



ADVISORY PLANNING COMMISSION MINUTES

Thursday, 2015 November 12

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 November 12 at 6:00 PM.

1. CALL TO ORDER

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

ABSENT: Mr. H. Dhatt, Citizen Representative
Ms. S. Campbell, Citizen Representative
Ms. J. Sodhi, Citizen Representative

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

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

2. MINUTES

1) Meeting of the Advisory Planning Commission held on 2015 October 15

MOVED BY COMMISSIONER MYERS
SECONDED BY COMMISSIONER TSIKNIS

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

CARRIED UNANIMOUSLY

3. **ZONING BYLAW AMENDMENTS**

1) **BURNABY ZONING BYLAW 1965,**
AMENDMENT BYLAW NO. 31, 2015 – BYLAW NO. 13527

Rez. #12-21

1846, 1876, and 1904 Gilmore Avenue

From: M1 Manufacturing District and M2 General Industrial District

To: CD Comprehensive Development District (based on RM5s Multiple Family Residential District and Brentwood Town Centre Development Plan as guidelines and in accordance with the development plan entitled “1846, 1876 & 1904 Gilmore Avenue, Proposed Residential Development Gilmore Avenue, Burnaby, B.C.” prepared by Chris Dikeakos Architects Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a high-rise apartment tower over a ground oriented townhouse and amenity podium.

MOVED BY COMMISSIONER FOLEY
SECONDED BY COMMISSIONER TSIKNIS

THAT the Advisory Planning Commission SUPPORT Rez. #12-21, Bylaw No.13527.

CARRIED

OPPOSED: C. HENSCHEL

2) **BURNABY ZONING BYLAW 1965,**
AMENDMENT BYLAW NO. 32, 2015 – BYLAW NO. 13528

Rez. #14-35

2338 and 2440 Madison Avenue

From: M2 General Industrial District

To: CD Comprehensive Development District (based on RM4s Multiple Family Residential District and Brentwood Town Centre Development Plan as guidelines and in accordance with the development plan entitled “Fulton House” prepared by Buttjes Architecture Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a 41 storey high-rise apartment tower with a ground oriented townhouses, underground and structured parking.

MOVED BY COMMISSIONER FOLEY
SECONDED BY COMMISSIONER CHUA

THAT the Advisory Planning Commission SUPPORT Rez. #14-35, Bylaw No. 13528.

CARRIED

OPPOSED: C. HENSCHEL

3) **BURNABY ZONING BYLAW 1965,**
AMENDMENT BYLAW NO. 33, 2015 – BYLAW NO. 13529

Rez. #14-29

6960 Royal Oak Avenue

From: M4 Special Industrial District

To: CD Comprehensive Development District (based on C9 Urban Village Commercial District and Royal Oak Community Plan guidelines and the development plan entitled “Mix-Use Development, 6960-Royal Oak Avenue, Burnaby, B.C.” prepared by DF Architecture Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a four-storey mixed-use development with full residential underground parking and at grade commercial parking, with ground level commercial fronting Royal Oak Avenue and residential uses (42 units) above.

MOVED BY COMMISSIONER HENSCHEL
SECONDED BY COMMISSIONER FOLEY

THAT the Advisory Planning Commission SUPPORT Rez. #14-29, Bylaw No. 13529.

CARRIED UNANIMOUSLY

4) **BURNABY ZONING BYLAW 1965,**
AMENDMENT BYLAW NO. 34, 2015 – BYLAW NO. 13530

Rez. #13-40

6980/6992 Buller Avenue and 6977/6991 Waltham Avenue

From: M4 Special Industrial District

To: CD Comprehensive Development District (based on P2 Administration and Assembly District, M5 Light Industrial District and the Royal Oak Community Plan as guidelines and in accordance with the development plan entitled “BCEHS Burnaby Buller Ambulance Centre” prepared by NSDA Architects)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a new BC Ambulance Centre development within the Royal Oak Community Plan area.

MOVED BY COMMISSIONER CHUA
SECONDED BY COMMISSIONER HENSCHEL

THAT the Advisory Planning Commission SUPPORT Rez. #13-40, Bylaw No. 13530.

CARRIED UNANIMOUSLY

5) **BURNABY ZONING BYLAW 1965,**
AMENDMENT BYLAW NO. 36, 2015 - BYLAW NO. 13532

Text Amendment

The purpose of the proposed bylaw text amendment is to recommend amendments to Section 7.9 of the Burnaby Zoning Bylaw to provide updated fees for rezoning applications and administration of servicing agreements.

MOVED BY COMMISSIONER FOLEY
SECONDED BY COMMISSIONER HENSCHELL

THAT the Advisory Planning Commission SUPPORT Text Amendment Bylaw No. 13532.

CARRIED UNANIMOUSLY

6) **BURNABY ZONING BYLAW 1965,
AMENDMENT BYLAW NO. 35, 2015 – BYLAW NO. 13531**

Rez. #15-01

6750 Dunblane Avenue, 5025 Imperial Street and 6729/6789
Marlborough Avenue

From: RM3 Multiple Family Residential District

To: CD Comprehensive Development District (based on the RM5s
Multiple Family Residential District, C2 Community Commercial
District, Metrotown Town Centre Development Plan as
guidelines, and in accordance with the development plan
entitled “Marlborough Multi-Family” prepared by Chris
Dikeakos Architects Inc.

The purpose of the proposed zoning bylaw amendment is to permit a
27-storey apartment building with street-oriented townhouses on
Marlborough Avenue and live-work townhouse units with flats above
on Imperial Street.

MOVED BY COMMISSIONER FOLEY
SECONDED BY COMMISSIONER CHUA

THAT the Advisory Planning Commission SUPPORT Rez. #15-01, Bylaw No. 13531.

CARRIED

OPPOSED: C. HENSCHEL

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 FOLEY
SECONDED BY TSIKNIS

THAT this Open meeting of the Advisory Planning Commission do now adjourn.

CARRIED UNANIMOUSLY

The meeting adjourned at 6:52 p.m.

Eva Prior
ADMINISTRATIVE OFFICER

Commissioner Valentin Ivancic
CHAIR