

CITY OF BURNABY
ADVISORY PLANNING COMMISSION

NOTICE OF MEETING

DATE: THURSDAY, 2015 JANUARY 15

TIME: 6:00 P.M. (*DINNER 5:00 P.M. IN CAFETERIA*)

PLACE: COMMITTEE ROOMS 1 & 1A, CITY HALL

A G E N D A

1. ELECTION OF CHAIR

2. ELECTION OF VICE CHAIR

3. MINUTES

PAGE

a) Meeting of the Advisory Planning Commission held on 2014 November 27 1 - 5

4. ZONING BYLAW AMENDMENTS

a) **BURNABY ZONING BYLAW 1965,** 6 - 14
AMENDMENT BYLAW NO. 43, 2014 – BYLAW NO. 13431

Rez. #14-42

3605 Gilmore Way

Lot 2, D.L. 71, Group 1, NWD Plan LMP41517

From: CD Comprehensive Development District (based on M8 Advanced Technology District use and density and Discovery Place Community Plan guidelines, and in accordance with the development plan entitled “Discovery Place Multi-Tenant Facility” prepared by Hancock Bruckner Eng + Wright Architects)

To: Amended CD Comprehensive Development District (based on M8a Advanced Technology District and Discovery Place Community Plan guidelines)

The purpose of the proposed zoning bylaw amendment is to permit general business and professional office uses in an existing three storey high technology/office building.

b) **BURNABY ZONING BYLAW 1965,** 15 - 23
AMENDMENT BYLAW NO. 44, 2014 – BYLAW NO. 13432

Rez. #14-03

4295 Hastings Street

Parcel “A”, DL 121, Group 1, NWD Reference Plan 79414

From: C8 Urban Village Commercial District (Hastings)

To: CD Comprehensive Development District (C8 Urban Village Commercial District and in accordance with the development plan entitled, “Mixed-Use Commercial and Residential Development – 4295 Hastings Street, Burnaby, BC” prepared by Chris Dikeakos Architects Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a five-storey mixed-use development, with commercial/retail at grade, and residential uses above.

c) **BURNABY ZONING BYLAW 1965,** 24 - 37
AMENDMENT BYLAW NO. 45, 2014 – BYLAW NO. 13433

Rez. #13-14

6592/6650 Dunblane Avenue and 6579/6611 Marlborough Avenue

Lot 44, DL 152, Group 1, NWD Plan 27166; Lot 17, DL 152, Group 1, NWD Plan 1292; Lot 18, DL 152, Group 1, NWD Plan 1292; Lot 40, DL 152, Group 1, NWD Plan 25465; Lot 24, DL 152, Group 1, NWD Plan 24406

From: RM3 Multiple Family Residential District

To: CD Comprehensive Development District (based on the RM5s Multiple Family Residential District and Metrotown Town Centre Development Plan as guidelines, and in accordance with the development plan entitled “Dunblane” prepared by DYS Architecture)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a 37 storey apartment building with ground oriented townhouses and full underground parking.

5. **NEW BUSINESS**

6. **INQUIRIES**

7. **ADJOURNMENT**

CITY OF BURNABY

ADVISORY PLANNING COMMISSION

MINUTES

A meeting of the Advisory Planning Commission was held in the Clerk's Committee Room, Burnaby City Hall, 4949 Canada Way, Burnaby, BC on Thursday, **2014 November 27** at 6:00 p.m.

PRESENT: Mr. Valentin Ivancic, Chair
Mr. Craig Henschel, Vice Chair
Mr. Arsenio Chua
Ms. Sarah Campbell
Mr. Harman Dhatt
Mr. Larry Myers

ABSENT: Mr. Harman Dhatt
Mr. Matt Foley, Parks, Recreation & Culture Commission
Ms. Stella Tsiknis
Ms. Jasmine Sodhi

STAFF: Mr. Ed Kozak, Assistant Director, Current Planning
Ms. Eva Prior, Administrative Officer

The Chair called the meeting to order at 6:05 p.m.

1. MINUTES

- (a) **Minutes of the Advisory Planning Commission
meeting held on 2014 November 13**

MOVED BY COMMISSIONER HENSCHEL:

SECONDED BY COMMISSIONER CHUA:

“THAT the minutes of the Advisory Planning Commission meeting held on 2014 November 13 be adopted.”

CARRIED UNANIMOUSLY

2. ZONING BYLAW AMENDMENTS

MOVED BY COMMISSIONER MS. CAMPBELL:
SECONDED BY COMMISSIONER MR. HENSCHER:

“THAT the Zoning Bylaw Amendments be received.”

CARRIED UNANIMOUSLY

a) **BURNABY ZONING BYLAW 1965,**
AMENDMENT BYLAW NO. 38, 2014 - BYLAW NO. 13418

Rez. #07-49

5092, 5108, 5120, 5132, 5146, 5168, 5180, 5192 Canada Way and
4981, 4991 Claude Avenue

From: R4 Residential District and C2 Community Commercial District

To: CD Comprehensive Development District (based on RM2 Multiple Family Residential District, Canada Way and Claude Avenue Area Plan guidelines and in accordance with the development plan entitled “Deer Lake Townhomes” prepared by GBL Architects Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a 161 unit townhouse development with under-building and underground parking.

MOVED BY COMMISSIONER HENSCHER:
SECONDED BY COMMISSIONER MYERS:

“THAT the Advisory Planning Commission SUPPORT Rez. #07-49, Bylaw No. 13418.”

CARRIED UNANIMOUSLY

b) **BURNABY ZONING BYLAW 1965,**
AMENDMENT BYLAW NO. 39, 2014 – BYLAW NO. 13419

Rez. #11-54

5695 Lougheed Highway

From: C6 Gasoline Service Station District

To: CD Comprehensive Development District (based on RM3 Multiple-Family Residential District, C2 Neighbourhood Commercial District and Brentwood Town Centre Development Plan guidelines and in accordance

with the development plan entitled “5695 Lougheed Highway” prepared by Wilson Chang Architect Inc.)

The purpose of the proposed rezoning bylaw amendment is to permit the construction of a four-storey mixed use development with retail at grade, second floor office and residential uses above, including surface and underground parking.

MOVED BY COMMISSIONER HENSCHER:
SECONDED BY COMMISSIONER CAMPBELL:

“THAT the Advisory Planning Commission SUPPORT Rez. #11-54, Bylaw No. 13419.”

CARRIED UNANIMOUSLY

c) **BURNABY ZONING BYLAW 1965,**
AMENDMENT BYLAW NO. 41, 2014 – BYLAW NO. 13421

Rez. #14-15

4305 and 4349 Dawson Street

From: M1 Manufacturing District

To: CD Comprehensive Development District (based on C9 Urban Village Commercial District and Brentwood Town Centre Development Plan guidelines and in accordance with the development plan entitled “Mixed Use Development” prepared by GBL Architects Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a six-storey mixed use development with retail at-grade and residential uses above, with full underground parking.

Staff advised that the proposed six-storey form is a result of the site’s location atop an underground rail tunnel, which is located within the eastern portion of the site. As the rail tunnel imposes significant challenges on the site in terms of building siting and underground parking, the site’s available density needs to be coalesced west of the rail tunnel, at the corner of Madison Avenue and Dawson Street.

MOVED BY COMMISSIONER MYERS:
SECONDED BY COMMISSIONER HENSCHER:

“THAT the Advisory Planning Commission SUPPORT Rez. #14-15, Bylaw No. 13421.”

CARRIED UNANIMOUSLY

d) **BURNABY ZONING BYLAW 1965,**
AMENDMENT BYLAW NO. 42, 2014 – BYLAW NO. 13422

Rez. #13-11

4780 Byrne Road and 7447 North Fraser Way

From: CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District and Big Bend Development Plan)

To: Amended CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District and Big Bend Development Plan guidelines and in accordance with the development plan entitled, “Multi-Tenant Industrial Building” prepared by Chip Barrett Architect) and Amended CD Comprehensive Development District (based on M2 General Industrial District, M3 Heavy Industrial District, M5 Light Industrial District and Big Bend Development Plan guidelines and in accordance with the development plan entitled, “CPC South Burnaby Depot” prepared by Gustavson Wylie Architects)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a multi-tenant industrial building and a Canada Post Distribution Facility.

MOVED BY COMMISSIONER MYERS:
SECONDED BY COMMISSIONER CHUA:

“THAT the Advisory Planning Commission SUPPORT Rez. #14-15, Bylaw No. 13421.”

CARRIED UNANIMOUSLY

e) **BURNABY ZONING BYLAW 1965,**
AMENDMENT BYLAW NO. 37, 2014 - BYLAW NO. 13417

Text Amendment

The purpose of the proposed zoning bylaw text amendment is to amend the rezoning application fees in the Burnaby Zoning Bylaw.

MOVED BY COMMISSIONER HENSCHER:
SECONDED BY COMMISSIONER CAMPBELL:

“THAT the Advisory Planning Commission SUPPORT Zoning Bylaw TEXT AMENDMENT, Bylaw No. 13417.

CARRIED UNANIMOUSLY

3. **NEW BUSINESS**

No items of new business were brought forward at this time.

4. **INQUIRIES**

No inquiries brought before the Commission at this time.

5. **ADJOURNMENT**

MOVED BY COMMISSIONER CAMPBELL:
SECONDED BY COMMISSIONER HENSHELL:

"THAT this meeting do now adjourn."

CARRIED UNANIMOUSLY

The meeting adjourned at 6:50 p.m.

Ms. Eva Prior
Administrative Officer

Commissioner Valentin Ivancic
Chair