development District (based on RM5 and RM5r Multiple Family Residential Districts, C2 Community Commercial District, and B2 Urban Office District as guidelines, and in accordance with the Master Plan entitled "Willingdon Lands Master Plan" prepared by IBI Group)

**To:** Amended CD Comprehensive Development District (based on the RM5 Multiple Family Residential District, C2 Community Commercial District and the Willingdon Lands Master Plan as guidelines and in accordance with the development plan entitled 'kʷasən Village Phase 2' prepared by Franc Architecture Inc.)

**Purpose:** to allow for a mixed-use development with multiple family residential units situated above ground-level commercial retail uses and underground parking

## Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 35, 2024 – Bylaw No. 14721

### **REZ #24-13 – Portion of 3405 Willingdon Avenue**

**From:** CD Comprehensive Development District (based on the RM5 and RM5r Multiple Family Residential Districts, C2 Community Commercial District, and B2 Urban Office District as guidelines, and in accordance with the Master Plan entitled "Willingdon Lands Master Plan" prepared by IBI Group)

**To:** Amended CD Comprehensive Development District (based on the RM5 and RM5r Multiple Family Residential Districts, C2 Community Commercial District, and the Willingdon Lands Master Plan as guidelines, and in accordance with the development plans entitled "Willingdon Lands Phase 3-7" prepared by Arcadis IBI Group)

**Purpose:** to establish development plans for Phases 3-7 of the Willingdon Lands Master Plan (kʷasən Village). Phases 3-7 are comprised of fifteen 10-25 storey residential buildings with ground-oriented commercial uses in strategic locations, and various publicly accessible open spaces.



Learn more at [Burnaby.ca/ZoningAmendments](https://burnaby.ca/ZoningAmendments)

