FILE NO.: 2410-20

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, **2015 February 12** at 6:00 p.m.

PRESENT: Mr. Valentin Ivancic
Mr. Arsenio Chua
Mr. Craig Henschel
Mr. Larry Myers
Ms. Stella Tsiknis
Ms. Sarah Campbell

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

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

The Chair called the meeting to order at 6:00 p.m.

1. ELECTION OF CHAIR

The Administrative Officer called for nominations for Chair of the Advisory Planning Commission.

Commissioner Tsiknis nominated Commissioner Ivancic for Chair of the Advisory Planning Commission.

There were no further nominations received.

MOVED BY COMMISSIONER TSIKNIS:
SECONDED BY COMMISSIONER HENSCHEL:

"THAT Commissioner Ivancic be appointed Chair of the Advisory Planning Commission for 2015."

CARRIED UNANIMOUSLY

2. ELECTION OF VICE CHAIR

The Chair called for nominations for Vice Chair of the Advisory Planning Commission.

Commissioner Myers nominated Commissioner Henschel for Vice Chair of the Advisory Planning Commission.

There were no further nominations received.

MOVED BY COMMISSIONER MYERS:
SECONDED BY COMMISSIONER CHUA:

"THAT Commissioner Henschel be appointed as Vice Chair of the Advisory Planning Commission for 2015."

CARRIED UNANIMOUSLY

3. MINUTES

(a) Minutes of the Advisory Planning Commission meeting held on 2015 January 15

MOVED BY COMMISSIONER TSIKNIS:
SECONDED BY COMMISSIONER CAMPBELL:

"THAT the minutes of the Advisory Planning Commission meeting held on 2015 January 15 be adopted."

CARRIED UNANIMOUSLY

4. ZONING BYLAW AMENDMENTS

MOVED BY COMMISSIONER CAMPBELL:
SECONDED BY COMMISSIONER HENSCHEL:

"THAT the Zoning Bylaw Amendments be received."

CARRIED UNANIMOUSLY

a) BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 7, 2015 – BYLAW NO. 13444

Rez. #13-13

6755 Canada Way

From: C4 Service Commercial District

To: R12 Residential District

The purpose of the proposed zoning bylaw amendment is to permit the subdivision of the site into six two-family residential lots.

MOVED BY COMMISSIONER MYERS:
SECONDED BY COMMISSIONER HENSCHEL:

"THAT the Advisory Planning Commission SUPPORT Rez. #13-13, Bylaw No. 13444."

CARRIED UNANIMOUSLY

b) BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 1, 2015 – BYLAW NO. 13438

Rez. #14-11

2450 Alpha Avenue

From: M2 General Industrial District

To: CD Comprehensive Development District (based on the RM4s Multiple Family Residential District, C1 Neighbourhood Commercial District and Brentwood Town Centre Development Plan as guidelines, and in accordance with the development plan entitled "2450 Alpha Avenue" prepared by GBL Architects)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a 29-storey apartment tower with ground oriented townhouses, work/live, underground and structured parking.

MOVED BY COMMISSIONER MYERS:
SECONDED BY COMMISSIONER CHUA:

"THAT the Advisory Planning Commission SUPPORT Rez. #14-11, Bylaw No. 13438."

CARRIED UNANIMOUSLY

c) BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 2, 2015 – BYLAW NO. 13439

Rez. #14-13

7284 Braeside Drive

From: R2 Residential District

To: R2a Residential District

The purpose of the proposed zoning bylaw amendment is to permit expansion of the gross floor area of an existing single family dwelling beyond that currently permitted under the prevailing zoning.

MOVED BY COMMISSIONER MYERS:
SECONDED BY COMMISSIONER CAMPBELL:

"THAT the Advisory Planning Commission SUPPORT Rez. #14-13, Bylaw No. 13439."

FOR: A. CHUA
S. CAMPBELL
L. MYERS

OPPOSED: C. HENSCHEL
S. TSIKNIS
V. IVANCIC

DEFEATED

d) BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 3, 2015 - BYLAW NO. 13440

Rez. #14-38

2830 Bainbridge Avenue

From: CD Comprehensive Development District (based on C1 Neighbourhood Commercial District and P1 Neighbourhood Institutional District as guidelines and in accordance with the development plans entitled "Learning Ladder Child Care Centre" prepared by SEL Engineering Ltd.)

To: Amended CD Comprehensive Development District (based on C1 Neighbourhood Commercial District and P1 Neighbourhood Institutional District as guidelines and in accordance with the development plans entitled "Learning Ladder Child Care Centre" prepared by SEL Engineering Ltd. as amended by the development plans entitled "Brightstart Burnaby" by Douglas R. Johnson Architect Ltd.)

The purpose of the proposed zoning bylaw amendment is to permit an increase in the capacity of an existing child care facility from 61 to 73 children.

MOVED BY COMMISSIONER CAMPBELL:
SECONDED BY COMMISSIONER HENSCHEL:

"THAT the Advisory Planning Commission SUPPORT Rez. #14-38, Bylaw No. 13440."

CARRIED UNANIMOUSLY

e) BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 4, 2015 - BYLAW NO. 13441

Rez. #14-07

9060 Stormont Avenue

From: CD Comprehensive Development District (based on P2 Administration and Assembly District

To: Amended CD Comprehensive Development District (based on P2 Administration and Assembly District and Lougheed Town Centre Plan guidelines) and in accordance with the development plan entitled "Stormont Avenue Addition" prepared by KPL James Architecture)

The purpose of the proposed zoning bylaw amendment is to permit the expansion of the existing RCMP E Division Port Mann Freeway Patrol office.

MOVED BY COMMISSIONER CAMPBELL:
SECONDED BY COMMISSIONER CHUA:

"THAT the Advisory Planning Commission SUPPORT Rez. #14-07 Bylaw No. 13441."

CARRIED UNANIMOUSLY

f) BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 5, 2015 - BYLAW NO. 13442

Rez. #14-40

1240 – 4700 Kingsway

From: CD Comprehensive Development District (based on C3, C3c, C3h General Commercial Districts and P2 Administration and Assembly District)

To: Amended CD Comprehensive Development District (based on C3, C3c, C3h General Commercial Districts and P2 Administration and Assembly District and Metrotown Development Plan as guidelines)

The purpose of the proposed zoning bylaw amendment is to permit a Shaw telecommunications hubsite, which includes the installation of two accessory rooftop cooling units, and renovations to an existing commercial retail unit (CRU).

MOVED BY COMMISSIONER HENSCHEL:
SECONDED BY COMMISSIONER TSIKNIS:

"THAT the Advisory Planning Commission SUPPORT Rez. #14-40 Bylaw No. 13442."

CARRIED UNANIMOUSLY

g) BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 6, 2015 - BYLAW NO. 13443

Rez. #14-36

Portion of 8398 North Fraser Way

From: CD Comprehensive Development District (based on the M2 General Industrial District and M5 Light Industrial District)

To: Amended CD Comprehensive Development District (based on the M2 General Industrial District, M5 Light Industrial District and Big Bend Development Plan guidelines and in accordance with the development plan entitled "Crescent Business Centre" prepared by Chip Barrett Architect)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a multi-tenant industrial development in accordance with the Burnaby Business Park Concept Plan.

MOVED BY COMMISSIONER HENSCHEL:
SECONDED BY COMMISSIONER CHUA:

"THAT the Advisory Planning Commission SUPPORT Rez. #14-36 Bylaw No. 13443."

CARRIED UNANIMOUSLY

5. NEW BUSINESS

There was no new business brought before the Commission at this time.

6. INQUIRIES

There were no inquiries brought before the Commission at this time.

7. ADJOURNMENT

MOVED BY COMMISSIONER CAMPBELL:
SECONDED BY COMMISSIONER TSIKNIS:

"THAT this meeting do now adjourn."

CARRIED UNANIMOUSLY

The meeting adjourned at 7:05 p.m.

Ms. Eva Prior
Administrative Officer

Commissioner Valentin Ivancic
Chair