



## **COUNCIL MEETING MINUTES**

**Monday, 2016 March 21**

An Open meeting of the City Council was held in the Council Chamber, Burnaby City Hall, 4949 Canada Way, Burnaby, B.C. on Monday, 2016 March 21 at 6:30 p.m. 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 p.m. in the Council Chamber.

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

PRESENT: His Worship, Mayor Derek R. Corrigan  
Councillor Pietro Calendino  
Councillor Dan Johnston  
Councillor Colleen Jordan  
Councillor Anne Kang  
Councillor Paul McDonell  
Councillor Nick Volkow  
Councillor James Wang

ABSENT: Councillor Sav Dhaliwal

STAFF: Mr. Lambert Chu, Acting City Manager  
Mr. Leon Gous, Director Engineering  
Ms. Denise Jorgenson, Director Finance  
Mr. Craig Collis, Assistant Director - Recreation  
Mr. Lou Pelletier, Director Planning & Building  
Mr. Dennis Back, City Clerk  
Ms. Eva Prior, Administrative Officer

The Open Council meeting was called to order at 7:01 p.m.

MOVED BY COUNCILLOR MCDONELL  
SECONDED BY COUNCILLOR JOHNSTON

THAT the Open Council meeting do now reconvene.

CARRIED UNANIMOUSLY

## 2. PROCLAMATIONS

### A) [Daffodil Month \(2016 April\)](#)

Councillor McDonell, on behalf of His Worship, Mayor Derek R. Corrigan, proclaimed the month of April 2016 as "***Daffodil Month***" in the City of Burnaby.

### B) [International Day for the Elimination of Racial Discrimination \(2016 March 21\)](#)

Councillor Volkow, on behalf of His Worship, Mayor Derek R. Corrigan, proclaimed 2016 March 21 as "***International Day for the Elimination of Racial Discrimination***" in the City of Burnaby.

### C) [Purple Day \(2016 March 26\)](#)

Councillor Kang, on behalf of His Worship, Mayor Derek R. Corrigan, proclaimed 2016 March 26 as "***Purple Day***" in the City of Burnaby.

### D) [World Down Syndrome Day \(2016 March 21\)](#)

Councillor Calendino, on behalf of His Worship, Mayor Derek R. Corrigan, proclaimed 2016 March 21 as "***World Down Syndrome Day***" in the City of Burnaby.

## 3. MINUTES

### A) [Open Council Meeting held on 2016 March 07](#)

MOVED BY COUNCILLOR MCDONELL  
SECONDED BY COUNCILLOR JOHNSTON

THAT the minutes of the Open Council meeting held on 2016 March 07 be now adopted.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR JORDAN

THAT the order of the agenda be varied, and that the bylaw readings be considered at this time.

CARRIED UNANIMOUSLY

**6. BYLAWS**

**First, Second and Third Reading**

- A) Burnaby Capital Works, Machinery and Equipment Reserve #13583  
Fund Expenditure Bylaw No. 14, 2016

MOVED BY COUNCILLOR WANG  
SECONDED BY COUNCILLOR VOLKOW

THAT Bylaw No. 13583 be now introduced and read three times.

CARRIED UNANIMOUSLY

**Reconsideration and Final Adoption**

- B) Burnaby Capital Works, Machinery and Equipment Reserve #13580  
Fund Expenditure Bylaw No. 11, 2016
- C) Burnaby Capital Works, Machinery and Equipment Reserve #13581  
Fund Expenditure Bylaw No. 12, 2016
- D) Burnaby Capital Works, Machinery and Equipment Reserve #13582  
Fund Expenditure Bylaw No. 13, 2016

MOVED BY COUNCILLOR WANG  
SECONDED BY COUNCILLOR VOLKOW

THAT Bylaw No. 13580, 13581 and 13582 be now reconsidered and Finally Adopted, signed by the Mayor and Clerk and the Corporate Seal affixed thereto.

CARRIED UNANIMOUSLY

Normal order of the agenda resumed.

**4. REPORTS**

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR CALENDINO

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

CARRIED UNANIMOUSLY

A) [City Clerk](#)  
**Re: Certificate of Sufficiency - Resident Initiated**

The City Clerk submitted a report advising Council that sufficient petitions were not returned for Local Area Service Projects (16-501 – Union Street, 16-502 – Springer Avenue, 16-503 – 18<sup>th</sup> Avenue, 16-504 – Spruce Street and 16-505 – Greta Street). Council is therefore precluded from proceeding with these projects.

The City Clerk recommended:

1. THAT Council receive this report for information.
2. THAT owners of the properties on the petitions be advised of the outcome.

MOVED BY COUNCILLOR CALENDINO  
SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendations of the City Clerk be adopted.

CARRIED UNANIMOUSLY

B) [Traffic Safety Committee](#)  
**Re: Crosswalk - Parker Street at Madison Avenue**

The Traffic Safety Committee submitted a report reviewing pedestrian safety concerns at the intersection of Parker Street and Madison Avenue.

The Traffic Safety Committee recommended:

1. THAT Council approve the installation of overhead illuminated crosswalk signs at the intersection of Parker Street and Madison Avenue, as detailed in this report.
2. THAT a copy of this report be sent to Mr. Warren Dollery, 7035 Union Street, Burnaby, BC, V5A 1H8.

MOVED BY COUNCILLOR MCDONELL  
SECONDED BY COUNCILLOR WANG

THAT the recommendations of the Traffic Safety Committee be adopted.

CARRIED UNANIMOUSLY

C) [City Manager's Report, 2016 March 21](#)

The Acting City Manager submitted a report dated 2016 March 21 on the following matters:

5. **MANAGER'S REPORTS**

1. [REZONING REFERENCE #15-08  
FIVE-STORY MIXED-USE DEVELOPMENT  
HASTINGS STREET AREA PLAN](#)

The Acting City Manager submitted a report from the Director Planning and Building seeking Council authorization to forward this application to a Public Hearing on 2016 April 26. The purpose of the proposed rezoning bylaw amendment is to permit the construction of a five (5) storey mixed-use development, with commercial/retail at grade, and residential uses above.

The Acting City Manager recommended:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 2016 April 04 and to a Public Hearing on 2016 April 26 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 including:
    - a Section 219 Covenant restricting enclosure of balconies;
    - a Section 219 Covenant ensuring all disabled parking spaces remain as common property;

- a Section 219 Covenant ensuring compliance with the approved acoustic study; and,
  - a 1.5 m Statutory Right-of-Way on Hastings Street.
- e) Consolidation of the net site into one legal parcel.
  - f) The pursuance of Storm Water Management Best Practices in line with established guidelines, and the granting of a Section 219 Covenant to ensure continued maintenance.
  - 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 provision of a covered car wash stall and an adequately sized and appropriately located garbage handling and recycling material holding space to the approval of the Director Engineering and a commitment to implement the recycling provisions.
  - j) Compliance with the guidelines for surface and underground parking for residential visitors and commercial patrons.
  - k) Compliance with Council-adopted sound criteria.
  - l) The undergrounding of existing overhead wiring abutting the site.
  - m) The submission of a detailed comprehensive sign plan.
  - n) The deposit of the applicable Parkland Acquisition Charge.
  - o) The deposit of the applicable GVS & DD Sewerage Charge.
  - p) The deposit of the applicable School Site Acquisition Charge.
  - q) The submission of a written undertaking to distribute area plan notification forms, prepared by the City, with disclosure statements; and, to post area plan notification signs, also prepared by the City, on the development site and in the sales office in prominent and visible locations prior to Third Reading, or at the time marketing for the subject development commences, whichever is first, and remain posted for a period of one year, or until such time that all units are sold, whichever is greater.

MOVED BY COUNCILLOR MCDONELL  
SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendations of the Acting City Manager be adopted.

CARRIED UNANIMOUSLY

2. REZONING REFERENCE #15-37  
TOWNHOUSE DEVELOPMENT WITH UNDERGROUND  
PARKING  
EDMONDS TOWN CENTRE, SUB-AREA 2

The Acting City Manager submitted a report from the Director Planning and Building seeking Council authorization to forward this application to a Public Hearing on 2016 April 26. The purpose of the proposed rezoning bylaw amendment is to permit the construction of a three-storey (23 unit) stacked townhouse development with underground parking.

The Acting City Manager recommended:

1. THAT the introduction of a Highway Closure Bylaw be authorized according to the terms outlined in Section 3.3 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 property for inclusion within the subject development site in accordance with the terms outlined in Section 3.3 of this report, and subject to the applicant pursuing the rezoning proposal to completion.
3. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 2016 April 04 and to a Public Hearing on 2016 April 26 at 7:00 p.m.
4. 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 removal of all existing improvements from the site prior to Final Adoption but not prior to Third Reading of the Bylaw. Demolition 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 or vandalism.
- e) The utilization of an amenity bonus through the provision of a cash in-lieu contribution in accordance with Section 3.2 of this report.
- f) The completion of the Highway Closure Bylaw.
- g) The completion of the sale of City property.
- h) The consolidation of the net site into one legal parcel
- i) The review of a detailed Sediment Control System by the Director Engineering.
- j) The pursuance of Stormwater Management Best Practices in line with established guidelines.
- k) The granting of any necessary statutory rights-of-way, easements and/or covenants including:
  - a Section 219 Covenant restricting the enclosure of balconies; and,
  - a Section 219 Covenant ensuring that all disabled parking remain as common property
- l) The provision of a covered car wash stall and an adequately sized and appropriately located garbage handling and recycling material holding space to the approval of the Director Engineering and a commitment to implement the recycling provisions.
- m) The deposit of the applicable Parkland Acquisition Charge.
- n) The deposit of the applicable GVS & DD Sewerage Charge.
- o) The deposit of the applicable School Site Acquisition Charge.
- p) The provision of facilities for cyclists in accordance with Section 4.5 of the rezoning report.



- q) The submission of a written undertaking to distribute area plan notification forms, prepared by the City, with disclosure statements; and, to post area plan notification signs, also prepared by the City, on the development site and in the sales office in prominent and visible locations prior to Third Reading, or at the time marketing for the subject development commences, whichever is first, and remain posted for a period of one year, or until such time that all units are sold, whichever is greater.

MOVED BY COUNCILLOR KANG  
SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendations of the Acting City Manager be adopted.

CARRIED UNANIMOUSLY

**3. REZONING REFERENCE #15-16**  
**INSTALLATION OF ROOFTOP ANTENNA FACILITY**

The Acting City Manager submitted a report from the Director Planning and Building seeking Council authorization to forward this application to a Public Hearing on 2016 April 26. The purpose of the proposed rezoning bylaw amendment is to permit the installation of a rooftop antenna facility with surrounding parapet and an at-grade equipment compound.

The Acting City Manager recommended:

- 1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 2016 April 04 and to a Public Hearing on 2016 April 26 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.

MOVED BY COUNCILLOR MCDONELL  
SECONDED BY COUNCILLOR WANG

THAT the recommendations of the Acting City Manager be adopted.

CARRIED UNANIMOUSLY

4. REZONING REFERENCE #14-26  
APARTMENT TOWER AND LOW-RISE DEVELOPMENT  
(SOUTHGATE NEIGHBOURHOOD)  
EDMONDS TOWN CENTRE

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The Acting City Manager submitted a report from the Director Planning and Building seeking Council authorization to forward this application to a Public Hearing on 2016 April 26. The purpose of the proposed rezoning bylaw amendment is to permit the construction of a 32-storey residential tower and a four-storey low-rise apartment building, which form part of the multi-phased development of the Southgate Master Plan.

The Acting City Manager recommended:

1. THAT the sale be approved in principle of City-owned property in accordance with Section 3.5 of this report, and subject to the applicant pursuing the rezoning proposal to completion.
2. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 2016 April 04 and to a Public Hearing on 2016 April 26 at 7:00 p.m.
3. THAT the following be established as prerequisites to the completion of the rezoning:
  - a) The submission of a suitable plan of development.
  - b) The deposit of sufficient monies including a 4% Engineering Inspection Fee to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
  - c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development (as well as underground switching and transformer/service boxes in town centre locations), and to the point of connection to the existing service where sufficient facilities are available to serve the development.
  - d) The utilization of an amenity bonus in accordance with Section 3.6 of this report.
  - e) The dedication of any rights-of-way deemed requisite.
  - f) The completion of the sale of City property.

- g) The consolidation of the net project site into one legal parcel.
- h) The granting of any necessary statutory rights-of-way, easements and/or covenants including but not limited to the following:
  - Statutory right-of-way for the provision, ongoing maintenance and public access and use of an enhanced bicycle landing, pedestrian walkway, and dog park.
- i) The granting of a Section 219 Covenant:
  - Section 219 Covenant restricting enclosure of balconies;
  - Section 219 Covenant ensuring compliance with the approved acoustical study;
  - Section 219 Covenant guaranteeing the provision and ongoing maintenance of stormwater management facilities;
  - Section 219 Covenant ensuring the achievement of a green building design with a Leadership in Energy and Environmental Design (LEED) Silver rating (mid-rise) or equivalent;
  - Section 219 Covenant restricting the use of guest suites;
  - Section 219 Covenant ensuring the provision and ongoing maintenance of 13 (Level 2 – 40 amp) Electric Vehicle charging stations (including all necessary wiring, electrical transformer and mechanical ventilation modifications);
  - Section 219 Covenant ensuring that handicap accessible parking stalls in the underground parking areas be held in common property to be administered by the Strata Corporation; and,
  - Section 219 Covenant ensuring the provision and ongoing maintenance of the Southgate Boulevard water feature.
- j) The review of a detailed Sediment Control System by the Director Engineering.
- k) 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 in accordance with the adopted Southgate Master Storm Water Management Plan.
- l) The submission of a suitable Solid Waste and Recycling plan to the approval of the Director Engineering.

- m) The submission of a Site Profile and resolution of any arising requirements.
- n) The design and provision of units adaptable to persons with disabilities, the provision of customized hardware and cabinet work being subject to the sale/lease of the unit to a disabled person and with allocated disabled parking spaces.
- o) The provision of four covered car wash stalls and an adequately sized and appropriately located garbage handling and recycling material holding space to the approval of the Director Engineering and a commitment to implement the recycling provisions.
- p) The review of on-site residential loading facilities by the Director Engineering.
- q) Compliance with the Council-adopted sound criteria.
- r) The deposit of the applicable per unit Edmonds Town Centre South Grade-Separated Crossings Charge.
- s) The deposit of the applicable Parkland Acquisition Charge.
- t) The deposit of the applicable GVS & DD Sewerage Charge.
- u) The deposit of the applicable School Site Acquisition Charge.
- v) The submission of a written undertaking to comply with all the prerequisites of the previous rezoning of the site (Rezoning Reference #14-25).
- w) The submission of a written undertaking to distribute area plan notification forms, prepared by the City, with disclosure statements; and, to post area plan notification signs, also prepared by the City, on the development site and in the sales office in prominent and visible locations prior to Third Reading, or at the time marketing for the subject development commences, whichever is first, and remain posted for a period of one year, or until such time that all units are sold, whichever is greater.

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR KANG

THAT the recommendations of the Acting City Manager be adopted.

CARRIED UNANIMOUSLY

5. REZONING REFERENCE #14-27  
NON-MARKET LOW RISE DEVELOPMENT (SOUTHGATE  
NEIGHBOURHOOD)  
EDMONDS TOWN CENTRE

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The Acting City Manager submitted a report from the Director Planning and Building seeking Council authorization to forward this application to a Public Hearing on 2016 April 26. The purpose of the proposed rezoning bylaw amendment is to permit the construction of a five-storey low-rise apartment building within the multi-phased development of the Southgate site. The proposed non-market housing development is to be owned and operated by BC Housing.

The Acting City Manager recommended:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 2016 April 04 and to a Public Hearing on 2016 April 26 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 (as well as underground switching and transformer/service boxes in town centre locations), and to the point of connection to the existing service where sufficient facilities are available to serve the development.
  - d) The dedication of any rights-of-way deemed requisite.
  - e) The completion of the necessary subdivision creating the development site.
  - f) The granting of a Section 219 Covenant:
    - Section 219 Covenant restricting enclosure of balconies;
    - Section 219 Covenant ensuring that the development be held in common ownership for non-market housing.

- g) The review of a detailed Sediment Control System by the Director Engineering.
- h) 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 in accordance with the adopted Southgate Master Storm Water Management Plan.
- i) The submission of a suitable Solid Waste and Recycling plan to the approval of the Director Engineering.
- j) The submission of a Site Profile and resolution of any arising requirements.
- k) The design and provision of units adaptable to persons with disabilities, the provision of customized hardware and cabinet work being subject to the lease of the unit to a disabled person and with allocated disabled parking spaces.
- l) The provision of one covered car wash stall and an adequately sized and appropriately located garbage handling and recycling material holding space to the approval of the Director Engineering and a commitment to implement the recycling provisions.
- m) The deposit of the applicable Parkland Acquisition Charge.
- n) The deposit of the applicable GVS & DD Sewerage Charge.
- o) The deposit of the applicable School Site Acquisition Charge.
- p) The submission of a written undertaking to comply with all the prerequisites of the previous rezoning of the site (Rezoning Reference #14-25).

MOVED BY COUNCILLOR MCDONELL  
SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendations of the Acting City Manager be adopted.

CARRIED UNANIMOUSLY

**6. REZONING REFERENCE #14-28**  
**APARTMENT TOWER AND LOW-RISE DEVELOPMENT**  
**(SOUTHGATE NEIGHBOURHOOD)**  
**EDMONDS TOWN CENTRE**

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The Acting City Manager submitted a report from the Director Planning and Building seeking Council authorization to forward this application to a Public

Hearing on 2016 April 26. The purpose of the proposed rezoning bylaw amendment is to permit the construction of a 30-storey residential tower and a four-storey low-rise apartment building, which form part of the multi-phased development of the Southgate Master Plan.

The Acting City Manager recommended:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 2016 April 04 and to a Public Hearing on 2016 April 26 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 (as well as underground switching and transformer/service boxes in Town Centre locations), and to the point of connection to the existing service where sufficient facilities are available to serve the development.
  - d) The utilization of an amenity bonus in accordance with Section 3.5 of this report.
  - e) The dedication of any rights-of-way deemed requisite.
  - f) The completion of the necessary subdivision.
  - g) The approval of a detailed park master plan for the future City-owned park.
  - h) The granting of any necessary statutory rights-of-way, easements and/or covenants including but not limited to the following:
    - Statutory right-of-way for the provision, ongoing maintenance and public access and use of identified pedestrian walkways, park/open space features and private roads.
  - i) The granting of a Section 219 Covenant:
    - Section 219 Covenant restricting enclosure of balconies;

- Section 219 Covenant ensuring compliance with the approved acoustical study;
  - Section 219 Covenant ensuring the achievement of a green building design with a Leadership in Energy and Environmental Design (LEED) Silver rating (mid-rise) or equivalent;
  - Section 219 Covenant restricting the use of guest suites;
  - Section 219 Covenant ensuring the provision and ongoing maintenance of 12 (Level 2 – 40 amp) Electric Vehicle charging stations (including all necessary wiring, electrical transformer and mechanical ventilation modifications);
  - Section 219 Covenant ensuring that handicap accessible parking stalls in the underground parking areas be held in common property to be administered by the Strata Corporation; and,
  - Section 219 Covenant ensuring the provision and ongoing maintenance of the identified parkette feature.
- j) The review of a detailed Sediment Control System by the Director Engineering.
- k) 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 in accordance with the adopted Southgate Master Storm Water Management Plan.
- l) The submission of a suitable Solid Waste and Recycling plan to the approval of the Director Engineering.
- m) The submission of a Site Profile and resolution of any arising requirements.
- n) The design and provision of units adaptable to persons with disabilities, the provision of customized hardware and cabinet work being subject to the sale/lease of the unit to a disabled person and with allocated disabled parking spaces.
- o) The provision of three covered car wash stalls and an adequately sized and appropriately located garbage handling and recycling material holding space to the approval of the Director Engineering and a commitment to implement the recycling provisions.
- p) The review of on-site residential loading facilities by the Director Engineering.



- q) Compliance with the Council-adopted sound criteria.
- r) The deposit of the applicable per unit Edmonds Town Centre South Grade-Separated Crossings Charge.
- s) The deposit of the applicable Parkland Acquisition Charge.
- t) The deposit of the applicable GVS & DD Sewerage Charge.
- u) The deposit of the applicable School Site Acquisition Charge.
- v) The submission of a written undertaking to comply with all the prerequisites of the previous rezoning of the site (Rezoning Reference #14-25).
- w) The submission of a written undertaking to distribute area plan notification forms, prepared by the City, with disclosure statements; and, to post area plan notification signs, also prepared by the City, on the development site and in the sales office in prominent and visible locations prior to Third Reading, or at the time marketing for the subject development commences, whichever is first, and remain posted for a period of one year, or until such time that all units are sold, whichever is greater.

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR WANG

THAT the recommendations of the Acting City Manager be adopted.

CARRIED UNANIMOUSLY

7. **REZONING REFERENCE #14-39**  
**TOWNHOUSE DEVELOPMENT WITH UNDERGROUND**  
**PARKING**  
**EDMONDS TOWN CENTRE, SUB-AREA 1**

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The Acting City Manager submitted a report from the Director Planning and Building seeking Council authorization to forward this application to a Public Hearing on 2016 April 26. The purpose of the proposed rezoning bylaw amendment is to permit the construction of a three-storey (42 unit) townhouse development with underground parking.

The Acting City Manager recommended:

1. THAT the introduction of a Highway Closure Bylaw be authorized according to the terms outlined in Section 3.2 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 property for inclusion within the subject development site in accordance with the terms outlined in Section 3.2 of this report, and subject to the applicant perusing the rezoning proposal to completion.
3. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 2016 April 04 and to a Public Hearing on 2016 April 26 at 7:00 p.m.
4. 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 removal of all existing improvements from the site prior to Final Adoption but not prior to Third Reading of the Bylaw. Demolition 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 or vandalism.
  - e) The completion of the Highway Closure Bylaw.
  - f) The completion of the sale of City Property.
  - g) The dedication of any rights-of-way deemed requisite.
  - h) Consolidation of the net site into one legal parcel.
  - i) Compliance with the Council-adopted sound criteria.
  - j) The review of a detailed Sediment Control System by the Director Engineering.
  - k) The undergrounding of existing overhead wiring abutting the site.

- 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.
- m) The granting of any necessary statutory rights-of-way, easements and/or covenants including:
  - a Section 219 Covenant restricting the enclosure of balconies; and,
  - a Section 219 Covenant ensuring that all disabled parking remain as common property.
- n) The provision of a covered car wash stall and an adequately sized and appropriately located garbage handling and recycling material holding space to the approval of the Director Engineering and a commitment to implement the recycling provisions.
- o) The deposit of the applicable Parkland Acquisition Charge.
- p) The deposit of the applicable GVS & DD Sewerage Charge.
- q) The deposit of the applicable School Site Acquisition Charge.
- r) The provision of facilities for cyclists in accordance with Section 4.5 of the rezoning report.
- s) The submission of a written undertaking to distribute area plan notification forms, prepared by the City, with disclosure statements; and, to post area plan notification signs, also prepared by the City, on the development site and in the sales office in prominent and visible locations prior to Third Reading, or at the time marketing for the subject development commences, whichever is first, and remain posted for a period of one year, or until such time that all units are sold, whichever is greater.

MOVED BY COUNCILLOR MCDONELL  
SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendations of the Acting City Manager be adopted.

CARRIED UNANIMOUSLY

8. [BUILDING PERMIT TABULATION REPORT NO. 2](#)  
[FROM 2016 FEBRUARY 01 - 2016 FEBRUARY 29](#)

The Acting City Manager submitted a report from the Director Planning and Building providing information on construction activity as reflected by the

building permits that have been issued for the month of 2016 February.

The Acting City Manager recommended:

1. THAT this report be received for information purposes.

MOVED BY COUNCILLOR VOLKOW  
SECONDED BY COUNCILLOR CALENDINO

THAT the recommendation of the Acting City Manager be adopted.

CARRIED UNANIMOUSLY

**9. 2016 MARCH - PARKS, RECREATION & CULTURAL  
SERVICES CAPITAL FUNDING BYLAW**

The Acting City Manager submitted a report from the Director Parks, Recreation and Cultural Services seeking Council approval to bring forward a bylaw to appropriate \$444,860 from Capital Reserves to finance six projects (Burnaby Art Gallery, Shadbolt Centre for the Arts, Burnaby Mountain Golf Course, Barrier Gates and Bleachers, Park Trail Systems, Vehicle Purchase).

The Acting City Manager recommended:

1. THAT a bylaw be brought forward to appropriate \$444,860 (inclusive of GST) from Capital Reserves to finance six projects.

MOVED BY COUNCILLOR VOLKOW  
SECONDED BY COUNCILLOR MCDONELL

THAT the recommendation of the Acting City Manager be adopted.

CARRIED UNANIMOUSLY

**10. CONTRACT AWARD  
TREASURY MANAGEMENT SYSTEM**

The Acting City Manager submitted a report from the Director Finance seeking Council approval to award a contract to The Addmore Group Inc. for the implementation of a Treasury Management System for the City of Burnaby.

The Acting City Manager recommended:

1. THAT Council approve staff, after adoption of Bylaw #13582, to award a contract to The Addmore Group Inc. for implementation services at an

estimated cost of \$625,800 including GST in the amount of \$29,800 for work, as outlined in this report.

MOVED BY COUNCILLOR MCDONELL  
SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendation of the Acting City Manager be adopted.

CARRIED UNANIMOUSLY

**11. CONTRACT AWARD 2016-09**  
**2016 SEWER MAINLINE GROUT GILPIN-GRAND**

The Acting City Manager submitted a report from the Director Finance seeking Council approval to award a construction contract for the testing and grouting of sanitary sewer mainline.

The Acting City Manager recommended:

1. THAT Council approve a contract award to Mar-Tech Underground Services Ltd. for a total cost of \$329,999.56 including GST in the amount of \$15,714.26 for work, as outlined in this report. Final payment will be based on actual quantity of goods and services delivered and unit priced as tendered.

MOVED BY COUNCILLOR MCDONELL  
SECONDED BY COUNCILLOR CALENDINO

THAT the recommendation of the Acting City Manager be adopted.

CARRIED UNANIMOUSLY

**12. CONTRACT INCREASE – E37/2014**  
**CARIBOO ROAD AND STORMONT AVENUE**

The Acting City Manager submitted a report from the Director Finance seeking Council approval to increase the existing contract for the Cariboo Road and Stormont Avenue Project.

The Acting City Manager recommended:

1. THAT Council approve a contract increase of \$29,785.35 including GST in the amount of \$1,418.35 to Associated Engineering (B.C.) Ltd. for a total contract value of \$278,411.70, as outlined in this report.

MOVED BY COUNCILLOR MCDONELL  
SECONDED BY COUNCILLOR WANG

THAT the recommendation of the Acting City Manager be adopted.

CARRIED UNANIMOUSLY

**13. CONTRACT AWARD 2016-06**  
**EDMONDS STREET – SOUTH OF KINGSWAY**  
**ROADWORK AND WATERMAINS**

The Acting City Manager submitted a report from the Director Finance seeking Council approval to award a construction contract for roadwork and watermain on Edmonds Street – South of Kingsway.

The Acting City Manager recommended:

1. THAT Council approve a contract award to Jack Cewe Ltd. for a total cost of \$653,653.35 including GST in the amount of \$31,126.35 for work, as outlined in this report. Final payment will be based on actual quantity of goods and services delivered and unit prices as tendered.

MOVED BY COUNCILLOR MCDONELL  
SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendation of the Acting City Manager be adopted.

CARRIED UNANIMOUSLY

**14. CONTRACT AWARD 2016-03**  
**2016 SEWER SEPARATION PROJECT – LANE NORTH OF**  
**VENABLES STREET**

The Acting City Manager submitted a report from the Director Finance seeking Council approval to award a construction contract for the 2016 sewer separation project on the lane north of Venables Street.

The Acting City Manager recommended:

1. THAT Council approve a contract award to Targa Contracting (2013) Ltd. for a total cost of \$2,794,847.21 including GST in the amount of \$133,087.96 for work as outlined in this report. Final payment will be based on actual quantity of goods and services delivered and unit prices as tendered.

MOVED BY COUNCILLOR MCDONELL  
SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendation of the Acting City Manager be adopted.

CARRIED UNANIMOUSLY

15. RETIREMENTS

The Acting City Manager submitted a report from the Director of Human Resources providing information on the following retirements from July to December 2015.

Mr. Scott Wren	Fire	36 years of service
Mr. Mike Stiffon	Parks	35 years of service
Mr. Brian Collins	Parks	34 years of service
Mr. Rick Diehl	Parks	34 years of service
Mr. Terry Bingley	Fire	29 years of service
Mr. Mike McKay	Parks	29 years of service
Ms. Betty Adkin	Purchasing	29 years of service
Mr. Maurice Schmidt	IT	9 years of service
Mr. Rick Quercetti	Parks	38 years of service
Mr. Larry LeBlanc	Engineering	36 years of service
Mr. Dale Daniels	Parks	35 years of service
Mr. Carter McNeil	Engineering	26 years of service
Ms. Janet Lucas	RCMP	11 years of service
Mr. Sid Cleave	Clerk's	36 years of service
Mr. Darcy O'Shea	Fire	35 years of service
Ms. Janine Matheson	Parks	28 years of service

The Acting City Manager recommended:

1. THAT this report be received for informational purposes.

MOVED BY COUNCILLOR KANG  
SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendation of the Acting City Manager be adopted.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR MCDONELL  
SECONDED BY COUNCILLOR JOHNSTON

THAT the Committee now rise and report.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR MCDONELL  
SECONDED BY COUNCILLOR JOHNSTON

THAT the report of the Committee be now adopted.

CARRIED UNANIMOUSLY

**6. BYLAWS**

This item of business was dealt with previously at the meeting.

**7. NEW BUSINESS**

**NAIOP Vancouver 2015 Municipal Report Card – Councillor Johnston**

Councillor Johnston made reference to Item M of the Council Correspondence package received to 2016 March 17 regarding a recent survey conducted by NAIOP, Commercial Real Estate Development Association, comparing the relative development costs among more than 20 municipalities in the Lower Mainland.

The survey highlighted that the total fees levied by the City of Burnaby for industrial and office construction are among the lowest in the Lower Mainland.

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR MCDONELL

THAT the NAIOP survey for 2015 be REFERRED to the Financial Management Committee.

CARRIED UNANIMOUSLY

**Increase in Property Assessment – Councillor Volkow**

Councillor Volkow made reference to Item G of the Council Correspondence package received to 2016 March 17 from Ms. Margaret Stevens expressing concern regarding the significant increase in the assessed value of her property, and the impact this may have on her property taxes.

It was noted that information is being prepared that will be provided to any property owners having similar concerns identifying the various options that are available to them as a result of increased taxation due to rising assessment values.



**FCM Board of Directors**

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR MCDONELL

THAT Councillor Dhaliwal be authorized to attend FCM Board of Directors' meetings as an elected member of the Board, and that related expenses be paid.

CARRIED UNANIMOUSLY

**8. INQUIRIES**

There were no inquiries brought before Council at this time.

**9. ADJOURNMENT**

MOVED BY COUNCILLOR JORDAN  
SECONDED BY COUNCILLOR JOHNSTON

THAT this Open Council meeting do now adjourn.

CARRIED UNANIMOUSLY

The Open Council meeting adjourned at 7:43 p.m.

Confirmed:

Certified Correct:

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK