



ADVISORY PLANNING COMMISSION

NOTICE OF OPEN MEETING

DATE: THURSDAY, 2015 JULY 09
TIME: 6:00 PM
PLACE: Clerk's Committee Room, Burnaby City Hall

A G E N D A

- | | <u>PAGE</u> |
|--|--------------------|
| 1. <u>CALL TO ORDER</u> | |
| 2. <u>MINUTES</u> | |
| <u>Meeting of the Advisory Planning Commission held on 2015 June 11.</u> | 1 |
| 3. <u>ZONING BYLAW AMENDMENTS</u> | |
| 1) <u><u>BURNABY ZONING BYLAW 1965,</u></u> | 5 |
| <u>AMENDMENT BYLAW NO. 19, 2015 – BYLAW NO. 13489</u> | |
| 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.

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

42

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.

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

51

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.

4) **BURNABY ZONING BYLAW 1965,** 58
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 Burnaby Mountain, Parcel 18, Burnaby, 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.

5) **BURNABY ZONING BYLAW 1965,** 68
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 Fraser 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.

6) **BURNABY ZONING BYLAW 1965,** 76
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 Fraser 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.

7) **BURNABY ZONING BYLAW 1965,** 84
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.

4. **NEW BUSINESS**

5. **INQUIRIES**

6. **ADJOURNMENT**