



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 May 19 at 6:00 PM.

1. CALL TO ORDER

PRESENT: Mr. Craig Henschel, Chair
Mr. Valentin Ivancic, Vice Chair
Commissioner Wayne Peppard, Parks, Recreation & Culture Commission
Mr. Arsenio Chua
Mr. Harman Dhatt
Mr. Larry Myers
Ms. Stella Tsiknis

ABSENT: Ms. Sarah Campbell
Ms. Jasmine Sodhi

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

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

2. MINUTES

- 1) [Minutes of the Advisory Planning Commission Meeting held on 2016 April 14](#)

MOVED BY MR. IVANCIC
SECONDED BY MS. TSIKNIS

THAT the minutes of the Advisory Planning Commission meeting held on 2016 April 14 be adopted.

CARRIED UNANIMOUSLY

3. CORRESPONDENCE

MOVED BY MR. IVANCIC
SECONDED BY MS. TSIKNIS

THAT the correspondence be received.

CARRIED UNANIMOUSLY

1) Correspondence from Stella Tsiknis,
Advisory Planning Commission Member
Re: Resignation from Commission

Correspondence was received from Ms. Stela Tsiknis resigning from the Commission. Ms. Tsiknis recently purchased a home outside of Burnaby and no longer meets the residency requirement.

The Commission requested that a letter be sent to Ms. Tsiknis, thanking her for her time on the Commission.

MOVED BY MR. MYERS
SECONDED BY MR. DHATT

THAT the Administrative Officer send a letter to Ms. Tsiknis.

CARRIED UNANIMOUSLY

4. ZONING BYLAW AMENDMENTS

MOVED BY MS. TSIKNIS
SECONDED BY MR. DHATT

THAT the Zoning Bylaw Amendments be received.

CARRIED UNANIMOUSLY

1) BURNABY ZONING BYLAW 1965,
AMENDMENT BYLAW NO. 14, 2016 – BYLAW NO. 13596

Rez. #14-44

6050 Sussex Avenue, 4769 Hazel Street and 4758 Grange Street

From: P1 Neighbourhood Institutional District and RM5 Multiple-Family
Residential District

To: CD Comprehensive Development District (based on RM5s Multiple Family Residential District, P1 Neighbourhood Institutional District, and Metrotown Town Centre Development Plan Guidelines, and in accordance with the development plan entitled "Proposed Multi-Family Residential/Church Development" prepared by Chris Dikeakos Architect Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of two high-rise apartment towers (one 31 storey rental apartment building and one 41 storey strata apartment building), with a church fronting Sussex Avenue.

MOVED BY MR. IVANCIC
SECONDED BY MR. DHATT

THAT the Advisory Planning Commission SUPPORT Rez. #14-44, Bylaw No. 13596.

CARRIED UNANIMOUSLY

2) **BURNABY ZONING BYLAW 1965,**
AMENDMENT BYLAW NO. 15, 2016 – BYLAW NO. 13597

Rez. #15-10

7911/15/23 Edmonds Street and 7908 Wedgewood Street

From: C4 Service Commercial District and R5 Residential District

To: CD Comprehensive Development (based on C9 Urban Village Commercial District and the Sixth Street Community Plan as guidelines and the development plan entitled "Mixed Use Development, 7911, 7915, 7923 Edmonds Street and 7908 Wedgewood Street, Burnaby, British Columbia" prepared by Jordan Kutev Architect Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a four-storey mixed-use commercial/residential development.

MOVED BY COMMISSIONER PEPPARD
SECONDED BY MS. TSIKNIS

THAT the Advisory Planning Commission SUPPORT Rez. #15-10, Bylaw No. 13597.

CARRIED UNANIMOUSLY

3) **BURNABY ZONING BYLAW 1965,**
AMENDMENT BYLAW NO. 16, 2016 – BYLAW NO. 13598

Rez. #14-21

4161, 4171 Dawson Street, 4120, 4160, 4170 and 4180 Lougheed Highway

From: M1 Manufacturing District and CD Comprehensive Development District (M1 and M1r Manufacturing District, M5 and M5I Light Industrial District, C1 Neighbourhood Commercial District, P2 Administration and Assembly District)

To: Amended CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C3 General Commercial District, P2 Administration and Assembly District and Brentwood Town Centre Development Plan as guidelines), and in accordance with the development plan entitled "Gilmore Station Area Master Plan" prepared by IBI Group

The purpose of the proposed zoning bylaw amendment is to establish a Conceptual Master Plan and Design Guidelines for the Gilmore Station Area to guide further site specific rezoning applications for the construction of a multi-phased high-rise apartment, commercial retail and office and development over four main phases.

The Commission expressed concern regarding the capacity of schools in the area to accommodate the influx of families. An inquiry was also raised in relation potential amendments to the building code advising of necessitated GHG reductions of 70% by 2040.

Staff advised that the Master Plan sets a context. The City's Environmental Sustainability Strategy and the Community Energy Emission's Plan outline the broader policies and implementation plans. If changes are implemented, the site specific rezoning applications would address those.

MOVED BY MR. IVANCIC
SECONDED BY MR. CHUA

THAT the Advisory Planning Commission SUPPORT Rez. #14-21, Bylaw No. 13598.

CARRIED

OPPOSED MR. HENSCHEL

4) BURNABY ZONING BYLAW 1965,
AMENDMENT BYLAW NO. 17, 2016 – BYLAW NO. 13599

Rez. #15-15

2085 and 2088 Skyline Court

From: CD Comprehensive Development District (based on RM5s Multiple Family Residential District and C3 General Commercial District as guidelines)

To: Amended Comprehensive Development District (based on RM5s Multiple Family Residential District, C3 General Commercial District, and Brentwood Town Centre Development Plan as guidelines, and in accordance with the development plan entitled “SOLO Phase 3 and 4 Amendment” prepared by Chris Dikeakos Architects Inc.)

The purpose of the proposed zoning bylaw amendment is to permit changes to the approved CD Zoning for the final two phases of the SOLO District Development at 2085 and 2088 Skyline Court.

Mr. Craig Henschel, Chair, advised that the shopping plaza is quite windy, and queried if a wind study had been conducted.

Staff advised that this concern would be mitigated through the placement of the remaining towers and the completion of landscaping.

MOVED BY COMMISSIONER PEPPARD
SECONDED BY MS. TSIKNIS

THAT the Advisory Planning Commission SUPPORT Rez. #15-15, Bylaw No. 13599.

CARRIED UNANIMOUSLY

5) **BURNABY ZONING BYLAW 1965,**
AMENDMENT BYLAW NO. 18, 2016 – BYLAW NO. 13600

Rez. #15-30

2242 Alpha Avenue

From: M2 General Industrial District

To: CD Comprehensive Development District (based on the RM4s Multiple Family Residential District and Brentwood Town Centre Development Plan as guidelines, and in accordance with the development plan entitled “2242 Alpha Avenue” prepared by CDA Architects)

The purpose of the proposed zoning bylaw amendment is to permit construction of a 23-storey residential apartment building with ground oriented townhouses and underground and above grade structured parking.

MOVED BY MS. TSIKNIS

SECONDED BY MR. MYERS

THAT the Advisory Planning Commission SUPPORT Rez. #15-30, Bylaw No. 13600.

CARRIED UNANIMOUSLY

6) **BURNABY ZONING BYLAW 1965,**
AMENDMENT BYLAW NO. 19, 2016 – BYLAW NO. 13601

Rez. #14-12

3700 Hastings Street

From: C8a Urban Village Commercial District (Hastings)

To: CD Comprehensive Development District (based on C8a Urban Village Commercial District, Hastings Street Area Plan guidelines and in accordance with the development plan entitled, “3700 Hastings” prepared by Jordan Kutev Architects)

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

MOVED BY MR. CHUA
SECONDED BY COMMISSIONER PEPPARD

THAT the Advisory Planning Commission SUPPORT Rez. #14-12, Bylaw No. 13601.

CARRIED UNANIMOUSLY

7) [BURNABY ZONING BYLAW 1965,](#)
AMENDMENT BYLAW NO. 20, 2016 – BYLAW NO. 13602

Rez. #15-33

3700 Willingdon Avenue

From: CD Comprehensive Development District (based on P6 Regional Institutional District) and P6 Regional Institutional District

To: Amended CD Comprehensive Development District (based on P6 Regional Institutional District and in accordance with the development plan entitled “British Columbia Institute of Technology Burnaby Campus Exterior Sign Plan & Sign Program, Comprehensive Sign Plan (CSP)” prepared by EDG Experience Design Group Inc.), P6 Regional Institutional District

The purpose of the proposed zoning bylaw amendment is to permit the establishment of a Comprehensive Sign Plan (CSP) in order to enable future signage opportunities for the BCIT main campus.

MOVED BY MR. MYERS
SECONDED BY COMMISSIONER PEPPARD

THAT the Advisory Planning Commission SUPPORT Rez. #15-33, Bylaw No. 13602.

CARRIED UNANIMOUSLY

8) [BURNABY ZONING BYLAW 1965,](#)
AMENDMENT BYLAW NO. 21, 2016 – BYLAW NO. 13603

Rez. #15-22

9388 North Fraser Crescent

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

To: Amended CD Comprehensive Development District (based on the M5 Light Industrial District, Glenlyon Concept Plan and Big Bend Development Plan as guidelines and in accordance with the development plan entitled "PNP Pharmaceuticals Proposed Addition" prepared by Christopher Bozyk Architects Ltd.)

The purpose of the proposed zoning bylaw amendment is to permit the expansion of the existing pharmaceutical facility's production and warehouse area in accordance with the Glenlyon Concept Plan and the Council-adopted Big Bend Development Plan.

MOVED BY MR. DHATT
SECONDED BY MR. IVANCIC

THAT the Advisory Planning Commission SUPPORT Rez. #15-22, Bylaw No. 13603.

CARRIED UNANIMOUSLY

5. NEW BUSINESS

The Chair, on behalf of the Commission, thanked Ms. Tsiknis for her time on the Commission and wished her well.

6. INQUIRIES

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

7. ADJOURNMENT

MOVED BY MS. TSIKNIS
SECONDED BY MR. MYERS

THAT this Open Commission meeting do now adjourn.

CARRIED UNANIMOUSLY

The meeting adjourned at 7:35 p.m.

Eva Prior
ADMINISTRATIVE OFFICER

Commissioner Craig Henschel
CHAIR