



## **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 August 18 at 6:00 p.m.

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

PRESENT: Mr. Craig Henschel, Chair  
Mr. Valentin Ivancic, Vice Chair  
Mr. Larry Myers  
Mr. Harman Dhatt  
Ms. Jasmine Sodhi

ABSENT: Ms. Sarah Campbell  
Mr. Arsenio Chua  
Mr. Rob Nagai  
Mr. Wayne Peppard

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

The Chair called the meeting to order at 6:30 p.m.

#### **2. MINUTES**

##### **1) Minutes of the Advisory Planning Commission Meeting held on 2016 July 14**

MOVED BY COMMISSIONER MYERS  
SECONDED BY COMMISSIONER IVANCIC

THAT the minutes of the Advisory Planning Commission meeting held on 2016 July 14 be adopted.

CARRIED UNANIMOUSLY

3. **ZONING BYLAW AMENDMENTS**

MOVED BY COMMISSIONER SODHI  
SECONDED BY COMMISSIONER IVANCIC

THAT the Zoning Bylaw Amendments be received.

CARRIED UNANIMOUSLY

1) **BURNABY ZONING BYLAW 1965,**  
**AMENDMENT BYLAW NO. 29, 2016 – BYLAW NO. 13630**

Rez. #16-03

1431 Sperling Avenue

From: CD Comprehensive Development District (based on C1 Neighbourhood Commercial District and P1 Neighbourhood Institutional District)

To: R4 Residential District

The purpose of the proposed zoning bylaw amendment is to permit development under the R4 Residential District.

MOVED BY COMMISSIONER MYERS  
SECONDED BY COMMISSIONER IVANCIC

THAT the Advisory Planning Commission SUPPORT Rez. #16-03, Bylaw No. 13630.

CARRIED UNANIMOUSLY

2) **BURNABY ZONING BYLAW 1965,**  
**AMENDMENT BYLAW NO. 30, 2016 – BYLAW NO. 13631**

Rez. #16-12

7388 Kingsway

From: CD Comprehensive Development District (based on RM5's' Multiple Family Residential District, C3 General Commercial District and the Edmonds Town Centre Plan guidelines, and in accordance with the development plan entitled "Kingsway and Edmonds Street Project" prepared by IBI Group)

To: Amended CD Comprehensive Development District (based on RM5's' Multiple Family Residential District, C3 General Commercial District, P6 Regional

Institutional District and the Edmonds Town Centre Plan guidelines, and in accordance with the development plan entitled “Kingsway and Edmonds Street Project” prepared by IBI Group)

The purpose of the proposed zoning bylaw amendment is to permit minor façade, commercial use, residential, and parking adjustments to the approved comprehensive development zoning for the subject site.

MOVED BY COMMISSIONER SODHI  
SECONDED BY COMMISSIONER IVANCIC

THAT the Advisory Planning Commission SUPPORT Rez. #16-12, Bylaw No. 13631.

CARRIED UNANIMOUSLY

3) **BURNABY ZONING BYLAW 1965,**  
**AMENDMENT BYLAW NO. 31, 2016 – BYLAW NO. 13632**

Rez. #16-07

3433 North Road

From: CD Comprehensive Development District (based on C3, C3a General Commercial Districts, RM5 Multiple Family Residential District and P1 Neighbourhood Institutional District)

To: Amended CD Comprehensive Development District (based on C3, C3a General Commercial Districts and Lougheed Town Centre Plan guidelines, and in accordance with the development plan entitled “Northgate Movator Enclosure” prepared by HDR|CEI Architecture Associates, Inc.)

The purpose of the proposed zoning bylaw amendment is to permit a small addition of commercial floor area generated by enclosing an existing covered building entrance area.

MOVED BY COMMISSIONER DHATT  
SECONDED BY COMMISSIONER SODHI

THAT the Advisory Planning Commission SUPPORT Rez. #16-07, Bylaw No. 13632.

CARRIED UNANIMOUSLY

4) **BURNABY ZONING BYLAW 1965,**  
**AMENDMENT BYLAW NO. 32, 2016 – BYLAW NO. 13633**

Rez. #15-43

3650 Gilmore Way

From: CD Comprehensive Development District (based on M8 Advanced Technology District and Discovery Place Community Plan guidelines)

To: Amended CD Comprehensive Development District (based on M8a Advanced Technology District and Discovery Place Community Plan guidelines, and in accordance with the development plan entitled "The Redstone Group 3650 Gilmore Way" prepared by Kasian Architecture Ltd.)

The purpose of the proposed zoning bylaw amendment is to permit general business and professional office uses in an existing three-storey high technology/office building.

MOVED BY COMMISSIONER MYERS  
SECONDED BY COMMISSIONER DHATT

THAT the Advisory Planning Commission SUPPORT Rez. #15-43, Bylaw No. 13633.

CARRIED UNANIMOUSLY

5) **BURNABY ZONING BYLAW 1965,**  
**AMENDMENT BYLAW NO. 33, 2016 – BYLAW NO. 13634**

Rez. #15-42

3500 Gilmore Way

From: CD Comprehensive Development District (based on M8 Advanced Technology District and Discovery Place Community Plan guidelines)

To: Amended CD Comprehensive Development District (based on M8a Advanced Technology District and Discovery Place Community Plan guidelines, and in accordance with the development plan entitled "The Redstone Group 3500 Gilmore Way" prepared by Kasian Architecture Ltd.)

The purpose of the proposed zoning bylaw amendment is to permit general business and professional office uses in an existing three-storey high technology/office building.

MOVED BY COMMISSIONER MYERS  
SECONDED BY COMMISSIONER DHATT

THAT the Advisory Planning Commission SUPPORT Rez. #15-42, Bylaw No. 13634.

CARRIED UNANIMOUSLY

6) **BURNABY ZONING BYLAW 1965,**  
**AMENDMENT BYLAW NO. 34, 2016 – BYLAW NO. 13635**

Rez. #16-05

8125 North Fraser Way

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

To: Amended CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District, Burnaby Business Park Plan and Big Bend Development Plan as guidelines and in accordance with the development plan entitled “8125 North Fraser Way Rezoning Application” prepared by Christopher Bozyk Architects Ltd.)

The purpose of the proposed zoning bylaw amendment is to permit the expansion of the existing light industrial facility’s warehouse area in accordance with the Burnaby Business Park Concept Plan and the Council-adopted Big Bend Development Plan.

**MOVED BY COMMISSONER IVANCIC**  
**SECONDED BY COMMISSIONER DHATT**

THAT the Advisory Planning Commission SUPPORT Rez. #16-05, Bylaw No. 13635.

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 COMMISSONER SODHI**  
**SECONDED BY COMMISSIONER IVANCIC**

THAT this Open Meeting of the Advisory Planning Commission do now adjourn.

CARRIED UNANIMOUSLY

The Open Meeting of the Advisory Planning Commission adjourned at 6:50 p.m.

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Eva Prior  
ADMINISTRATIVE OFFICER

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Commissioner Craig Henschel  
CHAIR