



## **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 November 10 at 6:00 PM.

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

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

ABSENT: Ms. Sarah Campbell

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

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

#### **2. MINUTES**

##### **1) Minutes of the Advisory Planning Commission Meeting held on 2016 October 13**

MOVED BY COMMISSIONER SODHI

SECONDED BY COMMISSIONER DHATT

THAT the minutes of the Advisory Planning Commission meeting held on 2016 October 13 be adopted.

CARRIED UNANIMOUSLY

3. **ZONING BYLAW AMENDMENTS**

MOVED BY COMMISSIONER PEPPARD  
SECONDED BY COMMISSIONER CHUA

THAT the Zoning Bylaw Amendments be received.

CARRIED UNANIMOUSLY

a) **Burnaby Zoning Bylaw 1965,**  
**Amendment Bylaw No. 47, 2016 - Bylaw No. 13671**

Rez . #16-45

3570/3650/3670/3690 Douglas Road and 5628 Hardwick Street

From: R5 District

To: R12 District

The purpose of the proposed zoning bylaw amendment is to respond to a neighbourhood request to rezone the subject properties at 3570/3650/3670/3690 Douglas Road and 5628 Hardwick Street from the R5 Residential District to the R12 Residential District.

MOVED BY COMMISSIONER DHATT  
SECONDED BY COMMISSIONER PEPPARD

THAT the Advisory Planning Commission SUPPORT Rez. #16-45, Bylaw No. 13671.

CARRIED UNANIMOUSLY

b) **Burnaby Zoning Bylaw 1965,**  
**Amendment Bylaw No. 48, 2016 - Bylaw No. 13672**

Rez . #15-53

4341, 4351 Rumble Street and 7451, 7557 Sussex Avenue

From: CD Comprehensive Development District (based on P5 Community Institutional District)

To: Amended CD Comprehensive Development District (based on P5 Community Institutional District and RM3 Multiple Family Residential District and in accordance with the development plan entitled "Fair Haven United Church Homes – Seniors Affordable Rental Housing" prepared by NSDA Architects)

The purpose of the proposed zoning bylaw amendment is to permit the development of a new four-storey, 145 unit, non-profit seniors' housing facility.

MOVED BY COMMISSIONER SODHI  
SECONDED BY COMMISSIONER DHATT

THAT the Advisory Planning Commission SUPPORT Rez. #15-53, Bylaw No. 13672.

CARRIED UNANIMOUSLY

- c) [Burnaby Zoning Bylaw 1965,](#)  
**Amendment Bylaw No. 49, 2016 - Bylaw No. 13673**

Rez . #15-52

6921, 6931, 6939, 6947, 6957 and 6965 Arcola Street

From: R5 Residential District

To: CD Comprehensive Development District (based on RM3 Multiple Family Residential District and Edmonds Town Centre Plan guidelines and the development plan entitled "6921 – 6965 Arcola Street Burnaby, B.C." prepared Ankenman Marchand Architects.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a three- storey townhouse development with 22 units and full underground parking.

MOVED BY COMMISSIONER SODHI  
SECONDED BY COMMISSIONER DHATT

THAT the Advisory Planning Commission SUPPORT Rez. #15-52, Bylaw No. 13673.

CARRIED UNANIMOUSLY

- d) [Burnaby Zoning Bylaw 1965,](#)  
**Amendment Bylaw No. 50, 2016 - Bylaw No. 13674**

Rez . #14-47

6837, 3857 and Portion of 6875 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 "6837/6857/6875 Royal Oak Ave, Burnaby, BC" prepared by Wilson Chang Architect)

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 (54 units) above.

The Commission advised that south bound traffic on Royal Oak Avenue is being hindered by vehicles turning left into the housing developments on the east side of Royal Oak, south of Imperial. The Commission suggested that staff look at the possibility of removing street parking on Royal Oak, south bound, to facilitate the movement of through traffic.

The Commission also requested that staff investigate repaving Royal Oak Avenue, from Rumble Street to Marine Drive. As a result of recent sewer and water upgrades, the pavement is in need of repair.

Staff undertook to forward the concerns of the Commission onto the Engineering Department.

MOVED BY COMMISSIONER PEPPARD  
SECONDED BY COMMISSIONER DHATT

THAT the Advisory Planning Commission SUPPORT Rez. #14-47, Bylaw No. 13674.

CARRIED UNANIMOUSLY

e) [Burnaby Zoning Bylaw 1965,](#)  
[Amendment Bylaw No. 40, 2016 - Bylaw No. 13645](#)

Rez #15-49

6695 Dunblane Avenue and 4909, 4929, 4971 Imperial Street

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 "Imperial" prepared by IBI Architects Group, dated 2016 July 08)

The purpose of the proposed zoning bylaw amendment is to permit a 36-storey apartment building with street-oriented townhouses on Dunblane Avenue and live-work townhouse units on Imperial Street and Nelson Avenue.

MOVED BY COMMISSIONER PEPPARD  
SECONDED BY COMMISSIONER IVANCIC

THAT the Advisory Planning Commission SUPPORT Rez. #15-49, Bylaw No. 13645.

CARRIED UNANIMOUSLY

- f) [Burnaby Zoning Bylaw 1965,](#)  
[Amendment Bylaw No. 35, 2016 - Bylaw No. 13639](#)

TEXT AMENDMENT

The purpose of the proposed zoning bylaw text amendment is to bring the Burnaby Zoning Bylaw into alignment with updated Provincial regulations regarding child care facilities, and to provide clarity of language for child care uses that are currently permitted.

MOVED BY COMMISSIONER DHATT  
SECONDED BY COMMISSIONER SODHI

THAT the Advisory Planning Commission SUPPORT Text Amendment, Bylaw No. 13639 to bring the Burnaby Zoning Bylaw into alignment with Provincial regulations regarding child care facilities and to provide clarity of language for child care uses that are currently permitted.

CARRIED UNANIMOUSLY

- g) [Burnaby Zoning Bylaw 1965,](#)  
[Amendment Bylaw No. 46, 2016 - Bylaw No. 13665](#)

TEXT AMENDMENT

The purpose of the proposed zoning 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 PEPPARD  
SECONDED BY COMMISSIONER MYERS

THAT the Advisory Planning Commission SUPPORT Text Amendment, Bylaw No. 13665 to update fees for rezoning applications and administration of servicing agreements.

CARRIED UNANIMOUSLY

4. **NEW BUSINESS**

**Commissioner Henschel**

Commissioner Henschel proposed that an information session be undertaken at the 2016 December 01 meeting to discuss the function and role of the Advisory Planning Commission. Commissioner Henschel requested that Commission members bring forward requests or suggestions to assist with their roles.

Staff undertook to distribute the section of the Local Government Act pertaining to the Advisory Planning Commission, as well as the Burnaby Planning Commission Bylaw.

5. **INQUIRIES**

**Commissioner Peppard**

Commissioner Peppard advised that the 2016 World Taekwondo Junior Championships were taking place in Burnaby from 2016 November 16 to 20. Commissioner Peppard encouraged everyone to come out to the event.

6. **ADJOURNMENT**

MOVED BY COMMISSIONER DHATT  
SECONDED BY COMMISSIONER SODHI

THAT this Open Committee meeting do now adjourn.

CARRIED UNANIMOUSLY

The meeting of the Advisory Planning Commission adjourned at 7:15 p.m.

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Eva Prior  
ADMINISTRATIVE OFFICER

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Commissioner Craig Henschel  
CHAIR