



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 December 01** at 6:00 p.m.

1. CALL TO ORDER

PRESENT: Mr. Valentin Ivancic, Vice Chair (*arrived at 6:17 p.m.*)
Ms. Sarah Campbell
Mr. Arsenio Chua
Mr. Harman Dhatt
Mr. Larry Myers
Mr. Rob Nagai
Mr. Wayne Peppard, Parks, Recreation & Culture Commission
Ms. Jasmine Sodhi

ABSENT: Mr. Craig Henschel, Chair

STAFF: Mr. Ed Kozak Assistant Director Current Planning
Ms. Blanka Zeinabova, Administrative Officer

In the absence of Chair and Vice Chair, the Administrative Officer called the meeting to order at 6:12 p.m.

The Administrative Officer called for nominations for Chair.

MOVED BY COMMISSIONER MYERS
SECONDED BY COMMISSIONER DHATT

THAT Commissioner Peppard be appointed Chair for this meeting.

CARRIED UNANIMOUSLY

2. MINUTES

- a) **Minutes of the Advisory Planning Commission**
Meeting held on 2016 November 10

MOVED BY COMMISSIONER MYERS
SECONDED BY COMMISSIONER DHATT

THAT the minutes of the Advisory Planning Commission meeting held on 2016 November 10 be adopted.

CARRIED UNANIMOUSLY

3. **ZONING BYLAW AMENDMENTS**

MOVED BY COMMISSIONER MYERS
SECONDED BY COMMISSIONER CAMPBELL

THAT the Zoning Bylaw Amendments be received.

CARRIED UNANIMOUSLY

a) **Burnaby Zoning Bylaw 1965,**
Amendment Bylaw No. 51, 2016 - Bylaw No. 13683

Rez . #12-04

5289, 5309, and 5355 Lane Street

From: M4 Special Industrial District and CD Comprehensive Development District (based on C9 Urban Village Commercial District and Royal Oak Community Plan guidelines and in accordance with the development plan entitled "Lane Street Phase 1 5369/5401/5437 Lane Street Burnaby B.C." prepared by Cornerstone Architecture)

To: CD Comprehensive Development District (based on C9 Urban Village Commercial District and Royal Oak Community Plan guidelines and in accordance with the development plan entitled "Lane 2 'eternity' 5309 Lane Street Burnaby B.C." prepared by Cornerstone Architecture)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a four-storey mixed-use development with full underground parking, comprised of at grade commercial fronting Lane Street with residential uses behind and above.

MOVED BY COMMISSIONER DHATT
SECONDED BY COMMISSIONER SODHI

THAT the Advisory Planning Commission SUPPORT Rez. #12-04, Bylaw No. 13683.

CARRIED UNANIMOUSLY

b) [Burnaby Zoning Bylaw 1965,](#)
Amendment Bylaw No. 53, 20216 - Bylaw No. 13685

Rez. #15-54

4120, 4160, Portion of 4170, Portion of 4180 Lougheed Highway and Portion of 4161 Dawson Street

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

To: Amended CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C3, C3f General Commercial Districts, P1 Neighbourhood Institutional District, P2 Administration and Assembly District and Brentwood Town Centre Development Plan as guidelines, and in accordance with the development plan entitled "Gilmore Station Phase 1 - Commercial" prepared by IBI Group Architects)

The purpose of the proposed zoning bylaw amendment is to permit construction of the commercial podium, underground parking and public realm components on the Phase I site within the Gilmore Station Master Plan.

Commissioner Ivancic arrived at the meeting at 6:17 p.m.

Commissioner Ivancic left the meeting at 6:18 p.m.

MOVED BY COMMISSIONER MYERS
SECONDED BY COMMISSIONER NAGAI

THAT the Advisory Planning Commission SUPPORT Rez. #15-54, Bylaw No. 13685.

CARRIED UNANIMOUSLY

Commissioner Ivancic returned to the meeting at 6:22 p.m.

Phase 1 of the Gilmore Station Master Plan:

The following four (4) rezoning applications (Rezoning References #15-54, #15-55, #15-56, #15-57) represent the Phase I of the Gilmore Station Master Plan. The Gilmore Station Master Plan, advanced under Rezoning Reference #14-21 was granted Second Reading by Council on 2016 June 03. Phase I, located at the southeast corner of Lougheed Highway and Gilmore Avenue, within the Brentwood Town Centre Development Plan, is comprised of four individual components.

Rezoning Reference #15-54 is for the commercial component of Phase I, including public realm and open space components, as well as all parking related to the commercial and residential uses.

Rezoning Reference #15-55 is for Residential Tower 1, located along Gilmore Avenue, directly north of the Gilmore SkyTrain Station.

Rezoning Reference #15-56 is for Residential Tower 2, located at the southwest corner of Lougheed Highway and Gilmore Avenue.

Rezoning Reference #15-57 is for Residential Tower 3, located along Lougheed Highway, between Gilmore Avenue and the proposed new road (Carleton Avenue).

c) [Burnaby Zoning Bylaw 1965,](#)
Amendment Bylaw No. 54, 2016 - Bylaw No. 13686

Rez . #15-55

4120, 4160, Portion of 4170, Portion of 4180 Lougheed Highway and Portion of 4161 Dawson Street

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

To: Amended 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 "Gilmore Station Phase 1 – Tower 1" prepared by IBI Group Architects)

The purpose of the proposed zoning bylaw amendment is to permit construction of Residential Tower I within Phase I of the Gilmore Station Master Plan site.

MOVED BY COMMISSIONER MYERS
SECONDED BY COMMISSIONER NAGAI

THAT the Advisory Planning Commission SUPPORT Rez. #15-55, Bylaw No. 13686.

CARRIED UNANIMOUSLY

d) [Burnaby Zoning Bylaw 1965,](#)
Amendment Bylaw No. 55, 2016 - Bylaw No. 13687

Rez . #15-56

4120, 4160, Portion of 4170, Portion of 4180 Lougheed Highway and Portion of 4161 Dawson Street

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

To: Amended 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 "Gilmore Station Phase 1 – Tower 2" prepared by IBI Group Architects)

The purpose of the proposed zoning bylaw amendment is to permit construction of Residential Tower II within Phase I of the Gilmore Station Master Plan site.

MOVED BY COMMISSIONER MYERS
SECONDED BY COMMISSIONER NAGAI

THAT the Advisory Planning Commission SUPPORT Rez. #15-56, Bylaw No. 13687.

CARRIED UNANIMOUSLY

e) [Burnaby Zoning Bylaw 1965,](#)
Amendment Bylaw No. 56, 2016 - Bylaw No. 13688

Rez . #15-57

4120, 4160, Portion of 4170, Portion of 4180 Lougheed Highway and Portion of 4161 Dawson Street

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

To: Amended 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 "Gilmore Station Phase 1 – Tower 3" prepared by IBI Group Architects)

The purpose of the proposed zoning bylaw amendment is to permit construction of Residential Tower III within Phase I of the Gilmore Station Master Plan site.

MOVED BY COMMISSIONER MYERS
SECONDED BY COMMISSIONER NAGAI

THAT the Advisory Planning Commission SUPPORT Rez. #15-57, Bylaw No. 13688.

CARRIED UNANIMOUSLY

f) [Burnaby Zoning Bylaw 1965,](#)
Amendment Bylaw No. 57, 2016 - Bylaw No. 13689

TEXT AMENDMENT

The purpose of the proposed zoning bylaw text amendment is to permit small cell antenna installations in City road rights-of-way.

MOVED BY COMMISSIONER DHATT
SECONDED BY COMMISSIONER NAGAI

THAT the Advisory Planning Commission SUPPORT Text Amendment, Bylaw No. 13689 to permit small cell antenna installations in City road rights-of-way.

CARRIED UNANIMOUSLY

4. **NEW BUSINESS**

Commissioner Ivancic

Commissioner Ivancic advised that this is a last meeting for Commissioners Myers, Peppard and himself, and expressed gratitude to all members and staff.

5. **INQUIRIES**

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

6. **ADJOURNMENT**

MOVED BY COMMISSIONER MYERS
SECONDED BY COMMISSIONER NAGAI

THAT this Open Committee meeting do now adjourn.

CARRIED UNANIMOUSLY

There Open meeting adjourned at 6:45 p.m.

Blanka Zeinabova
ADMINISTRATIVE OFFICER

Commissioner Wayne Peppard
IN THE CHAIR