



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

**OPEN PUBLIC MEETING AT 7:00 PM**  
**Monday, 2015 August 24**

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**A G E N D A**

<b>1.</b>	<b><u>CALL TO ORDER</u></b>	<b><u>PAGE</u></b>
<b>2.</b>	<b><u>PROCLAMATIONS</u></b>	
	A) <u>KidSport Week (2015 September 06 - 13)</u>	
	B) <u>Literacy Month (2015 September)</u>	
	C) <u>Prostate Cancer Awareness Month (2015 September)</u>	
	D) <u>Taekwondo Kukkiwon Day (2015 August 08)</u>	
	E) <u>Union Label Buying Week (2015 September 07 - 13)</u>	
<b>3.</b>	<b><u>MINUTES</u></b>	
	A) <u>Open Council Meeting held 2015 July 20</u>	1
	B) <u>Public Hearing (Zoning) held 2015 July 21</u>	21
<b>4.</b>	<b><u>DELEGATIONS</u></b>	
	A) <u>B.C. Taekwondo Federation and Korean Cultural Heritage Society</u> Re: Kukkiwon Taekwondo <u>Speakers:</u> Tony Kook, Vice President, B.C. Taekwondo Federation and Mike Suk, Executive Director, Korean Cultural Heritage Society	29

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5. **CORRESPONDENCE**

- A) **Lower Mainland Local Government Association** 30  
Re: 2015 Membership Dues

6. **REPORTS**

- A) **City Manager's Report, 2015 August 24** 31

7. **MANAGER'S REPORTS**

1. **PROPOSED TRANS MOUNTAIN EXPANSION PROJECT -  
UPDATE** 36

Purpose: To provide Council with an update on the scheduled hearing dates, summary of some notable findings from the National Energy Board (NEB) process and comments on the draft NEB conditions with respect to the proposed Trans Mountain Pipeline Expansion Project.

2. **UPDATE OF BURNABY BYLAW NOTICE ENFORCEMENT  
BYLAW NO. 12657 AND INCREASE OF MAXIMUM FINE** 125

Purpose: To seek Council's approval to update the Burnaby Bylaw Notice Enforcement Bylaw and to amend the offence section of certain regulatory bylaws to increase the maximum fine.

3. **2016 CAPITAL INFRASTRUCTURE FUNDING REQUEST -  
2016 DESIGN AND 2015 CONSTRUCTION COMPLETION** 137

Purpose: To request approval and funding for initiation of the 2016 Capital Infrastructure Program and completion of the 2015 Utility Construction Program.

4. **37TH ANNUAL CHRISTMAS TOY RUN** 146

Purpose: To seek Council approval for the road closures and staff support for the 37th Annual Christmas Toy Run to be held on Sunday, 2015 October 04.

5. **MURAL GRANT APPLICATION FOR THE CANADA WAY  
LEARNING CENTRE AT 5310 WOODSWORTH STREET** 149

Purpose: To approve the funding for a mural at the Canada Way Learning Centre as part of the 2015 City of Burnaby Mural Grant Program.

6. [\*\*MURAL GRANT APPLICATION FOR THE BOTTLE DEPOT  
LOCATED AT 3805 KINGSWAY\*\*](#) 153  
  
Purpose: To approve the funding for a mural at the Bottle Depot at 3805 Kingsway as part of the 2015 City of Burnaby Mural Grant Program.
7. [\*\*HOUSE DEMOLITION AT 4456 PERCIVAL AVE  
LEGAL LOT: BLK: DL:80 PLAN: NWP 792\*\*](#) 156  
  
Purpose: To obtain Council approval to remove and/or demolish the City owned building at 4456 Percival Ave.
8. [\*\*HOUSE DEMOLITION AT 3745 MANOR STREET  
LEGAL LOT 9, BLK: 28 DL: 69 PLAN: NWP 1321\*\*](#) 158  
  
Purpose: To obtain Council approval to remove and/or demolish the City owned building at 3745 Manor Street.
9. [\*\*BURNABY SCHOOLS STRATEGIC PLAN\*\*](#) 160  
  
Purpose: To request approval for the endorsement of the Burnaby Community Schools Strategic Plan.
10. [\*\*PLAYGROUND DEVELOPMENT GRANT REQUEST FOR  
CAPITOL HILL ELEMENTARY SCHOOL\*\*](#) 178  
  
Purpose: To request authorization for the City to enter into an agreement with the Burnaby School District for the contribution to the cost of the playground upgrades as detailed in this report.
11. [\*\*CAPITOL HILL COMMUNITY HALL ASSOCIATION LICENSE  
RENEWAL\*\*](#) 182  
  
Purpose: To request approval for the renewal of the lease with the Capitol Hill Community Hall Association.
12. [\*\*LOCHDALE COMMUNITY HALL ASSOCIATION LICENSE  
RENEWAL\*\*](#) 185  
  
Purpose: To request approval for the renewal of the lease with the Lochdale Community Hall Association.

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| 13. | <u><b>REZONING REFERENCE #14-32</b></u><br><u><b>LOW-RISE MULTIPLE FAMILY RESIDENTIAL DEVELOPMENT</b></u><br><u><b>BRENTWOOD TOWN CENTRE</b></u>   | 188 |
|     | Purpose: To seek Council authorization to forward this application to a Public Hearing on 2015 September 29.   |     |
| 14. | <u><b>REZONING REFERENCE #14-33</b></u><br><u><b>MULTI-TENANT LIGHT INDUSTRIAL DEVELOPMENT</b></u><br><u><b>BIG BEND DEVELOPMENT PLAN</b></u>  | 200 |
|     | Purpose: To seek Council authorization to forward this application to a Public Hearing on 2015 September 29.   |     |
| 15. | <u><b>SITING APPROVAL APPLICATION #15-118</b></u><br><u><b>5507 DORSET STREET (0954755 BC LTD.)</b></u><br><u><b>PROPOSED NEW BUILDING UNDER EXISTING ZONING</b></u><br><u><b>ROYAL OAK COMMUNITY PLAN</b></u> | 207 |
|     | Purpose: To inform Council of a request for development of a new industrial building under existing zoning in the Royal Oak Community Plan.  |     |
| 16. | <u><b>BUILDING PERMIT TABULATION REPORT NO. 7 FROM JULY</b></u><br><u><b>01 - JULY 31</b></u>  | 211 |
|     | Purpose: To provide Council with information on construction activity as reflected by the building permits that have been issued for the subject period.   |     |
| 17. | <u><b>2015 SISTER CITY VISIT</b></u>   | 213 |
|     | Purpose: To obtain Council approval for an official Sister City visit.   |     |
| 18. | <u><b>CONTRACT AWARD</b></u><br><u><b>PROPERTY MANAGEMENT SERVICES – DEER LAKE</b></u><br><u><b>CENTRE</b></u>   | 215 |
|     | Purpose: To obtain Council approval to award a contract for Property Management Services – Deer Lake Centre.   |     |

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19. [CONTRACT AWARD 2015-38 STONEY CREEK TRIBUTARY  
3A CULVERT AND BANK REHABILITATION](#) 216
- Purpose: To obtain Council approval to award a construction contract for culvert and bank rehabilitation for the Stoney Creek Tributary.
20. [CONTRACT AWARD  
SINGLE AXLE SEWER FLUSH TRUCK](#) 217
- Purpose: To obtain Council approval to award a contract for the supply and delivery of a single axle sewer flush truck.
21. [CONTRACT AWARD 2015-31](#) 218
- Purpose: To obtain Council approval to award a construction contract for the 2015 Local Area Service Program and other construction work.
22. [CONTRACT AWARD  
VARIOUS LIGHT TRUCKS](#) 219
- Purpose: To obtain Council approval to award contracts for the supply and delivery of various light trucks.
23. [SIGNING OFFICERS - BANK](#) 220
- Purpose: To change signing officers on City bank accounts.
24. [MANAGER'S REPORT ON TABLE](#)
8. [BYLAWS](#)
- A) [First, Second and Third Reading](#)**
- A) [#13500 - Burnaby Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 22, 2015](#) **13500**
- A bylaw authorizing the expenditure of monies in the Capital Works, Machinery and Equipment Reserve Fund - \$7,000,000 to finance the acquisition and servicing of those lands required for municipal projects more particularly described in the 2015 - 2019 Capital Program under "Land Assembly and Development"
- (Item 4(6), Manager's Report, Council 2015 July 20)

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- B) [#13501 - Burnaby Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 23, 2015](#) **13501**  
A bylaw authorizing the expenditure of monies in the Capital Works, Machinery and Equipment Reserve Fund - \$2,772,200 to finance Capital Infrastructure - 2016 Design and 2015 Construction Completion  
(Item 7(3), Manager's Report, Council 2015 August 24)
- C) [#13502 - Burnaby Local Improvement Fund Expenditure Bylaw No. 4, 2015](#) **13502**  
A bylaw authorizing the expenditure of monies in the Local Improvement Fund - \$523,400 to finance the construction of roadworks at various locations in the City (Bylaw Nos. 13425, 13426, 13398, 13400)  
(Item 7(3), Manager's Report, Council 2015 August 24)
- B) [Second Reading](#)**
- D) [#13489 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 19, 2015 - Rez. #13-20 \(4756/4828/74 Lougheed Highway, 4818/28/29 Dawson Street, 2235/85/2311 Delta Avenue and 2316 Beta Avenue\)](#) **13489**  
From M2 General Industrial District, R3 Residential District and CD Comprehensive Development District (based on P3 Park and Public Use District) to CD Comprehensive Development District (based on RM4s, RM5s Multiple Family Residential Districts and Brentwood Town Centre Development Plan as guidelines) and P3 Park and Public Use District, and in accordance with the development plan entitled "Woodlands Site Master Plan and Phase Ia" prepared by James K.M. Cheng Architects Inc.  
Purpose – to establish a Conceptual Master Plan, Design Guidelines and a detailed first phase of development for the subject site, which would provide for specific development rights for the initial phase; and guide further site specific rezoning applications for the development of a multi-phased high-rise apartment and ground-oriented townhousing development with neighbourhood scale commercial uses along Dawson Street  
(Item 5(1), Manager's Report, Council 2015 July 06)
- E) [#13490 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 20, 2015 - Rez. #14-10 \(4221 & 4227 Hastings Street\)](#) **13490**  
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.)

Purpose – to permit the construction of a five-storey mixed-use development, with commercial/retail at grade, and residential uses above

(Item 4(3), Manager's Report, Council 2015 June 22)

- F) [#13491 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 21, 2015 - Rez. #06-62 \(6500 & 6620 Hastings Street\)](#) **13491**  
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.)  
Purpose – to permit exterior renovations to the existing Kensington Square Shopping Centre and reconfiguration of on-site parking  
(Item 4(4), Manager's Report, Council 2015 June 22)
- G) [#13492 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 22, 2015 - Rez. #15-03 \(8850 University Crescent\)](#) **13492**  
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.)  
Purpose – to permit the development of a high rise residential building adjoining a mid-rise residential building  
(Item 4(2), Manager's Report, Council 2015 June 22)
- H) [#13493 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 23, 2015 - Rez. #14-48 \(7765 North Fraser Way\)](#) **13493**  
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.)  
Purpose – 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  
(Item 4(5), Manager's Report, Council 2015 June 22)

- I) [#13494 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 24, 2015 - Rez. #14-49 \(8155 North Fraser Way\)](#) **13494**  
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.)  
Purpose - 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  
(Item 4(6), Manager's Report, Council 2015 June 22)
- J) [#13495 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 25, 2015 - TEXT AMENDMENT](#) **13495**  
A bylaw respecting payday loan and similar services  
(Item 5(2), Manager's Report, Council 2015 July 06)
- C) [Consideration and Third Reading](#)**
- K) [#13421 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 41, 2014 - Rez. #14-15 \(4305 & 4349 Dawson Street\)](#) **13421**  
From M1 Manufacturing District to CD Comprehensive Development District (based on C9 Urban Village Commercial District and Brentwood Town Centre Development Plan guidelines and in accordance with the development plan entitled "Mixed Use Development" prepared by GBL Architects Inc.)  
Purpose - to permit the construction of a six-storey mixed use development with retail at-grade and residential uses above, with full underground parking  
(Item 10, Manager's Report, Council 2014 November 24)  
**Memorandum - Director Planning & Building - 2015 August 19 - Page 221**
- L) [#13432 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 44, 2014 - Rez. #14-03 \(4295 Hastings Street\)](#) **13432**  
From C8 Urban Village Commercial District (Hastings) to CD Comprehensive Development District (based on C8 Urban Village Commercial District, and in accordance with the



development plan entitled "Mixed-Use Commercial and Residential Development – 4295 Hastings Street, Burnaby, BC" prepared by Chris Dikeakos Architects Inc.)

Purpose – to permit the construction of a five-storey mixed-use development, with commercial/retail at grade, and residential uses above

(Item 04, Manager's Report, Council 2014 December 08)

**Memorandum - Director Planning & Building - 2015 August 19 - Page 228**

- M) [#13438 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 1, 2015 - Rez. #14-11 \(2450 Alpha Avenue\)](#) **13438**

From M2 General Industrial District to CD Comprehensive Development District (based on the RM4s Multiple Family Residential District, C1 Neighbourhood Commercial District and Brentwood Town Centre Development Plan as guidelines, and in accordance with the development plan entitled "2450 Alpha Avenue" prepared by GBL Architects)

Purpose – to permit the construction of a 29-storey apartment tower with ground oriented townhouses, work/live, underground and structured parking

(Item 03, Manager's Report, Council 2015 January 26)

**Memorandum - Director Planning & Building - 2015 August 19 - Page 235**

**D) Reconsideration and Final Adoption**

- N) [#13302 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 8, 2014 - Rez. #06-55 \(7485 & 7495 Sixth Street and 7873 Sixteenth Avenue\)](#) **13302**

From R5 Residential District to CD Comprehensive Development District (based on RM3 Multiple Family Residential District and Sixth Street Area Plan guidelines and in accordance with the development plan entitled "Townhouse Development" prepared by Jordan Kutev Architect)

Purpose – to permit the construction of a three-storey townhouse development with underground parking

(Item 06, Manager's Report, Council 2014 February 24)

**Memorandum - Director Planning & Building - 2015 August 19 - Page 242**

- O) [#13496 - Burnaby Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 21, 2015](#) **13496**

A bylaw authorizing the expenditure of monies in the Capital Works, Machinery and Equipment Reserve Fund - \$261,680 to finance 2015 June - Parks, Recreation and Culture Services Projects

(Item 5(6), Manager's Report, Council 2015 July 06)

- P) [#13497 - Burnaby Highway Closure Bylaw No. 4, 2015](#) **13497**  
(Road Closure Reference #14-05)  
A bylaw to close and remove the dedication of certain portions of highway - closure of 4205/13/23/27 Canada Way; 4108,4206/14/24 Norfolk Street; 3249 Gilmore Diversion and closure of a portion of Norfolk Street Road Allowance (all that portion of road in District Lot 69, Group 1, New Westminster District, dedicated by Plan 1321 containing 155.6m<sup>2</sup>) shown outlined on Reference Plan prepared by Jesse Morin, B.C.L.S.  
(Item 02, Manager's Report, Council 2014 October 27)

**9. [NOTICE OF MOTION](#)**

- A) [Councillor Colleen Jordan](#) **246**  
Re: National Pharmacare Strategy

**10. NEW BUSINESS**

**11. INQUIRIES**

**12. ADJOURNMENT**