



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

**OPEN PUBLIC MEETING AT 7:00 PM**  
**Monday, 2016 July 11**

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**A G E N D A**

<b>1.</b>	<b><u>CALL TO ORDER</u></b>	<b><u>PAGE</u></b>
<b>2.</b>	<b><u>MINUTES</u></b>	
	A) Open Council Meeting held 2016 June 27	1
	B) Public Hearing (Zoning) held 2016 June 28	27
<b>3.</b>	<b><u>DELEGATIONS</u></b>	
	A) Tourism Burnaby Re: Activity Update <u>Speakers:</u> Nancy Small, Executive Director Ed Jaskula, Chair	30
<b>4.</b>	<b><u>REPORTS</u></b>	
	A) Planning and Development Committee Re: R12S District Area Rezoning Public Consultation Results - North Side of 5100 Block McKee Street	31 x-ref. B/L #13628
	B) Planning and Development Committee Re: Request for Area Rezoning to the R12S District - 4036 to 4098 Kincaid Street (South Side)	37
	C) Planning and Development Committee Re: Request for Area Rezoning to the R12 District - 7335 to 7359 14th Avenue (North Side)	43

- D) Planning and Development Committee 48  
Re: Request for Area Rezoning to the R12S District - Bounded by  
Bryant Street, St. Charles Place, Hambry Street, and Waltham  
Avenue

- E) City Manager's Report, 2016 July 11 54

**5. MANAGER'S REPORTS**

- 1. CONTRACT AWARD E36/2016 56**  
**2017 COMBINED SEWER SEPARATION PROGRAM**

Purpose: To obtain Council approval to award a contract for  
the 2017 Combined Sewer Separation Program.

- 2. CONTRACT INCREASE – E25/2013 57**  
**2014 COMBINED SEWER SEPARATION PROGRAM –**  
**PACKAGE 1**  
**GILMORE LANES**

Purpose: To obtain Council approval to increase the existing  
contract for the 2014 Combined Sewer Separation  
Program – Package 1, at Gilmore Lanes.

- 3. CONTRACT INCREASE – E1/2016 58**  
**2016 SEWER SEPARATION PROGRAM – WILLINGDON**  
**HEIGHTS**

Purpose: To obtain Council approval to increase the existing  
contract for the 2016 Sewer Separation Program at  
Willingdon Heights.

- 4. CONTRACT AWARD 2016-18 59**  
**WIGGINS PUMP STATION UPGRADE**

Purpose: To obtain Council approval to award a contract for  
the Wiggins Pump Station Upgrade.

- 5. CONTRACT AWARD 60**  
**2016 CAPITAL RE-ROOFING PROGRAM – VARIOUS**  
**BUILDINGS**

Purpose: To obtain Council approval to award a contract for  
the 2016 Capital Re-Roofing Program of various City  
owned buildings.

**6. AWARD OF CONTRACT BONSOR RECREATION COMPLEX 61**

Purpose: To award a construction contract for the partial upper floor renovations at Bonsor Recreation Complex.

**7. AWARD OF CONTRACT CITY HALL - COUNCIL CHAMBER AUDIO VISUAL UPGRADE 64**

Purpose: To award a contract for the supply and installation of the Council Chamber Audio/Visual system.

**8. FIRE DEPARTMENT 2ND QUARTER 2016 REPORT 66**

Purpose: To provide Council with information relating to the Fire Department's activities during the 2nd Quarter of 2016.

**9. BUILDING PERMIT TABULATION REPORT NO. 6 FROM 2016 JUNE 01 - 2016 JUNE 30 68**

Purpose: To provide Council with information on construction activity as reflected by the building permits that have been issued for the subject period.

**6. BYLAWS**

**A) First Reading**

- A) #13624 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 24, 2016 - Rez. #15-14 (7062 Sperling Avenue) From R5 Residential District to CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Edmonds Town Centre Plan as guidelines, an in accordance with the development plan entitled "Fourplex 7062 Sperling Avenue, Burnaby, B.C." prepared by TD Studio Inc.) **13624**  
Purpose - to permit the construction of a three-storey, four unit multi-family townhouse development with at-grade garage parking  
(Item 5(20), Manager's Report, Council 2016 June 27)
- B) #13625 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 25, 2016 - Rez. #15-36 (5177 Sidley Street) From R5 Residential District to CD Comprehensive Development District (based on RM2 Multiple Family **13625**

Residential District and Royal Oak Community Plan guidelines, and in accordance with the development plan entitled "Multiple Family Residential Building, 5177 Sidley St., Burnaby" prepared by Wilson Chang Architect)  
Purpose - to permit the construction of a four unit multiple-family townhouse development with enclosed parking at grade (Item 5(21), Manager's Report, Council 2016 June 27)

- C) #13626 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 26, 2016 - Rez. #15-51 (2285 Willingdon, 4455/67/83 Juneau Street) **13626**  
From M1 Manufacturing 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 "Juneau Street Rezoning Proposal" prepared by IBI Group Inc.)  
Purpose - to permit construction of a 23-storey residential apartment building with ground oriented townhouses and underground parking  
(Item 5(19), Manager's Report, Council 2016 June 27)
- D) #13627 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 27, 2016 - Rez. #16-11 (3755 McGill Street) **13627**  
From CD Comprehensive Development District (based on RM4 Multiple Family Residential District, C1 Neighbourhood Commercial District, P5 Community Institutional District and R5 Residential District) to Amended CD Comprehensive Development District (based on RM4 Multiple Family Residential District, C1 Neighbourhood Commercial District, P2 Administration and Assembly District, P5 Community Institutional District and R5 Residential District) and in accordance with the development plan entitled Seton Manor prepared by GS Sayers Engineering Ltd.  
Purpose - to permit the installation of rooftop antennas and ancillary equipment  
(Item 5(18), Manager's Report, Council 2016 June 27)
- E) #13628 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 28, 2016 - Rez. #16-26 (North Side of 5100 Block McKee Street) **13628**  
From the R4 Residential District to the R12S Residential District  
Purpose - to allow for single and/or two-family dwellings on lots in accordance with the R12S Zoning District  
(Item 4(A), PDC Report, Council 2016 July 11)  
**Subject to approval of PDC Report Item 4(A)**

**B) First, Second and Third Reading**

- F) #13623 - Burnaby Highway Closure Bylaw No. 1, 2016 **13623**  
(Road Closure Reference #13-04)  
A bylaw to close and remove the dedication of certain portions of highway - closure of the lane allowance at the rear of 1846/1876/1904 Gilmore Avenue (all that portion of lane in District Lot 119, Group 1, New Westminster District, dedicated by Plans 4161 and 7204, together containing 481.2 m<sup>2</sup>) shown outlined on Reference Plan prepared by Christopher Raymond El-Araj, B.C.L.S.  
(Item 7(2), Manager's Report, Council 2015 October 26)

**C) Second Reading**

- G) #13614 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 22, 2016 - Rez. #16-15 (450 Clare Avenue) **13614**  
From CD Comprehensive Development District (based on RM3 Multiple Family Residential District) to Amended CD Comprehensive Development District (based on RM3 Multiple Family Residential District, P2 Administration and Assembly District, and in accordance with the development plan entitled "New Site Build" prepared by Roehampton Communications Ltd.)  
Purpose - to permit the installation of rooftop antennas and ancillary equipment  
(Item 6(14), Manager's Report, Council 2016 May 30)

**D) Consideration and Third Reading**

- H) #13576 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 4, 2016 - Rez. #12-43 (4630 Kingsway & 6080 McKay Avenue) **13576**  
From CD Comprehensive Development District (based on RM5s Multiple Family Residential District and C3 General Commercial District) to Amended CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C3 General Commercial District and Metrotown Development Plan guidelines, and in accordance with the development plans entitled "Station Square Site 5" prepared by Chris Dikeakos Architects Inc. and "Station Square Burnaby BC" prepared by KPF Kohn Pedersen Fox)  
Purpose - to permit the construction of two high-rise apartment towers above a low-rise mixed-use podium with office, retail and residential uses, as part of the multi-phased (Phases III & IV) development of the Station Square Master Plan  
(Item 5(10), Manager's Report, Council 2016 February 22)

**E) Reconsideration and Final Adoption**

- I) #13621 - Burnaby Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 28, 2016 **13621**  
A bylaw authorizing the expenditure of monies in the Capital Works, Machinery and Equipment Reserve Fund - \$413,460 for 9 Parks, Recreation & Cultural Services Projects  
(Item 7(8), Manager's Report, Council 2016 June 13)
- J) #13622 - Burnaby Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 29, 2016 **13622**  
A bylaw authorizing the expenditure of monies in the Capital Works, Machinery and Equipment Reserve Fund - \$6,600,000 for 2016 summer roadwork contract awards  
(Item 5(9), Manager's Report, Council 2016 June 27)

**7. NEW BUSINESS**

**8. INQUIRIES**

**9. ADJOURNMENT**



## **COUNCIL MEETING MINUTES**

**Monday, 2016 June 27**

An Open meeting of the City Council was held in the Council Committee Room, Burnaby City Hall, 4949 Canada Way, Burnaby, B.C. on Monday, 2016 June 27 at 6:45 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 7:04 p.m. in the Council Chamber.

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

PRESENT: His Worship, Mayor Derek R. Corrigan  
Councillor Pietro Calendino  
Councillor Sav Dhaliwal  
Councillor Dan Johnston  
Councillor Colleen Jordan  
Councillor Anne Kang  
Councillor Paul McDonell

ABSENT: Councillor Nick Volkow  
Councillor James Wang

STAFF: Mr. Lambert Chu, City Manager  
Mr. Lou Pelletier, Director Planning and Building  
Mr. Leon Gous, Director Engineering  
Ms. Denise Jorgenson, Director Finance  
Mr. Dave Ellenwood, Director Parks, Recreation & Cultural Services  
Mr. Dennis Back, City Clerk  
Ms. Kate O'Connell, Deputy City Clerk

MOVED BY COUNCILLOR MCDONELL  
SECONDED BY COUNCILLOR JOHNSTON

THAT the Open Meeting do now reconvene.

CARRIED UNANIMOUSLY

The Open Council meeting reconvened in the Council Chamber at 7:04 p.m.

**2. MINUTES****A) Open Council Meeting held 2016 June 20**

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR KANG

THAT the minutes of the Open Council meeting held on 2016 June 20 be now adopted.

CARRIED UNANIMOUSLY

**3. DELEGATION**

MOVED BY COUNCILLOR MCDONELL  
SECONDED BY COUNCILLOR JOHNSTON

THAT the delegation be heard.

CARRIED UNANIMOUSLY

**A) Vancouver Airport Authority**  
**Re: Airport Initiatives and Activities**  
**Speakers: Don Ehrenholz, VP Engineering & Environment**  
**Anne Murray, VP Marketing & Communications**

**Mr. Don Ehrenholz**, Vice President Engineering and Environment and **Ms. Anne Murray**, Vice President Marketing and Communications, Vancouver Airport Authority appeared before Council to review their sponsor objectives to accommodate anticipated growth and request Council's assistance as they seek public input on their new Master Plan.

The Vancouver Airport Authority is a community based not for profit organization and donates approximately \$900,000 per year to community non-profits, employs approximately 24,000 people and serves over 23 domestic and international airlines. Recent initiatives include a partnership with McArthur Glenn Designer Outlets, expanded visa free transit, screening improvements, enhanced signage and a service dog relief station.

Council congratulated the Vancouver Airport Authority on all of their success including recent awards, and will consider public feedback opportunities for the Vancouver Airport Authority to participate in as they seek input on their new Master Plan.



**4. REPORTS**

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR JORDAN

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

CARRIED UNANIMOUSLY

**A) His Worship, Mayor Derek R. Corrigan**  
**Re: Citizen Appointments to the Advisory Planning**  
**Commission, Community Heritage Commission and**  
**Social Planning Committee**

His Worship, Mayor Derek R. Corrigan submitted a report appointing citizen representatives to the Advisory Planning Commission, Community Heritage Commission and Social Planning Committee.

Mayor Corrigan advised that Ms. Stace Dayment has withdrawn her Committee member application due to schedule conflicts.

Mayor Derek R. Corrigan recommended:

1. THAT Council appoint Ms. Stace Dayment as a citizen representative on the Advisory Planning Commission for a three (3) year term.
2. THAT Council appoint Ms. Diane Gillis as a citizen representative on the Community Heritage Commission for a two (2) year term.
3. THAT Council appoint Ms. Lubna Abdelrahman as a citizen representative on the Social Planning Committee for a three (3) year term.

MOVED BY COUNCILLOR MCDONELL  
SECONDED BY COUNCILLOR JORDAN

THAT the recommendations of the His Worship, Mayor Derek R. Corrigan be adopted.

-AMENDED

MOVED BY COUNCILLOR MCDONELL  
SECONDED BY COUNCILLOR JOHNSTON

THAT recommendation #1 be AMENDED to read as follows:

1. THAT Council appoint Mr. Rob Nagai as a citizen representative on the Advisory Planning Commission for a three (3) year term.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR MCDONELL  
SECONDED BY COUNCILLOR CALENDINO

THAT the motion, as **AMENDED**, be approved.

CARRIED UNANIMOUSLY

**B) Executive Committee of Council**  
**Re: Grant Applications**

The Executive Committee of Council submitted the following recommendations for Council approval:

**#16.32. parkrun**  
*Deer Lake parkrun Events*

The Executive Committee of Council recommended:

1. THAT this grant request be denied.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR DHALIWAL  
SECONDED BY COUNCILLOR JOHNSTON

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

CARRIED UNANIMOUSLY

**#16.33. Big Brothers of Greater Vancouver**  
*In-School & Teen Mentoring Programs*

The Executive Committee of Council recommended:

1. THAT a grant in the amount of \$3,000 be awarded to Big Brothers of Greater Vancouver to assist with Burnaby In-School and Teen Mentoring Programs.

MOVED BY COUNCILLOR DHALIWAL  
SECONDED BY COUNCILLOR MCDONELL

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

CARRIED UNANIMOUSLY

**#16.35. Burnaby Girls Soccer Club “U17 Impact Team”**  
*Provincial “B” Cup Tournament*

The Executive Committee of Council recommended:

1. THAT a grant in the amount of \$1,000 be awarded to Burnaby Girls Soccer Club “U17 Impact Team” for travel expenses for 16 Burnaby players to attend the Provincial “B” Cup Tournament on 2016 July 6 – 10 in Penticton.

MOVED BY COUNCILLOR DHALIWAL  
SECONDED BY COUNCILLOR KANG

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

CARRIED UNANIMOUSLY

**C) Executive Committee of Council**  
**Re: Festivals Burnaby Grant Program Applications**

The Executive Committee of Council submitted the following Festivals Burnaby Grant applications for Council approval:

**#16-N-012 Permai BC Association**  
*Alun-Alun, Indonesian Archipelago Night*

The Executive Committee of Council recommended:

1. THAT a *Festivals Burnaby* grant – *Neighbourhood Event* in the amount of \$2,500 be awarded to the Permai BC Association for Alun-Alun, Indonesian Archipelago Night to be held at the Burnaby Lake Clubhouse on 2016 August 13.

MOVED BY COUNCILLOR DHALIWAL  
SECONDED BY COUNCILLOR KANG

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

CARRIED UNANIMOUSLY

**#16-N-013 Friends of Alta Vista**  
*Alta Vista Playground Community Picnic*

The Executive Committee of Council recommended:

1. THAT a *Festivals Burnaby* grant – *Neighbourhood Event* in the amount of \$500 be awarded to the Friends of Alta Vista for the annual Alta Vista Playground Community Picnic to be held at Alta Vista Playground on 2016 September 10.

MOVED BY COUNCILLOR DHALIWAL  
SECONDED BY COUNCILLOR MCDONELL

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

CARRIED UNANIMOUSLY

**#16-N-014 Korean Traditional Arts Society**  
*International Traditional Drum and Dance Festival*

The Executive Committee of Council recommended:

1. THAT a *Festivals Burnaby* grant – *Neighbourhood Event* in the amount of \$2,000 be awarded to the Korean Traditional Arts Society for the International Traditional Drum and Dance Festival to be held at the James Cowan theatre on 2016 June 29.

MOVED BY COUNCILLOR DHALIWAL  
SECONDED BY COUNCILLOR JOHNSTON

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

CARRIED UNANIMOUSLY

**#16-N-015 Burnaby North Road BIA**  
*Korean Community Day*

The Executive Committee of Council recommended:

1. THAT a *Festivals Burnaby* grant – *Neighbourhood Event* in the amount of \$3,500 be awarded to the Burnaby North Road BIA for the Korean Community Day to be held at the North Road Centre Mall on 2016 September 10.

MOVED BY COUNCILLOR DHALIWAL  
SECONDED BY COUNCILLOR KANG

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

CARRIED UNANIMOUSLY

**D) City Manager's Report, 2016 June 27**

The City Manager submitted a report dated 2016 June 27 on the following matters:

**5. MANAGER'S REPORTS**

**1. 2015 ANNUAL FINANCIAL REPORT PUBLIC NOTICE**

The City Manager submitted a report from the Director Finance advising Council that public notice was given with regard to the 2015 Annual Financial Report which includes the City's Audited Financial Statements.

The City Manager recommended:

1. THAT Council in accordance with Section 99 of the Community Charter consider and receive this report.

MOVED BY COUNCILLOR CALENDINO  
SECONDED BY COUNCILLOR DHALIWAL

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

**2. REGIONAL FOOD SYSTEM STRATEGY ACTION PLAN**

The City Manager submitted a report from the Director Planning and Building seeking Council endorsement of the Metro Vancouver Regional Food System Strategy (RFSS) Action Plan.

Council shared the concern regarding local food security challenges, and extended appreciation to Metro Vancouver for creating an action plan that seeks to address pressing and emerging food security issues. Council highlighted the alignment between the RFSS and the City's Environmental and Social Sustainability Strategies.

Council emphasized the five key goals for the region outlined in the Action Plan including: 1) increased capacity to produce food closer to home; 2) improved financial viability of the food sector; 3) increased opportunity for health and sustainable food choices; 4) equal access to healthy, culturally diverse and affordable food; and 5) a food system consistent with ecological health.

The City Manager recommended:

1. THAT Council endorse the Metro Vancouver Regional Food System Strategy Action Plan; and,
2. THAT a copy of this report be forwarded to the Environment Committee for information.

MOVED BY COUNCILLOR JORDAN  
SECONDED BY COUNCILLOR KANG

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

**3. WORLD RIVERS DAY 2016**

The City Manager submitted a report from the Director Planning and Building seeking Council approval of the program for World Rivers Day 2016 at the Burnaby Village Museum and expenditure authorization for advertising and promotion of the program.

*Councillor Jordan left the Council Chamber at 7:53 p.m.*

*Councillor Jordan returned to the Council Chamber at 7:54 p.m.*

The City Manager recommended:

1. THAT Council approve the program for World Rivers Day 2016 at the Burnaby Village Museum.
2. THAT Council authorize expenditures for World Rivers Day 2016 in the amount of \$4,000 for advertising and promotion, as outlined in this report.
3. THAT a copy of this report be forwarded to the Burnaby Parks, Recreation and Culture Commission; Mark Angelo, World Rivers Day Chair and Founder and representative of the International River Foundation; and the Outdoor Recreation Council of British Columbia for information purposes.

MOVED BY COUNCILLOR MCDONELL  
SECONDED BY COUNCILLOR KANG

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

**4. SPILL PREPAREDNESS AND RESPONSE IN BC:  
PROPOSED AMENDMENTS TO THE ENVIRONMENTAL  
MANAGEMENT ACT AND PROPOSED REGULATIONS (IP3)**

The City Manager submitted a report from the Director Engineering providing Council with comments on the BC Spill Preparedness and Response Third Intentions Paper.

Council expressed concerns with the amendments to the Environmental Management Act and proposed regulations including: spill reporting, response times, preparedness, spill contingency plans and cost recovery processes for municipalities who assist in environmental cleanup efforts. Council does not believe the amendments and proposed regulations will assure corporate accountability should a spill occur.

The City Manager recommended:

1. THAT a copy of this report be forwarded to:
  - a) Mr. Anthony Danks, Executive Director, Spill Response Regime Project, Ministry of Environment, PO Box 9342 STN PROV GOVT, Victoria, BC, V8W 9M1; and
  - b) the Environment Committee.

MOVED BY COUNCILLOR MCDONELL  
SECONDED BY COUNCILLOR KANG

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

**5. 7755 - 10TH AVENUE, BURNABY, BC**  
**LOT 44, DL 28, PLAN NWP 2105**

The City Manager submitted a report from the Director Planning and Building seeking 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.

The City Manager recommended:

1. THAT Council direct the City Clerk to file a Notice in the Land Title Office against title to the subject property located at 7755, 10<sup>th</sup> Avenue, Burnaby, stating that:
  - a) A resolution relating to the land has been made under Section 57 of the Community Charter; and,
  - b) Further information respecting the resolution may be inspected at the offices of the City Clerk, City of Burnaby.

2. THAT a copy of this report be sent to the registered owners:

- |    |                                |   |      |                                |
|----|--------------------------------|---|------|--------------------------------|
| i) | Palwinder S. Mand              | & | (ii) | Palwinder K. Mand              |
|    | 7755 – 10 <sup>th</sup> Avenue |   |      | 7755 – 10 <sup>th</sup> Avenue |
|    | Burnaby, BC – V3N 2S2          |   |      | Burnaby, BC – V3N 2S2          |

MOVED BY COUNCILLOR MCDONELL  
SECONDED BY COUNCILLOR KANG

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

**6. UNSIGHTLY PREMISES ON NORTH HOLDOM AVENUE**

The City Manager submitted a report from the Director Finance seeking Council authority to have City staff and/or agents enter onto three adjacent properties at 22, 104 and 106 North Holdom Avenue to bring the properties into compliance.

The City Manager recommended:

1. THAT Council under the provisions of the Burnaby Unsightly Premises Bylaw No. 5533 authorize the municipality by its workmen or others, to enter three adjacent properties at 22, 104 and 106 North Holdom Avenue to effect the removal and the disposal of any overgrowth, debris or derelict vehicles contributing to the unsightliness of the properties at the expense of the property owner(s).

MOVED BY COUNCILLOR MCDONELL  
SECONDED BY COUNCILLOR KANG

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

**7. MURAL GRANT APPLICATION**  
**LOCATED AT 3438 DALEBRIGHT DRIVE**

The City Manager submitted a report from the Director Engineering seeking Council funding approval for a mural located at 3438 Dalebright Avenue as part of the 2016 City of Burnaby Mural Grant Program.



The City Manager recommended:

1. THAT the request for a grant of \$3,500.00 for a mural at 3438 Dalebright Avenue be granted as part of the City of Burnaby Mural Grant Program.
2. THAT a copy of this report be forwarded to Gene Lam, owner and resident of 3438 Dalebright Drive.
3. THAT a copy of this report be forwarded to Todd Polich, artist and founder of Earth Foundation Conservation Society at 4242 Alderwood Court, Burnaby, BC V5G 2G8.

MOVED BY COUNCILLOR MCDONELL  
SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

**8. MURAL GRANT APPLICATION**  
**LOCATED AT 3757 CANADA WAY**

The City Manager submitted a report from the Director Engineering seeking Council funding approval for a mural located at 3757 Canada Way as part of the 2016 City of Burnaby Mural Grant Program.

The City Manager recommended:

1. THAT the request for a grant of \$3,160.00 for a mural at 3757 Canada Way be granted as part of the City of Burnaby Mural Grant Program.
2. THAT a copy of this report be forwarded to Lee Varselvel, General Manager of Mutual Marine Insurance Company located at 3757 Canada Way, Burnaby, BC.
3. THAT a copy of this report be forwarded to Todd Polich, artist and founder of Earth Foundation Conservation Society at 4242 Alderwood Court, Burnaby, BC V5G 2G8.

MOVED BY COUNCILLOR MCDONELL  
SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

**9. BYLAW FUNDING FOR ROADWORKS**

The City Manager submitted a report from the Director Finance seeking Council funding approval for the 2016 summer road contract awards.

The City Manager recommended:

1. THAT Council authorize staff to bring down a Capital Reserves bylaw in the amount of \$6.6 Million (inclusive of GST) to finance capital program contract awards.

MOVED BY COUNCILLOR MCDONELL  
SECONDED BY COUNCILLOR KANG

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

**10. CONTRACT EXTENSIONS - SUPPLY OF ASPHALT**

The City Manager submitted a report seeking Council approval to award extensions to three contracts for the supply of asphalt.

The City Manager recommended:

1. THAT Council approve one year contract extensions for the supply of asphalt to the following companies: Winvan Paving Ltd., B.A. Blacktop Ltd., and Columbia Bitulithic, a Division of Lafarge Canada Inc., as outlined in this report. Final payment will be based on the actual quantity of material ordered and unit prices as quoted. Estimated total annual cost of \$725,000 including taxes in the amount of \$77,600.

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR JORDAN

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

**11. CONTRACT AWARD 2016-16  
2016 WATERMAIN REPLACEMENT AND ROAD  
REHABILITATION PROGRAM – WINDSOR**

The City Manager submitted a report from the Director Finance seeking Council approval to award a contract for the 2016 Watermain Replacement and Road Rehabilitation Program at Windsor.

The City Manager recommended:

1. THAT Council approve a contract award to Hyland Excavating Ltd. for an estimated total cost of \$2,769,983.37 including GST in the amount of \$131,903.97 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 MCDONELL  
SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

**12. CONTRACT AWARD 2016-28  
2016 WATERMAIN REPLACEMENT AND PAVEMENT  
REHABILITATION PROGRAM – SOUTH SLOPES**

The City Manager submitted a report from the Director Finance seeking Council approval to award a contract for the 2016 Watermain Replacement and Road Rehabilitation Program in the South Slopes area.

The City Manager recommended:

1. THAT Council approve a contract award to Timbro Contracting (A Partnership) for an estimated total cost of \$3,111,076.76 including GST in the amount of \$148,146.51 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 MCDONELL  
SECONDED BY COUNCILLOR CALENDINO

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

**13. CONTRACT AWARD 2016-29**  
**2016 CULVERT REPLACEMENT PROJECT:**  
**BROADWAY RIGHT OF WAY AND ROBERT BURNABY PARK**

The City Manager submitted a report from the Director Finance seeking Council approval to award a contract for the 2016 Culvert Replacement Project at Broadway Right of Way and Robert Burnaby Park.

The City Manager recommended:

1. THAT Council approve a contract award to Richco Contracting Ltd. for an estimated total cost of \$348,780.60 including GST in the amount of \$16,608.60 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 MCDONELL  
SECONDED BY COUNCILLOR CALENDINO

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

**14. CONTRACT AWARD 2016-27**  
**2016 SANITARY SERVICE LATERAL REHABILITATION**  
**PROGRAM**

The City Manager submitted a report from the Director Finance seeking Council approval to award a contract for the 2016 Sanitary Service Lateral Rehabilitation Program.

The City Manager recommended:

1. THAT Council approve a contract award to Superior City Contracting Services Ltd. for an estimated total cost of \$478,968.53 including GST in the amount of \$22,808.03 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 MCDONELL  
SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

**15. CONTRACT AWARD 2016-20  
2016 STORM SEWER REPLACEMENT AND ROAD  
REHABILITATION - PACKAGE 1**

The City Manager submitted a report from the Director Finance seeking Council approval to award a contract for the 2016 Storm Sewer Replacement and Road Rehabilitation - Package 1 project.

The City Manager recommended:

1. THAT Council approve a contract award to Capilano Highway Services Company for an estimated total cost of \$1,657,804.05 including GST in the amount of \$78,943.05 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 MCDONELL  
SECONDED BY COUNCILLOR CALENDINO

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

**16. REZONING REFERENCE #15-16  
INSTALLATION OF ROOFTOP ANTENNA FACILITY  
2900 BAINBRIDGE AVENUE  
RESPONSE TO PUBLIC HEARING ISSUES**

The City Manager submitted a report from the Director Planning and Building responding to issues raised at the Public Hearing for Rezoning Reference #15-16.

Council acknowledged the perceived risk to health and the subsequent impact on the community.

The City Manager recommended:

1. THAT a copy of this report be sent to the applicant and those who spoke at, or submitted correspondence to the Public Hearing for Rezoning Reference #15-16.

MOVED BY COUNCILLOR KANG  
SECONDED BY COUNCILLOR CALENDINO

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

**17. REZONING REFERENCE #14-18  
PROPOSED SINGLE FAMILY RESIDENCE  
7007 JUBILEE AVENUE  
RESPONSE TO PUBLIC HEARING ISSUES**

The City Manager submitted a report from the Director Planning and Building to respond to issues raised at the Public Hearing for Rezoning Reference #14-18.

The City Manager recommended:

1. THAT a copy of this report be sent to the applicant and those who spoke at, or submitted correspondence to the Public Hearing for Rezoning Reference #14-18.

MOVED BY COUNCILLOR MCDONELL  
SECONDED BY COUNCILLOR JORDAN

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

**18. REZONING REFERENCE #16-11  
INSTALLATION OF ROOFTOP ANTENNA FACILITY**

The City Manager submitted a report from the Director Planning and Building seeking Council authorization to forward this application to a Public Hearing on 2015 July 26. The purpose of the proposed zoning bylaw amendment is to permit the installation of rooftop antennas and ancillary equipment.

The City Manager recommended:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 2016 July 11 and to a Public Hearing on 2016 July 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 granting of any necessary Covenants, including, but not necessarily limited to, Section 219 Covenants:

- guaranteeing the continued operation and maintenance of fuel spill containment facilities;
- guaranteeing the removal of the antennas should ECOMM cease to operate them.

MOVED BY COUNCILLOR MCDONELL  
SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

**19. REZONING REFERENCE #15-51**  
**HIGH RISE APARTMENT TOWER WITH STREET-**  
**ORIENTED TOWNHOUSES**  
**BRENTWOOD TOWN CENTRE PLAN**

The City Manager submitted a report from the Director Planning and Building seeking Council authorization to forward this application to a Public Hearing on 2016 July 26. The purpose of the proposed zoning bylaw amendment is to permit the construction of a 23-storey residential apartment building with ground oriented townhouses and underground parking.

The City Manager recommended:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 2016 July 11 and to a Public Hearing on 2016 July 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 submission of an Undertaking to remove all improvements

prior to Final Adoption of the Bylaw, but not prior to Third Reading of the Bylaw. Demolition of any improvements will be permitted after Second Reading of the Rezoning Bylaw has been granted provided that the applicant acknowledges that such permission does not fetter Council's ability to grant or not to grant Third Reading and/or Final Adoption of the Rezoning Bylaw. In addition, the demolition of any improvements will be permitted at any time if they are vacant and considered by staff to be subject to misuse and vandalism. If requested, demolition may be delayed to more closely coincide with approval of building permits.

- e) The utilization of an amenity bonus through the provision of a cash in-lieu contribution in accordance with Section 3.5 of this report.
- f) The dedication of any rights-of-way deemed requisite.
- g) The consolidation of the net site into one legal lot.
- h) The granting of any necessary Covenants, including, but not necessarily limited to, Section 219 Covenants:
  - restricting enclosure of balconies;
  - guaranteeing the provision and maintenance of public art;
  - indicating that project surface driveway accesses will not be restricted by gates;
  - guaranteeing the continued operation and maintenance of stormwater management facilities;
  - ensuring the site can be used safely in accordance with the approved geotechnical report;
  - ensuring that the project does not draw down the water table;
  - providing that all disabled parking to remain as common property; and,
  - ensuring compliance with the submitted acoustical analysis.
- i) The execution of an indemnity agreement by the developer saving the City harmless from all liability associated with this development in relation to its geotechnical and hydrological (including any potential contaminated groundwater) impacts to surrounding infrastructure and other nearby development.
- j) The approval of the Ministry of Transportation to the rezoning application.
- k) The design and provision of units adaptable to persons with disabilities with allocated handicap parking spaces protected by a Section 219 Covenant.



- l) The undergrounding of existing overhead wiring abutting the site.
- m) Compliance with the Council-adopted sound criteria.
- n) Submission of a Site Profile and resolution of any arising requirements.
- o) 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.
- p) The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering.
- q) The review of on-site residential loading facilities by the Director Engineering.
- r) The provision of facilities for cyclists in accordance with this report.
- s) The review of a detailed Sediment Control System by the Director Engineering.
- t) Compliance with the guidelines for underground parking for visitors.
- u) 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.
- v) The deposit of the applicable Parkland Acquisition Charge.
- w) The deposit of the applicable GVS & DD Sewerage Charge.
- x) The deposit of the applicable School Site Acquisition Charge.
- y) 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 City Manager be adopted.

CARRIED UNANIMOUSLY

**20. REZONING REFERENCE #15-14  
MULTIPLE FAMILY DEVELOPMENT  
EDMONDS TOWN CENTRE PLAN**

The City Manager submitted a report from the Director Planning and Building seeking Council authorization to forward this application to a Public Hearing on 2016 July 26. The purpose of the proposed zoning bylaw amendment is to permit the construction of a three-storey, four unit multiple-family townhouse with at-grade garage parking.

The City Manager recommended:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 2016 July 11 and to a Public Hearing on 2016 July 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 submission of an undertaking to remove all existing improvements from the site within six months of the rezoning being effected but not prior to Third Reading of the Bylaw. Demolition of any improvements will be permitted after Second Reading of the Rezoning Bylaw has been granted provided that the applicant acknowledges that such permission does not fetter Council's ability to grant or not to grant Third Reading and/or Final Adoption of the Rezoning Bylaw. In addition, the demolition of any improvements will be permitted at any time if they are vacant and considered by staff to be subject to misuse and vandalism.
  - e) The dedication of any rights-of-way deemed requisite.
  - f) The review of a detailed Sediment Control System by the Director Engineering.

- g) The pursuance of Storm Water Management Best Practices in line with established guidelines.
- h) The submission of a tree survey and arborist report.
- i) The retention of identified existing trees on the site, their protection by registration of a Section 219 Covenant, submission of a written undertaking to ensure that all site areas identified for preservation of existing trees are effectively protected by chain link fencing during the whole course of site and construction work, and deposit of sufficient monies to ensure the protection of identified existing trees, to be refunded a year after release of occupancy permits, upon satisfactory inspection.
- j) Compliance with the guidelines for surface parking for residential visitors.
- k) The granting of any necessary statutory rights-of-way, easements and/or covenants including the granting of Section 219 Covenants including:
  - restricting enclosure of balconies; and,
  - ensuring that any individually secured vehicular and bicycle parking spaces allocated to a specific residential unit cannot be utilized for any other purpose.
- l) The provision of an adequately sized and appropriately located garbage handling and recycling material holding space to the approval of the Director Engineering and a commitment to implement the recycling provisions.
- m) The provision of facilities for cyclists in accordance with this report.
- 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 City Manager be adopted.

CARRIED UNANIMOUSLY

**21. REZONING REFERENCE #15-36**  
**MULTIPLE FAMILY DEVELOPMENT**  
**ROYAL OAK COMMUNITY PLAN**

The City Manager submitted a report from the Director Planning and Building seeking Council authorization to forward this application to a Public Hearing on 2016 July 26. The purpose of the proposed zoning bylaw amendment is to permit the construction of a four unit multiple-family townhouse development with enclosed parking at grade.

The City Manager recommended:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 2016 July 11 and to a Public Hearing on 2016 July 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 submission of an undertaking to remove all existing improvements from the site within six months of the rezoning being effected but not prior to Third Reading of the Bylaw. Demolition of any improvements will be permitted after Second Reading of the Rezoning Bylaw has been granted provided that the applicant acknowledges that such permission does not fetter Council's ability to grant or not to grant Third Reading and/or Final Adoption of the Rezoning Bylaw. In addition, the demolition of any

improvements will be permitted at any time if they are vacant and considered by staff to be subject to misuse and vandalism.

- e) The dedication of any rights-of-way deemed requisite.
- f) The review of a detailed Sediment Control System by the Director Engineering.
- g) The pursuance of Storm Water Management Best Practices in line with established guidelines.
- h) Compliance with the guidelines for surface parking for residential visitors.
- i) The granting of any necessary statutory rights-of-way, easements and/or covenants including the granting of Section 219 Covenants including:
  - restricting enclosure of balconies; and,
  - assuring that any individually secured vehicular and bicycle parking spaces allocated to a specific residential unit cannot be utilized for any other purpose.
- j) The provision of an adequately sized and appropriately located garbage handling and recycling material holding space to the approval of the Director Engineering and a commitment to implement the recycling provisions.
- k) The provision of facilities for cyclists in accordance with this report.
- l) The deposit of the applicable Parkland Acquisition Charge.
- m) The deposit of the applicable GVS & DD Sewerage Charge.
- n) The deposit of the applicable School Site Acquisition Charge.
- o) 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 KANG

THAT the recommendations of the 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 KANG  
SECONDED BY COUNCILLOR JOHNSTON

THAT the report of the Committee be now adopted.

CARRIED UNANIMOUSLY

## 6. BYLAWS

### First, Second and Third Reading

- A) Burnaby Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 28, 2016 #13621
- B) Burnaby Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 29, 2016 #13622

MOVED BY COUNCILLOR KANG  
SECONDED BY COUNCILLOR CALENDINO

THAT Bylaw No. 13621 and 13622 be now introduced and read three times.

CARRIED UNANIMOUSLY

**Second Reading**

- C) Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 37, #13553  
2015 - Rez. #14-18 (7007 Jubilee)

MOVED BY COUNCILLOR KANG  
SECONDED BY COUNCILLOR CALENDINO

THAT Bylaw No. 13553 be now read a second time.

**DEFEATED**

*(Councillors Jordan, Calendino, Kang and McDonell opposed)*

- D) Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 13, #13589  
2016 - Rez. #15-16 (2900 Bainbridge Avenue)

MOVED BY COUNCILLOR KANG  
SECONDED BY COUNCILLOR CALENDINO

THAT Bylaw No. 13589 be now read a second time.

**DEFEATED**

*(Mayor Corrigan, Councillors Johnston, Dhaliwal and Calendino opposed)*

**Consideration and Third Reading**

- E) Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 17, #13482  
2015 - Rez. #14-19 (6380 & 6420 Silver Avenue)
- F) Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 26, #13499  
2015 - Rez. #15-05 (Ptn. 4567 Lougheed Highway)
- G) Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 27, #13503  
2015 - Rez. #14-32 (5415 Lougheed Highway)

MOVED BY COUNCILLOR KANG  
SECONDED BY COUNCILLOR JOHNSTON

THAT Bylaw No. 13482, 13499 and 13503 be now read a third time.

CARRIED UNANIMOUSLY

**Reconsideration and Final Adoption**

- H) Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 20, #13490  
2015 - Rez. #14-10 (4221 & 4227 Hastings Street)
- I) Burnaby Solid Waste and Recycling Bylaw 2010, #13620  
Amendment Bylaw No. 1, 2016

MOVED BY COUNCILLOR KANG  
SECONDED BY COUNCILLOR JOHNSTON

THAT Bylaw No. 13490 and 13620 be now reconsidered and Finally Adopted,  
signed by the Mayor and Clerk and the Corporate Seal affixed thereto.

CARRIED UNANIMOUSLY

7. **NEW BUSINESS**

There was no new business brought before Council at this time.

8. **INQUIRIES**

There were no inquiries brought before Council at this time.

9. **ADJOURNMENT**

MOVED BY COUNCILLOR MCDONELL  
SECONDED BY COUNCILLOR CALENDINO

THAT this Open Council meeting do now adjourn.

CARRIED UNANIMOUSLY

The Open Council meeting adjourned at 8:39 p.m.

Confirmed:

Certified Correct:

\_\_\_\_\_  
MAYOR

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





## **PUBLIC HEARING MINUTES**

**Tuesday, 2016 June 28**

A Public Hearing (Zoning) was held in the Council Chamber, Burnaby City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2016 June 28 at 7:00 p.m.

### **CALL TO ORDER**

PRESENT: His Worship, Mayor Derek R. Corrigan  
Councillor Pietro Calendino  
Councillor Sav Dhaliwal  
Councillor Dan Johnston  
Councillor Colleen Jordan  
Councillor Anne Kang  
Councillor Paul McDonell

ABSENT: Councillor Nick Volkow  
Councillor James Wang

STAFF: Mr. Lou Pelletier, Director Planning and Building  
Ms. Kate O'Connell, Deputy City Clerk

The Public Hearing was called to order at 7:02 p.m.

### **1) BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 22, 2016 – BYLAW NO. 13614**

Rez. #16-15

450 Clare Avenue

From: CD Comprehensive Development District (based on RM3 Multiple Family Residential District

To: Amended CD Comprehensive Development District (based on RM3 Multiple Family Residential District, P2 Administration and Assembly District, and in accordance with the development plan entitled "New Site Build" prepared by Roehampton Communications Ltd.)

The purpose of the proposed zoning bylaw amendment is to permit the installation of rooftop antennas and ancillary equipment.

The Advisory Planning Commission advised it supports the rezoning application.

Four letters were received in opposition to the proposed rezoning application:

Janet Holt, 535 Duncan Avenue, Burnaby  
Rose Gauld, 682 Sperling Avenue, Burnaby  
Doris MacLean, 575 Duncan Avenue, Burnaby  
Jessie Lin, 515 Duncan Avenue, Burnaby

No speakers appeared before Council in support or opposition to the proposed zoning bylaw amendment.

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR DHALIWAL

THAT this Public Hearing for Rez. #16-15, Bylaw #13614 be terminated.

CARRIED UNANIMOUSLY

2) **BURNABY ZONING BYLAW 1965,**  
**AMENDMENT BYLAW NO. 23, 2016 – BYLAW NO. 13615**

Rez. #15-40

2360/2390 Douglas Road and 5343 Goring Street

From: M2 General Industrial District

To: CD Comprehensive Development (based on RM5s Multiple Family Residential District, C1 Neighbourhood Commercial District and Brentwood Town Centre Development Plan as guidelines, and in accordance with the development plan entitled "5345 Goring Street and 2360 / 2390 Douglas Road" prepared by CDA Architects Inc.)

The purpose of the proposed zoning bylaw amendment is to permit construction of 32 and 26-storey residential apartment buildings with ground oriented work/live townhouses with underground and above grade structured parking.

The Advisory Planning Commission advised it supports the rezoning application.

Two letters were received in response to the proposed rezoning application.

Rod Heenan, 906-5051 Lougheed Highway, Burnaby  
Jim Ellis, VP Development, Boffo Developments, 200-4580 Hastings Street, Burnaby

The following speaker appeared before Council in opposition to the proposed zoning bylaw amendment:

Jim Ellis, 4830 Northlawn Drive, Burnaby, VP Development, Boffo Development Group, noted that he is not opposed to the zoning but stated concerns regarding non-compliance of the tower set back, the proposed above ground parkade and the negative impacts on surrounding residents of a 330 foot concrete wall running along the North side of the property. Mr. Ellis requested that the proposed development be reevaluated by the Planning and Building Department to determine a suitable design that would address the aforementioned concerns.

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR CALENDINO

THAT this Public Hearing for Rez. #15-40, Bylaw #13615 be terminated.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR CALENDINO  
SECONDED BY COUNCILLOR KANG

THAT staff report back to Council on the issues raised by the delegation at the Public Hearing for Rezoning Reference #15-40.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR CALENDINO  
SECONDED BY COUNCILLOR KANG

That this Public Hearing do now adjourn.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 7:18 p.m.

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Derek Corrigan  
MAYOR

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Kate O'Connell  
DEPUTY CITY CLERK

<b>DELEGATION</b> <b>2016 JULY 11</b>
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June 21, 2016

Office of the City Clerk  
The City of Burnaby  
Burnaby, BC  
4949 Canada Way  
Burnaby, BC  
V5G 1M2

We would like to formally request to appear as a delegation at the Burnaby City Council meeting.

Tourism Burnaby will deliver an update to the meeting attendees on recent successes and upcoming initiatives.

The following will be present, with Nancy Small (Executive Director) leading the presentation:

Nancy Small, Executive Director, Tourism Burnaby

Ed Jaskula, Chair, Tourism Burnaby Board  
Doug Spindler, Treasurer  
Lynda Cannell, Director  
And perhaps some Tourism Burnaby staff.

We respectfully request the date of **Monday, July 11<sup>th</sup>** for our presentation.

We will do a formal powerpoint presentation and will have that to you by Wednesday, July 6<sup>th</sup>.

Sincerely,

Nancy Small  
Executive Director  
[nsmall@tourismburnaby.com](mailto:nsmall@tourismburnaby.com)  
604-828-5536 (mobile)

Copied to: City Manager Deputy City Manager Dir. Planning & Building Dir. Parks, Rec. & Cul. Services
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Meeting 2016 July 11  
COUNCIL REPORT

### **PLANNING AND DEVELOPMENT COMMITTEE**

*HIS WORSHIP, THE MAYOR  
AND COUNCILLORS*

**SUBJECT: R12S DISTRICT AREA REZONING PUBLIC CONSULTATION  
RESULTS – NORTH SIDE OF 5100 BLOCK MCKEE STREET**

### **RECOMMENDATIONS:**

1. THAT Council authorize a Rezoning Bylaw for the north side of the 5100 block of McKee Street, as referenced in Schedule A (***attached***), be prepared and advanced to First Reading on 2016 July 11 and to Public Hearing on 2016 July 26 at 7:00 p.m. to rezone the subject properties from the R4 Residential District to the R12S Residential District.
2. THAT a copy of this report be sent to the property owners and residents in the petition and consultation areas.

### **REPORT**

The Planning and Development Committee, at its meeting held on 2016 June 28, received and adopted the *attached* report reviewing the results of the consultation process regarding a request for an area rezoning for the north side of the 5100 block McKee Street, from the R4 to the R12S District and recommending that the subject area be advanced through the rezoning process.

Respectfully submitted,

Councillor C. Jordan  
Chair

Councillor D. Johnston  
Vice Chair

Councillor S. Dhaliwal  
Member

Copied to:	City Manager Director Planning & Building Director Engineering Chief Building Inspector
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Item.....
Meeting..... 2016 June 28

## COMMITTEE REPORT

**TO:** CHAIR AND MEMBERS  
PLANNING AND DEVELOPMENT COMMITTEE

**DATE:** 2016 June 23

**FROM:** DIRECTOR PLANNING AND BUILDING

**FILE:** 49500 10  
*Reference: R12S N. of 5100 Blk  
McKee St*

**SUBJECT:** R12S DISTRICT AREA REZONING PUBLIC CONSULTATION  
RESULTS – NORTH SIDE OF 5100 BLOCK MCKEE STREET

**PURPOSE:** To review the results of the consultation process regarding a request for an area rezoning from the R4 to the R12S District and to recommend that the subject area be advanced through the rezoning process.

### RECOMMENDATIONS:

1. **THAT** the Planning and Development Committee recommend that Council authorize a Rezoning Bylaw for the north side of the 5100 block of McKee Street, as referenced in Schedule A (*attached*), be prepared and advanced to First Reading on 2016 July 11 and to Public Hearing on 2016 July 26 at 7:00 p.m. to rezone the subject properties from the R4 Residential District to the R12S Residential District.
2. **THAT** a copy of this report be sent to the property owners and residents in the petition and consultation areas.

### REPORT

#### 1.0 BACKGROUND

A petition requesting the rezoning of the north side of the 5100 block of McKee Street from the R4 Residential District to the R12S Residential District was received in the Planning Department. The petition represents an area consisting of eight legal lots (Sketch #1 *attached*). The petition was signed by four (50%) of the eight property owners.

On the recommendation of the Planning and Development Committee, Council at its regular meeting of 2016 March 07 authorized staff to initiate a consultation process to determine the level of support for the proposed area rezoning. This report reviews the results of the consultation process and recommends that the area rezoning be advanced.

To: Planning and Development Committee  
 From: Director Planning and Building  
 Re: R12S District Area Rezoning Public Consultation Results  
 2016 June 23 .....Page 2

## 2.0 CONSULTATION PROCESS

The approved consultation process for the subject area rezoning, involved distribution by the City of a brochure, questionnaire, and the holding of an open house hosted by Planning Department staff. The brochure and questionnaire were distributed to the property owners and residents of the eight properties in the proposed rezoning area and to 78 owners and residents in the consultation area, within 100 m (328.08 ft.) of the rezoning area.

A community open house was held on 2016 June 02 at Clinton Elementary School and was attended by 11 residents.

### 2.1 Responses in the Rezoning Area

There were 5 responses to the questionnaire from the property owners of the eight lots in the rezoning area, which is a 63% response rate. The table below contains the questionnaire results for owners in the rezoning area.

#### *Questionnaire Results – Owners in the Rezoning Area*

	Support	Oppose	Undecided	Did Not Respond
Resident Owner	4	1	0	2
Absentee Owner	0	0	0	1
Total	4	1	0	3

This return shows that four of the owners favour the proposed area rezoning while one is opposed. The four positive responses represent 50% of the total number of lots in the subject area.

There were no responses from tenants in the rezoning area.

### 2.2 Responses in the Consultation Area

There were six questionnaires returned from the 78 residents and property owners in the broader consultation area. One supported the rezoning, four objected to the rezoning, and one did not have any comment.

## 3.0 DISCUSSION

The key factor in recommending whether an area rezoning should proceed through the rezoning process is evidence of majority opinion in support of the rezoning within the proposed rezoning area. The adopted guidelines for area rezonings state that a proposal should meet the following criteria, in terms of responses to the questionnaire, in order to be forwarded to Public Hearing:

1. Where the response rate is 100%, at least 50% of the property owners have indicated that they support an area rezoning; or,

To: Planning and Development Committee  
 From: Director Planning and Building  
 Re: R12S District Area Rezoning Public Consultation Results  
 2016 June 23 ..... Page 3

2. Where the response rate is less than 100%, at least 50% of the properties have responded and at least 70% of those who responded support the area rezoning.

The response rate for the subject area rezoning does not meet the first criteria because 100% of the properties within the rezoning area did not respond. However the response rate does meet the second criteria as 63% (5) of the property owners in the rezoning area responded. Of these respondents, four support the area rezoning proposal which represents 80% of the respondents. This result meets the 70% support requirement. There was one property owner opposed representing 20% of the respondents. Three property owners did not respond.


As such, the proposal meets the Council adopted guidelines for area rezoning as there is majority support among the property owners within the rezoning area. Therefore it is recommended that this proposal be advanced through the rezoning process.

Should the rezoning process conclude to establish the R12S District, two lots would be eligible for a two lot subdivision with a single family dwelling permitted on each new lot. Two additional lots would be eligible for a two family dwelling. The remaining lots would retain their single family dwelling development potential. Development potential is subject to meeting all City bylaw requirements.

#### 4.0 CONCLUSION

The results of the public consultation process for the proposed R12S area rezoning of the north side of the 5100 block of McKee Street has been reviewed and is included in this report. Of the eight property owners in the rezoning area, four indicated support and one objected. As such, the proposal has reached the required percentage of support under the City's adopted guidelines for the Area Rezoning program.

It is recommended that the Planning and Development Committee advance this report to Council recommending that the proposed R12S area rezoning process be advanced, and that a copy of this report be sent to the property owners and residents for their information.

  
 Lou Pelletier, Director  
 PLANNING AND BUILDING

LS:spf  
 Attachment

cc:	City Manager	Director Finance
	Director Engineering	Chief Building Inspector
	City Solicitor	City Clerk



### Schedule "A"

#### R12S District Area Rezoning North Side of 5100 Block McKee Street

<b>Address</b>	<b>PID #</b>	<b>Legal Description</b>
5105 McKee Street	009-984-704	Lot 11, DL 158, Group 1, NWD Plan 14557
5115 McKee Street	009-984-712	Lot 12, DL 158, Group 1, NWD Plan 14557
5127 McKee Street	004-089-006	Lot A, DL 158, Group 1, NWD Plan 15512
5137 McKee Street	002-670-780	Lot B, DL 158, Group 1, NWD Plan 15512
5159 McKee Street	002-780-453	The West Half Of Lot 7, Block 2, DL 158, Group 1, NWD Plan 1882
5171 McKee Street	002-976-358	The East Half Of Lot 7, Block 2, DL 158, Group 1, NWD Plan 1882
5181 McKee Street	001-558-919	The West Half Of Lot 6, Block 2, DL 158, Group 1, NWD Plan 1882
7987 Royal Oak	002-520-222	East Half Lot 6, Block 2, DL 158, Group 1, NWD Plan 1882



PLANNING & BUILDING DEPARTMENT



DATE:  
MAY 16 2016

SCALE:  
1:2,000

DRAWN BY:  
AY

NORTH SIDE OF 5100 BLOCK MCKEE STREET



Rezoning Area



Consultation Area

Sketch #1



Meeting 2016 July 11  
COUNCIL REPORT

### **PLANNING AND DEVELOPMENT COMMITTEE**

*HIS WORSHIP, THE MAYOR  
AND COUNCILLORS*

**SUBJECT: REQUEST FOR AREA REZONING TO THE R12S DISTRICT –  
4036 to 4098 KINCAID STREET (SOUTH SIDE)**

### **RECOMMENDATIONS:**

1. THAT Council authorize initiation of a consultation process to explore the desirability of an R12S area rezoning of 4036 to 4098 Kincaid Street (south side).
2. THAT a copy of this report be sent to Mr. Nitin and Mrs. Neeta Datar, the petition organizers, at 4080 Kincaid Street, Burnaby, BC, V5G 1V8.

### **REPORT**

The Planning and Development Committee, at its meeting held on 2016 June 28, received and adopted the attached report seeking authorization to initiate a consultation process to explore the desirability of an area rezoning of the subject properties to the R12S Residential District.

Respectfully submitted,

Councillor C. Jordan  
Chair

Councillor D. Johnston  
Vice Chair

Councillor S. Dhaliwal  
Member

Copied to:	City Manager Director Planning & Building Director Engineering Chief Building Inspector
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Meeting 2016 June 28

## COMMITTEE REPORT

**TO:** CHAIR AND MEMBERS  
PLANNING AND DEVELOPMENT  
COMMITTEE

**DATE:** 2016 June 23

**FROM:** DIRECTOR PLANNING AND BUILDING

**FILE:** 49500 10

*Reference:* 4036 to 4098 Kincaid Street

**SUBJECT: REQUEST FOR AREA REZONING TO THE R12S DISTRICT – 4036 TO 4098 KINCAID STREET (SOUTH SIDE)**

**PURPOSE:** To seek Council's concurrence to initiate a consultation process to explore the desirability of an area rezoning of the subject properties to the R12S Residential District.

## RECOMMENDATIONS:

1. **THAT** Council be requested to authorize initiation of a consultation process to explore the desirability of an R12S area rezoning of 4036 to 4098 Kincaid Street (south side).
2. **THAT** a copy of this report be sent to Mr. Nitin and Mrs. Neeta Datar, the petition organizers, at 4080 Kincaid Street, Burnaby, BC, V5G 1V8

## REPORT

### 1.0 BACKGROUND

A petition requesting the rezoning of the south side of 4036 to 4098 Kincaid Street (south side) to the R12S Residential District has been received in the Planning Department. The petition represents an area consisting of ten legal lots containing eight single family dwellings and one strata two family dwelling (two legal lots) (see attached *Sketch #1*). The petition was signed by six (60%) of the ten property owners in the proposed rezoning area. The purpose of this report is to seek Council authorization to initiate an R12S area rezoning consultation process in response to the petitioners' request.

### 2.0 DISCUSSION

#### 2.1 Subject Area

The area represented on the petition consists of 4036 to 4098 Kincaid Street (south side), between a lane on the west and Carleton Avenue on the east. The proposed rezoning area, currently zoned R5 District, is located in the Cascades-Schou neighbourhood. The area to the

To: Planning and Development Committee  
 From: Director Planning and Building  
 Re: Request for Area Rezoning to the R12S District –  
 4036 to 4098 Kincaid Street (south side)  
 2016 June 23 .....Page 2

west and south is comprised of single and two family dwellings and is primarily zoned R5, with some properties zoned R9. A landscaped strip and Burnaby General Hospital located across Kincaid Street to the north are both zoned P6 Regional Institutional District. The City-owned property to the east, across an urban trail located on the Carleton Avenue right-of-way, is comprised of the Discovery Place Conservation Area, beyond which is the Discovery Place Business Park. The proposed rezoning area is designated in the Official Community Plan (OCP) for 'Single and Two Family Residential Urban' development under the Residential Framework, and as such the proposal is consistent with the OCP framework for this area.

The area is comprised of 10 legal lots containing eight single family dwellings and one strata two family dwelling (two legal lots). Lot widths range from 15.24 m (50 ft.) to 20.12 m (66.01 ft.); lot areas range from 566.71 m<sup>2</sup> (6100.01 sq.ft.) to 748.06 m<sup>2</sup> (8,052.05 sq.ft.). The lots are served by constructed lanes which provide rear access to all of the properties. Housing is of mixed age – six of the dwellings were built before the establishment of the Zoning Bylaw in 1965 and three were built after 1998. Eight of the homes are owner-occupied and most are generally well maintained and in good condition.

## 2.2 Current and Proposed Development Potential

The current R5 District development potential of the ten lots is for seven single family dwellings and two (2) two family dwellings.

The R12S District zoning category was established to allow for single family dwellings on small lots. Under the R12S District, each lot shall have an area of not less than 306.57 m<sup>2</sup> (3,300 sq.ft.) and a width of not less than 9.15 m (30 ft.). Single family dwellings are permitted on all legal lots. Two family dwellings are also permitted in the R12S District but only on larger lots with widths not less than 13.7 m (45 ft.) with or without lane access. It is noted that the R12 District permits two family dwellings on smaller 9.15 m (30 ft.) wide lots where there is lane access.

With respect to the subject proposal under the R12S District, two lots would be eligible for a two lot subdivision with a single family dwelling permitted on each new lot. The remaining lots would be eligible for a two family dwelling. Development potential is subject to meeting all City bylaw requirements.

## 2.3 Area Rezoning Assessment

R12S District area rezoning requests are evaluated based on a number of factors including existing housing character, the appropriateness of the proposed boundaries, and the Official Community Plan (OCP) designation.

In this case, the subject block is appropriately designated in the OCP for 'Single and Two Family Residential Urban' development which would allow for the requested R12S District rezoning. The area is located just north of existing small lot development, including R9 development,

To: Planning and Development Committee  
 From: Director Planning and Building  
 Re: Request for Area Rezoning to the R12S District –  
 4036 to 4098 Kincaid Street (south side)  
 2016 June 23 ..... Page 3

consisting of several 10.06 m (33 ft.) wide lots. The petition area represents one block front, which is generally suitable for the proposed R12S District. There is also sufficient support from the property owners to pursue an R12S area rezoning process, with 60% of the owners having signed the petition. Given the general support for the circulated petition, the block configuration, and existing small lot character to the south and southwest, it is recommended that a formal City consultation process be initiated to enable the community to further assess the desirability of pursuing an area rezoning to the R12S Residential District.

## 2.4 Consultation Process

If authorized, the consultation process will include several means by which residents can comment on the proposed area rezoning. Brochures and questionnaires will be sent to the owners and tenants in the block front proposed for rezoning. In accordance with Council policy, residential properties within 100 m (328 ft.) of the proposed rezoning area will be included in the consultation area (see attached *Sketch #1*). An open house with displays and opportunities for questions and comments will be scheduled at the nearby Cascade Heights Elementary School.

The results of the public consultation will be assessed to determine if there is adequate support for the area rezoning and the results will be reported back to Committee and Council. The Council adopted guidelines for area rezonings state that a proposal to be forwarded to Public Hearing should meet the following criteria:

1. Where the response rate is 100%, at least 50% of all the property owners in a defined area have indicated that they support an area rezoning; or,
2. Where the response rate is less than 100%, at least 50% of the property owners have responded and 70% of those support the area rezoning.


## 3.0 CONCLUSION

A petition was received from six (60%) of the ten property owners in the subject block, requesting an area rezoning to the R12S Residential District. The rezoning would permit single family dwellings on 9.15 m (30.02 ft.) wide lots and two family dwellings on 13.7 m (44.95 ft.) wide lots.

Given the area's OCP designation, the configuration of the proposed rezoning area, the support of the property owners to pursue the area rezoning process, and the existence of small lot character to the south and southwest, it is recommended that a consultation process be initiated to explore the interest of property owners to pursue an area rezoning to the R12S Residential District. The process would include brochures, questionnaires, and an open house to determine support for the rezoning. The results would be reported back to Committee and Council with a recommendation to either advance or not advance the rezoning through the bylaw approval process.

To: Planning and Development Committee  
From: Director Planning and Building  
Re: Request for Area Rezoning to the R12S District –  
4036 to 4098 Kincaid Street (south side)  
2016 June 23 .....Page 4

It is also recommended that a copy of this report be provided to Mr. Nitin and Mrs. Neeta Datar, the organizers of the area rezoning petition process.

  
Lou Pelletier, Director  
PLANNING AND BUILDING

LS:spf  
*Attachment*

cc: City Manager  
Director Engineering  
Chief Building Inspector  
City Clerk

P:\REZONING\AREA Rezoning\1 - Pending Area Rezoning\Kincaid\Area Rezoning R12S 4036 to 4098 Kincaid Street (south side).docx





PLANNING & BUILDING DEPARTMENT

DATE:

JUN 13 2016

SCALE:

1:5,919

DRAWN BY:

AY

SOUTH SIDE OF 4000 BLOCK KINCAID STREET R12S



Rezoning Area



Consultation Area

Sketch #1





Meeting 2016 July 11  
COUNCIL REPORT

### **PLANNING AND DEVELOPMENT COMMITTEE**

*HIS WORSHIP, THE MAYOR  
AND COUNCILLORS*

**SUBJECT: REQUEST FOR AREA REZONING TO THE R12 DISTRICT –  
7335 to 7359 14<sup>TH</sup> AVENUE (NORTH SIDE)**

### **RECOMMENDATIONS:**

1. THAT Council authorize initiation of a consultation process to explore the desirability of an R12S area rezoning of 7335 to 7359 14<sup>th</sup> Avenue (north side).
2. THAT a copy of this report be sent to Mr. Gurbir Puri, the petition organizer, at 4683 Kingsway, Burnaby, BC, V5H 2B3.

### **REPORT**

The Planning and Development Committee, at its meeting held on 2016 June 28, received and adopted the attached report seeking authorization to initiate a consultation process to explore the desirability of an area rezoning of the subject properties to the R12 Residential District.

Respectfully submitted,

Councillor C. Jordan  
Chair

Councillor D. Johnston  
Vice Chair

Councillor S. Dhaliwal  
Member

Copied to:	City Manager Director Planning & Building Director Engineering Chief Building Inspector
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Meeting 2016 June 28  
COMMITTEE REPORT

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**TO:** CHAIR AND MEMBERS  
PLANNING AND DEVELOPMENT COMMITTEE

**DATE:** 2016 June 23

**FROM:** DIRECTOR PLANNING AND BUILDING

**FILE:** 49500 10  
*Reference:* 7335-7359 14th Ave

**SUBJECT:** REQUEST FOR AREA REZONING TO THE R12 DISTRICT –  
7335 TO 7359 14<sup>TH</sup> AVENUE (NORTH SIDE)

**PURPOSE:** To seek the Planning and Development Committee's concurrence to recommend that Council initiate a consultation process to explore the desirability of an area rezoning of the subject properties to the R12 Residential District.

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#### RECOMMENDATIONS:

1. **THAT** the Planning and Development Committee recommend that Council authorize initiation of a consultation process to explore the desirability of an R12 area rezoning of 7335 to 7359 14<sup>th</sup> Avenue (north side).
2. **THAT** a copy of this report be sent to Mr. Gurbir Puri, the petition organizer, at 4683 Kingsway, Burnaby, BC, V5H 2B3.

#### REPORT

##### 1.0 BACKGROUND

A petition requesting the rezoning of 7335 to 7359 14th Avenue (north side) to the R12 Residential District has been received in the Planning Department. The petition represents an area consisting of five legal lots containing five single family dwellings (see attached *Sketch #1*). The petition was signed by four (80%) of the five property owners in the proposed rezoning area. The purpose of this report is to seek Council authorization to initiate an R12 area rezoning consultation process in response to the petitioners' request.

##### 2.0 DISCUSSION

##### 2.1 Subject Area

The area represented on the petition consists of 7335 to 7359 14th Avenue (north side), between 13<sup>th</sup> Street on the west and a lane on the east. The proposed rezoning area, currently zoned R5 District, is located in the Stride Avenue neighbourhood. The area to the west across 13<sup>th</sup> Street and southeast across 14<sup>th</sup> Avenue is comprised of single and two family dwellings zoned R5 District. To the southwest across 14<sup>th</sup> Avenue is Ernie Winch Park and two R5 zoned properties designated for future parkland acquisition for Ernie Winch Park. The properties to the northwest,

To: Community Development Committee  
 From: Director Planning and Building  
 Re: Request for Area Rezoning to the R12 District –  
 7335 to 7359 14th Avenue (north side)

2016 June 23 .....Page 2

north, and northeast across the lanes are comprised of multiple family residential developments zoned CD Comprehensive Development, based on the RM2 and RM3 Districts. The proposed rezoning area is designated in the Official Community Plan (OCP) for 'Single and Two Family Residential Urban' development under the Residential Framework, and, as such, the proposal is consistent with the OCP framework for this area. The area is also designated in the Edmonds Town Centre Plan as having the potential for an area rezoning for single and two family residential development.

The area is comprised of five legal lots containing five single family dwellings. Lot widths range from 16.22 m (53.22 ft.) to 17.07 m (56 ft.); lot areas range from 558.5 m<sup>2</sup> (6,011.64 sq.ft.) to 587.89 m<sup>2</sup> (6,328 sq.ft.). The lots are served by constructed lanes which provide rear access to all of the properties. Housing is of mixed age – four of the dwellings were built before 1965 and one was constructed in 1993. Two of the homes are owner-occupied. While most of the properties are in fair to good condition, it is noted that 7353 14<sup>th</sup> Avenue is the subject of a pending Request for Service file (RFS#15-482) for fire damage.

## **2.2 Current and Proposed Development Potential**

The development potential of the five lots under the current R5 District is for five single family dwellings.

Under the R12 District, each lot shall have an area of not less than 306.57 m<sup>2</sup> (3,300 sq.ft.) and a width of not less than 9.15 m (30 ft.). Single family dwellings are permitted on all legal R12 lots. Two family dwellings are permitted on lots with widths not less than 9.15 m (30 ft.) where there is a lane present. Where there is no lane, two family dwellings are permitted on lots with a width greater than 13.7 m (45 ft.). With respect to the subject proposal under the R12 District, all five lots would become eligible for a two family dwelling. Development potential is subject to meeting all City bylaw requirements.

## **2.3 Area Rezoning Assessment**

R12 District area rezoning requests are evaluated based on a number of factors including existing housing character, the appropriateness of the proposed boundaries, and the Official Community Plan (OCP) or area plan designation for the area.

In this case, the subject block is appropriately designated in the OCP for 'Single and Two Family Residential Urban' development which would allow for the requested R12 District rezoning. The area is also designated in the Edmonds Town Centre Plan as having the potential for single and two family residential infill development. The area is located approximately 100 m (328 ft.) south of an R12 area that was rezoned in 2011. The petition area represents one block front which is generally suitable for the proposed R12 District. There is also sufficient support from the property owners to pursue an R12 area rezoning process, with the majority (80%) of the owners having signed the petition. Given the OCP and Edmonds Town Centre Plan designation, the petition support, the block configuration, and the existing R12 zoning nearby, it is recommended that a formal City consultation process be initiated to enable the community to further assess the desirability of pursuing an area rezoning to the R12 Residential District.

To: Community Development Committee  
 From: Director Planning and Building  
 Re: Request for Area Rezoning to the R12 District –  
 7335 to 7359 14th Avenue (north side)  
 2016 June 23 .....Page 3

## 2.4 Consultation Process

If authorized, the consultation process will include several means by which residents can comment on the proposed area rezoning. Brochures and questionnaires will be sent to the owners and tenants in the block front proposed for rezoning. In accordance with Council policy, properties generally within 100 m (328 ft.) of the proposed rezoning area will be included in the consultation area (see *attached* Sketch #1). An open house with displays and opportunities for questions and comments will be scheduled at Stride Avenue Community School.

The results of the public consultation will be assessed to determine if there is adequate support for the area rezoning and the results will be reported back to Committee and Council. The Council adopted guidelines for area rezonings state that a proposal to be forwarded to Public Hearing should meet the following criteria:

1. Where the response rate is 100%, at least 50% of all the property owners in a defined area have indicated that they support an area rezoning; or,
2. Where the response rate is less than 100%, at least 50% of the property owners have responded and 70% of those support the area rezoning.

## 3.0 CONCLUSION

A petition was received from four (80%) of the five property owners in the subject area, requesting an area rezoning to the R12 Residential District. The rezoning would permit single and two family dwellings on 9.15 m (30.02 ft.) wide lots.

Given the area's OCP and Edmonds Town Centre Plan designation, other R12 zoning in the neighbourhood, the configuration of the proposed rezoning area, and the support of the property owners to pursue the area rezoning process, it is recommended that a consultation process be initiated to explore the interest of property owners to pursue an area rezoning to the R12 Residential District. The process would include brochures, questionnaires, and an open house to determine support for the rezoning. The results would be reported back to Committee and Council with a recommendation to either advance or not advance the rezoning through the bylaw approval process.

It is also recommended that a copy of this report be provided to Mr. Gurbir Puri, the organizer of the area rezoning petition process.

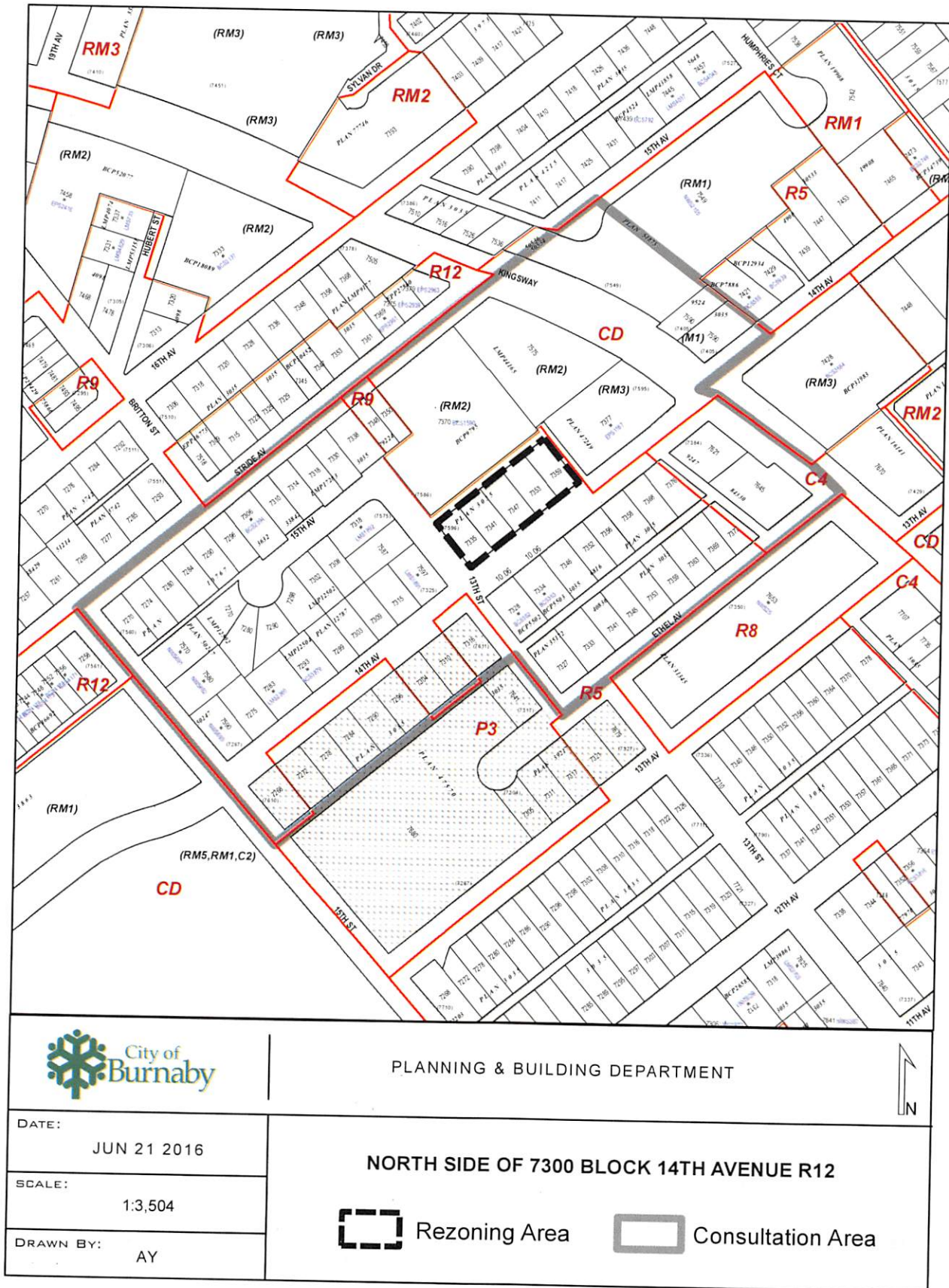
  
 Lou Pelletier, Director  
 PLANNING AND BUILDING

LS:spf

*Attachment*

cc: City Manager                      Director Engineering  
       Chief Building Inspector      City Clerk

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Meeting 2016 July 11  
COUNCIL REPORT

## **PLANNING AND DEVELOPMENT COMMITTEE**

*HIS WORSHIP, THE MAYOR  
AND COUNCILLORS*

**SUBJECT: REQUEST FOR AREA REZONING TO THE R12S DISTRICT –  
BOUNDED BY BRYANT STREET, ST. CHARLES PLACE, HAMBRY  
STREET, AND WALTHAM AVENUE**

### **RECOMMENDATIONS:**

1. THAT Council authorize initiation of a consultation process to explore the desirability of an R12S area rezoning of the area bounded by Bryant Street, St. Charles Place, Hambry Street, and Waltham Avenue.
2. THAT a copy of this report be sent to Mr. Jose and Mrs. Rosa Aguiar, the petition organizers, at 6257 Bryant Street, Burnaby, BC, V5H 1X8.

### **REPORT**

The Planning and Development Committee, at its meeting held on 2016 June 28, received and adopted the attached report seeking authorization to initiate a consultation process to explore the desirability of an area rezoning of the subject properties to the R12S Residential District.

Respectfully submitted,

Councillor C. Jordan  
Chair

Councillor D. Johnston  
Vice Chair

Councillor S. Dhaliwal  
Member

Copied to:	City Manager Director Planning & Building Director Engineering Chief Building Inspector
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Meeting 2016 June 28

## COMMITTEE REPORT

**TO:** CHAIR AND MEMBERS  
PLANNING AND DEVELOPMENT  
COMMITTEE

**DATE:** 2016 June 23

**FROM:** DIRECTOR PLANNING AND BUILDING

**FILE:** 49500 10  
*Reference: R12S Bryant St. Charles  
Hambry Waltham*

**SUBJECT:** REQUEST FOR AREA REZONING TO THE R12S DISTRICT – AREA  
BOUNDED BY BRYANT STREET, ST. CHARLES PLACE, HAMBRY  
STREET, AND WALTHAM AVENUE

**PURPOSE:** To seek the Planning and Development Committee's concurrence to recommend that Council initiate a consultation process to explore the desirability of an area rezoning of the subject properties to the R12S Residential District.

#### RECOMMENDATIONS:

1. **THAT** the Planning and Development Committee recommend that Council authorize initiation of a consultation process to explore the desirability of an R12S area rezoning of the area bounded by Bryant Street, St. Charles Place, Hambry Street, and Waltham Avenue.
2. **THAT** a copy of this report be sent to Mr. Jose and Mrs. Rosa Aguiar, the petition organizers, at 6257 Bryant Street, Burnaby, BC, V5H 1X8.

#### REPORT

##### 1.0 BACKGROUND

On 2015 February 24, a delegation was received by the Planning and Development Committee. Mr. Jose, Mr. Jimmy, and Mrs. Rosa Aguiar appeared before the Committee requesting consideration for the rezoning of their property at 6062-64 Bryant Street from the R5 Residential District to the R9 Residential District in order to subdivide the property. Staff advised that rezoning to the R9 District was not possible as the Zoning Bylaw limits R9 rezonings to properties that are 2 acres in size or larger. Staff also informed the delegation that an area rezoning process is available for property owners in single and two family residential areas to propose and initiate changes to the zoning of their neighbourhoods.

Since that time, a petition requesting the rezoning of the area bounded by Bryant Street, St. Charles Place, Hambry Street, and Waltham Avenue to the R12S Residential District has been received in the Planning Department. The petition represents an area consisting of 16 lots containing 13 single family dwellings and three two family dwellings (one of which is strata



To: Planning and Development Committee  
 From: Director Planning and Building  
 Re: Request for Area Rezoning to the R12S District –  
 Area bounded by Bryant Street, St. Charles Place, Hambry Street, and  
 Waltham Avenue

2016 June 23 ..... Page 2

titled) (see attached *Sketch #1*). The petition was signed by 10 (59%) of the 17 property owners in the proposed rezoning area. The purpose of this report is to seek Council authorization to initiate an R12S area rezoning consultation process in response to the petitioners' request.

## 2.0 DISCUSSION

### 2.1 Subject Area

The area represented on the petition consists of the area bounded by Bryant Street, St. Charles Place, Hambry Street, and Waltham Avenue. The proposed rezoning area currently zoned R5 District, is located in the Royal Oak Community Plan. The area to the east, south, and west is comprised of single and two family dwellings and is primarily zoned R5, with some properties zoned R9, while the area to the north across Bryant Street is zoned R4 District. The proposed rezoning area is designated in the Official Community Plan (OCP) for 'Single and Two Family Residential Urban' development under the Residential Framework, and as such the proposal is consistent with the OCP framework for this area which states that R4 and R5 zoned properties can permit small lot development such as that which would be provided under the R12 zoning district.

As noted, the proposed rezoning area is located within Sub-Area 10 of the Royal Oak Community Plan, which designates the subject block for single and two family residential use, in line with its existing use at the time of the Plan's development. The Plan also notes that the retention and protection of Sub-Area 10 as a continuing R5 zoned residential neighbourhood is indicated. Like other single and two family urban areas in Burnaby zoned R4 or R5, the subject block allows for the development of single and two family development, depending on lot size. In addition, the area rezoning process is available to provide property owners with the opportunity to initiate changes to the land use zoning of their neighbourhoods through a community consultation process. In this case, the OCP provides a policy context for R4 and R5 zoned areas to undergo an area rezoning process, for example to the R12 District, in order to permit small lot development. In addition to being initiated by the local neighbourhood, it is noted that area rezonings always involve the use of a local area consultation process. As the Royal Oak Plan notes that Sub-Area 10 is indicated for the retention and protection of the area as a continuing R5 zoned area, a minor amendment to the Royal Oak Plan would arise should the proposed area rezoning be supported through the consultation process, and through to rezoning with a Public Hearing.

The area is comprised of 16 lots containing 13 single family dwellings and three two family dwelling (one of which is strata titled). Lot widths range from 15.24 m (50 ft.) to 27.94 m (91.67 ft.); lot areas range from 559.37 m<sup>2</sup> (6,021.01 sq.ft.) to 1,026.46 m<sup>2</sup> (11,048.72 sq.ft.). All but one lot is served by a constructed lane which provides alternate access to the properties. Housing is of mixed age – nine of the dwellings were built before 1980 and seven were built after 1980. All but two of the homes are owner-occupied and most are generally well maintained and in good condition.



To: Planning and Development Committee  
 From: Director Planning and Building  
 Re: Request for Area Rezoning to the R12S District –  
 Area bounded by Bryant Street, St. Charles Place, Hambry Street, and  
 Waltham Avenue

2016 June 23 ..... Page 3

## 2.2 Current and Proposed Development Potential

The current R5 District development potential of the 16 lots is for thirteen single family dwellings and three two family dwellings.

The R12S District zoning category was established to allow for single family dwellings on small lots. Under the R12S District, each lot shall have an area of not less than 306.57 m<sup>2</sup> (3,300 sq.ft.) and a width of not less than 9.15 m (30 ft.). Single family dwellings are permitted on all legal lots. Two family dwellings are also permitted in the R12S District but only on larger lots with widths not less than 13.7 m (45 ft.) with or without lane access.

With respect to the subject proposal under the R12S District, two lots would be eligible for a two lot subdivision with a single family dwelling permitted on each new lot, and one lot would be eligible for a three lot subdivision with a single family dwelling permitted on each new lot. The remaining lots would be eligible for a two family dwelling. Development potential is subject to meeting all City bylaw requirements.

## 2.3 Area Rezoning Assessment

R12S District area rezoning requests are evaluated based on a number of factors including existing housing character, the appropriateness of the proposed boundaries, and the Official Community Plan (OCP) designation.

In this case, the subject block is appropriately designated in the OCP and Royal Oak Community Plan for 'Single and Two Family Residential Urban' development which would allow for the requested R12S District rezoning. The area is located approximately 120 m (393.7 ft.) from existing R9 District small lot development to the east. The petition area represents one block which is generally suitable for the proposed R12S District. There is also sufficient support from the property owners to pursue an R12S area rezoning process, with the majority (59%) of the owners having signed the petition. Given the general support for the circulated petition, the block configuration, and the existing small lot character of some properties in the surrounding area, it is recommended that a formal City consultation process be initiated to enable the community to further assess the desirability of pursuing an area rezoning to the R12S Residential District.

## 2.4 Consultation Process

If authorized, the consultation process will include several means by which residents can comment on the proposed area rezoning. Brochures and questionnaires will be sent to the owners and tenants in the block proposed for rezoning. In accordance with Council policy, residential properties within 100 m (328 ft.) of the proposed rezoning area are included in the consultation area. However, given that the proposed block for area rezoning is located within Sub-Area 10 of the Royal Oak Community Plan, it is recommended that the consultation area also include the single and two family properties located in Sub-Area 10 (see attached *Sketch #1*). An open house

To: Planning and Development Committee  
 From: Director Planning and Building  
 Re: Request for Area Rezoning to the R12S District –  
 Area bounded by Bryant Street, St. Charles Place, Hambry Street, and  
 Waltham Avenue  
 2016 June 23 ..... Page 4

with displays and opportunities for questions and comments will be scheduled at nearby Windsor Elementary School.

The results of the public consultation will be assessed to determine if there is adequate support for the area rezoning and the results will be reported back to Committee and Council. The Council adopted guidelines for area rezonings state that a proposal to be forwarded to Public Hearing should meet the following criteria:

1. Where the response rate is 100%, at least 50% of all the property owners in a defined area have indicated that they support an area rezoning; or,
2. Where the response rate is less than 100%, at least 50% of the property owners have responded and 70% of those support the area rezoning.

### 3.0 CONCLUSION

A petition was received from 10 (59%) of the 17 property owners in the subject block, requesting an area rezoning to the R12S Residential District. The rezoning would permit single family dwellings on 9.15 m (30.02 ft.) wide lots and two family dwellings on 13.7 m (44.95 ft.) wide lots.

Given the area's OCP and Royal Oak Community Plan designation, the configuration of the proposed rezoning area, the support of the property owners to pursue the area rezoning process, and the existence of nearby small lot character, it is recommended that a consultation process be initiated to explore the interest of property owners to pursue an area rezoning to the R12S Residential District. The process would include brochures, questionnaires, and an open house to determine support for the rezoning. The results would be reported back to Committee and Council with a recommendation to either advance or not advance the rezoning through the bylaw approval process.

It is also recommended that a copy of this report be provided to Mr. Jose and Mrs. Rosa Aguiar, the organizers of the area rezoning petition process.

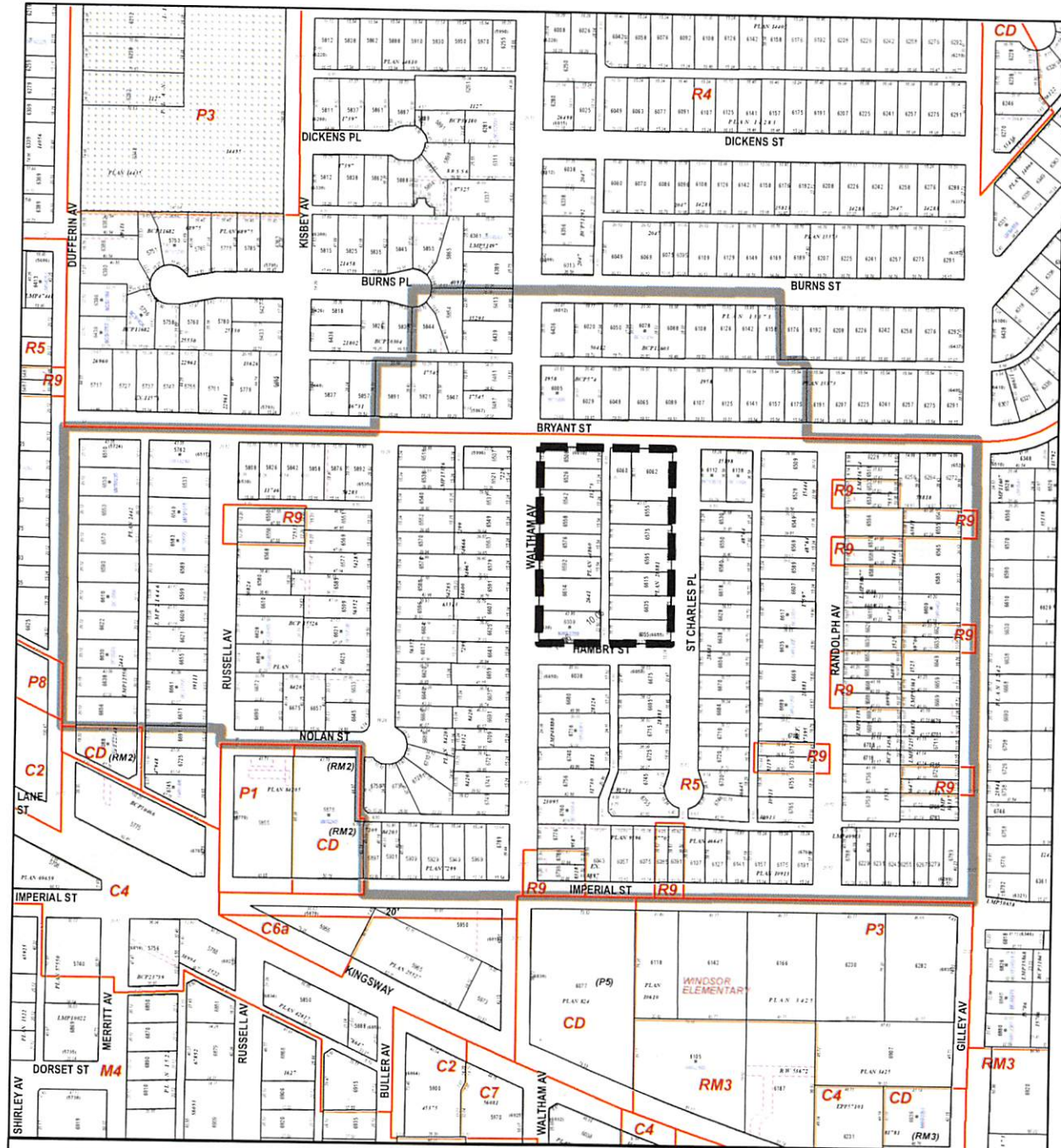
  
 Lou Pelletier, Director  
 PLANNING AND BUILDING

LS:spf  
*Attachment*

cc: City Manager  
 Chief Building Inspector

Director Engineering  
 City Clerk

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PLANNING & BUILDING DEPARTMENT



DATE:  
JUN 22 2016

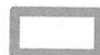
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AY

BRYANT, WALTHAM, HAMBRY, ST. CHARLES R12S



Rezoning Area



Consultation Area

Sketch #1



## MANAGER'S REPORT July 11, 2016

*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:

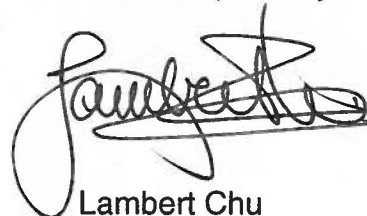
#### Item

- |           |  |
|-----------|--|
| <b>01</b> | <b>CONTRACT AWARD E36/2016<br/>2017 COMBINED SEWER SEPARATION PROGRAM</b><br><br><b>PURPOSE:</b> To obtain Council approval to award a contract for the 2017 Combined Sewer Separation Program.  |
| <b>02</b> | <b>CONTRACT INCREASE – E25/2013<br/>2014 COMBINED SEWER SEPARATION PROGRAM – PACKAGE 1<br/>GILMORE LANES</b><br><br><b>PURPOSE:</b> To obtain Council approval to increase the existing contract for the 2014 Combined Sewer Separation Program – Package 1, at Gilmore Lanes. |
| <b>03</b> | <b>CONTRACT INCREASE – E1/2016<br/>2016 SEWER SEPARATION PROGRAM – WILLINGDON HEIGHTS</b><br><br><b>PURPOSE:</b> To obtain Council approval to increase the existing contract for the 2016 Sewer Separation Program at Willingdon Heights.                                     |
| <b>04</b> | <b>CONTRACT AWARD 2016-18<br/>WIGGINS PUMP STATION UPGRADE</b><br><br><b>PURPOSE:</b> To obtain Council approval to award a contract for the Wiggins Pump Station Upgrade.   |

**Item**

- 05      CONTRACT AWARD  
2016 CAPITAL RE-ROOFING PROGRAM – VARIOUS BUILDINGS**
- PURPOSE:** To obtain Council approval to award a contract for the 2016 Re-Roofing Program of various City owned buildings.
- 06      AWARD OF CONTRACT  
BONSOR RECREATION COMPLEX**
- PURPOSE:** To award a construction contract for the partial upper floor renovations at Bonsor Recreation Complex.
- 07      AWARD OF CONTRACT  
CITY HALL – COUNCIL CHAMBER AUDIO VISUAL UPGRADE**
- PURPOSE:** To award a contract for the supply and installation of the Council Chamber Audio/Visual system.
- 08      FIRE DEPARTMENT 2<sup>ND</sup> QUARTER 2016 REPORT**
- PURPOSE:** To provide Council with information relating to the Fire Department's activities during the 2<sup>nd</sup> Quarter of 2016.
- 09      BUILDING PERMIT TABULATION REPORT NO. 6  
FROM 2016 JUNE 01 – 2016 JUNE 30**
- PURPOSE:** To provide Council with information on construction activity as reflected by the building permits that have been issued for the subject period.

Yours respectfully,

A handwritten signature in black ink, appearing to read 'Lambert Chu', with a stylized flourish underneath.

Lambert Chu  
City Manager



Item .....
Meeting ..... 2016 Jul 11

## COUNCIL REPORT

---

**TO:** CITY MANAGER **DATE:** 2016 June 30

**FROM:** DIRECTOR FINANCE **FILE:** 5820-20  
Reference: 111-06/16

**SUBJECT: CONTRACT AWARD E36/2016**  
**2017 COMBINED SEWER SEPARATION PROGRAM**

**PURPOSE:** To obtain Council approval to award a contract for the 2017 Combined Sewer Separation Program.

---

**RECOMMENDATION:**

1. **THAT** Council approve a contract award to Parsons Inc. for an estimated total cost of \$532,733.25 including GST in the amount of \$25,368.25 as outlined in this report.

**REPORT**

Three submissions to a Request for Proposal were received by the closing time on 2016 June 27. The work of this assignment includes the design and construction services related to the 2017 Combined Sewer Separation Program.

The recommended company, Parsons Inc., has completed previous assignments to the satisfaction of the City. City staff has reviewed the proposals for compliance with the terms of the RFP document, project team and corporate experience, level of effort, past performance, innovation and ability to meet the prescribed schedule, and overall cost. The Director Engineering concurs with the above recommendation.

Funding has been provided for this capital work within the 2016 – 2020 Annual Financial Plan under the following WBS element: EKA.0015 (\$507,400).

Denise Jorgenson  
DIRECTOR FINANCE

GC:SC/kh

Copied to: Director Engineering



Item .....
Meeting ..... 2016 Jul 11

## COUNCIL REPORT

---

**TO:** CITY MANAGER **DATE:** 2016 June 29

**FROM:** DIRECTOR FINANCE **FILE:** 5820-20  
*Reference:* 110-08/13

**SUBJECT: CONTRACT INCREASE – E25/2013**  
**2014 COMBINED SEWER SEPARATION PROGRAM – PACKAGE 1**  
**GILMORE LANES**

**PURPOSE:** To obtain Council approval to increase the existing contract for the 2014 Combined Sewer Separation Program – Package 1, at Gilmore Lanes.

---

**RECOMMENDATION:**

- 1. THAT** Council approve a contract increase of \$48,146.70 including GST in the amount of \$2,292.70 to McElhanney Consulting Services Ltd. for a total contract value of \$297,637.48 including GST in the amount of \$14,173.21 as outlined in this report.

**REPORT**

On 2013 October 02, the City awarded a contract to McElhanney Consulting Services Ltd. for the engineering design and construction services relating to the 2014 Combined Sewer Separation Program – Package 1 – Gilmore Lanes (Phase I) project in the amount of \$140,588.00 including GST. Since the award of this contract there have been two change order approvals valued at \$108,902.85 including GST in the amount of \$5,185.85 for construction services for Phase II and for additional work required for Phase I.

Through an onsite detailed assessment, McElhanney Consulting Services Ltd. has subsequently identified an additional change order in the amount of \$48,146.70 including GST, bringing the total contract value to \$297,637.48 including GST in the amount of \$14,173.21.

The change in scope relates to a longer construction period to complete the work. Cost increases include additional contract administration and inspection construction assignments and increases in hourly rates from those originally quoted in 2013. Some of these additional charges were recovered through liquidated damages associated with the construction contract. The Director Engineering concurs with this recommendation.

Funding for this requirement is provided under Capital project EKA.0011 (\$45,900) which is included in the 2016 – 2020 Annual Financial Plan.

Denise Jorgenson  
DIRECTOR FINANCE

GC:SC/kh

Copied to: Director Engineering





Item .....
Meeting ..... 2016 Jul 11

## COUNCIL REPORT

---

**TO:** CITY MANAGER **DATE:** 2016 June 30

**FROM:** DIRECTOR FINANCE **FILE:** 5820-20  
*Reference:* 123-07/15

**SUBJECT: CONTRACT INCREASE – E1/2016**  
**2016 SEWER SEPARATION PROGRAM – WILLINGDON HEIGHTS**

**PURPOSE:** To obtain Council approval to increase the existing contract for the 2016 Sewer Separation Program at Willingdon Heights.

---

**RECOMMENDATION:**

1. **THAT** Council approve a contract increase of \$18,322.50 including GST in the amount of \$827.50 to Parsons Inc. for a total contract value of \$266,448.00 including GST in the amount of \$12,688.00 as outlined in this report.

**REPORT**

On 2015 September 17, the City awarded a contract to Parsons Inc. for the engineering design and construction services relating to the 2016 Sewer Separation Program – Willingdon Heights Project in the amount of \$221,508.00 including GST. Since the award of this contract there has been one change order approval valued at \$26,617.50 including GST in the amount of \$1,267.50 for additional design and construction services to extend a storm sewer related to development coordinated work and additional construction services.

Through an onsite detailed assessment, Parsons Inc. has subsequently identified an additional change order in the amount of \$18,322.50 including GST, bringing the total contract value to \$266,448.00 including GST in the amount of \$12,688.00. This change in scope reflects the replacement of existing sanitary sewer main in the lane east of Sea Avenue North due to pipe condition and constructability which requires additional engineering services. The Director Engineering concurs with this recommendation.

Funding for this requirement is provided under Capital project ELA.0024 (\$17,500) which is included in the 2016 – 2020 Annual Financial Plan.

Denise Jorgenson  
DIRECTOR FINANCE

GC:SC/kh

Copied to: Director Engineering





Item .....
Meeting ..... 2016 Jul 11

## COUNCIL REPORT

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**TO:** CITY MANAGER **DATE:** 2016 July 04

**FROM:** DIRECTOR FINANCE **FILE:** 5820-20  
*Reference:* 2016-18

**SUBJECT: CONTRACT AWARD 2016-18**  
**WIGGINS PUMP STATION UPGRADE**

**PURPOSE:** To obtain Council approval to award a contract for the Wiggins Pump Station Upgrade.

---

**RECOMMENDATION:**

1. **THAT** Council approve a contract award to BCIS (BC) Integrated Solutions Inc. for an estimated total cost of \$952,848.73 including GST in the amount of \$45,373.75 as outlined in this report. Final payment will be based on the actual quantity of goods and services delivered and unit prices as tendered.

**REPORT**

Four tenders ranging from \$952,848.73 to \$1,299,900.00 were received by the closing time on 2016 June 29. The scope of this project includes replacement of the electrical and mechanical components and utility connections to the current lift station at its site located at Wiggins Street and Riverside Drive.

The lowest tenderer BCIS (BC) Integrated Solutions Inc. has not previously undertaken a contract for the City; however, reference checks completed by our consultant indicate that the contractor has the equipment and personnel capability to successfully complete the work required under this contract. The Director Engineering concurs with the above recommendation.

This capital work has been budgeted within the 2016 – 2020 Annual Financial Plan under the 2016 Engineering, Pump Station category. Funding will be provided from Sanitary Sewer funds in the net amount of \$907,500 to WBS element: EKB.0016.

Denise Jorgenson  
DIRECTOR FINANCE

GC:SC/kh

Copied to: Director Engineering



Item .....
Meeting ..... 2016 Jul 11

## COUNCIL REPORT

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**TO:** CITY MANAGER **DATE:** 2016 July 05

**FROM:** DIRECTOR FINANCE **FILE:** 5820-20  
*Reference:* 97-05/16

**SUBJECT: CONTRACT AWARD**  
**2016 CAPITAL RE-ROOFING PROGRAM – VARIOUS BUILDINGS**

**PURPOSE:** To obtain Council approval to award a contract for the 2016 Capital Re-Roofing Program of various City owned buildings.

---

**RECOMMENDATIONS:**

1. **THAT** a contract be awarded to Bollman Roofing & Sheet Metal Ltd. for a total cost of \$151,095.00 including GST as outlined in this report.
2. **THAT** a contract be awarded to Mack Kirk Roofing & Sheet Metal Ltd. for a total cost of \$317,598.75 including GST as outlined in this report.
3. **THAT** a contract be awarded to Marine Roofing (1996) Ltd. for a total cost of \$549,958.50 including GST as outlined in this report.

**REPORT**

Seven tenders for the City's re-roofing program were received by the closing time on 2016 June 28. The work of this assignment includes qualified general contractors providing all necessary materials, labour, plant, tools and equipment to re-roof the seven identified roofs at various City owned buildings.

It is recommended that the City award three contracts for the required work to the lowest bidders. Bollman Roofing & Sheet Metal Ltd. submitted the lowest bid of \$151,095.00 including GST in the amount of \$7,195.00 for the re-roofing work of the McPherson Pool and Kingsgate Pump Station. Mack Kirk Roofing & Sheet Metal Ltd. submitted the lowest bid of \$317,598.75 including GST in the amount of \$15,123.75 for the re-roofing work of the BMGC Pro-shop (Option 3) and the Confederation Senior Centre. Marine Roofing (1996) Ltd. submitted the lowest bid for a total cost of \$549,958.50 including GST in the amount of \$26,188.50 for the re-roofing of the Wesburn Recreation Centre, Don Wrigley Pavilion, and the Irmin Complex (Option 1). The recommended contractors have all successfully completed work for the City in the past. The Director Engineering concurs with these recommendations.

Funding has been provided for this capital work within the 2016 – 2020 Annual Financial Plan under the following WBS elements: ENX.0068 (\$615,500), EJB.0010 (\$50,000), and CAX.0015 (\$304,800).

Denise Jorgenson  
DIRECTOR FINANCE

GC:DZ/kh

Copied to: Director Engineering



Item .....
Meeting .....2016 July 11

## COUNCIL REPORT

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**TO:** CITY MANAGER **DATE:** 2016 JULY 06

**FROM:** MAJOR CIVIC BUILDING PROJECT COORDINATION COMMITTEE **FILE:** 4220 08  
**Reference:** Parks Facilities

**SUBJECT:** AWARD OF CONTRACT  
**BONSOR RECREATION COMPLEX**

**PURPOSE:** To award a construction contract for the partial upper floor renovations at Bonsor Recreation Complex.

---

**RECOMMENDATION:**

1. **THAT** Council approve the award of a contract to Turn-Key Construction Inc., in the amount of \$1,718,640.00 (*including GST in the amount of \$81,840.00*) for the Bonsor Recreation Complex - Partial Upper Floor Renovation project.

**R E P O R T****1.0 BACKGROUND**

The proposed renovations and upgrades to the Bonsor Recreation Complex include the reconfiguration of the space vacated by the Bonsor 55+ Society's move to the new space on Bennett Street to better serve the needs of the public. The City retained the firm of Shape Architecture to complete the detailed design and contract documents.

The renovations include new multi-purpose rooms, arts rooms and circulation spaces as well as renovations to existing multi-purpose rooms, arts room, banquet hall and washrooms.

**2.0 TENDER CALL**

A tender call for the construction of Bonsor Recreation Complex – Partial Upper Floor Renovations Project was released to pre-qualified general contractors, and tenders were received by the Purchasing Manager on 2016 July 05. The tenders received are summarized in Appendix 'A'. A total of five (5) compliant tenders were received by the Purchasing Manager with the low tender submitted by Turn-Key Construction Inc., in the amount of \$1,718,640.00 (*inclusive of taxes*).

To: City Manager  
 From: Major Civic Building Project Coordination Committee  
 Re: Award of Contract – Bonsor Recreation Complex  
 2016 July 06 .....Page 2

Turn-Key Construction Inc. are a construction company established in 1982 based in British Columbia. They have completed projects of a similar complexity for the City, and have completed these projects with satisfactory results with respect to the Company's overall approach, workmanship and project management skills.

The use of Community Amenity Funds for the Bonsor Recreation Complex – Partial Upper Floor Renovations was previously approved by Council at their meeting 2016 May 9. Sufficient funding is available and the tender amount is within the approved project budget.

It is recommended that Council award a construction contract in the amount of \$1,718,640.00, (including GST in the amount of \$81,840.00) to Turn-Key Construction Inc. Funding for this requirement is provided under Capital project DPX.0103 which is included in the 2016-2020 Annual Capital Program.



Leon Gous, Chair, Major Civic Building  
Project Coordination Committee



Lou Pelletier, Director Planning and Building



Dave Ellenwood, Director Parks, Recreation  
& Cultural Service

JC/TV:ap

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cc: Deputy City Manager  
 Director Finance  
 Purchasing Manager  
 City Solicitor  
 Chief Building Inspector

**APPENDIX 'A'****TENDER TABULATION****TENDERS RECEIVED FOR BONSOR RECREATION COMPLEX -  
PARTIAL UPPER FLOOR RENOVATION****2016 JULY 05****Project #87-05/16**

<b>NAME</b>	<b>TENDER TOTAL</b>
1. Turn-Key Construction Inc.	\$1,718,640.00
2. Ledcor Construction Ltd.	\$1,757,700.00
3. Heatherbrae Builders Co. Ltd.	\$1,800,750.00
4. Mierau Contractors Ltd.	\$2,116,684.00
5. Willow Spring Construction (BC) Ltd.	\$2,409,930.00

**NOTE:**    *Totals include GST*



Item .....
Meeting .....2016 July 11

## COUNCIL REPORT

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**TO:** CITY MANAGER **DATE:** 2016 JULY 04

**FROM:** MAJOR CIVIC BUILDING PROJECT COORDINATION COMMITTEE **FILE:** 4220 04  
**Reference:** City Hall

**SUBJECT:** AWARD OF CONTRACT  
CITY HALL – COUNCIL CHAMBER AUDIO VISUAL UPGRADE

**PURPOSE:** To award a contract for the supply and installation of the Council Chamber Audio/Visual system.

---

**RECOMMENDATION:**

1. **THAT** Council award a contract in the amount of \$334,793.55 (*inclusive of GST @ 5%*) to Applied Electronics Ltd. for the supply and installation of the new Audio/Visual System in the Council Chambers.

**R E P O R T****1.0 BACKGROUND**

The existing Audio Visual (A/V) system serving the City Hall Council Chamber was installed in the late 1990's. Since then, various components have been repaired or replaced, but in general, the equipment has reached the end of its useful life and requires replacement.

In order to investigate current A/V systems and proceed with the project, the City retained the consulting services of Aspyr Engineering to develop the design and specification for the preferred A/V system.

The project encompasses upgrades which include replacing the existing analog presentation systems to HD digital standards with a widescreen presentation format.

The proposed audio system will include a new digital single processor and owner-supplied microphones to improve system volume levels. The record and broadcast system will also be upgraded to digital standards which will include automated production, recording and archiving systems, with integration to community cable broadcast systems and web streaming capability. Upgrades to the video systems will include replacement of the existing projector system as well as local confidence display monitors and the addition of display systems in the Council Chamber foyer. In addition, the existing 17" monitors, which are being phased out, will be replaced with new 22" monitors.

To: City Manager  
 From: Major Civic Building Project Coordination Committee  
 Re: Award of Contract  
 City Hall – Council Chamber Audio Visual Upgrade Project  
 2016 July 04 .....Page 2

Following the completion of the design of the new A/V systems, the project was tendered to four (4) pre-qualified A/V contractors on 2016 June 15.

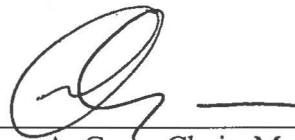
The lowest compliant tender in the amount of \$334,793.55 (*inclusive of GST @ 5%*) was submitted by Applied Electronics Ltd., a company who has extensive experience in the A/V field and has successfully completed other similar project of this size and complexity.

## 2.0 FUNDING AND CONCLUSION

Funding to undertake the Council Chamber Audio Visual Upgrade project was approved under Capital Reserves Bylaw No. 13610 in 2016 June.

In this regard, it is recommended that Council award a contract in the amount of \$334,793.55 (*inclusive of GST @ 5%*) to Applied Electronics Ltd. for the Council Chamber A/V Upgrade project.

Subject to the award of a contract, work is scheduled to commence on 2016 July 27 and is expected to be completed along with other related miscellaneous work in the Council Chamber on 2016 September 09.



Leon A. Gous, Chair, Major Civic Building  
Project Coordination Committee



Lou Pelletier, Director Planning and Building

JC:ap

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cc: Deputy City Manager  
 Director Finance  
 Director, Parks Recreation & Cultural Services  
 City Clerk  
 Purchasing Manager  
 City Solicitor  
 Chief Building Inspector



Item .....
Meeting ..... 2016 July 11

## COUNCIL REPORT

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**TO:** CITY MANAGER **DATE:** 2016 July 05

**FROM:** FIRE CHIEF

**SUBJECT:** FIRE DEPARTMENT 2ND QUARTER 2016 REPORT

**PURPOSE:** To provide Council with information relating to the Fire Department's activities during the 2<sup>nd</sup> Quarter of 2016.

---

**RECOMMENDATION:**

1. **THAT** this report be received for information purposes.

**REPORT**

The Fire Department responded to **3,641** incidents during the second quarter of 2016. A breakdown of the call types can be found on the attached report.

Joe Robertson  
FIRE CHIEF

JR:as

CC: Councillor Johnston



To: City Manager  
 From: Fire Chief  
 Re: Fire Department 2<sup>nd</sup> Quarter 2016 Report  
 2016 July 05.....Page 2

<p align="center"><b>BURNABY FIRE DEPARTMENT</b>  <b>2016 SECOND QUARTER REPORT</b>          (April, May, June)</p>
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	<b>SECOND QUARTER</b>		<b>CUMULATIVE</b>	
	<b>2016</b>	<b>2015</b>	<b>2016</b>	<b>2015</b>
<b>INCIDENTS</b>				
Building Fire	93	68	194	128
Vehicle Fire	16	22	29	37
Other Fires (Rubbish, Bush, etc.)	253	258	448	386
False Alarm	104	67	202	128
Accidental Alarm	271	212	519	395
Medical Emergencies	2,241	2,345	4,671	4,537
Motor Vehicle Incidents	326	251	644	503
Public Service	337	315	677	599
<b>TOTAL:</b>	<b>3,641</b>	<b>3,538</b>	<b>7,384</b>	<b>6,713</b>
<b>FIRE PREVENTION DIVISION</b>				
Accumulative Office & Site Visit Hrs.	910	909	1,836	1,781.5
Fire Investigations (Pending & Complete)	6	21	20	47
Inspections	755	755	1,395	1,602
Orders Issued	246	211	432	380
Plan Checking/Other	437	488	821	1,096
<b>CITIZEN INJURIES</b>	<b>1</b>	<b>0</b>	<b>4</b>	<b>7</b>
<b>CITIZEN DEATHS</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>1</b>

	<b>SECOND QUARTER</b>			
	<b>No Time Loss</b>		<b>Time Loss</b>	
<b>FIREFIGHTER OCCUPATIONAL INJURIES &amp; EXPOSURES</b>	<b><u>2016</u></b>	<b><u>2015</u></b>	<b><u>2016</u></b>	<b><u>2015</u></b>
	47	26	0	3



Item .....
Meeting .....2016 July 11

## COUNCIL REPORT

**TO:** CITY MANAGER **DATE:** 2016 JULY 04

**FROM:** DIRECTOR PLANNING AND BUILDING **FILE:** 49000 05  
*Reference: Bldg. Tab Rpt*

**SUBJECT: BUILDING PERMIT TABULATION REPORT NO. 6  
 FROM 2016 JUNE 01 – 2016 JUNE 30**

**PURPOSE:** To provide Council with information on construction activity as reflected by the building permits that have been issued for the subject period.

**RECOMMENDATION:**

1. **THAT** this report be received for information purposes.

**REPORT**

*Attached* is Report No. 6 of the Building Permit Tabulation for the period **FROM 2016 June 01 TO 2016 June 30.**

This is for the information of Council.

  
 Lou Pelletier, Director  
 PLANNING AND BUILDING

 PS:ap  
*Attachment*

cc: Director Finance

This Period	Total Permits			New Buildings			Alterations or Repairs		
	No. of Permits	value	% of total this period	No. of Permits	value	% of total this period	No. of Permits	value	% of total this period
single family	40	\$14,908,248	21.01%	28	\$14,094,298	19.86%	12	\$813,950	1.15%
two family	1	\$1,000	0.00%	0	\$0	0.00%	1	\$1,000	0.00%
multi family	10	\$2,316,250	3.26%	1	\$1,965,000	2.77%	9	\$351,250	0.49%
commercial	44	\$5,478,490	7.72%	2	\$0	0.00%	42	\$5,478,490	7.72%
industrial	24	\$12,088,943	17.03%	6	\$10,712,993	15.09%	18	\$1,375,950	1.94%
public	7	\$36,181,361	50.98%	1	\$30,000,000	42.27%	6	\$6,181,361	8.71%
demolition	42			42					
<b>Period Total</b>	<b>168</b>	<b>\$70,974,292</b>	<b>100%</b>	<b>80</b>	<b>\$56,772,291</b>	<b>79.99%</b>	<b>88</b>	<b>\$14,202,001</b>	<b>20.01%</b>

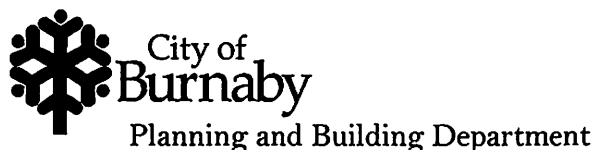
Year to Date	Total Permits			New Buildings			Alterations or Repairs		
	No. of Permits	value	% of total YTD	No. of Permits	value	% of total YTD	No. of Permits	value	% of total YTD
single family	262	\$112,585,816	42.69%	206	\$109,306,882	41.45%	56	\$3,278,934	1.24%
two family	22	\$8,943,448	3.39%	19	\$8,725,998	3.31%	3	\$217,450	0.08%
multi family	68	\$44,483,765	16.87%	13	\$37,112,215	14.07%	55	\$7,371,550	2.80%
commercial	233	\$33,921,776	12.86%	6	\$2,204,600	0.84%	227	\$31,717,176	12.03%
industrial	83	\$18,685,551	7.09%	7	\$10,745,393	4.07%	76	\$7,940,158	3.01%
public	27	\$45,107,221	17.10%	2	\$30,035,000	11.39%	25	\$15,072,221	5.72%
demolition	242			242					
<b>Total Permits YTD</b>	<b>937</b>	<b>\$263,727,577</b>	<b>100%</b>	<b>495</b>	<b>\$198,130,088</b>	<b>75.13%</b>	<b>442</b>	<b>\$65,597,489</b>	<b>24.87%</b>

Previous Construction Totals (Year to Date)		
	No. of Permits	value
2015	897	\$448,236,743
2014	875	\$263,811,544
2013	802	\$427,104,235

Previous Construction Totals (Year End)		
	No. of Permits	value
2015	1774	\$879,352,602
2014	1737	\$698,524,017
2013	1674	\$674,683,580
2012	1803	\$514,669,315
2011	1729	\$615,529,091

Other Permits		
	This period	YTD
Electrical	295	1839
Plumbing	137	662
Gas	137	787
Heating	28	197
Sprinkler	25	158
<b>Total</b>	<b>622</b>	<b>3643</b>

New Dwelling Units		
	This period	YTD
SFD	28	206
Duplex	0	38
Coop 1-4 storey	0	0
Coop 4+ storey	0	0
Rental 1-4 storey	0	0
Rental 4+ storey	0	0
Strata 1-4 storey	0	166
Strata 4+ storey	0	62
<b>Total</b>	<b>28</b>	<b>472</b>



## **INTER-OFFICE MEMORANDUM**

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**TO:** CITY CLERK 2016 July 06

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** **REZONING REFERENCE #12-43**  
**AMENDMENT BYLAW NO. 4/16 ; BYLAW #13576**  
**Station Square Development Phases III and IV**  
**Third Reading**

**ADDRESS:** 4630 Kingsway and 6080 McKay Avenue

**LEGAL:** Lot 4, DL 153, Group 1, NWD Plan BCP51090; Lot 3, DL 153, Group 1, NWD Plan BCP51090

**FROM:** CD Comprehensive Development District (based on RM5(s) Multiple Family Residential District and C3 General Commercial District)

**TO:** Amended CD Comprehensive Development District (based on RM5(s) Multiple Family Residential District and C3 General Commercial District and Metrotown Development Plan Guidelines and in accordance with the development plans entitled "Station Square Site 5" prepared by Chris Dikeakos Architects Inc. and "Station Square Burnaby BC" prepared by KPF Kohn Pedersen Fox.)

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The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2016 March 07;
- b) Public Hearing held on 2016 March 29; and,
- c) Second Reading given on 2016 April 04.

The prerequisite conditions have been partially satisfied as follows:

- a. The submission of a suitable plan of development.
  - *A virtually complete suitable plan of development has been submitted. A few remaining details will be resolved prior to Final Adoption.*

City Clerk  
 Rezoning Reference #12-43  
 Third Reading  
 2016 July 06 ..... Page 2

- b. The deposit of sufficient monies, including a 4% Engineering Inspection Fee to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
  - *The applicant has submitted engineering design drawings for review and has agreed in a letter dated 2016 June 28 to deposit the necessary funds including 4% inspection fees and complete the servicing agreement prior to Final Adoption.*
- 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 2016 June 28.*
- d. The submission of an undertaking to remove all existing improvements from Lot 3 (Phase III) prior to Final Adoption of the Bylaw, and the removal of all existing improvements from Lot 4 (Phase IV) prior to the issuance of Building Permit. Demolition of any improvements over both lots 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.
  - *The applicant has agreed to this prerequisite in a letter dated 2016 June 28.*
- e. The utilization of an amenity bonus in accordance with Section 3.4 of this report.
  - *The applicant has agreed to this prerequisite in a letter dated 2016 June 28 and the necessary funds will be deposited prior to Final Adoption.*
- f. The dedication of any rights-of-way deemed requisite.
  - *A subdivision plan dedicating the requisite rights-of-way has been submitted 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 including:

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 Rezoning Reference #12-43  
 Third Reading  
 2016 July 06 ..... Page 3

- Easement for reciprocal access to parking and loading facilities between separated phases of development; and,
  - Statutory right-of-way guaranteeing public access to noted pedestrian areas, public plazas, parks and open spaces, and driveways indicated on the development plans.
- *The applicant has agreed to this prerequisite in a letter dated 2016 June 28, and the requisite statutory rights-of-way will be deposited in the Land Title Office prior to Final Adoption.*
- h. The granting of Section 219 Covenant to assure the provision and continuing maintenance of end-of-trip facilities for cyclists and bicycle storage rooms related to primary retail and offices.
- *The applicant has agreed to this prerequisite in a letter dated 2016 June 28, and the requisite covenant will be deposited in the Land Title Office prior to Final Adoption.*
- i. 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;
  - guaranteeing the provision and ongoing maintenance of stormwater management facilities;
  - ensuring that the density of development of air space parcels and strata lots comply with the approved CD zoning for the site and to ensure that the overall site continues to function as a single, integrated development;
  - ensuring the provision and ongoing maintenance of Electric Vehicle (EV) charging stations as outlined in Section 3.1 of this report;
  - restricting the use of guest rooms;
  - ensuring the provision of a minimum of 10 handicap accessible parking stalls within the residential parking areas of the development (one space within the visitors' parking area and four spaces within the residential parking area of both Phase III and IV developments);
  - guaranteeing the provision and maintenance of identified public plazas (City Rooms); and,
  - ensuring compliance with the approved acoustical study.
- *The applicant has agreed to this prerequisite in a letter dated 2016 June 28, and the requisite covenants will be deposited in the Land Title Office prior to Final Adoption.*
- j. The review of a detailed Sediment Control System by the Director Engineering.

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 Rezoning Reference #12-43  
 Third Reading  
 2016 July 06 ..... Page 4

- *The applicant has agreed to this prerequisite in a letter dated 2016 June 28. A detailed Sediment Control System plan has been submitted to the Engineering Department – Environmental Services for approval prior to Final Adoption.*
- 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.
- *The applicant has agreed to this prerequisite in a letter dated 2016 June 28. A suitable on-site stormwater management system has been submitted for the approval of the Director Engineering. The required Covenant will be deposited in the Land Title Office and the required funds to guarantee this provision will be deposited prior to Final Adoption*
- l. The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering.
- *The necessary provisions are indicated on the development plans and the applicant has submitted a letter of undertaking dated 2016 June 28 committing to implement the solid waste and recycling provisions.*
- m. The submission of a Site Profile and resolution of any arising requirements.
- *The applicant has submitted the required Site Profile for review by the Engineering Department – Environmental Services and will resolve any arising requirements prior to Final Adoption.*
- n. The design and provision of units adaptable to persons with disabilities the provision of special hardware and cabinet work being subject to the sale/lease of the unit to a disabled person.
- *This provision is indicated on the development plans and the applicant has submitted a letter dated 2016 June 28 agreeing to meet this prerequisite.*
- o. 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 2016 June 28 committing to implement the recycling provisions.*

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Rezoning Reference #12-43  
Third Reading  
2016 July 06 ..... Page 5

- p. Compliance with the guidelines for underground parking for residential visitors and commercial patrons.
  - *The applicant has agreed to this prerequisite in a letter dated 2016 June 28 and the necessary provisions have been indicated on the development plans.*
- q. The review of on-site commercial and residential loading facilities by the Director Engineering.
  - *The applicant has agreed to this prerequisite in a letter dated 2016 June 28.*
- r. The provision of facilities for cyclists in accordance with this report.
  - *This provision is indicated on the development plans and the applicant has submitted a letter dated 2016 June 28 agreeing to meet this prerequisite.*
- s. Compliance with the Council-adopted sound criteria.
  - *An acoustic study has been submitted for review by the Engineering Environmental Services Division. Agreement by the applicant to comply with the Council-adopted sound criteria and an acceptable study will be achieved prior to Final Adoption.*
- t. The submission of a comprehensive sign plan for the site.
  - *The applicant has agreed to this prerequisite in a letter dated 2016 June 28.*
- u. The deposit of the applicable Parkland Acquisition Charge.
  - *The applicant has agreed in a letter dated 2016 June 28 to make the necessary deposits prior to Final Adoption.*
- v. The deposit of the applicable Metrotown Public Open Space Charge.
  - *The applicant has agreed in a letter dated 2016 June 28 to make the necessary deposits prior to Final Adoption.*
- w. The deposit of the Metrotown Grade Separated Crossing Charge.
  - *The applicant has agreed in a letter dated 2016 June 28 to make the necessary deposits prior to Final Adoption.*
- x. The deposit of the applicable GVS & DD Sewerage Charge.

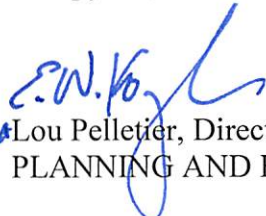


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Rezoning Reference #12-43  
Third Reading  
2016 July 06 ..... Page 6

- *The applicant has agreed in a letter dated 2016 June 28 to make the necessary deposits prior to Final Adoption.*
- y. The deposit of the applicable School Site Acquisition Charge.
- *The applicant has agreed in a letter dated 2016 June 28 to make the necessary deposits prior to Final Adoption.*
- z. The submission of a written undertaking to distribute area plan notification forms, prepared by the City, with disclosure statements; and, to post area plan notification signs, also prepared by the City, on the development site and in the sales office in prominent and visible locations prior to Third Reading, or at the time marketing for the subject development commences, whichever is first, and remain posted for a period of one year, or until such time that all units are sold, whichever is greater.
- *The applicant has agreed to this prerequisite in a letter dated 2016 June 28 and the on-site area plan notification sign is in place.*

As the prerequisite conditions to this rezoning are now substantially complete, could you please arrange to return this amendment bylaw to Council for Consideration and Third Reading on 2016 July 11, with Reconsideration and Final Adoption to follow when the prerequisites are completely fulfilled and Planning notifies you to that effect.

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

  
Lou Pelletier, Director  
PLANNING AND BUILDING

JBS:spf  
**Attachment**

cc: City Manager

P:\REZONING\Applications\2012\Rez 12-43 Station Square IV\REZ # 12-43 3rd Reading Memo.doc

**PUBLIC HEARING MINUTES  
HELD ON: 2016 MARCH 29  
REZ. REF. NO. 12-43  
PAGE 1 OF 4**

BURNABY ZONING BYLAW 1965,  
AMENDMENT BYLAW NO. 4, 2016 – BYLAW NO. 13576

Rez. #12-43

4630 Kingsway and 6080 McKay Avenue

From: CD Comprehensive Development District (based on RM5s Multiple Family Residential District and C3 General Commercial District)

To: Amended CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C3 General Commercial District and Metrotown Development Plan guidelines and in accordance with the development plans entitled "Station Square Site 5" prepared by Chris Dikeakos Architects Inc. and "Station Square Burnaby BC" prepared by KPF Kohn Pedersen Fox)

The purpose of the proposed zoning bylaw amendment is to permit the construction of two high-rise apartment towers above a low-rise mixed-use podium with office, retail and residential uses, as part of the multi-phased (Phases III and IV) development of the Station Square Master Plan.

The Advisory Planning Commission advised it supports the rezoning application.

One hundred and four letters were received in support of the proposed zoning bylaw amendment:

Taka Kuwata, 7305 2<sup>nd</sup> Street, Burnaby  
Noriko Kuwata, 6968 6<sup>th</sup> Street, Burnaby  
Wu Wei, 5005-4670 Assembly Way, Burnaby  
Jason Chen, 1206 Bartlett Avenue, Burnaby  
Helen Yip, 3892 Bond Street, Burnaby  
Pu Yi Qu, 3006-4880 Bennett Street, Burnaby  
Tony Chang, 3801-4880 Bennett Street, Burnaby  
Sinisa-Simon Trifkovic, 706-4350 Beresford Street, Burnaby  
Kai Wan, 6807 Bryant Street, Burnaby  
Gary Hsueh, 802-4388 Buchanan Street, Burnaby  
Jin Xiao Ping, 4999 Burke Street, Burnaby  
Resident, 1-6868 Burlington Avenue, Burnaby  
Yongyuan Ding, 4510 Clinton Street, Burnaby  
Frederick Chan, TH6 4250 Dawson Avenue, Burnaby  
Hui Ji, 1406-2232 Douglas Road, Burnaby  
Yu Juan Guan, 6817 Elwell Street, Burnaby

Shijie Lou, 7531 Elwell Street, Burnaby  
Chai Li Hsieh, 5949 Empress Avenue, Burnaby  
Janet Cheung, 4742 Frances Street, Burnaby  
Yaxin Zhang, 7031 Frederick Avenue, Burnaby  
Robert Autar, 2502-4353 Halifax Street, Burnaby  
Lei Zhang, 7468 Haszard Street, Burnaby  
Jeanet Xiaolan Lau, 3106-4508 Hazel Street, Burnaby  
Yuan Xiang Wu, 4006-4508 Hazel Street, Burnaby  
Yi Peng Zeng, 4205-4508 Hazel Street, Burnaby  
Wei Xia, 605-4808 Hazel Street, Burnaby  
Jacky Ng, 1101-4808 Hazel Street, Burnaby  
Gang Zhai Xia, 2705-4808 Hazel Street, Burnaby  
Wai Yee Woo, 2906-4808 Hazel Street, Burnaby  
Meng Fu Zeng, 3106-4808 Hazel Street, Burnaby  
Xuexia Wang, 209-5665 Irmin Street, Burnaby  
Jason Ding, 201-4660 Kingsway, Burnaby  
Resident, 4688 Kingsway, Burnaby  
Resident, 4688 Kingsway, Burnaby  
Resident, 4688 Kingsway, Burnaby  
Resident, 4688 Kingsway, Burnaby  
Di Jai, 502-4688 Kingsway Burnaby  
Jingian Guo, 505-4688 Kingsway, Burnaby  
Ge Li, 602-4688 Kingsway, Burnaby  
Qi Mei Han, 708-4688 Kingsway, Burnaby  
Resident, 710-4688 Kingsway, Burnaby  
Ailing Wang, 913-4688 Kingsway, Burnaby  
Shizhen Di, 905-4688 Kingsway, Burnaby  
Cheng Xinhong, 907-4688 Kingsway, Burnaby  
Rex Pan, 909-4688 Kingsway, Burnaby  
Chaohui Huang, 1009-4688 Kingsway, Burnaby  
Yanping Liu, 1109-4688 Kingsway, Burnaby  
Richard Leechir, 1110-4688 Kingsway, Burnaby  
Liqiong Ding, 1501-4688 Kingsway, Burnaby  
Resident, 1610 – 4688 Kingsway, Burnaby  
Bing Li, 1905-4688 Kingsway, Burnaby  
Wen Bin Zheng, 1908-4688 Kingsway, Burnaby  
Wei Tao, 1909-4688 Kingsway, Burnaby  
Oilin Zhao, 2005-4688 Kingsway Burnaby  
Resident, 2110-4688 Kingsway, Burnaby  
Yuping Guan, 2203-4688 Kingsway, Burnaby  
Longlong Shu, 2501-4688 Kingsway, Burnaby  
Zhang Qioatun, 2506-4688 Kingsway, Burnaby  
Shirley Huang, 2609-4688 Kingsway, Burnaby  
Dale Tam, 2887-4688 Kingsway, Burnaby

Tingting Zhang, 2907-4688 Kingsway, Burnaby  
Yashuai Shu, 3101-4688 Kingsway, Burnaby  
Zhengxian Ding, 3105-4688 Kingsway, Burnaby  
Yehong Qi, 3107-4688 Kingsway, Burnaby  
Meiyu Zhang, 319-4688 Kingsway, Burnaby  
Resident, 3302-4688 Kingsway, Burnaby  
Resident, 3506-4688 Kingsway, Burnaby  
Ziyan Wang, 3507-4688 Kingsway, Burnaby  
Peter Su, 3802-4688 Kingsway, Burnaby  
Dannuy MacEachern, 135-6200 McKay Avenue, Burnaby  
Silong Wu, 1805-6240 McKay Avenue, Burnaby  
Geoff Chan, 11-2355 Madison Avenue, Burnaby  
Ozng Xiao, 5771 Mayview Circle, Burnaby  
Vivian Tse, 5384 Meadedale Drive, Burnaby  
Jackson Ng, 3952 Moscrop Street, Burnaby  
Simon Tsung, 3952 Moscrop Street, Burnaby  
Linda Fay Yue Yee, 315-6588 Nelson Avenue, Burnaby  
Yi Zhu, 801-6588 Nelson Avenue, Burnaby  
Peng Cheng Fang, 1007-6588 Nelson Avenue, Burnaby  
Xihua Dai, 3101-6588 Nelson Avenue, Burnaby  
Yeh Shu Hsien, 3705-6588 Nelson Avenue, Burnaby  
Kai Ping Kuang, 3705-6588 Nelson Avenue, Burnaby  
Grace Lin, 3705-6588 Nelson Avenue, Burnaby  
Zhao Ge, 3901-6588 Nelson Avenue, Burnaby  
Yuyan Han, 4001-6588 Nelson Avenue, Burnaby  
Arlene Yuet, 4823 Northlawn Drive, Burnaby  
Resident, 6605 Pandora Street, Burnaby  
Li Jun Chan, 2638 Phillips Avenue, Burnaby  
Sam Chan, 2638 Phillips Avenue, Burnaby  
Lindy Chiu, 2638 Phillips Avenue, Burnaby  
Paul Chan, 2638 Phillips Avenue, Burnaby  
Feian Lu, 4509 Portland Street, Burnaby  
Li Zhitao, 2406-7088 Salisbury Avenue, Burnaby  
Jainkang Ding, 6288 Service Street, Burnaby  
Louise Tan, 3305-6461 Telford Avenue, Burnaby  
Fu Quan Wu, 2307-6088 Willingdon Avenue, Burnaby  
Scott Han, 2608-6088 Willingdon Avenue, Burnaby  
Jinhua Wu, 304-6168 Wilson Avenue, Burnaby  
Catherine Cheung, 6228 Gilley Avenue, Burnaby  
Lois Reid, 2602-6220 McKay Avenue, Burnaby  
Samuel Mao PREC (Nu Stream Realty), 2600-4720 Kingsway, Burnaby  
Jennifer Lee, 305-6168 Wilson Avenue, Burnaby  
Donald MacKenzie, 6240 McKay Avenue, Burnaby  
Steven Liu, 550-650 West 41<sup>st</sup> Avenue, Vancouver

Three letters were received with concerns regarding the proposed zoning bylaw amendment:

Resident, [REDACTED] (2 submissions) stated concerns with increased density and emergency response challenges.

Ken Pett, 402-6152 Kathleen Avenue, Burnaby highlighted the need for improved garbage and recycling facilities in the area, and requested enhanced street level public plazas including moving water features and vertical landscape walls.

The following speaker appeared before Council in support of the proposed zoning bylaw amendment.

Lois Reid, 2602-6220 McKay Ave, Burnaby spoke in support of the proposed rezoning application. Ms. Reid would like the development to be completed as soon as possible as it will provide existing residents will access to in-demand services and businesses.

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR KANG

THAT this Public Hearing for Rez. #12-43, Bylaw #13576 be terminated.

CARRIED UNANIMOUSLY