



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 March 17 at 6:00 PM.

1. CALL TO ORDER

PRESENT: Mr. Craig Henschel, Chair
Mr. Valentin Ivancic, Vice-Chair
Mr. Larry Myers, Citizen Representative
Mr. Arsenio Chua, Citizen Representative
Ms. Sarah Campbell, Citizen Representative
Ms. Jasmine Sodhi, Citizen Representative

ABSENT: Mr. Harman Dhatt, Citizen Representative
Ms. Stella Tsiknis, Citizen Representative

STAFF: Mr. Ed Kozak Assistant Dir. 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 February 11**

MOVED BY COMMISSIONER CAMPBELL
SECONDED BY COMMISSIONER CHUA

THAT the minutes of the Advisory Planning Commission meeting held on 2015 February 11 be adopted.

CARRIED UNANIMOUSLY

3. **ZONING BYLAW AMENDMENTS**

MOVED BY COMMISSIONER CAMPBELL
SECONDED BY COMMISSIONER SODHI

THAT the Zoning Bylaw Amendments be received.

CARRIED UNANIMOUSLY

a) **BURNABY ZONING BYLAW 1965,**
AMENDMENT BYLAW NO. 4, 2016 – BYLAW NO. 13576

Rez. #12-43

4630 Kingsway and 6080 McKay Avenue

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

To: Amended CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C3 General Commercial District and Metrotown Development Plan guidelines and in accordance with the development plans entitled “Station Square Site 5” prepared by Chris Dikeakos Architects Inc. and “Station Square Burnaby BC” prepared by KPF Kohn Pedersen Fox)

The purpose of the proposed zoning bylaw amendment is to permit the construction of two high-rise apartment towers above a low-rise mixed-use podium with office, retail and residential uses, as part of the multi-phased (Phases III and IV) development of the Station Square Master Plan.

MOVED BY COMMISSIONER IVANCIC
SECONDED BY COMMISSIONER CHUA

THAT the Advisory Planning Commission SUPPORT Rez. #12-43, Bylaw No. 13576.

CARRIED UNANIMOUSLY

b) **BURNABY ZONING BYLAW 1965,**
AMENDMENT BYLAW NO. 5, 2016 – BYLAW NO. 13577

Rez. #15-31

2425 Beta Avenue

From: M2 General Industrial District

To: CD Comprehensive Development District (based on the RM4s Multiple Family Residential District, Brentwood Town Centre Plan as guidelines, and in accordance with the development plan entitled "The Residences at Brentwood Park South" prepared by Chris Dikeakos Architects Inc.)

The purpose of the proposed zoning bylaw amendment is to permit three residential apartment buildings ranging in height from 28-storeys to 39-storeys with ground oriented townhouses and underground and above grade structured parking.

MOVED BY COMMISSIONER MYERS
SECONDED BY COMMISSIONER CHUA

THAT the Advisory Planning Commission SUPPORT Rez. #15-31, Bylaw No. 13577.

CARRIED UNANIMOUSLY

c) **BURNABY ZONING BYLAW 1965,**
AMENDMENT BYLAW NO. 6, 2016 – BYLAW NO. 13578

Rez. #15-35

3700 and 3880 Henning Drive

From: CD Comprehensive Development District (based on the M1 Manufacturing District and M5 Light Industrial District)

To: Amended CD Comprehensive Development District (based on M1 Manufacturing District and M5 Light Industrial District and the development plan entitled "Rezoning Application for Bridge Studios" prepared by CTA Design Group)

The purpose of the proposed zoning bylaw amendment is to permit a four-phased studio and office expansion of the existing Bridge Studios complex in line with the long-term projected needs for the film production studio facility and the development of the film production industry in Burnaby.

MOVED BY COMMISSIONER SODHI
SECONDED BY COMMISSIONER CAMPBELL

THAT the Advisory Planning Commission SUPPORT Rez. #15-35, Bylaw No. 13578.

CARRIED UNANIMOUSLY

d) **BURNABY ZONING BYLAW 1965,
AMENDMENT BYLAW NO. 7, 2016 – BYLAW NO. 13579**

Rez. #14-31

Portion of 8255/8360 Wiggins Street and 5279 Riverbend Drive

From: CD Comprehensive Development District (based on M2 General Industrial District, M3 Heavy Industrial District and M5 Light Industrial District)

To: Amended CD Comprehensive Development District (based on M2 General Industrial District, M3 Heavy Industrial District and M5 Light Industrial District, C2 Community Commercial District and Big Bend Development Plan guidelines, and in accordance with the development plan entitled “Riverbend Business Park” prepared by Christopher Bozyk Architects Ltd.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of the first phase of the Riverbend Business Park Conceptual Development Plan

MOVED BY COMMISSIONER MYERS
SECONDED BY COMMISSIONER IVANCIC

THAT the Advisory Planning Commission SUPPORT Rez. #14-31, Bylaw No. 13579.

CARRIED UNANIMOUSLY

4. **NEW BUSINESS**

There were no items of new business brought before the Commission at this time.

5. **INQUIRIES**

The Commission queried the rate of development in Burnaby.

Staff advised that development in Burnaby has been increasing at a steady pace of approximately 2.5% per year since the 1960's. Burnaby City Councils over the last decades have implemented stable policies around development and subsequent Councils have supported those policies. Staff advised that in relation to building permit revenues the City of Burnaby is third in the lower mainland, preceded by Vancouver and then Surrey.

6. **ADJOURNMENT**

MOVED BY COMMISSIONER IVANCIC
SECONDED BY COMMISSIONER CAMPBELL

THAT this Open Committee meeting do now adjourn.

CARRIED UNANIMOUSLY

Eva Prior
ADMINISTRATIVE OFFICER

Commissioner Craig Henschel
CHAIR