



CITY COUNCIL
Council Chamber, Burnaby City Hall
4949 Canada Way, Burnaby, B. C.

OPEN PUBLIC MEETING AT 7:00 PM
Monday, 2015 March 09

A G E N D A

1.	<u>CALL TO ORDER</u>	<u>PAGE</u>
2.	<u>PROCLAMATIONS</u>	
	A) Purple Day (2015 March 26)	
	B) Stop the Sexual Exploitation of Children & Youth Awareness Week (2015 March 09 - 15)	
	C) World Down Syndrome Day (2015 March 21)	
3.	<u>MINUTES</u>	
	A) Open Council Meeting held 2015 March 02	1
4.	<u>REPORTS</u>	
	A) Financial Management Committee Re: 2015 Capital Improvements Bylaw Funding Request	17
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| E) | Planning and Development Committee
Re: Woodlands Site Concept - Brentwood Town Centre | 32 |
| F) | Traffic Safety Committee
Re: Traffic Concerns Arising from the Rezoning Application for
7174 Barnet Road | 50 |
| G) | Traffic Safety Committee
Re: Canada Way and Rayside Street | 55 |
| H) | City Manager's Report, 2015 March 09 | 63 |

5. MANAGER'S REPORTS

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| 1. | 2015 LMLGA AND UBCM RESOLUTION | 64 |
| | Purpose: To present a resolution for submission to the 2015 Lower Mainland Local Government Association (LMLGA) Annual General Meeting and Union of BC Municipalities (UBCM) Convention. | |
| 2. | PROCEDURE BYLAW AMENDMENT | 73 |
| | Purpose: To amend Procedure Bylaw No. 11714 to delegate authority to Committee Chairs to call or change committee meeting. | |
| 3. | CONTRACT EXTENSION - FOOD SERVICES | 75 |
| | Purpose: To obtain approval to award four contract extensions for the supply and delivery of food products. | |

6. BYLAWS

A) First Reading

- | | | |
|----|--|--------------|
| A) | #13454 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 8, 2015 - Rez. #14-41 (7868 Government Road)
From R1 Residential District to R1a Residential District
Purpose - to permit the construction of a single family dwelling with a gross floor area beyond that currently permitted under the prevailing zoning
(Item 5(2), Manager's Report, Council 2015 March 02) | 13454 |
| B) | #13455 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 9, 2015 - Rez. #12-07 (1735, 1763 Douglas Road & 1710 Gilmore Avenue) | 13455 |

From M1 Manufacturing District to CD Comprehensive Development District (based on the RM5s Multiple Family Residential District and Brentwood Town Centre Development Plan as guidelines, and in accordance with the development plan entitled "Aviara II" prepared by Integra Architecture Inc. and IBI Group Inc.)

Purpose – to permit the construction of a 42 storey apartment building and two 4-6 storey low rise apartment buildings

(Item 5(1), Manager's Report, Council 2015 March 02)

- C) #13456 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 10, 2015 - Rez. #14-45 (Areas 1,2,3,4,5) **13456**
From A2 Small Holdings District, R1, R2 and R4 Residential Districts and P2 Administration and Assembly District to P3 Park and Public Use District
Purpose – to bring the zoning of the subject City-owned properties into conformance with approved park/conservation designation and their current use
(Item 6(9), Manager's Report, Council 2015 January 26)

B) First, Second and Third Reading

- D) #13457 - Burnaby Highway Closure Bylaw No. 1, 2015 **13457**
(Road Closure Reference #14-04)
A bylaw to close and remove the dedication of certain portion of highway – closure of a 91.0m² road allowance adjacent 7263 Fourth Street (all that portion of road in District Lot 28, Group 1, New Westminster District, dedicated by Plan 21924 containing 91.0m²) shown outlined on Reference Plan prepared by Albert Wang, B.C.L.S.
(Item 5(3), Manager's Report, Council 2015 February 16)

- E) #13458 - Burnaby Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 10, 2015 **13458**
A bylaw authorizing the expenditure of monies in the Capital Works, Machinery and Equipment Reserve Fund - \$1,360,748 to finance the Burnaby Lake Sports Complex West Field #2 Replacement Project
(Item 5(3), Manager's Report, Council 2015 March 02)

C) Second and Third Reading

- F) #13452 - Burnaby Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 9, 2015 **13452**
A bylaw authorizing the expenditure of monies in the Capital Works, Machinery and Equipment Reserve Fund -

\$1,036,260 to finance the 2015 Parks 13 capital projects
(Item 5(3), Manager's Report, Council 2015 February 23)

D) Consideration and Third Reading

- G) #13374 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 28, 2014 - Rez. #13-42 **13374**
(3205/09/29/39/49/79/3311/37/61/69 Noel Drive and 9083/9125 Cameron Street)
From R2 Residential District to CD Comprehensive Development District (based on RM2 Multiple Family Residential District, Lougheed Town Centre Plan guidelines and in accordance with the development plan entitled "Noel Drive Residential" prepared by RHA Architects Inc.)
Purpose – to permit the construction of a 150 unit townhouse and low-rise apartment development with underground parking
(Item 03, Manager's Report, Council 2014 July 21)
Memo - Director Planning & Building - 2015 March 04 - Page 123

7. NEW BUSINESS

8. INQUIRIES

9. ADJOURNMENT



COUNCIL MEETING MINUTES

Monday, 2015 March 02

An 'Open' meeting of the City Council was held in the Council Chamber, Burnaby City Hall, 4949 Canada Way, Burnaby, B.C. on Monday, 2015 March 02 at 6:43 PM followed immediately by a 'Closed' meeting from which the public was excluded. At the conclusion of the 'Closed' meeting, the 'Open' meeting was reconvened at 7:03 PM in the Council Chamber.

CALL TO ORDER

PRESENT: His Worship, Mayor D. Corrigan
Councillor P. Calendino
Councillor S. Dhaliwal
Councillor D. Johnston
Councillor C. Jordan
Councillor A. Kang
Councillor P. McDonell
Councillor N. Volkow
Councillor J. Wang

STAFF: Mr. B. Moncur, City Manager
Mr. L. Chu, Deputy City Manager
Mr. L. Pelletier, Director Planning and Building
Mr. L. Gous, Director Engineering
Mrs. D. Jorgenson, Director Finance
Mr. D. Ellenwood, Director Parks, Recreation & Cultural Services
Mr. B. Rose, City Solicitor
Mr. D. Back, City Clerk
Ms. K. O'Connell, Deputy City Clerk

MOVED BY COUNCILLOR P. MCDONELL
SECONDED BY COUNCILLOR D. JOHNSTON

THAT the 'Open' Council meeting do now reconvene.

CARRIED UNANIMOUSLY

The Open Council meeting reconvened in the Council Chamber at 7:03 p.m.

1. PROCLAMATION**A) Raise Your Hands Against Racism (2015 March 7)**

Councillor Johnston, on behalf of His Worship Mayor Derek Corrigan proclaimed 2015 March 7th as **"Raise Your Hands Against Racism Day"** in the City of Burnaby.

2. ANNOUNCEMENTS**A) United Way Campaign "Engage" Award**

His Worship, Mayor Derek Corrigan announced that the City of Burnaby won the 2014 United Way Campaign Community Spirit Award for Engagement. This award is presented to the workplace campaign team that best engages its employees through all levels of the organization.

Mayor Corrigan expressed appreciation to the campaign team including Angela Boal, Chair, Sarah Kim and Lisa Dotto, Co-Chairs and Keri Douglas, Executive Committee member.

Members of the team presented Mayor Corrigan and Councillor McDonell, a lower mainland campaign executive, with the plaque they received at the awards ceremony held on 2015 February 25.

B) Kushiro Cup Nominations

His Worship, Mayor Derek Corrigan noted that nominations for Burnaby's Outstanding Citizen of the Year will be received until 2015 March 09.

3. MINUTES**A) Open Council Meeting held 2015 February 23**

MOVED BY COUNCILLOR N. VOLKOW

SECONDED BY COUNCILLOR D. JOHNSTON

THAT the minutes of the 'Open' Council meeting held on 2015 February 23 be now adopted.

CARRIED UNANIMOUSLY

B) Public Hearing (Zoning) held 2015 February 24

MOVED BY COUNCILLOR N. VOLKOW
SECONDED BY COUNCILLOR D. JOHNSTON

THAT the minutes of the Public Hearing (Zoning) held on 2015 February 24 be now adopted.

CARRIED UNANIMOUSLY

4. DELEGATIONS

The following wrote requesting an audience with Council:

A) Bala Naidoo, Assistant Governor, Rotary District 5040
Re: Burnaby Fraser Foreshore Park Fitness Circuit
Speaker(s): Bala Naidoo

This delegation withdrew prior to the Council meeting.

5. REPORTS

MOVED BY COUNCILLOR P. CALENDINO
SECONDED BY COUNCILLOR C. JORDAN

THAT Council do now resolve itself into a Committee of the Whole.

CARRIED UNANIMOUSLY

A) Executive Committee of Council
Re: 2014 Local Government Election Review and Future Recommendations

The Executive Committee submitted a report providing Council with information and statistics on enhanced election systems, feedback on the success of voter engagement initiatives and identifying recommendations for review in advance of the 2018 Local Government Election. The report further noted that evolving technologies, new methods for communicating and improved system enhancements will play a significant role in future elections.

The Executive Committee recommended:

1. THAT Council receive this report for information.

MOVED BY COUNCILLOR S. DHALIWAL
SECONDED BY COUNCILLOR N. VOLKOW

THAT the recommendation of the Executive Committee be adopted.

CARRIED UNANIMOUSLY

His Worship, Mayor Derek Corrigan noted that Lynne Axford, Chief Election Officer, Sabreena Ladak, Deputy Chief Election Officer, Jenna Wray, Election Communications Co-ordinator and Carrie Middleton, Elections Logistics Co-ordinator were in attendance at this evening's Council meeting. The Mayor and Councillors expressed appreciation to the staff for conducting the election in an efficient and organized manner.

B) Executive Committee of Council
Re: Grant Applications

The Executive Committee of Council submitted the following grant requests for Council consideration:

#15/06 - Rivershed Society of BC
Fraser River Swim Relay

The Executive Committee of Council recommended:

1. THAT this grant request be denied.

MOVED BY COUNCILLOR S. DHALIWAL
SECONDED BY COUNCILLOR N. VOLKOW

THAT the recommendation of the Executive Committee of Council be adopted.

CARRIED UNANIMOUSLY

#15/09 - 2015 Burnaby Empty Bowls Project
2015 Empty Bowls Gala

The Executive Committee of Council recommended:

1. THAT an in-kind grant up to the amount of \$1,500 for printing services be awarded to the 2015 Burnaby Empty Bowls Project in support of the annual Empty Bowls Gala event.

MOVED BY COUNCILLOR S. DHALIWAL
SECONDED BY COUNCILLOR P. MCDONELL

THAT the recommendation of the Executive Committee of Council be adopted.

CARRIED UNANIMOUSLY

#15/10 - Richard Major Art Group
Sharing Artistic Skills to Encourage Others

The Executive Committee of Council recommended:

1. THAT a grant in the amount of \$300 be awarded to the Richard Major Art Group to assist with the cost of funding an art program.

MOVED BY COUNCILLOR S. DHALIWAL
SECONDED BY COUNCILLOR P. MCDONELL

THAT the recommendation of the Executive Committee of Council be adopted.

CARRIED UNANIMOUSLY

#15/11 - École Alpha Secondary School
Dry Grad 2015

The Executive Committee of Council recommended:

1. THAT a grant in the amount of \$200 be awarded to the École Alpha Secondary School in support of the annual Dry Grad event.

MOVED BY COUNCILLOR S. DHALIWAL
SECONDED BY COUNCILLOR P. MCDONELL

THAT the recommendation of the Executive Committee of Council be adopted.

CARRIED UNANIMOUSLY

#15/12 - Scouts Canada
Scouting Programs

The Executive Committee of Council recommended:

1. THAT a grant in the amount of \$5,000 be awarded to Scouts Canada to support their scouting programs.

MOVED BY COUNCILLOR S. DHALIWAL
SECONDED BY COUNCILLOR P. MCDONELL

THAT the recommendation of the Executive Committee of Council be adopted.

CARRIED UNANIMOUSLY

#15/13 - Community Centred College for the Retired
Courses and Programs

The Executive Committee of Council recommended:

1. THAT a grant in the amount of \$2,500 be awarded to the Community Centred College for the Retired to assist with the cost of courses and programs.

MOVED BY COUNCILLOR S. DHALIWAL
SECONDED BY COUNCILLOR P. MCDONELL

THAT the recommendation of the Executive Committee of Council be adopted.

CARRIED UNANIMOUSLY

#15/14 - Afghan Women's Sewing and Craft Co-Operative
Three Months Rental

The Executive Committee of Council recommended:

1. THAT a one-time only grant in the amount of \$1,424.31 be awarded to the Afghan Women's Sewing and Craft Co-Operative.
2. THAT His Worship, Mayor Derek Corrigan send a letter to the Afghan Women's Sewing and Craft Co-Operative advising this is a conditional grant due to exceptional circumstances.

MOVED BY COUNCILLOR S. DHALIWAL
SECONDED BY COUNCILLOR P. MCDONELL

THAT the recommendations of the Executive Committee of Council be adopted.

CARRIED UNANIMOUSLY

#15/15 - Nikkei National Museum & Cultural Centre
Hokori: Japanese Canadians in the WWI

The Executive Committee of Council recommended:

1. THAT an in-kind grant up to the amount of \$1,000 be awarded to the Nikkei National Museum & Cultural Centre to assist with the cost of Hokori event.

MOVED BY COUNCILLOR S. DHALIWAL
SECONDED BY COUNCILLOR A. KANG

THAT the recommendation of the Executive Committee of Council be adopted.

CARRIED UNANIMOUSLY

#15/16 - The Maple Leaf Singers
Annual Spring Show

The Executive Committee of Council recommended:

1. THAT a grant in the amount of \$200 be awarded to the Maple Leaf Singers to assist with the cost of funding of the annual Spring Show.

MOVED BY COUNCILLOR S. DHALIWAL
SECONDED BY COUNCILLOR A. KANG

THAT the recommendation of the Executive Committee of Council be adopted.

CARRIED UNANIMOUSLY

#15/17 - Miss Canada Globe 2015
Sarah Filgate

The Executive Committee of Council recommended:

1. THAT this grant request be denied.

MOVED BY COUNCILLOR S. DHALIWAL
SECONDED BY COUNCILLOR J. WANG

THAT the recommendation of the Executive Committee of Council be adopted.

CARRIED UNANIMOUSLY

#15/18 - BC Aboriginal Network on Disability Society
BC Without Barriers

The Executive Committee of Council recommended:

1. THAT this grant request be denied.

MOVED BY COUNCILLOR S. DHALIWAL
SECONDED BY COUNCILLOR A. KANG

THAT the recommendation of the Executive Committee of Council be adopted.

CARRIED UNANIMOUSLY

C) City Manager's Report, 2015 March 02

The City Manager presented a report dated 2015 March 02 on the matters listed following as Items 01 to 06 either providing the information shown or recommending the courses of action indicated for the reasons given.

6. MANAGER'S REPORTS

**1. REZONING REFERENCE #12-07
HIGH RISE APARTMENT TOWER AND GROUND ORIENTED
APARTMENTS
1735, 1763 Douglas Road and 1710 Gilmore Avenue**

The City Manager submitted a report from the Director Planning and Building seeking Council authorization to forward this application to a Public Hearing on 2015 March 31. The purpose of this rezoning is to permit the construction of a 42 storey apartment building and two 4-6 storey low rise apartment buildings.

The City Manager recommended:

1. THAT the predecessor Rezoning Bylaw, Amendment Bylaw No. 29/13, Bylaw #13245, be abandoned contingent upon the granting by Council of Second Reading of the subject Rezoning Bylaw.
2. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 2015 March 09, and to a Public Hearing on 2015 March 31 at 7:00 p.m.
3. THAT the following be established as prerequisites to the completion of the rezoning:
 - a. The submission of a suitable plan of development.
 - b. The deposit of sufficient monies, including a 4% Engineering Inspection Fee, to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.

- c. The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- d. Demolition of any improvements will be permitted after Second Reading of the Rezoning Bylaw has been granted provided that the applicant acknowledges that such permission does not fetter Council's ability to grant or not to grant Third Reading and/or Final Adoption of the Rezoning Bylaw. In addition, the demolition of any improvements will be permitted at any time if they are vacant and considered by staff to be subject to misuse and vandalism.
- e. The utilization of an amenity bonus through the provision of a \$11,027,161 cash in-lieu contribution in accordance with Section 3.2 of this report.
- f. The consolidation of the net project site into one legal parcel.
- g. The granting of any necessary Covenants, including, but not necessarily limited to, Section 219 Covenants restricting enclosure of balconies; indicating that project surface driveway access will not be restricted by gates; guaranteeing the provision and maintenance of public art; ensuring that the density of development of air space parcels and strata lots comply with the approved CD zoning for the site and to ensure that the overall site continues to function as a single, integrated development; ensuring the provision and ongoing maintenance of co-op cars; ensuring the provision and on-going maintenance of EV plug-in stations; providing that all disabled parking to remain as common property, restricting the use of guest rooms; and ensuring compliance with the submitted acoustical analysis.
- h. The dedication of any easements or rights-of-way deemed requisite.
- i. The design and provision of units adaptable to persons with disabilities with allocated handicap parking spaces protected by a Section 219 Covenant.
- j. The undergrounding of existing overhead wiring abutting the site.
- k. Compliance with the Council-adopted sound criteria.
- l. The provision of covered car wash stalls and adequately sized and appropriately located garbage handling and recycling material holding space and a commitment to implement the recycling provisions.

- m. The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering.
- n. The review of on-site residential loading facilities by the Director Engineering.
- o. The submission of a Site Profile and resolution of any arising requirements.
- p. The provision of facilities for cyclists in accordance with this report.
- q. The review of a detailed Sediment Control System by the Director Engineering.
- r. Compliance with the guidelines for underground parking for visitors.
- s. The submission of a suitable on-site stormwater management system to the approval of the Director Engineering, the deposit of sufficient monies for its provision, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation.
- t. The deposit of the applicable Parkland Acquisition Charge.
- u. The deposit of the applicable GVS & DD Sewerage Charge.
- v. The deposit of the applicable School Site Acquisition Charge.
- w. The submission of a written undertaking to distribute area plan notification forms, prepared by the City, with disclosure statements; and, to post area plan notification signs, also prepared by the City, on the development site and in the sales office in prominent and visible locations prior to Third Reading, or at the time marketing for the subject development commences, whichever is first, and remain posted for a period of one year, or until such time that all units are sold, whichever is greater.

MOVED BY COUNCILLOR D. JOHNSTON
SECONDED BY COUNCILLOR C. JORDAN

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

Council requested that staff provide a memo to Council noting the type and size of buildings that require sprinklers and the last time the regulations were changed to include additional building types.

**2. REZONING REFERENCE #14-41
PROPOSED SINGLE FAMILY RESIDENCE
7868 Government Road**

The City Manager submitted a report from the Director Planning and Building seeking Council authorization to forward this application to a Public Hearing on 2015 March 31. The purpose of the proposed zoning bylaw amendment is to permit construction of a single family dwelling with a gross floor area beyond that currently permitted under the prevailing zoning.

The City Manager recommended:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 2015 March 09 and to a Public Hearing on 2015 March 31 at 7:00 p.m.

2. THAT the following be established as prerequisites to the completion of the rezoning:

- a) The submission of a suitable plan of development.
- b) The registration of a Section 219 Covenant requiring the land to be developed in accordance with the approved building and landscape plans.
- c) The deposit of sufficient monies including a 4% Engineering Inspection Fee to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.

MOVED BY COUNCILLOR N. VOLKOW
SECONDED BY COUNCILLOR D. JOHNSTON

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

**3. BURNABY LAKE SPORTS COMPLEX - WEST - FIELD #2
REPLACEMENT FUNDING BYLAW**

The City Manager submitted a report from the Director Parks, Recreation and Cultural Services requesting Council approval for the replacement of Field #2 at Burnaby Lake Sports Complex - West. The field will be an infill synthetic turf surface designed primarily for multisport use including field hockey, soccer and

field lacrosse.

The City Manager recommended:

1. THAT Council approve the capital expenditure of \$1,300,000 from the Provisional Capital Budget for the project outlined in this report.
2. THAT Council authorize staff to bring down a bylaw to appropriate \$1,360,748 (inclusive of GST) from Capital Reserves to finance the Burnaby Lake Sports Complex – West Field #2 replacement project.
3. THAT a copy of this report be sent to the Parks, Recreation & Culture Commission for information.

MOVED BY COUNCILLOR N. VOLKOW

SECONDED BY COUNCILLOR P. MCDONELL

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

4. 2015 DEER LAKE GRAVITY GRAND PRIX

The City Manager submitted a report from the Director Engineering requesting Council approval for road closures for the 2015 Deer Lake Gravity Grand Prix on Saturday, 2015 June 13 or a rain date of Sunday, 2015 June 14. The requested road closure would encompass Deer Lake Drive and Sperling Avenue adjacent to the Deer Lake park from 9:00 a.m. to approximately 4:00 p.m.

The City Manager recommended:

1. THAT Council approve the road closures as discussed in this report.
2. THAT the coordinator of the event, Neil MacKay, c/o Rotary Club of Burnaby, P.O. Box 80001, Burnaby, BC V5H 3X1, be sent a copy of this report.
3. THAT the operator of Silent Waters Ltd. (Deer Lake Boat Rentals), Damien Liu, 5435 Sperling Avenue, Burnaby, BC V5E 2T2 be sent a copy of this report.

MOVED BY COUNCILLOR N. VOLKOW
SECONDED BY COUNCILLOR D. JOHNSTON

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

**5. HASTINGS STREET INFRASTRUCTURE RENEWAL
CONTRACT 2014-15**

The City Manager submitted a report from the Director Engineering seeking Council approval of the additional expenditure under Contract 2014-15. Staff noted the poor soil conditions on Hastings Street and unexpected utility issues on Hastings Street and in the lane south of Hastings Street have added an extra level of complexity to this contract.

The City Manager recommended:

1. THAT Council approve the revised amount of \$2,966,201 inclusive of GST for Contract #2014-15 for the Hastings Street construction works (an increase of \$400,000).

MOVED BY COUNCILLOR P. MCDONELL
SECONDED BY COUNCILLOR N. VOLKOW

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

6. 2015 UBCM MEMBERSHIP DUES

The City Manager submitted a report from the City Clerk seeking Council approval for payment of Union of BC Municipalities 2015 Membership Dues.

The City Manager recommended:

1. THAT Council approve payment of the invoice from the Union of BC Municipalities for the 2015 membership dues in the amount of \$26,732.48, including GST.

MOVED BY COUNCILLOR P. MCDONELL
SECONDED BY COUNCILLOR N. VOLKOW

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR A. KANG
SECONDED BY COUNCILLOR C. JORDAN

THAT the Committee now rise and report.

CARRIED UNANIMOUSLY

The Council reconvened.

MOVED BY COUNCILLOR A. KANG
SECONDED BY COUNCILLOR C. JORDAN

THAT the report of the Committee be now adopted.

CARRIED UNANIMOUSLY

7. **BYLAWS**

First, Second and Third Reading

- | | | |
|----|--|-------|
| L) | #13452 - Burnaby Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 9, 2015 | 13452 |
|----|--|-------|

MOVED BY COUNCILLOR A. KANG
SECONDED BY COUNCILLOR N. VOLKOW

THAT Bylaw No.13452 be now introduced and read a first time.

CARRIED UNANIMOUSLY

Second Reading

- | | | |
|----|--|-------|
| M) | #13438 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 1, 2015 - Rez. #14-11 (2450 Alpha Avenue) | 13438 |
| N) | #13439 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 2, 2015 - Rez. #14-13 (7284 Braeside Drive) | 13439 |
| O) | #13440 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 3, 2015 - Rez. #14-38 (2830 Bainbridge Avenue) | 13340 |
| P) | #13441 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 4, 2015 - Rez. 14-07 (9060 Stormont Avenue) | 13441 |
| Q) | #13442 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 5, 2015 - Rez. #14-40 (1240 - 4700 Kingsway) | 13442 |

- R) #13443 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 6, 2015 - Rez. #14-36 (Portion of 8398 North Fraser Way) 13443
- S) #13444 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 7, 2015 - Rez. #13-13 (6755 Canada Way) 13444

MOVED BY COUNCILLOR A. KANG
SECONDED BY COUNCILLOR D. JOHNSTON

THAT Bylaw No. 13438, 13439, 13440, 13441, 13442 and 13443 be now read a second time.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR D. JOHNSTON
SECONDED BY COUNCILLOR N. VOLKOW

THAT Bylaw No. 13444 be now **TABLED**.

CARRIED UNANIMOUSLY

This bylaw was tabled to provide Council with a further opportunity for review.

Consideration and Third Reading

- T) #13350 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 17, 2014 - Rez. #13-33 (7174 Barnet Road) 13350

MOVED BY COUNCILLOR A. KANG
SECONDED BY COUNCILLOR P. CALENDINO

THAT Bylaw No. 13350 be now read a third time.

CARRIED UNANIMOUSLY

8. NEW BUSINESS

Councillor Volkow

Councillor Volkow made reference to Item E) of the Council correspondence package received from Otto Langer, President, VAPOR BC, regarding the judicial review of the Environment Certificate issued by the Province for jet fuel transport and storage in the Fraser River estuary.

Arising from discussion, Council introduced the following motion:

MOVED BY COUNCILLOR N. VOLKOW
SECONDED BY COUNCILLOR P. MCDONELL

THAT His Worship, Mayor Derek Corrigan, on behalf of Council, forward a letter to Premier Christy Clark and Environment Minister Mary Polak bringing to light the City of Burnaby's dissatisfaction with the public consultation process in the environmental assessment process related to the Environment Certificate that was issued for jet fuel tanker transport, and terminal and tank farm facility on the Fraser River in Richmond.

9. **INQUIRIES**

There were no inquiries brought before Council at this time.

10. **ADJOURNMENT**

MOVED BY COUNCILLOR A. KANG
SECONDED BY COUNCILLOR D. JOHNSTON

"THAT this 'Open' Council meeting do now adjourn."

CARRIED UNANIMOUSLY

The Open Council meeting adjourned at 8:06 p.m.

Confirmed:

Certified Correct:

MAYOR

CITY CLERK



Meeting 2015 March 09

COUNCIL REPORT

FINANCIAL MANAGEMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

SUBJECT: 2015 CAPITAL IMPROVEMENTS BYLAW FUNDING REQUEST

RECOMMENDATIONS:

1. THAT Council approve the capital expenditure of \$7.245 Million for various capital improvements, as outlined in this report.
2. THAT Council authorize staff to bring down a bylaw in the amount of \$6.773 Million (inclusive of GST), and draw from the Waterworks Utility Capital Fund the amount of \$209,400 (inclusive of GST) and the Sanitary Sewer Capital Fund the amount of \$601,900 (inclusive of GST) to finance the capital programs, as outlined in this report.

REPORT

The Financial Management Committee, at its meeting held on 2015 March 03, received and adopted the *attached* report seeking Council's approval for various capital improvements (Culvert Inspection & Rehabilitation; Infrastructure Improvements; Byrne Creek Pump Station Backup Power Project; Structures; Riverside Area Improvements – Phase 1; Pump Stations and PRV's Upgrades; and Traffic Management).

Respectfully submitted,

Councillor D. Johnston
Chair

Councillor C. Jordan
Vice Chair

Councillor P. McDonell
Member

Copied to:	City Manager Director Engineering Director Finance Director Parks, Recr. & Cult. Services City Solicitor
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Meeting 2015 Mar 03

COMMITTEE REPORT

TO: CHAIR AND MEMBERS
FINANCIAL MANAGEMENT COMMITTEE

DATE: 2015 February 23

FROM: DIRECTOR ENGINEERING

FILE: 32000-05

SUBJECT: 2015 CAPITAL IMPROVEMENTS BYLAW FUNDING REQUEST

PURPOSE: To request funding approval for various capital improvements.

RECOMMENDATIONS:

1. **THAT** the Financial Management Committee recommend Council approve the capital expenditure of \$7.245 Million for various capital improvements, as outlined in this report.
2. **THAT** Finance Management Committee recommend Council to authorize staff to bring down a bylaw in the amount of \$6.773 Million (inclusive of GST), and draw from the Waterworks Utility Capital Fund the amount of \$209,400 (inclusive of GST) and the Sanitary Sewer Capital Fund the amount of \$601,900 (inclusive of GST) to finance the capital programs as outlined in this report.

REPORT

The 2015 – 2019 Provisional Financial Plan provides funding for various multi-year capital improvements.. In order to proceed in a timely manner with the contracts for design and construction, funding approval is requested for the below listed projects.

1.0 Culvert Inspection & Rehabilitation **\$250,000**

Engineering services are required to continue an ongoing inspection program for storm culverts in the city. Inspections will be done during the fisheries window of August to September 2015 and the data used to establish maintenance requirements and capital budget projections for future years.

2.0 Infrastructure Improvements (Cost shared with private development) **\$550,000**

The 2015 – 2019 Capital Plan includes provision for cost-sharing with private development for infrastructure improvements not directly related to the proposed development. The program takes advantage of the development process in providing a cost-effective solution for upgrading the City's infrastructure adjacent to their development site, when considered desirable by the City.

To: Chair and Members Financial Management Committee
 From: Director Engineering
 Re: 2015 Capital Improvements Bylaw Funding Request
 2015 February 23 Page 2

Typical works include pavement and storm sewer rehabilitation in coordination with development projects. The total estimated cost is summarized as follows:

• Roads	\$ 50,000
• Storm Sewers	<u>500,000</u>
	\$ 550,000

3.0 Byrne Creek Pump Station Backup Power Project \$190,000

The project involves the design and construction of civil and electrical modifications to accommodate a permanent emergency power generator for the Byrne Creek pump station. The station is a critical component of the drainage system in the Big Bend Area.

4.0 Structures \$1.0 Million

Capital funds are provided annually for the ongoing rehabilitation and upgrade of existing bridges within the city. A recently completed bridge inspection report has identified a rehabilitation program that includes repaving, deck joint replacements, structural upgrades and other miscellaneous repairs.

5.0 Riverside Area Improvements - Phase 1 \$1.05 Million

This is phase one of a two phase improvement program (2015/2016) to the Riverside Area. Phase one is focused primarily on Willard Street and 9th Avenue. The scope of work includes drainage works and roadworks on Willard Street, from Marine Drive to Thorn Avenue, and watermain replacement and roadworks on 9th Avenue, from Willard Street to Marine Way. The total estimated cost is summarized as follows:

• Roads	\$ 900,000
• Storm Sewer	<u>150,000</u>
	\$1,050,000

6.0 Pump Stations and PRV's Upgrades \$775,000

The City has an ongoing program of improvements and upgrades to existing pump stations, pressure reducing station (PRV's) and related alarm, control and data acquisition (SCADA) systems. Improvements to these critical infrastructure systems ensure service reliability, meet demands of growth and re-development and maximize energy efficiency. They also enable staff to gather operational data on system performance, remotely monitor alarms and respond to system malfunctions in a timely manner. The total estimated cost is summarized as follows:

• Water Utility	\$200,000
• Sewer Utility	<u>575,000</u>
	\$775,000

To: Chair and Members Financial Management Committee
 From: Director Engineering
 Re: 2015 Capital Improvements Bylaw Funding Request
 2015 February 23 Page 3

6.0 Traffic Management \$3.430 Million

6.1 Traffic Signals \$1.537 Million

The Traffic Signal Program consists of ongoing replacement and upgrades to the aging traffic signal infrastructure to help maintain continuous operation. It also includes the provision of several new traffic signals and related equipment including one at the intersection of Kincaid and Smith previously approved by Council.

6.2 Pedestrian and Transit Related Improvements \$465,000

Capital funds are provided annually to support pedestrian related improvements such as new crosswalks and interim asphalt sidewalks to help address accessibility and safety concerns. This funding also supports the ongoing upgrades to aging bus shelters for the comfort of transit users.

6.3 Parking Management \$75,000

There are about 1,700 paid parking spaces that are used as part of the parking demand strategy to manage the supply of on-street parking in the City. Funding is required to update aging meters and associated equipment and to replace damaged meters due to theft and vandalism.

6.4 Street Lighting \$1.253 Million


The majority of the funds will provide for the conversion of existing HPS luminaires to the more energy efficient LED luminaires. This will be the first year of a multi-year conversion program. A small portion of the funds (\$52,500) will be allocated for the ongoing replacement of aging street light poles and bases where required.

6.4 Traffic Calming \$100,000

Traffic Calming funds provide for the provision of various traffic control devices including new corner bulges, as well as the replacement of old interim traffic calming barriers with permanent final standard infrastructure.

To: Chair and Members Financial Management Committee
From: Director Engineering
Re: 2015 Capital Improvements Bylaw Funding Request
2015 February 23 Page 4

It is recommended that the Financial Management Committee request Council to approve the capital expenditures as outlined in this report and request Council to authorize staff to bring down a Capital Reserves Bylaw in the amount of \$6.773 Million (inclusive of GST), and draw from the Waterworks Utility Capital Fund the amount of \$209,400 (inclusive of GST) and the Sanitary Sewer Capital Fund the amount of \$601,900 (inclusive of GST) to finance the capital programs as outlined in this report.



Leon A. Goss, P. Eng. MBA
DIRECTOR ENGINEERING

AAS/cp/ac

Copied to: City Manager
Director Finance
Director Parks, Recreation & Cultural Services
City Solicitor

FINANCIAL MANAGEMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

SUBJECT: RENOVATIONS TO CITY HALL – NORTH BLOCK

RECOMMENDATION:

1. THAT Council authorize staff to bring down a Capital Reserves Expenditure Bylaw in the amount of \$475,000 (inclusive of 5% GST) for proposed upgrades and renovations to City Hall – North Block.

REPORT

The Financial Management Committee, at its meeting held on 2015 March 03, received and adopted the attached report seeking Council's funding approval to finance upgrades and renovations to the City Hall – North Block. The proposed renovations and upgrades include the creation of a new meeting/conference room, offices, general upgrades and improved circulation.

Respectfully submitted,

Councillor D. Johnston
Chair

Councillor C. Jordan
Vice Chair

Councillor P. McDonell
Member

Copied to:	City Manager Deputy City Managers Director Planning & Building Director Engineering Director Parks, Recr. & Cult. Services Director Finance City Solicitor Purchasing Manager Chief Building Inspector City Clerk
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Meeting 2015 March 03

COMMITTEE REPORT

TO: FINANCIAL MANAGEMENT COMMITTEE **DATE:** 2015 February 26

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 4220 04

SUBJECT: RENOVATIONS TO CITY HALL – NORTH BLOCK

PURPOSE: To obtain funding approval to finance upgrades and renovations to the City Hall – North Block

RECOMMENDATION:

1. **THAT** Council be requested to bring down a Capital Reserves Expenditure Bylaw in the amount of \$475,000 (inclusive of 5% GST) for proposed upgrades and renovations to City Hall – North Block.

REPORT


The proposed renovations and upgrades to the City Hall – North Block include the creation of a new meeting/conference room, offices, general upgrades and improved circulation.

The work will also provide an opportunity to repair and replace finishes and flooring materials that have reached the end of their useful life.

Tender documents have been completed for the proposed project and subject to receiving funding approval, the project will be tendered through the Purchasing Department to prequalified contractors.

In this regard, it is recommended that the Committee request that Council bring down a Capital Reserves Expenditure Bylaw in the amount of \$475,000 (inclusive of 5% GST) to finance the renovations and upgrades.

A sufficient funding allocation for this project is identified in the 2015-2019 Provisional Capital Program submission.


 Lou Pelletier, Director
 PLANNING AND BUILDING

JC:ap

cc: City Manager
 Director Finance
 Director Parks, Recreation and Cultural Services
 Purchasing Manager
 Chief Building Inspector

Deputy City Managers
 Director Engineering
 City Clerk
 City Solicitor



Meeting 2015 March 09

COUNCIL REPORT

FINANCIAL MANAGEMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

SUBJECT: ASSET MANAGEMENT PROGRAM

RECOMMENDATIONS:

1. THAT Council authorize staff to develop a comprehensive Waterworks Infrastructure Asset Management Plan and approve funding of \$40,000 from the Stabilization Fund.
2. THAT Council authorize staff to apply for an Asset Management Planning Program Grant of up to \$10,000 from the Ministry of Community, Sport and Cultural Development for the development of a Waterworks Infrastructure Asset Management Plan.

REPORT

The Financial Management Committee, at its meeting held on 2015 March 03, received and adopted the attached report seeking Council's approval to develop a comprehensive Waterworks Infrastructure Asset Management Plan.

Respectfully submitted,

Councillor D. Johnston
Chair

Councillor C. Jordan
Vice Chair

Councillor P. McDonell
Member

Copied to:	City Manager Director Finance Members of the Management Committee City Clerk
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Meeting 2015 Mar 03

COMMITTEE REPORT

TO: CHAIR AND MEMBERS
FINANCIAL MANAGEMENT COMMITTEE

DATE: 2015 February 26

FROM: DIRECTOR FINANCE

FILE: 7400-30

SUBJECT: ASSET MANAGEMENT PROGRAM

PURPOSE: To obtain approval to develop a comprehensive Waterworks Infrastructure Asset Management Plan.

RECOMMENDATIONS:

1. **THAT** Financial Management Committee recommend Council authorize staff to develop a comprehensive Waterworks Infrastructure Asset Management Plan and approve funding of \$40,000 from the Stabilization Fund.
2. **THAT** Financial Management Committee recommend Council authorize staff to apply for an Asset Management Planning Program Grant of up to \$10,000 from the Ministry of Community, Sport and Cultural Development for the development of a Waterworks Infrastructure Asset Management Plan.

REPORT

The City's Asset Management Policy was adopted by Council in early 2014 and reflects an integrated business approach to asset management. Through this plan the City focuses on providing sustainable quality public services; optimizing asset value while minimizing life cycle cost and establishing and maintaining an integrated collaborative approach for all asset management practices and business processes.

In support of this initiative funding approval of \$40,000 is requested from the Stabilization Fund to undertake a project to develop a comprehensive and complete Asset Management Plan for the City's Waterworks Infrastructure. The finished work will be further used as a template for future Asset Management Plans. The Waterworks Infrastructure Asset Management Plan will:

- Demonstrate that the Levels of Service are being met in the most effective and efficient manner.
- Demonstrate that due regard is being given to the long-term stewardship of the asset base.
- Demonstrate the responsible management of the asset portfolio.

To: Chair and Members Financial Management Committee
 From: Director Finance
 Re: Asset Management Program
 2015 February 26.....Page 2

- Communicate and justify funding requirements.
- Show how regulatory compliance will be achieved and growth accommodated while maintaining the asset stock.

The funds will aid the City in the development of a comprehensive Waterworks Infrastructure Asset Management Plan. If Council is in support of this initiative then staff will apply for an Asset Management Planning Program Grant of \$10,000.

The Asset Management Planning Program was created in 2014 through a \$1.5 million grant from the Provincial Ministry of Community, Sport and Cultural Development. The program is to assist local governments in delivering sustainable services by extending and deepening asset management practices within their organizations. The Program is administered through the Union of British Columbia Municipalities. Matching grants of up to \$10,000 are available to support activities that advance a local government's asset management planning or practices, and that facilitate better integration of asset management planning with long term financial planning.

A Council resolution is required with the application form. Applications are due by 2015 March 20 and applicants will be notified about the status of their application by 2015 May 01. All funded activities are to take place within a year of approved funding, and the final report will be due within 30 days of project completion and no later than 2016 May 30. Grant payments are issued when the approved project is complete.

It is recommended that the Financial Management Committee recommend Council to authorize staff to develop a comprehensive Waterworks Infrastructure Asset Management Plan and approve funding of \$40,000 from the Stabilization Fund for this project. Should Council support this initiative staff will apply for the Asset Management Planning Program Grant of up to \$10,000 from the Ministry of Community, Sport and Cultural Development for the development of a Waterworks Infrastructure Asset Management Plan. Should the Provincial Asset Management Planning Program Grant be approved, \$10,000 will be repaid to the Stabilization Fund.



Denise Jorgenson
 DIRECTOR FINANCE

DJ:NK/ab

cc: City Manager
 Members of the Management Committee
 City Clerk



Meeting 2015 March 09

COUNCIL REPORT

FINANCIAL MANAGEMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

SUBJECT: UPDATED BUS BENCH PROGRAM

RECOMMENDATION:

1. THAT Council receive this report for information.

REPORT

The Financial Management Committee, at its meeting held on 2015 March 03, received and adopted the attached report providing information about changes to the City's bus bench program. Transition to all new bus benches should be completed by June 01.

Respectfully submitted,

Councillor D. Johnston
Chair

Councillor C. Jordan
Vice Chair

Councillor P. McDonell
Member

Copied to:	City Manager Director Engineering Director Finance
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Meeting 2015 Mar 03
COMMITTEE REPORT

TO: CHAIR AND MEMBERS
FINANCIAL MANAGEMENT COMMITTEE

DATE: 2015 February 23

FROM: DIRECTOR ENGINEERING

FILE: 90100 04

SUBJECT: UPDATED BUS BENCH PROGRAM

PURPOSE: To inform the Committee about changes to the City's bus bench program.

RECOMMENDATION:

1. **THAT** the Financial Management Committee receive this report for information.

REPORT

1.0 BACKGROUND

Bus benches were installed by two companies (Key Bench and Goodwill Advertising) at bus stops approved by the City. The companies were responsible for the supply, installation and maintenance of the bus benches, and in return were permitted to place advertising panels on the front surface of the backrest. The benches provided an amenity for transit users at no cost to the City, and the City also received \$10 per year per bench.

Following the implementation of the City's new bus shelter program, some conflicts and redundancies with bus benches were identified. As well, many of the existing bus benches were in relatively poor condition and the agreements with the existing two companies had not been updated since 1994. To renew the program, a request for proposal (RFP) was issued in 2013 December for the provision of bus benches with advertising panels.

2.0 UPDATES

Two proposals were received in response to the RFP. After evaluating the proposals and undertaking lengthy negotiations, Key Bench was selected as the successful proponent in late 2014. Key Bench provided a good quality steel product that met specifications and other requirements. Key aspects about the new bus bench program are outlined below:

- Scope - Design, manufacture, install and maintain bus benches with advertising panels at no cost to the City.

To: Financial Management Committee

From: Director Engineering

Re: Updated Bus Bench Program

2015 February 23 Page 2

- Term – 10 years beginning 2015 January 01 with optional extension for two additional 5 year terms.
- Bench Type – a black powder coated Metro or Metro Classic bench as shown in Figures 1 and 2. The type installed is dependent on site conditions.
- Quantity – 337 with potential expansion as mutually agreed.
- Locations – At locations with existing Keybench and Goodwill benches; however the City will exclude some existing locations that have new bus shelters with benches or minimal ridership.
- Revenue – Over a ten year period, revenues to the City are estimated to be over \$500,000 and are dependent upon the number of benches installed.
- Advertising – Subject to the Advertising Standards of Canada and a limited number of free advertising spaces can be provided for city programs or services.

Implementation began early this year with the replacement of old wooden Key Bench benches. Replacement of old Goodwill Benches will begin in March. Transition to all new bus benches should be completed by June 1. Efforts are made to minimize public inconvenience to the extent possible.

This report is provided for information.



Leon A. Gous, P. Eng., MBA
DIRECTOR ENGINEERING

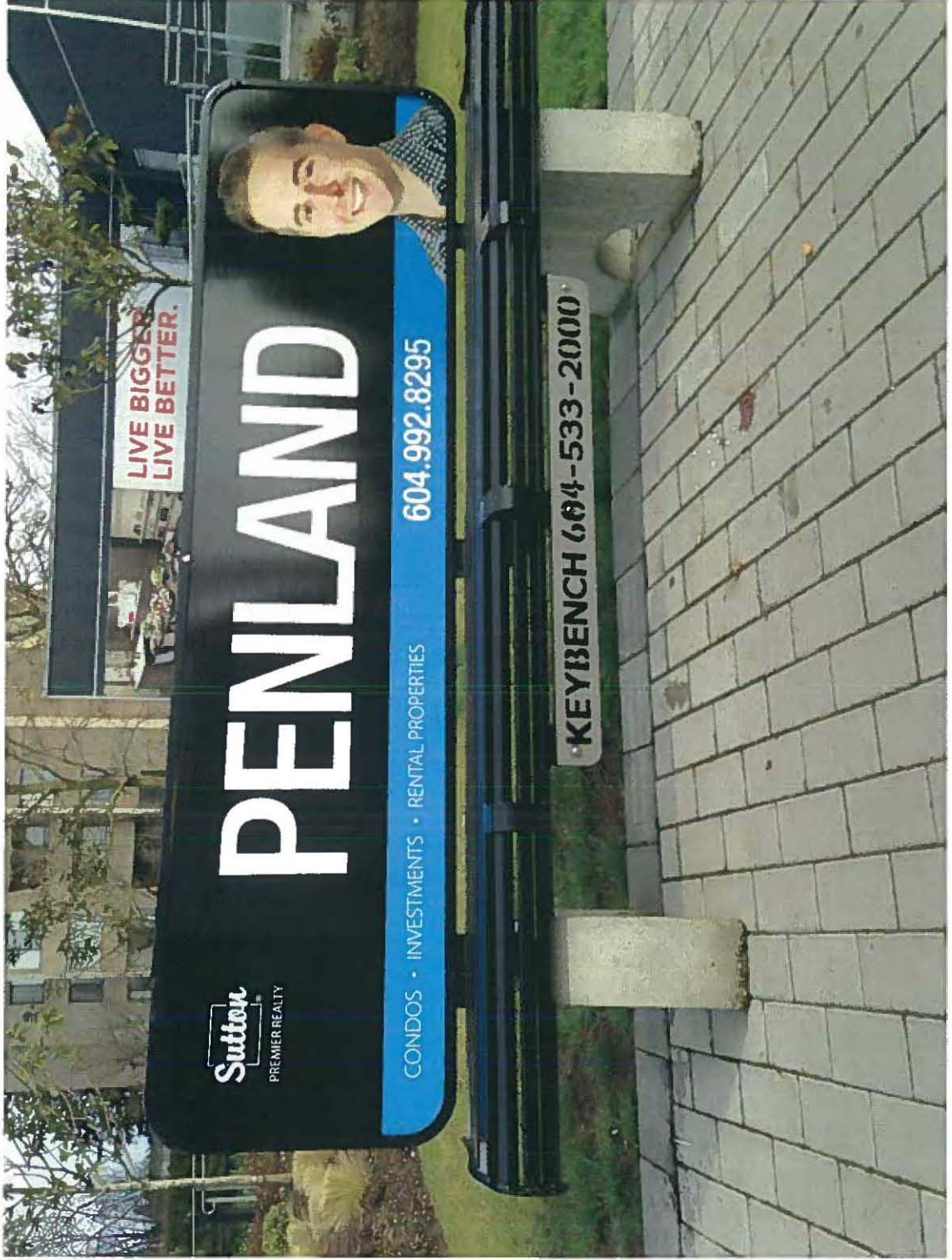
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Attachment

Copied to: Director Finance

METRO CLASSIC BENCH

FIGURE - 1



METRO BENCH

FIGURE - 2



PLANNING AND DEVELOPMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

**SUBJECT: WOODLANDS SITE CONCEPT
BRENTWOOD TOWN CENTRE**

RECOMMENDATION:

1. THAT Council receive this report for information.

REPORT

Burnaby City Council, at its 'Closed' meeting held on 2015 March 02, received and adopted the attached report seeking Council endorsement of the concepts and visions for the Woodlands site, as a basis for receiving community input. As directed by Council, a copy of the report is being forwarded to the 2015 March 09 'Open' Council meeting for information.

Respectfully submitted,

Councillor C. Jordan
Chair

Councillor D. Johnston
Vice Chair

Councillor S. Dhaliwal
Member

Copied to:	City Manager Deputy City Managers Director Planning & Building
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Meeting 2015 February 24

COMMITTEE REPORT

TO: CHAIR AND MEMBERS
PLANNING AND DEVELOPMENT COMMITTEE

DATE: 2015 February 19

FROM: DIRECTOR PLANNING AND BUILDING

FILE: 49500 20

**SUBJECT: WOODLANDS SITE CONCEPT
BRENTWOOD TOWN CENTRE**

PURPOSE: To seek Council endorsement of the concepts and visions for the Woodlands site, as a basis for receiving community input.

RECOMMENDATIONS:

1. **THAT** the Committee request that Council endorse the concepts and visions for the redevelopment of the Woodlands site, as a basis for receiving community input, as outlined in this report.
2. **THAT** the Committee request that Council authorize staff to undertake a public consultation process to receive public input on the concepts and visions for the subject site, as outlined in this report.

REPORT

1.0 INTRODUCTION

In 2013, Concord Pacific advanced a Rezoning Application (Rezoning Reference #13-20) for the redevelopment of the 26 acre Woodlands site located south of Lougheed Highway and east of Beta Avenue, within the Council adopted Brentwood Town Centre Development Plan area (see *attached* Sketches #1 and #2). The site is designated for high and medium density multiple-family redevelopment, with a component of the site identified for a potential new neighbourhood park/school site to serve the residents of the Brentwood Town Centre. Council, on 2013 July 22, authorized staff to work with the applicant towards a suitable plan of development, consisting of a conceptual master plan and detailed first phase of development, for presentation to a future public hearing. While undertaking a comprehensive review of the themes and components of the master plan, consideration of the site's use, form and character was undertaken, guided by the land use context of adjacent properties and the desired size and configuration of the proposed neighbourhood park area. Through this review it was determined that an alternative site configuration to that proposed within the Brentwood Town Centre Plan was opportune, to accommodate a larger, more functional park and open space component, as well as provide for a form of development in keeping with surrounding land use designations.

To: Planning and Development Committee
 From: Director Planning and Building
 Re: Woodlands Site Concept
 Brentwood Town Centre

2015 February 19..... Page 2

Given the site's significant size and strategic location within the Brentwood Town Centre, its redevelopment presents a unique opportunity to create a truly special place, one that engages with the natural environment, is inclusive and diverse, and is fully integrated within the broader Town Centre. It is recognized that redevelopment of the site requires a concept and vision that delivers not only superior architectural expression, but acts as a model for sustainability, urban design, and public amenity for the Brentwood Town Centre. To assist in realizing this vision, James KM Cheng Architecture Inc. has been retained by the applicant to develop the key concepts to guide the sites transformation, over time, into a new community of distinct character areas.

This report provides an overview of the site's context, in relation to the broader Brentwood Town Centre, including a summary of the preliminary concepts, visions and guiding principles for its future redevelopment. The purpose of this report is to seek Council endorsement of concepts and visions for the redevelopment of the Woodlands site, as a basis for the initiation of an Open House community consultation process. The feedback received from this Open House is intended to inform the concepts and visions introduced within the conceptual master plan, land use framework and related Plan amendments for the Woodlands site. With Council adoption of the recommendations of this report, the proposed consultation process would be initiated. The advancement of the concepts, vision and opportunities for the site will also seek Council's consideration of amendments to the prevailing land use framework of the adopted Brentwood Town Centre Plan. The proposed Plan amendments are to be included in the community consultation process.

2.0 SITE CONTEXT AND BACKGROUND INFORMATION

2.1 Site Context

The Woodlands site is 26 acres in size comprised of four privately-owned properties at 4756, 4828 Loughed Highway, 2311 and 2316 Delta Avenue; and six City-owned properties at 4874 Loughed Highway, 4818, 4828, 4829 Dawson Street, 2235 and 2285 Dawson Street, including unopened portions of the Sumas Street right-of-way (see *attached* Sketch #1). Included within the recommendations to Council in the initial rezoning report (Rezoning Reference #13-20) was the approval, in principle, for the sale of City-owned properties for inclusion within the subject development site. The site is located south of Loughed Highway within the Council adopted Brentwood Town Centre Plan area (see *attached* Sketch #2). The site operated under the name Dragonwood Industrial Estates, since the early 1960s until its sale in 2014. The site currently accommodates ten larger industrial-warehouse buildings supported by several smaller facilities. The site is predominantly paved with asphalt and gravel, except for portions of the Stickleback Creek riparian area, which is made up of a mix of native and invasive species.

The site is bound by Loughed Highway to the north, BNSF/CN Rail Line to the south, Beta Avenue to the west and the former Delta Avenue road right-of-way to the east. To the north of the site, across Loughed Highway, is the Brentwood Gate development comprised of a high-rise apartment building with several low rise apartment buildings approved under Rezoning Reference #03-69. Directly to the west and northwest of the site are three low-rise apartment

To: Planning and Development Committee
 From: Director Planning and Building
 Re: Woodlands Site Concept
 Brentwood Town Centre

2015 February 19..... Page 3

buildings and a high-rise apartment building developed under Rezoning References #04-19 and #06-40. Further northwest, across Lougheed Highway, is the Brentwood Mall site, which is currently under development with its first phase comprised of two high-rise residential buildings atop a new outdoor commercial component and City plaza, approved under Rezoning References #11-22, #12-44, #12-45, #12-46. Directly to the east of the site is a high-rise apartment building with townhousing fronting Dawson Street approved under Rezoning Reference #06-60, with multiple-family high-rise apartment developments and interim industrial uses beyond. To the west, across Beta Avenue, are older industrial buildings designated for high-rise apartment development, including 2450 Alpha Avenue which is currently under rezoning (Rezoning Reference #14-11). To the south is the BNSF/CN Rail line, with the City's Still Creek Works Yard beyond. Existing vehicular accesses to the site is via Beta Avenue and Lougheed Highway.

2.2 Brentwood Town Centre Development Plan Context

The Brentwood Town Centre Development Plan, adopted by Council in 1996, provides a land use concept for the Town Centre which is premised on the creation of a high density mixed-use core surrounded by supporting high and medium density residential development. The Plan intended the Town Centre to be highly transit oriented, to take advantage of the area's three

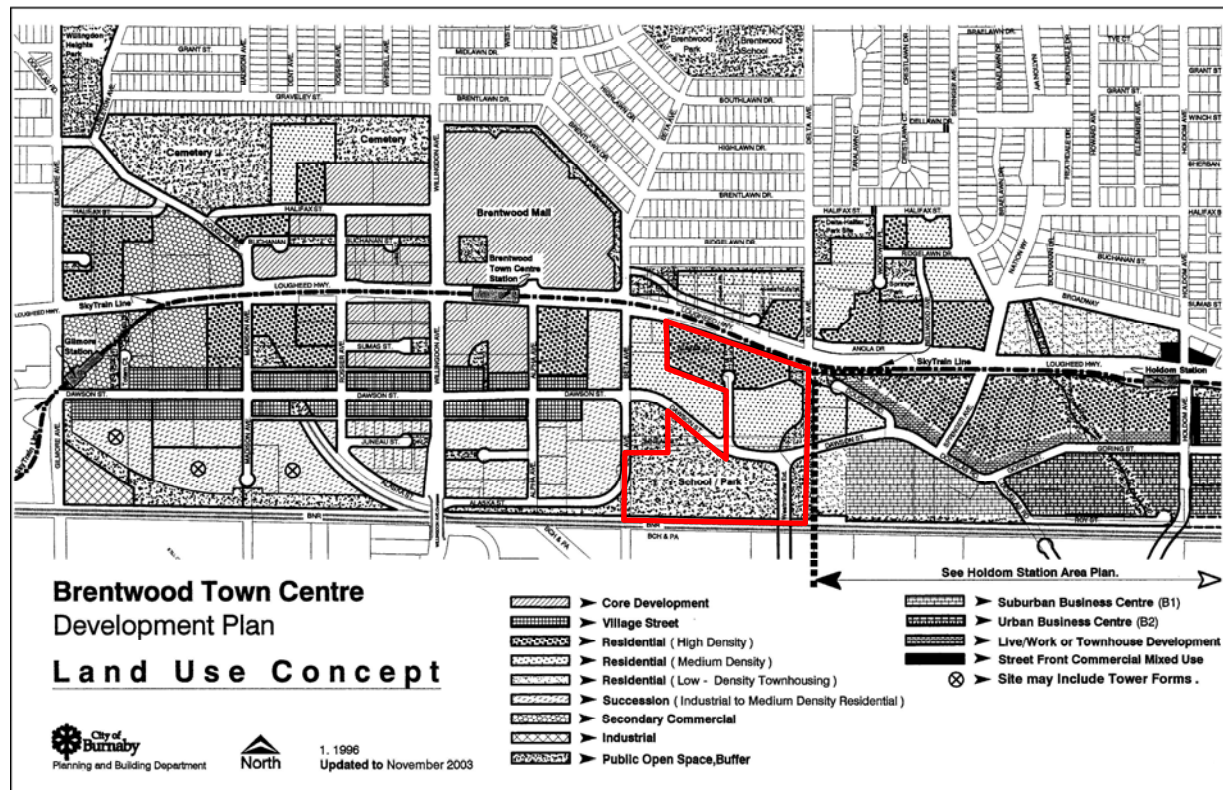


Figure #1 – Brentwood Town Centre Land Use Framework 1996

SkyTrain Stations (Gilmore, Brentwood and Holdom). The Town Centre Plan encourages a more focused commercial core; a varied mix of housing forms; expanded parks and open space facilities; and a transportation network that focuses on pedestrian, cycling and local bus routes as

To: Planning and Development Committee
 From: Director Planning and Building
 Re: Woodlands Site Concept
 Brentwood Town Centre

2015 February 19..... Page 4

the primary means of moving throughout the neighbourhood. **Figure #1**, illustrates the land use framework of the originally adopted Plan in 1996.

The Brentwood Town Centre Plan has undergone several adjustments and clarifications since its adoption, including adjustments to the Woodlands site. The original Brentwood Town Centre Plan identified the Woodlands site for high and medium density multiple family development with a park/school site. In 2002, an amendment to the Brentwood Town Centre Plan identified an acquisition approach for the proposed park/school site of 7.68 acres and created development sites fronting Beta Avenue, south of Dawson Street. In 2008, an additional 3.19 acres of parkland to the east of the Woodlands site was obtained through Rezoning Reference #06-60. These amendments are reflective of the current Brentwood Town Centre Land Use Framework shown in **Figure #2** below.

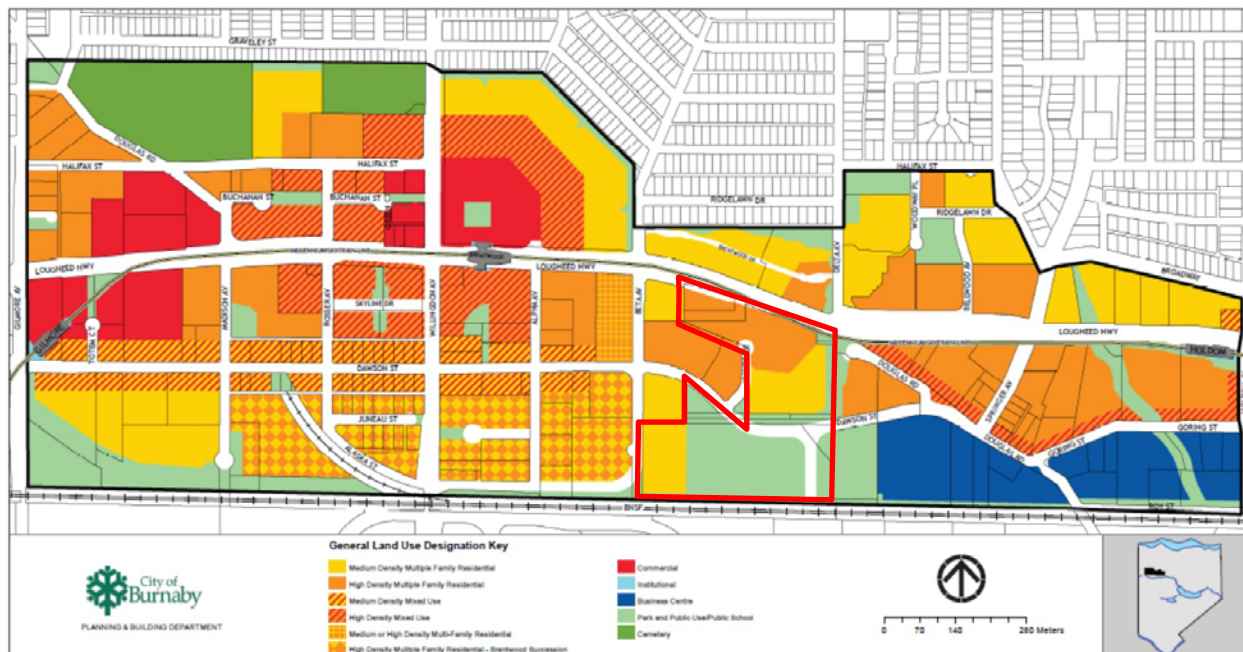


Figure #2 – Brentwood Land Use framework updated to 2015

Building on the long term vision established by the Council adopted Brentwood Town Centre Development Plan and Burnaby's Official Community Plan, an opportunity has come forward to achieve the proposed park site envisioned within the Brentwood Town Centre Plan. As this may include adjustments to the prevailing land use designations of the site, site configurations, and the potential for a transfer of density from the park area to be transferred to the City, an amendment to the adopted Brentwood Town Centre Development plan would be required.

2.3 Redevelopment Opportunity - Woodlands

The opportunity provided by the redevelopment of the Woodlands site is to transform this heavy industrial area, central to the Brentwood Town Centre, into a vibrant community hub, knitting

To: Planning and Development Committee
 From: Director Planning and Building
 Re: Woodlands Site Concept
 Brentwood Town Centre
 2015 February 19..... Page 5

together the site with surrounding and future residential and mixed-use neighbourhoods. A fundamental goal for the Woodlands site is the facilitation of necessary road, pedestrian and cycling linkages within the Town Centre, including the completion of the Dawson Street connection, improvement to Loughheed Highway, Alaska Street connection, and Beta Avenue/Central Valley Greenway pedestrian and cycling overpass. Another key goal for the Woodlands site is the improvement of the Stickleback Creek riparian corridor, which as been adversely affected by adjacent industrial uses, by improving urban ecological awareness, water quality, fish passage and wildlife habitat. However, the most significant goal of the Woodlands site is the achievement of a new neighbourhood park for the Brentwood Town Centre, which would provide much needed level park and open space.

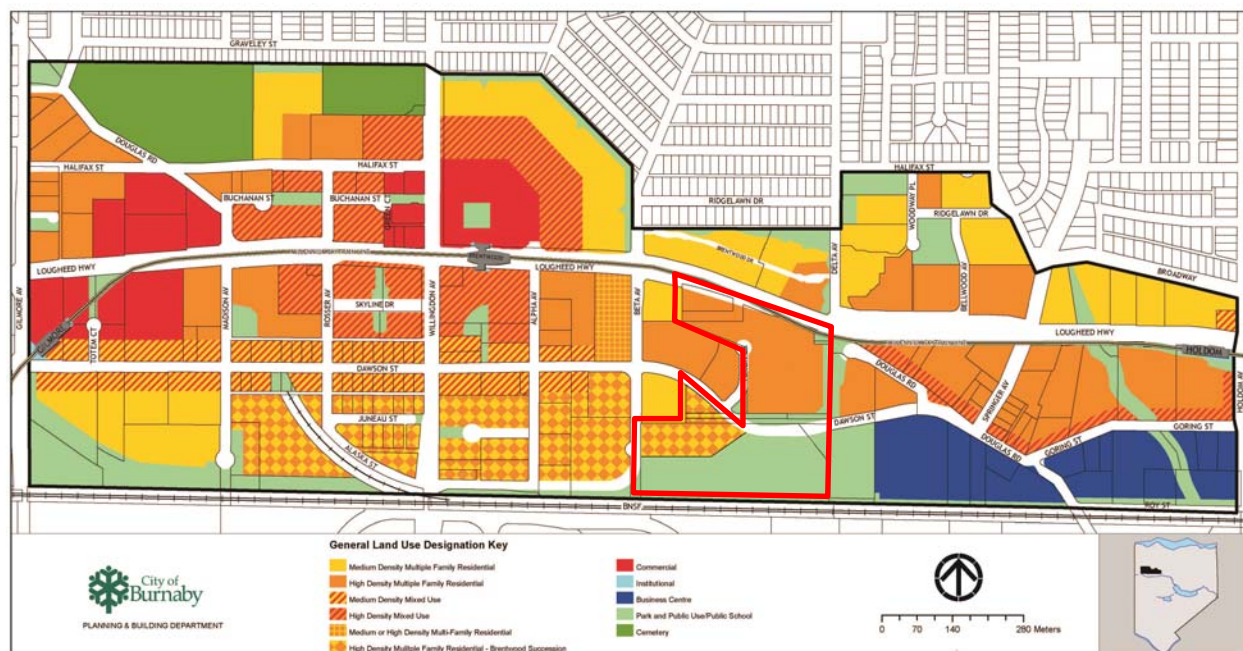


Figure #3 – Proposed Plan Amendment

To achieve these goals, the site is proposed to be developed in a compact urban form, reflective of surrounding contextual high-density land use designations and similar building forms. This would be represented by buildings that are low, mid and high-rise in form; that engage at the street level; that are sensitive to adjacent land uses; that are transit oriented; that are resilient and sustainable; and that are linked to local social, commercial and recreational services and amenities. At its core, the concepts and visions for the site's redevelopment envision a special place within the Town Centre, achieved through the expression of unique architecture and exceptional public realm design that is engaging, inclusive and inspiring. **Figure #3**, and **attached** Sketch #3, identifies the proposed amendment to the plan and park boundary, which is consistent with adjacent land use designations and the proposed goals for the site.

To: Planning and Development Committee

From: Director Planning and Building

Re: Woodlands Site Concept
Brentwood Town Centre

2015 February 19..... Page 6

The primary concept for the site's transformation is the creation of a new neighbourhood of character areas, which relates to both the Brentwood Town Centre Commercial Core and Civic Plaza, as well as the Brentwood SkyTrain Station area. In this regard, the concept is to create a Woodlands neighbourhood within the Brentwood Town Centre, which would help to unify the Town Centre with the creation of a complete community oriented towards transit, accessibility, and a range of civic and commercial amenities, creating a place where people want to live, work, shop, play, and gather.

3.0 WOODLANDS REDEVELOPMENT SITE

3.1 Concepts and Visions for Woodlands Site

The vision for the site is for a pedestrian-oriented, transit-connected community that reflects the strong urban design principles and an urban form unique in the City. At its heart, is a memorable gathering place accessible to people of all ages and abilities. The Woodlands site is envisioned as being fully integrated with the surrounding neighbourhoods and broader Town Centre, offering a diversity of housing forms and types.

The site is envisioned to be developed in phases, which are defined by character areas as shown in **Figure #4**, each having a unique identity and relationship with the broader Town Centre.



Figure #4 – Woodlands Character Areas

To: Planning and Development Committee

From: Director Planning and Building

Re: Woodlands Site Concept
Brentwood Town Centre

2015 February 19 Page 7

As shown above, the character areas consist of:

- The Lougheed Parkway
- The Hillside
- The Flatlands
- The Parkside
- The Park
- The Riparian Area

Each character area would be developed with a common architectural and landscape vernacular, helping to create individual identities within the neighbourhood, while relating to adjacent and planned development to the north, east and west. Although the development guidelines for each character area would be defined through the Master Plan process, the following is a brief overview of the intent for each Character Area.

3.1.1 The Lougheed Parkway

The Lougheed Parkway is intended to soften the busy Lougheed corridor by providing a visual transition from the more intense, mixed-use component of the Town Centre between Gilmore Avenue and Beta Avenue, and the more residential character between Beta Avenue and Holdom Avenue. The intent is to green Lougheed Highway, where the SkyTrain guideway transitions adjacent the Woodlands site from the centre median to the south side of Lougheed, enabling the median to be landscaped with trees, ornamental shrubs and softer ambient lighting. A contribution to the City's plans for rain gardens along Lougheed Highway provides a further opportunity to soften the Lougheed frontage through the use of grass and planting in place of the hard surface front boulevards customary on commercial frontages.

3.1.2 The Hillside

The Hillside Area is the portion of the site in which a majority of the site's grade is transitioned. Currently, the site has a significant escarpment along the Lougheed Highway. The intent is to provide overlook of the proposed park site to the south and the Still Creek/Burnaby Lake Basin, with views of Metrotown in the distance. This would be achieved by elevating the buildings on columns, making the site visually permeable from Lougheed Highway at ground level. A prominent outlook and grand staircase on Lougheed Highway leading southward to Yukon Crescent is envisioned, to connect the Town Centre to the various character areas within the Woodlands site, as well as provide clear and legible access to the proposed park. The intended form of development would include up to four high-rise apartment buildings ranging in height from 35 to 55 storeys with the potential for low scale townhousing fronting the slope to the south.

To: Planning and Development Committee

From: Director Planning and Building

Re: Woodlands Site Concept
Brentwood Town Centre

2015 February 19..... Page 8

3.1.3 The Flatlands

The Flatlands Area is significantly lower than Lougheed Highway and will relate strongly to the new Dawson Street connection. The intent of this area is to provide a broad range of housing types to meet the needs of a spectrum of residents, through terraced forms of development with strong ground orientation and opportunities for amenity courtyards. This area also provides opportunities for local commercial services to meet the day to day needs of area residents, including restaurants, cafes and convenience oriented retail uses. The intended form of development would be characterized by midrise terraced development forms between 4 to 15 storeys, with the potential for two high-rise apartment buildings fronting Dawson Street ranging in height from 30 to 40 storeys. Ground oriented apartment and townhouse forms would be also encouraged within this area.

3.1.4 The Parkside

The Parkside Area is proposed to be located northwest of the proposed park, fronting portions of Dawson Street and Beta Avenue. The intent is to provide overlook and engagement with the park site to further link Dawson Street and Beta Avenue with the park. Proposed to be extensively landscaped at the ground level, the private realm would be park like in nature, but separated from the park itself, visually increasing the sense of greenspace associated with the open space area. The intended form of development would be up to four high-rise apartment buildings ranging in height from 25 to 45 storeys, which are to be elevated above the ground plane to ensure visual permeability to the adjacent park area.

3.1.5 The Park

The Park is proposed to be the preeminent recreational open space within the Brentwood Town Centre, with connections by way of urban trails and greenways to broader Town Centre to the north, and Burnaby Lake Park and Sports Complex to the southeast. The park is intended to be highly visible and engaging with the surrounding community through a broad exposure to Beta Avenue and Dawson Street. The proposed park area measures approximately 4.1 hectares (10.13 acres), which is to be added to the 1.29 hectares (3.19 acres) currently within City ownership. The result will be a total park area of approximately 5.39 hectares (13.32 acres). The park's specific design is to be determined through a separate park planning and design process. However, options could include field space; picnic and seating areas; children's play features; water features; terraced seating/amphitheatre; fitness circuit; or environmental education areas. In future, the provision of a new elementary school on or within the eastern component of this area may also be achieved, subject to Provincial, School District and City agreement.

To: Planning and Development Committee

From: Director Planning and Building

Re: Woodlands Site Concept
Brentwood Town Centre

2015 February 19 Page 9

3.1.6 The Riparian Area

The Riparian Area is an extension of the park that surrounds Stickleback Creek. The riparian area is intended to be a mix of low impact trails and pathways within a naturally vegetated area, and a separated streamside protection and enhancement area. The riparian area is located along the southern edge of the park and within the former Delta Avenue road right-of-way, extending from the BNSF/CN Rail Line to Loughheed Highway. The enhancement of this riparian corridor is to provide improved fish passage and wildlife habitat, further connecting the urban and natural elements of the Brentwood Town Centre.

3.2 Tenets and Principles for Woodlands Site Redevelopment

As part of the planning approach to the proposed Woodlands site, a preliminary set of principles and tenets have also been established to guide the more detailed design work related to the site's future redevelopment. These principles are intended to serve as a basis to evaluate the final land use, design, and building form proposed for the site, within a Conceptual Master Plan for the site's development. The subsequent sections of this report discuss these principles and tenets in more detail.

The broader vision for the Woodlands site is to reinforce and strengthen the positioning of the Brentwood Town Centre as a Town Centre of complete neighbourhoods, which offers a broad range of housing opportunities that are served by a range of commercial, civic and social amenities, and a comprehensive transportation network with access to public transit. This broader vision is articulated in the proposed tenets:

- A. Reinforce and enhance the positive characteristics of the Brentwood Town Centre;
- B. Integrate with the surrounding neighbourhood and Town Centre;
- C. Foster a diverse and inclusive community;
- D. Contribute to a creative City;
- E. Provide leadership in sustainable development;
- F. Build a livable community and a unique place;
- G. Deliver exceptional urban design and architecture;
- H. Design a neighbourhood gathering place that is safe and inclusive; and,
- I. Create a beautiful and memorable place.

The realization of these tenets is guided by a set of principles under the general themes of edges and connections; site circulation and movement; transit-oriented development; heart and public realm; diversity and integration; and sophisticated design.

To: Planning and Development Committee

From: Director Planning and Building

Re: Woodlands Site Concept
Brentwood Town Centre

2015 February 19 Page 10

Edges and Connections - The concept is to develop a community which seamlessly integrates with surrounding neighbourhoods. The site is to be accessible and permeable, both visually and physically. The entrances to the site, pedestrian and vehicular, are to be inviting and compelling, with building forms intended to be respectful of adjacent land uses.

Site Circulation and Movement - Site circulation and movement is based on a neighbourhood that gives priority to pedestrian movement (walking), followed by cycling, public transit and vehicular movement. As such, spatial clarity and orientation, with simple and clear way-finding to, from and within the site is to be provided, with special attention to safe pedestrian-oriented connections.

Transit-Oriented Development - The concept is for a transit-oriented community, one with several linkages to the Brentwood SkyTrain Station. The facilitation of an expanded local bus network, utilizing the Dawson Street Corridor to connect the Town Centre's three SkyTrain stations is encouraged.

Heart and Public Realm - Part of the place-making prerequisites of creating a truly special neighbourhood is the realization of a public realm that invites people to gather, creating a strong sense of place and community. As designated in the Brentwood Town Centre Plan, this site has the opportunity to create a truly special urban oasis through the acquisition and development of a new neighbourhood park for the Brentwood Town Centre. Attention is to be given to the design and programming of space for a variety of uses throughout the year.

Diversity and Integration - The concept is to provide a diversity of housing types and choices. A creative architectural and landscape expression is required, in order to create a sense of identity within the proposed Woodlands neighbourhood. The neighbourhood is to be supported by accessible community-oriented services and amenities, within flexible use buildings, so as to meet the broad needs of the community.

Sophisticated Design - The expectation is for the delivery of authentic, high quality architecture and urban design with a distinct character, which will contribute to the unique identity of this neighbourhood, within the Brentwood Town Centre. Consideration should be given to the exposure of the site and its relationship to surrounding neighbourhoods, by encouraging opportunities to create a great sense of arrival to the site. As part of the site's architecture and design, a comprehensive and engaging public art experience will be required. Consideration should also be given to the phasing plan of the site's redevelopment, such that it is advanced in a manner that is logical, legible and executable.

To: Planning and Development Committee

From: Director Planning and Building

Re: Woodlands Site Concept
Brentwood Town Centre

2015 February 19..... Page 11

3.3 Sustainability

In line with the City's Economic Development Strategy (2007), Social Sustainability Strategy (2011), and Environmental Sustainability Strategy (under development), a significant component of the site's redevelopment is the delivery of social, economic, and environmental sustainability in a meaningful way. Below is a summary of the sustainability goals which would be pursued as part of the site's proposed redevelopment:

Economic Sustainability Goals - The concept includes the creation of a vibrant neighbourhood-scale commercial area, providing opportunities for locally-based businesses to thrive. The development will also provide significant construction and site maintenance jobs.

Social Sustainability Goals - The concept is to create an inclusive, accessible and welcoming neighbourhood, with a variety of housing forms and types to meet resident's needs at all stages of their lives. At its heart is the development of a new neighbourhood park for the Town Centre to encourage residents and visitors to engage and relate with one another. However, public realm improvements are not limited to the planned park, but are proposed to encompass a variety of active and contemplative public and semi-public spaces and community buildings which are flexible for a variety of community uses (i.e. child care, fitness and leisure, socialization and entertainment, and space for other hobbies and interests). The incorporation of passive and interactive water features is also proposed as a major component of the private public realm, and is identified as a key element in defining (semi-public and public) spaces within the Woodlands site.

Environmental Sustainability Goals – The concept is based on the development of higher-density, transit-oriented neighbourhoods in which key goals are to minimize building footprint, promote green buildings, support and enhance watershed hydrology and biodiversity, through the improvement of Stickleback Creek and its tributaries, and the transition and remediation of this former heavy industrial site.

3.4 Community Benefits

Several broad community benefits have also been identified as part of the site's transformation:

1. Completing the Brentwood (South) park site to create an inviting and safe neighbourhood park for people to gather, celebrate, learn and play;
2. Removing the incompatible heavy industrial uses and remediating the site for residential, commercial, park and open space uses;
3. Improving connectivity to and from the site and surrounding neighbourhood by completing the Dawson Street connection; improving urban trail connections by contributing towards a new pedestrian and cycling overpass connecting Beta Avenue to the Central Valley Greenway; and improving Loughheed Highway with cycling, pedestrian and landscape features to create a parkway concept;

To: Planning and Development Committee
 From: Director Planning and Building
 Re: Woodlands Site Concept
 Brentwood Town Centre

2015 February 19..... Page 12

4. Enhancing the Stickleback Creek riparian corridor to improve fish passage and wildlife habitat; and,
5. Contribution to the City's amenity bonus program for the provision of priority amenities, such as a new Brentwood Community Centre, to benefit the Brentwood Town Centre and the northwest quadrant of the City.

4.0 PUBLIC AND COMMUNITY CONSULTATION PROCESS AND NEXT STEPS

4.1 *Proposed Amendment to the Brentwood Town Centre Plan*

An amendment, for Council consideration, to the current adopted Brentwood Town Centre Development Plan is expected to arise from the development of the vision and concepts presented in this report and the creation of the proposed park site.

The Plan amendment will provide the framework necessary to develop a Conceptual Master Plan for the site, which itself will guide each subsequent development application. The advancement of the proposed Plan amendments and preliminary concepts and vision for the site's redevelopment are proposed to be based on a public consultation process so as to receive public input in advance of the completion of the Conceptual Master Plan.

In view of the foregoing, it is proposed that Council endorse a proposed public consultation process in order to introduce the concepts and vision for the proposed Woodlands Site. The results of this process are intended to further inform and guide the development of the Conceptual Master Plan and related Town Centre Plan amendments for future Council consideration. Open Houses are proposed to be held midweek in two venues, the City Hall foyer during the day from 9:00 a.m. to 4:00 p.m., and in the Holdom Resource Centre from 5:00 p.m. to 8:00 p.m.. It is anticipated that the Open Houses would be held in March/April 2015.

As part of the public notification for the Open Houses, it is proposed that a brochure summarizing this report be mailed to Burnaby property owners and residents bounded by and abutting Willingdon Avenue, Lougheed Highway, Holdom Avenue and the BNSF/CN Rail Line, and that the consultation process be advertised in local papers. It is also proposed that the materials to be presented at the Open House be made available on the City's website with an opportunity to submit comments, ideas, and issues directly through an on-line questionnaire. The public display panels for the Open House have been prepared and will also be made available on the City's website. It is noted that, due to their size, the panels for the Open House have not been included in this report, but are provided to Council under separate cover.

4.2 *Next Steps*

The planning process/steps by which the engagement of the City, community and other interests in the future development of the Woodlands site is proposed to be advanced in two parts:

To: Planning and Development Committee
 From: Director Planning and Building
 Re: Woodlands Site Concept
 Brentwood Town Centre

2015 February 19..... Page 13

Part One (Visions and Concepts) – This phase involves the development of the concepts, visions, and principles, which are to guide future redevelopment of the subject site. This early work has been advanced, and based on preliminary site investigations, research of site context, and broader Council adopted policies and goals, is at a stage where initiation of a public consultation process to receive input on the work completed to date, as summarized in this report, is considered appropriate. The feedback received from this process is intended to guide and refine the concepts and visions that will establish proposals for the Conceptual Master Plan for of the site.

Part Two (Conceptual Master Plan) – Building upon the input received from the community, and guided by the OCP and broader Town Centre Plan, this phase involves the development of a Conceptual Master Plan for the site, which includes: refinement of the land use concept and accompanying design guidelines; a conceptual park plan; a riparian enhancement area plan; a phasing plan, including a detailed proposed first phase of development; an amenity bonusing approach for the overall site; a traffic/transportation study; and a conceptual servicing plan.

Upon completion of the above noted work and based on the input received at the Open Houses, a further report would be advanced to Council recommending a Public Hearing be held. In advance of the Public Hearing, an advertisement will be prepared inviting interested parties to view, ask questions, and provide feedback on the Conceptual Master Plan. A staffed display with the Woodlands Conceptual Master Plan will be set up in the City Hall foyer on two consecutive weekdays between 9:00 and 4:00 p.m. Staff will also be available to answer questions at the Planning front counter, by email or telephone, in advance of Public Hearing.

A Public Hearing will be held in Council Chambers to seek final input from the community on the proposed concept, before advancing the rezoning amendment bylaw through its readings of Council. Each individual phase of development will require further rezoning and public hearings, where public input on the concept for each phase of development will be received.

5.0 CONCLUSION

Redevelopment of the Woodlands site, a significant and strategic site within the Brentwood Town Centre, presents an opportunity to infuse the surrounding neighbourhoods, and more broadly the Town Centre, with a strong sense of identity and cohesion, and to develop a new exemplary neighbourhood of character areas that demonstrates not only architectural excellence, but leadership in sustainability (economic, environmental and social), exceptional urban design, and a substantial contribution to the park and open space network of the Brentwood Town Centre. More importantly still, it is an opportunity to create a truly unique place within the Town Centre where people want to live, work, play, and gather.

In view of the foregoing, it is recommended that Council endorse the concepts and vision for the redevelopment of the Woodlands site, as a basis for receiving community input, as outlined in this report. It is also recommended that Council endorse the initiation of an Open House to seek public input on the preliminary concepts and vision for the redevelopment of the Woodlands site, as outlined in this report.

To: Planning and Development Committee
From: Director Planning and Building
Re: Woodlands Site Concept
Brentwood Town Centre

2015 February 19.....Page 14

As noted, results of public input process and the refined proposals to be outlined in the Conceptual Master Plan would be the subject of a future report to Council.



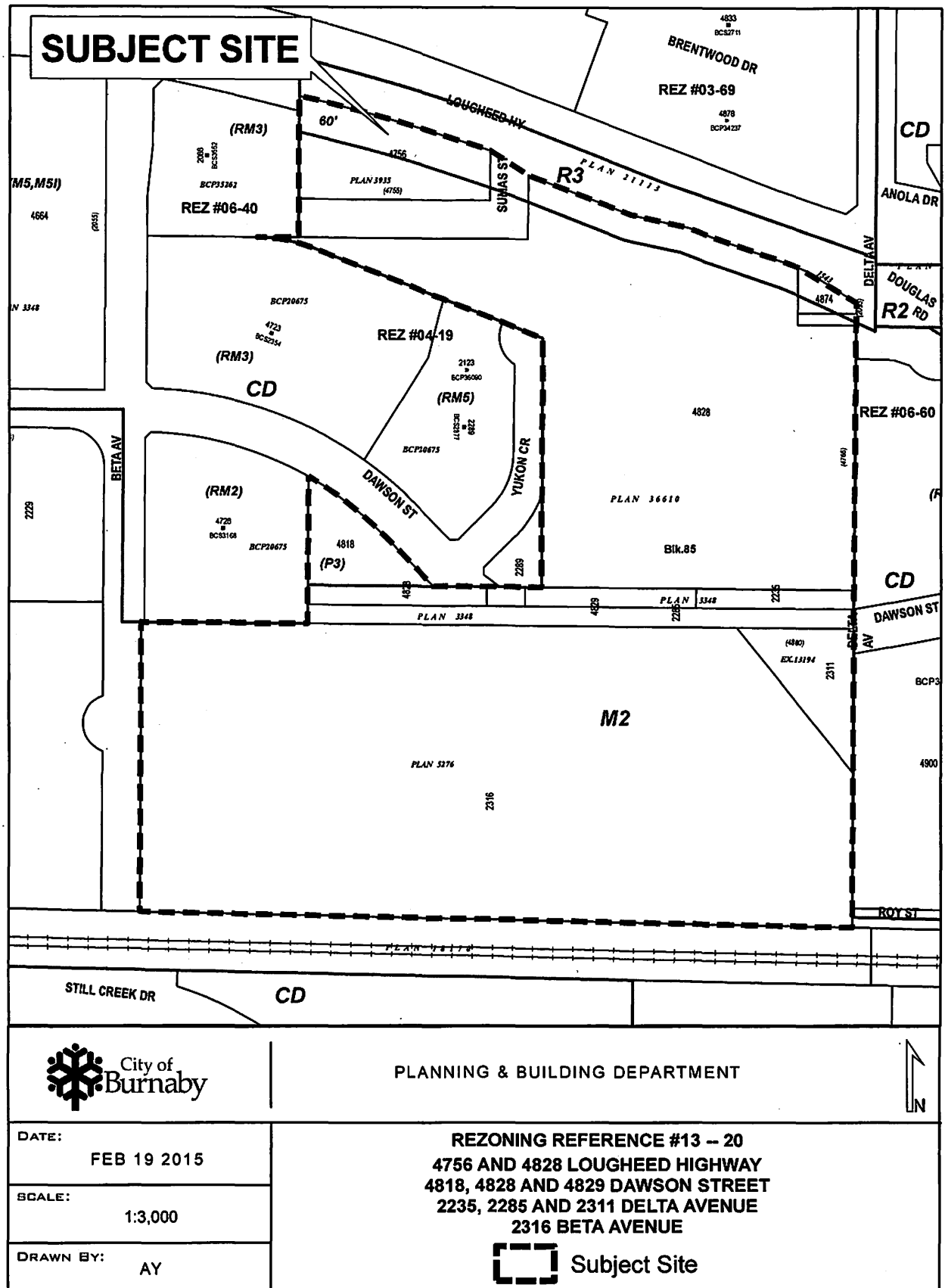
Lou Pelletier, Director
PLANNING AND BUILDING

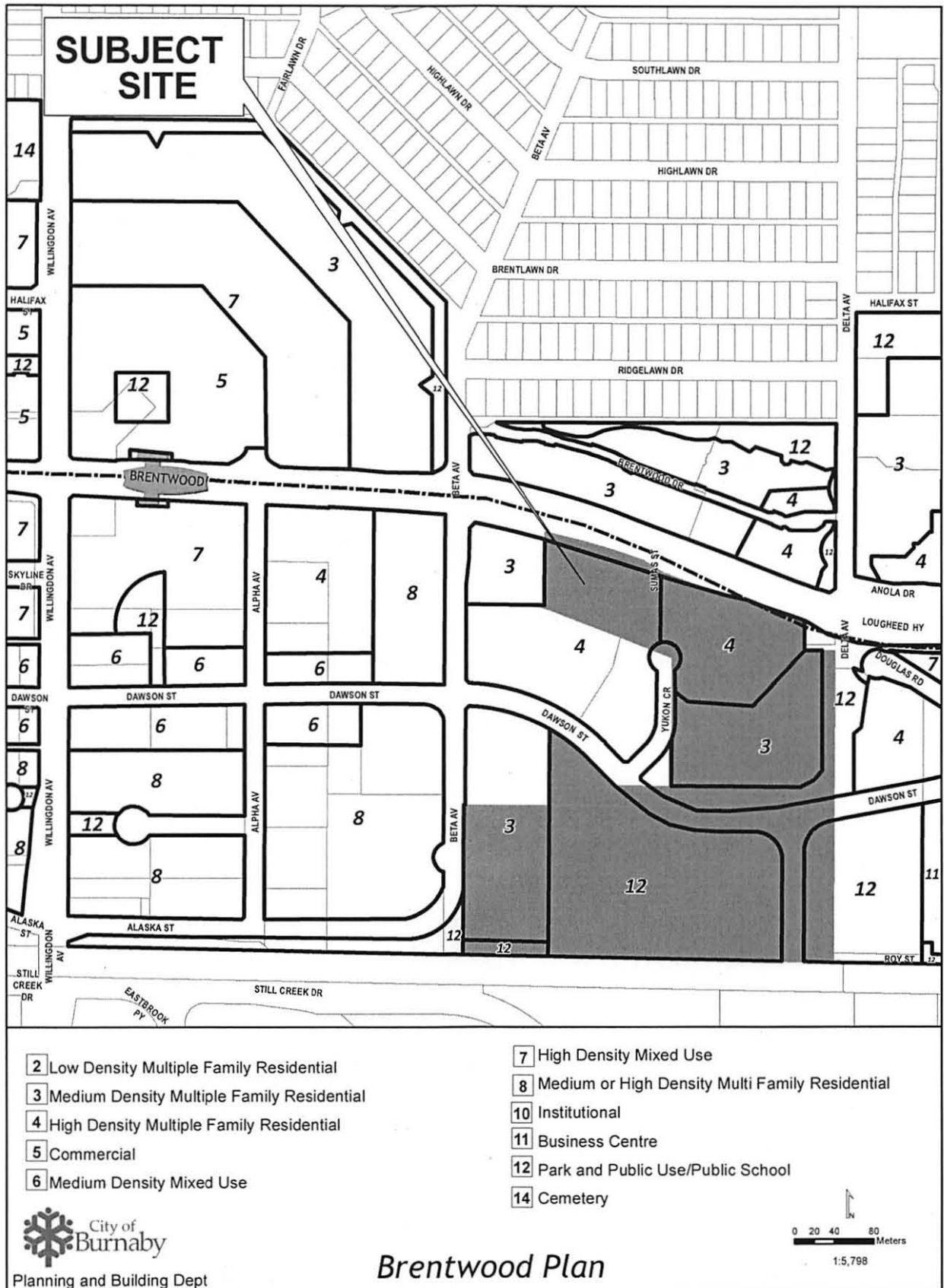
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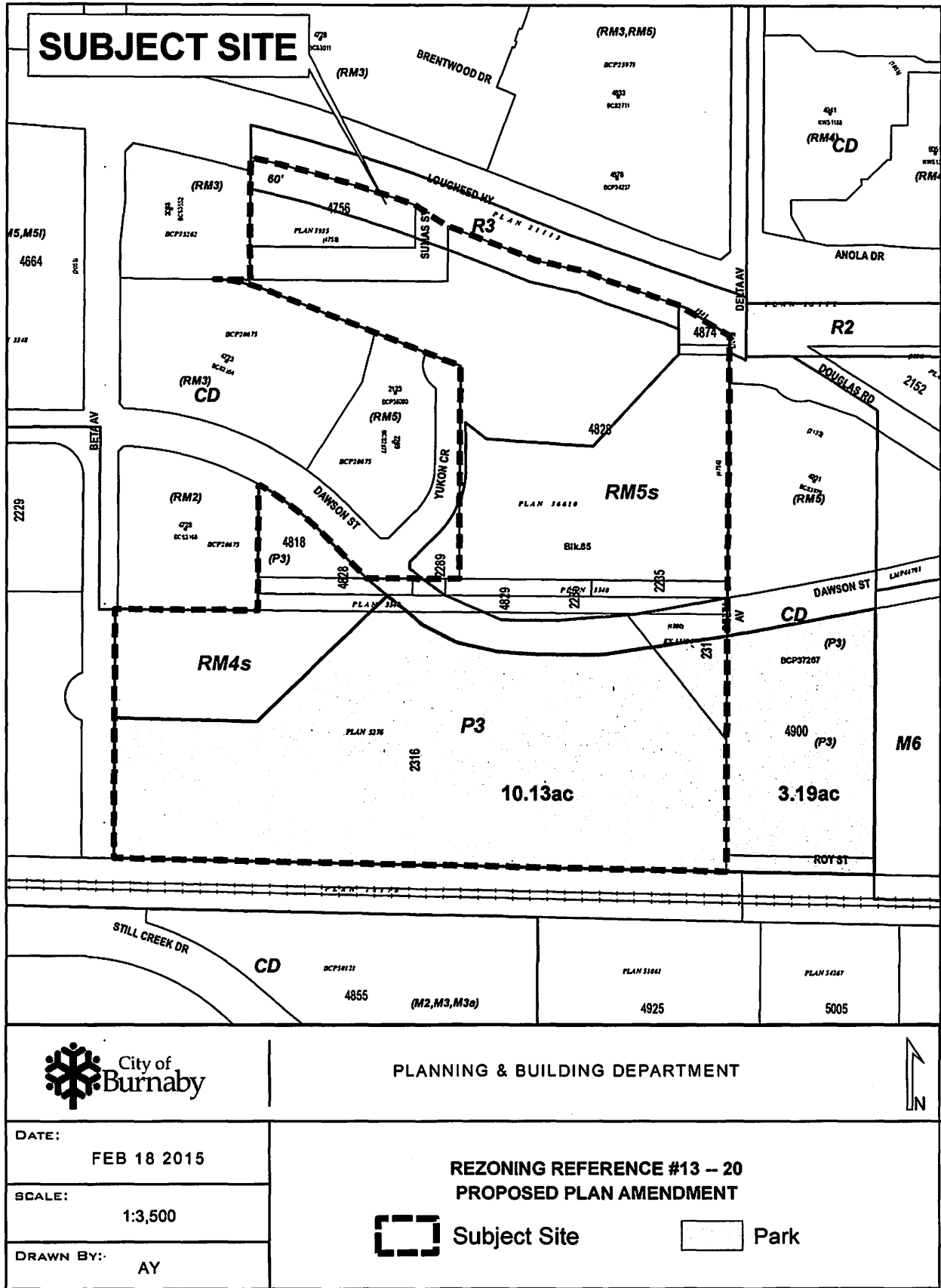
Attachments

cc: City Manager
Deputy City Managers
Director Engineering
Director Finance
Director Parks, Recreation and Cultural Services
Fire Chief
O.I.C. RCMP
Chief Librarian
City Solicitor
City Clerk

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TRAFFIC SAFETY COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

**SUBJECT: TRAFFIC CONCERNS ARISING FROM THE REZONING
APPLICATION FOR 7174 BARNET ROAD**

RECOMMENDATION:

1. THAT Council receive this report for information.

REPORT

The Traffic Safety Committee, at its meeting held on 2015 March 03, received and adopted the attached report reviewing traffic safety concerns arising from a rezoning application for 7174 Barnet Road.

Respectfully submitted,

Councillor P. McDonell
Chair

Councillor P. Calendino
Vice Chair

Councillor J. Wang
Member

<p>Copied to: City Manager Deputy City Managers Director Planning and Building Director Engineering</p>



Meeting 2015 Mar 03

COMMITTEE REPORT

TO: CHAIR AND MEMBERS
TRAFFIC SAFETY COMMITTEE

DATE: 2015 February 18

FROM: DIRECTOR ENGINEERING

FILE: 38000 20
Ref: Traffic Safety

SUBJECT: TRAFFIC CONCERNS ARISING FROM THE REZONING
APPLICATION FOR 7174 BARNET ROAD

PURPOSE: To review traffic safety concerns arising from a rezoning application for 7174
Barnet Road.

RECOMMENDATION:

1. **THAT** the Committee receive this report for information.

REPORT**BACKGROUND**

At a Public Hearing held on 2014 June 24, Council received public comments regarding the rezoning application for 7174 Barnet Road. The rezoning application was to permit construction of a three-story mixed-use commercial and residential development at the southeast corner of Barnet Rd and Pandora St. Comments received relating to traffic safety concerns were referred to the Traffic Safety Committee. On 2014 July 08, the Traffic Safety Committee received the comments and referred them to staff for a report back. The following concerns and requests were raised by speakers to the rezoning:

1. Vehicles parking too close to the intersection of Barnet Rd and Pandora St.
2. Request for traffic calming measures in the subject area; and
3. Installation of four-way stops or pedestrian controls at the intersections of Barnet Rd and Pandora St, as well as Pandora St and Duthie Ave.

Figure 1 shows the streets in the vicinity of the rezoning application. The intersection of Barnet Rd and Pandora St, and Duthie Ave and Pandora St are controlled by east-west stop signs. Both Barnet Rd and Pandora St are classified as a Local Street and Duthie Ave is classified as a Local Collector.

To: Traffic Safety Committee
 From: Director Engineering
 Re: Traffic Concerns arising from the Rezoning
 Application for 7174 Barnet Road
 2015 February 18 Page 2

DISCUSSION

Parking too close to intersection

A review of the parking conditions at both the intersections of Barnet Rd at Pandora St and Duthie Ave at Pandora St revealed that some vehicles may be parking too close to the intersections. To enhance safety and ensure good visibility for both motorists and pedestrians, additional "No Stopping" restrictions will be installed at various locations to clearly indicate where parking is allowed and not allowed

Request for traffic calming measures in the area

Traffic counts were completed along Pandora St, Barnet Rd and Duthie Ave late last year. Daily traffic volumes averaged about 700 vehicles along Pandora St, 1,250 vehicles along Barnet Rd and 3,000 vehicles along Duthie St. These volumes are within the range expected for a local street (less than 3,000 vehicles per day) and local collector (less than 5,000 vehicles per day). Traffic speeds were also reviewed and the 85th percentile speeds along Pandora St, Barnet Rd, and Duthie Ave were found to be less than or equal to 53 km/h. Speeds tended to be on the higher end along Duthie Ave, but this is not unusual given its higher classification and function. Given the above metrics, there does not appear to be any unusually high traffic volumes or speeds requiring traffic calming measures.

Request for four-way stop signs or pedestrian controls

Generally, four-way stops signs are only warranted when the traffic volumes on the intersecting roads are approximately equal and relatively high, if there is a significant delay to traffic on the minor road entering the intersection, or if there is a collision problem that could be prevented by a multi-way stop. There have been no reported collisions at the intersection of Barnet Rd and Pandora St in the last five years (2009-2013) and traffic volumes are relatively low. Similarly, there have been no reported collisions at the intersection of Duthie Ave and Pandora St in the last five years, and the delay for vehicles entering the intersection from Pandora St were minimal. The existing two-way stop signs at both intersections were found to be functioning well and changing them to four-way stop signs is not warranted.

Additional pedestrians controls (e.g. marked crosswalks) are also not recommended because there does not appear to be any difficulties for pedestrians crossing the street. Weekday peak period observations at the busier intersection of Duthie Ave and Pandora St showed that there was little to no delays for pedestrians crossing Duthie Ave. The sightlines will further improve once the additional "No Stopping" signs are installed.

To: Traffic Safety Committee
From: Director Engineering
Re: Traffic Concerns arising from the Rezoning
Application for 7174 Barnet Road
2015 February 18 Page 3

CONCLUSION

A review of specific traffic safety concerns raised at the Public Hearing for 7174 Barnet Rd was completed. The concern about vehicles potentially parking too close to the intersections of Barnet Rd at Pandora St and Duthie Ave at Pandora St was found to be valid. To remedy this, arrangements have been made to install additional "No Stopping" signs. This will help to improve visibility for both motorists and pedestrians.

Traffic data was also collected to assess the need for traffic calming in the area, additional stop signs and pedestrian crossing controls. Based on the data and field observations, traffic conditions were found to be satisfactory with no need for any other changes.

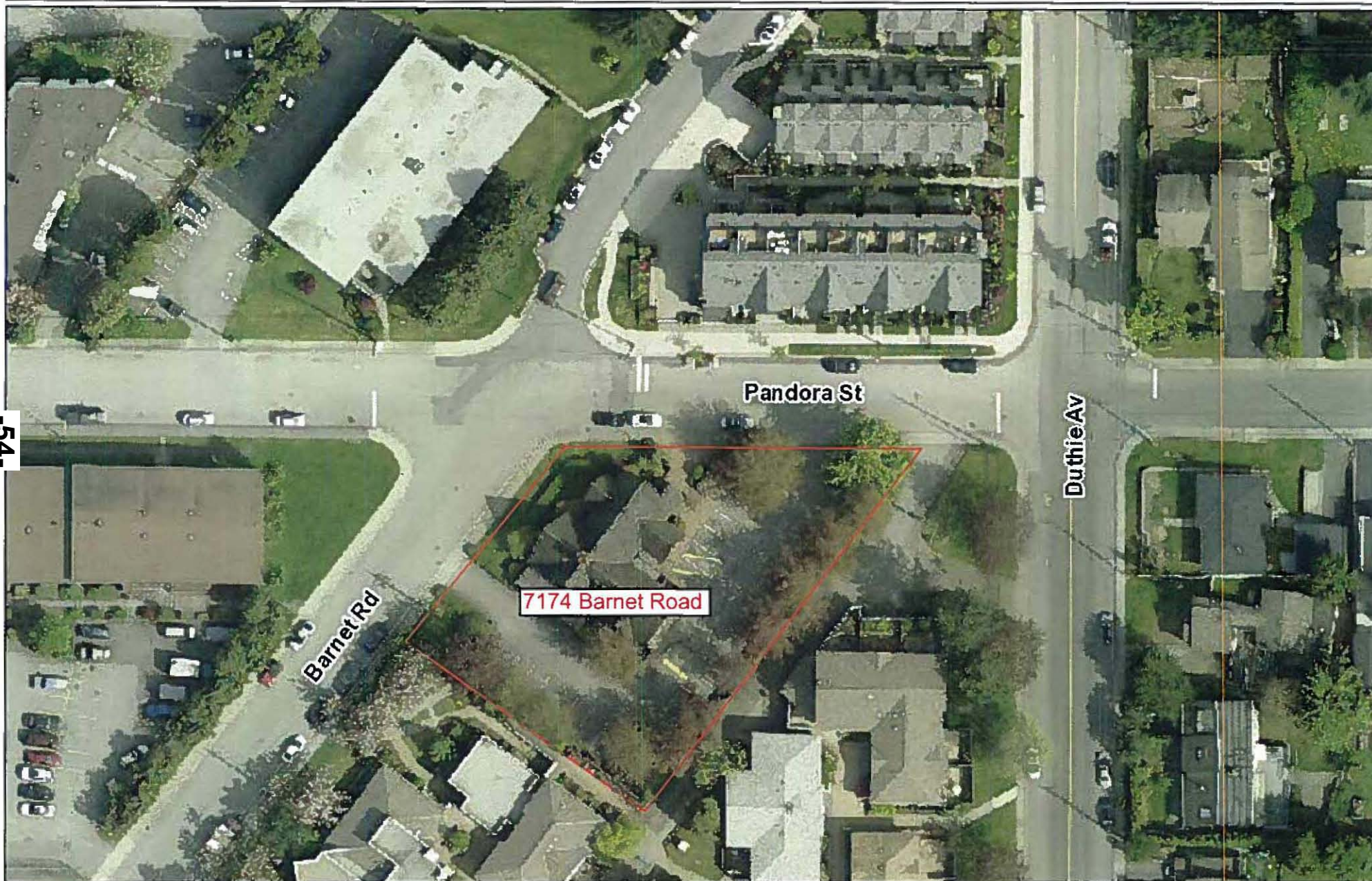


Leon A. Gous, P.Eng., MBA
DIRECTOR ENGINEERING

DL/ac

Attachment

Copied to: City Manager
Director Planning and Building



-54-

The information has been gathered and assembled on the City of Burnaby's computer systems. Data provided herein is derived from a number of sources with varying levels of accuracy. The City of Burnaby disclaims all responsibility for the accuracy or completeness of information contained herein.



Meeting 2015 March 9

COUNCIL REPORT

TRAFFIC SAFETY COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

SUBJECT: CANADA WAY AND RAYSIDE STREET

RECOMMENDATIONS:

1. THAT Council approve the trial left turn restrictions at the intersection of Canada Way and Rayside St be made permanent to enhance traffic safety.
2. THAT a copy of this report be sent to affected property owners within the Rayside community.

REPORT

The Traffic Safety Committee, at its meeting held on 2015 March 03, received and adopted the attached report recommending the installation of permanent left turn restrictions at the intersection of Canada Way and Rayside St.

Respectfully submitted,

Councillor P. McDonell
Chair

Councillor P. Calendino
Vice Chair

Councillor J. Wang
Member

Copied to:	City Manager Deputy City Managers Director Planning and Building Director Engineering Burnaby RCMP - OIC Chief Superintendent Fire Chief
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Meeting 2015 Mar 03

COMMITTEE REPORT

TO: CHAIR AND MEMBERS
TRAFFIC SAFETY COMMITTEE

DATE: 2015 January 15

FROM: DIRECTOR ENGINEERING

FILE: 38000 20
Reference: Traffic Safety

SUBJECT: CANADA WAY AND RAYSIDE ST

PURPOSE: To recommend the installation of permanent left turn restrictions at the intersection of Canada Way and Rayside St.

RECOMMENDATION:

1. **THAT** the Committee recommend to Council that the trial left turns restrictions at the intersection of Canada Way and Rayside St be made permanent to enhance traffic safety.
2. **THAT** a copy of this report be sent to affected property owners within the Rayside community.

REPORT

BACKGROUND

The Rayside community is small residential neighbourhood bounded by Canada Way, Sperling Ave, Highway 1 and Burris St. The road network in this community is accessed from two points along Canada Way, one at the signalized intersection of Sperling St, and the other at Rayside St (see Figure 1). A traffic safety review at the intersection of Canada Way and Rayside St was prompted by a crash in early 2014 at that location.

INTERSECTION REVIEW

Canada Way is classified as an Arterial street, is designated as a truck route, and is part of the Major Road Network in Burnaby. It generally has two lanes in each direction carrying about 20,000 vehicles per day. Rayside St is classified as a Local Residential street carrying about 550 vehicles per day and is stop sign controlled at the intersection with Canada Way.

To: Traffic Safety Committee
 From: Director Engineering
 Re: Canada Way and Rayside St

2015 January 15 Page 2

Crash data from ICBC was reviewed for the intersection of Canada Way and Rayside St for the last five years (2008-2012). The majority of the crashes were found to be rear end crashes which are typical for intersections along an arterial street. All other crash types such as “sideswipe”, “angle” or “single vehicle” generally occurred at a rate of less than 2 per year. However, due to traffic speeds along Canada Way and the vertical and horizontal curves just east of the intersection, some westbound single vehicle crashes have occurred near or at the intersection in the past. Mitigation measures such as a Concealed Roadway sign exist on the westbound approach to the intersection, as well as three Chevron Alignment signs highlighting the horizontal alignment change on the roadway. In 2012, a speed reader board was installed on Canada Way between Burris St and Rayside St to display westbound vehicle speeds and remind drivers that the speed limit is 50 km/h.

Because of the vertical and horizontal curves just east of the intersection, stopping sight distances for westbound vehicles along Canada Way and departure sight distances for vehicles stopped on Rayside St were checked. Minimum requirements were met for vehicle speeds up to 60 km/h, but only if there are no vehicles present in the eastbound traffic lanes, particularly in the fast lane. Vehicles in the eastbound traffic lanes could impair the visibility of westbound drivers to see vehicles at the intersection and vice versa. This is shown in Figure 2.


Due to the visibility constraints and the fact the vehicles along Canada Way can be travelling in excess of 60 km/h, left turn restrictions into and out of Rayside St were installed on a trial basis in July 2014 to help assess the impact of the change. This included some temporary curbing as well as the appropriate signage as shown in Figure 3. Residents in the area were notified by letter (see Appendix 1) about the temporary changes and were invited to contact the City if there were any questions or concerns. To date, four comments were received regarding: traffic congestion along Claude Ave due to the narrowness of the existing street and traffic from the nearby mosque, the accessibility of the neighbourhood particularly for unfamiliar visitors, and some suggested adjustments to the temporary signs installed.

CONCLUSIONS

Overall, the trial left turn restrictions at Canada Way and Rayside St have been successful. The neighbourhood appears to have adapted to the restrictions with no major concerns. There may be some ongoing concerns about inconvenient access to nearby residents, but the traffic safety conditions at the intersection have been greatly enhanced. Also, planned future developments within the neighbourhood will see Claude Ave upgraded with sidewalks on the south side and an urban trail on the north side. Therefore it is recommended that the trial left turn restrictions be made permanent and that affected residents be provided a copy of this report for information.

To: Traffic Safety Committee
From: Director Engineering
Re: Canada Way and Rayside St
2015 January 15 Page 3

Upon approval, the permanent installation of left turn restrictions and a diverter will be completed in late 2015 along with other planned roadway upgrades (e.g. curb, gutter and sidewalks as part of the Local Area Service Program) along Rayside St. The intersection will be designed to ensure that access by both emergency and service vehicles (e.g. fire trucks, garbage trucks and snow plows) are maintained.



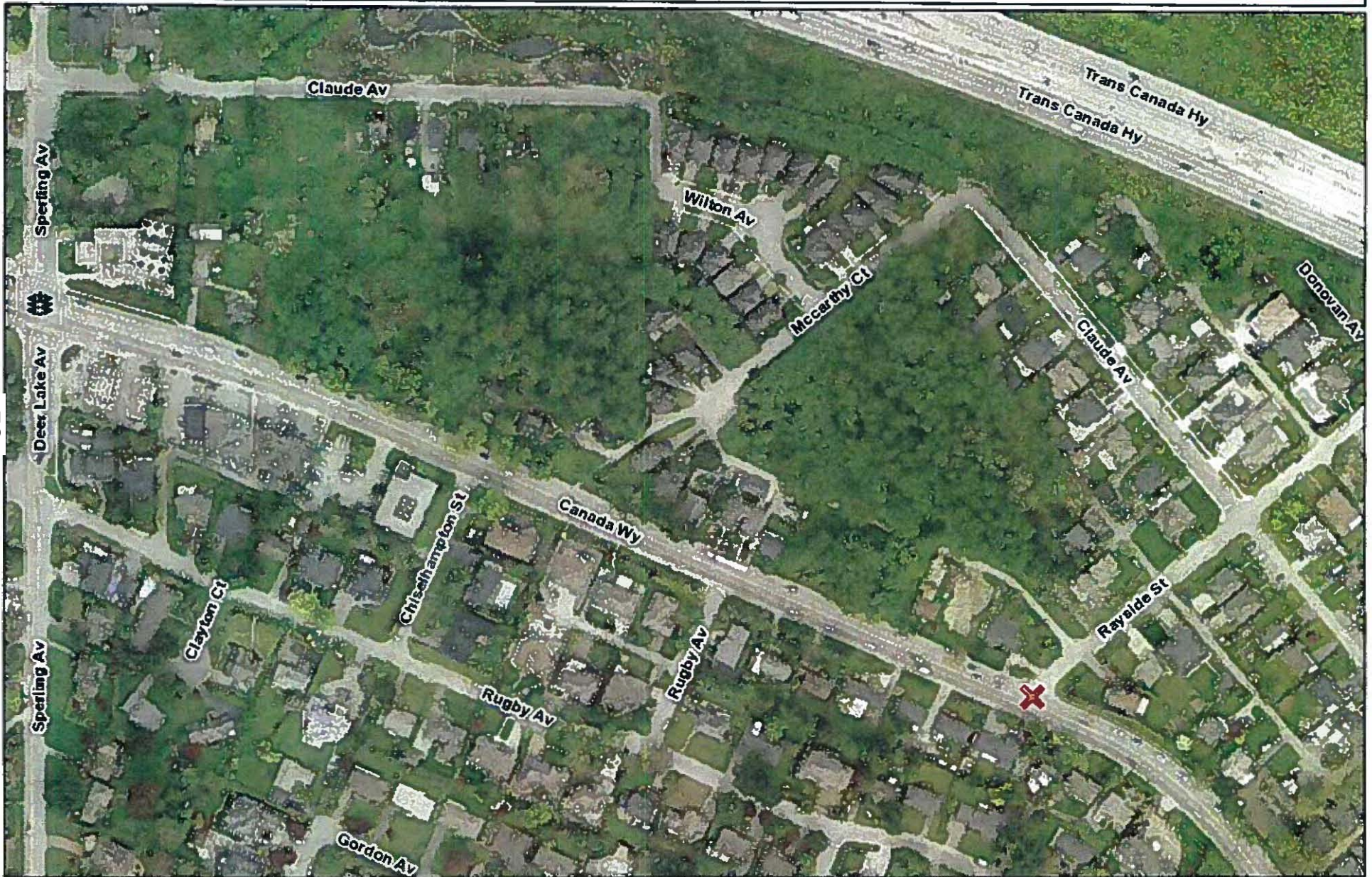
Leon A. Gous, P. Eng. MBA
DIRECTOR ENGINEERING

ZR/DL:ac
Attachment

Copied to: City Manager
Director Planning and Building
Burnaby RCMP – OIC Chief Superintendent David Critchley
Fire Chief – Doug McDonald

CANADA WAY AT RAYSIDE ST

FIGURE - 1



The information has been gathered and assembled on the City of Burnaby's computer systems. Data provided herein is derived from a number of sources with varying levels of accuracy. The City of Burnaby disclaims all responsibility for the accuracy or completeness of information contained herein.



4.6

-60-



The information has been gathered and assembled on the City of Burnaby's computer systems. Data provided herein is derived from a number of sources with varying levels of accuracy. The City of Burnaby disclaims all responsibility for the accuracy or completeness of information contained herein.

Visibility Constraint From Eastbound Vehicles



4.9)

FIGURE - 3





Appendix - 1

Engineering Department

2014 July 14

FILE: 38000 20

Ref: Barricades

«Name1»
 «Name2»
 «Address1»
 «City» «PR» «PC»

Dear Resident/Property Owner

**SUBJECT: ROLL NUMBER: «Roll_Number», BURNABY, BC
 TEMPORARY RIGHT-IN-RIGHT-OUT DIVERTER ON RAYSIDE ST AT
 CANADA WAY**

This letter is to inform you that the City will be installing a temporary right-in-right-out diverter at the intersection of Rayside St and Canada Way as shown on the *attached* Figure. The purpose of the temporary installation is to restrict left turns into and out of Rayside to enhance traffic safety. It would also allow us to assess the impact to traffic patterns in the neighbourhood prior to making permanent changes.

The diverter and relevant signs will be installed during the week of 2014 July 21. After a period of about 3 months, the results of our assessment will be reported to the City Council through the Traffic Safety Committee with further recommendations. In the meantime, we ask that you adjust your travel routes as required.

If you have any questions, comments, or concerns, either before or during the trial period, you are encouraged to call or email Zulfiqar Rafiq at 604-294-7441 or Zulfiqar.rafiq@burnaby.ca.

Yours truly,

Leon A. Gous, P. Eng. MBA
 Director Engineering

By: D. Louie, M. Eng., P. Eng
 Asst. Director Engineering,
 Transportation Services

Attachment

DL/br

P:_Clerk Typist\Traffic\2014\Rayside diverters to Residents.dl.docx



MANAGER'S REPORT March 09, 2015

Unless otherwise noted, the departmental recommendations contained in this Manager's Report are approved and recommended by the City Manager to the Mayor and Council

HIS WORSHIP THE MAYOR AND MEMBERS OF COUNCIL;

The following report is submitted for your consideration:

Item

01 2015 LMLGA AND UBCM RESOLUTION

PURPOSE: To present a resolution for submission to the 2015 Lower Mainland Local Government Association (LMLGA) Annual General Meeting and Union of BC Municipalities (UBCM) Convention.

02 PROCEDURE BYLAW AMENDMENT

PURPOSE: To amend Procedure Bylaw No. 11714 to delegate authority to Committee Chairs to call or change committee meetings.

03 CONTRACT EXTENSION – FOOD SERVICES

PURPOSE: To obtain approval to award four contract extensions for the supply and delivery of food products.

Yours respectfully,

Robert H. Moncur
City Manager



Item
Meeting 2015 March 9

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2015 February 25

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 2125 20
Reference: UBCM Resolutions

SUBJECT: 2015 LMLGA AND UBCM RESOLUTION

PURPOSE: To present a resolution for submission to the 2015 Lower Mainland Local Government Association (LMLGA) Annual General Meeting and Union of BC Municipalities (UBCM) Convention.

RECOMMENDATIONS:

1. **THAT** Council endorse the resolution outlined in Section 2.0 of this report for submission to the 2015 LMLGA Annual General Meeting and UBCM Convention.
2. **THAT** staff be authorized to forward a copy of this report, accompanied by any applicable background reports and information, to the LMLGA and to the UBCM, both located at Suite 60, 10551 Shellbridge Way, Richmond, BC V6X 2W9.
3. **THAT** copies of this report be forwarded for information to: Burnaby MLAs and MPs.

REPORT

1.0 INTRODUCTION

Each year, resolutions are considered for submission to the Lower Mainland Local Government Association (LMLGA) Annual General Meeting (AGM). The adopted resolutions from the LMLGA are then forwarded to the Union of B.C. Municipalities (UBCM) Convention. These resolutions are a means to request amendments to the *Community Charter*, *Local Government Act* and other Provincial or Federal legislation and policies to address issues of significance to local government.

This report presents one new resolution for Council's consideration as a submission to the 2015 LMLGA Annual General Meeting (AGM) and UBCM Convention. The deadline for submissions to the LMLGA AGM, which will take place from 2015 May 6 – 8 in Harrison Hot Springs, BC, is 2015 March 20. The UBCM Convention will take place from 2015 September 21 – 25, in Vancouver, BC. The deadline for any resolution submissions made directly to the UBCM is 2015 June 30.

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For the convenience of Council, this report also details the Provincial response to resolutions previously approved by Council and submitted to the LMLGA AGM and the UBCM Convention in 2014 and 2013.

2.0 2015 LMLGA AND UBCM RESOLUTIONS

This section provides background information on one new resolution that has been developed for Council's consideration and possible submission to the 2015 LMLGA AGM and the UBCM convention. The resolution is presented in the context of its significance to local governments in British Columbia, including Burnaby.

2.1 Resolution: Reinstate the Long Form Census

In the lead-up to the 2011 National Census¹, the Federal government eliminated the mandatory long form census and replaced it with a voluntary National Household Survey. In previous censuses, the mandatory long form was sent to one in five Canadian households. In the 2006 Census, a completion rate of 94% was achieved for the mandatory long form. In 2011, despite the voluntary long form being sent to one in three Canadian households, an average completion rate of only 68% was achieved. Statistics Canada reported that in some communities the response rates dropped to 25% or lower. The Federal policies that have lead to these low response rates have drawn the criticism of numerous respected national organizations including the Canadian Institute of Planners, the Canadian Medical Association, the Canadian Sociological Association and the Canadian Economics Association.

Council has previously expressed its concern over the elimination of the long form census, including a motion passed at its meeting of 2010 July 26 requesting the Federal Minister of Industry to reverse the decision and calling upon relevant Provincial authorities to also make this request.

The elimination of the long form census particularly affects local governments. Municipalities require reliable and representative data that can be disaggregated to smaller geographies in order to respond to local and neighbourhood level trends, and to inform community planning and service programming. In Burnaby, response rates at the dissemination area level range from a low of 40.7% up to 94.7%, making it difficult to compare data across different areas of the city, as well as impacting the ability to develop trend analyses over time.

Burnaby staff typically analyze census data at the City, town centre and neighbourhood level. However, the low response rate in some Burnaby dissemination areas makes analysis at any geography smaller than the city level unreliable. Accurate data is invaluable to all departments of the City. As well, residents, businesses and community groups regularly request census data at the neighbourhood level for planning and decision-making purposes.

¹ National Censuses are managed by Statistics Canada, the national statistics collecting and keeping body. The Federal Ministry of Industry oversees Statistics Canada. The current Minister of Industry is the Honourable James Moore.

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Concerns also exist that the voluntary data collected is likely to under-represent those most vulnerable in Canadian society thus impacting applicable policy/program development and effectiveness monitoring. It is timely to request the reinstatement of the long form census now, in order for the long form to be used for the upcoming 2016 census. As such, the following resolution has been developed for Council's consideration:

RESOLUTION: Reinstate the Mandatory Long Form Census

WHEREAS the elimination of the mandatory long form census has negatively affected the quality of statistical data available;

AND WHEREAS local governments are particularly affected by this change given that the data is increasingly unreliable at the local and neighbourhood level;

THEREFORE BE IT RESOLVED that the Union of BC Municipalities call on the Federal Government, through the Federation of Canadian Municipalities, to reinstate the mandatory long form census for the 2016 national census.

3.0 STATUS OF ACTIVE 2014 RESOLUTIONS

3.1 Resolution: Comprehensive Pipeline and Energy Transport Plan for Urban Areas and Resolution: The National Energy Board Public Hearing Process

On 2013 December 16, Kinder Morgan filed an application with the National Energy Board (NEB) to expand the capacity of the Trans Mountain Pipeline system from 300,000 barrels per day (bpd) to 890,000 bpd. The purpose of the proposed expansion, which is generally referred to as the Trans Mountain Expansion Project (TMEP), is to develop a second pipeline from Strathcona County, Alberta to Burnaby, British Columbia, for the purpose of transporting heavy crude petroleum products (i.e. diluted bitumen) for export to and refinement in external markets (i.e. United States, Asia).

The TMEP poses significant concerns for the City, given the impacts and risks the project would have on Burnaby and its residents, including human health and safety risks, oil spill/accidents risks and emergency response issues, seismic risk impacts, land use impacts, environmental impacts, and socio-economic impacts. At its meeting of 2012 May 28, Council adopted a City Manager's report which included a recommendation that Burnaby oppose the proposed Kinder Morgan Trans Mountain Pipeline (TMPL) expansion through Burnaby. Given the scope and extent of potential public safety and environmental impacts, the City filed for and obtained Intervenor status, opposing the proposed TMEP.

Council subsequently approved a resolution on 'comprehensive pipeline and energy transport' at its meeting of 2014 March 10. In addition, Council approved a related emergency resolution on the 'national energy board public hearing process' at its meeting of 2014 August 25.

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The former resolution articulated concerns with impacts of the project upon Burnaby and other communities, and called for the development of a national, comprehensive pipeline and energy transport plan to inform the construction of any pipelines. This resolution was forwarded by the LMLGA where it was approved, but it was not endorsed by the UBCM.

The latter resolution was forwarded to the UBCM after the regular deadline had passed and was thus categorized as an ‘emergency’ submission. The resolution detailed gaps in the National Energy Board (NEB) hearing process, and recommended that the right of intervenors to participate in oral hearing and to cross-examine evidence within the NEB regulatory review process be reinstated. The City of Victoria and the City of Vancouver also submitted related emergency resolutions. All of these resolutions were endorsed by the UBCM. To date, a formal response on the resolutions from the NEB, or the Provincial or Federal governments, has not been received.

3.2 Resolution: Canada Post

At its meeting of 2014 February 17, Council approved a motion contained in a report regarding the suspension of Canada Post’s home delivery service. This report provided, for Council’s information, a broad overview of the major identified issues and impacts of the Canada Post service delivery change and its specific implications for the City of Burnaby and other local governments. These issues include the lack of consultation with the public and local governments; mail security, safety and access for seniors and persons with limited mobility; public notification requirements under Provincial statutes; and issues associated with the location of community mailboxes in urban areas, including the impacts on the operations and legal liabilities for municipalities. Given its importance, a copy of this motion was submitted directly to the Federation of Canadian Municipalities (FCM).

The resolution was endorsed by the LMLGA and is similar to resolutions also submitted to the UBCM by the City of Greenwood and the Township of Langley. Numerous other local governments in British Columbia (e.g. City of Victoria, District of Saanich) and other parts of Canada (e.g. City of Montreal, City of Ottawa) also passed motions regarding the suspension of home delivery service.

The submitted resolution was endorsed by the UBCM and submitted again to the FCM. On 2014 March 9, FCM’s National Board of Directors met to discuss the phasing out of home delivery and established three principles², as summarized below, to guide discussions between Canada Post and local governments:

- *Meaningful Consultations:* Given the unique circumstances of land-use planning in each community, Canada Post must work with every local government individually to discuss the location of community mailboxes;
- *Partnerships:* Municipalities must not inherit the mandate of maintaining federally-owned community mailboxes. Either Canada Post must work with local government to develop agreements to maintain related infrastructure or Canada Post must compensate local governments; *and*

² For more information visit <http://www.fcm.ca/home/issues/more-issues/community-mailboxes.htm>.

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- **Congruence with Municipal Planning:** Changes to door-to-door mail delivery must align, as much as possible, with local strategies and processes aimed at developing age/disability-friendly communities.

These expectations were directed to Canada Post via formal correspondence. On 2014 April 1, Deepak Chopra, CEO of Canada Post, responded outlining that Canada Post would seek to meet these expectations. FCM has stated that it will continue to work with Canada Post on this transition.

Eleven communities were transitioned to community mail-boxes during 2014 Fall including some neighbourhoods in Calgary, Winnipeg, Halifax and Kanata and the whole communities of Bois-des-Filion, Rosemere, Lorraine, Charlemagne, Repentigny, Oakville, and Fort McMurray.

In a recent development on the matter, the Canadian Union of Postal Workers has been joined by seniors groups and organizations serving persons with disabilities to launch a legal challenge to the suspension of home delivery service. This challenge was filed with the Federal Court of Canada in 2014 October.

In addition, some local governments, such as the City of Hamilton, are investigating the use of local bylaws to regulate the installation of community mailboxes on City-owned lands. Given Canada Post's current ability, as per the *Canada Post Corporation Act, Mail Receptacles Regulations (SOR/83-743)*, to site infrastructure related to mail collection, delivery or storage in any public place, it is unclear if these emerging efforts will be successful.

Staff will continue to apprise Council of any related updates on this matter including the outcomes of any of the current initiatives on this matter.

3.3 Resolution: Coal Exports

At its meeting of 2014 January 13, Council approved a motion opposing the proposed expansion of coal shipment facilities at the Fraser Surrey Docks and Neptune Terminals. This resolution was endorsed by the LMLGA, and was similar to another resolution submitted to the UBCM by the Sunshine Coast Regional District. The District was identified as the final sponsor and the resolution was endorsed by the UBCM. The resolution called for the naming of an appropriate federal and/or provincial agency to be named to monitor rail transport, barge transfer and transport of thermal coal over coastal waters to ensure oversight and implementation of environmental and health protection measures.

One component of the issues raised by this resolution is being investigated by the Federation of Canadian Municipalities Municipal Rail Safety Working Group, which includes representation from the UBCM and other regional bodies across Canada. Transport Canada, partially in response to recommendations stemming from this working group, has announced a series of new rail safety measures in 2013 and 2014. However, these new measures focus largely on general safety procedures, and are not specifically related to the transport of coal.

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Also in 2014, Transport Canada and the BC Safety Authority (BCSA) initiated the development of a Provincial Committee on Rail Safety Public Outreach. Membership of the body also includes CN Rail, CP Rail, Burlington Northern Railway, Via Rail Canada, Operation Lifesaver, and the Union of BC Municipalities. The UBCM is represented on this body by UBCM President, Burnaby Councillor Sav Dhaliwal.

Among other initiatives underway, in the spring of 2014, the Committee hosted events in recognition of Railway Safety Week. As well, the committee is working to identify the top 10 most hazardous railway crossings in the province, to prioritize for future action. This list will be made available later in 2015.

3.4 Resolution: Housing Crunch

At its meeting of 2014 February 3, Council adopted a resolution pertaining to the Federation of Canadian Municipalities' (FCM) 'Fix Canada's Housing Crunch' campaign and the accompanying call for a Federal government-led credible long-term housing plan.

This resolution was endorsed by the LMLGA and was similar to resolutions also put forward by the City of Port Moody, the City of Richmond, and the City of Prince George. All four municipalities, including Burnaby, co-sponsored the resolution at the UBCM convention where it was endorsed and forwarded to the FCM. The UBCM Resolution Committee noted at the time that member municipalities had consistently been calling for a national, long-term housing plan. The City of Burnaby first submitted a housing-related resolution to the UBCM in 1990.

Accordingly to information from the FCM, 180 member municipalities, representing approximately 60% of Canada's population, passed resolutions on this matter. The FCM campaign remains open and housing a priority advocacy issue for the organization. No response from the Federal government has yet been received. Staff will continue to monitor any progress on this issue, and will report back to Council accordingly.

3.5 Resolution: National Dementia Strategy

At its meeting of 2014 February 17, Council adopted a resolution regarding *Bill C-356, An Act Respecting a National Strategy for Dementia*. This Act references the need for a national dementia care strategy. According to the Canadian Medical Association (CMA), Canada is the only country among the G8³ not to have such a strategy in place. This bill is proceeding through Parliament and received second reading on 2014 December 10.

The Honourable Rona Ambrose, Federal Health Minister, participated in a G8 summit focusing on dementia in 2013 December. As a product of the convention, the World Dementia Council was formed. The council aims to stimulate innovation, development and commercialization of life enhancing drugs, treatments and care for people with dementia. Canada is represented on the

³ The G8 is a forum for governments from eight of the world's largest economies including Canada, France, Germany, Italy, Japan, Russia, the United Kingdom, the United States, and the European Union.

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Council by Dr. Yves Joannette, Scientific Director of the Canadian Institute of Health Research, Institute of Aging. The Council met for the first time in 2014 April. Canada and France co-hosted the Second Global Dementia Event in Ottawa in 2014 September. Results of the event included a list of proposed approaches for the development and support of joint public-private, international approaches to dementia research. These will be considered by the World Council and future direction determined in 2015.

3.6 Provincial Social Policy Framework

At its meeting of 2014 May 26, Council adopted a resolution supporting a call by Board Voice for a 'Social Policy Framework for British Columbia'. Board Voice is a provincial network of Executive Directors and others in leadership positions within the social service sector. A Social Policy Framework would set out strategies for coordination across relevant ministries, sectors, government, non-profits and the business community to improve social capital.

This resolution was similar to ones put forward by the City of Duncan, the City of Vancouver, the District of North Vancouver and the City of Nelson. All five municipalities, including Burnaby, co-sponsored the resolution, which was endorsed by the UBCM. During discussion, some member municipalities questioned whether a provincial framework of this nature might impact a local government's own ability to set social policy. No response to the resolution from the Provincial government has yet been received.

4.0 STATUS OF ACTIVE 2013 RESOLUTIONS

4.1 Resolution: Reduce Liability for Local Government in Conducting Building Inspections

At its meeting of 2013 March 19, Council passed a resolution seeking updates to the *Negligence Act* to move from a system of joint and several liability⁴ to a system of proportional liability, under which defendants would be responsible for any financial judgments only to the degree to which they contributed to any damages.

This resolution was in response to *Bill 34*, which updated the *Limitation Act* and went into effect 2013 June 1. The updated *Limitation Act* contains several key reforms relevant to local governments including decreasing the ultimate limitation period for filing a claim to 15 years from 30 years, introducing a single, two-year basic limitation period⁵, and changing the initiation of the ultimate limitation period from an 'accrual' model to a model that 'starts the clock running' on the 15 year ultimate limitation period from the occurrence or omission that gives rise to a potential

⁴ Under the current system of joint and several liability, if two or more defendant parties are found liable for damages, the winning plaintiff may collect the entire financial judgment from any one of the parties, or from the parties in combination, until the payment is complete. In other words, if one of the defendants is unable to pay an equal share of the judgment, the other defendant becomes liable for the remaining share.

⁵ Starting from when a plaintiff realizes that they have the right to bring a legal claim, for most civil legal actions within the 15 year ultimate limitation period. Exceptions are the enforcement of monetary judgements, which continue to have a 10-year limitation period, and any statutes that set their own limitation periods: <http://www.ag.gov.bc.ca/legislation/limitation-act/2012.htm>.

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claim. The resolution recognized these improvements, while still advocating for the additional changes noted above.

The resolution was endorsed at the UBCM and is similar to three previous resolutions submitted by Burnaby (2007-B2, 2008-B2, and 2009-B56). No Provincial answer further to that received in Spring 2014 has been received. This response, received from the Ministry of Community, Sport and Cultural Development, stated that such an “approach would result in a shift of liability to one set of parties (professional architects and engineers) for a broader spectrum of possible building faults than is currently contemplated in s. 290 of the *Local Government Act*.”

4.2 Resolution: Ensure Sustainability of Canada’s Existing Social Housing Stock

This resolution, approved by Council at its meeting of 2013 March 18, references the approximately 36,400 social housing units in Metro Vancouver (with approximately 4,984 located in Burnaby) managed under operating agreements with the Provincial and Federal governments that are set to expire over the next twenty years. In many instances, the expiration of these operating agreements will have significant impacts on housing providers and resident tenants. Foreseen impacts include higher average rents, a reduced number of deeply subsidized units, and/or a net loss of more affordable units.

In 2014 April 28, Council also stated its support for the Co-op Federation of B.C.’s 2014 ‘You Hold the Key: Fix the Coop Housing Crunch’ campaign, which references these issues.

On 2013 November 21, the Canadian Mortgage and Housing Corporation announced that social housing providers whose operating agreements allow for the establishment of a Subsidy Surplus Fund (SSF)⁶ can now retain any money they may have in this fund to use after their operating agreements mature. These funds, though in most cases not extensive, can be used to continue to lower the cost of housing for low-income households living in existing social housing. According to BC Housing, approximately four non-profit managed housing projects in Burnaby will be affected by this announcement.

In addition, BC Housing and the B.C. Non-Profit Housing Association have developed a joint work program on the expiration of operating agreements in B.C. To date, work has focussed on ‘mapping’ the issue including identifying key issues and opportunities. Efforts currently underway are focused on developing tools to assist housing providers and residents with planning for the expiry of operating agreements. Key findings suggest that approximately one third of applicable housing projects in B.C., particularly those with a higher percentage of subsidized units and those run by smaller operators, will require some supportive action in remaining viable through transition.

Staff will keep Council apprised of any specific actions pertaining to Burnaby that emerge from this work plan. Further response from the Provincial or Federal government(s) has still not been received.

⁶ Subsidy Surplus Funds are a component of some operating agreements entered into between CMHC and non-profit housing providers. The Fund is established by housing providers so that they can retain unused Federal funding, up to a certain limit, to lower rents for low-income households.

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5.0 SUMMARY AND CONCLUSION

This report proposes one new resolution for submission to the 2015 LMLGA Annual General Meeting and UBCM Convention. The report also provides an update on resolutions submitted in 2014 and 2013 to the LMLGA, the UBCM and the Federation of Canadian Municipalities.

It is recommended that Council endorse the new resolution, as outlined in Section 2.0 of this report for submission to the 2015 LMLGA Annual General Meeting and UBCM Convention. It is also recommended that staff be authorized to forward a copy of this report, accompanied by supporting background reports and information, to the LMLGA and the UBCM. Finally, it is recommended that a copy of this report be circulated to all Burnaby MLAs and MPs for information.

Any additional resolutions which may come forward subsequent to this report, and prior to the 2015 June 30 UBCM deadline, may be submitted directly to the UBCM for possible consideration at the 2015 UBCM Convention.



Lou Pelletier, Director
 PLANNING AND BUILDING

RM:sla:sa

cc: Deputy City Managers
 Director Engineering
 Director Finance
 Director Parks, Recreation and Cultural Services
 OIC – RCMP

Fire Chief
 Chief Building Inspector
 Chief Librarian
 City Solicitor
 City Clerk

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Item
Meeting2015 Mar 09

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2015 February 26

FROM: DEPUTY CITY CLERK

SUBJECT: PROCEDURE BYLAW AMENDMENT

PURPOSE: To amend Procedure Bylaw No.11714 to delegate authority to Committee Chairs to call or change committee meetings.

RECOMMENDATION:

1. **THAT** this report be received for information, and the City Solicitor be authorized to bring forward the required bylaw amendment.

REPORT**1.0 BACKGROUND**

In 2014, the Clerks Department began a review of the Terms of Reference (TOR) for Council's boards, committees and commissions. The objective of the review was to provide the committees with a consistent approach and standardized template. Upon review of the various TOR inconsistencies in the authority of Committees, Boards and Commissions to call or alter a scheduled meeting date, time and location became apparent.

Presently, Sections 30, 35 and 36 determine the meeting schedules as follows:

City of Burnaby Procedure Bylaw No. 11714, Sections 30, 35 and 36

30. *A committee or commission shall meet when directed to meet by resolution of the Council, or at such other times as the committee or commission may resolve pursuant to sections 35 and 36.*
35. *The first meeting of a committee after its creation shall be held on the date and at the time and location specified by the Mayor. Every meeting of a committee after its first meeting shall be held on the date and time and location as directed pursuant to section 30 or as otherwise specified by resolution of the committee.*
36. *The first meeting of a select committee after its creation shall be held on the date and time and location specified in the Council resolution creating the select committee, or if not such resolution is made, by further resolution of the Council. Every meeting of a select committee after its first meeting shall be held at the date, time and location as directed pursuant to section 30 or as otherwise specified by resolution of the select committee.*

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Presently, the majority of committees/commissions meet on a monthly basis or less frequently. The time gap between meetings requires committees/commissions to be aware of any meeting changes in advance (e.g. one month or more) in order to pass a committee resolution. If the decision/circumstance that has resulted in the need to change a committee/commission meeting time, date or location is identified between meetings, a Council resolution is required to amend the meeting schedule. To allow the Committee/Commission Chair to alter a meeting date, time or location without the burden of a Council resolution, the following (or similar) amendments are proposed:

- 30. *A committee or commission shall meet when directed to meet by resolution of the Council or at such other times established pursuant to sections 35 and 36.*
- 35. (1) *The Chair of each committee or commission may call an additional meeting, cancel a meeting, and change the meeting place.*
 (2) *The decision of the Chair to cancel or reschedule a committee or commission meeting postpones the business on the agenda for the meeting to the next or the rescheduled committee or commission meeting.*
- 36. *Where revisions are necessary to the schedule referred to in section 30, the City Clerk must, as soon as possible, post a notice in the public notice posting place to advise the public of:*
 - (a) *any revisions to the date, time and place of the committee or commission meeting;*
 - (b) *any committee or commission meeting which has been cancelled by the Chair in accordance with subsection (1) of 35; and*
 - (c) *any additional committee or commission meeting which has been called by the Chair in accordance with subsection (2) of 35.*

2.0 TIMELINE

Once Council adopts a resolution to amend the Procedure Bylaw, the bylaw will come forward for three readings. Following the three readings a Notice of Amendment and explanation of the purpose of the Amendment will be advertised in accordance with Section 94 of the Community Charter. The advertisement will be placed in a newspaper circulating locally, once each week for two consecutive weeks. The bylaw would then return to Council for reconsideration and final adoption.



Kate O'Connell
 DEPUTY CITY CLERK

:ko

cc: COB Committees/Commissions
 City Manager
 Deputy City Manager
 City Solicitor



Item.....
Meeting..... 2015 Mar 09

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2015 March 04

FROM: DIRECTOR FINANCE **FILE:** 5820-20
136-10/11

SUBJECT: CONTRACT EXTENSION - FOOD SERVICES

PURPOSE: To obtain approval to award four contract extensions for the supply and delivery of food products.

RECOMMENDATION:

1. **THAT** Council approve a one year contract extension for the supply and delivery of food products at an estimated total cost of \$1,264,500.00 including GST of \$60,214.29, as outlined in this report. Final pricing will be based on actual quantities purchased.

REPORT

In late 2011, a Request for Quotation (RFQ) was issued for the supply and delivery of food products to various locations within the City. One year contracts were awarded to Centennial Food Service, Gordon Food Service British Columbia, Seven Seas Fish Company and Sysco Vancouver. The RFQ allowed for up to four one (1) year extensions. This recommendation is for the third extension year for the period 2015 April 01 to 2016 March 31.

All four vendors have a proven track record for the supply and delivery of food products to the City and their prices are competitive and reflective of current market conditions. The Food Services Manager recommends that the third contract extension be issued to each of the vendors noted above.

Payments for the 2014 contract period to each vendor were: \$139,462.64 for Centennial Food Service, \$339,112.30 for Gordon Food Service British Columbia, \$18,274.26 for Seven Seas Fish Company and \$381,577.86 for Sysco Vancouver. Increase in volume is due to the expansion of Burnaby Mountain Clubhouse, Riverway Clubhouse and City Hall programs.

The 2015 and 2016 Operating Budgets reflect the revenues and expenditures for this requirement. It is anticipated that revenues from the food operations will fully recover the costs.

for Denise Jorgenson
DIRECTOR FINANCE

GC:SL/ts

cc: Director Parks, Recreation and Cultural Services
Manager, Business Operations, Strategic and Business Plans



Item
Meeting 2015 March 02

COUNCIL REPORT

TO: CITY MANAGER 2015 February 25

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE # 14-41
Proposed single family residence

ADDRESS: 7868 Government Road (see *attached* Sketch #1)

LEGAL: Lot A, D.L. 42, Group 1, NWD Plan EPP45856

FROM: R1 Residential District

TO: R1a Residential District

APPLICANT: Michael Green Architecture
63 E. Cordova Street
Vancouver, BC V6A 1K3
(Attn: Michael Green)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2015 March 31.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2015 March 09 and to a Public Hearing on 2015 March 31 at 7:00 p.m.
2. **THAT** the following be established as prerequisites to the completion of the rezoning:
 - a) The submission of a suitable plan of development.
 - b) The registration of a Section 219 Covenant requiring the land to be developed in accordance with the approved building and landscape plans.
 - c) The deposit of sufficient monies including a 4% Engineering Inspection Fee to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.

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 Proposed single family residence
 2015 February 25 Page 2

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit construction of a single family dwelling with a gross floor area beyond that currently permitted under the prevailing zoning.

2.0 BACKGROUND

- 2.1 The subject property is located in a single family residential neighbourhood in the Government Road area. The property is bordered on the east by a row of single family homes fronting Piper Avenue; to the south by Kentwood Street, which is partially constructed; to the west by an undeveloped lot and a single family residential lot, both of which are owned by the applicant; and to the north by Seaforth Elementary School. Nearby residences are generally larger two storey homes, some of which have outdoor recreational facilities such as swimming pools.
- 2.2 The neighbourhood is primarily zoned R1 Residential District. The lot at 7750 Government Road, located approximately 100 m west of the subject property, was rezoned to the R1a District in 1999 (Rezoning Reference #98-44). The lot at 3821 Piper Avenue is zoned P1 Neighbourhood Institutional District and contains a child care facility. The Official Community Plan designates the subject site and surrounding area for Single Family Suburban residential use.
- 2.3 The subject lot consists of two lots that were consolidated in 2014. The lots previously contained single family dwellings, one of which was demolished in 2007 and the other in 2014. The consolidated lot is currently vacant.
- 2.4 On 2014 November 24, Council received the report of the Planning and Building Department concerning the proposed rezoning of the subject site and authorized the Department to work with the applicant in the preparation of a suitable plan of development with the understanding that a further and more detailed report would be submitted at a later date. The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

3.0 GENERAL COMMENTS

- 3.1 The applicant proposes rezoning of the site to the R1a District to allow for construction of an approximately 2,566.45 m² (27,625 ft²) one-storey residence with two cellar levels and an attached three car garage. The proposal also includes an approximately 557 m² (6,000 ft²) outdoor patio area with swimming pool; a tennis court; and an approximately

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 Proposed single family residence

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55.74 m² (600 ft²) accessory service building with an approximately 55.74 m² (600 ft²) covered area. Vehicular access is proposed via a porte-cochere driveway from Government Road and a secondary driveway from Kentwood Street at the rear of the property.

The proposed main floor and a portion of the lowest cellar level contain overheight ceilings. Section 6.20(4) of the Zoning Bylaw requires that the gross floor area of any space with ceiling heights greater than 3.7 m (12.1 ft.) be counted twice, with the exception of the first 9.3 m² (100.1 ft²) of each space. The proposed gross floor area, calculated by this method, is 4,241.95 m² (45,660 ft²) and the proposed above grade floor area is 1,935.63 m² (20,835.00 ft²).

3.2 Under the R1a District, each lot shall have an area of not less than 1,350 m² (14,531.8 ft²) and a width of not less than 34 m (111.6 ft.). The subject property has a lot area of approximately 9,303.71 m² (2.3 acres) and a width of 70.41 m (231 ft.), which exceeds the lot area and width requirements of the R1a District. With regard to development density, the proposed R1a District provides for a maximum FAR of 0.60 on lots, such as the subject site, that have a minimum width of 37 m. If applied to the subject property, 0.60 FAR would permit a maximum gross floor area of 5,582.23 m² (60,086.62 ft²) subject to legal survey.

3.3 On 1989 January 03, Council adopted design guidelines for assessing single-family development proposals in the R "a" Residential Districts. The following is an assessment of the proposed development based on these guidelines:

i) *Limit the scale of the dwelling to a two-storey appearance or to the scale of the neighbouring dwellings, whichever is less.*

The proposed dwelling generally presents a one and a half storey appearance, with building heights ranging from 4.27 m (14 ft.) at the north entry and the east and west wings; and increasing in the central portion of the residence to 8 m (26.3 ft.) at the front elevation and 9.6 m (31.5 ft.) at the rear elevation. This portion of the building exceeds the 7.4 m (24.3 ft.) maximum permitted height for flat roofed buildings in the R1 District. However, this exceedance is mitigated by several factors. First, the overheight portions of the building consist primarily of flat roof canopy and clerestory glazing in the center of the building, which provide no overlook and have minimal massing impacts on neighbouring properties to the west and east. The south elevation, where the massing of the overheight element is the greatest, provides a 76.66 m (251.5 ft.) set back from the south property line. In addition, the north elevation is measured from a grade that is approximately 2 m (6.6 ft.) below the grade of the adjacent frontage road, such that the height of this elevation will appear significantly lower than measured.

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 Proposed single family residence

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Given these mitigating factors, the overall appearance of the proposed residence is consistent with this guideline.

- ii) *Maintain the existing pattern of front yard setbacks established along the street frontage, if the prevailing setback pattern is beyond the minimum required in the "R" District regulations.*

The proposed development includes an approximately 17.3 m (56.7 ft.) front yard setback from Government Road, which exceeds the front yard setbacks on neighbouring properties.

- iii) *Require a minimum rear yard setback of 35% of the depth of the lot and limit the depth of the dwelling to a maximum of 18.30 meters (60.0 feet).*

The proposed development provides an approximately 76.66 m (251.5 ft.) rear yard setback for the principal building, which constitutes 58% of the lot depth. However, the proposed depth of the principal building is approximately 35.4 m (116 ft.), which significantly exceeds the recommended maximum depth. The intent of the recommended limit on depth is to prevent the visual intrusion and sense of confinement that a long building wall can impose on neighbouring properties. In this regard, the impacts of the proposed building depth are mitigated by the design of the dwelling and associated landscape features.

Specifically, the dwelling features low roof heights on both the east and west wings, nearest the adjacent property lines, with only the central roof elements extending above 4.27 m (14 ft.). These roof elements, excluding the structural components, are clerestories that let in light but do not afford views from the floor level below. Thus while the massing of the building is concentrated in the center of the lot, this massing is lightened by the use of glazing rather than solid walls. The depth of this element is approximately 10.4 m (34 ft.), with an additional 6.1 m (20 ft.) overhang, which is less than the recommended building depth. Generous side setbacks and extensive landscaping in the side yards further reduce impacts on the neighbouring properties.

- iv) *Encourage the side yard setbacks for the development under R "a" zoning to be doubled from that required in the pertinent "R" District zone.*

The R1 District requires a minimum setback of 2.4 m (7.9 ft.) on each side, with a sum of side yard setbacks totaling at least 5.5 m (18.0 ft.). The proposed development provides a west side setback of 7.4 m (24.1 ft.) and an east side setback of 14.2 m (46.6 ft.), for a total of all side setbacks of 21.6 m (70.7 ft.).

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The proposed setbacks therefore significantly exceed those recommended in this guideline.

- v) *Encourage modeling and faceting by means such as indentations or additional setbacks, bay windows, balconies, porches and some variation in roof lines – particularly for any building face adjacent to a street.*

The design of the proposed residence incorporates significant faceting and variation in roof lines. The exterior finishing, which includes both glazing and metal and stone cladding, adds further variation to the design.

- vi) *Eliminate large and excessive numbers of windows or active deck areas which are in close proximity to neighbouring dwellings.*

The proposed development features a perimeter wall, such that only the uppermost portions of the windows overlook neighbouring properties. These windows are further screened by landscaping. Glazing on the central clerestory overlooks the neighbouring properties; however, this glazing does not afford views from the floor level below. The proposed patio is primarily located between the eastern and western wings of the building, with the exception of the southernmost portions. This area is sufficiently distant from the adjoining rear yards of neighbouring properties to pose little risk of significant impacts.

- vii) *Encourage the preservation of as much existing landscaping and mature trees as possible and the provision of appropriate new soft landscaping while avoiding an excessively hard, urban look to the site.*

The applicant has submitted a landscaping plan that features a perimeter hedge, perimeter wall, and extensive planting in the interior of the site. The proposed perimeter wall is 2.4 m – 3.7 m (8 ft. – 12 ft.) high and thus exceeds the maximum fence heights permitted by Section 6.14 of the Zoning Bylaw. This wall is required for security purposes and will be softened by hedges along its exterior faces. An approximately 25 m (82 ft.) tall conifer at the front property line will be retained; however, two deciduous trees along the eastern property line may be removed in response to comments made during neighbourhood consultation undertaken by the applicant. The proposed landscaping will soften the appearance of the site and largely obscure the proposed residence.

Overall, the proposed development is generally consistent with the guidelines for assessing single family dwellings in the R1a District. While the proposed development exceeds the recommended building depth and height, it provides design solutions that address the concerns that underlie the intent of the guideline.

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- 3.4 The Planning Department has been advised that the owner has approached the residents in the neighbourhood regarding the proposed rezoning of the subject property, and has received general support for the proposed development.
- 3.5 The City Engineer will assess the need for any further required services to the site, including, but not limited to:
- construction of a sanitary sewer to service the site;
 - construction of a new storm sewer on Kentwood Street; and
 - any required road and curb works.
- 3.6 The owner will be required to register a Section 219 Covenant to restrict the development of the property to that presented at the Public Hearing.
- 3.7 Approval of the proposed building height, building depth, and perimeter fence height is subject to a successful appeal to the Board of Variance following Final Adoption of the proposed rezoning bylaw. Adoption of the rezoning bylaw prior to Board of Variance review is necessary to provide the required density for the proposal.
- 3.8 Submission of a legal survey verifying lot area is required.

4.0 DEVELOPMENT PROPOSAL

- 4.1 Site Area (subject to detailed survey) - 9,303.71 m² (2.3 acres)
- 4.2 Lot Coverage
- | | | |
|---------------------------|--------|--|
| Permitted in R1a District | 40.0% | - 3,721.48 m ² (0.92 acres) |
| Proposed | 12.7 % | - 1,189.16 m ² (0.29 acres) |
- 4.3 Floor Area Ratio
- | | |
|-----------|------------|
| Permitted | - 0.60 FAR |
| Proposed | - 0.46 FAR |
- 4.4 Gross Floor Area
- | | |
|-----------|---|
| Permitted | - 5,582.23 m ² (60,087 ft ²) |
| Proposed | - 4,241.95 m ² (45,660 ft ²) |
- 4.5 Above Grade Floor Area
- | | |
|-----------|--|
| Permitted | - 3,721.48 m ² (40,057.72 ft ²) |
| Proposed | - 1,935.63 m ² (20,835.00 ft ²) |

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Proposed single family residence
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- 4.6 Proposed Dwelling Space - 2,566.45 m² (27,625 ft²)
- 4.7 Building Height
- Permitted - 7.4 m (24.3 ft.)
- 2.5 storeys
Proposed - 9.6 m (31.5 ft.)
- 1 storey


Lou Pelletier, Director
PLANNING AND BUILDING

LF:tn
Attachment

cc: City Manager
Director Engineering
City Solicitor
City Clerk

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Item
Meeting 2015 March 02

COUNCIL REPORT

TO: CITY MANAGER 2015 February 25

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #12-07
High Rise Apartment Tower and Ground Oriented Apartments

ADDRESS: 1735, 1763 Douglas Road and 1710 Gilmore Avenue
(see *attached* Sketches #1 and #2)

LEGAL: Parcel "A" (Explanatory Plan 9664), Lots' 2 & 3 , DL 120, Group 1, NWD Plan 3482; Lot 3 Except Part in Parcel "A" (Explanatory Plan 9664), DL 120, Group 1, NWD Plan 3482; Lot "C", DL 120, Group 1, NWD Plan 13545

FROM: M1 Manufacturing District

TO: CD Comprehensive Development District (based on the RM5s Multiple Family Residential District and Brentwood Town Centre Development Plan as guidelines, and in accordance with the development plan entitled "Aviara II" prepared by Integra Architecture Inc. and IBI Group Inc.)

APPLICANT: LM Aviara Communities Ltd.
3rd Floor, 1285 West Pender Street
Vancouver, BC V6E 4B1
(*Attention: Jeff Chong*)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2015 March 31.

RECOMMENDATIONS:

1. **THAT** the predecessor Rezoning Bylaw, Amendment Bylaw No. 29/13, Bylaw #13245, be abandoned contingent upon the granting by Council of Second Reading of the subject Rezoning Bylaw.
2. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2015 March 09, and to a Public Hearing on 2015 March 31 at 7:00 p.m.
3. **THAT** the following be established as prerequisites to the completion of the rezoning:
 - a. The submission of a suitable plan of development.

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- b. The deposit of sufficient monies, including a 4% Engineering Inspection Fee, to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
- c. The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- d. Demolition of any improvements will be permitted after Second Reading of the Rezoning Bylaw has been granted provided that the applicant acknowledges that such permission does not fetter Council's ability to grant or not to grant Third Reading and/or Final Adoption of the Rezoning Bylaw. In addition, the demolition of any improvements will be permitted at any time if they are vacant and considered by staff to be subject to misuse and vandalism.
- e. The utilization of an amenity bonus through the provision of a \$11,027,161 cash in-lieu contribution in accordance with Section 3.2 of this report.
- f. The consolidation of the net project site into one legal parcel.
- g. The granting of any necessary Covenants, including, but not necessarily limited to, Section 219 Covenants restricting enclosure of balconies; indicating that project surface driveway access will not be restricted by gates; guaranteeing the provision and maintenance of public art; ensuring that the density of development of air space parcels and strata lots comply with the approved CD zoning for the site and to ensure that the overall site continues to function as a single, integrated development; ensuring the provision and ongoing maintenance of co-op cars; ensuring the provision and on-going maintenance of EV plug-in stations; providing that all disabled parking to remain as common property, restricting the use of guest rooms; and ensuring compliance with the submitted acoustical analysis.
- h. The dedication of any easements or rights-of-way deemed requisite.
- i. The design and provision of units adaptable to persons with disabilities with allocated handicap parking spaces protected by a Section 219 Covenant.
- j. The undergrounding of existing overhead wiring abutting the site.
- k. Compliance with the Council-adopted sound criteria.

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- l. The provision of covered car wash stalls and adequately sized and appropriately located garbage handling and recycling material holding space and a commitment to implement the recycling provisions.
- m. The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering.
- n. The review of on-site residential loading facilities by the Director Engineering.
- o. The submission of a Site Profile and resolution of any arising requirements.
- p. The provision of facilities for cyclists in accordance with this report.
- q. The review of a detailed Sediment Control System by the Director Engineering.
- r. Compliance with the guidelines for underground parking for visitors.
- s. The submission of a suitable on-site stormwater management system to the approval of the Director Engineering, the deposit of sufficient monies for its provision, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation.
- t. The deposit of the applicable Parkland Acquisition Charge.
- u. The deposit of the applicable GVS & DD Sewerage Charge.
- v. The deposit of the applicable School Site Acquisition Charge.
- w. The submission of a written undertaking to distribute area plan notification forms, prepared by the City, with disclosure statements; and, to post area plan notification signs, also prepared by the City, on the development site and in the sales office in prominent and visible locations prior to Third Reading, or at the time marketing for the subject development commences, whichever is first, and remain posted for a period of one year, or until such time that all units are sold, whichever is greater.

R E P O R T

1.0 REZONING PURPOSE

The purpose of this rezoning is to permit the construction of a 42 storey apartment building and two 4-6 storey low rise apartment buildings.

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2.0 BACKGROUND

- 2.1 On 2012 March 19, Council received the report of the Planning and Building Department regarding the rezoning of the subject site, and authorized the Department to work with the applicant in the preparation of a suitable plan of development with the understanding that a further and more detailed report would be submitted at a later date.
- 2.2 On 2013 October 29, Public Hearing was held for a 52 storey high-rise building and two 4-6 storey low rise apartment buildings with a total density of 5.0 FAR, inclusive of a 1.6 FAR Density Bonus. Second Reading of the rezoning was granted on 2013 November 04.
- 2.3 Subsequent to Second Reading, the applicant initiated the detailed structural design of the building on this site. Through this design work it became apparent to the applicant that the structure required to support the specific building form for the proposed 52 storey building would be inefficient and uneconomical. As a result, the applicant has redesigned the tower and reduced its height to 42 storeys, with a reduced development density. Given the change in form and density of the tower, the rezoning is required to be forwarded to a new Public Hearing.
- 2.4 The site is comprised of three lots including 1735, 1763 Douglas Road and 1710 Gilmore Avenue (see *attached* Sketches #1 and #2), all of which are currently zoned M1 Manufacturing District. The properties at 1735 and 1763 Douglas Road are occupied by two older industrial buildings and 1710 Gilmore Avenue is currently occupied by the Aviara I residential sales centre. The Aviara I development site is located directly to the east at 4153 Halifax Street and is currently under construction. Vehicular access to the subject site is currently taken from Gilmore Avenue, Halifax Street and Douglas Road.
- 2.5 The Brentwood Town Centre Development Plan designates the subject site for high-density multiple-family development (RM5s). In accordance with the Council-adopted policy regarding application of 's' category zoning, the development is subject to there being significant community benefits, a sustainable redevelopment approach, exceptional public realm improvements, a high quality urban design and superior architectural expression derived from the project. This site is also considered suitable for the proposed development given its strategic location in relation to the Millennium SkyTrain line and the nearby Gilmore SkyTrain station.

In terms of the governing allowable density for the site, the maximum allowable floor area ratio would be 5.0 FAR applicable to the net site; this is inclusive of an available 1.6 FAR amenity bonus.

- 2.6 Burnaby has and continues to benefit from some very sound planning principles established early on in the City's development. Key to these is the Official Community Plan's designation of four Town Centres areas within the City which have and are intended to continue to accommodate a significant portion of the City's population and job growth, and which provide locations for the provision of community amenities going forward.

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The creation of Town Centres at Metrotown, Brentwood, Edmonds and Lougheed have served the City well in protecting single- and two-family residential neighbourhoods from pressures to accommodate new growth, and have also allowed the City to preserve a significant component of its land base for park and open space. At the same time, they contribute to Regional Planning objectives, established by Metro Vancouver in the Regional Growth Strategy, that are of benefit both locally and more broadly. Within Burnaby, and other neighbouring cities, Town Centres are helping to meet regional goals to reduce pressures for development of habitat and agricultural lands, to focus jobs, people and services in walkable neighbourhoods that are and can be efficiently served by transit, and to reduce overall demands for travel by car with direct benefits to the environment, economy and the quality of life in the Region.

Further, Burnaby's Economic Development and Social Sustainability Strategies, in addition to the Town Centre Plan, encourage: a varied range of housing options (including ground orientation); improved neighborhood livability, stability and accessibility; transit access and alternative forms of transportation; as well as green building policies.

The subject rezoning application is consistent with these regional and municipal plans and policies.

- 2.7 The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

3.0 GENERAL COMMENTS

- 3.1 The proposed development plan is for a single 42-storey apartment tower (formerly 52-storeys), above ground oriented townhousing at the corner of Halifax Street and Gilmore Avenue, and two 4 to 6 storey low-rise apartment buildings located along the Gilmore Avenue and Douglas Road frontages. The proposed low-rise buildings are unchanged from the previous proposal and range in height from 4-storeys on the upper part of the site to 6-storeys on the lower part of the site. The bottom two levels of the low-rises will be constructed out of concrete with apartment/townhouse units facing the street (with structured parking behind), and 4 levels of wood frame above. The proposed development concept provides a strong street-oriented relationship to its three bounding street frontages, as well as a strong contextual relationship to surrounding, existing and planned development.

A total of 520 apartment units are proposed (formerly 595 units). Unit sizes remain consistent with the previous proposal, with a suitable mix of one, two and three bedroom units, both with and without dens. All required parking is proposed to be located underground or within the structure, with some additional surface convenience stalls provided. Vehicular access is to be taken from Gilmore Avenue and Douglas Road as previously approved. Overall, the subject proposal exemplifies exceptional urban design and architectural expression related to the building's siting, massing, pedestrian orientation and materiality; meeting the standard expected for 's' Category development in the City's Town

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Centre areas. The low-rise buildings engage adjacent streets and public realm through individual unit accesses on the ground level, extensive use of wood detailing, and articulated rooflines, which also adds interest to the streetscape.

The tower form is architecturally integrated with the ground plane, with terraced townhousing and flats relating to the site's proposed low-rise buildings. The tower has been completely redesigned, and although 10 storeys shorter than previously proposed, it is equally expressive in its form. Similar to the previous concept, in contrast to the more rectilinear nature of the existing and proposed buildings surrounding the site, the tower has a unique curvature which gives the impression the building is rotating, with vertical fins on the north and south façades that are tapered in the middle, giving the building a sense of vertical movement.

Below is a brief summary of the previous and current development proposal for the subject site.

	Buildings	Units	Total FAR	Tower	Low-rise
Previous Proposal	3	595	5.0 (1.6 bonus)	52 storeys	4-6
Current Proposal	3	520	4.41 (1.33 bonus)	42 storeys	4-6

As noted, special consideration was given to the siting, scale and orientation of the buildings on site in order to maximize open space and spatial separation between buildings and to provide improved sightlines through the site. The amended design being more square in nature, improves sightlines from the east, and changes sightlines from the south, as compared to the previous design which was a curved rectangle. The site is large enough to accommodate up to three residential towers of approximately 25 storeys in height. However, the applicant and project consultants were encouraged to accommodate as much density as possible within a low rise form and to pursue only one tower in consideration of sightline objectives for existing developments to the south and east. The tower's proposed placement at the corner of Halifax Street and Gilmore Avenue is maintained as this location remains most suitable, as it is the lowest part of the site, minimizes sightline impacts and reduces shadowing of Willingdon Heights Park and the Masonic Cemetery.

To complement the built form, a progressive landscape treatment is proposed for the bounding streets including separated bicycle and pedestrian facilities on Gilmore Avenue and Douglas Road, and separated sidewalks along Halifax Street, both complete with Rainwater Management Amenities (RMAs) to help soften the urban environment. Substantial on-site landscaping is also proposed including a treed auto court, as well as terraced gardens and water features. A significant public art piece will be provided at the corner of Gilmore Avenue and Halifax Street, acting as a strong visual reference to the proposed development and as a gateway element into the Brentwood Town Centre from the west.

The applicant has submitted a Transportation Study to support the proposed development. The access points noted on Gilmore Avenue and Douglas Road are consistent with the City's objectives for the site. Through the site's servicing, the completion of the First Avenue

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connector will be undertaken, including the provision of left turn lanes and traffic signals to help complete the local road network. With the future advancement of the development to the south across Halifax Street (Rezoning Reference #12-21), a new signalized intersection will be constructed at Halifax Street and Gilmore Avenue, and Halifax Street itself will be improved to its full standard to further accommodate traffic flow within the immediate area.

In line with the previous proposal, a parking ratio of 1.2 spaces per unit (0.1 of which is for visitor parking) is proposed, which exceeds the Burnaby Zoning Bylaw parking ratio of 1.1 spaces per unit (0.1 of which is for visitor parking). The developer has also provided for transportation alternatives. First, given the subject site's proximity to the Gilmore SkyTrain station, 156 (30% of total units provided) transit passes (two zones) will be subsidized (60%) for minimum of two years, to be administered by a financial trust company, to be made available to residents seeking an alternative to car use and ownership. Second, the proposed development is providing twice the required secured bicycle parking. The development will provide memberships to all residents in MODO (Car Co-op) and the provision of three car co-op vehicles and associated parking spaces for use by the development. Finally, the development will provide 52 Electric Vehicle (EV) plug-in stations (10% of the residential parking) including all necessary wiring, electrical transformer and mechanical ventilation modifications. This arrangement would provide greater access to alternative transportation for a greater number of residents. Moreover, by providing a significant number of EV plug-ins, electric vehicle ownership in a multi-family context is facilitated, thus further enabling sustainable transportation choices. A Section 219 Covenant and sufficient financial securities will be required to guarantee the provision and ongoing maintenance of co-op cars and EV Plug-in stations

The developer has also agreed to pursue green building practices by committing to achieve a Silver (equivalency) rating under the Leadership in Energy and Environmental Design (LEED) program.

- 3.2 Given the site's Town Centre location, the applicant is proposing to utilize the allowable supplemental density provisions indicated within the Zoning Bylaw. In so doing, the applicant would achieve an additional 1.33 FAR in amenity bonus, which translates into 151,057 sq.ft. of bonused gross floor area (GFA) included in the development proposal. The Legal and Lands Department has established the value of the density bonus to be \$73 per sq.ft. buildable for a total value of \$11,027,161 (subject to legal survey). In accordance with Council's adopted Community Benefit Bonus Policy it is recommended that the community benefit funds be received as an undesignated cash contribution-in-lieu for the future provision of a community benefit.

Under the Priority Amenity Program, the community benefit funds received will be directed into the Brentwood Town Centre Account to be utilized in the future to achieve priority amenities, as established by Council, including a new Brentwood Community Centre and a new Linear Public park and walkway along Willingdon Avenue, from Brentwood to Hastings Street.

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In accordance with Council's adopted policy, 80% of the cash-in-lieu contributions are applied toward the appropriate Town Centre Financial Account and 20% to the City-wide Housing Fund. Of the \$11,027,161 associated with the subject amenity bonus, \$8,821,728 (80%) would be allocated to the Brentwood Town Centre Financial Account. The remaining \$2,205,433 (20%) would be directed to the City-wide Housing Fund.

3.3 The City Engineer will assess the need for any further required services to the site, including, but not necessarily limited to:

- construction of Gilmore Avenue to the Town Centre standard with curb and gutter on both sides, left turn lanes at the First Avenue intersection, separated bicycle and pedestrian facilities, street trees, rain gardens, street lighting and pedestrian lighting on the east side across the development frontage;
- construction of First Avenue to the Town Centre standard with curb and gutter on both sides, a separated urban trail along the north side, and separated bicycle and pedestrian facilities, street trees, rain gardens, street lighting and pedestrian lighting on the south side across the development frontage;
- construction of Douglas Road to the Town Centre standard with curb and gutter on both sides, left turn lanes at the First Avenue intersection, separated bicycle and pedestrian facilities, street trees, rain gardens, street lighting and pedestrian lighting across the development frontage;
- construction of Halifax Street to the Town Centre standard with curb and gutter, separated sidewalks, street trees, curb bulges, rain gardens, street lighting and pedestrian lighting across the development frontage;
- undergrounding of overhead lines across the development frontage on Gilmore Avenue and within the closed portion of Douglas Road; and,
- storm, sanitary sewer and water main upgrades as required.

3.4 A tapering dedication of between 6.5m to 9.6m, equalling 1,010.84 m² (10,881 sq.ft.) in area, is required along the Gilmore Avenue frontage to accommodate a new left turn lane at First Avenue and achieve the identified separated urban trail and rainwater management amenity areas. In addition, a further dedication of between 2.2m and 20.0m dedication, equalling 938.75 m² (10,105 sq.ft.) in area, is required along Douglas Road/First Avenue to complete the necessary First Avenue Connector and to achieve the identified separated urban trail and rainwater management amenity areas. Given the considerable dedications required from the site in relation to its net area, consistent with Council approval under Rezoning Reference #07-59 (Aviara I), it is proposed that the development density related to the Douglas Road/First Avenue connector, equal to 938.75 m² (10,105 sq.ft.) be contributed to the net development site. This will be achieved by the transfer of the road dedication to the City at no cost as a fee simple parcel, with dedication of the parcel as road to follow.

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- 3.5 Under the policy in place at the time the rezoning application was received in 2012, the developer has elected to provide a minimum of 26 adaptable units (5% of total number of residential units). A total of 26 handicapped parking stalls have been provided in relation to the residential component of the development. Handicap parking stalls will be protected by a Section 219 Covenant as common property to be administered by the Strata Corporation. Given the previous policy on adaptable units applied to this rezoning, the 20 sq.ft. per adaptable unit currently exempted from FAR does not apply.
- 3.6 Any necessary easements and covenants for the site are to be provided, including, but not necessarily limited to:
- Section 219 Covenant restricting enclosure of balconies;
 - Section 219 Covenant indicating that project surface driveway access will not be restricted by gates;
 - Section 219 Covenant guaranteeing the provision and maintenance of public art;
 - Section 219 Covenant guaranteeing the provision and ongoing maintenance of stormwater management facilities;
 - Section 219 Covenant to ensure that the density of development of air space parcels and strata lots comply with the approved CD zoning for the site and to ensure that the overall site continues to function as a single, integrated development;
 - Section 219 Covenant restricting the use of guest and caretaker suites;
 - Section 219 Covenant ensuring compliance with the approved acoustical study;
 - Section 219 Covenant ensuring the provision and ongoing maintenance of co-op cars;
 - Section 219 Covenant ensuring the provision and ongoing maintenance of EV plug-in stations; and,
 - Section 219 Covenant ensuring the provision of a minimum of 26 handicap accessible parking stalls in the resident parking area for the sole use of the required 26 accessible units, and that these stalls, as well as any other handicap accessible parking provided in the residential component of the underground parking, be held in common property to be administered by the Strata Corporation.
- 3.7 Due to the proximity of the subject site to Gilmore Avenue and Douglas Road, the applicant is required to provide an acoustical study showing that the proposed development would meet the Council-adopted noise criteria.
- 3.8 A very large portion of the site will be excavated for development. As such, an arbourist's report and tree survey will be required prior to Final Adoption to identify trees to be removed. A detailed landscape and tree planting plan has been provided as part of the suitable plan of development. The applicant will be required to obtain a tree removal permit for all trees over 20 cm (8 inches) in diameter.

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- 3.9 Provision of an adequately sized and sited garbage handling and recycling material holding space, as well, separate car wash stalls are required.
- 3.10 A site profile application is required given the site's current industrial use.
- 3.11 A suitable engineered design to the approval of the Director Engineering will be required for the on-site stormwater management system as well as a Section 219 Covenant to guarantee its provision and continuing operation. The deposit of sufficient monies to guarantee the provision of the stormwater drainage and landscape features will be required.
- 3.12 Engineering Environmental Services Division will need to review a submission of a detailed plan of an engineered Sediment Control System prior to Final Adoption.
- 3.13 Bicycle storage space and surface parking racks are to be provided for the residential tenants and visitors of the development.
- 3.14 a) Parkland Acquisition Charge of \$3.55 per sq.ft. of residential gross floor area
 b) School Site Acquisition Charge of \$600.00 per unit
 c) GVS&DD Sewerage Charge of \$590.00 per apartment unit

4.0 DEVELOPMENT PROPOSAL

4.1 Site Area

Gross Site Area:	-	11,562.2 m ² (124,458 sq.ft.)
Dedications:	-	1,949.6 m ² (20,986 sq.ft.)
Density Transfer (Future Road/City Lot):	-	938.7 m ² (10,105 sq.ft.)
Net Site:	-	9,612.6 m ² (103,472 sq.ft.)
Net Site for Calculation of Density:	-	10,551.3 m ² (113,577 sq.ft.) (subject to detailed survey)

4.2 Density

FAR Permitted and Provided:	-	4.46 F.A.R (inclusive of 1.33 FAR amenity bonus)
Gross Floor Area Permitted and Provided	-	47,028.49 m ² (506,227 sq.ft.) (inclusive of 151,057 sq.ft. amenity bonus)
Residential Amenity Space	-	(15,990 sq.ft. of residential amenity space exempted from FAR calculations)
Site Coverage:	-	39%

To: City Manager
 From: Director Planning and Building
 Re: Rezoning Reference #12-07
 2015 February 25Page 11

- 4.3 Height (all above grade) - 2-4 storeys for street-fronting townhouses fronting Halifax Street and internal driveway
 - 4-6 storeys for low rise apartments fronting Gilmore Avenue and Douglas Road
 - 42 storeys for the high-rise apartments fronting Gilmore Avenue and Halifax Street

4.4 Residential Unit Mix

Unit Type

Unit Size

Halifax Townhouse Units

4 – Two Bedroom	1,120 – 1,237 sq.ft.
1 – Three Bedroom + Den	1,350 sq.ft.

Low Rise Apartment/Townhouse Units

2 – One Bedroom	740 – 746 sq.ft.
40 – One Bedroom + Den	650 – 654 sq.ft.
68 – Two Bedroom	793 – 902 sq.ft.
16 – Two Bedroom (Adaptable)	829 – 840 sq.ft.
6 – Two bedroom + Den	917 – 1,291 sq.ft.
9 – Three Bedroom	901 – 953 sq.ft.
10 – Three Bedroom (Adaptable)	902 – 915 sq.ft.
1 – Three Bedroom + Den	1,212 sq.ft.

TOTAL: 152 Low Rise Units

High Rise Apartment Units

117 – 1 Bedroom + Den	660 – 668 sq.ft.
238 – 2 Bedroom	865 – 1,195 sq.ft.
2 – 2 Bedroom + Den	865 – 978 sq.ft.
6 – 3 Bedroom	1,107 – 1,219 sq.ft.

TOTAL: 363 High Rise Apartment Units

TOTAL UNITS: 520 UNITS

4.5 Parking

Vehicle Parking

520 Units

(Required 1.1 spaces/unit)

(Provided 1.2 spaces/unit)

Required

- 572

Provided Spaces

624

(inclusive of 52 visitor spaces and 62 EV plug-in stations)

To: City Manager
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 Re: Rezoning Reference #12-07
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Car Wash Stalls	- 6	6
Co-op Vehicles	- 3	3
Residential Loading	- 3	3
Bicycle Parking	<u>Required and Provided Spaces</u>	
Resident - 2/unit @ 520 units	- 520 in storage lockers	
	- 520 in secure bicycle rooms	
Visitor - 0.2/unit @ 520 units	- 104 in racks (throughout site)	

4.6 Communal Facilities
 (Excluded from FAR Calculations)

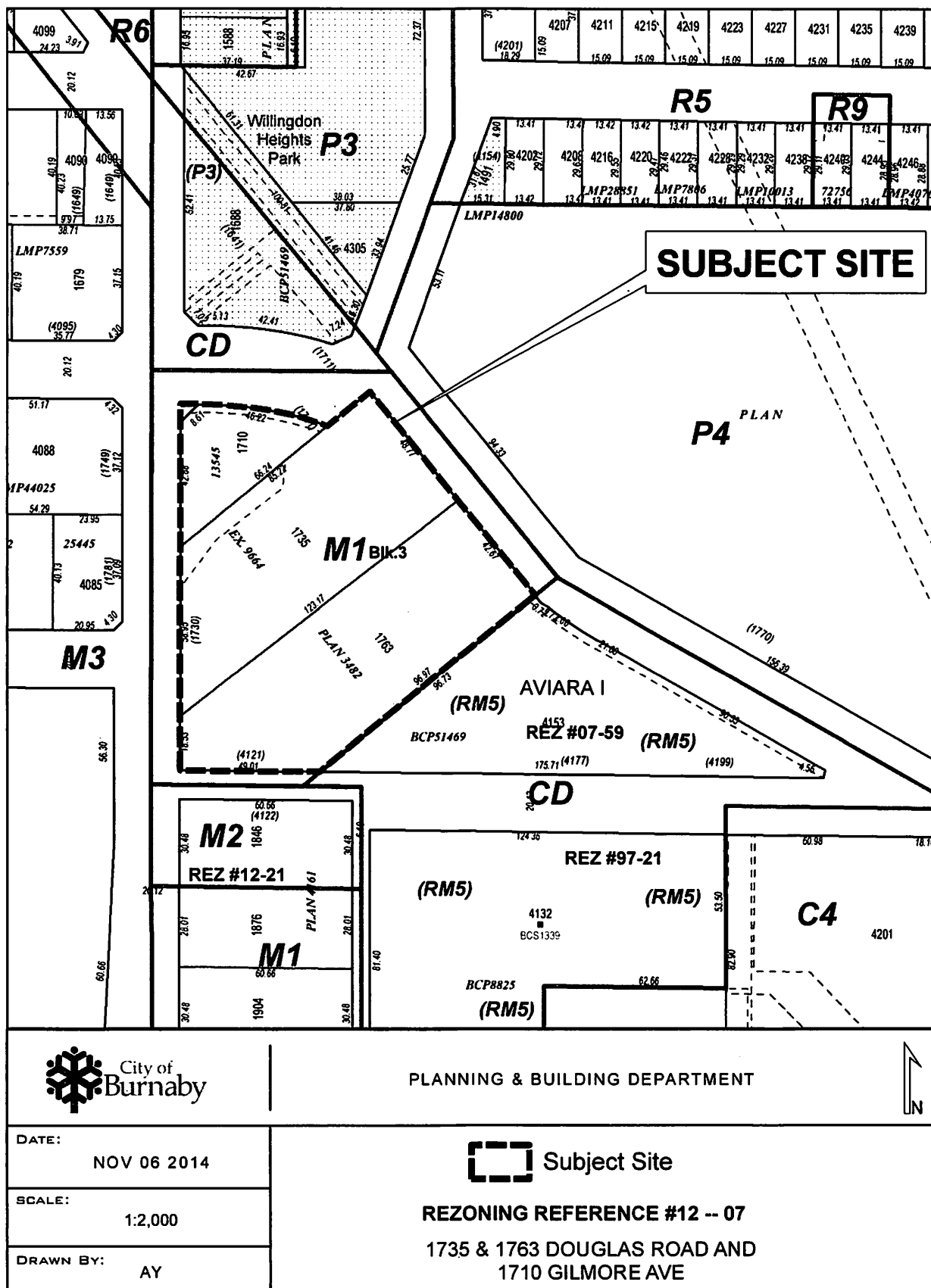
Primary communal facilities for residential tenants are located within the lower levels of the residential tower fronting Gilmore Avenue and Halifax Street, including an amenity lobby and lounge, multi-purpose meeting room, media room, gym, indoor pool, two guest suites and a caretaker suite. The amenity area amounts to 1,485.47 m² (15,990 sq.ft.), which is a permitted exemption from Gross Floor Area. The applicant has also provided a central garden courtyard and terraced fountains located throughout the site, as well as a signature public art installation at the corner of Halifax Street and Gilmore Avenue.

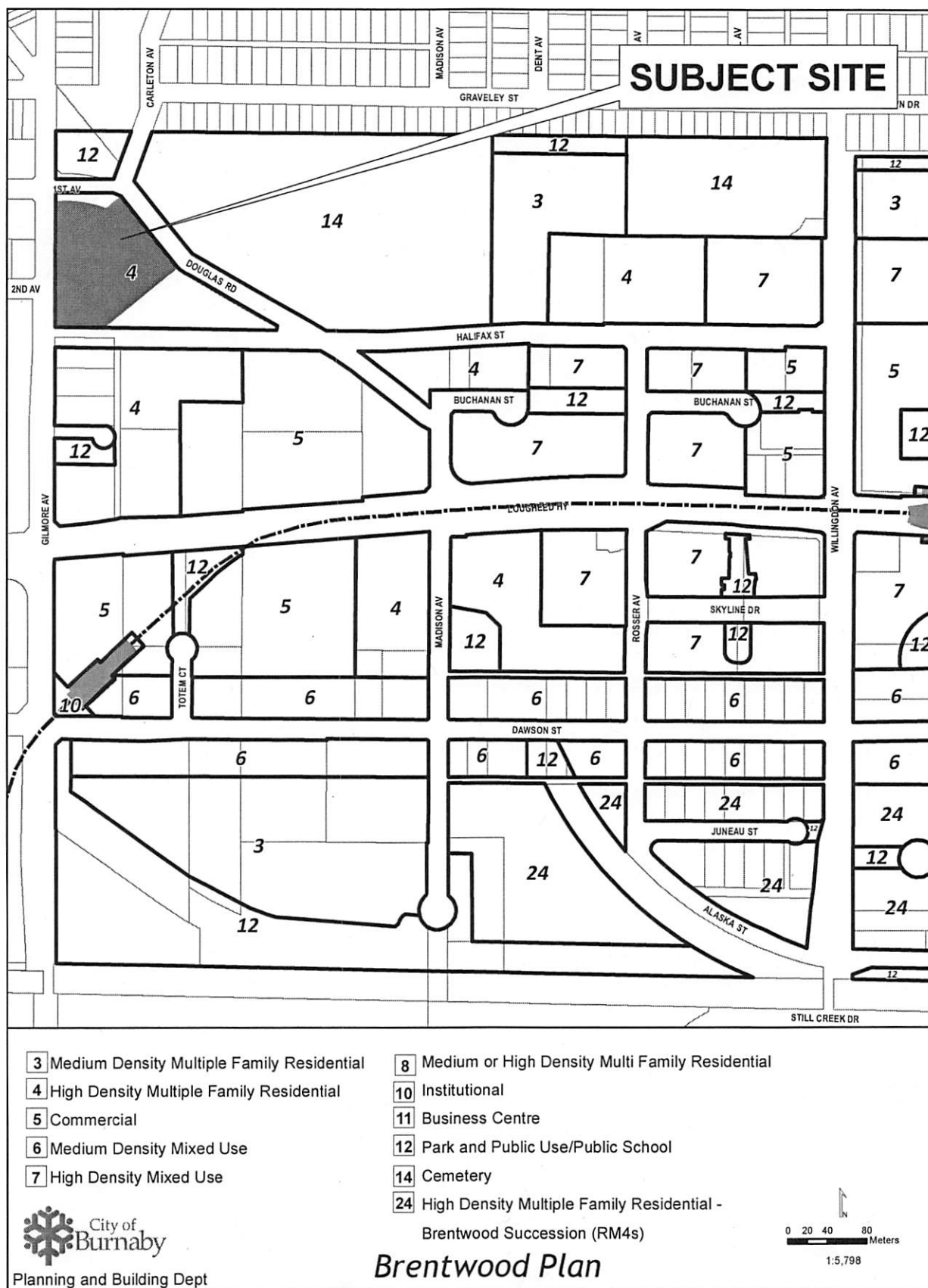

 Lou Pelletier, Director
 PLANNING AND BUILDING

JBS:tn
Attachments

cc: Director Finance
 Director Parks, Recreation and Cultural Services
 Director Engineering
 City Solicitor
 City Clerk

P:\REZONING\Applications\2012\Rez 12-07\Rezoning Reference 12-07 Second Public Hearing Report 20141208.Docx





Printed November 18, 2014

Sketch #2



Item
Meeting 2015 Jan 26

COUNCIL REPORT

TO: CITY MANAGER 2015 January 21

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #14-45**
To bring the zoning of the subject City-owned properties into conformance with the approved park/conservation designation and their current use.

ADDRESS: See *attached* Schedule A

LEGAL: See *attached* Schedule A

FROM: A2 Small Holdings District, R1, R2 and R4 Residential Districts and P2 Administration and Assembly District

TO: P3 Park and Public Use District

APPLICANT: City of Burnaby
 4949 Canada Way, Burnaby, BC V5G 1M2

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2015 March 31.

RECOMMENDATION:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2015 March 09 and to a Public Hearing on 2015 March 31 at 7:00 p.m.

R E P O R T**1.0 REZONING PURPOSE**

The purpose of the proposed rezoning bylaw amendment is to bring the zoning of the subject City-owned properties into conformance with approved park/conservation designation and their current use.

2.0 BACKGROUND INFORMATION

- 2.1 From time to time, properties acquired by the City for park, conservation and public use purposes are rezoned to the P3 Park and Public Use District to bring them into conformance with approved designation as park and conservation area, and their current use. Rezoning is

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #14-45
 Deer Lake Park zoning conformance

2015 January 21 Page 2

carried out as an administrative land designation procedure to ensure that the zoning districts conform to the approved use, and is not intended to advance any further park development of the subject lands, at this time.

At their meeting of 2014 November 14, Council authorized staff to pursue a City initiated zoning of the Deer Lake Park – Civic Land Assembly area to the Park and Public Use District (P3). This rezoning is being advanced to include all other lands within Deer Lake Park for rezoning at this time, in line with the Official Community Plan.

As development of Deer Lake Park is pursued by the City in accordance with an overall capital budgeting program, servicing requirements would be determined in conjunction with specific park development proposals, as they are advanced.

- 2.2 It is proposed that this rezoning be advance to Public Hearing on 2015 March 31. This would provide staff with the opportunity to provide notification to all property owners and residents, adjacent to and on the subject properties, and to further communicate the purpose of this housekeeping process.
- 2.3 This housekeeping rezoning process would not change or alter any existing uses, tenancies, or activities for these designated Deer Lake Park lands.

3.0 GENERAL COMMENTS

- 3.1 The designated park and public use properties, proposed for rezoning, all of which are City-owned, comprise the five distinct groups, noted below:

AREA	NUMBER OF PROPERTIES	EXISTING ZONING
Area 1	57	R4
Area 2	19	A2, R2
Area 3	13	R1, P2
Area 4	2	R1
Area 5	1	R4

3.1.1 Area 1

The properties located west of Royal Oak Avenue are vacant and heavily vegetated (Sketch #2 *attached*). Staff would propose to initiate the closure of the existing undeveloped road rights-of-way within this area and pursue consolidation of the park site and dedication of the right-of-way in this area and areas 2, 3, 4 and 5 for the existing Deer Lake Parkway, as part of future work processed as feasible.

3.1.2 Area 2

The properties located immediately east of Royal Oak Avenue are partially developed as part of Deer Lake Parkway (Sketch #3 *attached*).

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #14-45
 Deer Lake Park zoning conformance

2015 January 21 Page 3

3.1.3 Area 3

The properties located adjacent to Rowan Avenue and Price Street, comprising the Deer Lake Park Civic Assembly Area, are occupied with a number of City-owned single-family dwellings which are held as interim rental property following Council's adopted policy (Sketch #4 *attached*).

Three private properties, not included in this rezoning, located at 6086 Price Street, 6176 Price Street and 4916 Rowan Avenue have been included in the Parkland Acquisition Program. Staff will pursue the acquisition and rezoning of these properties and ownership interests should they become available for City ownership in the future.

3.1.4 Area 4

The properties located adjacent to Sperling Avenue are occupied with a number of City-owned single-family dwellings which are held as interim rental property following Council's adopted policy (Sketch #5 *attached*).

Four private properties, not included in this rezoning, located at 6556 Deer Lake Avenue, 6588 Deer Lake Avenue, 5135 Sperling Avenue, 5177 Sperling Avenue and two private fractional interests in 6551 Deer Lake have been included in the Parkland Acquisition Program. Staff will pursue the acquisition and rezoning of these properties and ownership interests should they become available for City ownership in the future.

3.1.5 Area 5

6088 Dufferin Avenue is occupied by a City-owned single-family dwelling which is held as interim rental property following Council's adopted policy (Sketch #6 *attached*).

- 3.2 No development of the subject park is being proposed at this time.
- 3.3 If Council gives Final Adoption to this rezoning, it will bring the properties into conformance with both their current and long-term intended park and public use.


 Lou Pelletier, Director
 PLANNING AND BUILDING

JW:LF:spf/tn
Attachments

cc: Director Parks, Recreation and Cultural Services
 City Solicitor

Director Engineering
 City Clerk

SCHEDULE A
REZONING #14-45

Address	Zone	Legal Description
AREA 1		
4710 Moscrop Street	R4	Lot A, Block 1, DL 82, Group 1, NWD Plan 1626
4780 Moscrop Street	R4	Lot B, Block 1, DL 82, Group 1, NWD Plan 1626
4810 Moscrop Street	R4	Lot A, Block 2, DL 82, Group 1, NWD Plan 1626
4846 Moscrop Street	R4	Lot B, Block 2, DL 82, Group 1, NWD, Plan 1626
Portion of 4886 Moscrop Street	R4	Portion of Lot A, Block 3, DL 82, Group 1, NWD Plan 1626
Portion of 4960 Moscrop Street	R4	Portion of Lot B, Block 3, DL 82, Group 1, NWD, Plan 1626
Portion of 5020 Moscrop Street	R4	Portion of Lot A, Block 4, DL 82, Group 1, NWD Plan 1626
Portion of 5040 Moscrop Street	R4	Portion of Lot B, Block 4, DL 82, Group 1, NWD Plan 1626
Portion of 5060 Moscrop Street	R4	Portion of Lot A, Block 5, DL 82, Group 1, NWD Plan 1626
5119 Thyme Street	R4	Lot 10, DL 82, Group 1, NWD Plan 2511
5139 Thyme Street	R4	Lot 11, DL 82, Group 1, NWD Plan 2511
5169 Thyme Street	R4	Lot 12, DL 82, Group 1, NWD Plan 2511
5120 Thyme Street	R4	Lot 9, DL 82, Group 1, NWD Plan 2511
5140 Thyme Street	R4	Lot 8, DL 82, Group 1, NWD Plan 2511
5170 Thyme Street	R4	Lot 7, DL 82, Group 1, NWD Plan 2511
5021 Grassmere Street	R4	Lot A, Block 9, DL 82, Group 1, NWD Plan 1626
5041 Grassmere Street	R4	Lot B, Block 9, DL 82, Group 1, NWD Plan
5061 Grassmere Street	R4	Lot A, Block 8, DL 82, Group 1, NWD Plan 1626
5081 Grassmere Street	R4	Lot B, Block 8, DL 82, Group 1, NWD Plan 1626
4976 Grassmere Street	R4	Lot D, DL 82, Group 1, NWD Plan 5009
5080 Grassmere Street	R4	Lot B, Block 17, DL 82, Group 1, NWD Plan 1626
5120 Grassmere Street	R4	Lot A, Block 18, DL 82, Group 1, NWD Plan 1626
5180 Grassmere Street	R4	Lot B, Block 18, DL 82, Group 1, NWD Plan 1626
5125 Grassmere Street	R4	Lot 1, DL 82, Group 1, NWD Plan 2511
5145 Grassmere Street	R4	Lot 2, DL 82, Group 1, NWD Plan 2511

Address	Zone	Legal Description
AREA 1		
5165 Grassmere Street	R4	Lot 3, DL 82, Group 1, NWD Plan 2511
5246 Nelson Avenue	R4	Lot 31, DL 82, Group 1, NWD Plan 2438
5276 Nelson Avenue	R4	Lot 30, DL 82, Group 1, NWD Plan 2438
5326 Nelson Avenue	R4	Lot 2, DL 32 and 82, Group 1, NWD Plan 17168
5009 Farwell Street	R4	Lot 29, DL 82, Group 1, NWD Plan 2438
5011 Farwell Street	R4	Lot 28, DL 82, Group 1, NWD Plan 2438
5015 Farwell Street	R4	Lot 27, DL 82, Group 1, NWD Plan 2438
5019 Farwell Street	R4	Lot 26, DL 82, Group 1, NWD Plan 2438
5039 Farwell Street	R4	Lot 25, DL 82, Group 1, NWD Plan 2438
5049 Farwell Street	R4	Lot 24, DL 82, Group 1, NWD Plan 2438
5069 Farwell Street	R4	Lot 23, DL 82, Group 1, NWD Plan 2438
5091 Farwell Street	R4	Lot 22, DL 82, Group 1, NWD Plan 2438
5155 Farwell Street	R4	Lot A, DL 82, Group 1, NWD Plan 3311
5010 Farwell Street	R4	Lot 15, DL 82, Group 1, NWD Plan 2438
5016 Farwell Street	R4	Lot 16, DL 82, Group 1, NWD Plan 2438
5020 Farwell Street	R4	Lot 17, DL 82, Group 1, NWD Plan 2438
5030 Farwell Street	R4	Lot 18, DL 82, Group 1, NWD Plan 2438
5050 Farwell Street	R4	Lot 19, DL 82, Group 1, NWD Plan 2438
5070 Farwell Street	R4	Lot 20, DL 82, Group 1, NWD Plan 2438
5090 Farwell Street	R4	Lot 21, DL 82, Group 1, NWD Plan 2438
5150 Farwell Street	R4	Lot B, DL 82, Group 1, NWD Plan 3311
4991 Royal Oak Avenue	R4	Lot 13, DL 82, Group 1, NWD Plan 2511
5011 Royal Oak Avenue	R4	Lot 6, DL 82, Group 1, NWD Plan 2511
5051 Royal Oak Avenue	R4	Lot 5, DL 82, Group 1, NWD Plan 2511
5091 Royal Oak Avenue	R4	Lot 4, DL 82, Group 1, NWD Plan 2511

Address	Zone	Legal Description
AREA 1		
5409 Royal Oak Avenue	R4	Lot 8, DL 32, Group 1, NWD Plan 1916
5429 Royal Oak Avenue	R4	Lot 9, DL 32, Group 1, NWD Plan 1916
Additional City-owned properties occupied by Deer Lake Parkway		
5120 Price Street	R4	Lot 18, DL 82, Group 1, NWD Plan 2511
5140 Price Street	R4	Lot 17, DL 82, Group 1, NWD Plan 2511
5170 Price Street	R4	Lot 16, DL 82, Group 1, NWD Plan 2511
4921 Royal Oak Avenue	R4	Lot 15, DL 82, Group 1, NWD Plan 2511
4951 Royal Oak Avenue	R4	Lot 14, DL 82, Group 1, NWD Plan 2511
AREA 2		
5010 Royal Oak Avenue	A2	S ½ of Lot 37, DL 83, Group 1, NWD Plan 1267
5315 Grassmere Street	A2	Lot 39, DL 83, Group 1, NWD Plan 1267
5375 Grassmere Street	A2	Lot 40, DL 83, Group 1, NWD Plan 1267
5415 Grassmere Street	A2	Lot 41, DL 83, Group 1, NWD Plan 1267
5475 Grassmere Street	A2	Lot 42, DL 83, Group 1, NWD Plan 1267
5485 Grassmere Street	A2	Lot 43, DL 83, Group 1, NWD Plan 1267
5525 Grassmere Street	A2	Lot 44, DL 83, Group 1, NWD Plan 1267
5585 Grassmere Street	A2	Lot 45, DL 83, Group 1, NWD Plan 1267
5631 Grassmere Street	A2	Lot A Except: Firstly: North 555.5 Feet Except West 169 Feet And Secondly: West 169 Feet Of North 555.5 Feet; DL 83, Group 1, NWD Plan 4678
5681 Grassmere Street	A2	Lot 48, DL 83, Group 1, NWD Plan 1267
5717 Grassmere Street	A2	Lot 49, DL 83, Group 1, NWD Plan 1267
5761 Grassmere Street	A2	Lot 50, DL 83, Group 1, NWD Plan 1267
5843 Grassmere Street	A2	Lot 51, DL 83, Group 1, NWD Plan 1267
5863 Grassmere Street	A2	Lot 52, DL 83, Group 1, NWD Plan 1267
5925 Grassmere Street	A2	Lot 53, DL 83, Group 1, NWD Plan 1267
5989 Grassmere Street	A2	Lot 54, DL 83, Group 1, NWD Plan 1267

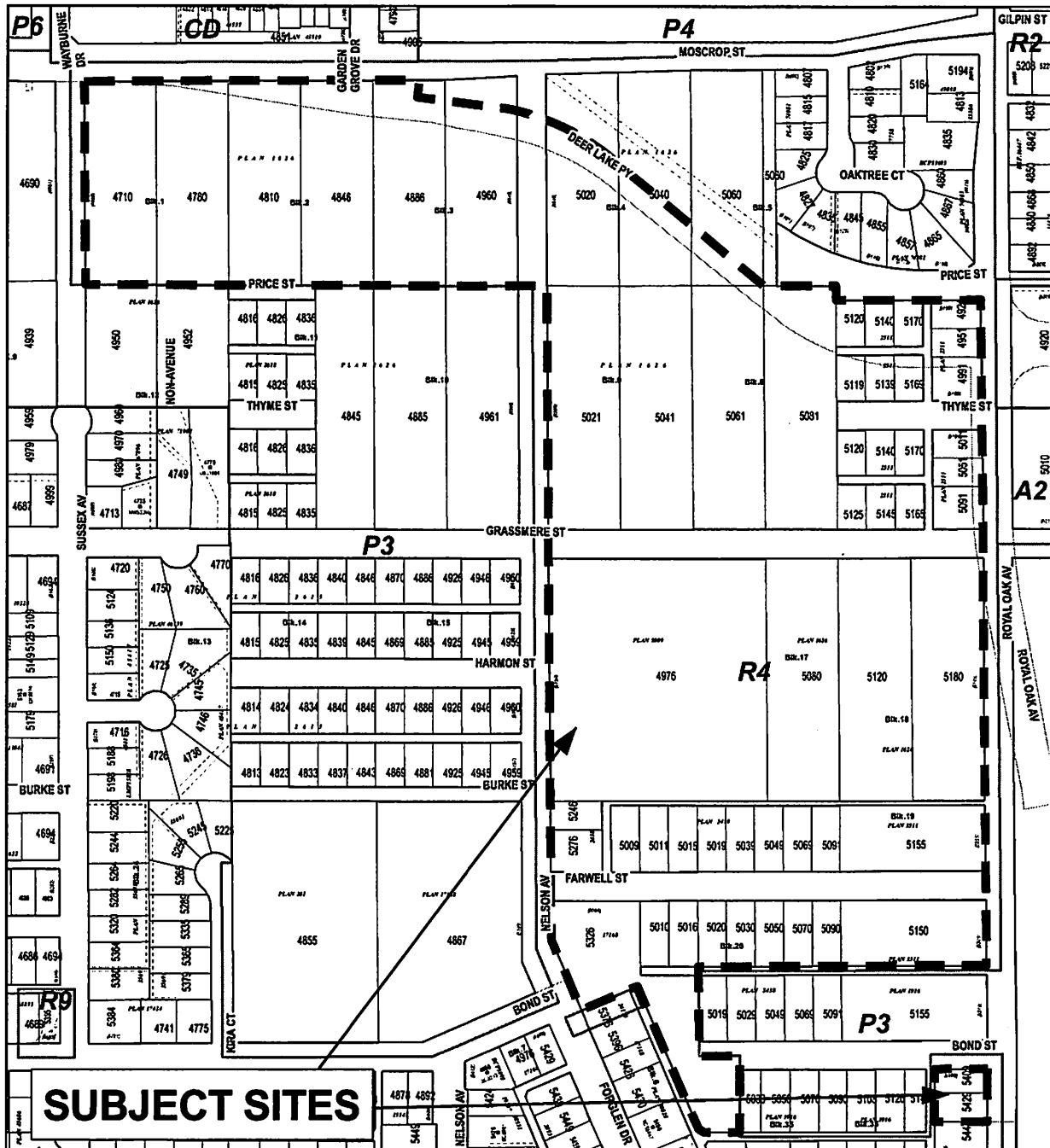
Address	Zone	Legal Description
AREA 2		
5988 Grassmere Street	A2	Lot 55, DL 83, Group 1, NWD Plan 1267
5988 Gilpin Street	R2	Lot 23, DL 83, Group 1, NWD Plan LMP36237
4899 Iris Avenue	R2	Lot 24, DL 83, Group 1, NWD Plan LMP36237
Unopened road right-of-way Portion of Price Street north of the following addresses:		
4920 Royal Oak Avenue		Part N1/2 Lot 37, DL 83, Group 1, NWD Plan NWP1267
5276 Price Street		Part N1/2 Lot 38, DL 83, Group 1, NWD Plan NWP1267
5315 Grassmere Street	A2	Lot 39, DL 83, Group 1, NWD Plan NWP1267
5375 Grassmere Street	A2	Lot 40, DL 83, Group 1, NWD Plan NWP1267
5415 Grassmere Street	A2	Lot 41, DL 83, Group 1, NWD Plan NWP1267
5475 Grassmere Street	A2	Lot 42, DL 83, Group 1, NWD Plan NWP1267
5485 Grassmere Street	A2	Lot 43, DL 83, Group 1, NWD Plan NWP1267
5525 Grassmere Street	A2	Lot 44, DL 83, Group 1, NWD Plan NWP1267
5585 Grassmere Street	A2	Lot 45, DL 83, Group 1, NWD Plan NWP1267
5631 Grassmere Street	A2	Lot A Except: Firstly: North 555.5 Feet Except West 169 Feet And Secondly: West 169 Feet Of North 555.5 Feet; DL 83, Group 1, NWD Plan NWP4678
5681 Grassmere Street	A2	Lot 48, DL 83, Group 1, NWD Plan NWP1267
5717 Grassmere Street	A2	Lot 49, DL 83, Group 1, NWD Plan NWP1267
5761 Grassmere Street	A2	Lot 50, DL 83, Group 1, NWD Plan NWP1267
AREA 3		
6110 Deer Lake Avenue	R1 / P2	Lot 33, DL 79, Group 1, NWD Plan 38937
6260 Deer Lake Avenue	R1	Parcel A (Reference Plan 3333) Of Block 4, DL 79, Group 1, NWD Plan 536
4827 Rowan Avenue	R1	Lot 20, DL 79, Group 1, NWD Plan 24578
4828 Rowan Avenue	R1	Parcel B (Reference Plan 4905), Block 4, DL 79, Group 1, NWD Plan 536
4837 Rowan Avenue	R1	The East 144 Feet (Explanatory Plan 15307) Of Lot 1 Except: Part Subdivided By Plan 24578, DL 79, Group 1, NWD Plan 8555
4846 Rowan Avenue	R1	Lot G, DL 79, Group 1, NWD Plan 15631

Address	Zone	Legal Description
AREA 3		
4857 Rowan Avenue	R1 / P2	Lot C, DL 79, Group 1, NWD Plan 15589
4868 Rowan Avenue	R1	Lot F, DL 79, Group 1, NWD Plan 15631
4883 Rowan Avenue	R1	Lot 34, DL 79, Group 1, NWD Plan 38937
4896 Rowan Avenue	R1	Lot E, DL 79, Group 1, NWD Plan 15631
6137 Price Street	R1	West Half Parcel A (Explanatory Plan 9174) Of Blocks 4 And 5, DL 79, Group 1, NWD Plan 536
4893 Rowan Avenue	R1	East Half Parcel A (Explanatory Plan 9174) Of Blocks 4 And 5, DL 79, Group 1, NWD Plan 536
Portion 4949 Canada Way (East of Century Parkway)	P2	Portion of Lot 2 Except: Firstly: Part Dedicated Road On Plan LMP4601, Secondly: Part Road On Plan LMP50142, DL 79, Group 1, NWD Plan 85511
AREA 4		
5155 Sperling Avenue	R1	Lot 3, DL 85, Group 1, NWD Plan 8861
5165 Sperling Avenue	R1	Lot B, DL 85, Group 1, NWD Plan 73494
AREA 5		
6088 Dufferin Avenue	R4	Lot 37, DL 93, Group 1, NWD Plan 1127



**REZONING REFERENCE #14-45
DEER LAKE PARK PROPERTIES**

-106-



SUBJECT SITES



PLANNING & BUILDING DEPARTMENT




DATE:
JAN 21 2015

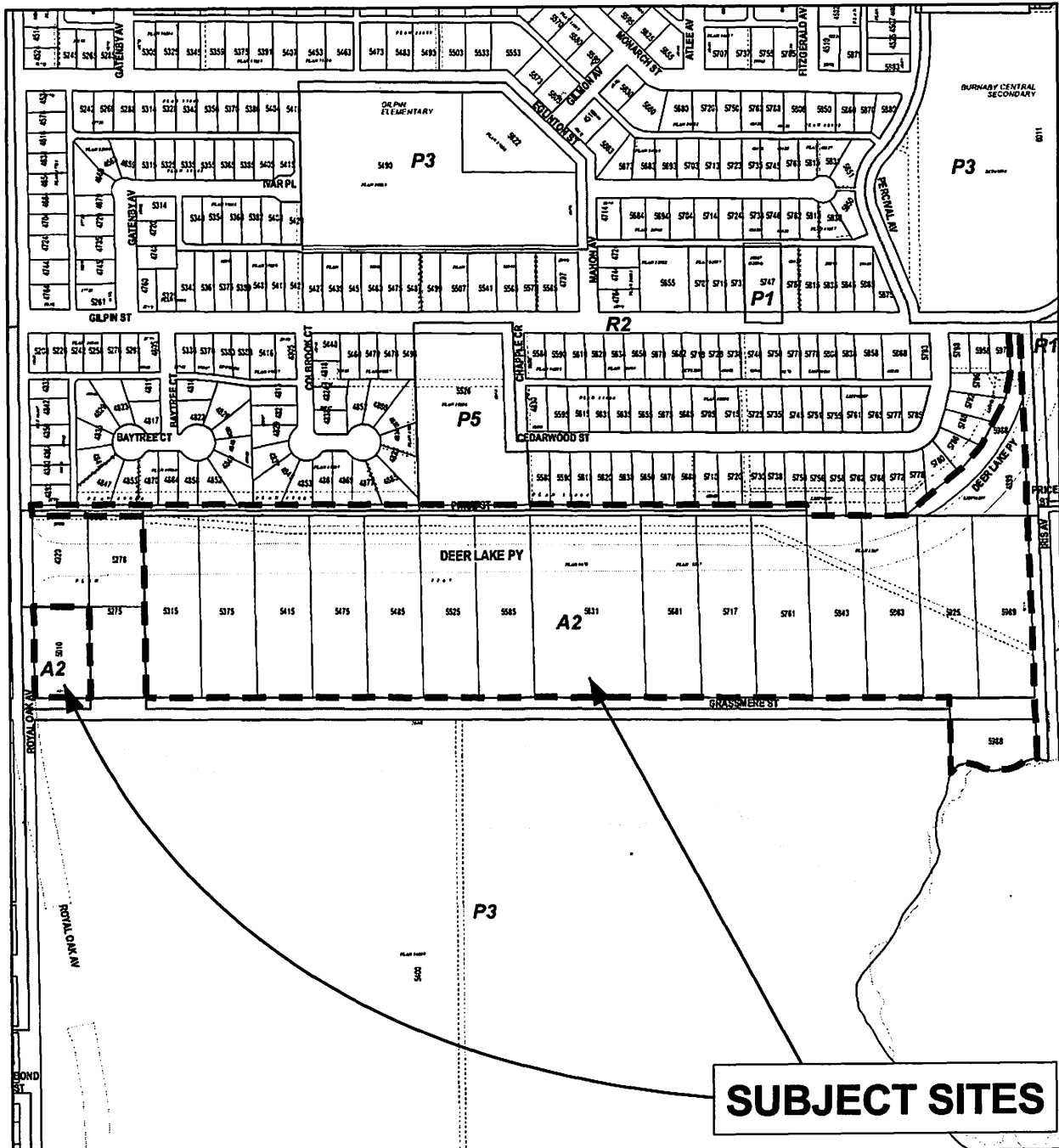
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**REZONING REFERENCE #14-45
DEER LAKE PARK PROPERTIES - AREA 1**

 Subject Site

Sketch #2



PLANNING & BUILDING DEPARTMENT



DATE:
JAN 21 2015

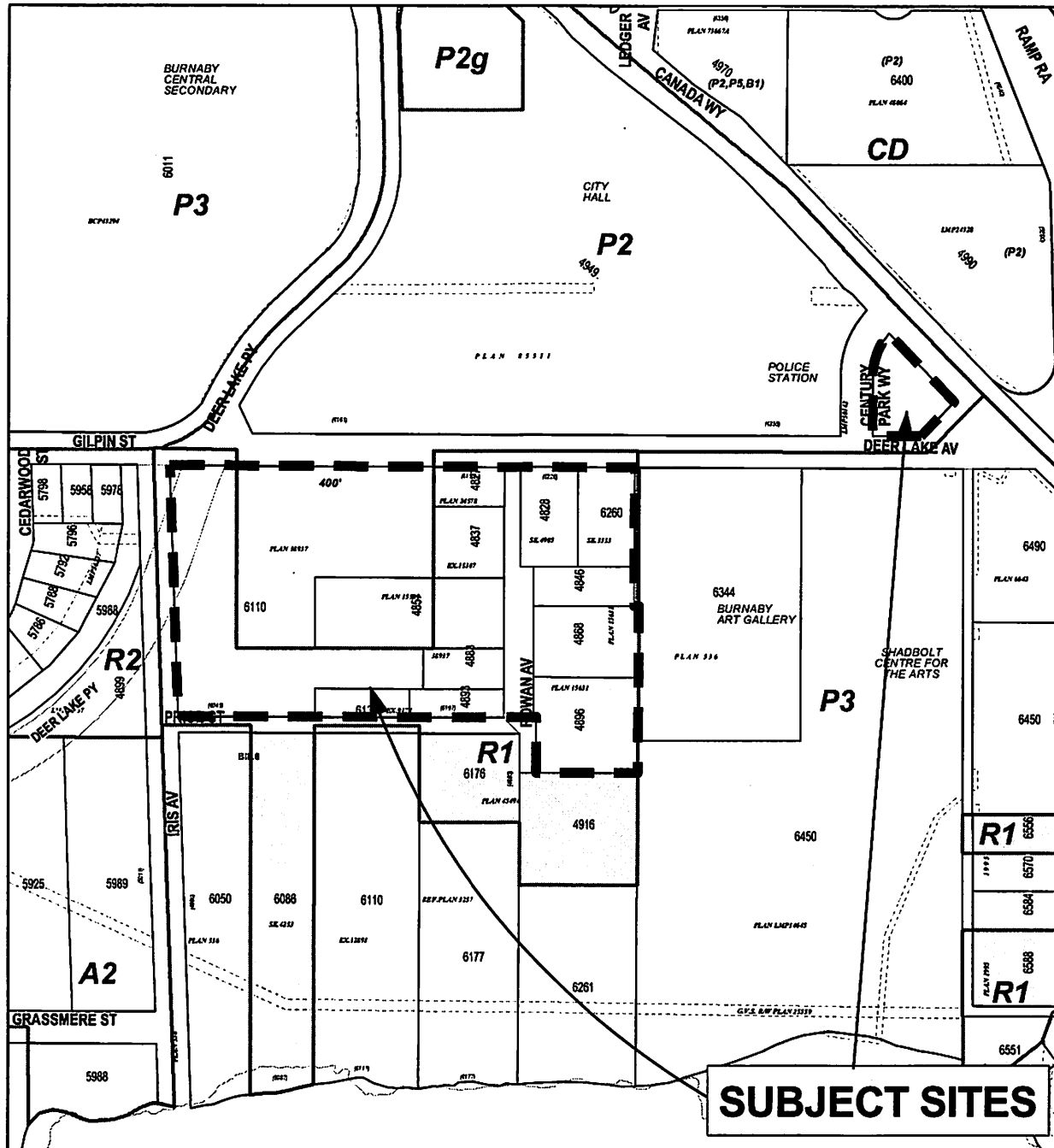
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REZONING REFERENCE #14-45
DEER LAKE PARK PROPERTIES - AREA 2

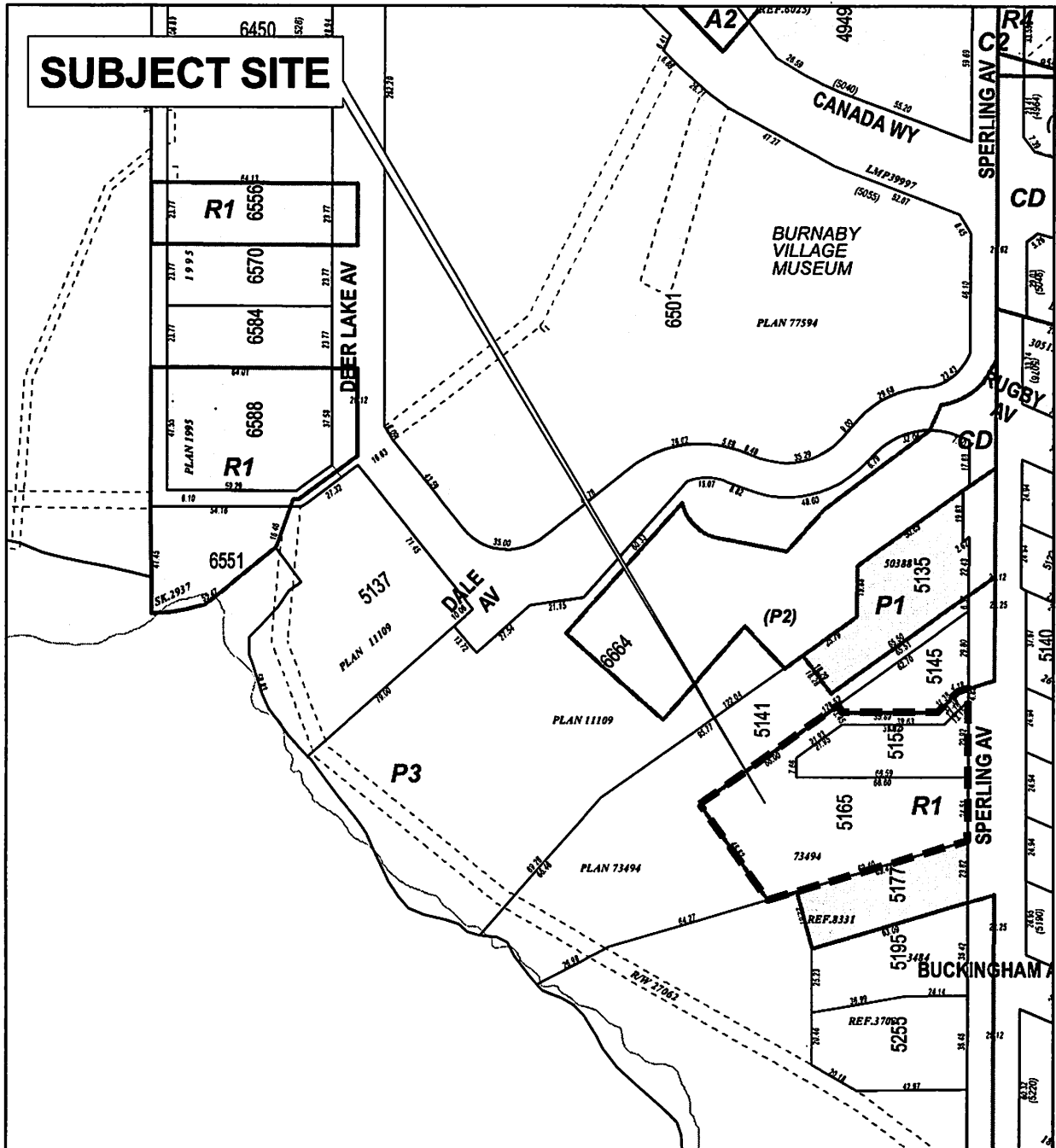
 Subject Site

Sketch #3



		PLANNING & BUILDING DEPARTMENT	
DATE: JAN 21 2015		REZONING REFERENCE #14-45 DEER LAKE PARK PROPERTIES - AREA 3	
SCALE: 1:4,000			
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 Subject Site		 Private Lands	

Sketch #4



PLANNING & BUILDING DEPARTMENT



DATE:
JAN 21 2015

SCALE:
1:2,500

DRAWN BY:
AY

REZONING REFERENCE #14-45
DEER LAKE PARK PROPERTIES - AREA 4

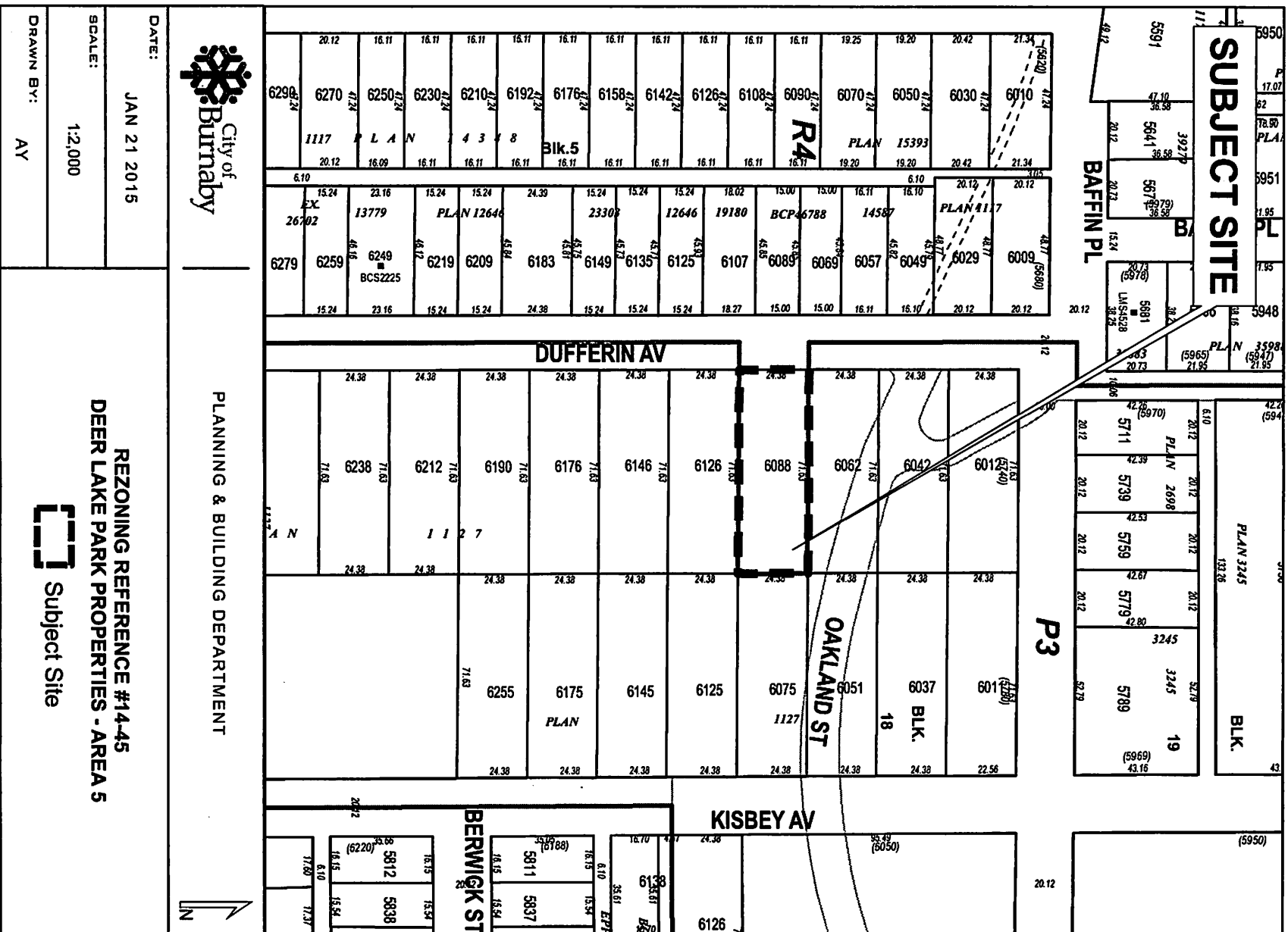


Subject Site



Private Lands

Sketch #5





Item
Meeting2015 Feb 16

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2015 February 10

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 87000 05
Reference: **ROD #14-04**

SUBJECT: ROAD CLOSURE REFERENCE #14-04
X-REFERENCE: SUBDIVISION #14-44
Proposed Closure of a 3.04 m Road Allowance Adjacent 7263 Fourth Street

PURPOSE: To obtain Council authority to introduce a Burnaby Highway Closure Bylaw for the closure, sale and consolidation of the adjacent unconstructed lane with 7263 Fourth Street

RECOMMENDATIONS:

1. **THAT** Council authorize the introduction of a Burnaby Highway Closure Bylaw for the closure, sale, and consolidation of the 3.04 m by 29.86 m (91.0 m²) unconstructed lane allowance with 7263 Fourth Street, as shown on the *attached* Sketch #1, subject to the conditions outlined in this Report.
2. **THAT** a copy of this report be sent to Gurmeet Sangra, 7923 Eighteenth Avenue, Burnaby, B.C. V3N 1J7.

REPORT

1.0 INTRODUCTION

On 2014 August 27, a subdivision application was received for the closure and consolidation of an approximately 3.04 m by 29.86 m (91.0 m²) lane allowance adjacent 7263 Fourth Street from Mr. Gurmeet Sangra, owner of 7263 Fourth Street (see *attached* Sketch #1). The lane allowance is unconstructed and is considered redundant for City purposes. The subject closure of an area of approximately 91.0 m²) will contribute lot area potential for a proposed two-family dwelling development at 7263 Fourth Street. The Legal and Lands Department has determined a market value of \$125,000.00 for the 91.0 m² closure area. The applicant has agreed to purchase the proposed road closure area at the established market value. The Planning Department has provided a letter to the applicant stating that the sale of the lane closure area would be contingent upon Council approval and completion of the required conditions of the related subdivision and road closure applications.

The Planning Department has received written concurrence to the conditions of the subdivision, lane closure and land sale from the applicant.

To: City Manager
From: Director Planning and Building
Re: Road Closure Reference #14-04
Proposed Closure of a 3.04 m Road Allowance
Adjacent 7263 Fourth Street
2015 February 10..... Page 2

It is recommended that Council authorize the introduction of a Burnaby Highway Closure Bylaw to provide for the closure and consolidation of the subject redundant lane, as indicated on Sketch #1.

Council authorization for the sale of the closure area, as indicated in this report, is also sought. With subsequent Council adoption of the bylaw, the subject lane area would be closed, sold, and consolidated with the subject property as part of the completion of the applicable subdivision and road closure applications.


Lou Pelletier, Director
PLANNING AND BUILDING

DI:hr
Attachment

cc: Director Engineering
City Solicitor
City Clerk

P:\ROAD CLOSURE\Applications\2014\ROD 14-04\Council Report.docx





Item
Meeting 2015 Mar 2

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2015 February 20

FROM: DIRECTOR PARKS, RECREATION & CULTURAL SERVICES

SUBJECT: BURNABY LAKE SPORTS COMPLEX - WEST - FIELD #2 REPLACEMENT FUNDING BYLAW

PURPOSE: To obtain funding approval for the replacement of Field #2 at Burnaby Lake Sports Complex - West

RECOMMENDATIONS:

1. **THAT** Council approve the capital expenditure of \$1,300,000 from the Provisional Capital Budget for the project outlined in this report.
2. **THAT** Council authorize staff to bring down a bylaw to appropriate \$1,360,748 (inclusive of GST) from Capital Reserves to finance the Burnaby Lake Sports Complex – West Field #2 replacement project.
3. **THAT** a copy of this report be sent to the Parks, Recreation & Culture Commission for information.

REPORT**Background**

Field #2 (Attachment #1) at Burnaby Lake Sports Complex - West was installed in 1999 as part of a larger installation of the first three artificial fields in the City of Burnaby. All three fields were surfaced with a polyfibre carpet with sand and rubber infill product that has since seen improvements in the industry. The expected lifespan of the turf was 10 years and the warranty for the product performance was 8 years. Overall the fields have performed well. However after 16 years in use, the carpet is now worn through, and progressive compaction has created a very hard landing surface for players. For these reasons a long-term strategy for replacement of all three fields was devised.

To: City Manager
 From: Director Parks, Recreation & Cultural Services
 Re: BURNABY LAKE SPORTS COMPLEX - WEST -
 FIELD #2 REPLACEMENT FUNDING BYLAW
 2015 February 20.....Page 2

Replacement Strategy

The replacement of the original three fields was determined by the recreation programs delivered on each field and the availability of alternate accommodation of the various sports elsewhere while reconstruction was underway. Through discussions with the sport user groups and reworking of the allocation allotments, it was determined the best strategy would be replacement of the fields one at a time and the order would be Field #1, then Field #3 and finally Field #2.

Field #1 was replaced in 2010. Field #3 and the warm-up field were replaced in 2011 and Field #2 is to be replaced in 2015, subject to Parks, Recreation & Culture Commission and Council approval.

Field #2 Replacement Project

Field #2 will be an infill synthetic turf surface designed primarily for multisport use including field hockey, soccer and field lacrosse. Field hockey requires a shorter carpet length with surface to facilitate a faster ball roll speed. This cannot be achieved on a longer carpet filament with sand and rubber infill as seen on typical soccer fields. In order to support Burnaby field hockey practices, games and tournaments, a shorter infill carpet with a shock pad is proposed. This turf will also continue to accommodate soccer and field lacrosse use.

Through the reconstruction process, the old turf will be peeled off, the substructure will be excavated to allow for a shock absorbing elastic layer, and finally the new turf will be rolled out, stitched and glued in place. The project will also include an upgrade to shade shelters over the players' benches and minor fence repairs.

The cost for the replacement field is similar to replacement cost for a dedicated soccer field. To deliver a dedicated wet down field for field hockey an additional cost of \$430,000 would be required. With current player numbers at a relative low the additional costs are not warranted. However, as player numbers rise (as expected with this new carpet), the Parks, Recreation & Culture Commission and Council may choose to revisit the creation of a new dedicated wet down field within the Burnaby Lake Sports Complex - West in the future.

Time Line

The objective is to complete the reconstruction of Field #2 and have it back in operation for the 2015 fall season. The timeline for the project is outlined below:

Completion of tender package	February 28
Tender and analysis	March 31
Council approval and award of contract	April 27
Re-construction period	May – August
Re-opening	September 01

To: City Manager
From: Director Parks, Recreation & Cultural Services
Re: BURNABY LAKE SPORTS COMPLEX - WEST -
FIELD #2 REPLACEMENT FUNDING BYLAW
2015 February 20.....Page 3

Summary

Sufficient Capital Reserves are available to complete the above project in the 2015-2019 Provisional Financial Plan. It is recommended that Council bring down a bylaw to appropriate \$1,360,748 (inclusive of GST) from Capital Reserves to finance the Field #2 re-construction project.



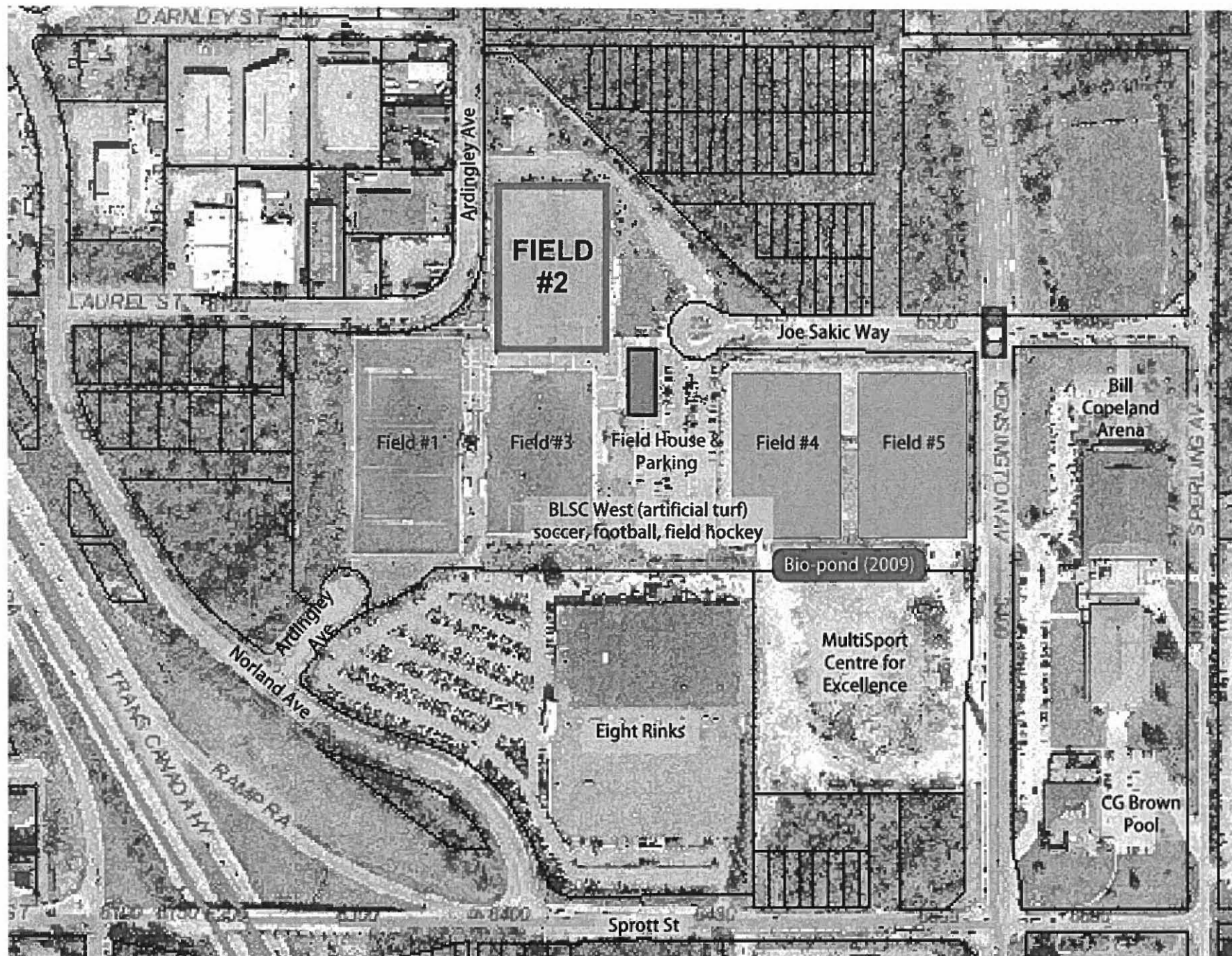
Dave Ellenwood
DIRECTOR PARKS, RECREATION & CULTURAL SERVICES

HE:tc

Attachment

p:\admin\tc\data\wp\he\reports\Burnaby Lake Sports Complex - West - Field #2 Replacement Funding Bylaw (2015.03.02)

cc: Director Finance
City Solicitor



Burnaby Lake Sports Complex West ~ Field #2 Turf Replacement (NTS)





Item
Meeting2015 Feb 23

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2015 February 19

FROM: DIRECTOR PARKS, RECREATION & CULTURAL SERVICES

SUBJECT: 2015 FEBRUARY - PARKS, RECREATION & CULTURAL SERVICES
CAPITAL FUNDING BYLAW

PURPOSE: To request to bring forward a bylaw to appropriate \$1,036,260 from Capital Reserves to finance thirteen projects.

RECOMMENDATION:

1. **THAT** a bylaw be brought forward to appropriate \$1,036,260 (inclusive of GST) from Capital Reserves to finance thirteen projects.

REPORT

At its 'Open' Meeting of 2015 February 18, the Parks, Recreation and Culture Commission received the attached report and adopted the two recommendations contained therein.

A handwritten signature in black ink that reads "D. Ellenwood".

Dave Ellenwood
DIRECTOR PARKS, RECREATION AND CULTURAL SERVICES

DE:tc

Attachment

P:\Admin\tc\Data\Council\150121\2015 February - Parks, Recreation & Cultural Services Capital Funding Bylaw

Copied to: Director Finance
City Solicitor



Item	5
Director's Report No.	2
Meeting	2015 Feb 18

COMMISSION REPORT

TO: CHAIR AND MEMBERS
PARKS, RECREATION & CULTURE COMMISSION

FROM: DIRECTOR PARKS, RECREATION & CULTURAL SERVICES

SUBJECT: 2015 FEBRUARY - PARKS, RECREATION & CULTURAL SERVICES
CAPITAL FUNDING BYLAW

RECOMMENDATIONS:

1. **THAT** the expenditure of \$990,000 from the 2015 Provisional Financial Plan for the projects outlined in this report be approved.
2. **THAT** Council be requested to bring down a bylaw to appropriate \$1,036,260 (inclusive of GST) from Capital Reserves to finance these projects.

REPORT

The 2015 Provisional Financial Plan for Parks, Recreation and Cultural Services contains the following 13 projects to be funded from Capital Reserves. To enable work to go ahead on these projects, approval is requested to bring down a bylaw for funding

- | | |
|--|------------------|
| 1. Shadbolt Centre
Interior Fitouts to acquire additional tables, chairs and related furniture and refurbish existing furniture in Shadbolt Centre common areas. | \$40,000 |
| 2. Recreation Equipment
Annual life cycle replacement of fitness and weight room
Equipment, tables, chairs as well as arena ice maintenance equipment. | \$110,000 |
| 3. Graffiti Wrap Program
Covering of park site lighting control, electrical and irrigation kiosks with graffiti wrap similar to the program on City boulevard kiosks. | \$25,000 |
| 4. Tennis Court Renovations
Resurfacing, fencing, gates, benches and net upgrades as required.
Focus for 2015 is for Ernie Winch, Stoney Creek and Central Valley courts. | \$185,000 |

To: Parks, Recreation & Culture Commission
 From: Director Parks, Recreation & Cultural Services
 Re: 2015 February - Parks, Recreation & Cultural
 Services Capital Funding Bylaw

..... Page 3

- | | |
|--|------------------|
| 5. Access Improvements | \$50,000 |
| Accessibility upgrades in City parks to meet current day access standards. This involves park features such as surface materials, access points to parks, trails and parking lots, width of entry points and reduction of steep grades where possible. | |
| 6. Sport Court Upgrades | \$75,000 |
| Resurfacing, fencing and major repairs to various basketball, ball hockey and multiuse sport courts within the park system. Broadview, Lyndhurst and Willingdon are included in 2015. | |
| 7. Parks Trails | \$100,000 |
| Improvements and betterments to the 236km trail and walkways system within City parks. This involves grade changes, trail widening, installation of safety railings on steep grades and washout reconstruction. | |
| 8. Integrated Pest Management | \$50,000 |
| Continued research and development of programs to manage pests such as European Fire Ants, Chafer Beetle and Red Oak Casemaker. Continued implementation for containment and reduction of Giant Hogweed, Japanese Knotweed, Scotch Broom and emerging invasive plant infestations. | |
| 9. Central Park Washroom Upgrade | \$100,000 |
| Improvements and betterments to the washrooms in Central Park to include updated fixtures, partitions, improved heating and ventilation. | |
| 10. Cariboo School Park | \$60,000 |
| Specifications and tender documents preparation for the 2016 replacement of the artificial turf at Cariboo School Park. The current turf was installed in 2003 and is beyond its ten year life cycle. | |
| 11. Riverway Golf Course | \$30,000 |
| Phased upgrades to the driving range, facility renovations and improvements to include walkway and stair access flooring, entry canopy improvements and ball equipment upgrades. | |
| 12. Burnaby Mountain and Riverway | \$140,000 |
| Plased upgrades to surface paving and curbing for cart paths, service roadways and golf course area. | |

To: Parks, Recreation & Culture Commission
From: Director Parks, Recreation & Cultural Services
Re: 2015 February - Parks, Recreation & Cultural
Services Capital Funding Bylaw

..... Page 4

13. Burnaby Mountain and Riverway

\$25,000

Replacement and improvements to minor equipment.

Sufficient Capital Reserves are available to complete the above projects in the 2015 Provisional Financial Plan. It is recommended that Council be requested to bring down a bylaw to appropriate \$1,036,260 (inclusive of GST) from Capital Reserves to finance these projects.

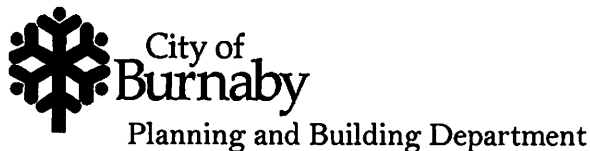


Dave Ellenwood
DIRECTOR PARKS, RECREATION & CULTURAL SERVICES

DH:mg

p:\admin\tc\data\wp\dh\2015 February - Parks, Recreation & Cultural Services Capital Funding Bylaw

Copied to: Director Finance
City Solicitor



INTER-OFFICE MEMORANDUM

TO: CITY CLERK 2015 March 04

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #13-42
 AMENDMENT BYLAW NO. 28/14; BYLAW #13374
 Low Rise Multiple-Family
 Third Reading

ADDRESS: 3205, 3209, 3229, 3239, 3249, 3279, 3311, 3337, 3361, 3369 Noel Drive,
 9083 and 9125 Cameron Street

LEGAL: See Schedule A (*attached*)

FROM: R2 Residential District

TO: CD Comprehensive Development District (based on RM2 Multiple-Family
 Residential District and Lougheed Town Centre Plan guidelines and in
 accordance with the development plan entitled "Noel Drive Residential" prepared
 by RHA Architecture)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2014 July 21;
- b) Public Hearing held on 2014 August 26; and,
- c) Second Reading given on 2014 September 29.

The prerequisite conditions have been partially satisfied as follows:

- a. The submission of a suitable plan of development.
 - *A virtually complete suitable plan of development has been submitted. A few remaining details will be resolved prior to Final Adoption.*
- b. The deposit of sufficient monies, including a 4% Engineering Inspection Fee to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.

City Clerk
Rezoning Reference #13-42
Third Reading
2015 March 04Page 2

- *The applicant has submitted engineering design drawings for review and has agreed in a letter dated 2015 February 25 to deposit the necessary funds including 4% inspection fees and complete the servicing agreement prior to Final Adoption.*
- c. The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
 - *The applicant has agreed to this prerequisite in a letter dated 2015 February 25.*
- d. The removal of all existing improvements from the site prior to Final Adoption of the Bylaw. Demolition of any improvements will be permitted after Second Reading of the Rezoning Bylaw has been granted, provided that the applicant acknowledges that such permission does not fetter Council's ability to grant or not to grant Third Reading and/or Final Adoption of the Rezoning Bylaw. In addition, the demolition of any improvements will be permitted at any time if they are vacant and considered by staff to be subject to misuse and vandalism.
 - *The applicant in a letter dated 2015 February 25, has requested an extension to the demolition to within six months of the rezoning being effected. Staff are supportive of the request, and a Section 219 Covenant will be registered in the Land Title Office prior to Final Adoption and sufficient funds will be deposited to ensure the demolition is completed.*
- e. The dedication of any rights-of-way deemed requisite.
 - *A subdivision plan dedicating the requisite rights-of-way has been submitted and will be deposited in the Land Title Office prior to Final Adoption.*
- f. The consolidation of the net project site into one legal parcel.
 - *The requisite subdivision plan of consolidation has been submitted and will be deposited in the Land Title Office Prior to Final Adoption*
- g. The undergrounding of existing overhead wiring abutting the site.
 - *The applicant has agreed to this prerequisite in a letter dated 2015 February 25, and will deposit the necessary funds prior to Final Adoption.*
- h. The granting of any necessary statutory rights-of-way, easements and/or covenants.
 - *The applicant has agreed to this prerequisite in a letter dated 2015 February 25, and the requisite statutory rights-of-way, easements and/or covenants will be deposited in the Land Title Office prior to Final Adoption.*

City Clerk
Rezoning Reference #13-42
Third Reading
2015 March 04Page 3

- i. The granting of Section 219 Covenants including:
 - restricting enclosure of balconies;
 - protecting the streamside protection and enhancement areas (SPEA);
 - protecting on-site trees to be retained; and,
 - providing that all disabled parking is to remain as common property.
- *The applicant has agreed to this prerequisite in a letter dated 2015 February 25, and the requisite covenants will be deposited in the Land Title Office prior to Final Adoption.*
- j. Compliance with the guidelines for underground parking for visitors.
 - *The applicant has agreed to this prerequisite in a letter dated 2015 February 25 and the necessary provisions have been indicated on the development plans.*
- k. The provision of covered car wash stalls and an adequately sized and appropriately located garbage handling and recycling material holding space to the approval of the Director Engineering and a commitment to implement the recycling provisions.
 - *The necessary provisions are indicated on the development plans and the applicant has submitted a letter of undertaking dated 2015 February 25 committing to implement the recycling provisions.*
- l. The review of a detailed Sediment Control System by the Director Engineering.
 - *The applicant has agreed to this prerequisite in a letter dated 2015 February 25. A detailed Sediment Control System plan has been submitted to the Engineering Department – Environmental Services for approval prior to Final Adoption.*
- m. The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering.
 - *The applicant has agreed to this prerequisite in a letter dated 2015 February 25. A Solid Waste and Recycling Plan has been submitted to the Engineering Department – Environmental Services for approval prior to Final Adoption.*
- n. The review of on-site residential loading facilities by the Director Engineering.
 - *The applicant has agreed to this prerequisite in a letter dated 2015 February 25. An on-site residential loading plan has been submitted to the Engineering Department – Traffic Division for approval prior to Final Adoption.*

City Clerk
 Rezoning Reference #13-42
 Third Reading
 2015 March 04Page 4

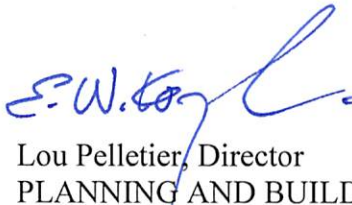
- o. The submission of a suitable on-site stormwater management system to the approval of the Director Engineering, the deposit of sufficient monies for its provision, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation.
 - *The applicant has agreed to this prerequisite in a letter dated 2015 February 25. A suitable on-site stormwater management system has been submitted for the approval of the Director Engineering. The required Covenant will be deposited in the Land Title Office and the required funds to guarantee this provision will be deposited prior to Final Adoption.*
- p. The provision of facilities for cyclists in accordance with Section 4.5 of the rezoning report.
 - *This provision is indicated on the development plans and the applicant has submitted a letter dated 2015 February 25 agreeing to meet this prerequisite.*
- q. The completion of the Highway Closure Bylaw.
 - *The Highway Closure Bylaw has been advanced to Council for consideration. The Bylaw Plans will be deposited in the Land Title Office prior to Final Adoption.*
- r. The completion of the sale of City Property.
 - *Council has approved the sale and purchase price of the City property to be acquired by the applicant. The sale will be completed prior to Final Adoption.*
- s. The deposit of the applicable Parkland Acquisition Charge.
 - *The applicant has agreed in a letter dated 2015 February 25 to make the necessary deposits prior to Final Adoption.*
- t. The deposit of the applicable GVS & DD Sewerage Charge.
 - *The applicant has agreed in a letter dated 2015 February 25 to make the necessary deposits prior to Final Adoption.*
- u. The deposit of the applicable School Site Acquisition Charge.
 - *The applicant has agreed in a letter dated 2015 February 25 to make the necessary deposits prior to Final Adoption.*

City Clerk
Rezoning Reference #13-42
Third Reading
2015 March 04Page 5

- v. The submission of a written undertaking to distribute area plan notification forms, prepared by the City, with disclosure statements; and, to post area plan notification signs, also prepared by the City, on the development site and in the sales office in prominent and visible locations prior to Third Reading, or at the time marketing for the subject development commences, whichever is first, and remain posted for a period of one year, or until such time that all units are sold, whichever is greater.
- *The applicant has agreed to this prerequisite in a letter dated 2015 February 25 and the on-site area plan notification sign is in place.*

As the prerequisite conditions to this rezoning are now substantially complete, could you please arrange to return this amendment bylaw to Council for Consideration and Third Reading on 2015 March 09, with Reconsideration and Final Adoption to follow when the prerequisites are completely fulfilled and Planning notifies you to that effect.

A copy of the Public Hearing minutes for this rezoning application is ***attached*** for information.



Lou Pelletier, Director
PLANNING AND BUILDING

JBS:tn

Attachments

cc: City Manager

P:\REZONING\Applications\2013\Rez 13-42\REZ # 13-42 Third Reading 2015.03.09.doc

SCHEDULE A**REZONING 13-42**

Address	Legal Description
3205 Noel Drive	Lot 1, DL 6, Group 1, NWD Plan 17130
3209 Noel Drive	Lot 1, Blk 10, DL 6, Group 1, NWD Plan 17130
3229 Noel Drive	Lot 11, DL 6, Group 1, NWD Plan 18558
3239 Noel Drive	Lot 8 Except: Part on Plan with Bylaw Filed 44114; Blk 10, DL 6, Group 1, NWD Plan 17130
3249 Noel Drive	Lot 7 Except: Part Shown on Plan with Bylaw Filed 44114, Blk 10, DL 6, Group 1, NWD Plan 17130
3279 Noel Drive	Lot 6, Blk 10, DL 6, Group 1, NWD Plan 17130
3311 Noel Drive	Lot 5 Except: Part on Plan with Bylaw Filed 44114, Blk 10, DL 6, Group 1, NWD Plan 17130
3337 Noel Drive	Lot 4 Except: Part on Plan with Bylaw Filed 44114, Blk 10, DL 6, Group 1, NWD Plan 17130
3361 Noel Drive	Lot 3 Except: Part on Plan with Bylaw Filed 44114, Blk 10, DL 6, Group 1, NWD Plan 17130
3369 Noel Drive	Lot 1, Blk 10, DL 6, Group 1, NWD Plan 17130
9083 Cameron Street	Parcel "A" (Explanatory Plan 9672), Lot 17 Except: Parcel "One" (Reference Plan 22345); DL 6, Group 1, NWD Plan 748
9125 Cameron Street	Lot 2 Except: Part Outlined Red on Plan with Bylaw Filed 44114; Blk 10, DL 6, Group 1, NWD Plan 17130

**PUBLIC HEARING MINUTES
HELD ON: 2014 AUGUST 26
REZ. REF. NO. 13-42
PAGE 1 OF 5**

**BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 28, 2014 - BYLAW NO. 13374**

Rez. #13-42

Address	Legal Description
3205 Noel Drive	Lot 1, DL 6, Group 1, NWD Plan 17130
3209 Noel Drive	Lot 1, Blk 10, DL 6, Group 1, NWD Plan 17130
3229 Noel Drive	Lot 11, DL 6, Group I, NWD Plan 18558
3239 Noel Drive	Lot 8 Except: Part on Plan with Bylaw Filed 44114; Blk 10, DL 6, Group 1, NWD Plan 17130
3249 Noel Drive	Lot 7 Except: Part Shown on Plan with Bylaw Filed 44114, Blk 10, DL 6, Group 1, NWD Plan 17130
3279 Noel Drive	Lot 6, Blk 10, DL 6, Group 1, NWD Plan 17130
3311 Noel Drive	Lot 5 Except: Part on Plan with Bylaw Filed 44114, Blk 10, DL 6, Group 1, NWD Plan 17130
3337 Noel Drive	Lot 4 Except: Part on Plan with Bylaw Filed 44114, Blk 10, DL 6, Group 1, NWD Plan 17130
3361 Noel Drive	Lot 3 Except: Part on Plan with Bylaw Filed 44114, Blk 10, DL 6, Group 1, NWD Plan 17130
3369 Noel Drive	Lot 1, Blk 10, DL 6, Group 1, NWD Plan 17130
9083 Cameron Street	Parcel "A" (Explanatory Plan 9672), Lot 17 Except: Parcel "One" (Reference Plan 22345); DL 6, Group 1, NWD Plan 748
9125 Cameron Street	Lot 2 Except: Part Outlined Red on Plan with Bylaw Filed 44114; Blk 10, DL 6, Group 1, NWD Plan 17130

From: R2 Residential District

To: CD Comprehensive Development District (based on RM2 Multiple Family Residential District, Lougheed Town Centre Plan guidelines and in accordance with the development plan entitled "Noel Drive Residential" prepared by RHA Architects Inc.)

The Deputy City Clerk advised that RHA Architects Inc. prepared the drawings.

The purpose of the proposed zoning bylaw amendment is to permit the construction of a 150 unit townhouse and low-rise apartment development with underground parking.

**Councillor Kang returned to the Public Hearing at 8:00 p.m. and took her seat at the Council table.*

The Advisory Planning Commission advised it supports the rezoning application.

**PUBLIC HEARING MINUTES
HELD ON: 2014 AUGUST 26
REZ. REF. NO. 13-42
PAGE 2 OF 5**

A letter dated 2014 August 26 was received from Gary Wong, Vice President, Stonebrook Strata Council, 158-3288 Noel Drive, Burnaby supporting the rezoning application. The writer, however, noted a concern regarding the potential increase in traffic on Noel Drive between Cameron Street and Beaverbrook Drive.

A letter dated 2014 August 20 was received from Dr. Ronald Dong, 3293 Beaverbrook Drive, Burnaby objecting to the rezoning application. The writer noted the proposed development will significantly increase traffic in the area.

A letter dated 2014 August 21 was received from Liu Liang and Liang Jiantao, 130-3288 Noel Drive, Burnaby opposing the rezoning application.

A letter dated 2014 August 22 was received from Vasile Zamfirescu, 3302 Noel Drive, Burnaby expressing concern regarding the rezoning application. The writer noted the following questions:

- Is there any compensation contemplated for the owners of strata properties on Noel Drive who will see their immediate environment substantially altered by the proposed development?
- Is there a comprehensive plan in place to deal with the traffic impacts of the proposed development especially on Noel Drive?

A letter dated 2014 August 21 was received from Boris Rudnitski, 134-3288 Noel Drive, Burnaby objecting to the rezoning application. The writer noted the proposed development will significantly increase traffic on Noel Drive. The writer also expressed concern regarding noise, dust and road closures during the construction phase of the project.

A letter dated 2014 August 25 was received from Alan James, PO Box 56522 Lougheed Mall PO, Burnaby noting the following points regarding the rezoning application:

- Modify the area to be acquired for park space to include the steep slope on the west of Lots 8 and 11.
- Add a sentence to Recommendation 5.d. of the Manager's Report to have the developer remove any trash and invasive plants in the park area.
- The on-site stormwater management system should be designed to handle a 1000-year storm to take account of effects of climate change.
- Include responsibility for keeping sediment and other pollutants out of Stoney Creek as an item in the Strata by-laws.
- Add a requirement for demonstrating that the excavation for the units including the underground parking will not compromise the stability of the slope.
- Add a requirement that Fisheries and Oceans Canada approve the habitat restoration plan.

A letter dated 2014 August 26 was received from Ross Howitt, 3287 Beaverbrook Drive, Burnaby requesting street widths on all sides of the development be widened. The writer expressed traffic safety concerns related to increased traffic volumes on adjacent streets.

**PUBLIC HEARING MINUTES
HELD ON: 2014 AUGUST 26
REZ. REF. NO. 13-42
PAGE 3 OF 5**

A letter dated 2014 August 26 was received from Reijo & Sinikka Seppanen, 9033 Cameron Street, Burnaby expressing concern regarding the rezoning application. The writers noted there should be no public access points from the subject property to their property. The writers further advised that the area between their property and the proposed building should have the maximum amount of privacy which could be achieved through a combination of retaining existing trees and adding more trees including a solid hedge of Thuja Occidentalis or similar as well as shrubbery and fence.

Ron Eban, 9083 Cameron Street, Burnaby appeared before Council expressing concern regarding the rezoning application. The speaker noted the following points:

- Embankment stability and safety issues pose a risk.
- The negative impact of the proposal on salmon and wildlife habitat will be significant.
- The developer should assist with relocation costs for existing residents on the subject site.

Cameron Thorn, Ledingham McAllister Communities Ltd., 3rd Floor, 1285 West Pender Street, Vancouver, the rezoning applicant, appeared before Council advising that Ward McAllister, President of the company, and other members of the development team were in attendance at this evening's hearing and available to answer any questions Council may have.

Alan James, 7551 Kraft Crescent, Burnaby, representing Stoney Creek Environment Committee, appeared before Council commending the City of Burnaby for their commitment to the streamside protection of Stoney Creek. The speaker, however, expressed concern regarding the rezoning application and noted the following questions:

- Will the proposed development impact peak flows in in the creek?
- If peak flows do change and result in damage to the spawning areas, will there be a guarantee of compensation?
- Will drains from the underground parking structure flow into the storm sewer system or sanitary sewer system?
- There is a steep cliff to the west of the proposed development and alongside the restoration area; have engineering studies been done to make sure construction activity does not result in a landslide?

In response to the speaker's queries, the Director Planning and Building noted the following points:

- Sediment control and stormwater management systems must perform to the satisfaction of the Director Engineering.
- Slope stability issues will be addressed through the building permit submission.
- The underground parking structure will be connected to the sanitary sewer system.

The speaker concluded by requesting a written response to the issues he raised at the public hearing including those in his previously noted letter.

**PUBLIC HEARING MINUTES
HELD ON: 2014 AUGUST 26
REZ. REF. NO. 13-42
PAGE 4 OF 5**

Ross Howitt, 3287 Beaverbrook Drive, Burnaby appeared before Council to reiterate the concerns raised in his previously noted letter. The speaker requested a written response to his letter and

further, that a copy of the response also be forwarded to Mr. Gary Wong, Vice President, Stonebrook Strata Council.

In response to Mr. Howitt's letter, the Director Planning and Building noted that additional street widths are not part of the subject rezoning application.

Mr. Brenner, 3125 Noel Drive, Burnaby appeared before Council expressing concern in regard to increasing traffic in the subject area and requested the City address this matter.

Michael Schmidt, 1-2600 Beaverbrook Crescent, Burnaby appeared before Council expressing concern regarding the rezoning application. Mr. Schmidt supported the comments of Mr. Alan James, a previous speaker. Mr. Schmidt emphasized the importance of protecting salmon and other wildlife. He also noted flood and erosion risks.

Ms. Franca Zumpano, 1583 Springer Avenue, Burnaby appeared before Council to inquire regarding the school catchment area for the proposed development.

Mr. Cameron Thorn, Ledingham McAllister Communities Ltd, 3rd Floor, 1285 West Pender Street, Vancouver, the rezoning applicant, appeared before Council noting School District officials indicated the proposed development falls within the Stoney Creek catchment area and both Stoney Creek Elementary School and Burnaby Mountain Secondary School have capacity for new students.

Brian Arnold, 26-2600 Beaverbrook Crescent, Burnaby appeared before Council expressing concern regarding the rezoning application particularly with respect to stability of the embankment and protection of salmon and wildlife habitat.

Mr. John O'Donnell, Ledingham McAllister Communities Ltd., 3rd Floor, 1285 West Pender Street, Vancouver, the rezoning applicant, appeared before Council emphasizing the company's commitment to the health of Stoney Creek. The speaker noted the 30-meter setback from the creek actually enhances the Stoney Creek corridor.

There were no further submissions received regarding Rezoning #13-42, Bylaw No. 13374.

MOVED BY COUNCILLOR JORDAN:
SECONDED BY COUNCILLOR VOLKOW:

"THAT this Public Hearing for Rez. #13-42, Bylaw No. 13374 be terminated."

CARRIED UNANIMOUSLY

**PUBLIC HEARING MINUTES
HELD ON: 2014 AUGUST 26
REZ. REF. NO. 13-42
PAGE 5 OF 5**

MOVED BY COUNCILLOR JORDAN:
SECONDED BY COUNCILLOR VOLKOW:

“THAT staff prepare a report in response to the issues raised at the Public Hearing for rezoning #13-42, Bylaw No. 13374.”

CARRIED UNANIMOUSLY



Item.....	
Meeting.....	2014 July 21

COUNCIL REPORT

TO: CITY MANAGER 2014 July 16

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #13-42
Low Rise Multiple-Family
Lougheed Town Centre Plan

ADDRESS: 3205/3209/3229/3239/3249/3279/3311/3337/3361/3369 Noel Drive and 9083/9125
 Cameron Street (see *attached* Sketches #1 and #2)

LEGAL: See *attached* Schedule A

FROM: R2 Residential District

TO: CD Comprehensive Development District (based on RM2 Multiple Family
 Residential District, Lougheed Town Centre Plan guidelines and in accordance with
 the development plan entitled "Noel Drive Residential" prepared by GBL Architects
 Inc.)

APPLICANT: Ledingham McAllister Communities Ltd.
 3rd Floor, 1285 West Pender Street
 Vancouver, BC V6E 4B1
 (Attention Cameron Thorn)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on
 2014 August 26.

RECOMMENDATIONS:

1. **THAT** the sale of City-owned property be approved for inclusion within the subject development site in accordance with the terms outlined in Section 3.7 of this report, and subject to the applicant pursuing the rezoning proposal to completion.
2. **THAT** the introduction of a Highway Closure Bylaw be authorized according to the terms outlined in Section 3.7 of this report, contingent upon the granting by Council of Second Reading of the subject Rezoning Bylaw.
3. **THAT** a copy of this report be sent to the owner of 9033 Cameron Street for information.
4. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2014 July 21 and to a Public Hearing on 2014 August 26 at 7:00 p.m.
5. **THAT** the following be established as prerequisites to the completion of the rezoning:
 - a. The submission of a suitable plan of development.

To: City Manager
From: Director Planning and Building
Re: REZONING REFERENCE #13-42
Low Rise Multiple-Family

2014 July 16Page 2

- b. The deposit of sufficient monies including, a 4% Engineering Inspection Fee, to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
- c. The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- d. The removal of all existing improvements from the site prior to Final Adoption of the Bylaw. Demolition of any improvements will be permitted after Second Reading of the Rezoning Bylaw has been granted, provided that the applicant acknowledges that such permission does not fetter Council's ability to grant or not to grant Third Reading and/or Final Adoption of the Rezoning Bylaw. In addition, the demolition of any improvements will be permitted at any time if they are vacant and considered by staff to be subject to misuse and vandalism.
- e. The dedication of any rights-of-way deemed requisite.
- f. The consolidation of the net project site into one legal lot.
- g. The undergrounding of existing overhead wiring abutting the site.
- h. The granting of any necessary statutory rights-of-way, easements and/or covenants.
- i. The granting of Section 219 Covenants including:
 - restricting enclosure of balconies;
 - protecting the streamside protection and enhancement areas (SPEA);
 - protecting on-site trees to be retained; and,
 - providing that all disabled parking is to remain as common property.
- j. Compliance with the guidelines for underground parking for visitors.
- k. The provision of covered car wash stalls and adequately sized and appropriately located garbage handling and recycling material holding space and a commitment to implement the recycling provisions.
- l. The review of a detailed Sediment Control System by the Director Engineering.
- m. The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering.
- n. The review of on-site residential loading facilities by the Director Engineering.

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- o. The submission of a suitable on-site stormwater management system to the approval of the Director Engineering, the deposit of sufficient monies for its provision, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation.
- p. The provision of facilities for cyclists in accordance with Section 4.5 of the rezoning report.
- q. Completion of the Highway Closure Bylaw.
- r. Completion of the sale of City property.
- s. The deposit of the applicable Parkland Acquisition Charge.
- t. The deposit of the applicable GVS & DD Sewerage Charge.
- u. The deposit of the applicable School Site Acquisition Charge.
- v. The submission of a written undertaking to distribute area plan notification forms, prepared by the City, with disclosure statements; and, to post area plan notification signs, also prepared by the City, on the development site and in the sales office in prominent and visible locations prior to Third Reading, or at the time marketing for the subject development commences, whichever is first, and remain posted for a period of one year, or until such time that all units are sold, whichever is greater.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the construction of a 150 unit townhouse and low-rise apartment development with underground parking.

2.0 BACKGROUND

- 2.1 Council, on 2014 January 27, received the report of the Planning and Building Department concerning the rezoning of the subject site and authorized the Department to work with the applicant in the preparation of a suitable plan of development with the understanding that a further and more detailed report would be submitted at a later date.
- 2.2 The subject site is located within the Council adopted Lougheed Town Centre Plan area. The subject site encompasses twelve (12) lots between Cameron Street and Beaverbrook Drive along Noel Drive.

To the north across Beaverbrook Drive is an established single-family neighbourhood intended to remain as such under the adopted Lougheed Town Centre Development Plan. To the east across Noel Drive is a townhouse development constructed in 2003 under

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Rezoning Reference #99-42. To the south across Cameron Street is Bell Park. Directly to the east is the Stoney Creek riparian corridor and Park and one remaining single-family property at 9033 Cameron Street.

The development being pursued is a 150 unit townhouse and low rise apartment development with underground parking, to a maximum density of 0.9 F.A.R., utilizing the CD Comprehensive Development District (with the RM2 District as a guideline), in line with the adopted Lougheed Town Centre Plan.

The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

3.0 GENERAL COMMENTS

- 3.1 The development proposal is for a 150 unit townhouse and low-rise apartment development with underground parking. Vehicular access is restricted to Cameron Street. The maximum density of the project under the RM2 District guidelines is 0.9 F.A.R. with full underground parking.

The subject proposal consists of four individual townhouse buildings separated from each other by landscaped courtyards and pedestrian walkways, with a 3-4 storey apartment component at the corner of Cameron Street and Noel Drive. The mix of townhouse and apartment forms provides a broad spectrum of unit types. Both the townhouse and apartment forms are designed in the west coast contemporary style with pitched roofs, gracious overhangs, and extensive use of wood elements consistent with the surrounding single-, two-family and low-rise multiple-family developments in the area. In accordance with the City's Streamside Protection and Enhancement Areas policy, any new development is required to be setback 30m from the top of bank of Stoney Creek. As such, all aspects of the development, including underground parking and surface landscape amenity areas are located outside of this riparian setback area. The riparian area will be separated from the development site by a wooden fence and protected by Section 219 Covenant. The area will be landscaped with native riparian planting to improve wildlife and fish habitat. In the future, a low impact public access trail could be constructed, as outlined in the Lougheed Town Centre Plan, once the remaining riparian and park area to the south can be consolidated.

- 3.2 The twelve individual lots comprising the development site will be consolidated into the net development site. As noted in the previous report to Council for the subject rezoning application, the property at 9033 Cameron Street was unable to be acquired by the applicant for inclusion in the subject rezoning application. In the future, this property could be redeveloped for single-family purposes under the property's prevailing R2 Residential District zoning, or, as available for sale by the owner, may be purchased by the City to facilitate the planned closure of Keswick Avenue and consolidation with Bell Park, as indicated in the adopted Lougheed Town Centre Plan.

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3.3 The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site. The servicing requirements will include, but not necessarily be limited to:

- the construction of Beaverbrook Drive to its final standard with concrete curb and gutter, concrete separated sidewalks, street trees, boulevard grass and street lighting on the south side across the development's frontage;
- the construction of Noel Drive to its final standard with concrete curb and gutter, separated urban trail, street trees, boulevard grass, pedestrian lighting and street lighting on the west side across the development's frontage; and,
- the construction of Cameron Street to its final standard with concrete curb and gutter, asphalt separated urban trail, street trees, boulevard grass, pedestrian lighting and street lighting on the north side across the development's frontage.

Subject to the completion of a detailed civil design for road work, a road dedication of 2.4m (7.8 ft.) from Cameron Street will be required across the south property line for the proposed urban trail.

3.4 Any necessary easements, Section 219 Covenants and statutory rights-of-way for the site are to be provided, including, but not necessarily limited to:

- Section 219 Covenant restricting enclosure of balconies;
- Section 219 Covenant providing that all disabled parking is to remain as common property;
- Section 219 Covenant to ensure the provision and ongoing maintenance of on-site stormwater management facilities;
- Section 219 Covenant for the retention of identified existing trees within riparian setback areas on site;
- Section 219 Covenant and Statutory right-of-way for the protection and ongoing maintenance of the Stoney Creek Streamside Protection and Enhancement Area (SPEA); and,
- Statutory right-of-way for BC Hydro service.

3.5 Provision of an adequately sized and sited garbage recycling area, as well, separate car wash stalls are required.

3.6 Given existing mature trees within the development site and riparian setback area, a tree survey, arbourist's report and nesting raptors survey will be required prior to Third Reading. A detailed landscape and tree planting plan has been provided as part of the suitable plan of development.

3.7 One of the twelve properties in the proposed assembly, 3205 Noel Drive, is City owned and measures approximately 516.0 m² (5,554 sq.ft.) (subject to detailed survey). In addition to the City-owned titled property, there is approximately 1,433.22 m² (15,427 sq.ft.) of

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redundant road right-of-way to be included within the proposed assembly, which includes an unopened rear lane, redundant portions of Noel Drive and the Noel Drive cul-de-sac. The sale and consolidation of these redundant road rights-of-way would be achieved through a Road Closure Bylaw. The Legal and Lands Department has determined a recommended market value of \$121.50 per sq.ft. of land for the approximate 20,981 sq.ft. of City land to be purchased by the developer. The road closure component of the site will be sold net of necessary road dedications. The completion of the sale of City-owned property is a prerequisite of this rezoning application.

- 3.8 The developer is responsible for the undergrounding of the overhead wiring within the site within the unopened land right-of-way.
- 3.9 Engineering Environmental Services Division will need to review a submission of a detailed plan of an engineered Sediment Control System prior to Final Adoption. The proposed Sediment Control System will then be the basis after Final Adoption for the necessary Preliminary Plan Approval and Building Permit.
- 3.10 A suitable engineered design to the approval of the Director Engineering will be required for the on-site stormwater management system as well as a Section 219 Covenant to guarantee its provision and continuing operation. The deposit of sufficient monies to guarantee the provision of the stormwater drainage and landscape features will be required.
- 3.11 Bicycle storage space and surface parking racks are to be provided for the residential tenants and visitors of the development.
- 3.12 Development Cost Charges:
 - a) Parkland Acquisition Charge of \$3.84 per sq.ft. of gross floor area.
 - b) School Site Acquisition Charge of \$800.00 per unit.
 - c) GVS&DD Sewerage Charge of \$1,515.00 per townhouse unit and \$1,082.00 per apartment unit.

4.0 DEVELOPMENT PROPOSAL

4.1 Site Area

Gross Site Area:	-	12,761.16m ²	(137,360 sq.ft.)
Road Dedication Area:	-	173.45 m ²	(1,867 sq.ft.)
Road Closure Area:		1,599.23 m ²	(17,214 sq.ft.)
Net Site Area:		14,186.94 m²	(152,707 sq.ft.)

4.2 Density

Permitted and Provided

Floor Area Ratio (F.A.R.)	-	0.9 F.A.R.
Floor Area (G.F.A.)	-	12,768.22 m ² (137,436 sq.ft.)

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Site Coverage - 35%

4.3 Height

Townhousing - 3 storeys
 Apartment - 3 to 4 storeys

4.4 Unit Mix

Townhousing

6	one-bedroom + den	-	60.00 m ²	(635 sq.ft.)
28	two-bedroom	-	84.82 – 89.46 m ²	(913 – 963 sq.ft.)
14	two-bedroom + den	-	74.78 – 86.21 m ²	(805 – 928 sq.ft.)
6	three-bedroom	-	106.56 m ²	(1,147 sq.ft.)

54 Townhouse Units

Apartments

27	one-bedroom + den	-	62.99 – 66.23 m ²	(678 – 713 sq.ft.)
57	two-bedroom	-	74.97 – 85.00 m ²	(805 – 928 sq.ft.)
8	two-bedroom + den	-	81.38 – 94.20 m ²	(876 – 1,014 sq.ft.)
4	three-bedroom	-	91.32 m ²	(983 sq.ft.)

96 Apartment Units

Total 150 Units

4.5 Parking: Required Provided

Vehicle Parking:

Townhouse @1.5 spaces/unit	-	81	81
Apartment @ 1.35 spaces/unit	-	130	130
Required Visitor @ 0.25 spaces/unit	-	38	38
Handicapped Parking @1/100 stalls	-	3	3
Covered Car Wash Stalls Provided	-	2	2

Bicycle Parking:

Secure Residential @ 1.0/unit	-	150 lockers	150 lockers
Visitors racks @ 0.2 spaces/unit	-	30 in racks	30 in racks

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4.6 Communal Facilities

Communal facilities include common greenspace courtyards, naturalized riparian planting areas, public seating and pathways, and children's play area, and multi-purpose amenity room. The proposed internal amenity space measures 1,050 sq.ft., which is within the 5% of total gross floor area can be exempted for internal amenity spaces.


Lou Pelletier, Director
PLANNING AND BUILDING

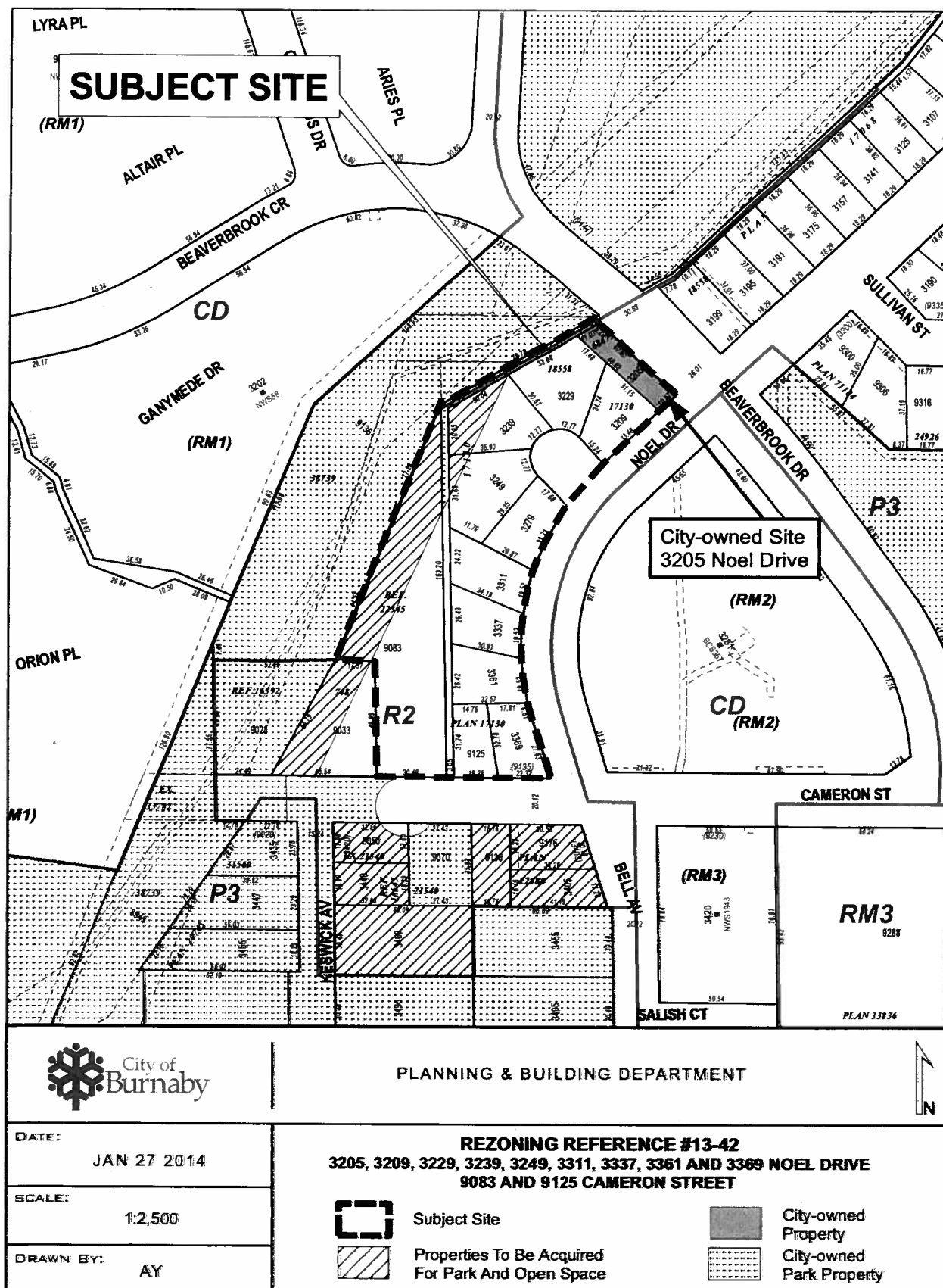
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Attachments

cc: Director Engineering
Director of Parks, Recreation and Cultural Facilities
City Solicitor
City Clerk

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SCHEDULE A**REZONING 13-42**

Address	Legal Description
3205 Noel Drive	Lot 1, DL 6, Group 1, NWD Plan 17130
3209 Noel Drive	Lot 1, Blk 10, DL 6, Group 1, NWD Plan 17130
3229 Noel Drive	Lot 11, DL 6, Group 1, NWD Plan 18558
3239 Noel Drive	Lot 8 Except: Part on Plan with Bylaw Filed 44114; Blk 10, DL 6, Group 1, NWD Plan 17130
3249 Noel Drive	Lot 7 Except: Part Shown on Plan with Bylaw Filed 44114, Blk 10, DL 6, Group 1, NWD Plan 17130
3279 Noel Drive	Lot 6, Blk 10, DL 6, Group 1, NWD Plan 17130
3311 Noel Drive	Lot 5 Except: Part on Plan with Bylaw Filed 44114, Blk 10, DL 6, Group 1, NWD Plan 17130
3337 Noel Drive	Lot 4 Except: Part on Plan with Bylaw Filed 44114, Blk 10, DL 6, Group 1, NWD Plan 17130
3361 Noel Drive	Lot 3 Except: Part on Plan with Bylaw Filed 44114, Blk 10, DL 6, Group 1, NWD Plan 17130
3369 Noel Drive	Lot 1, Blk 10, DL 6, Group 1, NWD Plan 17130
9083 Cameron Street	Parcel "A" (Explanatory Plan 9672), Lot 17 Except: Parcel "One" (Reference Plan 22345); DL 6, Group 1, NWD Plan 748
9125 Cameron Street	Lot 2 Except: Part Outlined Red on Plan with Bylaw Filed 44114; Blk 10, DL 6, Group 1, NWD Plan 17130



- SKYTRAIN LINE**



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1:10,000



Lougheed Town Centre Plan