# ADVISORY PLANNING COMMISSION MINUTES

**Thursday, 2015 July 09**

A meeting of the Advisory Planning Commission was held in the Clerk's Committee Room, Burnaby City Hall, 4949 Canada Way, Burnaby, B.C. on Thursday, 2015 July 09 at 6:00 PM.

## 1. CALL TO ORDER

PRESENT: Mr. V. Ivancic, Chair
Mr. L. Myers, Citizen Representative
Mr. A. Chua, Citizen Representative
Ms. S. Tsiknis, Citizen Representative
Mr. M. Foley, Parks, Recreation & Culture Commission Representative

ABSENT: Mr. C. Henschel, Vice Chair
Mr. H. Dhatt, Citizen Representative
Ms. S. Campbell, Citizen Representative
Ms. J. Sodhi, Citizen Representative

STAFF: Mr. E. Kozak Assistant Dir. Current Planning
Ms. E. Prior, Administrative Officer

## 2. MINUTES

**1) Meeting of the Advisory Planning Commission held on 2015 June 11.**

MOVED BY COMMISSIONER A. CHUA:
SECONDED BY COMMISSIONER S. TSIKNIS:

THAT the minutes of the Advisory Planning Commission meeting held on 2015 June 11 be adopted.

CARRIED UNANIMOUSLY

## 3. ZONING BYLAW AMENDMENTS

MOVED BY COMMISSIONER M. FOLEY:
SECONDED BY COMMISSIONER S. TSIKNIS:

THAT the Zoning Bylaw Amendments be received.

CARRIED UNANIMOUSLY

1) **BURNABY ZONING BYLAW 1965,**
**AMENDMENT BYLAW NO. 19, 2015 – BYLAW NO. 13489**

Rez. #13-20

4756/4828/4874 Lougheed Highway, 4818/4828/4829 Dawson Street, 2235/2285/2311 Delta Avenue, and 2316 Beta Avenue

From: M2 General Industrial District, R3 Residential District and CD Comprehensive Development District (based on P3 Park and Public Use District)

To: CD Comprehensive Development District (based on RM4s, RM5s Multiple Family Residential Districts and Brentwood Town Centre Development Plan as guidelines) and P3 Park and Public Use District, and in accordance with the development plan entitled "Woodlands Site Master Plan and Phase Ia" prepared by James K.M. Cheng Architects Inc.

The purpose of the proposed zoning bylaw amendment is to establish a Conceptual Master Plan, Design Guidelines and a detailed first phase of development for the subject site, which would provide for specific development rights for the initial phase; and guide further site specific rezoning applications for the development of a multi-phased high-rise apartment and ground-oriented townhouse development with neighbourhood scale commercial uses along Dawson Street.

MOVED BY COMMISSIONER M. FOLEY:
SECONDED BY COMMISSIONER S. TSIKNIS:

THAT the Advisory Planning Commission SUPPORT Rez. #13-20, Bylaw No. 13489.

CARRIED UNANIMOUSLY

2) **BURNABY ZONING BYLAW 1965,**
**AMENDMENT BYLAW NO. 20, 2015 – BYLAW NO. 13490**

Rez. #14-10

4221 and 4227 Hastings Street

From: C8 Urban Village Commercial District (Hastings)

To: CD Comprehensive Development District (based on C8 Urban Village Commercial District, Hastings Street Area Plan guidelines and in accordance with the development plan entitled, "Hastings and Carleton" prepared by Chandler Associates Architecture 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.

MOVED BY COMMISSIONER M. FOLEY:
SECONDED BY COMMISSIONER A. CHUA:

THAT the Advisory Planning Commission SUPPORT Rez. #14-10, Bylaw No. 13490.

CARRIED UNANIMOUSLY

3) **BURNABY ZONING BYLAW 1965,**
**AMENDMENT BYLAW NO. 21, 2015 – BYLAW NO. 13491**

Rez. #06-62

6500 and 6620 Hastings Street

From: CD Comprehensive Development District (based on C2, C2a, C2h Community Commercial District)

To: Amended CD Comprehensive Development District (based on C2, C2a, C2h Community Commercial District, Apartment Study Area C guidelines and in accordance with the development plan entitled, "Kensington Square Shopping Centre Renovation" prepared by Musson Cattell Mackey Partnership Inc.)

The purpose of the proposed zoning bylaw amendment is to permit exterior renovations to the existing Kensington Square Shopping Centre and reconfiguration of on-site parking.

MOVED BY COMMISSIONER M. FOLEY:
SECONDED BY COMMISSIONER S. TSIKNIS:

THAT this item be TABLED.

CARRIED UNANIMOUSLY

This item of business was tabled to allow Planning and Building Department staff an opportunity to speak with the applicant regarding the feasibility of including electric car charging stations as a component of the Kensington Square Shopping Centre renovations.

4) **BURNABY ZONING BYLAW 1965,**
**AMENDMENT BYLAW NO. 22, 2015 – BYLAW NO. 13492**

Rez. #15-03

8850 University Crescent

From: CD Comprehensive Development District (based on the P1le SFU Neighbourhood District and SFU Community Plan as guidelines)

To: Amended CD Comprehensive Development District (based on the P1le SFU Neighbourhood District and SFU Community Plan as guidelines, and the development plan entitled "UniverCity on Bumaby Mountain, Parcel 18, Bumaby, BC" prepared by Chris Dikeakos Architects Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the development of a high rise residential building adjoining a mid-rise residential building.

MOVED BY COMMISSIONER M. FOLEY:
SECONDED BY COMMISSIONER A. CHUA:

THAT the Advisory Planning Commission SUPPORT Rez. #15-03, Bylaw No. 13492.

CARRIED UNANIMOUSLY

5) **BURNABY ZONING BYLAW 1965,**
**AMENDMENT BYLAW NO. 23, 2015 – BYLAW NO. 13493**

Rez. #14-48

7765 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 as guidelines and in accordance with the development plan entitled "7765 North Eraser Way, Burnaby B.C." prepared by Christopher Bozyk Architects Ltd.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a multi-tenant light industrial development in accordance with the Burnaby Business Park Concept Plan and the Council-adopted Big Bend Development Plan.

MOVED BY COMMISSIONER L. MYERS:
SECONDED BY COMMISSIONER M. FOLEY:

THAT the Advisory Planning Commission SUPPORT Rez. #14-48, Bylaw No. 13493.

CARRIED UNANIMOUSLY

6) **BURNABY ZONING BYLAW 1965,**
**AMENDMENT BYLAW NO. 24, 2015 – BYLAW NO. 13494**

Rez. #14-49

8155 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 as guidelines and in accordance with the development plan entitled "8155 North Eraser Way, Burnaby B.C." prepared by Christopher Bozyk Architects Ltd.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a multi-tenant light industrial development in accordance with the Burnaby Business Park Concept Plan and the Council-adopted Big Bend Development Plan.

MOVED BY COMMISSIONER M. FOLEY:
SECONDED BY COMMISSIONER S. TSIKNIS:

THAT the Advisory Planning Commission SUPPORT Rez. #14-49, Bylaw No. 13494.

CARRIED UNANIMOUSLY

7) **BURNABY ZONING BYLAW 1965,**
**AMENDMENT BYLAW NO. 25, 2015 - BYLAW NO. 13495**

Text Amendment

The purpose of the proposed zoning bylaw text amendment is to regulate the location of payday loan and similar services.

MOVED BY COMMISSIONER M. FOLEY:
SECONDED BY COMMISSIONER S. TSIKNIS:

THAT the Advisory Planning Commission SUPPORT Zoning Bylaw Text Amendment to regulate the location of payday loan and similar services, Bylaw No. 13495.

CARRIED UNANIMOUSLY

## 4. NEW BUSINESS

There were no items of new business brought before the Commission at this time.

## 5. INQUIRIES

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

## 6. ADJOURNMENT

MOVED BY COMMISSIONER M. FOLEY:
SECONDED BY COMMISSIONER S. TSIKNIS:

THAT this Advisory Planning Commission meeting do now adjourn.

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Eva Prior
ADMINISTRATIVE OFFICER

Commissioner Valentin Ivancic
CHAIR