



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 July 14 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
Ms. Sarah Campbell
Mr. Larry Myers
Mr. Rob Nagai
Ms. Jasmine Sodhi

ABSENT: Mr. Arsenio Chua
Mr. Harman Dhatt

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

The Chair welcomed Mr. Rob Nagai to the Advisory Commission.

2. MINUTES

1) Minutes of the Advisory Planning Commission Meeting held on 2016 June 16

MOVED BY COMMISSIONER SODHI
SECONDED BY COMMISSIONER PEPPARD

THAT the minutes of the Advisory Planning Commission meeting held on 2016 June 16 be adopted.

CARRIED UNANIMOUSLY

3. **ZONING BYLAW AMENDMENTS**

MOVED BY COMMISSIONER CAMPBELL
SECONDED BY COMMISSIONER IVANCIC

THAT the Zoning Bylaw Amendments be received.

CARRIED UNANIMOUSLY

a) **BURNABY ZONING BYLAW 1965,**
AMENDMENT BYLAW NO. 28, 2016 – BYLAW NO. 13628

Rez. #16-26

5105/5115/5127/5137/5159/5171/5181 McKee Street and 7987 Royal
Oak Avenue

From: R4 Residential District

To: R12S Residential District

The purpose of the area rezoning for the north side of 5100 block of
McKee Street is to allow for single and/or two-family dwellings on lots
in accordance with the R12S Zoning District.

MOVED BY COMMISSIONER SODHI
SECONDED BY COMMISSIONER PEPPARD

THAT the Advisory Planning Commission SUPPORT Rez. # 16-26, Bylaw No. 13628.

CARRIED UNANIMOUSLY

b) **BURNABY ZONING BYLAW 1965,**
AMENDMENT BYLAW NO. 24, 2016 – BYLAW NO. 13624

Rez. #15-14

7062 Sperling Avenue

From: R5 Residential District

To: CD Comprehensive Development District (based on RM2
Multiple Family Residential District and Edmonds Town Centre
Plan as guidelines, and in accordance with the development
plan entitled "Fourplex 7062 Sperling Avenue, Burnaby, B.C."
prepared by TD Studio Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a three-storey, four unit multiple-family townhouse development with at-grade garage parking.

MOVED BY COMMISSIONER MYERS
SECONDED BY COMMISSIONER IVANCIC

THAT the Advisory Planning Commission SUPPORT Rez. #15-14, Bylaw No. 13624.

CARRIED UNANIMOUSLY

c) **BURNABY ZONING BYLAW 1965,**
AMENDMENT BYLAW NO. 25, 2016 – BYLAW NO. 13625

Rez. #15-36

5177 Sidley Street

From: R5 Residential District

To: CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Royal Oak Community Plan as guidelines, and in accordance with the development plan entitled "Multiple Family Residential Building, 5177 Sidley St., Burnaby" prepared by Wilson Chang Architect)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a four unit multiple-family townhouse development with enclosed parking at grade.

MOVED BY COMMISSIONER PEPPARD
SECONDED BY COMMISSIONER NAGAI

THAT the Advisory Planning Commission SUPPORT Rez. #15-36, Bylaw No. 13625.

CARRIED UNANIMOUSLY

d) **BURNABY ZONING BYLAW 1965,**
AMENDMENT BYLAW NO. 26, 2016 – BYLAW NO. 13626

Rez. #15-51

2285 Willingdon, 4455, 4467 and 4483 Juneau Street

From: M1 Manufacturing 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 "Juneau Street Rezoning Proposal" prepared by IBI Group Inc.)

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 parking.

A Commission member has witnessed pedestrian jaywalking across Willingdon Avenue, between Lougheed and the Still Creek Avenue. She queried if the City would be installing more pedestrian crosswalks as the densification increases.

Staff advised that through the development in the area it is very likely that another intersection will be created south of Dawson Street and Willingdon Avenue.

MOVED BY COMMISSIONER IVANCIC
SECONDED BY COMMISSIONER CAMPBELL

THAT the Advisory Planning Commission SUPPORT Rez. #15-51, Bylaw No. 13626.

CARRIED UNANIMOUSLY

e) **BURNABY ZONING BYLAW 1965,**
AMENDMENT BYLAW NO. 27, 2016 – BYLAW NO. 13627

Rez. #16-11

3755 McGill Street

From: CD Comprehensive Development District (based on RM4 Multiple Family Residential District, C1 Neighbourhood Commercial District, P5 Community Institutional District and R5 Residential District)

To: Amended CD Comprehensive Development District (based on RM4 Multiple Family Residential District, C1 Neighbourhood Commercial District, P2 Administration and Assembly District, P5 Community Institutional District and R5 Residential District) and in accordance with the development plan entitled Seton Manor prepared by GS Sayers Engineering LTD.

The purpose of the proposed zoning bylaw amendment is to permit the installation of rooftop antennas and ancillary equipment.

MOVED BY COMMISSIONER PEPPARD
SECONDED BY COMMISSIONER NAGAI

THAT the Advisory Planning Commission SUPPORT Rez. #16-11, Bylaw No. 13627.

CARRIED UNANIMOUSLY

4. **NEW BUSINESS**

There were no new items of 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 PEPPARD
SECONDED BY COMMISSIONER SODHI

THAT this Open Commission meeting do now adjourn.

CARRIED UNANIMOUSLY

The meeting adjourned at 7:40 p.m.

Eva Prior
ADMINISTRATIVE OFFICER

Commissioner Craig Henschell
CHAIR