



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, 2017 February 16 at 6:00 PM.

1. CALL TO ORDER

PRESENT: Commissioner Craig Henschel, Interim Chair
Commissioner Harman Dhatt, Member
Commissioner Arsenio Chua, Member
Commissioner Rog Nagai, Member
Commissioner Sarah Campbell, Member
Commissioner Jasmine Sodhi, Member

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

The Chair called the meeting to order at 6:06 p.m.

2. MINUTES

- 1) **Minutes of the Advisory Planning Commission Meeting held on 2017 January 19**

MOVED BY COMMISSIONER SODHI
SECONDED BY COMMISSIONER CHUA

THAT the minutes of the Advisory Planning Commission meeting held on 2017 January 19 be adopted.

CARRIED UNANIMOUSLY

3. ZONING BYLAW AMENDMENTS

MOVED BY COMMISSIONER SODHI
SECONDED BY COMMISSIONER CHUA

THAT the Zoning Bylaw Amendments be received.

CARRIED UNANIMOUSLY

- a) [Burnaby Zoning Bylaw 1965,](#)
Amendment Bylaw No. 1, 2017 - Bylaw No. 13705

Rez . #16-01

1010 Sperling 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 in accordance with the
development plan entitled "Margaret's Housing for Older
Women" prepared by Boni Maddison Architects)

The purpose of the proposed zoning bylaw amendment is to permit
the conversion of an underutilized common space to a two-bedroom
suite in an existing supportive housing development.

MOVED BY COMMISSIONER CHUA
SECONDED BY COMMISSIONER SODHI

THAT the Advisory Planning Commission SUPPORT Rez. #16-01, Bylaw No. 13705.

CARRIED UNANIMOUSLY

- b) [Burnaby Zoning Bylaw 1965,](#)
Amendment Bylaw No. 2, 2017 - Bylaw No. 13706

Rez. #16-16

4350 Still Creek Drive

From: CD Comprehensive Development District (based on M5, M5r
Light Industrial Districts)

To: Amended CD Comprehensive Development District (based on
M5, M5r Light Industrial Districts and Willingdon Business Park
guidelines, and in accordance with the development plan entitled
"Skysign Proposal for HUB International Insurance Brokers" prepared
by Galaxie Signs Ltd.)

The purpose of the proposed zoning bylaw amendment is to permit
the installation of a skysign on the Grandview Highway (south)
frontage of the existing office building at 4350 Still Creek Drive.

MOVED BY COMMISSIONER CHUA
SECONDED BY COMMISSIONER DHATT

THAT the Advisory Planning Commission SUPPORT Rez. #16-16, Bylaw No. 13706.

CARRIED UNANIMOUSLY

- c) [Burnaby Zoning Bylaw 1965,](#)
Amendment Bylaw No. 3, 2017 - Bylaw No. 13707

Rez. #16-36

6056 Gilley Avenue

From: CD Comprehensive Development District (based on R4 Residential District)

To: R4 Residential District

The purpose of the proposed zoning bylaw amendment is to permit development of a new single family dwelling under the R4 Residential District.

MOVED BY COMMISSIONER SODHI
SECONDED BY COMMISSIONER DHATT

THAT the Advisory Planning Commission SUPPORT Rez. # 16-36, Bylaw No. 13707.

CARRIED UNANIMOUSLY

- d) [Burnaby Zoning Bylaw 1965,](#)
Amendment Bylaw No. 4, 2017 - Bylaw No. 13708

Rez. #16-47

Portion of 2316 Beta Avenue

From: P3 Park and Public Use District

To: CD Comprehensive Development District (based on P2 Administration and Assembly District and Brentwood Town Centre Development Plan guidelines, and the development plan entitled "Beta Pump Station Replacement" prepared by Feenstra Architecture)

The purpose of the proposed zoning bylaw amendment is to permit the development of a single storey sanitary station, with public washroom facilities, surface parking, loading area, underground wet well and sanitary sewer infrastructure.

MOVED BY COMMISSIONER CHUA
SECONDED BY COMMISSIONER DHATT

THAT the Advisory Planning Commission SUPPORT Rez. # 16-47, Bylaw No. 13708.

CARRIED UNANIMOUSLY

- e) [Burnaby Zoning Bylaw 1965,](#)
Amendment Bylaw No. 5, 2017 - Bylaw No. 13709

Rez. #16-49

Unit #2 – 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 C2h Community Commercial District, and in accordance with the development plan entitled “Bainbridge Liquor Store” prepared by John McNally Designers Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the development of a private liquor store.

MOVED BY COMMISSIONER NAGAI
SECONDED BY COMMISSIONER CAMPBELL

THAT the Advisory Planning Commission SUPPORT Rez. # 16-49, Bylaw No. 13709.

CARRIED UNANIMOUSLY

- f) [Burnaby Zoning Bylaw 1965,](#)
Amendment Bylaw No. 8, 2017 - Bylaw No. 13721

Rez. #16-49a

7000 Lougheed Highway

From: R5 Residential District

To: M2 General Industrial District

The purpose of the proposed zoning bylaw amendment is to REPEAL the C2h Community Commercial District designation given under Bylaw No. 11951 which allowed the existing private liquor store to be situated in its current location.

MOVED BY COMMISSIONER DHATT
SECONDED BY COMMISSIONER NAGAI

THAT the Advisory Planning Commission SUPPORT Rez. # 16-49a, Bylaw No. 13721.

CARRIED UNANIMOUSLY

- g) [Burnaby Zoning Bylaw 1965,](#)
Amendment Bylaw No. 6, 2017 - Bylaw No. 13710

Rez. #17-01

7335 to 7359 Fourteenth Avenue (north side)

From: R5 Residential District

To: R12 Residential District

The purpose of the proposed zoning bylaw amendment is to allow for single and/or two-family dwellings on small lots in accordance with the R12S Zoning District.

MOVED BY COMMISSIONER SODHI
SECONDED BY COMMISSIONER DHATT

THAT the Advisory Planning Commission SUPPORT Rez. #17-01, Bylaw No. 13710.

CARRIED UNANIMOUSLY

- h) [Burnaby Zoning Bylaw 1965,](#)
Amendment Bylaw No. 7, 2017 - Bylaw No. 13720

Rez. #17-02

5676 Laurel Street

From: R5 Residential District

To: M2 General Industrial District

The purpose of the proposed zoning bylaw amendment is to bring the subject property and unopened road rights-of-way into conformance with their designated use as a public works yard.

MOVED BY COMMISSIONER DHATT
SECONDED BY COMMISSIONER CHUA

THAT the Advisory Planning Commission SUPPORT Rez. # 17-02, Bylaw No. 13720.

CARRIED UNANIMOUSLY

4. **NEW BUSINESS**

There was no item of new 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 DHATT
SECONDED BY COMMISSIONER CHUA

THAT this Open Committee meeting do now adjourn.

CARRIED UNANIMOUSLY

The Open meeting adjourned at 6:37 p.m.

Eva Prior
ADMINISTRATIVE OFFICER

Commissioner Craig Henschel
CHAIR