



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

OPEN PUBLIC MEETING AT 7:00 PM
Monday, 2015 October 05

A G E N D A

- | 1. <u>CALL TO ORDER</u> | <u>PAGE</u> |
|--|--------------------|
| 2. <u>PRESENTATIONS</u> | |
| A) 2015 BURNABY LOCAL HERO AWARDS | |
| <u>Presenters:</u> | |
| His Worship, Mayor Derek Corrigan and | |
| Councillor Nick Volkow, Chair, Social Planning Committee | |
| <u>Award Recipients:</u> | |
| George Doering, Janice Froese, Aliya Jiwa, Maureen Kirk, Lindy | |
| McQueen, Heather Podrow, Claire Stegen, Tony Wong | |
| 3. <u>PROCLAMATIONS</u> | |
| A) Homelessness Action Week (2015 October 11 - 17) | |
| B) Manufacturing Month (2015 October) | |
| C) World Mental Health Day (2015 October 10) | |
| 4. <u>MINUTES</u> | |
| A) Open Council Meeting held 2015 September 28 | 1 |
| B) Public Hearing (Zoning) held 2015 September 29 | 23 |

5. REPORTS

- | | | |
|----|---|----|
| A) | Planning and Development Committee | 27 |
| | Re: Small Cell Antenna Installations on City Infrastructure / | |
| | Antenna Developments in P2 District | |
| B) | Social Planning Committee | 33 |
| | Re: Social Sustainability Strategy Phase 1 Progress Report on | |
| | Action Items | |
| C) | City Manager's Report, 2015 October 05 | 41 |

6. MANAGER'S REPORTS

- | | | |
|----|---|----|
| 1. | EXEMPTIONS FROM TAXATION - 2016 | 42 |
| | Purpose: To obtain Council's approval of the permissive | |
| | exemptions from property taxation for 2016. | |
| 2. | MUNICIPAL AND REGIONAL DISTRICT TAX – TOURISM | 60 |
| | BURNABY | |
| | Purpose: To provide Council with information regarding | |
| | Provincial changes to the Municipal and Regional | |
| | District Tax. | |

7. BYLAWS

A) First Reading

- | | | |
|----|--|--------------|
| A) | #13518 - Burnaby Zoning Bylaw 1965, Amendment Bylaw | 13518 |
| | No. 29, 2015 - Rez. #14-34 (3600 Norland Avenue) | |
| | From CD Comprehensive Development District (based on | |
| | P2 Administration and Assembly District) to Amended CD | |
| | Comprehensive Development District (based on P2 | |
| | Administration and Assembly District and the Burnaby Lake | |
| | Sports Complex Development Plan as guidelines and based | |
| | on the development plan entitled "8-Rinks" prepared by TKL | |
| | Architect Inc.) | |
| | Purpose - to permit the on-site expansion of the Burnaby 8 | |
| | Rinks facility | |
| | (Item 5(12), Manager's Report, Council 2015 September 28) | |

- B) #13519 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 30, 2015 - TEXT AMENDMENT **13519**
To amend the P2 Administration and Assembly District with respect to antenna developments (to permit the small cell installations on City street and traffic light poles in any zoning district)
(Item 5(A), Reports, Council 2015 October 05)
- B) First, Second and Third Reading**
- C) #13498 - Burnaby Street and Traffic Bylaw 1961, Amendment Bylaw No. 2, 2015 **13498**
A bylaw to amend Burnaby Street and Traffic Bylaw 1961 (installation of small cell and other antennae on City street infrastructure)
(Item 4(D), Reports (FMC), Council 2015 July 06)
- D) #13520 - Burnaby Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 24, 2015 **13520**
A bylaw authorizing the expenditure of monies in the Capital Works, Machinery and Equipment Reserve Fund - \$109,950 to finance 2015 Library Vehicle and RFID Completion Project
(Item 4(E), Reports, Council 2015 September 28)
- E) #13521 - Burnaby Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 25, 2015 **13521**
A bylaw authorizing the expenditure of monies in the Capital Works, Machinery and Equipment Reserve Fund - \$1,160,820 to finance seven 2015 Parks, Recreation and Cultural Services Projects
(Item 5(1), Manager's Report, Council 2015 September 28)
- F) #13522 - Burnaby Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 26, 2015 **13522**
A bylaw authorizing the expenditure of monies in the Capital Works, Machinery and Equipment Reserve Fund - \$31,400 to finance the capital project to upgrade Rumble Street, Boundary to McKay
(Item 5(2), Manager's Report, Council 2015 September 28)

C) Second Reading

- G) #13503 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 27, 2015 - Rez. #14-32 (5415 Lougheed Highway) From CD Comprehensive Development District (based on C5 Tourist Commercial District) to Amended CD Comprehensive Development District (based on RM3s Multiple Family Residential District and Brentwood Town Centre Development Plan as guidelines and in accordance with the development plan entitled "Lougheed" prepared by Integra Architecture Inc. and Jonathan Losee Ltd. Landscape Architecture)
Purpose – to permit the development of a low-rise multiple family residential development with town houses fronting Broadway and Lougheed Highway
(Item 7(13), Manager's Report, Council 2015 August 24) **13503**
- H) #13504 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 28, 2015 - Rez. #14-33 (5108 North Fraser Way) From CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District and the Glenlyon Concept Plan as guidelines) to Amended CD Comprehensive Development District (based on M5 Light Industrial District and Glenlyon Concept Plan as guidelines and in accordance with the development plan entitled "Multi-Tenant Industrial Development" by Interface Architecture)
Purpose – to permit the construction of a light-industrial development in accordance with the Glenlyon Concept Plan
(Item 7(14), Manager's Report, Council 2015 August 24) **13504**

D) Third Reading, Reconsideration and Final Adoption

- I) #13443 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 6, 2015 - Rez. #14-36 (Ptn. of 8398 North Fraser Way) 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 guidelines, and in accordance with the development plan entitled "Crescent Business Centre" prepared by Chip Barrett Architect)
Purpose - to permit the construction of a multi-tenant industrial development in accordance with the Burnaby Business Park Concept Plan
(Item 04, Manager's Report, Council 2015 January 26) **13443**

E) Reconsideration and Final Adoption

- J) #13433 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 45, 2014 - Rez. #13-14 (6592,6650 Dunblane Ave., 6579,6611 Marlborough Ave.) **13433**
From RM3 Multiple Family Residential District to CD Comprehensive Development District (based on RM5s Multiple Family Residential District, Metrotown Town Centre Development Plan as guidelines, and in accordance with the development plan entitled "Dunblane" prepared by DYS Architecture)
Purpose - to permit the construction of a 37 storey apartment building with ground oriented townhouses and full underground parking
(Item 03, Manager's Report, Council 2014 December 08)
Memo - Director Planning & Building - 2015 September 30 - Page 66
- K) #13517 - Burnaby Local Area Service Construction (Project No. 16-601) Bylaw No. 1, 2015 **13517**
A bylaw to authorize the construction of certain local area service works upon petition - paving lane on 12th Avenue to 13th Avenue between Mary Avenue and Davies Street
(Item 7(A), Reports, Council 2015 September 14)

8. NEW BUSINESS

9. INQUIRIES

10. ADJOURNMENT



COUNCIL MEETING MINUTES

Monday, 2015 September 28

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 September 28 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 7:00 PM in the Council Chamber.

1. CALL TO ORDER

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

ABSENT: His Worship, Mayor D. Corrigan
Councillor P. Calendino

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
Ms. M. Leung, City Solicitor
Mr. D. Back, City Clerk
Ms. K. O'Connell, Deputy City Clerk

The Open Council meeting was called to order at 7:03 p.m.

2. MINUTES**A) Open Council Meeting held 2015 September 14**MOVED BY COUNCILLOR P. MCDONELLSECONDED BY COUNCILLOR D. JOHNSTON

THAT the minutes of the 'Open' meeting held on 2015 September 14 be adopted.

CARRIED UNANIMOUSLY

3. DELEGATIONSMOVED BY COUNCILLOR P. MCDONELLSECONDED BY COUNCILLOR J. WANG

THAT the delegation be heard.

CARRIED UNANIMOUSLY

**A) Justice Institute of BC
Re: Impact on the Communities in BC
Speaker: Dr. Michel Tarko, President**

Dr. Michel Tarko, Justice Institute of BC President, appeared before Council to highlight the impact of the educational training provided by the Justice Institute to the community and its members.

4. REPORTSMOVED BY COUNCILLOR P. MCDONELLSECONDED BY COUNCILLOR D. JOHNSTON

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

CARRIED UNANIMOUSLY

**A) Community Heritage Commission
Re: Burnaby Remembers Program - 2015**

The Community Heritage Commission submitted a report to Council to seek expenditure authorization for the Burnaby Remembers Program for Remembrance Day - 2015 November 11.

The Community Heritage Commission recommended:

1. THAT Council be requested to approve an expenditure of up to \$1,500 (inclusive of GST) for the Burnaby Remembers Program, as outlines in the report dated 2015 August 24.

MOVED BY COUNCILLOR C. JORDAN

SECONDED BY COUNCILLOR P. MCDONELL

THAT the recommendation of the Community Heritage Commission be adopted.

CARRIED UNANIMOUSLY

B) Community Heritage Commission
Re: Heritage BC Annual Conference, Rossland, BC - 2015
October 01 - 03

The Community Heritage Commission submitted a report to Council to seek expenditure authorization for conference attendance costs.

The Community Heritage Commission recommended:

1. THAT Council authorize an expenditure up to \$3500 for Community Heritage Commission members to attend the Heritage BC Annual Conference to be held in Rossland, BC on 2015 October 01-03.

MOVED BY COUNCILLOR C. JORDAN

SECONDED BY COUNCILLOR D. JOHNSTON

THAT the recommendation of the Community Heritage Commission be adopted.

CARRIED UNANIMOUSLY

C) Executive Committee of Council
Re: 2016 Lease Grants - Community Resource Centres

The Executive Committee of Council submitted a report to Council to propose 2016 lease grants for non-profit tenants at the Holdom, Edmonds, Brentwood, Metrotown and Pioneer Community Resource Centres.

The Executive Committee recommended:

1. THAT Council be requested to approve the proposed 2016 lease grants for community resource centre tenants, as outlined in Table 1, of this report.

2. THAT Council be requested to authorize staff to make the appropriate 2016 lease renewal arrangements with Holdom, Edmonds, Brentwood, Metrotown and Pioneer Community Resource Centre tenants.

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

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

CARRIED UNANIMOUSLY

D) Executive Committee of Council
Re: Grant Applications

The Executive Committee of Council submitted the following Grant requests for Council's consideration:

#15/50 Michael J. Fox Foundation for Parkinson's Research
'Back to the Future to Make Parkinson's History' Fundraiser

RECOMMENDATION:

1. THAT this grant application be denied.

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

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

CARRIED UNANIMOUSLY

#15/51 Big Sisters of BC Lower Mainland
Mentoring Programs

RECOMMENDATION:

1. THAT a grant in the amount of \$4,000 be awarded to Big Sisters of BC Lower Mainland in support of mentoring programs provided by the organization.

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

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

CARRIED UNANIMOUSLY

#15/52(a) Christmas Luncheon/Dinner Grants
*Seniors***RECOMMENDATION:**

1. THAT a grant in the amount of \$7.00 per person be awarded to senior groups applying for their 2015 Christmas Dinner grants.

MOVED BY COUNCILLOR S. DHALIWAL
SECONDED BY COUNCILLOR D. JOHNSTON

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

CARRIED UNANIMOUSLY

#15/53 BC Lacrosse Association
*2015 Canadian Lacrosse National Championships -
Team BC Box and Field Lacrosse***RECOMMENDATION:**

1. THAT a grant in the amount of \$875 be awarded to the BC Lacrosse Association in support of travel expenses for five Burnaby resident/players to compete in the 2015 Canadian Lacrosse National Championships.

MOVED BY COUNCILLOR S. DHALIWAL
SECONDED BY COUNCILLOR D. JOHNSTON

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

CARRIED UNANIMOUSLY

#15/56 Royal Canadian Legion No. 148
*Remembrance Day Ceremony – Confederation Park Reception***RECOMMENDATION:**

1. THAT an in-kind grant up to the amount of \$990 be awarded to the Royal Canadian Legion No. 148 to cover facility rental costs at Confederation Park for a reception following the ceremony at the Cenotaph on Remembrance Day 2015.

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

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

CARRIED UNANIMOUSLY

#15/57 Royal Canadian Legion No. 148
Remembrance Day Ceremony – Confederation Park Cenotaph

RECOMMENDATION:

1. THAT an in-kind grant up to the amount of \$6,000 be awarded to the Royal Canadian Legion No. 148 to assist with the cost of obtaining tents, chairs and a PA system for use at the Confederation Park Cenotaph on Remembrance Day 2015.

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

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

CARRIED UNANIMOUSLY

E) Financial Management Committee
Re: 2015 Library Vehicle and RFID Conversion Project
Completion Bylaw Funding Request

The Financial Management Committee submitted a report to Council to seek expenditure authorization for a library vehicle and RFID conversion capital projects.

The Financial Management Committee recommended:

1. THAT Council authorize staff to bring down a Capital Reserves bylaw in the amount of \$109,950 (inclusive of GST of \$4950) to finance two projects, as outlined in the report dated 2015 August 28.

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

THAT the recommendation of the Financial Management Committee be adopted.

CARRIED UNANIMOUSLY

F) City Manager's Report, 2015 September 28

5. MANAGER'S REPORTS

1. 2015 SEPTEMBER - PARKS, RECREATION & CULTURAL SERVICES CAPITAL FUNDING BYLAW

The City Manager submitted a report from the Director Parks, Recreation & Cultural Services to request to bring forward a bylaw to appropriate \$1,160,820 from Capital Reserves to finance Burnaby Village Museum Christmas season infrastructure replacements, Riverway Clubhouse furnishings and equipment, Swangard Stadium electrical service upgrade and painting, Burnaby Lake Sports Complex west painting, Bonsor Recreation Complex facility condition assessment, C.G. Brown Pool and Burnaby Lake Arena replacement and South Burnaby Arena feasibility study.

The City Manager recommended:

1. THAT a bylaw be brought forward to appropriate \$1,160,820 (inclusive of GST) from capital reserves to finance seven projects.

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

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

2. 2015 AND 2016 CAPITAL INFRASTRUCTURE FUNDING REQUEST

The City Manager submitted a report from the Director Engineering to request approval and funding for design of the 2016 Capital Infrastructure Program and completion of the 2015 Infrastructure Construction Program.

The City Manager recommended:

1. THAT Council approve capital expenditures of \$985,000 for infrastructure programs, as outlined in this report.
2. THAT Council authorize staff to bring down a Capital Reserves Bylaw in the amount of \$31,400 (inclusive of GST), and draw from the Sanitary Sewer Capital Fund the amount of \$978,700 (inclusive of GST) and the Waterworks Utility Capital Fund the amount of \$20,930 (inclusive of GST) to finance the capital programs as outlined in this report.

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

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

**3. REMEMBRANCE DAY PARADE - SOUTH BURNABY - 2015
NOVEMBER 11**

The City Manager submitted a report from the Director Engineering to seek approval for a Remembrance Day Parade on 2015 November 11.

The City Manager recommended:

1. THAT Council approve the parade as discussed in this report.
2. THAT the coordinator of the event, Peter Pasanen, Royal Canadian Legion #83, 5289 Grimmer St Burnaby BC V5H 2H3, be sent a copy of this report.

MOVED BY COUNCILLOR C. JORDAN
SECONDED BY COUNCILLOR J. WANG

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

**4. REMEMBRANCE DAY PARADE - NORTH BURNABY - 2015
NOVEMBER 11**

The City Manager submitted a report from the Director Engineering to seek Council approval for a Remembrance Day Parade on 2015 November 11.

The City Manager recommended:

1. THAT Council approve the parade as discussed in this report.
2. THAT a copy of this report be sent to Grace Browning, Chairman, Royal Canadian Legion #148, 4356 Hastings St E, Burnaby BC V5C 2J9.

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

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

5. RETIREMENTS

The City Manager submitted a report from the Director Human Resources informing Council of the following retirements from January to June 2015:

Mr. Lee Goodman	Foreman 2- Grounds Maintenance	37 Years of Service
Mr. James Pickering	Foreman 3 – Parks Operations	34 Years of Service
Ms. Mara Cirotto	Supervisor Administration – PRCS	24 Years of Service
Ms. Sharen Wenzlaff	Clerical Supervisor – RCMP	36 Years of Service
Mr. Gary Mockler	Recreation Complex Supervisor	30 Years of Service
Ms. Lynda Maeve Orr	Assistant Museum Programmer	21 Years of Service
Ms. Cindy Maltman	Fire Lieutenant	22 Years of Service
Mr. Allan Sayle	Fire Captain	33 Years of Service
Ms. Lorri Gibbard	Recreation Centre Supervisor 2	34 Years of Service
Mr. Robert Renger	Planner 3	33 Years of Service
Ms. Sherry Iannacone	Parks Janitor	25 Years of Service
Mr. Daniel Mulligan	Assistant Chief Building Inspector	34 Years of Service
Ms. Bernice Dawson	Court Liaison Officer	31 Years of Service
Mr. Craig McKenzie	Garage Service Technician	19 Years of Service
Mr. Patrick Leong	Network Architect 1	15 Years of Service
Mr. Randy McCluskie	Fire Captain	29 Years of Service
Mr. Daniel Kennedy	Fire Captain	27 Years of Service
Ms. Kathy Jones	Supervisor – Financial Services	27 Years of Service
Ms. Roseann Echlin	Clerk 3- Physical Plant Maintenance	15 Years of Service
Mr. Leif Bjorseth	Assistant Director – Infrastructure Planning and Development Services	13 Years of Service

Mr. Richard Corden	Foreman 2 - Waterworks	35 Years of Service
Mr. Rick Gee	Equipment Operator 2 – Solid Waste & Recycling	35 Years of Service

The City Manager recommended:

1. THAT this report be received for information.

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

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

**6. CONTRACT AWARD 2015-37
FRASER FORESHORE DYKING
ENVIRONMENTAL COMPENSATION PROJECT**

The City Manager submitted a report from the Director Finance to obtain Council approval to award a construction contract for the Fraser Foreshore Dyking environmental Compensation project.

The City Manager recommended:

1. THAT Council approve a contract award to Sumas Remediation Services Inc. for a total cost of \$293,216.18 including GST in the amount of \$13,962.68 as outlined in this report. Final payment will be based on the actual quantity of goods and services delivered and unit prices as tendered.

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

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

**7. CONTRACT AWARD 2015-46
MYRTLE PUMP STATION UPGRADE**

The City Manager submitted a report from the Director Finance to obtain Council approval to award a construction contract for the Myrtle Pump Station Upgrade.

The City Manager recommended:

1. THAT Council approve a contract award to EarthCo Underground Ltd. for a total cost of \$345,450 including GST in the amount of \$16,450 as outlined in this report. Final payment will be based on the actual quantity of goods and services delivered and unit prices as tendered.

MOVED BY COUNCILLOR A. KANG

SECONDED BY COUNCILLOR C. JORDAN

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

**8. CONTRACT AWARD 2015-42
2015 MINOR BRIDGE REHABILITATION PROGRAM**

The City Manager submitted a report from the Director Finance to obtain Council approval to award a construction contract for the 2015 Minor Bridge Rehabilitation Program.

The City Manager recommended:

1. THAT Council approve a contract award to Metro Testing Laboratories (Concrete Restoration) Ltd. for a total cost of \$275,946.23 including GST in the amount of \$13,140.30 as outlined in this report. Final payment will be based on the actual quantity of goods and services delivered and unit prices as tendered.

MOVED BY COUNCILLOR P. MCDONELL

SECONDED BY COUNCILLOR D. JOHNSTON

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

**9. CONTRACT AWARD E8/2016
2016 WATERMAIN REPLACEMENT & ROAD
REHABILITATION PROGRAM – SOUTH SLOPES**

The City Manager submitted a report from the Director Finance to obtain Council approval to award a contract for the Engineering design and construction administrative services for the 2016 Watermain Replacement & Road Rehabilitation Program - South Slopes.

The City Manager recommended:

1. THAT Council approve a contract award to McElhanney Consulting Services Ltd. for a total cost of \$263,116.35 including GST in the amount of \$12,529.35 as outlined in this report.

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

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

**10. CONTRACT AWARD E6/2016
2016 WATERMAIN REPLACEMENT & ROAD
REHABILITATION PROGRAM – STANLEY PROJECT**

The City Manager submitted a report from the Director Finance to obtain Council approval to award a contract for the Engineering design and construction administrative services for the 2016 Watermain Replacement & Road Rehabilitation Program - Stanley Project.

The City Manager recommended:

1. THAT Council approve a contract award to Web Engineering Ltd. for a total cost of \$252,551.25 including GST in the amount of \$12,026.25 as outlined in this report.

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

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

**11. CONTRACT EXTENSION
SUPPLY AND DELIVERY OF SAND AND GRAVEL**

The City Manager submitted a report from the Director Finance to obtain Council approval for a one year contract extension for the supply and delivery of sand and gravel.

The City Manager recommended:

1. THAT Council approve a one year contract extension for the supply and delivery of sand and gravel with STL Contracting Ltd., for an estimated

total cost of \$635,000 including taxes in the amount of \$68,035.71. Final payment will be based on actual quantities ordered and unit prices quoted.

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

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

**12. REZONING REFERENCE #14-34
SPORTS COMPLEX EXPANSION
BURNABY LAKE SPORTS COMPLEX**

The City Manager submitted a report from the Director Planning and Building to seek Council authorization to forward this application to a Public Hearing on 2015 October 27.

The City Manager recommended:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 2015 October 05 and to a Public Hearing on 2015 October 27 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.
 - 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.
 - e) 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.
 - 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 review of a detailed Sediment Control System by the Director Engineering.
- h) The submission of a Site Profile and resolution of any arising requirements.
- i) The submission of a detailed comprehensive sign plan.
- j) The deposit of the applicable GVS & DD Sewerage Charge.

MOVED BY COUNCILLOR A. KANG
SECONDED BY COUNCILLOR J. WANG

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

13. REZONING APPLICATIONS

Item #01 Application for the Rezoning of:
Rez #15-30 Lot 21, DL 124 Group 1, NWD Plan 3343
From: M2 General Industrial District
To: CD Comprehensive Development District (based on RM4s
 Multiple Family Residential District and Brentwood Town
 Centre Development Plan as guidelines)
Address: 2242 Alpha Avenue
Purpose: To permit the construction of a multi-family residential
 building with above and below grade structured parking.

The City Manager recommended:

1. THAT the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

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

THAT the recommendation of the City Manager be adopted

CARRIED UNANIMOUSLY

Item #02 Application for the Rezoning of:
Rez #15-31 Lot 126, DL 124, Group 1, NWD Plan 48051
From: M2 General Industrial District
To: CD Comprehensive Development District (based on RM4's Multiple Family Residential District and Brentwood Town Centre Development Plan as guidelines)
Address: 2425 Beta Avenue
Purpose: To permit construction of a multi-phased high-rise residential development with above and below grade structured parking.

The City Manager recommended:

1. THAT the introduction of a Highway Closure Bylaw be authorized according to the terms outlined in Section 4.4 of this report, contingent upon the granting by Council of Second Reading of the subject Rezoning Bylaw.
2. THAT the sale be approved in principle of City-owned road right-of-way for inclusion within the subject development site in accordance with the terms outlined in Section 4.4 of this report, and subject to the applicant pursuing the rezoning proposal to completion.
3. THAT the planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

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

THAT the recommendations of the City Manager be adopted

CARRIED UNANIMOUSLY

Item #03 Application for the rezoning of: Parcel "C" (Explanatory Plan
Rez #15-32 28705), Lot 14, DL 68, Group 1, NWD Plan 12188
From: RM2 Multiple Family Residential District
To: CD Comprehensive Development District (based on RM2 Multiple Family Residential District)
Address: 3846 Sunset Street
Purpose: To permit the installation of a rooftop antenna facility and an at-grade equipment compound.

The City Manager recommended:

1. THAT the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

MOVED BY COUNCILLOR A. KANG

SECONDED BY COUNCILLOR P. MCDONELL

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

Item #04 Application for the Rezoning of:
Rez #15-33 Parcel 1, DL 71 and 72, Group 1, NWD Plan BCP33657
From: CD Comprehensive Development District (based on P6 Regional Institutional District), P6 Regional Institutional District
To: Amended CD Comprehensive Development District (based on P6 Regional Institutional District), P6 Regional Institutional District
Address: 3700 Willingdon Avenue
Purpose: To permit the establishment of a Comprehensive Sign Plan (CSP) in order to enable future signage opportunities for the BCIT main campus.

The City Manager recommended:

1. THAT the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

MOVED BY COUNCILLOR A. KANG

SECONDED BY COUNCILLOR D. JOHNSTON

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

Item #05 Application for the rezoning of:
Rez #15-34 Lot 1, DL 70, Group 1, NWD Plan BCP21069
From: CD Comprehensive Development District (based on C3, C3d, C3f General Commercial District)
To: Amended CD Comprehensive Development District (based on C3, C3d, C3f General Commercial District)
Address: 4331 Dominion Street

Purpose: To permit the construction of a new restaurant patio.

The City Manager recommended:

1. THAT the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date
2. THAT a copy of this report be sent to Brad Desmarais, Vice President, Casino and Community Gaming, British Columbia Lottery Corporation, 74 West Seymour Street, Kamloops, BC, V2C 1E2.

MOVED BY COUNCILLOR A. KANG

SECONDED BY COUNCILLOR J. WANG

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

Item #06

Rez #15-35

Application for the Rezoning of:

Lot 3, DL 118, Group 1, NWD Plan 76093 Except Plans LMP30514 & BCP51462; Lot 2 Except: Part Dedicated Road On Plan LMP2986, DL 118, Group 1, NWD Plan 76093

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

To: Amended CD Comprehensive Development District (based on M1 Manufacturing District and M5 Light Industrial District)

Address: 3700 and 3880 Henning Drive

Purpose: To amend the existing CD zoning to permit a multi-phased expansion of Bridge Studios.

The City Manager recommended:

1. THAT the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

MOVED BY COUNCILLOR A. KANG

SECONDED BY COUNCILLOR D. JOHNSTON

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

Item #07 Application for the Rezoning of:
Rez #15-36 Lot 63, DL 98, Group 1, NWD Plan 24504
From: R5 Residential District
To: CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Royal Oak Community Plan as guidelines)
Address: 5177 Sidley Street
Purpose: To permit construction of an infill townhouse development with enclosed parking at grade.

The City Manager recommended:

1. THAT the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.
2. THAT copies of this report be sent to the owners of 5167 and 5191 Sidley Street which, along with the subject property, are outlined for inclusion in a potential larger site assembly in the Royal Oak Community Plan area.

MOVED BY COUNCILLOR A. KANG

SECONDED BY COUNCILLOR P. MCDONELL

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

Item #08 Application for the rezoning of:
Rez #15-37 Lot 54, DL 95, Group 1, NWD Plan 1152, Strata Lots 1 and 2, DL 95, Group 1, NWD Strata Plan NW2078 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lots As Shown On Form 1
From: R5 Residential District
To: CD Comprehensive Development District (based on RM2 Multiple Family Residential District and the Edmonds Town Centre Plan as guidelines)
Address: 7141 and 7145 Seventeenth Avenue
Purpose: To permit the construction of a townhouse development.

The City Manager recommended:

1. THAT the introduction of a Highway Closure Bylaw be authorized according to the terms outlined in Section 4.3 of this report, contingent upon the granting by Council of Second Reading of the subject Rezoning Bylaw.

2. THAT the sale be approved in principle of City-owned lane right-of-way for inclusion within the subject development site in accordance with the terms outlined in Section 4.3 of this report, and subject to the applicant pursuing the rezoning proposal to completion.
3. THAT the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

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

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

Item #09 Application for the Rezoning of:
Rez #15-38 Lot A, DL 79, Group 1, NWD Plan 68764
From: CD Comprehensive Development District (based on P2
 Administration and Assembly District)
To: Amended CD Comprehensive Development District (based on
 P2 Administration and Assembly District)
Address: 6540 Thomas Street
Purpose: To permit the addition of an elevator lobby and entrance to the
 front of the Scandinavian Community Centre.

The City Manager recommended:

1. THAT the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

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

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 P. MCDONELL

SECONDED BY COUNCILLOR D. JOHNSTON

THAT the report of the Committee be now adopted.

CARRIED UNANIMOUSLY

6. BYLAWS

First, Second and Third Reading

- | | | |
|----|--|-------|
| A) | Burnaby Local Area Service Construction (Project No. 16-601) Bylaw No. 1, 2015 | 13517 |
|----|--|-------|

MOVED BY COUNCILLOR P. MCDONELL

SECONDED BY COUNCILLOR S. DHALIWAL

THAT Bylaw No. 13517 be now introduced and read three times.

CARRIED UNANIMOUSLY

Consideration and Third Reading

- | | | |
|----|---|-------|
| B) | Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 2, 2014
- Rez. #12-26 (7350 Edmonds Street and 7338 Kingsway) | 13282 |
| C) | Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 18,
2014 - Rez. #12-11 (4354 Hastings Street) | 13351 |
| D) | Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 13,
2015 - Rez. #14-14 (Suite LM100 - 4664 Lougheed
Highway) | 13465 |

MOVED BY COUNCILLOR P. MCDONELL

SECONDED BY COUNCILLOR A. KANG

THAT Bylaw No. 13282, 13351, 13465 be now read a third time.

CARRIED UNANIMOUSLY

Reconsideration and Final Adoption

- | | | |
|----|---|-------|
| E) | Burnaby Bylaw Notice Enforcement Bylaw 2009,
Amendment Bylaw No. 1, 2015 | 13505 |
|----|---|-------|

F)	Burnaby Graffiti Bylaw 2007, Amendment Bylaw No. 1, 2015	13506
G)	Burnaby Noise or Sound Abatement Bylaw 1979, Amendment Bylaw No. 1, 2015	13507
H)	Burnaby Parking Meter Bylaw 1998, Amendment Bylaw No. 1, 2015	13508
I)	Burnaby Pesticide Use Control Bylaw 2008, Amendment Bylaw No. 1, 2015	13509
J)	Burnaby Sewer Connection Bylaw 1961, Amendment Bylaw No. 1, 2015	13510
K)	Burnaby Sign Bylaw 1972, Amendment Bylaw No. 1, 2015	13511
L)	Burnaby Soil Deposit Bylaw 1971, Amendment Bylaw No. 1, 2015	13512
M)	Burnaby Solid Waste and Recycling Bylaw 2010, Amendment Bylaw No. 1, 2015	13513
N)	Burnaby Street and Traffic Bylaw 1961, Amendment Bylaw No. 1, 2015	13514
O)	Burnaby Watercourse Bylaw 1988, Amendment Bylaw No. 1, 2015	13515
P)	Burnaby Waterworks Regulation Bylaw 1953, Amendment Bylaw No. 1, 2015	13516

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

THAT Bylaw No. 13505, 13506, 13507, 13508, 13509, 13510, 13511, 13512, 13513, 13514, 13515, 13516 be now reconsidered and Finally Adopted, signed by the Mayor and Clerk and the Corporate Seal affixed thereto.

CARRIED UNANIMOUSLY

7. NEW BUSINESS**Meeting Time Change**

Councillor Jordan noted that the start time of the 2015 September 29 Planning and Development Committee meeting had been changed to 6:30pm.

8. INQUIRIES

There were no inquiries brought before Council at this time.

9. ADJOURNMENT

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

THAT this 'Open' Council meeting do now adjourn.

CARRIED UNANIMOUSLY

The Open Council meeting adjourned at 7:38 p.m.

Confirmed:

Certified Correct:

MAYOR

CITY CLERK



PUBLIC HEARING MINUTES

Tuesday, 2015 September 29

A Public Hearing (Zoning) was held in the Council Chamber, Burnaby City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2015 September 29 at 7:00 PM.

CALL TO ORDER

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

ABSENT: His Worship, Mayor D. Corrigan
Councillor P. Calendino

STAFF: Mr. L. Pelletier, Director Planning and Building
Mr. E. Kozak Assistant Dir. Current Planning
Ms. K. O'Connell, Deputy City Clerk
Ms. E. Prior, Administrative Officer

The Public Hearing was called to order at 7:03 p.m.

ZONING BYLAW AMENDMENTS

- 1) **BURNABY ZONING BYLAW 1965,
AMENDMENT BYLAW NO. 27, 2015 – BYLAW NO. 13503**

Rez. #14-32

5415 Lougheed Highway

From: CD Comprehensive Development District (based on C5 Tourist Commercial District)

To: Amended CD Comprehensive Development District (based on RM3s Multiple Family Residential District and Brentwood Town Centre Development Plan as guidelines and in accordance with the

development plan entitled “Lougheed” prepared by Integra Architecture Inc. and Jonathan Losee Ltd. Landscape Architecture)

The purpose of the proposed zoning bylaw amendment is to permit the development of a low-rise multiple family residential development with town houses fronting Broadway and Lougheed Highway.

The Advisory Planning Commission advised it supports the rezoning application

Two letters were received in response to the proposed bylaw amendment.

OPPOSED:

Linda Bodnar, 5560 Broadway Street, Burnaby
Jane Ashenden, 5504 Broadway Street, Burnaby

The following speakers appeared before Council in support or opposition to the proposed bylaw amendment.

Cameron Thorn, Ledingham McAllister, 3-1285 West Pender Street, Vancouver offered on behalf of the developer to answer any questions Council or the public may have in relation to the development plans.

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

THAT this Public Hearing for Rez. #14-32, Bylaw #13503 be terminated.

CARRIED UNANIMOUSLY

**2) BURNABY ZONING BYLAW 1965,
 AMENDMENT BYLAW NO. 28, 2015 – BYLAW NO. 13504**

Rez. #14-33

5108 North Fraser Way

From: CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District and the Glenlyon Concept Plan as guidelines)

To: Amended CD Comprehensive Development District (based on M5 Light Industrial District and Glenlyon Concept Plan as guidelines and in accordance with the development plan entitled “Multi-Tenant Industrial Development” by Interface Architecture)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a light-industrial development in accordance with the Glenlyon Concept Plan.

The Advisory Planning Commission advised it supports the rezoning application

One letter was received in response to the proposed bylaw amendment.

OPPOSED:

Glen North, 9388 North Fraser Crescent, Burnaby

The following speakers appeared before Council in support or opposition to the proposed bylaw amendment.

Chris Bozyk, 1010 Braeside Ave, West Vancouver, appeared as a representative of President and CEO, Glen North, of PNP Pharmaceuticals and expressed concerns related to security, the esthetics of the existing business facades, exterior cleanliness and strata management.

Dr. Dennis Thneah, 9388 North Fraser Crescent, Burnaby, appeared as a representative of President and CEO, Glen North, of PNP Pharmaceuticals and expressed concerns related to security, the esthetics of the existing business facades, exterior cleanliness and strata management.

Harley Smith, 207- 4288 Lozells, Burnaby, appeared as a representative of Rockwell Pacific Properties and stated that the limited industrial uses of the proposed rezoning will mitigate any concerns of the previous speakers.

MOVED BY COUNCILLOR D. JOHNSTON

SECONDED BY COUNCILLOR P. MCDONELL

THAT this Public Hearing for Rez. #14-33 , Bylaw #13504 be terminated.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR P.MCDONELL

SECONDED BY COUNCILLOR D. JOHNSTON

That this Public Hearing do now adjourn.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 7:28 p.m.

Confirmed:

Certified Correct:

Nick Volkow
ACTING MAYOR

Kate O'Connell
DEPUTY CITY CLERK

DRAFT



Meeting 2015 October 05

COUNCIL REPORT

PLANNING AND DEVELOPMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

**SUBJECT: SMALL CELL ANTENNA INSTALLATIONS ON CITY
INFRASTRUCTURE / ANTENNA DEVELOPMENTS IN P2 DISTRICT**

RECOMMENDATIONS:

1. **THAT** Council authorize the preparation of a bylaw amending the Burnaby Zoning Bylaw, as outlined in Sections 2.2 and 2.3 of this report, and that the bylaw be advanced to First Reading on 2015 October 05 and to a Public Hearing on 2015 October 27 at 7:00 pm.
2. **THAT** Council authorize the preparation of a bylaw amending the Burnaby Street and Traffic Bylaw, as outlined in Section 2.4 of this report, and that the bylaw be advanced to First, Second, and Third Readings on 2015 October 05.

REPORT

The Planning and Development Committee, at its meeting held on 2015 September 29, received and adopted the attached report proposing text amendments to the Burnaby Street and Traffic Bylaw and the Burnaby Zoning Bylaw to permit small cell antenna installations on City street light standards and traffic light poles; and amend the P2 Administration and Assembly District with respect to antenna developments.

Respectfully submitted,

Copied to:	City Manager Deputy City Managers Director Engineering Director Planning & Building Chief Building Inspector City Solicitor
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Councillor C. Jordan
Chair

Councillor D. Johnston
Vice Chair

Councillor S. Dhaliwal
Member



Meeting 2015 September 29

COMMITTEE REPORT

TO: CHAIR AND MEMBERS
PLANNING AND DEVELOPMENT
COMMITTEE

DATE: 2015 September 24

FROM: DIRECTOR PLANNING AND BUILDING

FILE: 42000 20
Reference: Small Cell Antenna

SUBJECT: SMALL CELL ANTENNA INSTALLATIONS ON CITY INFRASTRUCTURE
/ ANTENNA DEVELOPMENTS IN P2 DISTRICT

PURPOSE: To propose text amendments to the Burnaby Street and Traffic Bylaw and the Burnaby Zoning Bylaw to permit small cell antenna installations on City street light standards and traffic light poles; and amend the P2 Administration and Assembly District with respect to antenna developments.

RECOMMENDATIONS:

1. **THAT** Council authorize the preparation of a bylaw amending the Burnaby Zoning Bylaw, as outlined in Sections 2.2 and 2.3 of this report, and that the bylaw be advanced to First Reading on 2015 October 05 and to a Public Hearing on 2015 October 27 at 7:00 pm.
2. **THAT** Council authorize the preparation of a bylaw amending the Burnaby Street and Traffic Bylaw, as outlined in Section 2.4 of this report, and that the bylaw be advanced to First, Second, and Third Readings on 2015 October 05.

REPORT

1.0 INTRODUCTION

On 2015 July 06, Council authorized staff to review the provisions of the Burnaby Zoning Bylaw and the Street and Traffic Bylaw in relation to the installation of small cell and other antennas on City street infrastructure. The need for the review arises from a proposal from Telus to provide for the installation of small cell wireless communication devices on City street infrastructure. Council approved an agreement with Telus, subject to an independent bylaw amendment process to follow.

Installation of the small cell stations on City infrastructure requires text amendments to the Burnaby Zoning Bylaw, which currently permits commercial antennas as a principal use only in the P2 Administration and Assembly District, or on buildings (in all Districts except R Districts) subject to conditions. It also requires text amendments to the Burnaby Street and Traffic Bylaw to specify general terms and conditions for installing the small cell stations.

To: Planning and Development Committee
 From: Director Planning and Building
 Re: Small Cell Antenna Installations
 2015 September 24..... Page 2

It is also recommended that the P2 District schedule be amended to require CD Comprehensive Development District rezoning for antenna developments that exceed the requirements of Section 6.21 of the Zoning Bylaw.

2.0 PROPOSED ZONING BYLAW AMENDMENTS

2.1 Small Cell Installations

Small cell wireless communications stations are antenna installations that provide additional wireless capacity in high usage areas, and additional coverage in areas with challenging features, such as trees or other obstacles that may block signals. Small cell installations are mounted on poles and consist of an approximately 1 ft², 5-inch deep [0.01 m³ (0.35 ft³)] antenna unit and an associated electrical breaker box of similar size [approximately 0.006 m³ (0.21 ft³)]. The typical placement height is approximately five to six meters from ground level, but can be lower or higher. Each unit is connected to the core network through power and fiber lines that run through the pole and into underground conduit.

2.2 Zoning Bylaw Text Amendment – Small Cell Antennas

Small cell installations are a relatively unobtrusive means to improve wireless service. The small size of the antennas and associated electrical boxes, and their integration on existing infrastructure, is considerably less intrusive than freestanding antennas or, in many cases, rooftop antennas. Given their inconspicuous design and the minimal energy output from the antennas, these installations are suitable for all areas of the City, including residential areas. However, an approach is needed to control the proliferation of small cell installations and to ensure that they are designed and located in a manner that minimizes visual impacts. Through this report, this is achieved by way of specific Director Engineering approval for each attachment to a City pole. The Director Engineering will be responsible for the siting of installations and the resolution of any issues.

Currently, the Zoning Bylaw permits antennas only in the P2 Administration and Assembly District, or on buildings (except in R Districts) subject to siting and design criteria. Antennas that are accessory to a principal use are also permitted. In order to permit the small cell installations on City street and traffic light poles in any zoning district, an amendment to the Zoning Bylaw is required.

More specifically, staff proposes an amendment to Section 6.21 – Antennae of the Burnaby Zoning Bylaw, which currently regulates antennas on buildings. The proposed amendment would add a new subsection, specifically for small cell and similar installations, with the following provisions:

- maximum size and height requirements for the antenna;
- a minimum distance between separate installations;

To: Planning and Development Committee
 From: Director Planning and Building
 Re: Small Cell Antenna Installations
 2015 September 24..... Page 3

- a definition of the City infrastructure components (e.g., traffic light or lamp pole) upon which the antennas could be attached; and
- the requirement that the installation be approved by the Director Engineering.

The intent of these provisions is to ensure that the proposed installations meet the expectations of the City and do not result in visual clutter or other impacts to the quality of the streetscape. These provisions also provide for discretionary review of each installation by the Director Engineering. It is noted that while the proposed amendment accommodates the proposed Telus installations, it would apply to any conforming antenna system, provided the carrier installing the system has entered into a written licence agreement with the City. In addition, future amendments may be considered to similarly accommodate other small antenna installations with different requirements.

Recommended Zoning Bylaw Amendment

THAT Section 6.21 be amended to add provisions similar to the following:

An antenna or group of antennas and associated electrical box forming part of a single installation attached to an approved traffic light or lamp pole is permitted in any zoning district if it meets the following qualifications, namely:

- *it is located at least 6m (19.7ft) above the ground but not extending higher than the pole or crossbar on which it is mounted;*
- *the antenna or antennas have a volumetric dimension not greater than 0.01m³ (0.35ft.³); and*
- *it is located not less than 250m (820ft) from any other approved traffic light or lamp pole mounted antennas on the same street.*

For the purposes of this section, “approved traffic light or lamp pole” means a City owned traffic signal pole or street lamp pole situated within a dedicated road allowance or statutory right of way and that has been approved by the City’s Director Engineering for the mounting of antennas.

2.3 Zoning Bylaw Text Amendment – Antennas in the P2 District

The Zoning Bylaw permits antennas as an outright use in the P2 Administration and Assembly District. Few conditions apply to this use, as antennas are exempt from building height restrictions and setbacks and require no off-street parking. At the same time, free-standing antennas can be unsightly due to excessive height and their generally utilitarian, pre-fabricated design. In addition, these antennas can generate concern from neighbouring residents and the larger public. While monopole antennas have rarely been constructed on P2 District properties, the potential exists for this to occur with little regulatory control over siting and design.

To: Planning and Development Committee
 From: Director Planning and Building
 Re: Small Cell Antenna Installations
 2015 September 24..... Page 4

Typically, free-standing antenna installations have been sited on industrial properties that have required rezoning to accommodate the use. In those instances, staff have supported rezoning proposals only to the CD Comprehensive Development District based on the P2 District, rather than to the P2 District itself, as rezoning to the CD District limits development to that shown on the approved plan. As such, the initial design and any subsequent additions or changes must be approved through the rezoning process.

In order to ensure that all antenna proposals, other than those permitted under Section 6.21 of the Zoning Bylaw, require approval through the rezoning process, it is recommended that the P2 District schedule be amended to only permit antenna developments if they are included as part of a comprehensive development plan subject to the CD Comprehensive Development District.

Recommended Zoning Bylaw Amendment

THAT Section 502.1 (14) be amended similar to the following (proposed additions are underlined):

Antenna developments not included in section 6.21, subject to the condition that such use is included as part of a comprehensive development plan to which the provisions of the Comprehensive Development District apply.

2.4 Street and Traffic Bylaw Text Amendment

The Street and Traffic Bylaw regulates the use of City streets, including infrastructure within the City road right-of-way. In order to permit the installation of small cell wireless communications stations on street infrastructure, it is necessary to amend the Bylaw to specify the conditions under which this may be done. The proposed amendment specifies the types of infrastructure subject to the provision, and stipulates prerequisites to installation, including entry into a written licence agreement with the City, and consideration to consist of provision of optical Ethernet services or other non-monetary consideration as may be acceptable to Council.

Recommended Street and Traffic Bylaw Amendment

THAT a new section be added similar to the following:

No person shall install or affix a cellular telecommunication station for the transmission of wireless communications in, on or to a City structure or street, including without limitation a:

- *street light standard,*
- *traffic light pole,*
- *roadway,*
- *sidewalk,*
- *boulevard,*

To: Planning and Development Committee
 From: Director Planning and Building
 Re: Small Cell Antenna Installations
 2015 September 24 Page 5


- transit shelter,
- sign, or
- unopened road allowance,

within the area of a street unless the person first enters into a written licence agreement approved by City Council and agrees that in consideration for the licence the person must provide optical Ethernet services to City buildings, structure or facilities, for the benefit of the City and the City's invitees or agents or such other non-monetary consideration as may be approved by City Council for each station installed or affixed by the person.

3.0 CONCLUSION

This report presents Zoning Bylaw text amendments in order to: 1) permit the installation of small cell antenna installations on City infrastructure; and 2) ensure that antennas that do not meet the provisions of Section 6.21 (e.g., freestanding or monopole antennas) require public input and Council approval through the CD rezoning process. It also presents amendments to the Street and Traffic Bylaw to provide the necessary prerequisites for installation of the small cell stations on City infrastructure.

It is recommended that Council approve a) the proposed Zoning Bylaw amendments, as outlined in Sections 2.2 and 2.3 of this report, for advancement to First Reading on 2015 October 05 and Public Hearing on 2015 October 27 at 7:00 pm; and b) the proposed amendment to the Street and Traffic Bylaw, as outlined in Section 2.4 of this report, for advancement to First, Second and Third Readings on 2015 October 05.


 Lou Pelletier, Director
 PLANNING AND BUILDING

LF:sla

cc: City Manager
 Deputy City Managers
 Director Engineering
 Director Finance
 City Solicitor
 City Clerk

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SOCIAL PLANNING COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

**SUBJECT: SOCIAL SUSTAINABILITY STRATEGY – PHASE 1 PROGRESS
REPORT ON ACTIONS**

RECOMMENDATIONS:

1. THAT Council receive this report for information purposes.
2. THAT copies of the Burnaby Social Sustainability Strategic Progress Report on Actions be forwarded to:
 - the Public Safety Committee;
 - the Traffic Safety Committee;
 - the Transportation Committee;
 - the Parks, Recreation and Culture Commission;
 - the Public Library Board;
 - the Simon Fraser Liaison Committee;
 - the Burnaby Board of Education;
 - the Burnaby Board of Trade;
 - the Fraser Health Authority;
 - Burnaby Members of Parliament;
 - Burnaby Members of the Legislative Assembly; and
 - the Urban Development Institute.

REPORT

The Social Planning Committee, at its meeting held on 2015 September 28, received and adopted the *attached* report providing Council with a progress report on the Phase 1 implementation of the Burnaby Social Sustainability Strategy.

Copy: City Manager Deputy City Managers Director Parks, Recreation and Cultural Services Director Engineering Director Finance OIC, Burnaby RCMP Chief Librarian

To: His Worship, the Mayor and Councillors
From: Social Planning Committee
Re: Social Sustainability Strategy – Phase 1 Progress
Report on Actions
2015 September 28 Page 2

The progress report, (*provided under separate cover* and to be posted on the City Website at www.burnaby.ca/socialsustainability) provides an update on various actions undertaken in each of the Strategy's seven Strategic Priorities. It also highlights Phase 1 initiatives the City and its partners will pursue in the coming years.

Respectfully submitted,

Councillor N. Volkow
Chair

Councillor A. Kang
Vice Chair

Councillor J. Wang
Member



Item
Meeting2015 Sep 30

COMMITTEE REPORT

TO: CHAIR AND MEMBERS
SOCIAL PLANNING COMMITTEE

DATE: 2015 September 23

FROM: DIRECTOR PLANNING AND BUILDING

FILE: 17000 00

SUBJECT: SOCIAL SUSTAINABILITY STRATEGY – PHASE 1 PROGRESS
REPORT ON ACTIONS

PURPOSE: To provide Council with a progress report on the Phase 1 implementation of the Burnaby Social Sustainability Strategy.

RECOMMENDATIONS:

1. **THAT** this report be received for information purposes.
2. **THAT** copies of the Burnaby Social Sustainability Strategic Progress Report on Actions be forwarded to:
 - the Public Safety Committee;
 - the Traffic Safety Committee;
 - the Transportation Committee;
 - the Parks, Recreation and Culture Commission;
 - the Public Library Board;
 - the Simon Fraser Liaison Committee;
 - the Burnaby Board of Education;
 - the Burnaby Board of Trade;
 - the Fraser Health Authority;
 - Burnaby Members of Parliament;
 - Burnaby Members of the Legislative Assembly; and
 - the Urban Development Institute.

REPORT

1.0 BACKGROUND

At its meeting of 2011 July 11, Council endorsed the Burnaby Social Sustainability Strategy, a bold, visionary and inspiring plan that is intended to guide the City's plans and resource allocations in the social realm over the next decade. The Strategy was developed by a Steering Committee – chaired by Mayor Corrigan, and composed of twenty-four Burnaby residents including four members of City Council – following an extensive public consultation process.

To: Chair and Members
Social Planning Committee
From: Director Planning and Building
Re: Social Sustainability Strategy – Phase 1 Progress Report on Actions
2015 September 23Page 2

On 2013 March 4, Council approved the Phase 1 Implementation Plan for the Strategy.¹ Two years on, it is appropriate to reflect on what has been possible to achieve and what remains to focus on in the years ahead as part of Phase 1 implementation. To that end, a progress report (*provided under separate cover*)² has been prepared to provide an update on the progress of actions contained in the Phase I Implementation Plan. It also highlights Phase 1 initiatives the City and its partners will pursue in the coming years.

2.0 OVERVIEW OF PHASE ONE OF THE BURNABY SOCIAL SUSTAINABILITY STRATEGY

The Strategy articulates seven Strategic Priorities and 127 associated actions for the City and others, acting within their respective mandates or in collaboration, to move Burnaby towards its social sustainability vision and goals.

In developing the Strategy's Phase 1 Implementation Plan, staff consulted with external partners (e.g., Burnaby Board of Trade, Burnaby School District, Fraser Health Authority, non-profit community service providers) to determine their interest and availability in working with the City on specific actions, and their timeline for advancing such work. Staff also liaised with all relevant City departments regarding the alignment of the Strategy's actions with their respective work programs. Those discussions, combined with an assessment of the feasibility of the Strategy's actions resulted in the identification of actions that could be focused on in Phase 1.

The Phase 1 Implementation Plan sets directions for the City to take on various social topics over a five year period. A total of 44 actions, from all seven of the Strategy's seven Strategic Priorities, were identified for attention in Phase 1. It was recognized that some of the actions would be accomplished in the near term, while others would involve work into the medium – and long – term, or simply become the way the City does business on an ongoing basis.

3.0 PROGRESS ON SOCIAL SUSTAINABILITY STRATEGY ACTIONS

Substantial progress has been made on 35 out of the 44 actions identified in the Phase 1 Implementation Plan, while many of the Strategy's actions identified as *ongoing* or *enacted as opportunities arise* have continued to be advanced. In addition, opportunities have arisen to make progress on a number of actions identified for Phase 2 implementation. In total, significant progress has been made on 81 out of the Strategy's 127 actions. Highlights of this work are noted in the progress report, and highlighted in Appendix 1 *attached*.

¹ To view the Phase I Implementation Plan, visit <https://www.burnaby.ca/Assets/city+services/policies+projects+and+initiatives/social+initiatives/Implementation+to+SSS.pdf>.

² Upon Council approval, the progress report would also be posted on the City's Website at www.burnaby.ca/socialsustainability.

To: *Chair and Members
Social Planning Committee*
 From: *Director Planning and Building*
 Re: *Social Sustainability Strategy – Phase 1 Progress Report on Actions*
 2015 September 23.....Page 3

The progress report also identifies remaining Phase 1 actions that will be addressed over the next one to two years. As noted in the 2013 March 4 Council report on Phase 1 implementation, most of the actions identified can be accomplished without the infusion of additional City resources. Any actions requiring additional resources would be reviewed and advanced for committee and Council review prior to being included for consideration in the City's regular budgeting cycle.

4.0 COMMUNICATING THE STRATEGY

The inspirational and practical nature of the Strategy's vision, goals and strategic priorities has helped the City and its partners focus their efforts in the social realm. Many partners report that they have used the Strategy's goals to further their respective work programs. To maintain momentum and further assist the implementation of the Strategy, a number of partners have suggested that a summary version of the Strategy would help them further concentrate their efforts.

In response, staff propose to develop a short, user-friendly social sustainability guidebook. Such a guidebook would be a synthesis of the Strategy's key elements, organized by its seven strategic priorities. The guidebook would be used to help communicate the Strategy to staff, residents, community agencies, developers and other levels of government and would assist them in identifying, highlighting and advancing projects and initiatives that further support Burnaby's social sustainability. Committee and Council approval of the guidebook would be sought prior to promoting it in the community.

5.0 NEXT STEPS

It is anticipated that the remaining actions in Phase 1 will be addressed over the next one to two years. As outlined in the overall implementation plan for the Strategy, once Phase 1 reaches completion, it is proposed that the Implementation Plan be revisited through a public consultation process. The purpose of the consultation would be to engage City departments, external partners and the public in assessing progress, refreshing the actions and approach to implementation to reflect new learning, experience and developments, and identifying areas of focus for Phase 2 implementation.

As noted in the Strategy, after 10 years, a more thorough review of the Strategy would take place for the purposes of updating the vision, and identifying new goals and strategic priorities to inform the City's efforts in the social realm.

6.0 CONCLUSION

The City and its partners have made significant progress on 35 of the 44 actions contained in the Phase 1 implementation plan of the Burnaby Social Sustainability Strategy. Indeed, conditions have been favourable for progress on 81 out of a total of 127 actions in the Strategy. Key highlights of this progress are provided in Appendix 1.


To: Chair and Members
Social Planning Committee
From: Director Planning and Building
Re: Social Sustainability Strategy – Phase 1 Progress Report on Actions
2015 September 23.....Page 4

The progress report, ***provided under separate cover*** and to be posted on the City Website at www.burnaby.ca/socialsustainability provides an update on various actions undertaken in each of the Strategy's seven Strategic Priorities. It also highlights Phase 1 initiatives the City and its partners will pursue in the coming years.

It is recommended this report and the Progress Report on Actions be received for the information of the Committee and Council.

It is also recommended that copies of the progress report be forwarded to:

- the Public Safety Committee;
- the Traffic Safety Committee;
- the Transportation Committee;
- the Parks, Recreation and Culture Commission;
- the Public Library Board;
- the Simon Fraser Liaison Committee;
- the Burnaby Board of Education;
- the Burnaby Board of Trade;
- the Fraser Health Authority;
- Burnaby Members of Parliament;
- Burnaby Members of the Legislative Assembly; and
- the Urban Development Institute


Lou Pelletier, Director
PLANNING AND BUILDING

MM:sa

Attachment

cc: City Manager
Deputy City Managers
Director Parks, Recreation and Cultural Services
OIC – Burnaby RCMP
Chief Librarian

Director Engineering
Director Finance
Fire Chief
City Clerk

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Burnaby Social Sustainability Strategy

Summary table of Phase 1 Implementation Actions 2013-2015

Meeting Basic Needs	<p><i>Ensuring everyone has a foundation to live a life of dignity</i></p> <ul style="list-style-type: none"> • Potential for up to 500 new child care spaces as a result of a new Child Care agreement between the City and School District • 100+ post-secondary students mentored through the Burnaby Board of Trade • 8,600 residents access Burnaby's recreation credit program in 2014 • New restrictions for payday loan lending • \$1.32 million allocated from the Burnaby Housing Fund to support affordable housing • 433 adaptable housing units secured since 2013 • 154 new secondary suites, more under review • New Healthier Community Partnership between the City, School District, and Fraser Health, working together on mental health and physical literacy • 500+ Burnaby residents attend free food preservation and gardening workshops hosted by Burnaby Food First, with support from the City of Burnaby
Celebrating Diversity and Culture	<p><i>Recognizing the role diversity and culture play in supporting a cohesive, creative and engaged community</i></p> <ul style="list-style-type: none"> • 22 newcomers trained as storytellers – captured in Burnaby Digital Storytelling Project • 10 Inter-Faith community gatherings attended by 100s of Burnaby residents • Member of the Canadian Coalition of Municipalities Against Racism since 2012 • 27,000 hours contributed by volunteers to support isolated seniors in 2014 • 43,500 visits to Burnaby Youth Centres in 2014 • Local artists featured in Burnaby Art Gallery exhibitions
Getting Involved	<p><i>Nurturing an involved community where individuals, groups and organizations actively participate in, contribute to, and help share community life</i></p> <ul style="list-style-type: none"> • New one-stop guide to civic participation: www.burnaby.ca/beinvolved • 5.6% increase in voter turnout in 2014 municipal election • 50 City Hall tours engage 1,000+ residents • New Volunteering portal promotes volunteer opportunities • Burnaby Board of Trade launches award-winning Pledge for a Sustainable Community

Learning for Life	<p><i>Continuous building of skills and knowledge through people's lives from birth to late adulthood</i></p> <ul style="list-style-type: none"> • New directory of learning services produced by Literacy Now Burnaby • 74,975+ visits to Burnaby Public Library's free computers in 2014 • Community Adult Literacy Program launched through Literacy Now Burnaby with Burnaby Neighbourhood House, SFU and Burnaby Public Library • Byrne Creek Secondary becomes Burnaby's 8th community school in 2015 • Free Wi-Fi to a further 17 City locations, available now at all community centres, libraries and City Hall
Enhancing Neighbourhoods	<p><i>Recognizing the importance people place on vibrant neighbourhoods and opportunities for neighbours to interact</i></p> <ul style="list-style-type: none"> • Complete communities –more opportunities for people to live close to transit, employment, services, shopping and recreation • Priority community amenities identified in each town centre – new development will contribute • 3 new community resource centres opened – 22,000 square feet of program and meeting space for Burnaby-based non-profits • 12 celebrations at new Edmonds outdoor plaza, more plazas on the way • 3 public art pieces installed so far on the Beresford Art Walk – Burnaby's new outdoor art gallery • 28 Festivals Burnaby grants each year • 107 neighbourhood small grants awarded through Burnaby Neighbourhood House and the Vancouver Foundation
Getting Around	<p><i>Envisioning a future in which transportation services, infrastructure and information combine to ensure travel is not a barrier to participation in society</i></p> <ul style="list-style-type: none"> • New Town Centre public realm standards - wider sidewalks, bike lanes and rain gardens • Pedestrian improvements – 18 kilometres of new sidewalks and urban trails in 2013-14 • Accessibility improvements – 63% of Burnaby bus stops are now accessible for people who use mobility aids, annual program to continue improvements • 40 kilometres added to Burnaby's bike network over the past 5 years
Protecting Our Community	<p><i>Fostering an atmosphere of security where all people are able to participate in community life</i></p> <ul style="list-style-type: none"> • 35 emergency preparedness presentations in 2014 • RCMP deliver 8 crime prevention presentations reaching 100s of residents in 2014 • Volunteers contribute 5,363 hours with community policing programs • Auxiliary constables contribute 2,900 volunteer hours in 2014 • New web-based Business Watch program launched Sept. 17, 2015

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MANAGER'S REPORT
October 05, 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 EXEMPTIONS FROM TAXATION - 2016

PURPOSE: To obtain Council's approval of the permissive exemptions from property taxation for 2016.

02 MUNICIPAL AND REGIONAL DISTRICT TAX – TOURISM BURNABY

PURPOSE: To provide Council with information regarding Provincial changes to the Municipal and Regional District Tax.

Yours respectfully,

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

Robert H. Moncur
City Manager



Item
Meeting2015 Oct 05

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2015 September 29

FROM: DIRECTOR FINANCE **FILE:** 7800-02
Reference: G69-la

SUBJECT: EXEMPTIONS FROM TAXATION - 2016

PURPOSE: To obtain Council's approval of the permissive exemptions from property taxation for 2016.

RECOMMENDATION:

1. **THAT** Council authorize staff to bring down a Taxation Exemption Bylaw to permissively exempt those properties listed in Attachment 4 from property taxation in 2016.

REPORT**1.0 BACKGROUND**

This report is to seek Council authority by bylaw to exempt from 2016 property taxation certain lands and improvements pursuant of Section 224 of the Community Charter.

Council must annually pass a bylaw by October 31 to permissively exempt those lands and improvements from taxation which are within their authority.

Buildings used as churches, schools, hospitals, and other similar uses are statutorily exempt from taxation. Included in this exemption is the building and the land upon which the building stands (footprint). This exemption is determined by B.C. Assessment as part of the assessment process.

Council is empowered to permissively exempt land and buildings (such as parking lots, playgrounds, church halls) that may be determined to be necessary to the principal purpose of the statutory exemption. Council may also choose to exempt other various properties used by charitable and philanthropic organizations, athletic clubs and associations providing services, including recreational facilities for the public that meet Council's Permissive Exemption Policy Guidelines.

To: City Manager
 From: Director Finance
 Re: Exemptions From Taxation - 2016
 2015 September 29 Page 2

2.0 PERMISSIVE EXEMPTION POLICY

Council, in 1986, adopted a set of guidelines as the basis for assessing applications for permissive exemption from taxation. The guidelines ensure that organizations recommended for permissive exemption under Section 224 of the Community Charter are:

- a) consistent with municipal policies, plans, bylaws, codes and regulations;
- b) non-profit;
- c) complementary extensions to municipal services and programs;
- d) accessible to the public;
- e) used primarily by Burnaby residents.

Council adopted these guidelines to ensure that the broad range of community organizations in Burnaby is dealt with consistently, and each receives equal treatment and consideration for a tax exemption. The spirit in using the guidelines is one of identifying the services and organizations which are the most complementary extensions of municipal services, and for which the burden resulting from the exemption is a justifiable expense to the taxpayers of Burnaby.

As a further step in managing permissive exemptions, Council in 1987 resolved that residential facilities such as seniors' housing, community care facilities, licenced group homes, private hospitals, and assisted family housing would not be considered for permissive exemption from taxation.

Staff have continued to apply these guidelines to those applications under consideration for tax exemption in 2016, in conjunction with Section 224 of the Community Charter. This includes organizations leasing City-owned properties and recreational/service organizations.

3.0 CHANGES FROM 2015 PERMISSIVE TAX EXEMPTIONS

This report is accompanied by four attachments. Attachments 1 – 3 discuss recommended changes since 2015:

Attachment 1 discusses two (2) new applications which are being considered for a permissive exemption in 2016.

Attachment 2 contains one (1) recommended change that will decrease the permissive exemption for an organization based on the most recent assessment of the taxable portion of the property.

Attachment 3 reflects deletion of one (1) property which was sold.

Attachment 4 provides the recommended listing of properties for exemptions from property taxation in 2016.

To: City Manager
From: Director Finance
Re: Exemptions From Taxation - 2016
2015 September 29 Page 3

4.0 RECOMMENDATION

It is recommended that Council authorize staff to bring down a Taxation Exemption Bylaw to permissively exempt those properties listed in Attachment 4 from property taxation in 2016.



Denise Jorgenson
DIRECTOR FINANCE

DJ:RR:DL /ew

*Attachments: 1 - New Applications for Taxation Exemptions for 2016
2 - Proposed Change in Exemptions for 2016
3 - Deletion from Taxation for 2016
4 - Exemptions from Taxation for 2016*

cc: Director Parks, Recreation & Cultural Services
City Solicitor
City Clerk
Area Assessor, B.C.A.

ATTACHMENT 1: NEW APPLICATIONS FOR TAXATION EXEMPTIONS FOR 2016**City of Burnaby Properties**

To permissively exempt the following eligible tenant in one of the City's community resource centres from 100% of taxation in 2016:

1. 4460 Beresford Street 2810-4460-0004
Metrotown Community Resource Centre

a) National Congress of Black Women Foundation

Other Property

To permissively exempt the following church property from taxation in 2016:

2. 140 Esmond Avenue 5175-0140-0000
Maktab Tarighat Oveyssi Shahmaghsoudi (School of Islamic Sufism)

This above congregation purchased the church property formerly owned and occupied by the Full Gospel Assembly.

ATTACHMENT 2: PROPOSED CHANGE IN EXEMPTIONS FOR 2016

A reduction in the permissive tax exemption currently being given to the following property is recommended for 2016:

1. 4990 Canada Way 1770-4990-0000
Burnaby Winter Club

It is proposed that the taxable area of the Burnaby Winter Club be increased to include an allowance for parking stalls for the users of the taxable newer arena. The only parking stalls that are currently taxable are four (4) that were allocated for the 2013 tax year to the pro shop and ground-floor restaurant space in the older arena. A reduction in the permissive exemption allowance equivalent to 37.5% of the parking lot is being proposed for the 2016 tax year.

ATTACHMENT 3: DELETION FROM TAXATION FOR 2016

One (1) property will not require a permissive tax exemption in 2016:

1. 140 Esmond Avenue
Full Gospel Assembly
- 5175-0140-0000

The property was sold to another congregation in 2014 November.

ATTACHMENT 4: EXEMPTIONS FROM TAXATION FOR 2016

Section 224 of the Community Charter empowers Council to exempt from taxation, by bylaw, City lands rented or leased by a non-profit organization.

A. City of Burnaby Properties**To exempt tenants of the following properties from 100% of taxation for 2016:**

- | | |
|--|-----------------------|
| <p>1. 7355 Canada Way
Edmonds Community Resource Centre</p> <p style="margin-left: 40px;">a. St. Matthew's Day Care Society
b. Deaf Children's Society of BC
c. Burnaby Adult Learning Centre
d. Canadian Mental Health Association
e. Burnaby Family Life
f. Canadian Red Cross, Fraser Region – Burnaby Branch
g. Immigrant Services Society of BC
h. Afghan Women's Support Society</p> | <p>1770-7355-0000</p> |
| <p>2. 2101 Holdom Avenue (Legacy project)
Holdom Community Resource Centre</p> <p style="margin-left: 40px;">a. Burnaby Family Life Institute
b. Burnaby Seniors Outreach Services Society
c. Community Living Society
d. Burnaby Volunteer Centre Society
e. Dixon Transition Society</p> | <p>6245-2101-0000</p> |
| <p>3. 2055 Rosser Avenue (Vantage project)
Brentwood Community Resource Centre</p> <p style="margin-left: 40px;">a. Burnaby Community Services Society
b. YMCA of Greater Vancouver
c. Meals on Wheels
d. MOSAIC Immigrant Services</p> | <p>5585-2055-5000</p> |
| <p>4. 4460 Beresford Street (Metroplace project)
Metrotown Community Resource Centre</p> <p style="margin-left: 40px;">a. Burnaby Neighbourhood House
b. BC Centre for Ability
c. YMCA Childcare Resource & Referral Program
d. National Congress of Black Women Foundation</p> | <p>2810-4460-0000</p> |

ATTACHMENT 4: EXEMPTIONS FROM TAXATION FOR 2016

- | | | |
|----|--|----------------|
| 5. | 4535 Kingsway (Sovereign project)
Pioneer Community Resource Centre | 2690-4535-0000 |
| | a. Burnaby Family Life | |
| | b. Burnaby Hospice Society | |
| 6. | 6650 Southoaks Crescent
Community-Centred College for the Retired | 3261-6650-0000 |
| 7. | 6140 McKercher Avenue
Burnaby Family Life Institute | 5793-6140-0000 |
| 8. | The following four (4) properties: | |
| | 5945 – 14th Avenue | 4480-5945-0000 |
| | 6069 – 14th Avenue | 4480-6069-0000 |
| | 7450 Meadow Avenue | 6337-7450-0000 |
| | 7528 Meadow Avenue | 6337-7528-0000 |
| | Burnaby & Region Allotment Gardens Association | |

To exempt the following twelve (12) properties occupied by the Burnaby School District from 100% of taxation for 2016:

- | | | |
|-----|---|----------------|
| 9. | 6990 Aubrey Street
Lochdale Elementary School Site | 0990-6990-0000 |
| 10. | 4600 Parker Street
Alpha Secondary School Site | 0900-4600-0000 |
| 11. | The following ten (10) properties: | |
| | 7858 Hilda Street | 7185-7858-0000 |
| | 7866 Hilda Street | 7185-7866-0000 |
| | 7872 Hilda Street | 7185-7872-0000 |
| | 7615 Hedge Avenue | 4582-7615-0000 |
| | 7625 Hedge Avenue | 4582-7625-0000 |
| | 7635 Hedge Avenue | 4582-7635-0000 |
| | 7645 Hedge Avenue | 4582-7645-0000 |
| | 7655 Hedge Avenue | 4582-7655-0000 |
| | 7665 Hedge Avenue | 4582-7665-0000 |
| | 7675 Hedge Avenue | 4582-7675-0000 |
| | Twelfth Avenue Elementary School playing fields | |

To provide the tenant of the following property a partial exemption from taxation for 2016:

- | | | |
|-----|--|----------------|
| 12. | 9048 Stormont Avenue
Pacific Assistance Dogs Society (PADS) | 3242-9048-0000 |
|-----|--|----------------|

ATTACHMENT 4: EXEMPTIONS FROM TAXATION FOR 2016***B. Recreational Facilities, Athletic Service Clubs, Charitable and Philanthropic Organizations***

Section 224 of the Community Charter empowers Council to exempt by bylaw, land or improvements or both, owned or held by an athletic or service club or association when the facilities are available for use by the public or non-profit charitable or philanthropic organizations providing certain services to the community.

The following properties have been recommended for by the Parks, Recreation and Culture Commission.

To exempt the following City of Burnaby leased properties from taxation for 2016:

- | | | |
|----|--|----------------|
| 1. | 8059 Texaco Drive
The Lotus Sailing Club | 0294-8059-0002 |
| 2. | 7564 Barnet Road
BC Volleyball Association | 0690-7564-0000 |
| 3. | 9080 Avalon Avenue
Burnaby Horsemen's Association | 3128-9080-0000 |
| 4. | 3890 Kensington Avenue
Burnaby Tennis Club | 6545-3890-0000 |

To exempt the following properties from taxation in 2016:

- | | | |
|----|---|----------------|
| 5. | 518 S. Howard Avenue
Boys' and Girls' Clubs of Greater Vancouver | 6185-0518-0000 |
| 6. | 4990 Canada Way
The Burnaby Winter Club (partial exemption) | 1770-4990-0000 |

To exempt the following properties leased by the City of Burnaby from taxation for 2016:

- | | | |
|----|--|----------------|
| 7. | 4502 CPR Right-of-way
owned by Chevron Canada
used for Confederation Park Trail | 0210-4502-0000 |
| 8. | 3877 Eton Street
owned by Greater Vancouver Water District
used for Burnaby Heights Park | 0400-3877-0000 |
| 9. | 8301 Forest Grove Drive
owned by Greater Vancouver Water District
used for Forest Grove Park | 1276-8301-0000 |

ATTACHMENT 4: EXEMPTIONS FROM TAXATION FOR 2016

- | | | |
|-----|--|----------------|
| 10. | The following nine (9) properties: | |
| | 7085 Burford Street | 3020-7085-0000 |
| | 7086 Burford Street | 3020-7086-0000 |
| | 7051 Halligan Street | 3060-7051-0000 |
| | 7061 Halligan Street | 3060-7061-0000 |
| | 6617 Salisbury Avenue | 6895-6617-0000 |
| | 6637 Salisbury Avenue | 6895-6637-0000 |
| | 6647 Salisbury Avenue | 6895-6647-0000 |
| | 6667 Salisbury Avenue | 6895-6667-0000 |
| | 6687 Salisbury Avenue | 6895-6687-0000 |
| | owned by BC Hydro | |
| | used for landscaping beautification | |
| 11. | 9181 University Crescent | 8182-9181-5000 |
| | owned by Simon Fraser University | |
| | used for Richard Bolton Park | |
| 12. | Highland Park Line | 9901-0163-0002 |
| | owned by BC Hydro | |
| | used for Cycle and Pedestrian Corridor from New Westminster to Vancouver | |

To exempt the following properties that are owned by non-profit, charitable and philanthropic organizations from taxation in 2016:

- | | | |
|-----|--|----------------|
| 13. | 204 – 3993 Henning Drive | 1330-3993-0024 |
| | St. Leonard's Youth & Family Services | |
| 14. | 2702 Norland Avenue | 1560-2702-0000 |
| | 3755 Banff Avenue (partial exemption) | 6107-3755-0000 |
| | Burnaby Association for Community Inclusion | |
| 15. | 4543 Canada Way | 1770-4543-0000 |
| | United Way of the Lower Mainland (partial exemption) | |
| 16. | 7181 Arcola Way | 3208-7181-0003 |
| | St. Leonard's Youth & Family Services | |
| 17. | 6688 Southoaks Crescent | 3261-6688-0000 |
| | National Nikkei Heritage Centre Society Inc. (partial exemption) | |
| | Nikkei National Museum & Cultural Centre | |
| 18. | 5024 Rumble Street | 3420-5024-0000 |
| | Burnaby Neighbourhood House | |
| 19. | 3400 Lake City Way | 7405-3400-0000 |
| | The Canadian Red Cross Society (partial exemption) | |

ATTACHMENT 4: EXEMPTIONS FROM TAXATION FOR 2016***C. Hospitals, Schools and Churches for which a bylaw is required for exemption from taxation***

Section 220 of the Community Charter exempts from taxation buildings used solely as hospitals, buildings set apart and in use for the public worship, buildings owned by incorporated institutions of learning giving instruction equal to that furnished in a public school, and the land on which such buildings actually stand (footprint). These are statutory exemptions made at the assessment level by BC Assessment.

In addition to this basic exemption, Council is empowered to exempt additional areas of land surrounding such buildings as may be determined as necessary to the principal use. Staff has determined the amount of such areas (in addition to the footprint) that could be considered eligible for exemption. Generally, they relate only to reasonable yards, parking areas and playgrounds.

To exempt the following properties from 100% of taxation in 2016 (unless stated):

Hospitals:

- | | | |
|----|---|----------------|
| 1. | 7451 Sussex Avenue
St. Michael's Centre Hospital Society | 5795-7451-0000 |
| 2. | 7557 Sussex Avenue
The Fairhaven United Church Homes | 5795-7557-0000 |

Churches and Schools:

- | | | |
|----|---|----------------|
| 3. | 3883 Triumph Street (partial exemption)
Burnaby Pacific Grace Church | 0560-3883-0000 |
| 4. | 3871 Pandora Street
St. Helen's Catholic Church & Elementary School | 0600-3871-0000 |
| 5. | 3885 Albert Street (partial exemption)
Hindu Cultural Society and Community Centre of BC
Hindu Temple Burnaby | 0630-3885-0000 |
| 6. | 3981 Albert Street
Burnaby North Baptist Church | 0630-3981-0000 |
| 7. | 5050 Hastings Street
Church of Christian Community in Canada, Vancouver Centre | 0700-5050-0000 |
| 8. | 5209 Hastings Street
Pentecostal Assemblies of Canada
Burnaby Christian Pentecostal Church | 0700-5209-0000 |

ATTACHMENT 4: EXEMPTIONS FROM TAXATION FOR 2016

9.	4304 Parker Street (partial exemption) Willingdon Heights United Church	0900-4304-0000
10.	The following three (3) properties: 4514 Kitchener Street 4550 Kitchener Street (partial exemption) 4556 Kitchener Street Parish of Saint Timothy Anglican	1050-4514-0000 1050-4550-0000 1050-4556-0000
11.	6641 Halifax Street (partial exemption) Parkcrest Gospel Chapel	1210-6641-0000
12.	6900 Halifax Street Arbab Rustam Guiv Darbe Mehr-Zoroastrian House of BC	1210-6900-0000
13.	3905 Norland Avenue (partial exemption) Vancouver Korean Full Gospel Church	1560-3905-0000
14.	5170 Norfolk Street The Church in Burnaby	1750-5170-0000
15.	The following three (3) properties: 4040 Canada Way 6556 Sprott Street 3466 Curle Avenue Aga Khan Foundation Canada Canada Way Mosque & Burnaby Lake Mosque & Centre	1770-4040-0000 1960-6556-0000 5325-3466-0000
16.	5060 Canada Way BC Muslim Association Islamic Mosque and Education Centre	1770-5060-0000
17.	7837 Canada Way (partial exemption) Trustees of the Congregation of St. Archangel Michael Serbian Orthodox Church & Cultural Centre	1770-7837-0000
18.	7895 Canada Way New Westminster Evangelical Free Church	1770-7895-0000
19.	5146 Laurel Street (partial exemption) St. Theresa's Catholic Church	1790-5146-0000
20.	9887 Cameron Street (partial exemption) St. Stephen the Martyr Anglican Church	1800-9887-0000

ATTACHMENT 4: EXEMPTIONS FROM TAXATION FOR 2016

- | | | |
|-----|---|----------------------------------|
| 21. | The following two (2) properties:
8765 Government Street
8760 Lougheed Highway
New Life Community Church | 1940-8765-0000
1310-8760-0000 |
| 22. | 5975 Sunset Street (partial exemption)
Capitol Hill Congregation of Jehovah's Witnesses | 1970-5975-0000 |
| 23. | 5280 Kincaid Street
President of the Lethbridge Stake of the Church of Jesus Christ of Latter-day Saints
Church of Jesus Christ of Latter-day Saints – Burnaby Ward | 2002-5280-0000 |
| 24. | 5584 Kincaid Street
First United Spiritualist Church of Vancouver | 2002-5584-0000 |
| 25. | 6010 Kincaid Street
The Danish Evangelical Lutheran Church | 2002-6010-0000 |
| 26. | 6580 Thomas Street
Burnaby Christ Church of China | 2030-6580-0000 |
| 27. | The following two (2) properties:
3821 Lister Street
4484 Smith Avenue
Korean United Church of Vancouver | 2200-3821-0000
5205-4484-0000 |
| 28. | 5526 Gilpin Street
BC Corp. of the Seventh-day Adventist Church
Deer Lake Seventh-day Adventist School | 2320-5526-0000 |
| 29. | 9387 Holmes Street (partial exemption)
St. Michael's Catholic Church & Elementary School | 2550-9387-0000 |
| 30. | 4045 Kingsway
Kingsway Foursquare Gospel Church of Canada | 2690-4045-0000 |
| 31. | 5855 Imperial Street
The Trustees of the Congregation of the Central Christian Assembly
Central Tabernacle | 3100-5855-0000 |
| 32. | 6907 Elwell Street (partial exemption)
South Burnaby Gospel Hall Society | 3140-6907-0000 |
| 33. | 5600 Dorset Street (partial exemption)
Sanatan Dharm Cultural Society | 3150-5600-0000 |

ATTACHMENT 4: EXEMPTIONS FROM TAXATION FOR 2016

- | | | |
|-----|--|----------------|
| 34. | The following four (4) properties: | |
| | 6597 Balmoral Street | 3170-6597-0000 |
| | 6656 Balmoral Street (partial exemption) | 3170-6656-0000 |
| | 6627 Arcola Street | 3220-6627-0000 |
| | St. Francis de Sales Catholic Church & Elementary School | |
| | 6681 Arcola Street | 3220-6681-0000 |
| | St. Francis de Sales Preschool | |
| 35. | 5535 Short Street | 3190-5535-0000 |
| | Burnaby Unit of New Westminster Jehovah's Witnesses | |
| 36. | The following two (2) properties: | |
| | 6112 Rumble Street | 3420-6112-0000 |
| | 6138 Rumble Street | 3420-6138-0000 |
| | Burnaby Chinese Evangelical Free Church | |
| 37. | 5060 Marine Drive (partial exemption) | 3700-5060-0000 |
| | Iglesia ni Cristo Church of Christ | |
| 38. | The following two (2) properties: | |
| | 5110 Marine Drive | 3700-5110-0000 |
| | Evangelical Chinese Bible Church | |
| | 5122 Marine Drive | 3700-5122-0000 |
| 39. | 5462-5464 Marine Drive | 3700-5462-0000 |
| | International Society for Krishna Consciousness for Western Canada | |
| 40. | 7457 Edmonds Street | 4310-7457-0000 |
| | Trustees of Gordon Congregation of Presbyterian Church of Canada | |
| 41. | 7717 – 19th Avenue | 4330-7717-0000 |
| | Synod of Diocese of New Westminster | |
| | St. Alban the Martyr Anglican Church | |
| 42. | 7772 Graham Avenue (partial exemption) | 4434-7772-0000 |
| | Parish of Saints Peter and Paul Anglican | |
| 43. | 8255 – 13th Avenue | 4500-8255-0000 |
| | First Christian Reformed Church of New Westminster | |
| 44. | 8260 – 13th Avenue | 4500-8260-5000 |
| | Christian School Association | |
| | John Knox Christian School | |

ATTACHMENT 4: EXEMPTIONS FROM TAXATION FOR 2016

- | | | |
|-----|---|----------------------------------|
| 45. | The following two (2) properties:
8585 Armstrong Avenue (partial exemption)
8611 Armstrong Avenue
Christian & Missionary Alliance – Canadian Pacific District
Burnaby Alliance Church | 4502-8585-0000
4502-8611-0000 |
| 46. | 7450 – 12th Avenue (partial exemption)
St. Thomas More Collegiate | 4540-7450-5000 |
| 47. | The following two (2) properties:
7926 – 11th Avenue
7925 – 10th Avenue
BC Association of Seventh-day Adventists
Westminster Seventh-day Adventist Church | 4560-7926-0000
4600-7925-0000 |
| 48. | 8094 – 11th Avenue (partial exemption)
Church of the Nazarene – Canada Pacific Division
Iglesia del Nazareno Betel | 4560-8094-0000 |
| 49. | 7103 – 10th Avenue
Tenth Avenue Bible Chapel | 4600-7103-0000 |
| 50. | 7455 – 10th Avenue (partial exemption)
Our Lady of Mercy Catholic Church & Elementary School | 4600-7455-0000 |
| 51. | 3410 Boundary Road
Pentecostal Assemblies of Canada
CityLights Church | 5105-3410-0000 |
| 52. | 4830 Boundary Road
Pentecostal Assemblies of Canada
Iglesia Evangelica Pentecostal Emanuel | 5105-4830-0000 |
| 53. | 140 Esmond Avenue
Maktab Tarighat Oveyssi Shahmaghsoudi (School of Islamic Sufism)
(formerly owned by Full Gospel Assembly) | 5175-0140-0000 |
| 54. | 3426 Smith Avenue
Chinese Taoism Kuan-Kung Association in Canada
Taoist Tian Jin Temple | 5205-3426-0000 |
| 55. | 271 Ingleton Avenue
Grace Christian Chapel | 5245-0271-0000 |

ATTACHMENT 4: EXEMPTIONS FROM TAXATION FOR 2016

56.	4950 Barker Crescent Apostolic Church of Pentecost Vancouver Garden Village Apostolic Church	5595-4950-0000
57.	4812 Willingdon Avenue Willingdon Charitable Holdings Society Willingdon Church	5655-4812-0000
58.	The following two (2) properties: 7551 Gray Avenue 7591 Gray Avenue (partial exemption) South Burnaby United Church	5755-7551-0000 5755-7591-0000
59.	6050 Sussex Avenue West Burnaby United Church of Canada	5795-6050-0000
60.	5825 Nelson Avenue Nelson Avenue Community Church	5895-5825-0000
61.	6125 Nelson Avenue Governing Council of the Salvation Army, Canada West Salvation Army Metrotown Citadel	5895-6125-0000
62.	7283 Nelson Avenue (partial exemption) Grace Lutheran Church of South Burnaby	5895-7283-0000
63.	1410 Delta Avenue Christian & Missionary Alliance – Canadian Pacific District Brentwood Park Alliance Church	5945-1410-0000
64.	1450 Delta Avenue (partial exemption) Holy Cross Catholic Church & Elementary School	5945-1450-0000
65.	1640 Delta Avenue (partial exemption) Trustees of Brentwood Park Presbyterian Church	5945-1640-0000
66.	380 Hythe Avenue (partial exemption) BC Conference of the Mennonite Brethren Churches Pacific Grace Mandarin Mennonite Church	5995-0380-0000
67.	7175 Royal Oak Avenue Canadian Baptists of Western Canada Royal Oak Ministry Centre	6035-7175-0000
68.	7405 Royal Oak Avenue The Parish of All Saints South Burnaby	6035-7405-0000

ATTACHMENT 4: EXEMPTIONS FROM TAXATION FOR 2016

69.	7271 Gilley Avenue (partial exemption) Shri Guru Ravidass Sabha Vancouver Sikh Temple	6495-7271-0000
70.	1005 Kensington Avenue (partial exemption) BC Synod of Evangelical Lutheran Church & Vancouver Chinese Lutheran Church Vancouver Chinese Lutheran Church	6545-1005-0000
71.	1030 Sperling Avenue Synod of the Diocese of New Westminster Agape Christian Church	6695-1030-0000
72.	5135 Sperling Avenue (partial exemption) Deer Lake United Church	6695-5135-0000
73.	6344 Sperling Avenue Emmaus Lutheran Church	6695-6344-0000
74.	1600 Cliff Avenue (partial exemption) Cliff Avenue United Church	6835-1600-0000
75.	7485 Salisbury Avenue South Burnaby Church of Christ	6895-7485-0000
76.	7135 Walker Avenue (partial exemption) Convention of Baptist Churches Southside Community Church	7015-7135-0000
77.	7540 - 6th Street Westminster Bible Chapel	7305-7540-0000
78.	7716 Cumberland Avenue (partial exemption) Trustees of N.W. Branch Pentecostal Holiness Church Church on the Hill	7665-7716-0000
79.	7195 Cariboo Road Governing Council of the Salvation Army, Canada West Salvation Army Cariboo Hill Temple	8045-7195-0000
80.	7200 Cariboo Road (partial exemption) Cariboo Road Fellowship Society	8045-7200-0000

ATTACHMENT 4: EXEMPTIONS FROM TAXATION FOR 2016***D. Churches Leasing Property for which a bylaw is required for exemption from taxation***

Section 224(1) & (2)(g) of the Community Charter exempts from taxation, land or improvements or both, used or occupied by a church as tenant or licensee for the purpose of public worship or for the purpose of a church hall which Council considers necessary to the church.

To exempt the following property from a partial exemption of taxation in 2016:

- | | | |
|-----|---|----------------|
| 81. | 3891 Kingsway (partial exemption)
International Full Gospel Fellowship | 2690-3891-0000 |
|-----|---|----------------|



Item.....
Meeting 2015 Oct 05

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2015 September 29

FROM: DIRECTOR FINANCE **FILE:** 88000-01

SUBJECT: MUNICIPAL AND REGIONAL DISTRICT TAX – TOURISM BURNABY

PURPOSE: To provide Council with information regarding Provincial changes to the Municipal and Regional District Tax.

RECOMMENDATION:

1. **THAT** Council receive this report for information purposes.

REPORT

In 1987, Provincial Legislation under the Ministry of Finance introduced the Municipal and Regional District Tax (MRDT) to provide funding for local tourism marketing, programs and projects. The MRDT tax applies to the sale of short-term accommodations with the goal of growing BC revenues, visitation and jobs, and to amplify BC's tourism marketing efforts.

Through the legislated guidelines, the City of Burnaby received Provincial approval in 2004 for the establishment of Tourism Burnaby – an independent destination marketing organization that develops and supports tourism promotional activities in order to increase visitation to our beautiful City of Burnaby. The approved MRDT rate for Burnaby accommodation sales is 2 percent.

1.0 UPDATE – PROVINCIAL BUDGET 2015

Effective 2015 September 01, the maximum available MRDT tax rate increased from 2 percent to 3 percent. To increase a municipality or regional district's rate, application must be made and approved by the Provincial Ministry. Communities that choose to increase their MRDT rate to three percent must also sponsor a new provincial Tourism Events Program designed to help support the planning, marketing and organization of provincially significant events and celebrations that offer a high tourism value.

In addition to the increase to the maximum rate, MRDT program requirements have been updated by the Ministry to clarify the application, renewal, reporting and program requirements. Starting in 2016, MRDT participants will be required to submit various financial reports, performance reports and one year tactical plans. The Ministry advises the improvements are

To: City Manager
 From: Director Finance
 Re: Municipal Regional District Tax - Tourism Burnaby
 2015 September 29 Page 2

designed to provide transparency of marketing goals while ensuring ongoing program accountability.

2.0 TOURISM BURNABY

The Executive Director, Tourism Burnaby and the Board of Directors concluded at the board meeting held on 2015 September 22 that Tourism Burnaby's operations and effectiveness have been well managed through the existing MRDT rate of 2 percent. The Board confirmed that the organization will not seek approval for an additional 1 percent at this time. All reporting requirements will be reviewed by Tourism Burnaby and City staff to ensure 2016 documentation and submissions meet the new legislated guidelines.

This report is provided for the information of Council.



Denise Jorgenson
 DIRECTOR FINANCE

DJ:DS /ew

cc: Nancy Small, Executive Director – Tourism Burnaby



INTER-OFFICE COMMUNICATION

TO: CITY CLERK 2015 September 30

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #14-36**
AMENDMENT BYLAW #06/15, BYLAW #13443
Multi-Tenant Light Industrial Development
Third Reading and Final Adoption

ADDRESS: Portion of 8398 North Fraser Way

LEGAL: Lot 5, D.L.'s 155C, 166 & 167, Group 1, NWD Plan LMP39018 Except Plan BCP8603, BCP15933, BCP32333 & BCP36851

FROM: CD Comprehensive Development District (based on 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 guidelines and in accordance with the development plan entitled "Crescent Business Centre" prepared by Chip Barrett Architect)

The following information applies to the subject rezoning bylaw:

- a) First Reading on 2015 February 02;
- b) Public Hearing on 2015 February 24; and,
- c) Second Reading on 2015 March 02.

The prerequisite conditions have been satisfied as follows:

- a. The submission of a suitable plan of development.
 - *The applicant has submitted a complete 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.

City Clerk
Rezoning Reference #14-36
Third Reading and Final Adoption
2015 September 30..... Page 2

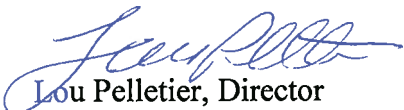
- *The applicant has submitted the necessary funds including a 4% inspection fee to cover the costs of all services necessary to serve the site and the servicing agreement has been completed.*
- c. The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout 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 2015 September 23.*
- d. The review of a detailed Sediment Control System by the Director Engineering.
 - *The applicant has agreed to this prerequisite in a letter dated 2015 September 23.*
- e. The granting of a Section 219 Covenant respecting flood proofing requirements.
 - *The required covenant has been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- f. The submission of a geotechnical review confirming that the site may be used safely for the intended uses, for review by the Chief Building Inspector and the granting of a Section 219 Covenant respecting the submitted report.
 - *The requisite geotechnical review has been approved by the Chief Building Inspector and the requisite covenant has been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- g. The granting of any necessary statutory rights-of-way, easements and/or covenants.
 - *The requisite statutory rights-of-way, easements and covenants have been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- h. The deposit of the applicable GVS&DD Sewerage Charge.
 - *The required deposits have been made to meet this prerequisite.*
- i. The provision of facilities for cyclists in accordance with Section 4.8 of the rezoning report.

City Clerk
Rezoning Reference #14-36
Third Reading and Final Adoption
2015 September 30..... Page 3

- *The applicant has agreed to this prerequisite in a letter dated 2015 September 23 and the necessary provisions have been indicated on the development plans.*
- j. The submission of a detailed comprehensive sign plan.
 - *The applicant has agreed to this prerequisite in a letter dated 2015 September 23.*
- k. 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.*
- l. 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.
 - *A suitable on-site stormwater management system has been approved by the Director Engineering, the required funds to guarantee this provision have been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*

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 October 05.

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


Lou Pelletier, Director
PLANNING AND BUILDING

DR:spf
Attachment

cc: City Manager
Director Finance

P:\REZONING\Applications\2014\14-36 Burnaby Business Park\Rezoning Reference 14-36 Third and Final Adoption 20151005.doc

**PUBLIC HEARING MINUTES
HELD ON: 2015 FEB. 24
REZ. REF. NO. 14-36
PAGE 1 OF 1**

**BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 06, 2015 - BYLAW NO. 13443**

Rez. #14-36

Portion of 8398 North Fraser Way

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 guidelines and in accordance with the development plan entitled "Crescent Business Centre" prepared by Chip Barrett Architect)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a multi-tenant industrial development in accordance with the Burnaby Business Park Concept Plan.

The Advisory Planning Commission advised it supports the rezoning application.

There were no submissions received or speakers regarding Rezoning #14-36, Bylaw No. 13443.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR VOLKOW:

"THAT this Public Hearing for Rez. #14-36, Bylaw #13443 be terminated."

CARRIED UNANIMOUSLY



INTER-OFFICE COMMUNICATION

TO: CITY CLERK 2015 September 30

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #13-14**
AMENDMENT BYLAW NO. 45/14; BYLAW #13433
High Rise Apartment Tower and Ground Oriented Townhouses
Final Adoption

ADDRESS: 6592, 6650 Dunblane Avenue, 6579 and 6611 Marlborough Avenue

LEGAL: Lot 44, DL 152, Group 1, NWD Plan 27166; Lot 17, DL 152, Group 1, NWD Plan 1292; Lot 18, DL 152, Group 1, NWD Plan 1292; Lot 40, DL 152, Group 1, NWD Plan 25465; Lot 24, DL 152, Group 1, NWD Plan 24406

FROM: RM3 Multiple Family Residential District

TO: CD Comprehensive Development District (based on RM5s Multiple Family Residential District, Metrotown Town Centre Development Plan as guidelines and in accordance with the development plan entitled "Dunblane" prepared by DYS Architecture)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2014 December 08;
- b) Public Hearing held on 2015 January 27;
- c) Second Reading given on 2015 February 02; and,
- d) Third Reading given on 2015 July 06.

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 standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.

City Clerk
 Rezoning Reference #13-14
 Final Adoption
 2015 September 30..... Page 2

- *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 2015 June 30.*
- d. Demolition of any improvements will be permitted after Second Reading of the Rezoning Bylaw has been granted provided that the applicant acknowledges that such permission does not fetter Council's ability to grant or not to grant Third Reading and/or Final Adoption of the Rezoning Bylaw. In addition, the demolition of any improvements will be permitted at any time if they are vacant and considered by staff to be subject to misuse and vandalism. If requested, demolition may be delayed to more closely coincide with approval of building permits.
 - *The applicant has requested that demolition of remaining improvements be permitted to within 6 months of the rezoning being effected to allow necessary notice to rental tenants in accordance with the City's Tenant Assistance Policy.*
- e. The utilization of an amenity bonus through the provision of a \$10,302,627 cash in-lieu contribution in accordance with Section 3.2 of this report.
 - *The necessary deposits have been made to meet this prerequisite.*
- f. The consolidation of the net project site into one legal parcel.
 - *The requisite subdivision plan of consolidation has been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- g. The granting of any necessary Covenants, including, but not necessarily limited to, Section 219 Covenants restricting enclosure of balconies; indicating that project surface driveway access will not be restricted by gates; guaranteeing the provision and maintenance of public art; ensuring the provision and ongoing maintenance of electric vehicles and EV plug-in stations; providing that all disabled parking to remain as common property; and ensuring compliance with the submitted acoustical analysis.
 - *The requisite covenants have been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*

City Clerk
Rezoning Reference #13-14
Final Adoption
2015 September 30..... Page 3

- h. The design and provision of units adaptable to persons with disabilities with allocated handicap parking spaces protected by a Section 219 Covenant.
 - *The applicant has agreed to this prerequisite in a letter dated 2015 June 30, and the necessary provisions are indicated on the development plans.*
- i. The undergrounding of existing overhead wiring abutting the site.
 - *The applicant has agreed to this prerequisite in a letter dated 2015 June 30, and has deposited the necessary funds to guarantee the completion of this prerequisite.*
- j. Compliance with the Council-adopted sound criteria.
 - *The applicant has submitted an acoustic study which has been accepted by Engineering Environmental Services Division, and a Section 219 Covenant to ensure compliance with the submitted study has been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- k. The provision of covered car wash stalls and adequately sized and appropriately located garbage handling and recycling material holding space and a commitment to implement the recycling provisions.
 - *The necessary provisions are indicated on the development plans and the applicant has submitted a letter of undertaking dated 2015 June 30 committing to implement the recycling provisions.*
- l. The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering.
 - *The applicant has agreed to this prerequisite in a letter dated 2015 June 30. A detailed Solid Waste and Recycling Plan has been approved by the Engineering Department – Environmental Services Division.*
- m. The review of on-site residential loading facilities by the Director Engineering.
 - *The applicant has agreed to this prerequisite in a letter dated 2015 June 30. An on-site residential loading plan has been approved by the Engineering Department – Traffic Division.*
- n. The provision of facilities for cyclists in accordance with Section 4.5 of the rezoning report.

City Clerk
 Rezoning Reference #13-14
 Final Adoption
 2015 September 30..... Page 4

- *This provision is indicated on the development plans and the applicant has submitted a letter dated 2015 June 30 agreeing to meet this prerequisite.*
- o. The review of a detailed Sediment Control System by the Director Engineering.
 - *A detailed Sediment Control System plan has been approved by the Engineering Department – Environmental Services.*
- p. Compliance with the guidelines for underground parking for visitors.
 - *The applicant has agreed to this prerequisite in a letter dated 2015 June 30, and the necessary provisions are indicated on the development plans.*
- q. 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.
 - *A suitable on-site stormwater management system has been approved by the Director Engineering, the required covenant has been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption, and the required funds to guarantee this provision have been deposited.*
- r. The deposit of the applicable Parkland Acquisition Charge.
 - *The required deposits have been made to meet this prerequisite.*
- s. The deposit of the applicable GVS & DD Sewerage Charge.
 - *The required deposits have been made to meet this prerequisite.*
- t. The deposit of the applicable School Site Acquisition Charge.
 - *The required deposits have been made to meet this prerequisite.*
- u. 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 provided a letter of undertaking dated 2015 June 30 and the area plan notification signs are in place.*

City Clerk
Rezoning Reference #13-14
Final Adoption
2015 September 30..... Page 5

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 October 05.


Lou Pelletier, Director
PLANNING AND BUILDING

JBS/spf

cc: City Manager
Director Finance

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