



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

OPEN PUBLIC MEETING AT 7:00 PM
Monday, 2016 May 09

A G E N D A

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1. <u>CALL TO ORDER</u>	
2. <u>PROCLAMATIONS</u>	
A) <u>Child Care Month (2016 May) and Child Care Provider Appreciation Day (2016 May 21)</u>	
B) <u>Neighbourhood House Week (2016 May 8 - 14)</u>	
C) <u>Public Works Week (2016 May 15 - 21)</u>	
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Speaker: Christine Sorensen, Vice President

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Purpose: To advise Council of a recent award.

3. **METROTOWN DEVELOPMENT PLAN UPDATE:
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FRAMEWORK** 100

Purpose: To seek Council endorsement of the preliminary vision, principles, and land use framework for the update of the Metrotown Development Plan and to initiate a public input process to seek community feedback.
4. **4362 BRIARWOOD CRESCENT, BURNABY, BC
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Purpose: To request a Council resolution to file a notice in the Land Title Office pursuant to Section 57 of the Community Charter, with respect to a property in contravention of City Bylaws.
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Purpose: To respond to a survey initiated by the Province on the future of the Auxiliary Constable Program in BC.
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Purpose: To obtain Council approval for an advance of funds to the Heights Merchants Association.
7. **2016 ENGINEERING CAPITAL INFRASTRUCTURE BYLAW
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Purpose: To request approval and funding for 2016 roadwork capital improvements on North Fraser Way.
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- Purpose: To obtain Council approval to award a contract for the 2016 Phase 2 Sanitary Lateral Inspection and Grout project.
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- Purpose: To seek Council approval for a parade on Friday, 2016 August 05.

15. [ROAD CLOSURE - DUNCAN AVENUE \(WESTRIDGE ELEMENTARY SCHOOL FUNDRAISER\)](#) 142

Purpose: To seek Council approval for a road closure along Duncan Avenue.

7. **BYLAWS**

A) First Reading

A) [#13596 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 14, 2016 - Rez. #14-44 \(6050 Sussex Avenue, 4769 Hazel Street and 4758 Grange Street\)](#) 13596

From P1 Neighbourhood Institutional District and RM5 Multiple Family Residential District to CD Comprehensive Development District (based on RM5s Multiple Family Residential District, P1 Neighbourhood Institutional District, and Metrotown Town Centre Development Plan guidelines, and in accordance with the development plan entitled "Proposed Multi-Family Residential/Church Development" prepared by Chris Dikeakos Architect Inc.)

Purpose - to permit the construction of two high-rise apartment towers (one 31 storey rental apartment building and one 41 storey strata apartment building), with a church fronting Sussex Avenue

(Item 7(13), Manager's Report, Council 2016 April 25)

B) [#13597 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 15, 2016 - Rez. #15-10 \(7911/15/23 Edmonds Street and 7908 Wedgewood Street\)](#) 13597

From C4 Service Commercial District and R5 Residential District to CD Comprehensive Development District (based on C9 Urban Village Commercial District and the Sixth Street Community Plan as guidelines, and the development plan entitled "Mixed Use Development, 7911, 7915, 7923 Edmonds Street and 7908 Wedgewood Street, Burnaby, British Columbia" prepared by Jordan Kutev Architect Inc.)

Purpose - to permit the construction of a four-storey mixed-use commercial/residential development

(Item 7(16), Manager's Report, Council 2016 April 25)

C) [#13598 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 16, 2016 - Rez. #14-21 \(4161/71 Dawson Street, 4120/60/70/80 Lougheed Highway\)](#) 13598

From M1 Manufacturing District and CD Comprehensive Development District (M1 and M1r Manufacturing District,

M5 and M51 Light Industrial District, C1 Neighbourhood Commercial District, P2 Administration and Assembly District) to Amended CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C3 General Commercial District, P2 Administration and Assembly District and Brentwood Town Centre Development Plan as guidelines, and in accordance with the development plan entitled "Gilmore Station Area Master Plan" prepared by IBI Group)

Purpose - to establish a Conceptual Master Plan and Design Guidelines for the Gilmore Station Area to guide further site specific rezoning applications for the construction of a multi-phased high-rise apartment, commercial retail and office and development over four main phases.

(Item 7(18), Manager's Report, Council 2016 April 25)

- D) [#13599 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 17, 2016 - Rez. #15-15 \(2085 and 2088 Skyline Court\)](#) **13599**
From CD Comprehensive Development District (based on RM5s Multiple Family Residential District and C3 General Commercial District as guidelines) to Amended CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C3 General Commercial District, and Brentwood Town Centre Development Plan as guidelines, and in accordance with the development plan entitled "SOLO Phase 3 and 4 Amendment" prepared by Chris Dikeakos Architects Inc.)
Purpose - to permit changes to the approved CD Zoning for the final two phases of the SOLO District Development at 2085 and 2088 Skyline Court
(Item 7(19), Manager's Report, Council 2016 April 25)
- E) [#13600 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 18, 2016 - Rez. #15-30 \(2242 Alpha Avenue\)](#) **13600**
From M2 General Industrial district to CD Comprehensive Development District (based on the RM4s Multiple Family Residential District and Brentwood Town Centre Development Plan as guidelines, and in accordance with the development plan entitled "2242 Alpha Avenue" prepared by CDA Architects)
Purpose - to permit construction of a 23-storey residential apartment building with ground oriented townhouses and underground and above grade structured parking
(Item 7(12), Manager's Report, Council 2016 April 25)

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- F) [#13601 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 19, 2016 - Rez. #14-12 \(3700 Hastings Street\)](#) **13601**
From C8a Urban Village Commercial District (Hastings) to CD Comprehensive Development District (based on C8a Urban Village Commercial District, Hastings Street Area Plan guidelines, and in accordance with the development plan entitled "3700 Hastings" prepared by Jordan Kutev Architects)
Purpose - to permit the construction of a four-storey mixed-use development, with commercial/retail at grade, and residential uses above.
(Item 7(17), Manager's Report, Council 2016 April 25)
- G) [#13602 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 20, 2016 - Rez. #15-33 \(3700 Willingdon Avenue\)](#) **13602**
From CD Comprehensive Development District (based on P6 Regional Institutional District) and P6 Regional Institutional District to Amended CD Comprehensive Development District (based on P6 Regional Institutional District and in accordance with the development plan entitled "British Columbia Institute of Technology Burnaby Campus Exterior Sign Plan & Sign Program, Comprehensive Sign Plan (CSP)" prepared by EDG Experience Design Group Inc.), P6 Regional Institutional District
Purpose - to permit the establishment of a Comprehensive Sign Plan (CSP) in order to enable future signage opportunities for the BCIT main campus.
(Item 7(14), Manager's Report, Council 2016 April 25)
- H) [#13603 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 21, 2016 - Rez. #15-22 \(9388 North Fraser Crescent\)](#) **13603**
From CD Comprehensive Development District (based on the M5 Light Industrial District) to Amended CD Comprehensive Development District (based on the M5 Light Industrial District, Glenlyon Concept Plan and Big Bend Development Plan as guidelines, and in accordance with the development plan entitled "PNP Pharmaceuticals Proposed Addition" prepared by Christopher Bozyk Architects Ltd.)
Purpose - to permit the expansion of the existing pharmaceutical facility's production and warehouse area in accordance with the Glenlyon Concept Plan and the Council-adopted Big Bend Development Plan
(Item 7(15), Manager's Report, Council 2016 April 25)

B) First, Second and Third Reading

- I) [#13595 - Burnaby Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 16, 2016](#) **13595**
A bylaw authorizing the expenditure of monies in the Capital Works, Machinery and Equipment Reserve Fund - \$638,505 to finance three 2016 Parks, Recreation & Cultural Services Projects
(Item 7(5), Manager's Report, Council 2016 April 25)
- J) [#13604 - Burnaby Recreation Fees and Admissions Bylaw 2016](#) **13604**
A bylaw respecting recreation facility rentals and admissions
(Item 7(4), Manager's Report, Council 2016 April 25)
- K) [#13605 - Burnaby Shadbolt Centre and Burnaby Art Gallery Rental Fees Bylaw 2016](#) **13605**
A bylaw respecting rental fees for Shadbolt Centre for the Arts and Burnaby Art Gallery
(Item 7(4), Manager's Report, Council 2016 April 25)
- L) [#13606 - Burnaby Village Museum Fees Bylaw 2016](#) **13606**
A bylaw respecting user fees for Burnaby Village Museum
(Item 7(4), Manager's Report, Council 2016 April 25)
- M) [#13607 - Burnaby Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 17, 2016](#) **13607**
A bylaw authorizing the expenditure of monies in the Capital Works, Machinery and Equipment Reserve Fund - \$523,365 for 2016 North Fraser Way Improvements Project
(Item 6(7), Manager's Report, Council 2016 May 09)
Subject to approval of Manager's Report Item 6(7)

C) Second Reading

- N) [#13569 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 2, 2016 - Rez. #14-26 \(Portion of 7679 Eighteenth Street and 7701 Eighteenth Street\)](#) **13569**
From CD Comprehensive Development District (based on RM5 and RM1 Multiple Family Residential Districts, C2 Community Commercial District, Southgate Neighbourhood Master Plan and Edmonds Town Centre Plan guidelines) to Amended CD Comprehensive Development District (based on RM5 and RM1 Multiple Family Residential Districts, Southgate Neighbourhood Master Plan and Edmonds Town Centre Plan guidelines, and in accordance with the development plans entitled "Precedence" prepared by

Buttjes Architects Inc., Integra Architecture Inc., and PWL Partnership Landscape Architects Inc.)
Purpose - 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
(Item 5(4), Manager's Report, Council 2016 March 21)

- O) [#13584 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 8, 2016 - Rez. #14-27 \(Portion of 7201 11th Avenue\)](#) **13584**
From CD Comprehensive Development District (based on RM5 and RM1 Multiple Family Residential Districts, C2 Community Commercial District, Southgate Master Plan and Edmonds Town Centre Plan guidelines) to Amended CD Comprehensive Development District (based on RM5 and RM1 Multiple Family Residential Districts, C2 Community Commercial District, Southgate Neighbourhood Master Plan and Edmonds Town Centre Plan guidelines, and in accordance with the development plans entitled "BC Family Housing Site" prepared by Integra Architecture Inc., and PWL Partnership Landscape Architects Inc.)
Purpose - 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.
(Item 5(5), Manager's Report, Council 2016 March 21)
- P) [#13585 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 9, 2016 - Rez. #14-28 \(Portion of 7201 11th Avenue\)](#) **13585**
From CD Comprehensive Development District (based on RM5 and RM1 Multiple Family Residential Districts, C2 Community Commercial District, Southgate Neighbourhood Master Plan and Edmonds Town Centre Plan guidelines) to Amended CD Comprehensive Development District (based on RM5 and RM1 Multiple Family Residential Districts, C2 Community Commercial District, Southgate Neighbourhood Master Plan and Edmonds Town Centre Plan guidelines, and in accordance with the development plan entitled "Southgate Community Island 1 & 2" prepared by IBI Group, Integra Architecture Inc., and PWL Partnership Landscape Architects Inc.)
Purpose - 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
(Item 5(6), Manager's Report, Council 2016 March 21)

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- Q) [#13586 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 10, 2016 - Rez. #15-37 \(7141 & 7145 Seventeenth Avenue\)](#) **13586**
From R5 Residential District to CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Edmonds Town Centre Plan guidelines, and in accordance with the development plan entitled "17th and Leaside" prepared by Cornerstone Architecture Inc.)
Purpose - to permit the construction of a three-storey (23 unit) stacked townhouse development with underground parking
(Item 5(2), Manager's Report, Council 2016 March 21)
- R) [#13587 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 11, 2016 - Rez. #14-39 \(7390/98/7404 16th Avenue, 7510/16/26/36 Kingsway and 7411/17 15th Avenue\)](#) **13587**
From R5 Residential District to CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Edmonds Town Centre Plan guidelines, and in accordance with the development plan entitled "The Greystones" prepared by Ekistics Architecture Inc.)
Purpose - to permit the construction of a three-storey (42 unit) townhouse development with underground parking
(Item 5(7), Manager's Report, Council 2016 March 21)
- S) [#13588 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 12, 2016 - Rez. #15-08 \(4453/63/75 Hastings Street\)](#) **13588**
From C8a Urban Village Commercial District (Hastings) to CD Comprehensive Development District (based on C8 Urban Village Commercial District, Hastings Street Area Plan guidelines, and in accordance with the development plan entitled "Proposed Mixed Use Development" prepared by Burrowes Huggins Architects)
Purpose - to permit the construction of a five (5) storey mixed-use development, with commercial/retail at grade, and residential uses above
(Item 5(1), Manager's Report, Council 2016 March 21)
- D) Reconsideration and Final Adoption**
- T) [#13592 - Burnaby Local Service Tax Bylaw 2016](#) **13592**
A bylaw to establish the annual charge for each foot of taxable foot-frontage to be specially charged against parcels of land benefitting from certain local area service works
(Item 7(1), Manager's Report, Council 2016 April 11)

- U) [#13593 - Burnaby Financial Plan Bylaw 2016](#) **13593**
A bylaw to adopt the 2016 to 2020 Financial Plan
(Item 7(1), Manager's Report, Council 2016 April 25)

- V) [#13594 - Burnaby Rates Bylaw 2016](#) **13594**
A bylaw to establish tax rates upon all taxable land and
improvements pursuant to Section 197 of the Community
Charter
(Item 7(1), Manager's Report, Council 2016 April 25)

8. **NEW BUSINESS**

9. **INQUIRIES**

10. **ADJOURNMENT**