



## **ADVISORY PLANNING COMMISSION**

### **MINUTES**

An Open 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, 2016 April 14 at 6:00 PM.

#### **1. CALL TO ORDER**

PRESENT: Mr. Valentin Ivancic, Vice Chair  
Ms. Sarah Campbell  
Mr. Arsenio Chua  
Mr. Harman Dhatt  
Mr. Larry Myers  
Ms. Jasmine Sodhi  
Ms. Stella Tsiknis

ABSENT: Mr. Craig Henschel, Chair

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

MOVED BY MR. DHATT  
SECONDED BY MS. TSIKNIS

THAT Mr. Valentin Ivancic assume the Chair in the absence of Mr. Craig Henschel

CARRIED UNANIMOUSLY

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

#### **2. MINUTES**

1) Minutes of the Advisory Planning Commission meeting held on 2016 March 17

MOVED BY MR. DHATT  
SECONDED BY MS. TSIKNIS

THAT the minutes of the Advisory Planning Commission meeting held on 2016 March 17 be adopted.

CARRIED UNANIMOUSLY

3. **ZONING BYLAW AMENDMENTS**

MOVED BY MS. SODHI  
SECONDED BY MR. CHUA

THAT the Zoning Bylaw Amendments be received.

CARRIED UNANIMOUSLY

a) **BURNABY ZONING BYLAW 1965,**  
**AMENDMENT BYLAW NO. 8, 2016 – BYLAW NO. 13584**

Rez. #14-27

Portion of 7201 11th Avenue

From: CD Comprehensive Development District (based on RM5 and RM1 Multiple Family Residential Districts, C2 Community Commercial District, Southgate Master Plan and Edmonds Town Centre Plan guidelines)

To: Amended CD Comprehensive Development District (based on RM5 and RM1 Multiple Family Residential Districts, C2 Community Commercial District, Southgate Neighbourhood Master Plan and Edmonds Town Centre Plan guidelines and in accordance with the development plans entitled “BC Family Housing Site” prepared by Integra Architecture Inc., and PWL Partnership Landscape Architects Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a five-storey low-rise apartment building within the multi-phased development of the Southgate site. The proposed non-market housing development is to be owned and operated by BC Housing.

MOVED BY MS. TSIKNIS  
SECONDED BY MR. CHUA

THAT the Advisory Planning Commission SUPPORT Rez. #14-27, Bylaw No. 13584.

CARRIED UNANIMOUSLY

b) **BURNABY ZONING BYLAW 1965,**  
**AMENDMENT BYLAW NO. 2, 2016 – BYLAW NO. 13569**

Rez. #14-26

Portion of 7679 Eighteenth Street and 7701 Eighteenth Street

From: CD Comprehensive Development District (based on RM5 and RM1 Multiple Family Residential Districts, C2 Community Commercial District, Southgate Neighbourhood Master Plan and Edmonds Town Centre Plan guidelines)

To: Amended CD Comprehensive Development District (based on RM5 and RM1 Multiple Family Residential Districts, Southgate Neighbourhood Master Plan and Edmonds Town Centre Plan guidelines and in accordance with the development plans entitled “Precedence” prepared by Buttjes Architects Inc., Integra Architecture Inc., and PWL Partnership Landscape Architects Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a 32-storey residential tower and a four-storey low-rise apartment building, which form part of the multi-phased development of the Southgate Master Plan.

MOVED BY MR. DHATT  
SECONDED BY MS. TSIKNIS

THAT the Advisory Planning Commission SUPPORT Rez. #14-26, Bylaw No. 13569.

CARRIED UNANIMOUSLY

c) **BURNABY ZONING BYLAW 1965,**  
**AMENDMENT BYLAW NO. 9, 2016 – BYLAW NO. 13585**

Rez. #14-28

Portion of 7201 11th Avenue

From: CD Comprehensive Development District (based on RM5 and RM1 Multiple Family Residential Districts, C2 Community Commercial District, Southgate Neighbourhood Master Plan and Edmonds Town Centre Plan guidelines)

To: Amended CD Comprehensive Development District (based on RM5 and RM1 Multiple Family Residential Districts, C2 Community Commercial District, Southgate Neighbourhood Master Plan and Edmonds Town Centre Plan guidelines and in accordance with the development plans entitled "Southgate Community Island 1 & 2" prepared by IBI Group, Integra Architecture Inc., and PWL Partnership Landscape Architects Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a 30 -storey residential tower and a four-storey low-rise apartment building, which form part of the multi-phased development of the Southgate Master Plan.

MOVED BY MS. SODHI  
SECONDED BY MS. TSIKNIS

THAT the Advisory Planning Commission SUPPORT Rez. # 14-28, Bylaw No. 13585.

CARRIED UNANIMOUSLY

d) **BURNABY ZONING BYLAW 1965,**  
**AMENDMENT BYLAW NO. 10, 2016 – BYLAW NO. 13586**

Rez. #15-37

7141 and 7145 Seventeenth Avenue

From: R5 Residential District

To: CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Edmonds Town Centre Plan guidelines and in accordance with the development plan entitled "17th and Leaside" prepared by Robert Ciccozzi Architecture Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a three-storey (23 unit) stacked townhouse development with underground parking.

MOVED BY MR. MYERS  
SECONDED BY MR. DHATT

THAT the Advisory Planning Commission SUPPORT Rez. # 15-37, Bylaw No. 13586.

CARRIED UNANIMOUSLY

e) **BURNABY ZONING BYLAW 1965,**  
**AMENDMENT BYLAW NO. 11, 2016 – BYLAW NO. 13587**

Rez. #14-39

7390/7398/7404 16th Avenue, 7510/7516/7526/7536 Kingsway and  
7411/7417 15th Avenue

From: R5 Residential District

To: CD Comprehensive Development District (based on RM2  
Multiple Family Residential District and Edmonds Town Centre  
Plan guidelines and in accordance with the development plan  
entitled “The Greystones” prepared by Ekistics Architecture  
Inc.)

The purpose of the proposed zoning bylaw amendment is to permit  
the construction of a three-storey (42 unit) townhouse development  
with underground parking.

MOVED BY MS. SODHI  
SECONDED BY MR. CHUA

THAT the Advisory Planning Commission SUPPORT Rez. # 14-39, Bylaw No. 13587.

CARRIED UNANIMOUSLY

f) **BURNABY ZONING BYLAW 1965,**  
**AMENDMENT BYLAW NO. 12, 2016 – BYLAW NO. 13588**

Rez. #15-08

4453/63/75 Hastings Street

From: C8a 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, “Proposed Mixed Use Development” prepared by  
Burrowes Huggins Architects)

The purpose of the proposed zoning bylaw amendment is to permit  
the construction of a five (5) storey mixed-use development, with  
commercial/retail at grade, and residential uses above.

MOVED BY MR. DHATT  
SECONDED BY MS. TSIKNIS

THAT the Advisory Planning Commission SUPPORT Rez. # 15-08, Bylaw No. 13588.

CARRIED UNANIMOUSLY

g) [BURNABY ZONING BYLAW 1965,](#)  
AMENDMENT BYLAW NO. 13, 2016 – BYLAW NO. 13589

Rez. #15-16

2900 Bainbridge Avenue

From: CD Comprehensive Development District (based on C1 Neighbourhood Commercial District)

To: Amended CD Comprehensive Development District (based on C1 Neighbourhood Commercial District and in accordance with the development plan entitled “BC2923, Lougheed and Bainbridge, 2900 Bainbridge Avenue,” prepared by GS Sayers Engineering Ltd.)

The purpose of the proposed zoning bylaw amendment is to permit the installation of a rooftop antenna facility with surrounding parapet and an at-grade equipment compound.

MOVED BY MS. TSIKNIS  
SECONDED BY MR. DHATT

THAT the Advisory Planning Commission SUPPORT Rez. # 15-16, Bylaw No. 13589.

CARRIED UNANIMOUSLY

**4. NEW BUSINESS**

On behalf of Craig Henschel, the Administrative Officer undertook to send Commission members the link to Burnaby Environmental Sustainability Strategy Questionnaire and encouraged the Commission to provide their input.

**5. INQUIRIES**

No inquiries were brought before the Commission at this time.

6. ADJOURNMENT

MOVED BY MS. SODHI  
SECONDED BY MS. TSIKNIS

THAT this Open Advisory Planning Commission meeting do now adjourn.

The meeting adjourned at 6:55 p.m.

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Eva Prior  
ADMINISTRATIVE OFFICER

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Commissioner Craig Henschel  
CHAIR