



COUNCIL MEETING MINUTES

Monday, 2016 July 25

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 July 25 at 6:30 p.m. followed immediately by a Closed meeting from which the public was excluded. At the conclusion of the Closed meeting, the Open meeting was reconvened at 7:02 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
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
Ms. May Leung, City Solicitor
Mr. Dennis Back, City Clerk
Ms. Kate O'Connell, Deputy City Clerk

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR JOHNSTON

THAT the Open Council meeting do now reconvene.

CARRIED UNANIMOUSLY

The Open Council meeting reconvened in the Council Chamber at 7:02 p.m.

2. **PROCLAMATION**

A) **[Chinese Cultural Heritage Week \(2016 August 1 - 7\)](#)**

Councillor Wang, on behalf of His Worship, Mayor Derek R. Corrigan proclaimed the week of 2016 August 1 - 7 as "***Chinese Cultural Heritage Week***" in the City of Burnaby.

3. **MINUTES**

A) **[Open Council Meeting held 2016 July 11](#)**

MOVED BY COUNCILLOR KANG

SECONDED BY COUNCILLOR MCDONELL

THAT the minutes of the Open Council Meeting held on 2016 July 11 be now adopted.

CARRIED UNANIMOUSLY

4. **DELEGATIONS**

MOVED BY COUNCILLOR MCDONELL

SECONDED BY COUNCILLOR KANG

THAT the delegations be heard.

CARRIED UNANIMOUSLY

A) **[April Goodman](#)**
Re: Raw Milk Sales and Purchases
Speaker: April Goodman

Ms. April Goodman appeared before Council as an advocate for the legalized sale and purchase of fresh unpasteurized (raw) milk and milk products. Ms. Goodman spoke to the health benefits of raw milk and the modern practices that could ensure the production of safe and consumable raw milk products. The speaker requested that Council petition the Provincial Government to initiate a pilot project, where a selection of dairy cows could be reared, monitored and designated for relevant consumer safety studies. Ms. Goodman also requested that Council consider possible pasture lands in Burnaby that could be used for the project.

The speaker circulated a handout to Council for their review and consideration on: pasteurized milk, unpasteurized milk, and references and resources. Lastly, Ms. Goodman invited Council and the public to attend the "***Real and Raw Milk Panel Discussion***" on Saturday, August 6th, 2016 at the Burnaby Neighbourhood House Community Hall starting at 2:30 p.m.

- B) [Wei W. Cao](#)
Re: 3988 Marine Drive, Burnaby
Speaker: Wei W. Cao

Ms. Wei W. Cao, 3988 Marine Drive, Burnaby, appeared before Council to speak to the City's intent to file a notice in the Land Title Office with respect to her property being in contravention of City Bylaws. Ms. Cao purchased the home eight years ago and was not aware that the secondary suite was not legal. The speaker has engaged a contractor and is working with City inspectors to bring the suite into compliance.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR KANG

THAT Item 7 (2), Manager's Reports, be brought forward for consideration at this time.

CARRIED UNANIMOUSLY

2. 3988 MARINE DRIVE, BURNABY, BC
LOT 2, DL 175, PLAN NWP 83930

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 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 owner:
 - i) Wei W. Cao
3988 Marine Drive
Burnaby, BC V5J 3E4.

MOVED BY COUNCILLOR CALENDINO
SECONDED BY COUNCILLOR VOLKOW

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

The normal order of agenda resumed.

5. CORRESPONDENCE

MOVED BY COUNCILLOR JORDAN
SECONDED BY COUNCILLOR MCDONELL

THAT the correspondence be received.

CARRIED UNANIMOUSLY

A) Lower Mainland Local Government Association
Re: Membership Dues for 2016

Correspondence was received from the Lower Mainland Local Government Association (LMLGA) regarding 2016 Membership dues.

MOVED BY COUNCILLOR CALENDINO
SECONDED BY COUNCILLOR VOLKOW

THAT Council approve that payment of the 2016 Lower Mainland Local Government Association membership dues, in the amount of \$3,720.15.

CARRIED UNANIMOUSLY

6. REPORTS

MOVED BY COUNCILLOR KANG
SECONDED BY COUNCILLOR WANG

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

CARRIED UNANIMOUSLY

A) Audit Committee
Re: External Audit Services - Contract Award

The Audit Committee submitted a report seeking Council approval to award a five year contract for external audit services.

The Audit Committee recommended:

1. THAT Council authorize staff to award a five year contract to KPMG LLP for external audit services for the 2016 – 2020 fiscal years.
2. THAT the audit fee be set at \$79,170 for 2016 (including GST in the amount of \$3,770) and indexed by the Vancouver Consumer Price Index for subsequent years 2017 – 2020.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR JORDAN

THAT the recommendations of the Audit Committee be adopted.

CARRIED UNANIMOUSLY

B) Financial Management Committee
Re: Capital Funding - Deer Lake Centre

The Financial Management Committee submitted a report seeking capital bylaw funding approval for washroom and elevator lobby renovations at the City-owned building – Deer Lake 1.

The Financial Management Committee recommended:

1. THAT Council authorize staff to bring down a Capital Reserve Expenditure Bylaw in the amount of \$300,000 (inclusive of GST) for the washroom and lobby renovations on the third and fourth floors of Deer Lake 1.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR WANG

THAT the recommendation of the Financial Management Committee be adopted.

CARRIED UNANIMOUSLY

C) City Manager's Report, 2016 July 25

The City Manager submitted a report dated 2016 July 25 on the following matters:

7. MANAGER'S REPORTS

**1. FEDERATION OF CANADIAN MUNICIPALITIES NATIONAL
MUNICIPAL ENERGY INFRASTRUCTURE TASK FORCE**

The City Manager submitted a report from the Director Engineering and the Director Planning and Building providing the Federation of Canadian Municipalities National Municipal Energy Infrastructure Task Force with comments on areas where improvements should be considered to the environmental assessment and National Energy Board (NEB) processes that forms part of the Federal review and approval of major pipeline projects.

Council thanked staff for their hard and timely response in preparing the report, and highlighted the need for a National Energy Strategy, the disproportionate industry representation of the Board, lack of public participation and engagement in the process, prescribed NEB hearing procedures, the Board's discretion on scope, lack of respect for Municipal bylaws and the participation costs for intervenors.

The City Manager recommended:

1. THAT a copy of this report be forwarded to:
 - a) Mr. Matt Gemmel, Policy Advisor, Federation of Canadian Municipalities, 24 Clarence Street, Ottawa, Ontario, Canada, K1N 5P3; and
 - b) the Environment Committee.

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR VOLKOW

That the recommendation of the City Manager be approved.

- AMENDED

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR DHALIWAL

THAT a copy of the report be circulated to Burnaby MPs.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR VOLKOW
SECONDED BY COUNCILOR CALENDINO

THAT the motion be approved as amended.

CARRIED UNANIMOUSLY

2. **3988 MARINE DRIVE, BURNABY, BC**
LOT 2, DL 175, PLAN NWP 83930

This item of business was dealt with earlier in the meeting, under Item 4(B), Delegations.

3. **BURNABY PUBLIC LIBRARY'S BIG BIRTHDAY BASH**

The City Manager submitted a report from the Chief Librarian seeking Council approval for a fireworks/pyrotechnics display at the Burnaby Public Library's Big Birthday Bash.

Council congratulated the Burnaby Public Library on their 60th Birthday and encouraged residents to attend the celebration.

The City Manager recommended:

1. THAT Council receive this report regarding Burnaby Public Library's Big Birthday Bash set for Saturday, September 10th, 2016 for information.
2. THAT Council approval be granted for a fireworks/pyrotechnics display at the event.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR MCDONELL

THAT the recommendations of the City Manager be adopted.

CARRIED
(Councillor Dhaliwal opposed)

4. **BURNABY FRASER FORESHORE PARK –**
PROPOSED FRASER RIVER DYKE REACH 8 ALIGNMENT
AND PUBLIC CONSULTATION

The City Manager submitted a report from the Director Parks, Recreation and Cultural Services seeking Council approval for the presentation of the alignment plan for the proposed Fraser River Dyke Reach 8 within Burnaby Fraser Foreshore Park at a Public Open House.

The City Manager recommended:

1. THAT the alignment plan for the proposed Fraser River Dyke Reach 8 within Burnaby Fraser Foreshore Park be approved for presentation to the community for public review and comment at a Public Open House to

be held from 4:00 p.m. to 8:00 p.m. on 2016 September 13 at Riverway Golf Course, as outlined in this report.

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR VOLKOW

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

**5. WILLINGDON HEIGHTS PARK - DEMOLITION OF
CITY-OWNED STRUCTURE AT 1440 GILMORE AVENUE**

The City Manager submitted a report from the Director Parks, Recreation and Cultural Services seeking Council authorization for the demolition of the City-owned structure at 1440 Gilmore Avenue.

The City Manager recommended:

1. THAT Council be requested to authorize the sale for moving or salvage or demolition of the structures, including all outbuildings and fences at 1440 Gilmore Avenue.

MOVED BY COUNCILLOR VOLKOW
SECONDED BY COUNCILLOR CALENDINO

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

**6. 2016 JULY - DEMOLITION OF PAVILION GRANDSTANDS
CAPITAL FUNDING BYLAW**

The City Manager submitted a report from the Parks, Recreation and Cultural Services seeking Council approval to bring forward a bylaw to appropriate funds from Capital Reserves to finance the demolition of the Burnaby Lake Pavilion grandstand structure.

The City Manager recommended:

1. THAT Council be requested to bring down a bylaw to appropriate \$209,350 (inclusive of GST) from Capital Reserves to finance this work.

MOVED BY COUNCILLOR VOLKOW
SECONDED BY COUNCILLOR WANG

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

7. [2016 JULY - PARKS, RECREATION & CULTURAL SERVICES](#)
[CAPITAL FUNDING BYLAW](#)

The City Manager submitted a report from the Director Parks, Recreation and Cultural Services requesting Council bring down a bylaw to finance projects at Burnaby Mountain Golf Course, Riverway Golf Course, Cameron Park and vehicle purchases.

The City Manager recommended:

1. THAT a bylaw be brought forward to appropriate \$568,375 (inclusive of GST) from Capital Reserves to finance these projects.

MOVED BY COUNCILLOR VOLKOW
SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

8. [CONTRACT AWARD 2016-22](#)
[PARKS FACILITIES](#)
[PAVEMENT REHABILITATION PROGRAM - PACKAGE 1](#)

The City Manager submitted a report from the Director Finance seeking Council approval to award a contract for the 2016 Parks Facilities Pavement Rehabilitation Program at various parking lot areas in Burnaby Village Museum and Eileen Dailly Pool Complex.

The City Manager recommended:

1. THAT Council approve a contract award to Grandview Blacktop Ltd. for an estimated total cost of \$305,333.40 including GST in the amount of \$14,539.69 as outlined in this report.

MOVED BY COUNCILLOR VOLKOW
SECONDED BY COUNCILLOR MCDONELL

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

9. CONTRACT AWARD E34/2016
2017 DRAINAGE AND ENVIRONMENTAL PROJECTS

The City Manager submitted a report from the Director Finance seeking Council approval to award a contract for the 2017 Drainage and Environmental projects. The work of this assignment includes civil consulting services to design and provide construction services to improve sections of the City's drainage system as part of the City's on-going efforts to upgrade aging infrastructure and address known erosion and environmental issues.

The City Manager recommended:

1. THAT Council approve a contract award to AECOM Canada Ltd. for an estimated total cost \$361,956 including GST in the amount of \$17,236 as outlined in this report.

MOVED BY COUNCILLOR VOLKOW
SECONDED BY COUNCILLOR JORDAN

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

10. CONTRACT AWARD E39/2016
LOUGHEED HIGHWAY UPGRADES
AUSTIN ROAD TO UNDERHILL AVENUE

The City Manager submitted a report from the Director Finance seeking Council approval to award a contract for Lougheed Highway upgrades from Austin Road to Underhill Avenue. The work of this assignment includes civil services to design and provide construction services related to the Lougheed Highway upgrades.

The City Manager recommended:

1. THAT Council approve a contract award to R.F. Binnie & Associates Ltd. for an estimated total cost of \$591,986.43 including GST in the amount of \$28,189.83 as outlined in this report.

MOVED BY COUNCILLOR VOLKOW
SECONDED BY COUNCILLOR JORDAN

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

11. CONTRACT AWARD E41/2016
RUMBLE STREET UPGRADE
MCKAY AVENUE TO ROYAL OAK AVENUE

The City Manager submitted a report from the Director Finance seeking Council approval to award a contract for the Rumble Street upgrade from McKay Avenue to Royal Oak Avenue. The work of this assignment includes the design and construction services related to the Rumble Street upgrade.

The City Manager recommended:

1. THAT Council approve a contract award to Web Engineering Ltd. for an estimated total cost of \$368,546.85 including GST in the amount of \$17,549.85 as outlined in this report.

MOVED BY COUNCILLOR VOLKOW
SECONDED BY COUNCILLOR KANG

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

12. CONTRACT AWARD E42/2016
2017 HASTINGS STREET INFRASTRUCTURE RENEWAL
PROGRAM BOUNDARY ROAD TO INGLETON AVENUE

The City Manager submitted a report from the Director Finance seeking Council approval to award a contract for the 2017 Hastings Street Infrastructure Renewal Program - Boundary Road to Ingleton Avenue. The work of this assignment includes civil consulting services to design and provide construction services.

The City Manager recommended:

1. THAT Council approve a contract award to Parsons Inc. for an estimated total cost of \$301,906.50 including GST in the amount of \$14,376.50 as outlined in this report.

MOVED BY COUNCILLOR VOLKOW
SECONDED BY COUNCILLOR MCDONELL

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

13. CONTRACT AWARD 2016-17
RUMBLE STREET UPGRADES
- BOUNDARY ROAD TO MCKAY AVENUE

The City Manager submitted a report from the Director Finance seeking Council approval to award a contract for the Rumble Street Upgrades - Boundary Road to McKay Avenue. The work of this contract includes pavement rehabilitation, curb and gutter, separated sidewalk on the south side of the street, street lighting, traffic signals, fiber optics, water, storm and sanitary upgrading, and lane paving.

The City Manager recommended:

1. THAT Council approve a contract award to Jack Cewe Ltd. for an estimated total cost of \$5,570,082 including GST in the amount of \$265,242 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 VOLKOW
SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

14. CONTRACT AWARD 2016-31
MAJOR ROAD NETWORK (MRN) CAPITAL
2016 SIDEWALK PROGRAM

The City Manager submitted a report from the Director Finance seeking Council approval to award a contract for the Major Road Network Capital - 2016 Sidewalk Program. The scope of this project includes construction of sidewalks, a pedestrian crosswalk signal and a pedestrian special crosswalk.

The City Manager recommended:

1. THAT Council approve a contract award to LaFarge Canada Inc. for an estimated total cost of \$1,429,429.05 including GST in the amount of \$68,068.05 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 VOLKOW
SECONDED BY COUNCILLOR CALENDINO

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

15. CONTRACT AWARD 2016-32
2016 STORM SEWER EXTENSION PROJECT
LANE EAST OF SEA AVENUE NORTH

The City Manager submitted a report from the Director Finance seeking Council approval to award a contract for the 2016 Storm Sewer Extension Project. The scope of this project includes construction of 154 meters of storm sewer, 150 meters of sanitary sewer and lane rehabilitation on the lane east of Sea Avenue North.

The City Manager recommended:

1. THAT Council approve a contract award to Sandpiper Contracting LLP for an estimated total cost of \$315,618.98 including GST in the amount of \$15,029.48 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 VOLKOW
SECONDED BY COUNCILLOR DHALIWAL

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

16. CONTRACT EXTENSION – DUCTILE IRON WATER PIPE

The City Manager submitted a report from the Director Finance seeking Council approval for a one year contract extension for the supply and delivery of ductile iron water pipe.

The City Manager recommended:

1. THAT Council approve a one year contract extension to Andrew Sheret Ltd., for a total estimated cost of \$300,000 including taxes in the amount of \$32,136. Final payment will be based on the actual quantity of material ordered and unit prices as quoted.

MOVED BY COUNCILLOR CALENDINO
SECONDED BY COUNCILLOR VOLKOW

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

**17. DAGERAAD BREWERY LOUNGE ENDORSEMENT
#114 AND #116 - 3191 THUNDERBIRD CRESCENT**

The City Manager submitted a report from the Director Planning and Building providing Council with a recommendation regarding the Dageraad Brewery Lounge endorsement.

The City Manager recommended:

1. THAT Council support the requested brewery lounge endorsement, as described in Section 3.0 of this report.
2. THAT a copy of this report be forwarded to the General Manager, Liquor Control and Licensing Branch, P.O. Box 9292, Stn. Provincial Government, Victoria, BC V8W 9J8; and to Ben Coli, Dageraad Brewing, #114 and #116 – 3191 Thunderbird Crescent, Burnaby, BC V5A 3G1.

MOVED BY COUNCILLOR VOLKOW
SECONDED BY COUNCILLOR MCDONELL

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

**18. REZONING REFERENCE #14-44
6050 SUSSEX AVE, 4769 HAZEL STREET & 4759 GRANGE ST
HIGH-RISE STRATA APARTMENT, HIGH RISE RENTAL
APARTMENT AND LOW RISE CHURCH
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 #14-44.

Council requested a memorandum from the City Solicitor on the possibility of imposing a 219 covenant on new rental developments requiring compliance with the BC Tenancy Act.

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 #14-44.

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR KANG

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

19. REZONING REFERENCE #15-40
MULTIPLE FAMILY HIGH RISE DEVELOPMENT
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 #15-41.

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 #15-40.

MOVED BY COUNCILLOR VOLKOW
SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendation of the City Manager be adopted.

CARRIED
(Councillor Calendino opposed)

20. REZONING REFERENCE #15-42
CHANGE OF USE TO PERMIT BUSINESS AND
PROFESSIONAL OFFICE USES

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 August 30. The purpose of the proposed zoning bylaw amendment is to permit general business and professional office uses in an existing three-storey high technology/office building.

The City Manager recommended:

1. THAT a rezoning bylaw be prepared and advance to First Reading on 2016 July 25 and to a Public Hearing on 2016 August 30 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 easement, covenants, and statutory rights-of-way.
 - c) The approval of the Ministry of Transportation for the rezoning application.

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR KANG

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

21. REZONING REFERENCE #15-43
CHANGE OF USE TO PERMIT BUSINESS AND
PROFESSIONAL OFFICE USES

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 August 30. The purpose of the proposed zoning bylaw amendment is to permit general business and professional office uses in an existing three-storey high technology/office building.

The City Manager recommended:

1. THAT a rezoning bylaw be prepared and advance to First Reading on 2016 July 25 and to a Public Hearing on 2016 August 30 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 easement, covenants, and statutory rights-of-way.

- c) The approval of the Ministry of Transportation for the rezoning application.

MOVED BY COUNCILLOR CALENDINO
SECONDED BY COUNCILLOR JORDAN

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

22. REZONING REFERENCE #16-03
1431 SPERLING AVENUE

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 August 30. The purpose of the proposed zoning bylaw amendment is to permit development under the R4 Residential District.

The City Manager recommended:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 2016 July 25 and to a Public Hearing on 2016 August 30 at 7:00 p.m.
2. THAT the following be established as prerequisites to the completion of the rezoning:
 - a) The completion of requirements necessary for subdivision to create two lots.
 - 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 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.

- d) The granting of any necessary dedications, statutory rights-of-way, easements and/or covenants deemed requisite.
- e) The submission of a Site Profile and resolution of any arising requirements.
- f) The undergrounding of existing overhead wiring abutting the site.
- g) The deposit of the applicable Parkland Acquisition Charge.
- h) The deposit of the applicable GVS & DD Sewerage Charge.
- i) The deposit of the applicable School Site Acquisition Charge.

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR CALENDINO

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

23. REZONING REFERENCE #16-05
EXPANSION TO EXISTING LIGHT INDUSTRIAL DEVELOPMENT
BIG BEND DEVELOPMENT 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 August 30. The purpose of the proposed zoning bylaw amendment is to permit the expansion of the existing light industrial facility's warehouse area in accordance with the Burnaby Business Park Concept Plan and the Council-adopted Big Bend Development Plan.

The City Manager recommended:

- 1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 2016 July 25 and to a Public Hearing on 2016 August 30 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 review of a detailed Sediment Control System by the Director Engineering.
- e) The granting of a Section 219 Covenant respecting flood proofing requirements.
- f) The submission of a geotechnical review regarding stability confirming that the site may be used safely for the intended use, for review by the Chief Building Inspector and granting of a Section 219 Covenant respecting the submitted report.
- g) The granting of any necessary statutory rights-of-way, easements and/or covenants.
- h) The deposit of the applicable GVS & DD Sewerage Charge.
- i) The provision of facilities for cyclists in accordance with Section 4.8 of the rezoning report.
- 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 submission of a Site Profile and resolution of any arising requirements.
- l) The submission of a suitable on-site stormwater management system to the approval of the Director Engineering, the deposit of sufficient monies for its provision, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation.

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR KANG

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

**24. REZONING REFERENCE #16-07
MINOR ADDITION TO EXISTING COMMERCIAL DEVELOPMENT
LOUGHEED TOWN CENTRE**

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 August 30. The purpose of the proposed zoning bylaw amendment is to permit a small addition of commercial floor area generated by enclosing an existing covered building entrance area.

The City Manager recommended:

1. THAT a rezoning bylaw be prepared and advance to First Reading on 2016 July 25 and to a Public Hearing on 2016 August 30 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 submission of an updated comprehensive sign plan.
 - c) The deposit of the applicable GVS & DD Sewerage Charge.

MOVED BY COUNCILLOR CALENDINO
SECONDED BY COUNCILLOR MCDONELL

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

**25. REZONING REFERENCE #16-12
MIXED-USE DEVELOPMENT WITH THREE HIGH-RISE RESIDENTIAL
TOWERS, OFFICE BUILDING, RETAIL PODIUM, AND
UNDERGROUND PARKING
EDMONDS TOWN CENTRE - SUB-AREA 1**

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 August 30. The purpose of the proposed zoning bylaw amendment is to permit minor facade, commercial use, residential, and parking adjustments to the approved comprehensive development zoning for the subject site.

The City Manager recommended:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 2016 July 25, and to a Public Hearing on 2016 August 30 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) Any necessary amendments to Section 219 Covenants registered on title in connection with Rezoning Reference #12-26, as detailed in Section 4.2 of this report.
 - c) The submission of a detailed Comprehensive Sign Plan.
 - d) 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

26. REZONING APPLICATIONS

The City Manager submitted a report from the Director Planning and Building regarding the current series of new rezoning applications for Council's information.

Item #01

Rez #15-54 Application for the Rezoning of:
Block 8 Except: Firstly: Parcel A (Reference Plan 11251);
Secondly: Part By-Law Plan 52808; thirdly: Part Now Road On
Statutory Right Of Way Plan 4957; DL 119, Group 1, NWD Plan
206; Lot D, DL 119, Group 1, NWD Plan 69931; Lot C, DL 119,
Group 1, NWD Plan 69931; Lot A, DLs 30 & 95, Group 1, NWD
Plan EPP41731; Lot B, DL 119, Group 1, NWD Plan 69931

From: M1 Manufacturing District, CD Comprehensive Development District (based on M1, M1r Manufacturing Districts, M5, M5l Light Industrial Districts, C1 Neighbourhood Commercial District and P2 Administration and Assembly District)

To: Amended CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C3, C3f General

Commercial Districts and Brentwood Town Centre Development Plan as guidelines)

Address: 4120, 4160, Portion 4170, Portion 4180 Lougheed Highway and 4161 Dawson Street

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit the construction of the commercial, transit plaza and underground components of the Gilmore Station Site's Phase I redevelopment.

The City Manager recommended:

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

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR KANG

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

Item #02

Rez #15-55 Application for the Rezoning of:

Block 8 Except: Firstly: Parcel A (Reference Plan 11251); Secondly: Part By-Law Plan 52808; thirdly: Part Now Road On Statutory Right Of Way Plan 4957; DL 119, Group 1, NWD Plan 206; Lot D, DL 119, Group 1, NWD Plan 69931; Lot C, DL 119, Group 1, NWD Plan 69931; Lot A, DLs 30 & 95, Group 1, NWD Plan EPP41731; Lot B, DL 119, Group 1, NWD Plan 69931

From: M1 Manufacturing District, CD Comprehensive Development District (based on M1, M1r Manufacturing Districts, M5, M5l Light Industrial Districts, C1 Neighbourhood Commercial District and P2 Administration and Assembly District)

To: Amended CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C3, C3f General Commercial Districts and Brentwood Town Centre Development Plan as guidelines)

Address: 4120, 4160, Portion 4170, Portion 4180 Lougheed Highway and 4161 Dawson Street

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit the construction of Residential Tower I of the Gilmore Station Site's Phase I redevelopment.

The City Manager recommended:

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

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR WANG

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

Item #03

Rez #15-56 Application for the rezoning of:
Block 8 Except: Firstly: Parcel A (Reference Plan 11251); Secondly: Part By-Law Plan 52808; thirdly: Part Now Road On Statutory Right Of Way Plan 4957; DL 119, Group 1, NWD Plan 206; Lot D, DL 119, Group 1, NWD Plan 69931; Lot C, DL 119, Group 1, NWD Plan 69931; Lot A, DLs 30 & 95, Group 1, NWD Plan EPP41731; Lot B, DL 119, Group 1, NWD Plan 69931

From: M1 Manufacturing District, CD Comprehensive Development District (based on M1, M1r Manufacturing Districts, M5, M5l Light Industrial Districts, C1 Neighbourhood Commercial District and P2 Administration and Assembly District)

To: Amended CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C3, C3f General Commercial Districts and Brentwood Town Centre Development Plan as guidelines)

Address: 4120, 4160, Portion 4170, Portion 4180 Lougheed Highway and 4161 Dawson Street

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit the construction of Residential Tower II of the Gilmore Station Site's Phase I redevelopment.

The City Manager recommended:

1. THAT the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of

development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR KANG

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

Item #04

Rez #15-57 Application for the Rezoning of:

Block 8 Except: Firstly: Parcel A (Reference Plan 11251); Secondly: Part By-Law Plan 52808; thirdly: Part Now Road On Statutory Right Of Way Plan 4957; DL 119, Group 1, NWD Plan 206; Lot D, DL 119, Group 1, NWD Plan 69931; Lot C, DL 119, Group 1, NWD Plan 69931; Lot A, DLs 30 & 95, Group 1, NWD Plan EPP41731; Lot B, DL 119, Group 1, NWD Plan 69931

From: M1 Manufacturing District, CD Comprehensive Development District (based on M1, M1r Manufacturing Districts, M5, M5l Light Industrial Districts, C1 Neighbourhood Commercial District and P2 Administration and Assembly District)

To: Amended CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C3, C3f General Commercial Districts and Brentwood Town Centre Development Plan as guidelines)

Address: 4120, 4160, Portion 4170, Portion 4180 Lougheed Highway and 4161 Dawson Street

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit the construction of Residential Tower III of the Gilmore Station Site's Phase I redevelopment.

The City Manager recommended:

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

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR WANG

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

Item #05

Rez #16-27 Application for the rezoning of:
Lots 1 and 2, DL 119, Group 1, NWD Plan 70369

From: M1 Manufacturing District

To: CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C3 General Commercial District and Brentwood Town Centre Development Plan guidelines)

Address: 4285 and 4295 Dawson Street

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit construction of a mixed-use development comprised of retail, office and a high-rise residential building.

The City Manager recommended:

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

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR WANG

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

Item #06

Rez #16-28 Application for the Rezoning of:
Lot 60, DL 80, Group 1, NWD Plan 24802

From: R2 Residential District

To: R2a Residential District

Address: 5254 Spruce Street

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit the construction of a residential dwelling with a total gross floor area beyond that permitted under the current R2 Residential District zoning.

The City Manager recommended:

1. THAT the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of

development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

Item #07

Rez #16-29 Application for the Rezoning of:
Lot A (BY67651E), DL 79, Group 1, NWD Plan 48864

From: CD Comprehensive Development District (based on P2 Administration and Assembly District)

To: Amended CD Comprehensive Development District (based on P1 Neighbourhood Institutional District, P2 Administration and Assembly District and Central Administrative Area as guidelines)

Address: 6400 Roberts Street (140, 150 and 160)

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit an 80 space childcare facility within a first floor office space along with an associated outdoor play space.

The City Manager recommended:

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

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

Item #08

Rez #16-30 Application for the rezoning of:
Lot 11, Blk 37, DL 69, Grp 1, NWDP 1321

From: R5 Residential District

To: CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Broadview Community Plan as guidelines)

Address: 4125 Norfolk Street

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit construction of a townhouse development of up to four units.

The City Manager recommended:

1. THAT the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.
2. THAT a copy of this report be sent to the property owners at 4143 Norfolk Street, for information purposes.

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR WANG

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

Item #09

Rez #16-31 Application for the Rezoning of:
Lot 1, DL's 123 and 124, Group 1, NWD Plan EPP31990- Except Plan EPP40171

From: CD Comprehensive Development District (based on C3, C3a General Commercial Districts, P2 Administration and Assembly District, RM4s, RM5s Multiple Family Residential Districts)

To: Amended CD Comprehensive Development District (based on C3 General Commercial District; RM4s, RM5s Multiple Family Residential Districts and Brentwood Town Centre Development Plan)

Address: Portion of 4567 Loughheed Highway

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit construction of a mixed use residential high-rise apartment building on a retail and commercial podium within the Brentwood site redevelopment.

The City Manager recommended:

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

MOVED BY COUNCILLOR KANG
SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

Item #10

Rez #16-32 Application for the Rezoning of:
Lot B, DLs' 69 and 70, Group 1, NWD Plan LMP7609

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

To: Amended CD Comprehensive Development District (based on M5, M5L Light Industrial Districts and Willingdon Business Park guidelines)

Address: 4280 Still Creek Drive

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit the conversion of an existing secondary building to a fitness facility to serve Willingdon Business Park Centre employees.

The City Manager recommended:

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

MOVED BY COUNCILLOR KANG
SECONDED BY COUNCILLOR CALENDINO

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR KANG

THAT the Committee now rise and report.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR JOHNSTON

THAT the report of the Committee be now adopted.

CARRIED UNANIMOUSLY

8. **BYLAWS**

First Reading

- | | | |
|----|--|--------|
| A) | <u>Burnaby Fire Services Bylaw 2004, Amendment Bylaw No. 1, 2016</u> | #13629 |
| B) | <u>Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 29, 2016 - Rez. #16-03 (1431 Sperling Avenue)</u> | #13630 |
| C) | <u>Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 30, 2016 - Rez. #16-12 (7388 Kingsway)</u> | #13631 |
| D) | <u>Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 31, 2016 - Rez. #16-07 (3433 North Road)</u> | #13632 |
| E) | <u>Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 32, 2016 - Rez. #15-43 (3650 Gilmore Way)</u> | #13633 |
| F) | <u>Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 33, 2016 - Rez. #15-42 (3500 Gilmore Way)</u> | #13634 |
| G) | <u>Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 34, 2016 - Rez. #16-05 (8125 North Fraser Way)</u> | #13635 |

MOVED BY COUNCILLOR KANG
SECONDED BY COUNCILLOR JOHNSTON

THAT Bylaw No. 13629, 13630, 13631, 13632, 13633, 13634, and 13635 be now introduced and read a first time.

CARRIED UNANIMOUSLY

Second Reading

- H) [Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 14, 2016 - Rez. #14-44 \(6050 Sussex Avenue, 4769 Hazel Street and 4758 Grange Street\)](#) #13596
- I) [Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 23, 2016 - Rez. #15-40 \(2360/90 Douglas Road and 5343 Goring Street\)](#) #13615

MOVED BY COUNCILLOR KANG
SECONDED BY COUNCILLOR JOHNSTON

THAT Bylaw No. 13596 and 13615 be now read a second time.

CARRIED UNANIMOUSLY

Third Reading, Reconsideration and Final Adoption

- J) [Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 22, 2016 - Rez. #16-15 \(450 Clare Avenue\)](#) #13614

MOVED BY COUNCILLOR KANG
SECONDED BY COUNCILLOR JOHNSTON

THAT Bylaw No. 13614 be now read a third time, reconsidered and Finally Adopted, signed by the Mayor and Clerk and the Corporate Seal affixed thereto.

CARRIED UNANIMOUSLY

Reconsideration and Final Adoption

- K) [Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 16, 2015 - Rez. #12-18 \(8255/8360 Wiggins Street and 5279 Riverbend Drive\)](#) #13345

MOVED BY COUNCILLOR KANG
SECONDED BY COUNCILLOR JOHNSTON

THAT Bylaw No. 13345 be now reconsidered and Finally Adopted, signed by the Mayor and Clerk and the Corporate Seal affixed thereto.

CARRIED UNANIMOUSLY

9. **NEW BUSINESS**

Public Hearing Feedback – Councillor Jordan

Councillor Jordan encouraged staff to limit the number of rezoning applications at any given Public Hearing in order to keep the time of the Public Hearing reasonable.

Metro Vancouver Real Estate Transactions – Councillor Volkow

Councillor Volkow referred to an article in the 2016 July 24 edition of the Province newspaper concerning the property at 6695 Dunblane Avenue in Burnaby, and the recent purchase and resale of the property followed by a rezoning application for a high-rise tower. Councillor Volkow requested a memorandum from staff concerning this property transaction.

Request for Portable Toilet – Councillor Dhaliwal

Councillor Dhaliwal referred to Item (I) of the Council Correspondence Package received to 2016 July 21 from Mr. Raymond Beaton, who rents a garden space from the North East Community Association requesting the addition of a “port-a-potty” for the use of community gardeners and trail users in the area.

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR MCDONELL

THAT Item (I) of the Council Correspondence Package be **REFERRED** to the Burnaby Parks, Recreation and Culture Commission for consideration.

CARRIED UNANIMOUSLY

Chinese Cultural Festival – Councillor Wang

Councillor Wang encouraged Council, staff and residents to attend the Chinese Cultural Festival to be held at Swangard Stadium on 2016 July 31.

Foreign Buyers Tax – Councillor Jordan

Councillor Jordan referred to the proposed 15% foreign buyers tax introduced by the Provincial Government that will apply to residential real estate transactions in Metro Vancouver, and requested a report back from staff on the potential impacts of the new tax.

MOVED BY COUNCILLOR JORDAN
SECONDED BY COUNCILLOR JOHNSTON

That staff prepare a report to Council on the potential impacts of the proposed foreign buyers tax.

CARRIED UNANIMOUSLY

Korean Festival – Councillor Kang

Councillor Kang encouraged Council, staff and residents to attend the 15th Annual Korean Cultural Festival at Swanguard Stadium on 2016 August 6. The family friendly event will showcase black belt masters, Korean food, exhibitions and learning opportunities.

10. INQUIRIES

There were no inquiries brought before Council at this time.

11. ADJOURNMENT

MOVED BY COUNCILLOR JORDAN
SECONDED BY COUNCILLOR KANG

THAT this Open Council meeting do now adjourn.

CARRIED UNANIMOUSLY

The Open Council meeting adjourned at 8:46 p.m.

Confirmed:

Certified Correct:

MAYOR

CITY CLERK