



**REVISED**

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

**OPEN PUBLIC MEETING AT 7:00 PM**  
**Monday, 2016 July 25**

---

**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>PROCLAMATION</u></b>	
	A) <a href="#">Chinese Cultural Heritage Week (2016 August 1 - 7)</a>	
<b>3.</b>	<b><u>MINUTES</u></b>	
	A) <a href="#">Open Council Meeting held 2016 July 11</a>	1
<b>4.</b>	<b><u>DELEGATIONS</u></b>	
	A) <a href="#">April Goodman</a> Re: Raw Milk Sales and Purchases <u>Speaker:</u> April Goodman	14
	B) <a href="#">Wei W. Cao</a> Re: 3988 Marine Drive, Burnaby <u>Speaker:</u> Wei W. Cao	15 <i>[see M/R Item 7(2)]</i>
<b>5.</b>	<b><u>CORRESPONDENCE</u></b>	
	A) <a href="#">Lower Mainland Local Government Association</a> Re: Membership Dues for 2016	16 <i>[see note]</i>
<b>6.</b>	<b><u>REPORTS</u></b>	
	A) <a href="#">Audit Committee</a> Re: External Audit Services - Contract Award	17

- 
- B) [Financial Management Committee](#) 20  
Re: Capital Funding - Deer Lake Centre
- C) [City Manager's Report, 2016 July 25](#) 23
7. **MANAGER'S REPORTS**
1. [FEDERATION OF CANADIAN MUNICIPALITIES NATIONAL MUNICIPAL ENERGY INFRASTRUCTURE TASK FORCE](#) 29
- Purpose: To provide 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 processes that forms part of the federal review and approval of major pipeline projects.
2. [3988 MARINE DRIVE, BURNABY, BC](#) 35  
[LOT 2, DL 175, PLAN NWP 83930](#)
- Purpose: To request a Council resolution to file a notice in the Land Title Office pursuant to Section 57 of the Community Charter, with respect to a property in contravention of City Bylaws.
3. [BURNABY PUBLIC LIBRARY'S BIG BIRTHDAY BASH](#) 38
- Purpose: To request Council approval in principle for a fireworks/pyrotechnics display at the event.
4. [BURNABY FRASER FORESHORE PARK - PROPOSED FRASER RIVER DYKE REACH 8 ALIGNMENT AND PUBLIC CONSULTATION](#) 40
- Purpose: To request 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 to be held from 4:00 pm to 8:00 pm on 2016 September 13 at Riverway Golf Course.
5. [WILLINGDON HEIGHTS PARK - DEMOLITION OF CITY-OWNED STRUCTURE AT 1440 GILMORE AVENUE](#) 56
- Purpose: To request Council authorization for the demolition of the city-owned structure at 1440 Gilmore Avenue.

6. [\*\*2016 JULY - DEMOLITION OF PAVILION GRANDSTANDS  
CAPITAL FUNDING BYLAW\*\*](#) 60  
  
Purpose: To request Council bring forward a bylaw to appropriate \$209,350 (inclusive of GST) from Capital Reserves to finance the demolition of the Burnaby Lake Pavilion grandstand structure.
7. [\*\*2016 JULY - PARKS, RECREATION & CULTURAL SERVICES  
CAPITAL FUNDING BYLAW\*\*](#) 63  
  
Purpose: To request Council bring forward a bylaw to appropriate \$568,375 (inclusive of GST) from Capital Reserves to finance four projects.
8. [\*\*CONTRACT AWARD 2016-22  
PARKS FACILITIES PAVEMENT REHABILITATION  
PROGRAM  
PACKAGE 1\*\*](#) 66  
  
Purpose: To obtain Council approval to award a contract for the 2016 Parks Facilities Pavement Rehabilitation Program.
9. [\*\*CONTRACT AWARD E34/2016  
2017 DRAINAGE AND ENVIRONMENTAL PROJECTS\*\*](#) 67  
  
Purpose: To obtain Council approval to award a contract for the 2017 Drainage and Environmental projects.
10. [\*\*CONTRACT AWARD E39/2016  
LOUGHEED HIGHWAY UPGRADES  
AUSTIN ROAD TO UNDERHILL AVENUE\*\*](#) 69  
  
Purpose: To obtain Council approval to award a contract for Lougheed Highway upgrades from Austin Road to Underhill Avenue.
11. [\*\*CONTRACT AWARD E41/2016  
RUMBLE STREET UPGRADE  
MCKAY AVENUE TO ROYAL OAK AVENUE\*\*](#) 70  
  
Purpose: To obtain Council approval to award a contract for the Rumble Street upgrade from McKay Avenue to Royal Oak Avenue.

- 
- |     |  |    |
|-----|--|----|
| 12. | <u><b>CONTRACT AWARD E42/2016</b></u><br><u><b>2017 HASTINGS STREET INFRASTRUCTURE RENEWAL</b></u><br><u><b>PROGRAM BOUNDARY ROAD TO INGLETON AVENUE</b></u>     | 71 |
|     | Purpose: To obtain Council approval to award a contract for the 2017 Hastings Street Infrastructure Renewal Program – Boundary Road to Ingleton Avenue.          |    |
| 13. | <u><b>CONTRACT AWARD 2016-17</b></u><br><u><b>RUMBLE STREET UPGRADES</b></u><br><u><b>- BOUNDARY ROAD TO MCKAY AVENUE</b></u>                                    | 73 |
|     | Purpose: To obtain Council approval to award a contract for the Rumble Street Upgrades - Boundary Road to McKay Avenue.  |    |
| 14. | <u><b>CONTRACT AWARD 2016-31</b></u><br><u><b>MAJOR ROAD NETWORK (MRN) CAPITAL</b></u><br><u><b>2016 SIDEWALK PROGRAM</b></u>                                    | 74 |
|     | Purpose: To obtain Council approval to award a contract for the Major Road Network Capital – 2016 Sidewalk Program.  |    |
| 15. | <u><b>CONTRACT AWARD 2016-32</b></u><br><u><b>2016 STORM SEWER EXTENSION PROJECT</b></u><br><u><b>LANE EAST OF SEA AVENUE NORTH</b></u>                          | 75 |
|     | Purpose: To obtain Council approval to award a contract for the 2016 Storm Sewer Extension Project.  |    |
| 16. | <u><b>CONTRACT EXTENSION – DUCTILE IRON WATER PIPE</b></u>   | 76 |
|     | Purpose: To obtain Council approval for a one year contract extension for the supply and delivery of ductile iron water pipe.                                    |    |
| 17. | <u><b>DAGERAAD BREWERY LOUNGE ENDORSEMENT</b></u><br><u><b>#114 AND #116 - 3191 THUNDERBIRD CRESCENT</b></u><br><u><b>(SKETCH #1 AND SKETCH #2 ATTACHED)</b></u> | 77 |
|     | Purpose: To provide Council with a recommendation regarding the subject brewery lounge endorsement.  |    |

18. [REZONING REFERENCE #14-44](#) 85  
[6050 SUSSEX AVENUE, 4769 HAZEL STREET AND 4759](#)  
[GRANGE STREET](#)  
[HIGH-RISE STRATA APARTMENT, HIGH RISE RENTAL](#)  
[APARTMENT AND LOW RISE CHURCH](#)  
[RESPONSE TO PUBLIC HEARING ISSUES](#)
- Purpose: To respond to issues raised at the Public Hearing for Rezoning Reference #14-44.
19. [REZONING REFERENCE #15-40](#) 99  
[MULTIPLE FAMILY HIGH RISE DEVELOPMENT](#)  
[RESPONSE TO PUBLIC HEARING ISSUES](#)
- Purpose: To respond to issues raised at the Public Hearing for Rezoning Reference #15-40.
20. [REZONING REFERENCE #15-42](#) 107  
[CHANGE OF USE TO PERMIT BUSINESS AND](#)  
[PROFESSIONAL OFFICE USES](#)
- Purpose: To seek Council authorization to forward this application to a Public Hearing on 2016 August 30.
21. [REZONING REFERENCE #15-43](#) 113  
[CHANGE OF USE TO PERMIT BUSINESS AND](#)  
[PROFESSIONAL OFFICE USES](#)
- Purpose: To seek Council authorization to forward this application to a Public Hearing on 2016 August 30.
22. [REZONING REFERENCE #16-03](#) 119
- Purpose: To seek Council authorization to forward this application to a Public Hearing on 2016 August 30.
23. [REZONING REFERENCE #16-05](#) 125  
[EXPANSION TO EXISTING LIGHT INDUSTRIAL](#)  
[DEVELOPMENT](#)  
[BIG BEND DEVELOPMENT PLAN](#)
- Purpose: To seek Council authorization to forward this application to a Public Hearing on 2016 August 30.

24. [REZONING REFERENCE #16-07](#) 132  
[MINOR ADDITION TO EXISTING COMMERCIAL](#)  
[DEVELOPMENT](#)  
[LOUGHEED TOWN CENTRE](#)

Purpose: To seek Council authorization to forward this application to a Public Hearing on 2016 August 30.

25. [REZONING REFERENCE #16-12](#) 138  
[MIXED-USE DEVELOPMENT WITH THREE HIGH-RISE](#)  
[RESIDENTIAL TOWERS, OFFICE BUILDING, RETAIL](#)  
[PODIUM, AND UNDERGROUND PARKING](#)  
[EDMONDS TOWN CENTRE - SUB-AREA 1](#)

Purpose: To seek Council authorization to forward this application to a Public Hearing on 2016 August 30.

26. [REZONING APPLICATIONS](#) 149

Purpose: To submit the current series of new rezoning applications for the information of Council.

8. **BYLAWS**

**A) First Reading**

- A) [#13629 - Burnaby Fire Services Bylaw 2004, Amendment](#) 13629  
[Bylaw No. 1, 2016](#)

A bylaw to amend Burnaby Fire Services Bylaw 2004 (fireworks sales prohibition)  
(Item 5(1), Manager's Report, Council 2016 June 13)

- B) [#13630 - Burnaby Zoning Bylaw 1965, Amendment Bylaw](#) 13630  
[No. 29, 2016 - Rez. #16-03 \(1431 Sperling Avenue\)](#)

From CD Comprehensive Development District (based on C1 Neighbourhood Commercial District and P1 Neighbourhood Institutional District) to R4 Residential District

Purpose - to permit development under the R4 Residential District

(Item 7(22), Manager's Report, Council 2016 July 25)

***Subject to approval of Manager's Report Item 7(22)***

- C) [#13631 - Burnaby Zoning Bylaw 1965, Amendment Bylaw](#) 13631  
[No. 30, 2016 - Rez. #16-12 \(7388 Kingsway\)](#)

From CD Comprehensive Development District (based on RM5's' Multiple Family Residential District, C3 General

Commercial District and the Edmonds Town Centre Plan guidelines, and in accordance with the development plan entitled "Kingsway and Edmonds Street Project" prepared by IBI Group) to Amended CD Comprehensive Development District (based on RM5's' Multiple Family Residential District, C3 General Commercial District, P6 Regional Institutional District and the Edmonds Town Centre Plan guidelines, and in accordance with the development plan entitled "Kingsway and Edmonds Street Project" prepared by IBI Group)  
Purpose - to permit minor façade, commercial use, residential, and parking adjustments to the approved comprehensive development zoning for the subject site  
(Item 7(25), Manager's Report, Council 2016 July 25)

**Subject to approval of Manager's Report Item 7(25)**

- D) [#13632 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 31, 2016 - Rez. #16-07 \(3433 North Road\)](#) **13632**

From CD Comprehensive Development District (based on C3, C3a General Commercial Districts, RM5 Multiple Family Residential District and P1 Neighbourhood Institutional District) to Amended CD Comprehensive Development District (based on C3, C3a General Commercial Districts and Lougheed Town Centre Plan guidelines, and in accordance with the development plan entitled "Northgate Movator Enclosure" prepared by HDR|CEI Architecture Associates, Inc.)

Purpose - to permit a small addition of commercial floor area generated by enclosing an existing covered building entrance area

(Item 7(24), Manager's Report, Council 2016 July 25)

**Subject to approval of Manager's Report Item 7(24)**

- E) [#13633 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 32, 2016 - Rez. #15-43 \(3650 Gilmore Way\)](#) **13633**

From CD Comprehensive Development District (based on M8 Advanced Technology District and Discovery Place Community Plan guidelines) to Amended CD Comprehensive Development District (based on M8a Advanced Technology District and Discovery Place Community Plan guidelines, and in accordance with the development plan entitled "The Redstone Group 3650 Gilmore Way" prepared by Kasian Architecture Ltd.)

Purpose - to permit general business and professional office uses in an existing three-storey high technology/office building

(Item 7(21), Manager's Report, Council 2016 July 25)

**Subject to approval of Manager's Report Item 7(21)**

- 
- F) [#13634 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 33, 2016 - Rez. #15-42 \(3500 Gilmore Way\)](#) **13634**  
From CD Comprehensive Development District (based on M8 Advanced Technology District and Discovery Place Community Plan guidelines) to Amended CD Comprehensive Development District (based on M8a Advanced Technology District and Discovery Place Community Plan guidelines, and in accordance with the development plan entitled "The Redstone Group 3500 Gilmore Way" prepared by Kasian Architecture Ltd.)  
Purpose - to permit general business and professional office uses in an existing three-storey high technology/office building  
(Item 7(20), Manager's Report, Council 2016 July 25)  
***Subject to approval of Manager's Report Item 7(20)***
- G) [#13635 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 34, 2016 - Rez. #16-05 \(8125 North Fraser Way\)](#) **13635**  
From CD Comprehensive Development District (based on M2 General Industrial District and M5 Light Industrial District) to Amended CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District, Burnaby Business Park Plan and Big Bend Development Plan as guidelines, and in accordance with the development plan entitled "8125 North Fraser Way Rezoning Application" prepared by Christopher Bozyk Architects Ltd.)  
Purpose - 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  
(Item 7(23), Manager's Report, Council 2016 July 25)  
***Subject to approval of Manager's Report Item 7(23)***
- B) Second Reading**
- H) [#13596 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 14, 2016 - Rez. #14-44 \(6050 Sussex Avenue, 4769 Hazel Street and 4758 Grange Street\)](#) **13596**  
From P1 Neighbourhood Institutional District and RM5 Multiple Family Residential District to CD Comprehensive Development District (based on RM5s Multiple Family Residential District, P1 Neighbourhood Institutional District, and Metrotown Town Centre Development Plan guidelines, and in accordance with the development plan entitled "Proposed Multi-Family Residential/Church Development" prepared by Chris Dikeakos Architect Inc.)



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

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

**Subject to approval of Manager's Report Item 7(18)**

- I) [#13615 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 23, 2016 - Rez. #15-40 \(2360/90 Douglas Road and 5343 Goring Street\)](#) **13615**

From M2 General Industrial District to CD Comprehensive Development District (based on RM5s Multiple Family residential District, C1 Neighbourhood Commercial District and Brentwood Town Centre Development Plan as guidelines, an in accordance with the development plan entitled "5345 Goring Street & 2360/2390 Douglas Road" prepared by CDA Architects Inc.)

Purpose - to permit construction of 32 and 26-storey residential apartment buildings with ground oriented work/live townhouses with underground and above grade structured parking

(Item 6(13), Manager's Report, Council 2016 May 30)

**Subject to approval of Manager's Report Item 7(19)**

**C) Third Reading, Reconsideration and Final Adoption**

- J) [#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)

**Memorandum - Director Planning & Building - 2016 July 20 - Page 233**

**D) Reconsideration and Final Adoption**

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

From CD Comprehensive Development District (based on M2 General Industrial District, M3 Heavy Industrial District

and M5 Light Industrial District) to Amended CD Comprehensive Development District (based on M2 General Industrial District, M3 Heavy Industrial District and M5 Light Industrial District, C2 Community Commercial District and Big Bend Development Plan guidelines, and in accordance with the development plan entitled "Riverbend Business Park Conceptual Development Plan" prepared by Christopher Bozyk Architects Ltd. and PFS Studio)  
Purpose – to establish a Conceptual Development Plan for the subject site, which would guide further individual site specific rezoning applications for the development of a multi-phased industrial business park and riverfront amenity area. No specific development or new construction is being sought under the subject rezoning application.

(Item 03, Manager's Report, Council 2014 April 28)

***Memorandum - Director Planning & Building - 2016 July 20 - Page 236***

- 9. **NEW BUSINESS**
- 10. **INQUIRIES**
- 11. **ADJOURNMENT**