



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

OPEN PUBLIC MEETING AT 7:00 PM
Monday, 2015 June 22

A G E N D A

1.	<u>CALL TO ORDER</u>	<u>PAGE</u>
2.	<u>MINUTES</u>	
	A) Open Council Meeting held 2015 June 15	1
3.	<u>REPORTS</u>	
	A) Social Planning Committee Re: 2015 Local Hero Nominees	9
	B) City Manager's Reports, 2015 June 22	16
4.	<u>MANAGER'S REPORTS</u>	
1.	2015 UBCM RESOLUTION REGARDING PAYDAY LOAN REGULATIONS	19
	Purpose: To present a resolution for submission to the 2015 Union of BC Municipalities (UBCM) Convention.	
2.	REZONING REFERENCE #15-03 HIGH RISE RESIDENTIAL BUILDING AND ADJOINING MID RISE RESIDENTIAL BUILDING	22
	Purpose: To seek Council authorization to forward this application to a Public Hearing on 2015 July 21.	

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- | | | |
|-----------|---|-----------|
| 3. | REZONING REFERENCE #14-10
FIVE-STOREY MIXED-USE DEVELOPMENT
HASTINGS STREET AREA PLAN | 31 |
| | Purpose: To seek Council authorization to forward this application to a Public Hearing on 2015 July 21. | |
| 4. | REZONING REFERENCE #06-62
SHOPPING MALL RENOVATION
APARTMENT STUDY AREA "C" | 39 |
| | Purpose: To seek Council authorization to forward this application to a Public Hearing on 2015 July 21. | |
| 5. | REZONING REFERENCE #14-48
MULTI-TENANT LIGHT INDUSTRIAL DEVELOPMENT
BIG BEND DEVELOPMENT PLAN | 45 |
| | Purpose: To seek Council authorization to forward this application to a Public Hearing on 2015 July 21. | |
| 6. | REZONING REFERENCE #14-49
MULTI-TENANT LIGHT INDUSTRIAL DEVELOPMENT
BIG BEND DEVELOPMENT PLAN | 52 |
| | Purpose: To seek Council authorization to forward this application to a Public Hearing on 2015 July 21. | |
| 7. | SALE OF CITY LOT AT 5596 HALLEY AVENUE
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| | SALE OF CITY LOT AND DWELLING AT 5587 CHAFFEY AVENUE
LOT 2, DL 33, GROUP 1, PLAN EPP37344 | |
| | Purpose: To request Council authority to accept bids for the sale of City properties located on Halley Avenue and Chaffey Avenue. | |
| 8. | CONTRACT AWARD 2015-21
HASTINGS STREET INFRASTRUCTURE RENEWAL | 61 |
| | Purpose: To obtain Council approval to award a construction contract for the Hastings Street Infrastructure Renewal – Madison Avenue to Gilmore Avenue. | |

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|------------|--|-----------|
| 9. | CONTRACT AWARD 2015-22
RIVERSIDE AREA ROAD IMPROVEMENTS – WILLARD
STREET | 62 |
| | Purpose: To obtain Council approval to award a construction contract for Riverside Area Road Improvements – Willard Street. | |
| 10. | CONTRACT AWARD – IDENTITY MANAGEMENT PROJECT | 63 |
| | Purpose: To obtain Council approval to award a contract for the Identity Management Project. | |
| 11. | CONTRACT EXTENSIONS - SUPPLY OF ASPHALT | 64 |
| | Purpose: To obtain Council approval to extend three one year contracts for the supply of asphalt. | |
| 12. | CONTRACT EXTENSIONS - PORTLAND CEMENT
CONCRETE | 65 |
| | Purpose: To obtain Council approval to extend three contracts for the supply and delivery of Portland cement concrete. | |
| 13. | CONTRACT EXTENSIONS – WATERWORK AND SEWER
PRODUCTS | 66 |
| | Purpose: To obtain Council approval to extend three contracts for the supply and delivery of waterwork and sewer products. | |
| 14. | CONTRACT AMENDMENT – E34/2014
CIVIL ENGINEERING AND CONSTRUCTION SERVICES | 67 |
| | Purpose: To obtain Council approval for a contract amendment for engineering design and construction services related to the Hastings Street Infrastructure Renewal Project. | |

5. **BYLAWS**

A) First, Second and Third Reading

- A) #13488 - Burnaby Fire Services Bylaw 2004, Amendment Bylaw 2015 **13488**
A bylaw respecting re-inspection fees
(Item 5(2), Manager's Report, Council 2015 June 15)

B) Third Reading, Reconsideration and Final Adoption

- B) #13467 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 15, 2015 - Rez.#14-46 (8982/8992 - 8900 University High Street) **#13467**
From CD Comprehensive Development District (based on C3 and C3f General Commercial District, RM4 Multiple Family Residential District, P1 Neighbourhood Institutional District and SFU Community Plan guidelines) to Amended CD Comprehensive Development District (based on C3a General Commercial District and SFU Official Community Plan guidelines, and in accordance with the development plan entitled "Cornerstone Development" prepared by NSDA Architects as amended by the plan entitled "SFU" by the BC Liquor Distribution Branch)
Purpose – to permit the development of a Liquor Distribution Branch (LDB) retail store in two combined commercial retail units
(Item 7(7), Manager's Report, Council 2015 March 30)

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C) Reconsideration and Final Adoption

- C) #13236 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 26, 2013 - Rez. #12-32 (3951, 3959 & 3975 Hastings Street) **#13236**
From C8a Hastings Urban Village Commercial District to CD Comprehensive Development District (based on C8a Hastings Urban Village Commercial District, Hastings Street Area Plan guidelines, and in accordance with the development plan entitled "Mixed-Use Commercial and Residential Development – 3951 Hastings Street, Burnaby, BC" prepared by Chris Dikeakos Architects Inc.)
Purpose – to permit the construction of a four-storey mixed use development
(Item 03, Manager's Report, Council 2013 August 26)

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- D) #13485 - Burnaby Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 18, 2015 **13485**
A bylaw authorizing the expenditure of monies in the Capital Works, Machinery and Equipment Reserve Fund - \$387,000 to finance 2015 City Hall 4th Floor Reorg and Eco-Centre Driveway
(Item 6(D), Reports, Council 2015 June 01)
- E) #13486 - Burnaby Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 19, 2015 **13486**
A bylaw authorizing the expenditure of monies in the Capital Works, Machinery and Equipment Reserve Fund - \$8,900,000 to finance Licences, Inspections and Permits System (LIPS) Replacement (Phase 1)
(Item 6(F), Reports, Council 2015 June 01)
- F) #13487 - Burnaby Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 20, 2015 **13487**
A bylaw authorizing the expenditure of monies in the Capital Works, Machinery and Equipment Reserve Fund - \$214,580 to finance 2015 May - Parks, Recreation & Cultural Services Projects
(Item 7(5), Manager's Report, Council 2015 June 01)

6. **NEW BUSINESS**

7. **INQUIRIES**

8. **ADJOURNMENT**



COUNCIL MEETING MINUTES

Monday, 2015 June 15

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 June 15 at 6:30 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 7:01 PM in the Council Chamber.

1. CALL TO ORDER

PRESENT: His Worship, Mayor D. Corrigan
Councillor D. Johnston
Councillor C. Jordan
Councillor A. Kang
Councillor P. McDonell
Councillor N. Volkow

ABSENT: Councillor P. Calendino
Councillor S. Dhaliwal
Councillor J. Wang

STAFF: Mr. B. Moncur, City Manager
Mr. C. Turpin, Deputy City Manager
Mr. L. Chu, Deputy City Manager
Mr. L. Pelletier, Director Planning and Building
Mr. L. Gous, Director Engineering
Ms. D. Jorgenson, Director Finance
Mr. D. Ellenwood, Director Parks, Recreation & Cultural Services
Mr. B. Rose, City Solicitor
Mr. D. Back, City Clerk
Mr. S. Cleave, Deputy City Clerk

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

THAT the Open Council meeting do now reconvene.

CARRIED UNANIMOUSLY

The Open Council meeting reconvened in the Council Chamber at 7:01 p.m.

2. PROCLAMATIONS**A) National Aboriginal Day (2015 June 21)**

Councillor Kang, on behalf of His Worship, Mayor Derek Corrigan proclaimed Sunday, 2015 June 21st as "**National Aboriginal Day**" in the City of Burnaby.

3. MINUTES**A) Open Council Meeting held 2015 June 01**

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

THAT the minutes of the Open Council meeting held on 2015 June 01 be now adopted.

CARRIED UNANIMOUSLY

4. REPORTS

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

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

CARRIED UNANIMOUSLY

**A) Community Heritage Commission
Re: Designated Heritage Building Plaques 2015**

The Community Heritage Commission submitted a report seeking Council approval to manufacture and install plaques on designated heritage buildings. The City's plaque program ensures more prominence and recognition for these historic sites.

The Community Heritage Commission recommended:

1. THAT Council approve the expenditure of up to \$3,500 (inclusive of GST and/or PST, and shipping costs) to manufacture and install plaques for City and privately-owned heritage buildings, as outlined in this report.

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

1. THAT the recommendation of the Community Heritage Commission be adopted.

CARRIED UNANIMOUSLY

**B) Environment Committee
Re: World Rivers Day 2015**

The Environment Committee submitted a report seeking Council approval of the program for World Rivers Day 2015 at the Burnaby Village Museum, as well as expenditure authorization for advertising, promotion and support of the program. This year's program will focus on environmental information presented in an engaging manner, entertainment for children and families and connecting the public to waterways in Burnaby, BC and around the world.

The Environment Committee recommended:

1. THAT Council approve the program for World Rivers Day 2015 at the Burnaby Village Museum.
2. THAT Council authorize expenditures for World Rivers Day 2015 in the amount of \$4,000 for advertising, promotion and programming, as outlined in this report.
3. THAT a copy of this report be forwarded to the Burnaby Parks, Recreation and Culture Commission; Mark Angelo, World Rivers Day Chair and Founder and representative of the International River Foundation; and the Outdoor Recreation Council of British Columbia for information purposes.

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

THAT the recommendations of the Environment Committee be adopted.

CARRIED UNANIMOUSLY

**C) Environment Committee
Re: Annual Drinking Water Quality Monitoring Report (2014)**

The Environment Committee submitted a report to provide Council with the Annual Drinking Water Report. It provides an overview of the regulatory context, outlines the drinking water quality program undertaken by staff in 2014 and associated sample results to provide the evidence of potability and compliance with the B.C. Drinking Water Protection Regulations.

The Environment Committee recommended:

1. THAT Council receive this report for information purposes.
2. THAT Council forward a copy of this report to Dr. Lisa Mu, Medical Health Officer, Fraser Health Authority, Suite 400 – Central City Tower, 13450 – 102nd Avenue, Surrey, BC V3T 0H1.

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

THAT the recommendations of the Environment Committee be adopted.

CARRIED UNANIMOUSLY

D) City Manager's Report, 2015 June 15

5. MANAGER'S REPORTS

**1. BUILDING PERMIT TABULATION REPORT NO. 5
FROM 2015 MAY 01 - 2015 MAY 31**

The City Manager submitted a report from the Director Planning and Building to provide Council with information on construction activity as reflected by the building permits that have been issued for the subject period.

The City Manager recommended:

1. THAT this report be received for information purposes.

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

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

2. FIRE SERVICES BYLAW AMENDMENTS

The City Manager submitted a report from the Fire Chief seeking Council approval to amend the Service Fee Schedule contained in the Burnaby Fire Services Bylaw. The proposed bylaw amendments would encourage timely compliance with fire safety requirements. In addition, the fee schedule changes would allow the City to recover the cost of staff time in response to multiple re-inspections.

The City Manager recommended:

1. THAT Council approve amendments to the Burnaby Fire Services Bylaw to reflect proposed fee changes as outlined in this report.

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

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

3. STRATEGIC COMMUNITY INVESTMENT FUNDS

The City Manager submitted a report from the Director Finance regarding 2014 Traffic Fine Revenue Sharing Grant funding. The report noted that 100% of the grant received has been used or is being used to provide City policing services. The City of Burnaby will continue to use these grant funds to strengthen policing services in the community to support crime reduction and improve safety.

The City Manager recommended:

1. THAT this report be received for information purposes.
2. THAT a copy of this report be sent to Hon. C. Oakes, Minister of Community, Sport and Cultural Development.

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

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

4. CONTRACT AWARD 2015-14 GOVERNMENT ROAD INFRASTRUCTURE RENEWAL

The City Manager submitted a report from the Director Finance seeking Council approval to award a construction contract for pavement rehabilitation work on residential collector roads including surface milling, asphalt removal and road base reconstruction, crack-sealing, crack repairs, and curb and gutter replacement, cleaning and relining of existing storm sewer mains including service connections and catchbasin leads, and installation of watermain including hydrants and service connections.

The City Manager recommended:

1. THAT Council approve a contract award to Sandpiper Contracting LLP for a total cost of \$1,899,882.60 including GST in the amount of \$90,470.60 for work as outlined in this report. Final payment will be based on actual quantity of goods and services delivered and unit prices as tendered.

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

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

5. **CONTRACT AWARD SUPPLY AND DELIVERY OF A TANDEM AXLE DUMP TRUCK**

The City Manager submitted a report from the Director Finance seeking Council approval to award a contract for the supply and delivery of a tandem axle dump truck to replace a 2005 model year truck that will be sold on receipt of the replacement unit.

The City Manager recommended:

THAT Council approve a contract award to Peterbilt Pacific Inc. for a total cost of \$273,924.00 including taxes in the amount of \$29,349.00 as outlined in this report.

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

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR P. MCDONELL
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 P. MCDONELL

THAT the report of the Committee be now adopted.

CARRIED UNANIMOUSLY

6. **BYLAWS**

First, Second and Third Reading

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|----|--|-------|
| A) | Burnaby Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 18, 2015 | 13485 |
| B) | Burnaby Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 19, 2015 | 13486 |
| C) | Burnaby Capital Works, Machinery and Equipment Reserve | 13487 |

Fund Expenditure Bylaw No. 20, 2015

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

THAT

Bylaw No. 13485, 13486 and 13487

be now introduced and read three times.

CARRIED UNANIMOUSLY

Third Reading, Reconsideration and Final Adoption

D) Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 33, 12864
2010 - Rez. #09-13 (7215 Mountbatten Street)

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

THAT

Bylaw No. 12864

be now read a third time, reconsidered and Finally Adopted, signed by the Mayor and Clerk and the Corporate Seal affixed thereto.

CARRIED UNANIMOUSLY

Reconsideration and Final Adoption

E) Burnaby Procedure Bylaw 2004, Amendment Bylaw No. 2, 13484
2015

MOVED BY COUNCILLOR C. JORDAN
SECONDED BY COUNCILLOR N. VOLKOW

THAT

Bylaw No. 13484

be now reconsidered and Finally Adopted, signed by the Mayor and Clerk and the Corporate Seal affixed thereto.

CARRIED UNANIMOUSLY

7. NEW BUSINESS

Councillor Jordan

Councillor Jordan advised that she attended the memorial service for Freeman George McLean at Riverway Clubhouse on Sunday, June 7. Councillor Jordan noted that Freeman McLean's family extended appreciation to the City for the support given for the memorial service. The family also thanked Council and staff for recognizing George's many years of service to the community.

8. INQUIRIES

There were no inquiries brought forward at this time.

9. ADJOURNMENT

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

"THAT this Open Council meeting do now adjourn."

CARRIED UNANIMOUSLY

The Open Council meeting adjourned at 7:21 p.m.

Confirmed:

Certified Correct:

MAYOR

CITY CLERK

SOCIAL PLANNING COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

SUBJECT: 2015 LOCAL HERO NOMINEES

RECOMMENDATION:

1. THAT Council receive this report for information.

REPORT

The Social Planning Committee submitted a report to the Closed meeting of Council held on 2015 June 15, recommending individuals for receipt of the 2015 Local Hero Awards.

At its Closed meeting, Council received and adopted the attached report containing this year's Local Hero nominees.

This report is provided for public information.

Respectfully submitted,

Councillor N. Volkow
Chair

Councillor A. Kang
Vice Chair

Councillor J. Wang
Member

<p>Copy: City Manger Deputy City Managers Director Planning and Building Director Engineering Director Finance Director Parks, Recreation and Cultural Services Chief Librarian Fire Chief OIC, RCMP</p>
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Meeting 2015 Jun 03

COMMITTEE REPORT

TO: CHAIR AND MEMBERS
SOCIAL PLANNING COMMITTEE

DATE: 2015 May 26

FROM: DIRECTOR PLANNING AND BUILDING

FILE: 1450 01
Reference: Local Heroes

SUBJECT: 2015 LOCAL HERO NOMINEES

PURPOSE: To recommend individuals for receipt of 2015 Local Hero Awards and to seek funding approval for the 2016 Local Hero Award Program.

RECOMMENDATION:

1. **THAT** the Committee request Council to:
 - a. Approve the nominations of the following individuals for receipt of Burnaby Local Hero Awards in 2015:
 - i. George Doering
 - ii. Janice Froese
 - iii. Aliya Jiwa
 - iv. Maureen Kirk
 - v. Lindy McQueen
 - vi. Heather Podrow
 - vii. Clare Stegen
 - viii. Tony Wong
 - b. Invite approved nominees to the 2015 October 5 Council meeting to be presented with their Local Hero Award certificates of recognition.
 - c. Approve expenditures of up to \$3,000 from the 2016 Boards, Committees and Commissions budget for printing and advertising costs for the 2016 Local Hero Award program.

REPORT**1.0 INTRODUCTION**

Since 1997, Burnaby has identified and recognized Local Heroes, individuals who make outstanding contributions to community well-being in Burnaby. To date, the City has recognized 243 Local

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 From: Director Planning and Building
 Re: 2015 Local Hero Nominees
 2015 May 26..... Page 2

Heroes, individuals who represent diverse interests and backgrounds and have contributed to the community in a variety of ways (see list of past recipients in *Appendix 1, attached*).

2.0 LOCAL HERO NOMINEES

As in previous years, nominations were sought for the 2015 Local Hero Awards through advertisements in local newspapers, the City website, the City's social media channels (e.g., City Facebook page and Twitter account), and community networks (e.g., Burnaby Interagency Council¹). Associated posters and nomination forms were also circulated through all City venues (e.g., City Hall, recreation centres, libraries, community police offices), and through partners, such as the Burnaby School District. Volunteer Burnaby also distributed information about the program to their members and networks. The deadline for submitting Local Hero nominations was 2015 May 8 and was extended to 2015 May 15 to encourage additional nominations.

As stated in the eligibility guidelines established by the Committee in 2010, a maximum of 12 Local Heroes may be selected in a given year. The awards are intended to recognize individuals who have made contributions to community well-being in Burnaby through volunteer activities for at least five years and in a minimum of two different activities. Local Hero Awards are given on a one-time basis only.

A total of 12 nominations were received this year. After reviewing the submissions in accordance with the established criteria, the following 8 nominees are proposed for 2015 Local Hero Awards.

George Doering

For nearly two decades, George has been a community advocate and volunteer. George was an active member of the New Vista Society Executive Board for 18 years, working to ensure that the Society's housing was progressive and enriched the lives of its residents. He also organizes and teaches workshops on seniors' health and well-being through the Council of Senior Citizens Organizations of BC. For the past decade, George has also volunteered for the Office of Raj Chouhan at many community events, providing information and assistance to community members. As George's nominators write: "*George has been a tireless advocate and volunteer all his life. He has been an instrumental member of the Burnaby-Edmonds community.*"

Janice Froese

For over two decades, Janice has been engaged in community development and education activities with several organizations in Burnaby. As a member of the Rotary Club of Burnaby Deer Lake, Janice has been actively involved in youth capacity building through her work with the Interact Clubs at Burnaby South and Burnaby Central Secondary Schools, the Rotary Youth Exchange, and the Burnaby Rotaract Club, assisting youth with planning and implementing community projects. She also coordinates the Burnaby Boots for Kids program, which distributes new boots to children to ensure that those in need are prepared for the cold winter months. Through the Burnaby Neighbourhood House, Janice also volunteers as a literacy tutor and sits on the Neighbourhood Small Grants committee, a program that seeks to connect and engage

¹ Burnaby Interagency Council is an informal affiliation of approximately 100 representatives from organizations and agencies offering community and social services in Burnaby.

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 From: Director Planning and Building
 Re: 2015 Local Hero Nominees
 2015 May 26..... Page 3

residents within their community. As Janice's nominators describe: *"Her work has quietly gone unrecognized until now [...]. She is a caring individual with a passion for making a difference in her city and in the world."*

Aliya Jiwa

Aliya has been an active volunteer for over five years with the Burnaby Art Gallery where she inspires young artists and assists instructors in producing quality art instruction. Aliya helps with material preparation, program set up and cleanup, and provides individual assistance to students during workshops. Aliya's enthusiasm for community engagement is shown in her work with the organization Apathy is Boring, where she is part of a volunteer street team that visits music festivals and community events to encourage youth to vote and get involved in their community, including registering people to vote. As Aliya's nominators write: *"Always a friendly face [...], she has shown herself to be dependable in all types of situations and often spots needs or problems before they arise. She has been a thoughtful and energetic addition to the team."*

Maureen Kirk

Maureen has been dedicated to enhancing the lives of seniors in Burnaby for over 18 years through her volunteerism with Citizen Support Services. Since 1997, Maureen has been a dedicated volunteer visitor for several local seniors, building meaningful friendships with each of her clients. She also became involved as a volunteer driver for the South Lunch Program and the Gadabouts Bus Outings Program, as well as being a weekly shopping buddy. As Maureen's nominators state: *"Maureen is a generous and kind hearted person who takes great pleasure in assisting others. She is an invaluable member of our team whose mission is to support Burnaby citizens in health and independent living."*

Lindy McQueen

Lindy is a tireless volunteer who has dedicated her time and energy to several organizations in the community in which she grew up. Lindy's volunteerism spans a breadth of activities, from welcoming new congregation members at the Gordon Presbyterian Church, to organizing community events, to delivering education and awareness about public safety and local foods. Most recently, Lindy founded the Edmonds People in Residence Association, which provides opportunities for neighbours to get to know each other and work together on a variety of community projects. As Lindy's nominators write: *"Lindy is interested in people; in her neighbours, in helping people be part of their own community and enjoying the best of Burnaby."*

Heather Podrow

Heather has been a dedicated volunteer for 13 years, working with palliative care patients and their families, as well as being a docent at the Burnaby Art Gallery. In addition to supporting palliative care patients at the George Derby Centre, Heather also focussed on connecting with residents and veterans who had few or no family visits. As a docent, Heather has delivered quality school programming, as well as assisting with exhibition openings. As Heather's nominators describe: *"She has a calm and kind presence which many [...] are drawn to. She is a*

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 From: Director Planning and Building
 Re: 2015 Local Hero Nominees
 2015 May 26..... Page 4

compassionate person to the 'nth' degree [...]. There seems to be no one person that she wouldn't hesitate to move towards helping."

Claire Stegen

Claire has been an active volunteer in Burnaby throughout her adult life. Since 2004, she has volunteered countless hours with the Deer Lake United Church doing a variety of activities, including organizing the preparation of lunches for people who are homeless, organizing children's camps, and fundraising to provide food and programming at the Burnaby Youth Hub. As Claire's nominators state: *"Claire is truly one who constantly is working for others in her kind, gentle way. She is a role model for everyone involved in the community, always working to make our community a better place."*

Tony Wong

For over a decade, Tony has been a vital part of the Alpha and Sperling Parent Advisory Committees, filling various roles during this time. At Alpha, he took over the role of Treasurer and spearheaded numerous fundraising efforts for the school, while assisting with each year's Dry Grad Committee and judging Science Fair exhibitions. Tony has also served as the Chair of the District 1 Community Policing Advisory Committee for over seven years. He volunteers at the community policing office and community events to raise awareness about public safety and crime prevention. He also served on the Mayor's Task Force on Graffiti. As Tony's nominators describe: *"His gentle, approachable demeanor makes him an amazing addition to our PAC and Alpha community. Both in and beyond the school environment, in a very quiet and understated way, Tony has made, and continues to make, many valuable contributions to community well-being in Burnaby."*

3.0 ASSESSMENT

Based on the established selection criteria, the foregoing 8 nominees satisfy the guidelines for Burnaby's Local Hero Award program and demonstrate the exemplary characteristics required of a local hero. In their unique ways, they have all made noteworthy contributions to community well-being and merit recognition as Local Heroes.

4.0 CONCLUSION AND RECOMMENDATIONS

2015 marks the nineteenth year that Burnaby has recognized Local Heroes. As in previous years, the quality of submissions and calibre of nominees is high. The Local Hero Award program is an effective vehicle for recognizing citizens who have made noteworthy contributions to community well-being in Burnaby over the years. A key strength of the program is that the nominations are received from the community.

It is recommended that the Committee request Council to approve the nominations of the following individuals for receipt of Burnaby Local Hero Awards in 2015:


1. George Doering

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 From: Director Planning and Building
 Re: 2015 Local Hero Nominees
 2015 May 26..... Page 5

2. Janice Froese
3. Aliya Jiwa
4. Maureen Kirk
5. Lindy McQueen
6. Heather Podrow
7. Clare Stegen
8. Tony Wong

It is further recommended that the Committee request Council to invite approved nominees to the 2015 October 5 Council meeting to be presented with certificates of recognition. After the awards presentation, staff will publish an article celebrating the Local Hero Award recipients in a forthcoming issue of InfoBurnaby and on the City website.

Finally, as in previous years, it is recommended that the Committee request Council to approve expenditures of up to \$3,000 from the Boards, Committees and Commissions budget for printing and advertising costs for the 2016 Local Hero Award program. Staff will also continue to work to align 2016 promotional activities with the civic Environment Awards program, the time period of which overlaps with the Local Hero Award program, in order to save on advertising and printing costs.


 Lou Pelletier, Director
 PLANNING AND BUILDING

CS:sa
Attachment

cc:	City Manager Director Engineering Fire Chief OIC - RCMP City Clerk	Deputy City Managers Director Finance Director Parks, Recreation and Cultural Services Chief Librarian
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R:\Long Range Clerical\DOCS\CS\Council Reports\2015 Local Hero Nominees (2015.06.22).docx

APPENDIX 1
LOCAL HEROES 1997 - 2014

1997 (7) Barbara Brady Don Brown Beth Chobotuck Don Copan Edie Fisher Maddie Greenlay Barb Peabody	2001 (11) Roxy Abernethy Beverly Adams Tracie Buzza Dennis Baker Joane Carne Paulene Hall Christina Lupien Judi Marshall Louise Towell Sandy Twinn Marguerite Wallace	2004 (20) Joy Ayers Hakam Bhaloo Olive Fera Gino Fera Sandra Fesiuk Gillian Gallison Lois Godfrey Helen Hamilton Joanna Illerbrun Michelle Leong John McQuade Shirely Mortimer Kevan Oxley Lou Ryan Harinder Saghera Liza Shoda Carolyn Sinclair Tom Stewart Lisa Thomson Lisa Wong	2006 (19) Amanda van Aggelen Pat Beaucamp Delia Benig Ardell Louise Brophy-Fitzpatrick Alia Chatur Bonnie Davies Liz Dill Doreen George Rhodora Horgan Gerry Juzenas Margaret Koster Jim Lawrence Anna Rowden Tina Schipper Hazel Simnett Sasha Tewari Ryan Brandlmayr Paul Legge Cham Toor	2008 (19) Grace Mui Stephanie Jaeger John Johnston Rosemary Meech Norman Roberts Gloria Kravac Laurie Sheehan Myrtle Linden Diane Gillis Anne Baker Irene Harvalias Margaret (Peggy) McClean Nelly Noort Ernie Bodie Bob (Robert) Khun Frankie Cena Sam K. Naicker Ken Best Shayma Akhi	2011 (7) Darlene Gering Stephen Hughes Vicky Ma Raymond McKay Jim McQueen Sonia Purewal Nellie Wong
1998 (9) Ray Abernethy Allison Dalgleish Bharti Envik Lilac Jung Faye Ku Ruth Loland Anita Loy Melody Marbach Sharon Mudrakoff	2002 (19) Elizabeth Briemberg Steve Cairns Millie Canessa Kenney Chan Jack Cyr Harvey Elder Richard Harvey Ethel Hawthorne Reg Hawthorne Vivian Henderson Gail Klarer Kenny So Ying Leung Nick Lutz Eleanor MacQueen Merv Magus Regina Ogmundson Hugh Robertson Norm Sandercock Bernice Wiseman	2005 (18) Marilyn Cooper Linda Corrin Bill Corson Frances Dickson Diane Dobie Begum Ebrahim Kate Evans Theresa Johanssen Patrick Johnson Allan Joyce Vicki Kreuzer Irene Kyle Larry Lynn Fergus McCann Pearl Price Josie Romero Gloria Tom Wing Staudt Gail Yip	2007 (20) Jennifer Atchison Pushpa Cheema Donna Dawson Eman Elmasri Barbara (Barb) Harris Gregg Harris Jon Hernandez Mary Hernandez Mary Horton Rainy Kent Rehman Lalji Aly Lalji Elizabeth (Liz) McEwan Wanda Mulholland Susan Papadionissiou Patrice Pratt John Speckman Pak-Kwan Tam Chiu-Lin Tam Margaret Widmer	2009 (13) Stella Castillo Merrilyn Cook Sidney Cumbers Keanna Driedger Sharon Freeman Fatehali Jetha Jack Kuyer Tammy Ozero Wanley Poh Deepak Prasad Wendell Ratcliffe Mohammed I. Shamsi Millie Wylie	2012 (8) Karen Corcoran Thea Juett Maria Motta Vivian Pinter Michael Raynor Linda Saunders Tanaya Shaw Marilena (Mariym) Soligo
1999 (14) Georgie Cole Marjorie Deschner Gloria Inglis Effie Kennedy Erne Kozak Marion Krause Nick Kvenich George McLean Scott Robertson Ken Ryan Rudy Spense Don Steen Barbara Stewart Tim Zimich	2003 (20) Jeannette Aadland Keith Beedie Gladys Brundrett Parvin Chami Gillian Chan Paul Colvin John DeForest Jeanne Fike Maureen Francois Ruth Gautschi Lina Hu Pak Wing Kan Carol La Croix Jay McGarva Rajinder Pandher Eric Selo Norman Song Margaret Van Soest Greg van Euw Deb Yaschuk			2010 (10) Jonathan Van Aggelen Ray Allen Elsie Dean David Gates Shirley Hill Darlene James Carole Kaye Kathy Tietjen Tony Tsang Violet Zaytsoff	2013 (8) Verna Adamson Georgette Leduc Dr. Carol Matusicky Gulshan Megji Verlma Pallen Larry Smith Ken Tunncliffe Melanie Walkus
2000 (11) Mark Angelo Lillian Chalmers Glenice English Philip Henderson Grace Jo Les Lee Lowe Barbara Lussier Tony Mauro Doreen Player Joyce Rosteron Carol Roycroft					2014 (10) Farida Bano Ali Flavia Crema Ernest Maitland Ceilidh Millar Teresa Morton Susan Nugent Carol Rush Arlene Sawchuck Yun-Ik Schallert Peggy Woodnuff



MANAGER'S REPORT June 22, 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 UBCM RESOLUTION REGARDING PAYDAY LOAN REGULATIONS

PURPOSE: To present a resolution for submission to the 2015 Union of BC Municipalities (UBCM) Convention.

**02 REZONING REFERENCE #15-03
HIGH RISE RESIDENTIAL BUILDING AND ADJOINING MID RISE
RESIDENTIAL BUILDING**

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2015 July 21.

**03 REZONING REFERENCE #14-10
FIVE-STOREY MIXED-USE DEVELOPMENT
HASTINGS STREET AREA PLAN**

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2015 July 21.

**04 REZONING REFERENCE #06-62
SHOPPING MALL RENOVATION
APARTMENT STUDY AREA "C"**

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2015 July 21.

Item

**05 REZONING REFERENCE #14-48
 MULTI-TENANT LIGHT INDUSTRIAL DEVELOPMENT
 BIG BEND DEVELOPMENT PLAN**

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2015 July 21.

**06 REZONING REFERENCE #14-49
 MULTI-TENANT LIGHT INDUSTRIAL DEVELOPMENT
 BIG BEND DEVELOPMENT PLAN**

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2015 July 21.

**07 SALE OF CITY LOT AT 5596 HALLEY AVENUE
 LOT 1, DL 33, GROUP 1, PLAN EPP37344**

**SALE OF CITY LOT AND DWELLING AT 5587 CHAFFEY AVENUE
LOT 2, DL 33, GROUP 1, PLAN EPP37344**

PURPOSE: To request Council authority to accept bids for the sale of City properties located on Halley Avenue and Chaffey Avenue.

**08 CONTRACT AWARD 2015-21
 HASTINGS STREET INFRASTRUCTURE RENEWAL**

PURPOSE: To obtain Council approval to award a construction contract for the Hastings Street Infrastructure Renewal – Madison Avenue to Gilmore Avenue.

**09 CONTRACT AWARD 2015-22
 RIVERSIDE AREA ROAD IMPROVEMENTS – WILLARD STREET**

PURPOSE: To obtain Council approval to award a construction contract for Riverside Area Road Improvements – Willard Street.

10 CONTRACT AWARD – IDENTITY MANAGEMENT PROJECT

PURPOSE: To obtain Council approval to award a contract for the Identity Management Project.

Item**11 CONTRACT EXTENSIONS – SUPPLY OF ASPHALT**

PURPOSE: To obtain Council approval to extend three one year contracts for the supply of asphalt.

12 CONTRACT EXTENSIONS – PORTLAND CEMENT CONCRETE

PURPOSE: To obtain Council approval to extend three contracts for the supply and delivery of Portland cement concrete.

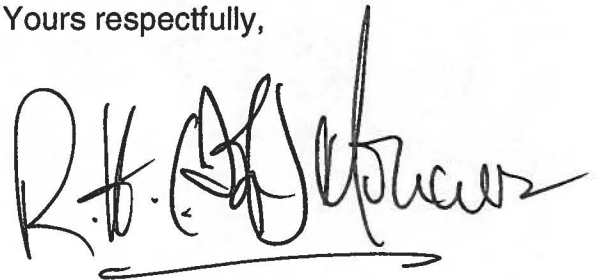
13 CONTRACT EXTENSIONS – WATERWORK AND SEWER PRODUCTS

PURPOSE: To obtain Council approval to extend three contracts for the supply and delivery of waterwork and sewer products.

**14 CONTRACT AMENDMENT – E34/2014
CIVIL ENGINEERING AND CONSTRUCTION SERVICES**

PURPOSE: To obtain Council approval for a contract amendment for engineering design and construction services related to the Hastings Street Infrastructure Renewal Project.

Yours respectfully,

A handwritten signature in black ink, appearing to read "R.H. Moncur", with a horizontal line drawn underneath.

Robert H. Moncur
City Manager



Item.....
Meeting 2015 June 22

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2015 June 17

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

SUBJECT: 2015 UBCM RESOLUTION REGARDING PAYDAY LOAN REGULATIONS

PURPOSE: To present a resolution for submission to the 2015 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 UBCM Convention.
2. **THAT** staff be authorized to forward a copy of this report, accompanied by any applicable background reports and information, to the UBCM at Suite 60, 10551 Shellbridge Way, Richmond, BC V6X 2W9.
3. **THAT** copies of this report be forwarded for information to Burnaby MLAs, MPs, and the Federation of Canadian Municipalities.

REPORT**1.0 INTRODUCTION**

Each year, resolutions are considered for submission to the Union of B.C. Municipalities (UBCM) Convention, which will take place from 2015 September 21 – 25, in Vancouver, BC. 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.

On 2015 June 01, Council authorized staff to prepare a resolution to the 2015 UBCM Convention advocating increased regulation of payday loan services. This report presents the corresponding resolution.

The deadline for UBCM resolution submissions is 2015 June 30.

To: City Manager
 From: Director Planning and Building
 Re: 2015 UBCM Resolution Regarding Payday Loan
 Services
 2015 June 17 Page 2

2.0 RESOLUTION

Payday loan and similar services, including cheque cashing and installment loan services, offer alternative financial services in a quick service, retail storefront format. These businesses operate outside of the business and regulatory framework of traditional financial institutions, such as banks, credit unions, and trust and loan companies, and offer terms, fees, and rates of interest that generate relatively high returns on an unsecured basis. Studies have shown that the majority of payday loan users are lower income individuals that experience difficulty in meeting their financial obligations; concerns have been raised that these services contribute to a cycle of indebtedness among the financially vulnerable. A more detailed review of payday loan and similar services is available in the report adopted by Council on 2015 June 01.

The payday loan industry is regulated by Consumer Protection BC under the *Payday Loans Regulation of the Business Practices and Consumer Protection Act*. This regulation prohibits the following:

- a total charge for loans (including all interest and fees) that exceeds 23% of the principal (for a two-week loan period this equals an approximately 598% annual percentage rate);
- a loan term greater than 62 days;
- loans totaling more than 50% of a borrower's take-home pay;
- loans requiring repayment before the borrower's next payday; and
- issuance of more than one loan to a borrower at the same time.

The regulation also restricts lender access to the borrower's bank and employment records, and requires mandatory registration of all lenders with Consumer Protection BC.

Changes to this legislation could directly improve the terms upon which loans are offered and reduce the socio-economic impacts of payday loans on borrowers and their communities. More specifically, lowering the maximum fee percentage and interest rates and, perhaps more importantly, requiring payday lenders to offer repayment in installments, rather than one lump sum, would reduce the indebtedness of borrowers and improve their ability to repay loans without further borrowing. Similarly, extending the prohibition on the issuance of more than one loan in the same week, which currently applies only to the same lender, to include any lender would discourage serial borrowing and reduce the incidence and impacts of perpetual indebtedness.

As such, the following resolution has been developed for Council's consideration:

RESOLUTION: Strengthen Payday Loan Regulations

WHEREAS payday loan lending can place users in a negative cycle of continuing indebtedness;

AND WHEREAS local governments are concerned about the impacts of payday loan lending on residents and the economic vibrancy of our communities;


To: City Manager
 From: Director Planning and Building
 Re: 2015 UBCM Resolution Regarding Payday Loan
 Services
 2015 June 17 Page 3

THEREFORE BE IT RESOLVED that the Union of BC Municipalities call on the Provincial Government to amend the *Payday Loans Regulation* section of the *Business Practices and Consumer Protection Act*, to include lowering of the maximum fee percentage and interest rates as well as requiring payday lenders to offer installment-based repayment options.

AND BE IT FURTHER RESOLVED that the applicable legislation be amended to prohibit the issuing of more than one loan in the same week to the same applicant from any lender.

3.0 SUMMARY AND CONCLUSION

This report proposes a new resolution regarding payday loan regulations for submission to the 2015 UBCM Convention. It is recommended that Council endorse the resolution, as outlined in Section 2.0 of this report. It is also recommended that staff be authorized to forward a copy of this report, accompanied by supporting background reports and information, to the UBCM and the Federation of Canadian Municipalities (FCM). A separate report will be prepared to advance a resolution to the 2016 FCM Annual Conference prior to the 2016 January 25 deadline. Finally, it is recommended that a copy of this report be circulated to all Burnaby MLAs and MPs for information.


 Lou Pelletier, Director
 PLANNING AND BUILDING

LF:spf

cc: Deputy City Managers
 Director Finance
 City Solicitor
 City Clerk

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Item
Meeting2015 June 22

COUNCIL REPORT

TO: CITY MANAGER 2015 June 17

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #15-03**
High Rise Residential Building and Adjoining Mid Rise Residential Building

ADDRESS: 8850 University Crescent (see *attached* Sketches #1 and #2)

LEGAL: Lot 18, DL 211, Grp 1, NWD Plan BCP 45523

FROM: CD Comprehensive Development District (based on the P11e SFU Neighbourhood District and SFU Community Plan as guidelines)

TO: Amended CD Comprehensive Development District (based on the P11e SFU Neighbourhood District and SFU Community Plan as guidelines, and the development plan entitled "UniverCity on Burnaby Mountain, Parcel 18, Burnaby, BC" prepared by Chris Dikeakos Architects Inc.)

APPLICANT: Intergulf Development
 PO Box 10087 Pacific Centre
 880-700 West Georgia Street
 Vancouver, BC V7Y 1B6
(Attention: Richard White)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2015 July 21.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2015 July 06 and to a Public Hearing on 2015 July 21 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 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.

To: City Manager
 From: Director Planning and Building
 Re: Rezoning Reference #15-03
 2015 June 17 Page 2

- 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 granting of any necessary Section 219 Covenants, including covenants restricting enclosure of balconies and providing that all disabled parking remains as common property.
- e. The amendment of the existing registered riparian covenant.
- f. The review of a detailed Sediment Control System by the Director Engineering.
- g. 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.
- h. The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering.
- i. 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.
- j. Compliance with the guidelines for underground parking for visitors.
- k. The deposit of the applicable GVS & DD Sewerage Charge.
- l. 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 this rezoning amendment is to permit the development of a high rise residential building adjoining a mid-rise residential building.

To: City Manager
 From: Director Planning and Building
 Re: Rezoning Reference #15-03
 2015 June 17 Page 3

2.0 BACKGROUND

- 2.1 The subject site is located on the north side of University Crescent, north of Highland Court, and is currently treed and undeveloped (Sketch #1 *attached*). The adjacent sites to the southwest and northeast, and the site to the southeast across University Crescent are currently treed, undeveloped, and planned for future multi-family residential development. Existing multi-family residential developments are located further east along both sides of University Crescent. The Burnaby Mountain Conservation Area is located to the north across University Drive.
- 2.2 On 2015 March 25, 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.
- 2.3 The subject site is located within a designated residential area of the Simon Fraser University Community Plan (Sketch #2 *attached*). It comprises Lot 18 within Phase 3 of the UniverCity community, which was created by Rezoning Reference #06-65 and Subdivision Reference #07-51. The site slopes significantly down towards the northwest. Riparian and tree retention covenant areas have been established at the rear of the property adjacent University Drive as part of the previous rezoning and subdivision approval processes. The development parameters and statistics established for the site through Rezoning Reference #06-65 permit a maximum development density of 2.5 FAR (providing a maximum gross floor area of 177,890 sq.ft.) and up to 186 residential units.
- 2.4 The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

3.0 GENERAL COMMENTS

- 3.1 The applicant is proposing to construct a terraced, 17 storey apartment building adjoining a six storey mid-rise building with street-fronting townhouses on the subject site. As the proposed form of development varies slightly from the concept established for Lot 18 under Rezoning Reference #06-65, which envisioned a single, 16 storey terraced building atop a townhouse podium, an amendment to the Comprehensive Development zoning of the site is necessary. The alternate building massing is supportable as it is generally compatible with the overall scale and massing of development in the neighbourhood and the development parameters and statistics established for the site. Townhouses at the base of the mid-rise building provide a street-oriented relationship with University Crescent and, together with the upper level residences, help form a strong streetwall. The mid-rise building also provides opportunity for an extensive common rooftop amenity area. The high rise building is terraced, reflecting the topographic nature of Burnaby Mountain. A height variance from 16 to 17 storeys is supported, in order to achieve a

To: City Manager
 From: Director Planning and Building
 Re: Rezoning Reference #15-03
 2015 June 17 Page 4

greater terraced effect and to enhance the area skyline. Proposed finishing materials include glass, brick, and architectural finished concrete.

One hundred and eighty six units are proposed, of which 56 are located in the mid-rise building (including 12 street fronting townhouses) and 130 in the high rise. In accordance with Council adopted policy, 20% of the units (38 units) are adaptable units. As permitted under the adopted policy, 1.86 m² (20 sq.ft.) for each adaptable unit is exempt from gross floor area, resulting in a total adaptable unit exemption of 70.6 m² (760 sq.ft.). Twenty-two units in the development have lock-off suites.

All residential units include private outdoor space. In order to provide a usable amount of balcony space for the two north facing units on levels 1 to 14 in the high rise building, these balconies extend slightly over the riparian covenant area at the rear of the property. Due to the sloping nature of the site, there is almost 12.2 m (40 ft.) of clearance between the lowest balcony and the ground below, and as such, the riparian planting is not expected to be adversely affected by the balconies above. The minor balcony projections are therefore acceptable, and the registered Section 219 Covenant is proposed to be amended to permit the encroachment.

Vehicular access is at the west end of the site, off University Crescent. Four levels of underground parking are proposed. As the site slopes approximately 12.8 m (42 ft.) from University Crescent to University Drive, the parkade structure extends 7.2 m (23.6 ft.) to almost 10.5 m (34.5 ft.) vertically above the natural grade, which exceeds P11e District specifications. However, the visual impact of exposed parkade walls is mitigated by siting two levels of amenity space in front of a portion of the parking structure, stepping the parking levels to create landscaped planters and decks, and gently berming the rear landscape area. With these treatments, no parking area wall extends more than 4.5 m (14.7 ft.) above the finished grade at any point. Any exposed walls are screened by landscaping or suitably treated with architectural brick and metal lattices, which will support vertical planting. Overall, the design of the parking structure has been well developed and is considered acceptable.

To complement the built form, extensive on-site landscaping is proposed for the rear of the property, the P1 roof deck, the roof deck of the mid-rise building, and the building entry areas. A water feature is proposed at the entrance to the high rise building. Existing tree covenant and riparian areas will be protected. The development will be required to meet UniverCity's current stormwater, habitat protection, building, and energy requirements.

Overall, the proposal generally meets the development guidelines established for the UniverCity neighbourhood and is considered suitable for presentation to Public Hearing.

To: City Manager
 From: Director Planning and Building
 Re: Rezoning Reference #15-03
 2015 June 17 Page 5

- 3.2 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:
- provision of a concrete curb and gutter, boulevard grass, landscaping, trees, paver sidewalk, paver driveway, and streetlighting adjacent the development site;
 - upgrade of the University Crescent road pavement adjacent the development site to an interim asphalt standard;
 - replacement of the gravel pathway adjacent 8940 University Crescent (Lot 17) with an interim asphalt sidewalk, complete with upgraded interim boulevard works; and
 - replacement of the gravel pathway on the south (Highland Court) side of 8650 University Crescent (Lot 21) with an interim asphalt sidewalk.
- 3.3 Any necessary statutory right-of-ways and easements are to be provided.
- 3.4 Any necessary covenants are to be provided, including, but not necessarily limited to Section 219 Covenants:
- restricting enclosure of balconies; and
 - ensuring that all accessible parking spaces remain as common property to be administered by the Strata Corporation.
- 3.5 An amendment to the riparian area covenant registered on title will be required to permit the minor encroachment of balconies.
- 3.6 The Engineering Environmental Services Division will need to review a submission of a detailed plan of an engineered Sediment Control System prior to Final Adoption.
- 3.7 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.
- 3.8 Provision of an adequately sized and sited garbage handling and recycling material holding space, as well as separate car wash stalls are required.
- 3.9 The GVS&DD Sewerage Charge of \$1,082 per apartment unit and \$1,515 per townhouse unit applies. The Parkland Acquisition Charge and School Site Acquisition Charge do

To: City Manager
 From: Director Planning and Building
 Re: Rezoning Reference #15-03

2015 June 17Page 6

not apply as park and school sites have been provided in conjunction with the overall subdivision of the neighbourhood.

4.0 DEVELOPMENT PROPOSAL

- 4.1 Site Area - 6,610.6 m² (71,155.9 sq.ft.)
- 4.2 Site Coverage - 24% excluding parking structure
 - 50% including parking structure
- 4.3 Density and Gross Floor Area - 2.5 FAR, 16,480 m² (177,385 sq.ft.)
- 4.4 Unit Mix
- | | |
|--------------------------------|--|
| 15 One BR units | - 54.0 m ² (581 sq.ft.) per unit |
| 19 One BR + den units | - 60.0 to 67.7 m ² (646 to 729 sq.ft.) per unit |
| 73 Two BR units | - 73.7 to 89.2 m ² (793 to 960 sq.ft.) per unit |
| 22 Two BR lock off units | - 77 m ² (829 sq.ft.) per unit |
| 35 Two BR units + den | - 73.6 to 88.1 m ² (792 to 948 sq.ft.) per unit |
| 8 Three BR units | - 101.9 to 105.7 m ² (1,097 to 1,138 sq.ft.) per unit |
| <u>14 Three BR + den units</u> | - 111.1 to 115.6 m ² (1,196 to 1,244 sq.ft.) per unit |
| 186 units total | |

Note: 38 units are adaptable units, including a mix of one BR + den units, two BR units, and two BR lock off units.

4.5 Building Height

- | | |
|--------------------|----------------------------------|
| High Rise Building | - 17 storeys, 55.4 m (181.9 ft.) |
| Mid Rise Building | - 6 storeys, 22.7 m (74.5 ft.) |

4.6 Vehicle Parking

- | | |
|--------------------------|---|
| Total Required | - 244 spaces |
| - Residential | - 207 spaces |
| - Visitor @ 0.2 per unit | - 37 spaces |
| Total Provided | - 244 spaces, plus two car wash stalls |
| - Residential | - 206 spaces |
| - Visitor | - 38 spaces |

4.7 Bicycle Parking

- | | |
|-----------------------|---------------------|
| Total Required | - 224 spaces |
|-----------------------|---------------------|

To: City Manager
 From: Director Planning and Building
 Re: Rezoning Reference #15-03
 2015 June 17Page 7

- Residential @ 1 per unit - 186 spaces
- Visitor @ 0.2 per unit - 38 spaces

Total Provided - **249 spaces**
 - Residential - 203 secure lockers
 - Visitor - 38 secure lockers and 8 spaces in racks

4.8 Residential Loading

Total Required & Provided - **1 space**

4.9 Communal Facilities (Excluded from FAR Calculations)

Communal facilities for residents include: two large amenity rooms at the P2 and P3 levels, an amenity lobby and lounge, three multi-purpose rooms, and two communal laundry rooms. The amenity area amounts to 791m² (8,515sq.ft.), which is within the 5% (824 m² or 8,869 sq.ft.) gross floor area exemption permitted by the Zoning Bylaw. The development proposal also includes an amenity patio on the P1 roof deck, an extensive amenity roof deck atop the mid-rise building, as well as a water feature at the entrance to the high rise building.

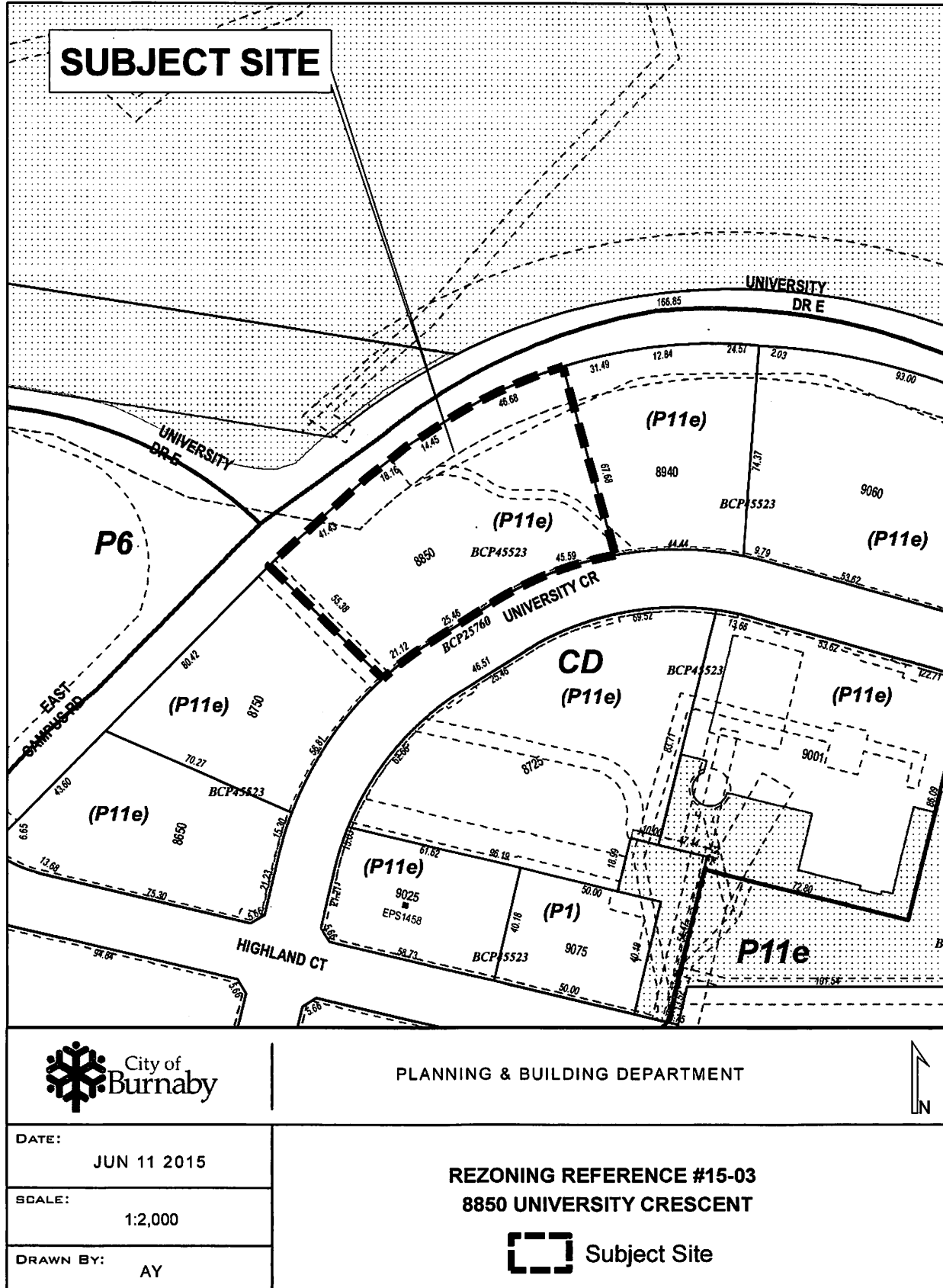

 Lou Pelletier, Director
 PLANNING AND BUILDING

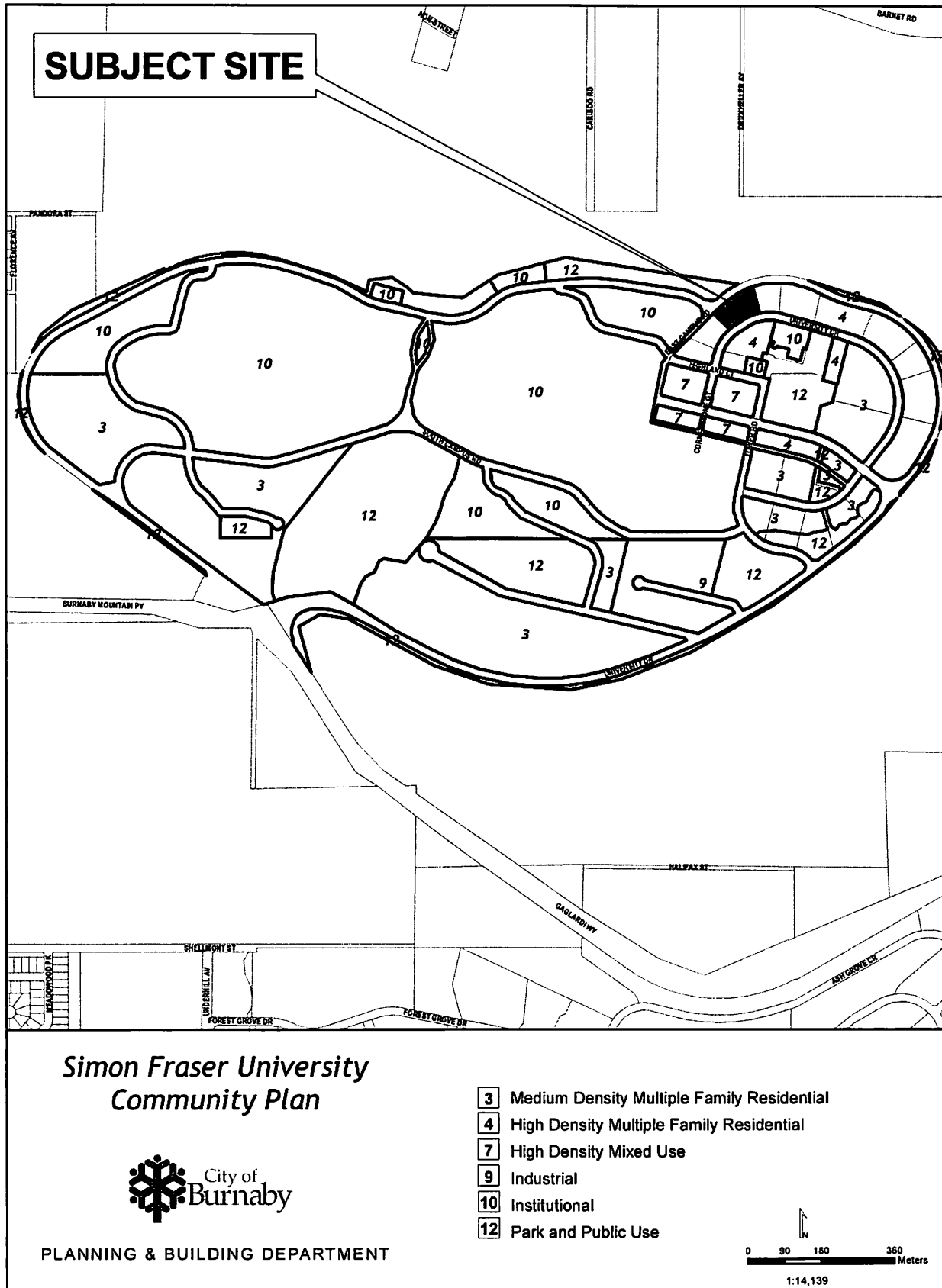
KH:tn

Attachments

cc: Director Engineering
 City Solicitor
 City Clerk

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Item
Meeting2015 June 22

COUNCIL REPORT

TO: CITY MANAGER 2015 June 17

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #14-10
Five-Storey Mixed-Use Development
Hastings Street Area Plan

ADDRESS: 4221 and 4227 Hastings Street (see *attached* Sketches #1 and #2)

LEGAL: Lot 31, Block 7, DL 121, Group 1, NWD Plan 1054; Parcel "A" (Explanatory Plan 14860), Lots 29 and 30, Block 7, DL 121, Group 1, NWD Plan 1054

FROM: C8 Urban Village Commercial District (Hastings)

TO: CD Comprehensive Development District (based on C8 Urban Village Commercial District, Hastings Street Area Plan guidelines and in accordance with the development plan entitled, "Hastings and Carleton" prepared by Chandler Associates Architecture Inc.)

APPLICANT: Censorio Group (Hastings & Carleton) Holdings Ltd.
 2410 Charles Street
 Vancouver, BC V5K 2Z9
 (Attention: MacKenzie Biggar)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2015 July 21.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2015 July 06 and to a Public Hearing on 2015 July 21 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 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.

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #14-10
 Five Storey Mixed Use Development

2015 June 17 Page 2

- 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 granting of any necessary statutory rights-of-way, easements and/or covenants including:
 - a Section 219 Covenant restricting enclosure of balconies;
 - a Section 219 Covenant ensuring all disabled parking spaces remain as common property;
 - a Section 219 Covenant ensuring compliance with the approved acoustic study; and,
 - a 1.5 m Statutory Right-of-Way on Hastings Street.
- e) The pursuance of Storm Water Management Best Practices in line with established guidelines, and the granting of a Section 219 Covenant to ensure continued maintenance.
- f) The review of a detailed Sediment Control System by the Director Engineering.
- g) The submission of a Site Profile and resolution of any arising requirements.
- h) The provision of a covered car wash stall 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.
- i) Compliance with the guidelines for surface and underground parking for residential visitors and commercial patrons.
- j) Compliance with Council-adopted sound criteria.
- k) The undergrounding of existing overhead wiring abutting the site.
- l) The submission of a detailed comprehensive sign plan.
- m) The deposit of the applicable Parkland Acquisition Charge.
- n) The deposit of the applicable GVS & DD Sewerage Charge.
- o) The deposit of the applicable School Site Acquisition Charge.

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #14-10
 Five Storey Mixed Use Development

2015 June 17 Page 3

- p) 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 five-storey mixed-use development, with commercial/retail at grade, and residential uses above.

2.0 BACKGROUND

- 2.1 The subject site, comprised of two lots, is located at the north side of Hastings Street between Carleton Avenue and Madison Avenue. One of the lots is vacant and the other is occupied by a single storey commercial building that currently accommodates a laundromat, an eyeglass store and a barber. To the north, across the lane, is a townhouse development; to the east are two-storey commercial developments; to the south, across Hastings Street are one and two-storey commercial developments; and, to the west, is a commercial lot and Fire Hall #5 beyond.
- 2.2 On 2014 June 09, 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 preparing 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 development proposal is for a five-storey mixed use project. The proposed form of development involves one level of retail/commercial, oriented towards Hastings Street, which includes a residential mezzanine facing the rear lane, and three storeys of residential above. Though the building height is five-storeys by virtue of the residential mezzanine within the first storey commercial component, the height of the proposed development is within the 16 m (52.5 ft.) dimensional height limit of the C8a District, with the exception of an architectural accent on the roofline. Vehicular access is proposed from the rear lane and all required on-site parking is proposed to be located underground. Although not required, a lighted pedestrian walkway within a statutory right-of-way linking Hastings Street with the lane to the north is provided. This walkway

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #14-10
 Five Storey Mixed Use Development

2015 June 17 Page 4

will provide a convenient, alternate access for residents along Albert Street to the shops and services along Hastings Street during business hours.

- 3.2 The proposed building projects into the upper storey 45 degree incline plane setback requirement of the Zoning Bylaw. Rather than terracing the upper storeys, the applicant is proposing standardized setbacks for all three upper residential floors which front Hastings Street. Based on adopted Council policy, this setback may be adjusted subject to CD Comprehensive Development rezoning. The proposed projection is considered supportable through CD zoning as it also contributes to a stronger street wall and a more urban Hastings Street interface. The design provides for modulated building massing with setbacks ranging from 2.0 m to 4.1 m (6.6 ft. to 13.5 ft.) as well as street fronting balconies on all residential floors. Finally, it is noted that the projection will not generate any shadows on the public realm, given its location on the north side of Hastings Street.
- 3.3 As approved by Council on 2013 October 29, all developments that are subject to the Comprehensive Development (CD) rezoning process are required to supply 20% of the single-level units as adaptable in new market and non-market, multi-family developments which employ interior corridors or exterior passageways to access the dwelling units. A 1.85 square metres (20 square feet) floor area exemption is available, under the Burnaby Zoning Bylaw, for every adaptable housing unit provided in both market and non-market housing developments.

In line with this policy, the subject development has provided six (6) adaptable units, reflective of the twenty-eight single level units in the development, with a corresponding floor area exemption of 11.1 square meters (120 square feet).

- 3.4 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 following:
- standard requirements for water main, sanitary sewers, and storm sewers;
 - provision of a new separated sidewalk on Hastings Street abutting the site, including boulevard treatment; and,
 - provision of new pedestrian lighting in the lane abutting the site.
- 3.5 An approximate 1.5 m statutory right-of-way along the Hastings Street frontage is required for sidewalk and boulevard improvements.
- 3.6 A statutory right-of-way for the lighted pedestrian walkway linking Hastings Street with the lane to the north is required.
- 3.7 Section 219 Covenants are required to restrict the enclosure of balconies, to ensure all disabled parking spaces remain as common property, and to ensure compliance with the accepted acoustical study.

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #14-10
 Five Storey Mixed Use Development

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- 3.8 Stormwater best management practices (BMPs) in line with established guidelines are required. A detailed list of the BMPs with their stormwater control, treatment, maintenance and performance must be approved by the Environmental Services Division and the document will be required to be registered under a Section 219 Covenant to ensure continued maintenance.
- 3.9 Detailed plans for an engineered Sediment Control System for review by the Director Engineering will be required.
- 3.10 A Site Profile and resolution of any arising requirements will be required.
- 3.11 As the site is influenced by traffic noise from Hastings Street, an acoustical report will need to be undertaken to ensure compliance with Council-adopted sound criteria.
- 3.12 Undergrounding of overhead wiring in the lane abutting the site will be required. If undergrounding is determined to be unfeasible, preducting and a cash deposit for future undergrounding will be required.
- 3.13 The submission of a comprehensive sign plan detailing sign numbers, locations, sizes, and attachment details will be required.
- 3.14 The following Development Cost Charges apply:
- Parkland Acquisition Charge of \$3.84 per sq.ft. of gross floor area for residential units;
 - School Site Acquisition Charge of \$700.00 per residential unit; and
 - GVS & DD Sewerage Development Cost Charge of \$590.00 per apartment unit and, \$0.443 per sq.ft. of commercial gross floor area.

4.0 DEVELOPMENT PROPOSAL

4.1	<u>Site Area</u>	-	1,010.9 m ² (10,881.7 sq.ft.)
4.2	<u>Density:</u>		
	Commercial Uses	-	0.47 FAR 480.0 m ² (5,167.2 sq.ft.)
	Residential Uses	-	2.34 FAR 2,366.2 m ² (25,469.5 sq.ft.)
	<u>Accessible Unit Exemption</u>	-	11.1 m ² (120.0 sq.ft.)
	Total	-	2.80 FAR 2,835.1 m ² (30,516.7 sq.ft.)
4.3	Site Coverage	-	76%

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #14-10
 Five Storey Mixed Use Development

2015 June 17 Page 6

4.4 Height: - 5 Storeys

4.5 Residential Unit Mix:

9 – Studio units	- 53.1 m ² to 59.1 m ²	(572 to 636 sq.ft.) per unit
2 – Adaptable Studio units	- 54.2 m ²	(583 sq.ft.) per unit
6 – One bedroom units	- 65.9 m ² to 68.7 m ²	(707 to 740 sq.ft.) per unit
1 – Adaptable one bedroom unit	- 68.7 m ²	(816 sq.ft. sq.ft.) per unit
7 – Two bedroom units	- 93.8 m ² to 105.2 m ²	(1,010 to 1,132 sq.ft.) per unit
3 – Adaptable Two bedroom units	- 105.8 m ²	(1,139 sq.ft.) per unit
28 units total		

4.6 Parking:

Total Required and Provided	- 38 spaces
- Commercial – on-site	- 5 spaces (including 1 accessible stall)
- Commercial – cash in lieu off-site	- 5 spaces
- Residential	- 28 spaces

4.7 Bicycle Parking: - **43 spaces**

Total Provided	
- Residential Uses	- 28 secure spaces
- Commercial Spaces	- 8 secure spaces
- Visitor (All uses)	- 5 spaces in racks

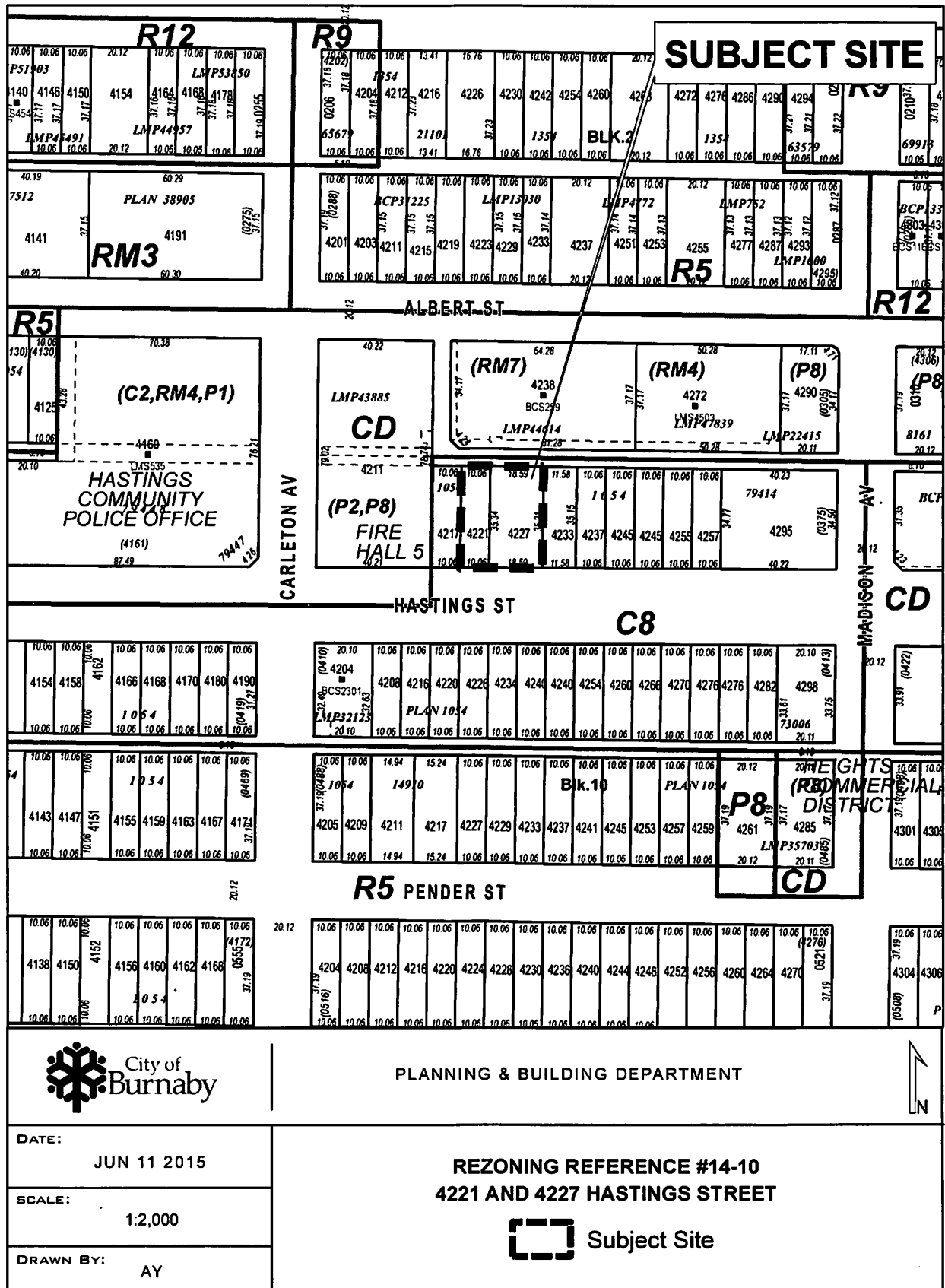
4.8 Loading: – Total Required & Provided - **1 space**

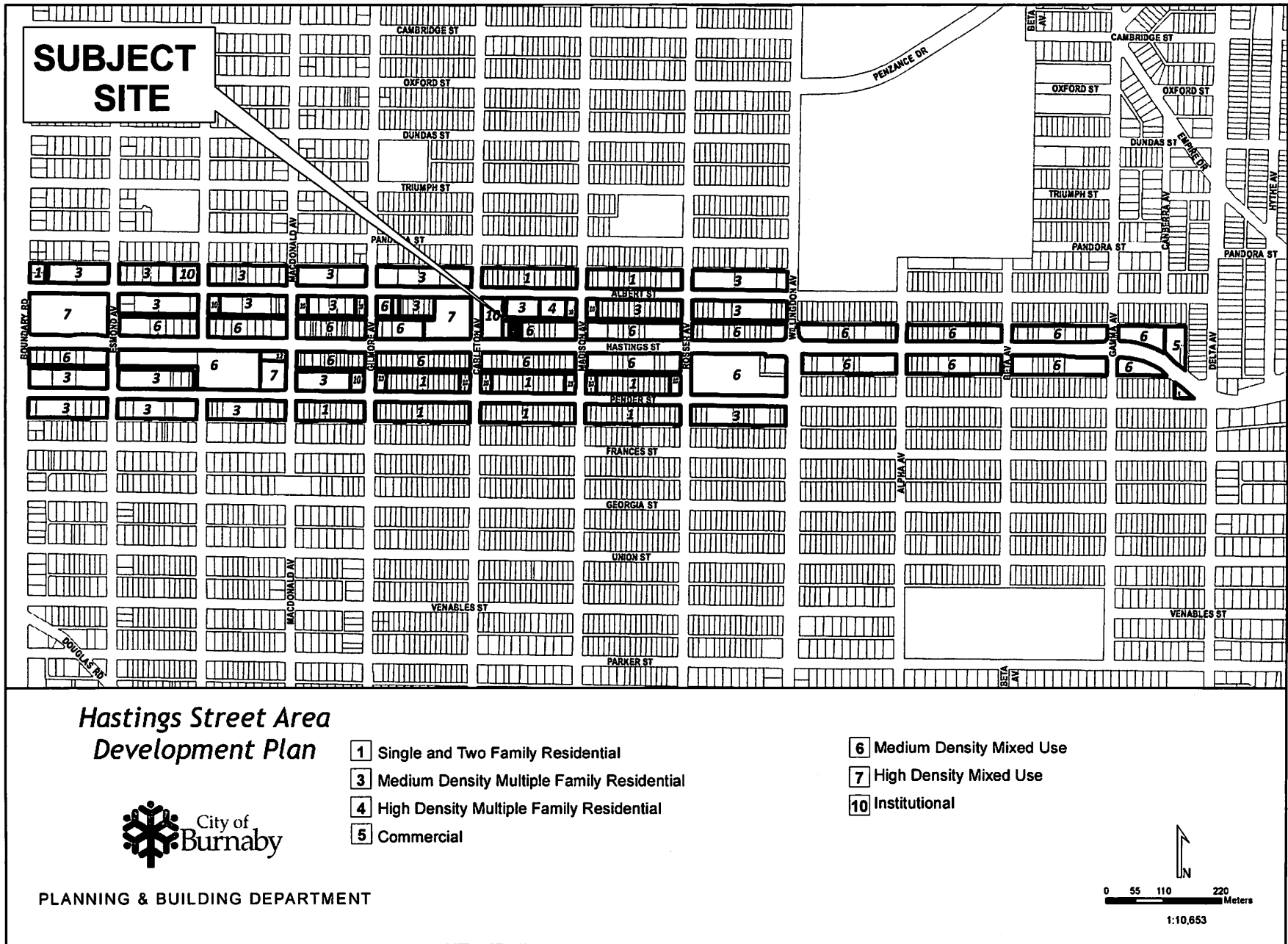

 Lou Pelletier, Director
 PLANNING AND BUILDING

DR:spf

Attachments

cc: Director Engineering
 City Solicitor
 City Clerk





Printed on June 11, 2015

Sketch #2



Item
Meeting 2015 June 22

COUNCIL REPORT

TO: CITY MANAGER 2015 June 17

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #06-62**
Shopping Mall Renovation
Apartment Study Area "C"

ADDRESS: 6500 and 6620 Hastings Street (see *attached* Sketches #1 and #2)

LEGAL: Parcel 2, DL 206, Group 1, NWD Explanatory Plan 80168; Parcel A (J60789E), Lot 9 Except: Firstly: East 33 Feet Secondly: Part Subdivided By Plan 16571 Thirdly: Part On Plan 24586, Block 3, DL 206, Group 1, NWD Plan 1071

FROM: CD Comprehensive Development District (based on C2, C2a, C2h Community Commercial District)

TO: Amended CD Comprehensive Development District (based on C2, C2a, C2h Community Commercial District, Apartment Study Area C guidelines and in accordance with the development plan entitled, "Kensington Square Shopping Centre Renovation" prepared by Musson Cattell Mackey Partnership Inc.)

APPLICANT: Colliers International Realty Advisors Inc.
1910 – 200 Granville Street
Vancouver, B.C. V6C 2R6
(Attention: Gordon Easton)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2015 July 21.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2015 July 06 and to a Public Hearing on 2015 July 21 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.

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #06-62
 6500 and 6620 Hastings Street

2015 June 22Page 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 submission of a detailed comprehensive sign plan.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit exterior renovations to the existing Kensington Square Shopping Centre and reconfiguration of on-site parking.

2.0 BACKGROUND

- 2.1 The subject site is located at 6500 and 6620 Hastings Street. It is currently occupied by the Kensington Square Shopping Centre. The number of parking spaces currently provided on site exceeds the bylaw requirements by eleven (11) spaces. To the north, across Hastings Street, is a former golf driving range and a gasoline service station; to the west, across Kensington Avenue, is the Kensington Park; to south of the site are single- and two-family dwellings; and, to the east are single-family, multi-family and low rise commercial developments.
- 2.2 On 2006 November 30, 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 preparing 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 development proposal is to permit significant changes to the majority of the façades of the Kensington Square Shopping Centre. The parking layout is also proposed to be significantly changed to eliminate the current angled parking on site in favour of traditional 90 degree parking. The number of parking stalls to be provided exceeds the bylaw requirements by eleven (11) spaces. No additional floor area is proposed. The changes to the façade generally consist of the removal of existing steel peaked roofs and their replacement with flat roofs; the removal of the brick cladding and its replacement

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #06-62
 6500 and 6620 Hastings Street

2015 June 22Page 3

with laminated tiles, glass roofs and wood panels; and, the addition of a vertical architectural accent.

- 3.2 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 following:
- the construction of new separated sidewalks and provision of new street trees on Kensington Avenue;
 - the provision of new street trees in the existing front boulevard on Hastings Street and the upgrading of the sidewalk where necessary; and,
 - the replacement of the street light heads with flat glass luminaires on all bounding street, fronting the development site.
- 3.3 The submission of a comprehensive sign plan detailing sign numbers, locations, sizes, and attachment details will be required.

4.0 DEVELOPMENT PROPOSAL

4.1	<u>Site Area (unchanged):</u>	-	3.35 hectares (8.28 acres)
4.2	<u>Gross Floor Area (unchanged):</u>		
	Retail		8,257.0 m ² (88,878 sq.ft.)
	Office/Medical	-	1,609.5 m ² (17,325 sq.ft.)
	Restaurant (less than 50 seats)	-	590.2 m ² (6,353 sq.ft.)
	Restaurant (greater than 50 seats)	-	541.9 m ² (5,833 sq.ft.)
	<u>Gasoline Service Station</u>	-	55.7 m ² (600 sq.ft.)
	Total	-	11,054.3 m ² (116,989 sq.ft.)

4.3 Floor Area Ratio (unchanged): - 0.33 FAR

4.4 Site Coverage (unchanged): - 31.2%

4.5 Height (unchanged): - 2 storeys

4.6 Existing Parking:

Required

- Retail Shopping Centre: 8,257 m² @ 1 space per 14 m² - 432 spaces (based on net area)

- Office: 1,609.5 m² @ 1 per 46 m² - 35 spaces

- Restaurant: (less than 50 seats) 541.9 m² @ 1 per 14 m² - 29 spaces (based on net area)

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #06-62
 6500 and 6620 Hastings Street

2015 June 22Page 4

- Restaurants: (greater than 50 seats) 200 seats @ 1 per 5 seats	- 40 spaces
- Gasoline Service Station: @ 1 per 2 <u>employees and 1 per service bay</u>	- 04 spaces
<hr/>	
Total Required	- 540 spaces
Total Existing	- 555 spaces
Total Proposed	- 551 spaces (including 11 accessible stalls)

4.7 Bicycle Parking:

Total Required and Provided - 54 spaces

4.8 Loading:

Total Required & Provided - 06 spaces

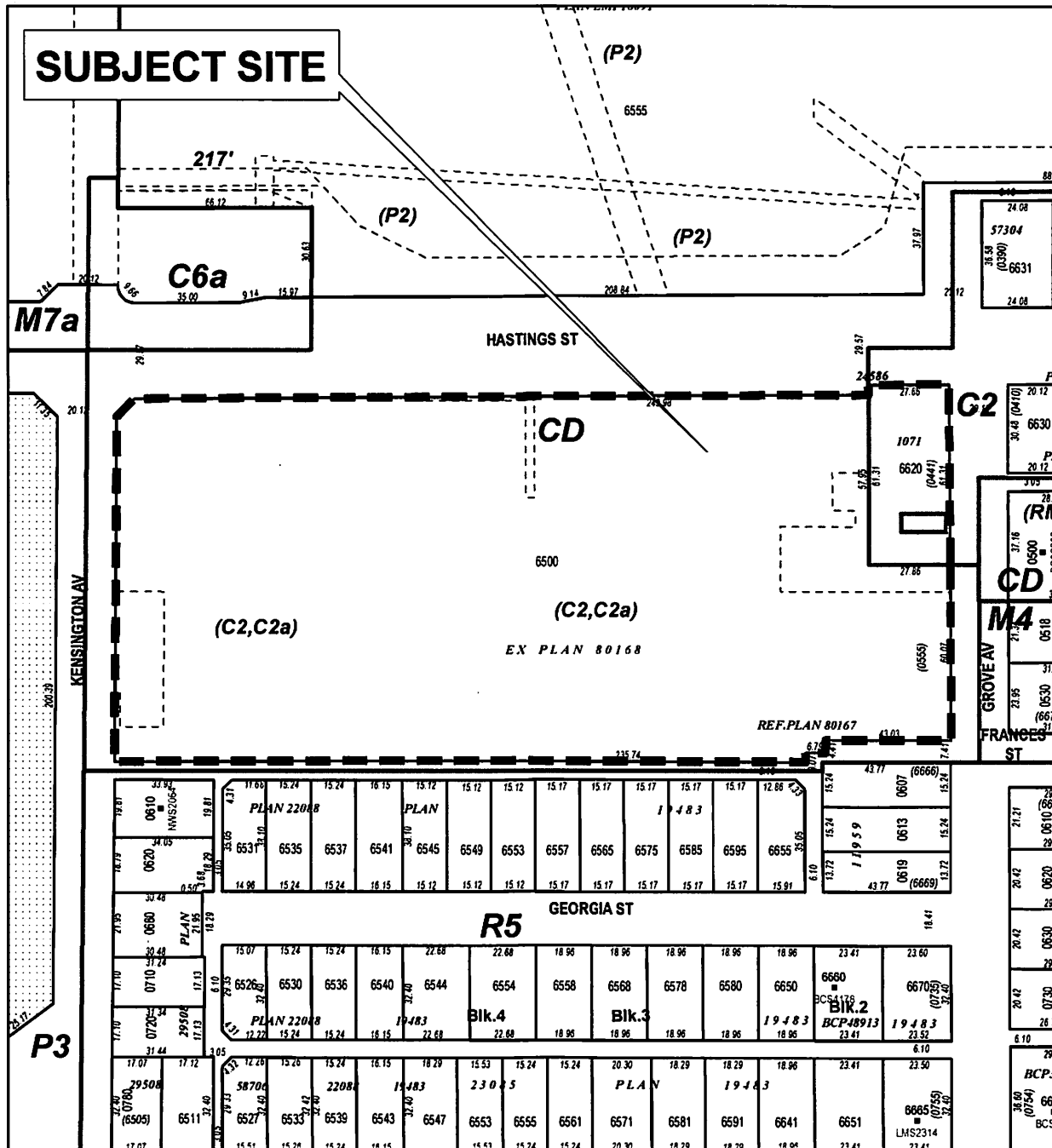

 Lou Pelletier, Director
 PLANNING AND BUILDING

DR:spf
Attachments

cc: Director Engineering
 City Solicitor
 City Clerk

P:\REZONING\Applications\2006\Rez 06-62_Kensington Mall\Rezoning Reference 06-62 PH Report 20150525.doc

SUBJECT SITE

**PLANNING & BUILDING DEPARTMENT**

DATE:

May 07 2015

SCALE:

1:2,200

DRAWN BY:

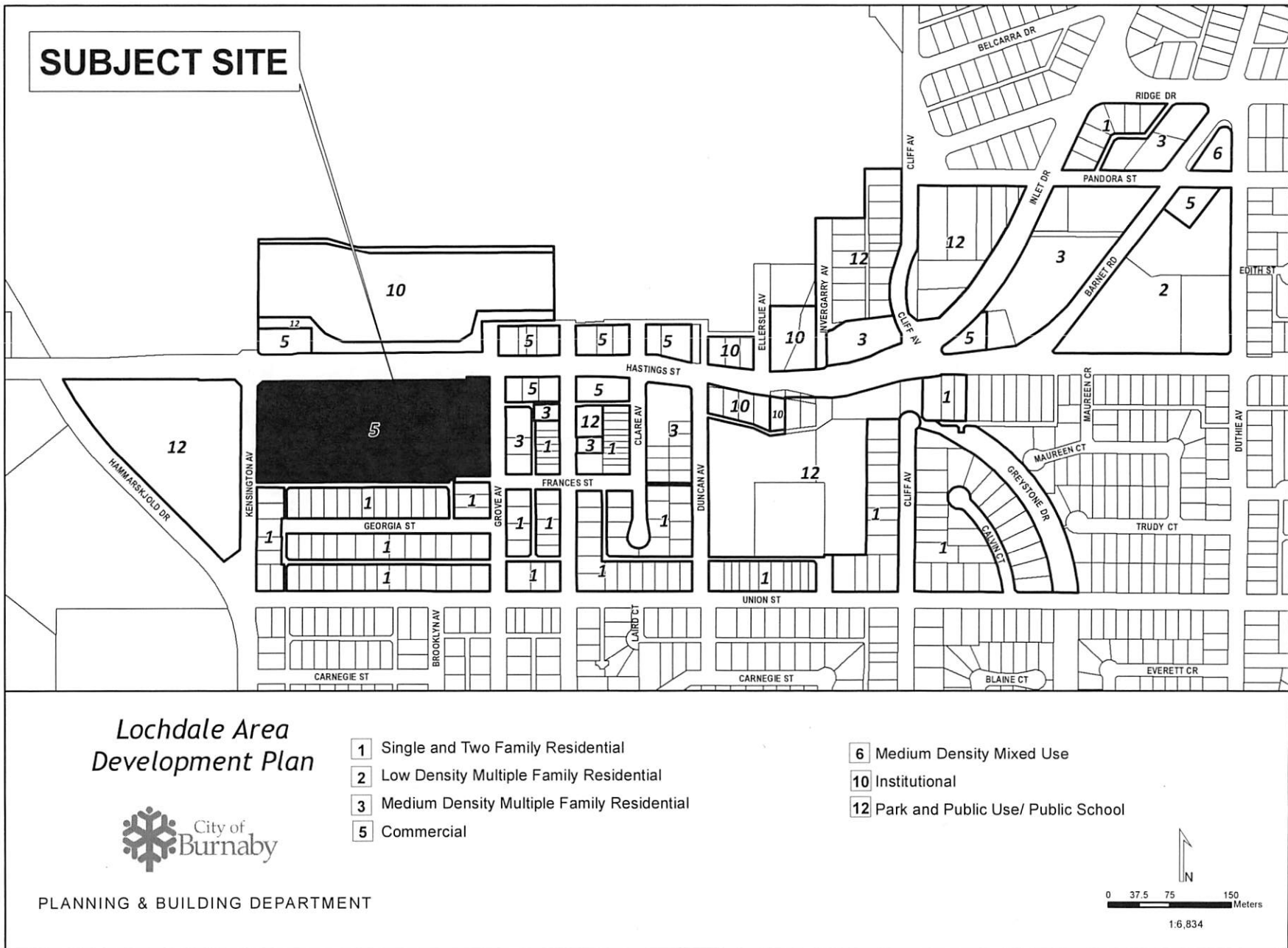
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**REZONING REFERENCE #06-62
6500 AND 6620 HASTINGS STREET**



Subject Site

Sketch #1





Item
Meeting 2015 June 22

COUNCIL REPORT

TO: CITY MANAGER 2015 June 17

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #14-48**
Multi-Tenant Light Industrial Development
Big Bend Development Plan

ADDRESS: 7765 North Fraser Way (see *attached* Sketches #1 and #2)

LEGAL: Lot A, DL 166, Group 1, NWD Plan BCP21066

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

TO: Amended CD Comprehensive Development District (based on the M2 General Industrial District, M5 Light Industrial District and Big Bend Development Plan as guidelines and in accordance with the development plan entitled "7765 North Fraser Way, Burnaby B.C." prepared by Christopher Bozyk Architects Ltd.)

APPLICANT: Madison Pacific Properties Inc.
389 West Sixth Street
Vancouver, BC V5Y 1L1
(Attn: Gilbert Tan)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2015 July 21.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2015 July 06 and to a Public Hearing on 2015 July 21 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 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

To: City Manager
 From: Director Planning and Building
 Re: Rezoning Reference # 14-48
 2015 June 17.....Page 2

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 review of a detailed Sediment Control System by the Director Engineering.
- e) The granting of a Section 219 Covenant respecting flood proofing requirements.
- f) The submission of a geotechnical review regarding stability confirming that the site may be used safely for the intended use, for review by the Chief Building Inspector and granting of a Section 219 Covenant respecting the submitted report.
- g) The granting of any necessary statutory rights-of-way, easements and/or covenants.
- h) The deposit of the applicable GVS & DD Sewerage Charge.
- i) The provision of facilities for cyclists in accordance with Section 4.8 of the rezoning report.
- j) The provision of 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.
- k) The submission of a detailed comprehensive sign plan.
- l) The submission of a Site Profile and resolution of any arising requirements.
- m) 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.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the construction of a multi-tenant light industrial development in accordance with the Burnaby Business Park Concept Plan and the Council-adopted Big Bend Development Plan.

To: City Manager
 From: Director Planning and Building
 Re: Rezoning Reference # 14-48
 2015 June 17Page 3

2.0 BACKGROUND

- 2.1 The subject property is located within the Burnaby Business Park on the south side of North Fraser Way east of Tillicum Street within the Big Bend Development Plan Area (see *attached* Sketches #1 and #2). The subject property is currently vacant and is irregular in shape with an area of approximately 0.74 hectares (1.83 acres).

To the north of the subject site, across North Fraser Way, is a vacant property that is designated for future development in line with the Burnaby Business Park Concept Plan with a City-owned agricultural buffer and the Mayberry Cranberry Farm beyond. To the west, across Tillicum Street, are newer office/light-industrial buildings developed in line with the Big Bend Development Plan. To the south are newer office/light-industrial buildings developed in line with the Big Bend Development Plan. To the east are new office/light-industrial developments constructed in-line with the Burnaby Business Park Concept Plan.

- 2.2 On 2015 January 26, Council received the report of the Planning and Building Department regarding the rezoning of the subject property 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 submitted a plan of development suitable for presentation to a Public Hearing.

3.0 GENERAL COMMENTS

- 3.1 The applicant is requesting a rezoning to the CD Comprehensive Development District (utilizing the M2 General Industrial District, M5 Light Industrial District and Big Bend Development Plan as guidelines) in order to permit the construction of a multi-tenant light industrial building with an office component. Vehicular access will be provided from North Fraser Way and Tillicum Street.
- 3.2 Primary servicing for the subject site has been provided through Subdivision Reference #01-64, however, the Director Engineering will be requested to provide an estimate for any further services necessary to serve this site. Servicing requirements will include, but not necessarily be limited to:
- the provision of a new bus shelter on North Fraser Way on the south side of North Fraser Way, east of Tillicum Street; and,
 - the design and cash contribution of 1/3rd of the cost of a future traffic signal at the intersection of North Fraser Way and Tillicum Street.

To: City Manager
 From: Director Planning and Building
 Re: Rezoning Reference # 14-48
 2015 June 17Page 4

- 3.3 Vehicular access is provided from North Fraser Way and Tillicum Street. There is an existing reciprocal access easement agreement registered on Title between 7765 and 7815 North Fraser Way to the east for vehicular access to and from North Fraser Way and Tillicum Street, provided under Rezoning Reference #03-27.

In order to reduce the number of driveway crossings onto Tillicum Street in the future, an easement is proposed to be registered on the driveway and drive aisle in the southwest corner of the subject property in favour of 7700 Riverfront Gate to the south. The registration of the easement will provide for future reciprocal access for the subject property and the property to the south. The reciprocal access agreement will be subject to the redevelopment of 7700 Riverfront Gate and any construction costs for the new driveway on the subject site would be the responsibility of 7700 Riverfront Gate.

- 3.4 Detailed plans for an engineered Sediment Control System to the approval of the Director Engineering will be required.
- 3.5 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 the provision of stormwater drainage and landscape features will be required.
- 3.6 A Site Profile and resolution of any arising requirements will be required.
- 3.7 The granting of any necessary statutory rights-of-way, easements, dedications and/or covenants for the site are to be provided, including, but not necessarily limited to:
- Section 219 Covenant to ensure the future installation and ongoing use and maintenance of the accepted conceptual stormwater management plan;
 - Section 219 Covenant to ensure compliance with the approved geotechnical report;
 - Section 219 Covenant to ensure compliance with City flood proofing requirements; and,
 - Easement for future vehicular access in favour of 7700 Riverfront Gate.
- 3.8 There are no trees on the site, therefore a tree survey will not be required.
- 3.9 The provision of an adequately sized and sited garbage handling and recycling material holding space is required, to the approval of the Director Engineering.
- 3.10 The GVS & DD Sewerage Development Cost Charge (Fraser Sewerage Area) of \$8.73 per m² (\$0.811 per sq.ft.) of gross floor area will apply to this rezoning.
- 3.11 A geotechnical review of the subject site's soil stability, prepared by a professional engineer, and registration of a Section 219 Covenant regarding the findings of the


To: City Manager
 From: Director Planning and Building
 Re: Rezoning Reference # 14-48

2015 June 17.....Page 5

approved report will be required. The approved report must note that the land may be used safely for the use intended if the land is used in accordance with the conditions specified in the report.

4.0 DEVELOPMENT PROPOSAL

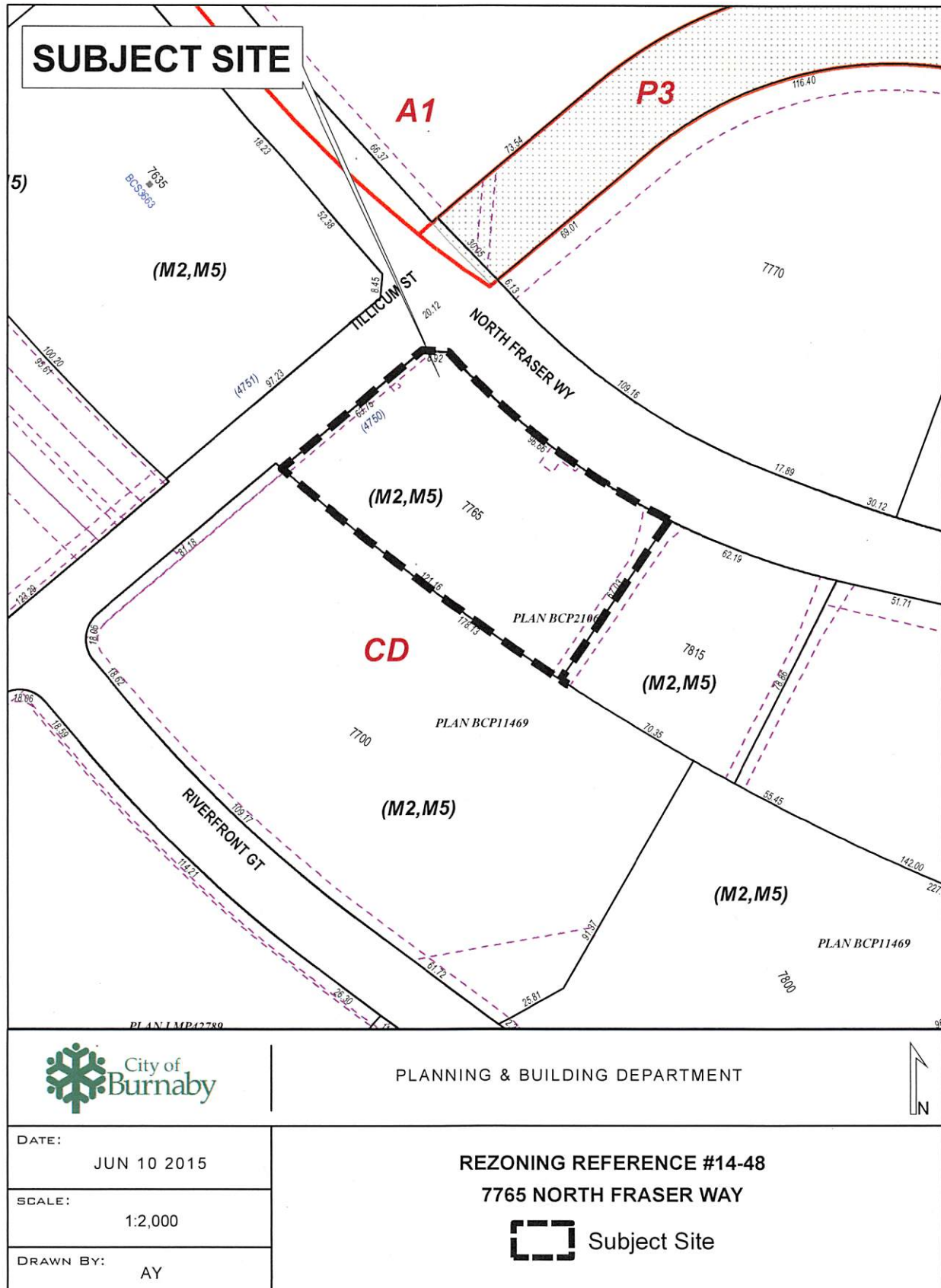
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|-----|--|---|---|
| 4.1 | Site Area: | - | 0.74 hectares (1.83 acres) |
| 4.2 | Site Coverage: | - | 42% |
| 4.3 | Floor Area: | - | 3,651.1 m ² (39,300 sq.ft.) |
| | Office Space | - | 886.9 m ² (9,546 sq.ft.) |
| | Manufacturing | - | 1,382.1 m ² (14,877 sq.ft.) |
| | Warehousing | - | 1,382.1 m ² (14,877 sq.ft.) |
| | Total G.F.A. | - | 3,651.1 m ² (39,300 sq.ft.) |
| 4.4 | Floor Area Ratio: | - | 0.50 FAR |
| 4.5 | Building Height: | - | 2 storeys (34.0 ft.) |
| 4.6 | Off-Street Parking: | | |
| | <u>Total Parking:</u> | - | Required
42 spaces Provided
53 spaces |
| | 886.9 m ² Office @ 1/46 m ² | - | 19 spaces |
| | 1,382.1 m ² Manufacturing @ 1/93 m ² | - | 15 spaces |
| | 1,382.1 m ² Warehousing @ 1/186 m ² | - | 08 spaces |
| 4.7 | Loading Bays Required and Provided: | - | 03 spaces |
| 4.8 | Bicycle Provisions Required and Provided: | - | 04 spaces |


 Lou Pelletier, Director
 PLANNING AND BUILDING

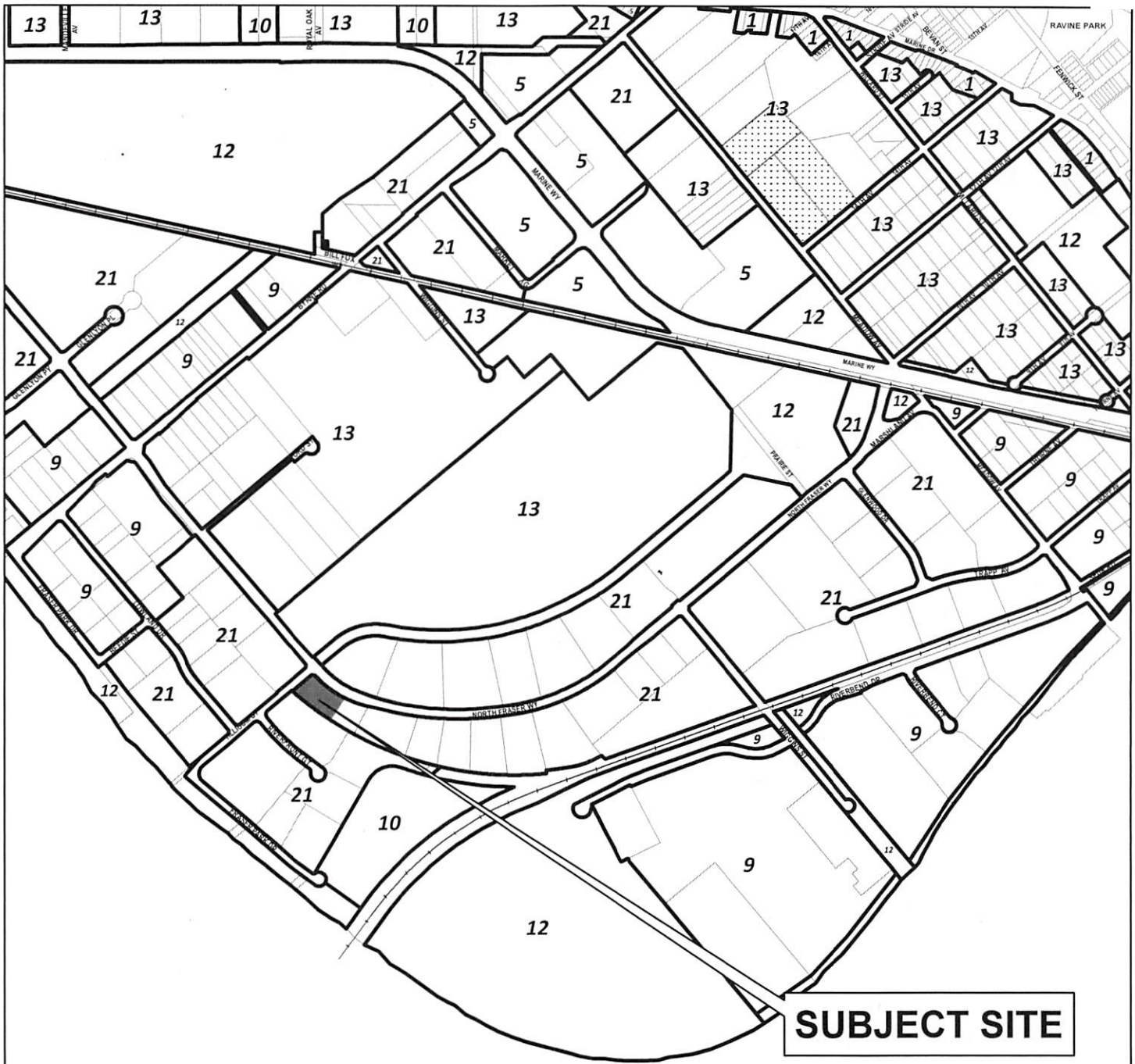
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Attachments

cc: Director Engineering
 City Solicitor
 City Clerk

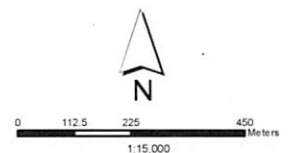


Sketch #1



- 1 Single and Two Family Residential
- 2 Low Density Multiple Family Residential
- 5 Commercial
- 9 Industrial

- 10 Institutional
- 12 Park and Public Use
- 13 Agricultural
- 21 Big Bend Business Centre



PLANNING & BUILDING DEPARTMENT

Big Bend Community Plan



Item
Meeting 2015 June 22

COUNCIL REPORT

TO: CITY MANAGER 2015 June 17

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #14-49**
Multi-Tenant Light Industrial Development
Big Bend Development Plan

ADDRESS: 8155 North Fraser Way (see *attached* Sketches #1 and #2)

LEGAL: Lot 5, DL 167, Group 1, NWD Plan BCP15933

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

TO: Amended CD Comprehensive Development District (based on the M2 General Industrial District, M5 Light Industrial District and Big Bend Development Plan as guidelines and in accordance with the development plan entitled "8155 North Fraser Way, Burnaby B.C." prepared by Christopher Bozyk Architects Ltd.)

APPLICANT: Madison Pacific Properties Inc.
389 West Sixth Street
Vancouver, BC V5Y 1L1
(Attn: Gilbert Tan)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2015 July 21.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2015 July 06 and to a Public Hearing on 2015 July 21 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 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

To: City Manager
 From: Director Planning and Building
 Re: Rezoning Reference # 14-49
 2015 June 17.....Page 2

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 review of a detailed Sediment Control System by the Director Engineering.
- e) The granting of a Section 219 Covenant respecting flood proofing requirements.
- f) The submission of a geotechnical review regarding stability confirming that the site may be used safely for the intended use, for review by the Chief Building Inspector and granting of a Section 219 Covenant respecting the submitted report.
- g) The granting of any necessary statutory rights-of-way, easements and/or covenants.
- h) The deposit of the applicable GVS & DD Sewerage Charge.
- i) The provision of facilities for cyclists in accordance with Section 4.8 of the rezoning report.
- j) The provision of 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.
- k) The submission of a detailed comprehensive sign plan.
- l) The submission of a Site Profile and resolution of any arising requirements.
- m) 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.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the construction of a multi-tenant light industrial development in accordance with the Burnaby Business Park Concept Plan and the Council-adopted Big Bend Development Plan.

To: City Manager
 From: Director Planning and Building
 Re: Rezoning Reference # 14-49
 2015 June 17Page 3

2.0 BACKGROUND

- 2.1 The subject property is located within the Burnaby Business Park on the south side of North Fraser Way west of Wiggins Street within the Big Bend Development Plan Area (see *attached* Sketches #1 and #2). The subject property is currently vacant and is irregular in shape with an area of approximately 0.76 hectares (1.88 acres).

To the north of the subject site, across North Fraser Way, are newer office/industrial buildings developed in line with the Burnaby Business Park Concept Plan with a City-owned agricultural buffer and the Mayberry Cranberry Farm beyond. To the west, are newer office/light-industrial buildings developed in line with the Burnaby Business Park Concept Plan. To the east and south are newer office/light-industrial buildings developed in line with the Glenwood Industrial Estates Concept Plan.

- 2.2 On 2015 January 26, Council received the report of the Planning and Building Department concerning the rezoning of the subject property and authorized the Department to continue 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 submitted a plan of development suitable for presentation to a Public Hearing.

3.0 GENERAL COMMENTS

- 3.1 The applicant is requesting a rezoning to the CD Comprehensive Development District (utilizing the M2 General Industrial District, M5 Light Industrial District and Big Bend Development Plan as guidelines) in order to permit the construction of a multi-tenant light industrial building with an office component. Vehicular access will be provided from North Fraser Way and Wiggins Street.
- 3.2 Primary servicing for the subject site has been provided through Subdivision Reference #01-64, however, servicing requirements will include, but not necessarily be limited to:
- the provision of a new bus shelter on North Fraser Way on the north side of North Fraser Way, west of Wiggins Street.
- 3.3 In order to reduce the number of driveway crossings onto North Fraser Way in the future, an easement is to be registered on the driveway and drive aisle in the northwest corner of the subject property in favour of 8125 North Fraser Way to the west. The registration of the easement will provide for future reciprocal access for the subject property and the property to the west. The reciprocal access agreement will be subject to the redevelopment of 8125 North Fraser Way and any construction costs for the new required driveway on the subject site would be the responsibility of 8125 North Fraser Way.

To: City Manager
 From: Director Planning and Building
 Re: Rezoning Reference # 14-49
 2015 June 17Page 4

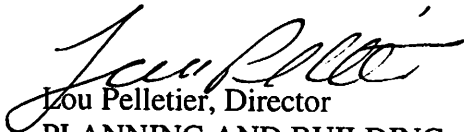
- 3.4 Detailed plans for an engineered Sediment Control System to the approval of the Director Engineering will be required.
- 3.5 The submission of a suitable on-site stormwater management system to the approval of the Director Engineering, the deposit of sufficient monies for its provision, and the granting of a Section 219 Covenant to guarantee the provision of stormwater drainage and landscape features will be required.
- 3.6 A Site Profile and resolution of any arising requirements will be required.
- 3.7 The granting of any necessary statutory rights-of-way, easements, dedications and/or covenants for the site are to be provided, including, but not necessarily limited to:
- Section 219 Covenant to ensure the future installation and ongoing use and maintenance of the accepted conceptual stormwater management plan;
 - Section 219 Covenant to ensure compliance with the approved geotechnical report;
 - Section 219 Covenant to ensure compliance with City flood proofing requirements; and,
 - Easement for future vehicular access in favour of 8125 North Fraser Way.
- 3.8 There are no trees on the site, therefore a tree survey will not be required.
- 3.9 The provision of an adequately sized and sited garbage handling and recycling material holding space will be required, to the approval of the Director Engineering.
- 3.10 The GVS & DD Sewerage Development Cost Charge (Fraser Sewerage Area) of \$8.73 per m² (\$0.811 per sq.ft.) of gross floor area will apply to this rezoning.
- 3.11 A geotechnical review of the subject site's soil stability, prepared by a professional engineer, and registration of a Section 219 Covenant regarding the findings of the approved report will be required. The approved report must note that the land may be used safely for the use intended if the land is used in accordance with the conditions specified in the report.

4.0 DEVELOPMENT PROPOSAL

- | | | | |
|-----|----------------|---|--|
| 4.1 | Site Area: | - | 0.76 hectares (1.88 acres) |
| 4.2 | Site Coverage: | - | 43.6% |
| 4.3 | Floor Area: | - | 4,171.8 m ² (44,905 sq.ft.) |
| | Office Space | - | 1,316.4 m ² (14,170 sq.ft.) |

To: City Manager
 From: Director Planning and Building
 Re: Rezoning Reference # 14-49
 2015 June 17.....Page 5

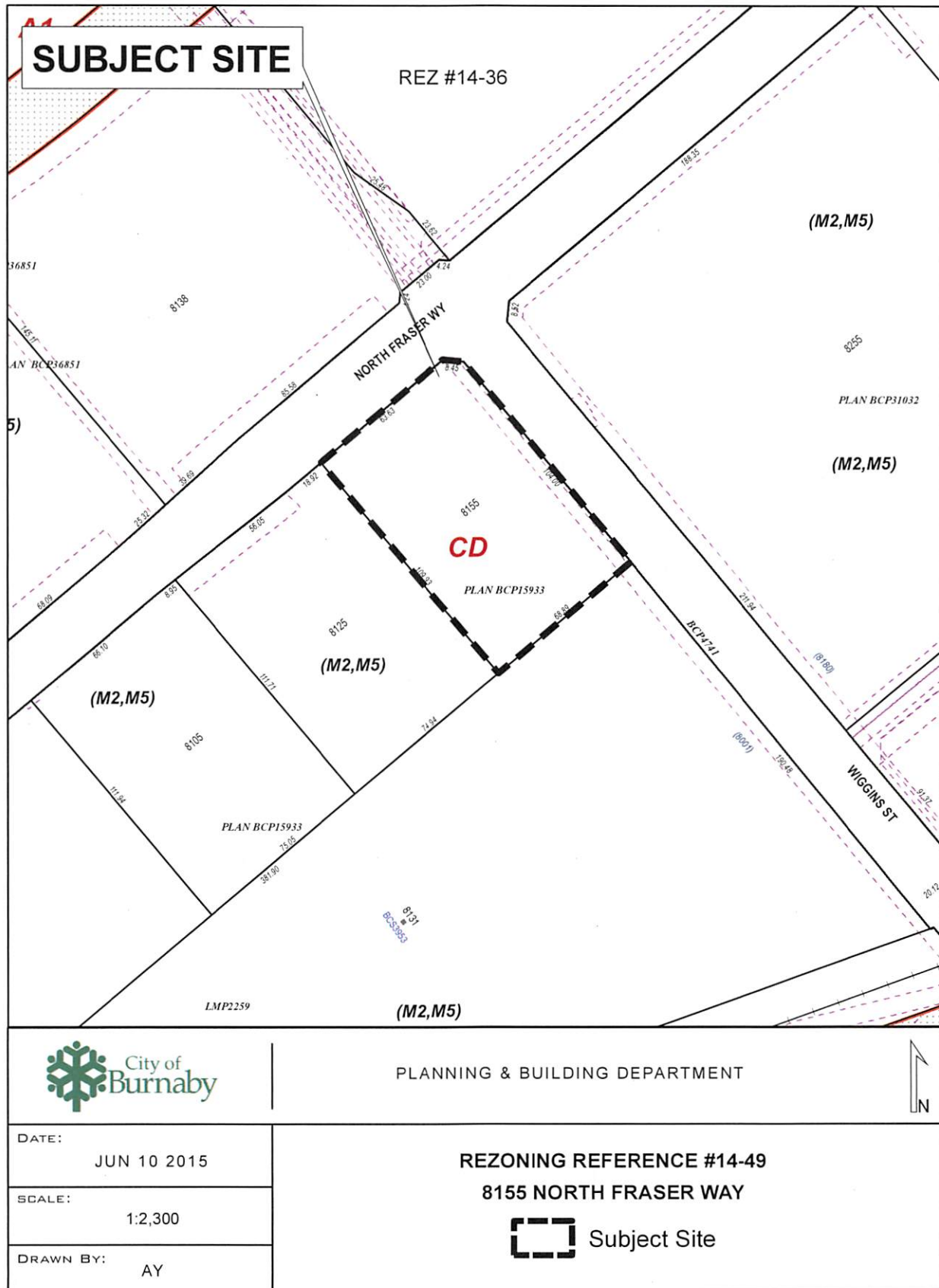
Manufacturing	-	1,425.1 m ²	(15,340 sq.ft.)
<u>Warehousing</u>	-	1,430.2 m ²	(15,395 sq.ft.)
Total G.F.A.	-	4,171.8 m ²	(44,905 sq.ft.)
4.4 Floor Area Ratio:	-	0.55 FAR	
4.5 Building Height:	-	2 storeys (34.0 ft.)	
4.6 Off-Street Parking:			
<u>Total Parking:</u>	-	Required 52 spaces	Provided 56 spaces
1,316.4 m ² Office @ 1/46 m ²	-	29 spaces	31 spaces
1,425.2 m ² Manufacturing @ 1/93 m ²	-	15 spaces	17 spaces
1,430.2 m ² Warehousing @ 1/186 m ²	-	08 spaces	08 spaces
4.7 Loading Bays Required and Provided:	-	03 spaces	
4.8 Bicycle Provisions Required and Provided:	-	06 spaces	


 Lou Pelletier, Director
 PLANNING AND BUILDING

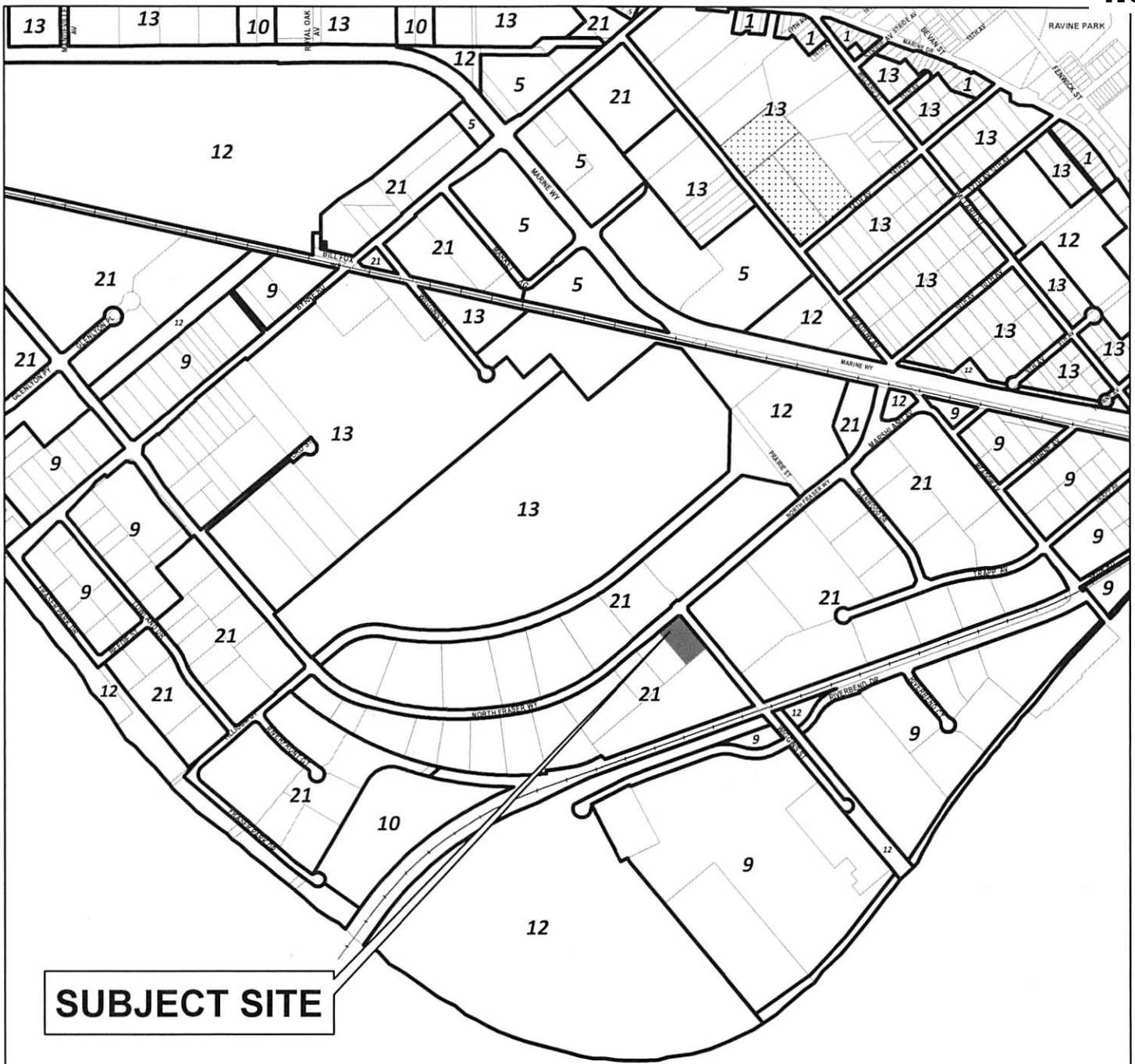
GT:spf
Attachments

cc: Director Engineering
 City Solicitor
 City Clerk

P:\REZONING\Applications\2014\14-49 8155 North Fraser Way\Rezoning Reference 14-49 Public Hearing Report 2015.06.22.doc

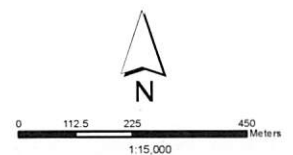


Sketch #1



- 1 Single and Two Family Residential
- 2 Low Density Multiple Family Residential
- 5 Commercial
- 9 Industrial

- 10 Institutional
- 12 Park and Public Use
- 13 Agricultural
- 21 Big Bend Business Centre



PLANNING & BUILDING DEPARTMENT

Big Bend Community Plan



Item
Meeting 2015 June 22

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2015 June 16

FROM: CITY SOLICITOR **FILE:** 4430-20

SUBJECT: SALE OF CITY LOT AT 5596 HALLEY AVENUE
LOT 1, DL 33, GROUP 1, PLAN EPP37344

SALE OF CITY LOT AND DWELLING AT 5587 CHAFFEY AVENUE
LOT 2, DL 33, GROUP 1, PLAN EPP37344

PURPOSE: To request Council authority to accept bids for the sale of City properties located on Halley Avenue and Chaffey Avenue.

RECOMMENDATION:

1. **THAT** Council accepts the highest bids for the two subject properties.

REPORT

Council at its meeting of 2015 April 13 authorized the sale by public tender of the above-noted properties as the properties are no longer needed by the City. The minimum bid prices for the tenders were set at \$1,100,000 for 5596 Halley Avenue and \$1,170,000 for 5587 Chaffey Avenue.

The subject lots were advertised for sale in the local newspaper on 2015 May 6 and 13. The lots were also advertised on the City's web site on the City's public media sites such as Facebook and Twitter for 6 weeks from 2015 May 5 to 2015 June 16 as well as periodically on Craigslist. Approximately 30 hard copy paper bid packages were distributed and bid packages were also available to be downloaded from the City website. A public viewing of the house on the property at Chaffey Avenue was held on 2015 June 9.

Fifteen bids total were received by the closing date of 2015 June 16, five bids for 5596 Halley Avenue and ten bids for 5587 Chaffey Avenue. For the Halley property, the bids received ranged from \$1,150,000 to \$1,490,000 and the Chaffey property, bids received ranged from \$1,200,000 to \$1,510,000.

To: City Manager
 From: City Solicitor
 Re: SALE OF CITY LOT AT 5596 HALLEY AVENUE
 LOT 1, DL 33, GROUP 1, PLAN EPP37344


SALE OF CITY LOT AT 5587 CHAFFEY AVENUE
 LOT 2, DL 33, GROUP 1, PLAN EPP37344

2015 June 16 Page 2

As a result, the highest bids for each of the lots were as follows:

<u>Bid</u>	<u>Lot</u>	<u>Bid Price</u>	<u>Ranking</u>
9	Lot 1, 5596 Halley Ave	\$1,490,000	Highest
8	Lot 2, 5587 Chaffey Ave	\$1,510,000	Highest

It is recommended that the highest bids for both properties be accepted.


 Bruce R. Rose
 City Solicitor

PE:pe

Copied to: Director Planning & Building
 Director Finance

P:\Patricia Eng\5596 Halley-5587 Chaffey\memos\LE Council Report Bid Acceptance-Halley and Chaffey-160615.doc



Item
Meeting2015 Jun 22

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2015 June 17

FROM: DIRECTOR FINANCE **FILE:** 5820-20
Reference: 2015-21

SUBJECT: **CONTRACT AWARD 2015-21**
HASTINGS STREET INFRASTRUCTURE RENEWAL

PURPOSE: To obtain Council approval to award a construction contract for the Hastings Street Infrastructure Renewal – Madison Avenue to Gilmore Avenue.

RECOMMENDATION:

- 1. THAT** Council approve a contract award to Sandpiper Contracting LLP for a total cost of \$2,360,435.91 including GST in the amount of \$112,401.71 for work as outlined in this report. Final payment will be based on actual quantity of goods and services delivered and unit prices as tendered.

REPORT

Three tenders for this contract ranging from \$2,360,435.91 to \$3,072,606.60 were received by the closing time on 2015 June 11. The work of this contract involves the supply and installation of storm and sanitary sewers, watermains, manholes, irrigation lines complete with appurtenances, concrete slab removal and subgrade preparation, surface and full depth milling and asphalt concrete paving.

The recommended bidder Sandpiper Contracting LLP has completed several contracts to the satisfaction of the City. The consultant's review indicates that the contractor has the resources to successfully complete the work required under this contract. The Director Engineering concurs with this recommendation.

Funding for this requirement is provided under Capital projects EJA.0013 (\$562,179.30), EKA.0013 (\$142,910.70) ELA.0018 (\$761,936.20) and EMA.0006 (\$781,008.08) which is included in the 2015 – 2019 Financial Plan.

Denise Jorgenson
DIRECTOR FINANCE

GC:SC/ts

cc: Director Engineering



Item
Meeting2015 Jun 22

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2015 June 17

FROM: DIRECTOR FINANCE **FILE:** 5820-20
Reference: 2015-22

SUBJECT: CONTRACT AWARD 2015-22
RIVERSIDE AREA ROAD IMPROVEMENTS – WILLARD STREET

PURPOSE: To obtain Council approval to award a construction contract for Riverside Area Road Improvements – Willard Street.

RECOMMENDATION:

1. **THAT** Council approve a contract award to BA Blacktop Ltd. for a total cost of \$1,728,753.36 including GST in the amount of \$82,321.59 for work as outlined in this report. Final payment will be based on actual quantity of goods and services delivered and unit prices as tendered.

REPORT

Four tenders for this contract ranging from \$1,728,753.36 to \$2,217,827.55 were received by the closing time on 2015 June 11. The work of this contract involves the relocation of minor roadside ditches, installation of culverts at driveways and road crossings, reclaiming existing road structure, widening of existing road cross-section, permanent paving markings and road signage and the installation of watermain.

The recommended bidder BA Blacktop Ltd. has completed several contracts to the satisfaction of the City. The consultant's review indicates that the contractor has the resources to successfully complete the work required under this contract. The Director Engineering concurs with this recommendation.

Funding for this requirement is provided under Capital projects EJA.0013 (\$307,569.95), ELA.0019 (\$183,468.53) and EMD.0014 (\$1,155,393.53) which is included in the 2015 – 2019 Financial Plan.

Denise Jorgenson
DIRECTOR FINANCE

GC:SC/ts

cc: Director Engineering



Item	
Meeting	2015 Jun 22

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2015 June 17

FROM: DIRECTOR FINANCE **FILE:** 5820-20
Reference 32-03/14

SUBJECT: CONTRACT AWARD – IDENTITY MANAGEMENT PROJECT

PURPOSE: To obtain Council approval to award a contract for the Identity Management Project.

RECOMMENDATION:

1. **THAT** Council approve a five year contract award to Simeio Solutions Canada Inc. in the amount of \$934,500 including GST of \$44,500 for work as outlined in this report.

REPORT

Five proposals for this contract were received by the closing time on 2014 April 17. The work of this contract includes the deployment of an integrated suite of Identity and Access Management (IAM) products for the City in a cloud solution. The contract is for a five year term extending from 2015 June 23 to 2020 June 22.

This contract will upgrade the City's Oracle Identity Management System and provide ongoing technical operation of the system. The Identity Management System automatically provisions and deprovisions network and email accounts for City employees requiring computer access. The recommended solution is cloud based with data held within a Canadian data centre.

The recommended company, Simeio Solutions Canada Inc., has completed work for the City in the past to the satisfaction of the City. Staff review indicates that the company has the personnel and knowledge to successfully complete the work of this contract. The Chief Information Officer concurs with this recommendation.

The cost of the solution in 2015 would be \$134,000 (\$50,000 for one-time implementation fee and \$14,000 per month for ongoing support services plus applicable taxes). Funding for this project was previously approved by Council and is included in the 2015 IT operating budget.

Denise Jorgenson
DIRECTOR FINANCE

GC:SD/ts

cc: Chief Information Officer



Item
Meeting2015 Jun 22

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2015 June 17

FROM: DIRECTOR FINANCE **FILE:** 5820-20
78-05/12

SUBJECT: CONTRACT EXTENSIONS - SUPPLY OF ASPHALT

PURPOSE: To obtain Council approval to extend three one year contracts for the supply of asphalt.

RECOMMENDATION:

1. **THAT** Council approve one year contract extensions to Winvan Paving Ltd., B.A. Blacktop Ltd., and Columbia Bitulithic, a Division of Lafarge Canada Inc., for an estimated total cost of \$672,000 including taxes in the amount of \$72,000 for the supply of asphalt as outlined in this report. Final payment will be based on actual quantities ordered and unit prices as quoted.

REPORT

In 2012 May, the City received six submissions in response to a Request for Quotation for the supply of hot mix asphalt. One year contracts with the option of four one year extensions at the discretion of the City, were awarded to three vendors: Winvan Paving Ltd., B.A. Blacktop Ltd. and Columbia Bitulithic, a Division of Lafarge Canada Inc. In addition, the delivery of cold mix asphalt was awarded under the same terms and conditions to Columbia Bitulithic.

The work of these contracts include the delivery of cold mix asphalt to a City storage yard, and the pick-up by City trucks of hot mix asphalt at the suppliers' respective plants. Having multiple sources of supply with individual suppliers located in close proximity to the various jobsites has a positive effect on costs and operational productivity.

All three suppliers have confirmed that they will hold pricing at their current rates for the third extension term from 2015 July 01 to 2016 June 30. It is recommended that a one year contract extension be issued to each of the suppliers. The Director Engineering concurs with this recommendation.

Funding for this requirement is provided in various operating and capital accounts in the 2015 – 2019 Financial Plan.

Denise Jorgenson
DIRECTOR FINANCE

GC:ML/ts

cc: Director Engineering



Item
Meeting2015 Jun 22

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2015 June 17

FROM: DIRECTOR FINANCE **FILE:** 5820-20
Reference: 30-03/14

SUBJECT: CONTRACT EXTENSIONS - PORTLAND CEMENT CONCRETE

PURPOSE: To obtain Council approval to extend three contracts for the supply and delivery of Portland cement concrete.

RECOMMENDATION:

1. **THAT** Council approve one year contract extensions for the supply and delivery of Portland cement concrete to the following three companies: Coquitlam Concrete (1993) Ltd., Kask Bros. Division of Lafarge Canada Inc., and Burnco Rock Products Ltd. as outlined in this report. Final payment will be based on the actual quantity of material delivered and unit prices as quoted. The total annual cost will not exceed \$390,000 including taxes in the amount of \$41,785.71.

REPORT

On 2014 April 16, the City received three submissions in response to a Request for Quotation for the supply and delivery of Portland cement concrete. One year contracts with the option of four one year extensions at the discretion of the City, were awarded to three vendors: Coquitlam Concrete (1993) Ltd. for the supply and delivery of concrete directly to jobsites throughout the City; to Kask Bros. Division of Lafarge Canada Inc. and Burnco Rock Products Ltd. for pickup of concrete by City crews from the suppliers respective plants.

Having several sources of supply located in close proximity to City jobsites has a positive effect on costs and operational productivity. It is recommended that Council approve the extension of the three contracts, each for a one year period from 2015 June 01 to 2016 May 31 for the first renewal period. The Purchasing Manager and Manager Public Works Operations concur with this recommendation.

Funding for this requirement is provided within various operating and capital accounts in the 2015 – 2019 Financial Plan.

Denise Jorgenson
DIRECTOR FINANCE

GC:ML/ts

cc: Director Engineering



Item
Meeting2015 Jun 22

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2015 June 17

FROM: DIRECTOR FINANCE **FILE:** 5820-20
28-03/14

SUBJECT: CONTRACT EXTENSIONS – WATERWORK AND SEWER PRODUCTS

PURPOSE: To obtain Council approval to extend three contracts for the supply and delivery of waterwork and sewer products.

RECOMMENDATION:

1. **THAT** Council approve contract extensions to Andrew Sheret Ltd., Hanley Agencies Ltd., and Corix Water Products for an estimated total cost of \$360,000 including taxes in the amount of \$38,571.43 for work as outlined in this report. Final payment will be based on actual quantities ordered and unit prices as quoted.

REPORT

In 2014 April, the City received six submissions in response to a Request for Quotation for the supply and delivery of waterwork and sewer products. One year contracts with the option of four one year extensions at the discretion of the City, were awarded to three vendors: Andrew Sheret Ltd., Hanley Agencies Ltd., and Corix Water Products.

The work of these contracts involves the supply and delivery of waterwork and sewer products that are both inventoried as well as direct shipped to jobsites for use in underground infrastructures. All three firms have proven track records in the supply of these products.

Given the recent US exchange fluctuations, suppliers have experienced delays in securing stable pricing for the City's review. With the exception of a modest increase, averaging 1.5% on some products, all three suppliers have confirmed that they will hold pricing on the majority of items at their current rates for the initial extension period ending 2016 April 30. The Director Engineering concurs with this recommendation.

Funding for the requirement is provided in the General Revenue Fund for inventory items and in other operating and capital accounts in the 2015 – 2019 Financial Plan.

Denise Jorgenson
DIRECTOR FINANCE

GC:ML/ts

cc: Director Engineering



Item	
Meeting	2015 Jun 22

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2015 June 17

FROM: DIRECTOR FINANCE **FILE:** 5820 20
Reference: 156-11/14

**SUBJECT: CONTRACT AMENDMENT – E34/2014
CIVIL ENGINEERING AND CONSTRUCTION SERVICES**

PURPOSE: To obtain Council approval for a contract amendment for engineering design and construction services related to the Hastings Street Infrastructure Renewal Project.

RECOMMENDATION:

1. **THAT** Council approve a contract amendment of \$41,947.50 to Parsons Inc., for a total cost of \$263,256.00 including GST in the amount of \$11,752.50 for work as outlined in this report.


REPORT

On 2015 January 14, the City Manager awarded a contract to Parsons Inc. for the engineering design and construction services relating to the 2015 Hastings Street Infrastructure Renewal – Madison Avenue to Gilmore Avenue Project (E34/2014) in the amount of \$221,308.50 including GST.

Through an onsite detailed assessment Parsons Inc. has subsequently identified an additional \$41,947.50 in costs to bring the total contract value to \$263,256.00 including GST of \$11,752.50. The additional work includes detailed design and construction services for resolving utility conflicts resulting from tight clearances and construction issues, as well as, the completion of storm sewer separation on Madison Avenue.

The recommended company Parsons Inc. has completed numerous contracts to the satisfaction of the City. Staff review indicates the company has the personnel and knowledge to successfully complete the work of this contract. The Director Engineering concurs with this recommendation.

Funding for this requirement is provided under Capital project EKA.0013 which is included in the 2015 – 2019 Financial Plan.


Denise Jorgenson
DIRECTOR FINANCE

GC:SC/ts

cc: Director Engineering



INTER-OFFICE COMMUNICATION

TO: CITY CLERK 2015 June 17

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #14-46**
BYLAW #13467, AMENDMENT BYLAW NO. 15, 2015
Proposed Liquor Store
Third Reading and Final Adoption

ADDRESS: 8982/8992 – 8900 University High Street

LEGAL: Lot 2 Except: Part Subdivided By Air Space Plan BCP12692, D.L. 211, Group 1, NWD Plan BCP6258

FROM: CD Comprehensive Development District (based on C3 and C3f General Commercial District, RM4 Multiple Family Residential District, P1 Neighbourhood Institutional District and SFU Community Plan guidelines)

TO: Amended CD Comprehensive Development District (based on C3a General Commercial District and SFU Official Community Plan guidelines and in accordance with the development plan entitled “Cornerstone Development” prepared by NSDA Architects as amended by the plan entitled “SFU” by the BC Liquor Distribution Branch)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2015 April 13;
- b) Public Hearing held on 2015 April 28; and,
- c) Second Reading given on 2015 May 04.

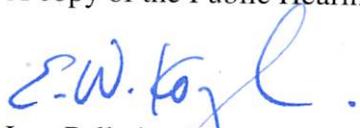
The prerequisite conditions have been satisfied as follows:

- a. The submission of a suitable plan of development.
 - *A complete suitable plan of development has been submitted.*
- b. The granting of a Section 219 Covenant regarding the liquor store operating hours.
 - *The required Section 219 Covenant has been deposited in the Land Title Office.*

City Clerk
Rezoning Reference #14-46
Third Reading and Final Adoption
2015 June 17.....Page 2

As the prerequisites to this rezoning are now complete as outlined, could you please arrange to return this amendment bylaw to Council for Consideration and Third Reading, and Reconsideration and Final Adoption on 2015 June 22.

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


Lou Pelletier, Director
PLANNING AND BUILDING

LS:spf
Attachment

cc: City Manager
Director Finance, Attn: R. Mester, Management Consultant

P:\REZONING\Applications\2014\14-46 SFU Liquor Store\Rezoning Reference 14-46 Third and Final Adoption.docx

**PUBLIC HEARING MINUTES
HELD ON: 2015 APRIL 28
REZ. REF. NO. 14-46
PAGE 1 OF 1**

**BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 15, 2015 - BYLAW NO. 13467**

Rez. #14-46

8982/8992 – 8900 University High Street

From: CD Comprehensive Development District (based on C3 and C3f General Commercial District, RM4 Multiple Family Residential District, P1 Neighbourhood Institutional District and SFU Community Plan guidelines)

To: Amended CD Comprehensive Development District (based on C3a General Commercial District and SFU Official Community Plan guidelines and in accordance with the development plan entitled "Cornerstone Development" prepared by NSDA Architects as amended by the plan entitled "SFU" by the BC Liquor Distribution Branch)

The purpose of the proposed zoning bylaw amendment is to permit the development of a Liquor Distribution Branch (LDB) retail store in two combined commercial retail units.

The Advisory Planning Commission advised it supports the rezoning application.

Cam Rosetti, 8950 University High Street, Burnaby appeared before Council expressing concern regarding the rezoning application. The speaker advised that the proposed liquor store would not be the best way to attract or spur development in the subject area. He emphasized that more development needs to occur in the neighbourhood before opening the liquor store. The speaker concluded by advising the proposed liquor store would also generate unwanted traffic in front of the building he resides in.

There were no further submissions received regarding Rezoning #14-46, Bylaw No. 13467.

**MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR MCDONELL:**

THAT this Public Hearing for Rez. #14-46, Bylaw #13467 be terminated.

CARRIED UNANIMOUSLY



Planning and Building Department

INTER-OFFICE MEMORANDUM

TO: CITY CLERK 2015 June 17

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #12-32
AMENDMENT BYLAW NO. 26, 2013; BYLAW #13236
Four Storey Mixed-Use Development
Final Adoption

ADDRESS: 3951, 3959 and 3975 Hastings Street

LEGAL: Lot 13 to 15, Blk 6, DL 116, Group 1, NWD Plan 1236

FROM: C8a Hastings Urban Village Commercial District

TO: CD Comprehensive Development District (based on C8a Hastings Urban Village Commercial District, Hastings Street Area Plan guidelines, and in accordance with the development plan entitled, "Mixed-Use Commercial and Residential Development – 3951 Hastings Street, Burnaby, BC" prepared by Chris Dikeakos Architects Inc.)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2013 August 26;
- b) Public Hearing held on 2013 September 24;
- c) Second Reading given on 2013 September 30; and,
- d) Third Reading given on 2014 September 29.

The prerequisite conditions have been satisfied as follows:

- a) The submission of a suitable plan of development.
 - *A complete suitable plan of development has been submitted.*
- 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

City Clerk
 Rezoning Reference #12-32
 Reconsideration and Final Adoption
 2015 June 17 Page 2

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.

- *The applicant has submitted the necessary funds including a 4% inspection fee to cover the costs of all services necessary to serve the site and the servicing agreement has been completed.*
- 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 2014 September 16.*
- d) The removal of all existing improvements from the site prior to Final Adoption of the Bylaw, but not prior to Third Reading 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.
- *All improvements have been removed.*
- e) The consolidation of the net project site into one legal parcel.
- *A subdivision plan of consolidation has been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- f) The granting of any necessary statutory rights-of-way, easements and/or covenants.
- *The requisite statutory rights-of-way and covenant plans have been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- g) The granting of a Section 219 Covenant restricting enclosure of balconies and ensuring all disabled parking spaces remain as common property.
- *The required covenant has been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*

City Clerk
 Rezoning Reference #12-32
 Reconsideration and Final Adoption
 2015 June 17 Page 3

- h) The pursuance of Storm Water Management Best Practices in line with established guidelines, and the granting of a Section 219 Covenant to ensure continued maintenance.
 - *The required covenant has been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- i) The review of a detailed Sediment Control System by the Director Engineering.
 - *The applicant has submitted engineering design drawings, and has agreed to this prerequisite in a letter dated 2014 September 16.*
- j) The submission of a Site Profile and resolution of any arising requirements.
 - *The applicant has submitted the required Site Profile. No remedial works are required in connection with the proposed development.*
- k) The provision of a covered car wash stall 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 dated 2014 September 16 committing to implement the recycling provisions.*
- l) Compliance with the guidelines for surface and underground parking for residential visitors and commercial patrons.
 - *The applicant has agreed to this prerequisite in a letter dated 2014 September 16.*
- m) Compliance with Council-adopted sound criteria.
 - *The applicant has submitted an acoustical study which has been accepted by the Engineering Environmental Services Division and submitted a letter dated 2014 September 16 agreeing to comply with the Council-adopted sound criteria.*
- n) The undergrounding of existing overhead wiring abutting the site.
 - *The applicant has agreed to this prerequisite in a letter dated 2014 September 16 and has deposited the necessary funds to guarantee the completion of this prerequisite.*
- o) The submission of a detailed comprehensive sign plan.

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- *An approvable detailed comprehensive sign plan has been achieved.*
- p) The deposit of the applicable Parkland Acquisition Charge.
 - *The required deposits have been made to meet this prerequisite.*
- q) The deposit of the applicable GVS & DD Sewerage Charge.
 - *The required deposits have been made to meet this prerequisite.*
- r) The deposit of the applicable School Site Acquisition Charge.
 - *The required deposits have been made to meet this prerequisite.*
- s) 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 2014 September 16 and the on-site area plan notification sign has been installed. The applicant has also indicated in a letter dated 2014 September 16 that an area plan notification sign will be installed inside a sales office / marketing centre as soon as marketing commences.*

As the prerequisite conditions to this rezoning are now complete, could you please arrange to return this amendment bylaw to Council for reconsideration and Final Adoption on 2015 June 22.


 Lou Pelletier, Director
 PLANNING AND BUILDING

DR:tn

cc: City Manager
 Director Finance, Attn: R. Mester, Management Consultant

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