



## **COUNCIL MEETING MINUTES**

**Monday, 2016 August 29**

An Open meeting of the City Council was held in the Directors' Office, Metro Vancouver, 4330 Kingsway, Burnaby, B.C. on Monday, 2016 August 29 at 6:30 p.m. followed immediately by a Closed meeting from which the public was excluded. At the conclusion of the Closed meeting, the Open meeting was reconvened at 7:00 p.m. in the Metro Vancouver Boardroom.

### **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 Nick Volkow  
Councillor James Wang

ABSENT: Councillor Paul McDonell

STAFF: Mr. Lambert Chu, City Manager  
Mr. Chad Turpin, Deputy City Manager  
Mr. Lou Pelletier, Director Planning and Building  
Ms. Denise Jorgenson, Director Finance  
Mr. Dave Ellenwood, Director Parks, Recreation & Cultural Services  
Mr. Dipak Dattani, Deputy Director Engineering  
Ms. May Leung, City Solicitor  
Mr. Dennis Back, City Clerk  
Ms. Kate O'Connell, Deputy City Clerk  
Ms. Blanka Zeinabova, Administrative Officer  
Mr. Doug Hui, Network Architect II

MOVED BY COUNCILLOR CALENDINO

SECONDED BY COUNCILLOR DHALIWAL

THAT the Open Council meeting do now reconvene.

CARRIED UNANIMOUSLY

The Open Council meeting reconvened in the Boardroom at 6:59 p.m.

Mayor Corrigan thanked Metro Vancouver and their staff for their hospitality, and allowing the City of Burnaby to host the 2016 August 29 and September 12 Council meetings in the Boardroom. The City of Burnaby's Council Chamber is undergoing audio-visual renovations and is currently unavailable for use.

## 2. **PROCLAMATIONS**

### A) **[Prostate Cancer Awareness Month \(2016 September\)](#)**

Councillor Dhaliwal, on behalf of His Worship, Mayor Derek R. Corrigan proclaimed the month of 2016 September as **"Prostate Cancer Awareness Month"** in the City of Burnaby.

### B) **[Terry Fox Month \(2016 September\)](#)**

Councillor Volkow, on behalf of His Worship, Mayor Derek R. Corrigan proclaimed the month of 2016 September as **"Terry Fox Month"** in the City of Burnaby.

## 3. **MINUTES**

### A) **[Open Council Meeting held 2016 July 25](#)**

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR WANG

THAT the minutes of the Open Council meeting held on 2016 July 25 be now adopted.

CARRIED UNANIMOUSLY

### B) **[Public Hearing \(Zoning\) held 2016 July 26](#)**

MOVED BY COUNCILLOR KANG  
SECONDED BY COUNCILLOR JOHNSTON

THAT the minutes of the Public Hearing (Zoning) held on 2016 July 26 be now adopted.

CARRIED UNANIMOUSLY

## 4. **DELEGATION**

MOVED BY COUNCILLOR VOLKOW  
SECONDED BY COUNCILLOR CALENDINO

THAT the delegation be heard.

CARRIED UNANIMOUSLY

**A) Tony Schnorr**  
**Re: 4630 Northlawn Drive**  
**Speaker: Tony Schnorr**

**Mr. Tony Schnorr**, 4630 Northlawn Drive, Burnaby, appeared before Council to speak to the City's intent to file a notice in the Land Title Office with respect to his property being in contravention of City Bylaws. Mr. Schnorr requested that Council consider delaying, or refrain from putting a Notice on Title as it could dissuade potential purchasers from buying the property.

**MOVED BY COUNCILLOR VOLKOW**  
**SECONDED BY COUNCILLOR CALENDINO**

THAT Item 6(3), Manager's Reports, be brought forward for consideration at this time.

CARRIED UNANIMOUSLY

**3. 4630 NORTHLAWN DRIVE, BURNABY, BC**  
**LOT 3, DL 123, PLAN NWP 15152**

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 Office of the City Clerk, City of Burnaby.
2. THAT a copy of this report be sent to the registered owners:
  - i) Antony Schnorr & ii) Sandra Schnorr  
4630 Northlawn Drive 4630 Northlawn Drive  
Burnaby, BC V5C 3S1 Burnaby, BC V5C 3S1

MOVED BY COUNCILLOR VOLKOW  
SECONDED BY COUNCILLOR CALENDINO

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

The normal order of the agenda resumed.

**5. REPORTS**

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR KANG

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

CARRIED UNANIMOUSLY

**A) [City Manager's Report, 2016 August 29](#)**

The City Manager submitted a report dated 2016 August 29 on the following matters:

**6. MANAGER'S REPORTS**

**1. [BURNABY PLAZA PAVER DEDICATION CEREMONY](#)**

The City Manager submitted a report from the Deputy City Clerk providing Council with information regarding the Plaza Paver Dedication Ceremony and City Open House to be held on Saturday, 2016 September 17 at Burnaby City Hall.

Council encouraged the public to attend the Paver Dedication Ceremony and simultaneous events including the City Open House, RCMP Open House, and the Farmers' Market.

The City Manager recommended:

1. THAT Council receive this report for information.

MOVED BY COUNCILLOR VOLKOW  
SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

**2. 38<sup>th</sup> ANNUAL CHRISTMAS TOY RUN**

The City Manager submitted a report from the Director Engineering seeking Council approval for the road closures and staff support for the 38th Annual Christmas Toy Run to be held on Sunday, 2016 October 02.

The City Manager recommended:

1. THAT Council approve the road closures required for the 38th Annual Toy Run as discussed in this report.
2. THAT the RCMP and City staff be authorized to provide continuing support for this event as discussed in this report.
3. THAT a copy of this report be sent to the event coordinator, Chris Bayliss, Executive Director, Lower Mainland Christmas Bureau, 3fl-1870 Pandora St, Vancouver, BC V5L 1M5.

MOVED BY COUNCILLOR VOLKOW  
SECONDED BY COUNCILLOR CALENDINO

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

**3. 4630 NORTHLAWN DRIVE, BURNABY, BC**  
**LOT 3, DL 123, PLAN NWP 15152**

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

**4. CREDIT CARD MERCHANT FEE RECOVERY BYLAW**

The City Manager submitted a report from the Director Finance providing Council with information regarding the City's Credit Card Merchant Fee Recovery Bylaw.

The City Manager recommended:

1. THAT Council receive this report for information purposes.

MOVED BY COUNCILLOR VOLKOW  
SECONDED BY COUNCILLOR CALENDINO

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR CALENDINO

THAT staff prepare a memorandum for Council examining additional items to be included in the Credit Card Merchant Fee Recovery Bylaw.

CARRIED UNANIMOUSLY

5. 2016 ENGINEERING CAPITAL VEHICLE EQUIPMENT AND  
2017 SIDEWALK DESIGN FUNDING REQUEST

The City Manager submitted a report from the Director Engineering seeking Council approval to fund the 2016 Engineering capital improvements.

The City Manager recommended:

1. THAT Council approve capital expenditure for \$180,000 for Capital Infrastructure projects outlined in this report.
2. THAT Council authorize staff to bring down a Capital Reserves Bylaw in the amount of \$188,400 (inclusive of GST) to finance the capital projects as outlined in this report.

MOVED BY COUNCILLOR VOLKOW  
SECONDED BY COUNCILLOR CALENDINO

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

6. CONTRACT AWARD E45/2016  
2017 SIDEWALK, ROADS AND URBAN TRAIL  
REHABILITATION PROGRAM

The City Manager submitted a report from the Director Finance seeking Council approval to award a contract for the 2017 Sidewalk, Roads and Urban Trail Program. The work of this assignment includes the design and construction services related to the program.

Council would like staff to consider the possibility of the City undertaking this work in-house. Council also requested that staff prepare a memorandum providing information on the status of scheduled road improvements on McPherson (Kingsway to Rumble).

The City Manager recommended:

1. THAT Council approves a contract award to R.F. Binnie & Associated Ltd. for an estimated total cost of \$539,965.28 including GST in the amount of \$25,712.63 as outlined in this report.

MOVED BY COUNCILLOR VOLKOW  
SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

7. **CONTRACT AWARD**  
**REFUSE AND RECYCLING TRUCKS**

The City Manager submitted a report from the Director Finance seeking Council approval to award a contract for the supply and delivery of one additional refuse and two additional recycling trucks within a 12 month period.

The City Manager recommended:

1. THAT Council approve a contract award to Rollins Machinery Ltd., for a total cost of \$904,728.16 including GST and PST in the amount of \$96,935.16 as outlined in this report.

MOVED BY COUNCILLOR VOLKOW  
SECONDED BY COUNCILLOR JORDAN

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

8. **CONTRACT AWARD**  
**FLEET MAINTENANCE EQUIPMENT, PARTS, AND SUPPLIES**

The City Manager submitted a report from the Director Finance seeking Council approval to award extensions to eight individual, one-year contracts for fleet maintenance equipment, parts, and supplies on 'as needed' basis.

The City Manager recommended:

1. THAT Council approve eight individual, one-year contract awards for the provision of fleet maintenance equipment, parts, and supplies for a total cost of \$345,700 including GST and PST in the amount of \$37,100 as

outlined in this report. Final payment will be based on unit pricing and actual quantities ordered.

MOVED BY COUNCILLOR VOLKOW  
SECONDED BY COUNCILLOR CALENDINO

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

9. **CONTRACT AWARD**  
**SUPPLY OF LED STREETLIGHT LUMINAIRES PHASE 3**

The City Manager submitted a report from the Director Finance seeking Council approval to award two contracts for the supply of LED streetlight luminaires.

The City Manager recommended:

1. THAT Council approve contract awards to LED Roadway Lighting Ltd. and EECOL Electric Corporation for a total estimated cost of \$1,472,065.53 including taxes in the amount of \$157,721.31 as outlined in this report. Final pricing will be based on actual quantities purchased.

MOVED BY COUNCILLOR VOLKOW  
SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

10. **BUILDING PERMIT TABULATION REPORT NO. 7**  
**FROM 2016 JULY 01 - 2016 JULY 31**

The City Manager submitted a report from the Director Planning and Building providing Council with information on construction activity as reflected by the building permits that have been issued for the subject period.

The City Manager recommended:

1. THAT this report be received for information purposes.

MOVED BY COUNCILLOR JORDAN  
SECONDED BY COUNCILLOR KANG

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

11. REZONING REFERENCE #15-25  
LOW-RISE MULTI-FAMILY AND NON-MARKET SENIORS'  
DEVELOPMENT  
EDMONDS TOWN CENTRE

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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 September 20. The purpose of the proposed zoning bylaw amendment is to permit the construction of one six-storey non-market seniors' residential building and five six-storey market multiple family buildings.

Council voiced its support for the creation of non-market seniors' housing, acknowledging that the development was made possible through contributions from BC Housing, the City of Burnaby and developer, Ledingham McAllister. Council is hopeful that similar development partnerships will emerge as additional suitable properties are made available by the City.

The City Manager recommended:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 2016 August 29 and to a Public Hearing on 2016 September 20 at 7:00 p.m.
2. THAT the following be established as prerequisites to the completion of the rezoning:
  - a) The submission of a suitable plan of development.
  - b) The deposit of sufficient monies including a 4% Engineering Inspection Fee to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
  - c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development (as well as underground switching and transformer/service boxes in Town Centre locations), and to the point of connection to the existing service where sufficient facilities are available to serve the development.
  - d) The utilization of an amenity bonus in accordance with Section 3.7 of this report.
  - e) The dedication of any rights-of-way deemed requisite.

- f) The completion of the necessary subdivision.
- g) The granting of any necessary statutory rights-of-way, easements and/or covenants as described in Section 3.9 of this report.
- h) The review of a detailed Sediment Control System by the Director Engineering.
- i) The submission of a suitable on-site stormwater management system to the approval of the Director Engineering, the deposit of sufficient monies for its provision, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation in accordance with the adopted Southgate Master Storm Water Management Plan.
- j) The design and provision of units adaptable to persons with disabilities, the provision of customized hardware and cabinet work being subject to the sale/lease of the unit to a disabled person and with allocated disabled parking spaces.
- k) The provision of three covered car wash stalls and an adequately sized and appropriately located garbage handling and recycling material holding space to the approval of the Director Engineering and a commitment to implement the recycling provisions.
- l) The review of on-site residential loading facilities by the Director Engineering.
- m) The deposit of the applicable Parkland Acquisition Charge.
- n) The deposit of the applicable GVS & DD Sewerage Charge.
- o) The deposit of the applicable School Site Acquisition Charge.
- p) The submission of a written undertaking to distribute area plan notification forms, prepared by the City, with disclosure statements; and, to post area plan notification signs, also prepared by the City, on the development site and in the sales office in prominent and visible locations prior to Third Reading, or at the time marketing for the subject development commences, whichever is first, and remain posted for a period of one year, or until such time that all units are sold, whichever is greater.

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR KANG

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

12. REZONING REFERENCE #15-26  
APARTMENT TOWER WITH STREET-ORIENTED TOWNHOUSES  
METROTOWN TOWN CENTRE

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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 September 20. The purpose of the proposed zoning bylaw amendment is to permit construction of a 38-storey apartment building with street-oriented townhouses fronting Dunblane and Marlborough Avenues.

The City Manager recommended:

1. THAT a Rezoning Bylaw be advanced to First Reading on 2016 August 29 and to a Public Hearing on 2016 September 20 at 7:00 p.m.
2. THAT the following be established as prerequisites to the completion of the rezoning:
  - a) The submission of a suitable plan of development.
  - b) The deposit of sufficient monies including a 4% Engineering Inspection Fee to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
  - c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development (as well as underground switching and transformer/service boxes in town centre locations), and to the point of connection to the existing service where sufficient facilities are available to serve the development.
  - d) The 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 3.5 of this report.
- f) The dedication of any rights-of-way deemed requisite.
- g) The consolidation of the net project site into one legal parcel.
- h) The granting of any necessary statutory rights-of-way, easements and/or covenants.
- i) The granting of Section 219 Covenants, including, but not limited to:
  - § restricting enclosure of balconies;
  - § indicating that project surface driveway access will not be restricted by gates;
  - § guaranteeing the provision and maintenance of public art;
  - § ensuring compliance with the approved acoustical study;
  - § guaranteeing the provision and ongoing maintenance of stormwater management facilities;
  - § ensuring the provision and ongoing maintenance of the storage/bicycle repair room, and to ensure that it remains common property to be administered by the Strata Corporation;
  - § ensuring the provision and ongoing maintenance of a minimum of three electric vehicle and three Level 2 Electric Vehicle Charging Stations, and to ensure that they remain as common property to be administered by the Strata Corporation; and,
  - § ensuring that handicap accessible parking stalls in the underground parking areas be held in common property to be administered by the Strata Corporation.
- j) The review of a detailed Sediment Control System by the Director Engineering.
- k) The submission of a suitable on-site stormwater management system to the approval of the Director Engineering, the deposit of sufficient monies for its provision, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation.
- l) The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering.
- m) The design and provision of units adaptable to persons with disabilities, the provision of customized hardware and cabinet work being subject to the sale/lease of the unit to a disabled person and with allocated disabled parking spaces.
- n) The provision of 3 covered car wash stalls and an adequately sized and appropriately located garbage handling and recycling

material holding space to the approval of the Director Engineering and a commitment to implement the recycling provisions.

- o) The review of on-site residential loading facilities by the Director Engineering.
- p) The submission of a tenant assistance plan.
- q) The provision of facilities for cyclists in accordance with this report.
- r) Compliance with the Council-adopted sound criteria.
- s) The undergrounding of existing overhead wiring abutting the site.
- t) The deposit of the applicable Parkland Acquisition Charge.
- u) The deposit of the applicable GVS & DD Sewerage Charge.
- v) The deposit of the applicable School Site Acquisition Charge.
- w) The submission of a written undertaking to distribute area plan notification forms, prepared by the City, with disclosure statements; and, to post area plan notification signs, also prepared by the City, on the development site and in the sales office in prominent and visible locations prior to Third Reading, or at the time marketing for the subject development commences, whichever is first, and remain posted for a period of one year, or until such time that all units are sold, whichever is greater.

MOVED BY COUNCILLOR JORDAN  
SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

Council requested information on the rental rates paid by existing tenants to better understand the benefits being paid to residents that will be affected by the development.

**13. REZONING REFERENCE #15-46**  
**ADDITIONAL GROSS FLOOR AREA IN**  
**A SINGLE FAMILY RESIDENCE**

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 September 20. The purpose of the proposed zoning bylaw amendment is to allow an additional 9.29 m<sup>2</sup> (100 sq. ft.) of floor area within a single family

dwelling that is currently under construction, which would result in a gross floor area beyond that permitted under the prevailing zoning and require R3a District zoning.

The City Manager recommended:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 2016 August 29 and to a Public Hearing on 2016 September 20 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 registration of a Section 219 Covenant requiring the land to be developed in accordance with the approved building and landscape plans

MOVED BY COUNCILLOR DHALIWAL  
SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

**14. REZONING REFERENCE #15-49**  
**APARTMENT TOWER WITH STREET-ORIENTED**  
**TOWNHOUSES AND LIVE-WORK UNITS**  
**METROTOWN TOWN CENTRE**

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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 September 20. The purpose of the proposed zoning bylaw amendment is to permit a 36-storey apartment building with street-oriented townhouses on Dunblane Avenue and live-work townhouse units on Imperial Street and Nelson Avenue.

The City Manager recommended:

1. THAT a Rezoning Bylaw be advanced to First Reading on 2016 August 29 and to a Public Hearing on 2016 September 20 at 7:00 p.m.
2. THAT the amendment to the Metrotown Town Centre Plan, as outlined in Section 3.1 of this report be approved, to take effect upon the granting by Council of Second Reading of the Rezoning Bylaw related to the subject site.
3. THAT the following be established as prerequisites to the completion of the rezoning:
  - a) The submission of a suitable plan of development.
  - b) The deposit of sufficient monies including a 4% Engineering Inspection Fee to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
  - c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development (as well as underground switching and transformer/service boxes in town centre locations), and to the point of connection to the existing service where sufficient facilities are available to serve the development.
  - d) The 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 3.4 of this report.
  - f) The dedication of any rights-of-way deemed requisite.
  - g) The consolidation of the net project site into one legal parcel.

- h) The granting of any necessary statutory rights-of-way, easements and/or covenants.
- i) The granting of 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;
  - § ensuring compliance with the approved acoustical study;
  - § guaranteeing the provision and ongoing maintenance of stormwater management facilities;
  - § ensuring the provision and ongoing maintenance of five bicycles and related storage/bicycle repair room, and to ensure that they remain common property to be administered by the Strata Corporation;
  - § ensuring the provision and ongoing maintenance of a minimum of two electric vehicle and two Level 2 Electric Vehicle Charging Stations, and to ensure that they remain as common property to be administered by the Strata Corporation;
  - § ensuring the provision of three car share spaces as common property to be administered by the Strata Corporation; and,
  - § ensuring that handicap accessible parking stalls in the underground parking areas be held as common property to be administered by the Strata Corporation.
- j) The review of a detailed Sediment Control System by the Director Engineering.
- k) The submission of a suitable on-site stormwater management system to the approval of the Director Engineering, the deposit of sufficient monies for its provision, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation.
- l) The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering.
- m) The design and provision of units adaptable to persons with disabilities, the provision of customized hardware and cabinet work being subject to the sale/lease of the unit to a disabled person and with allocated disabled parking spaces.
- n) The provision of 3 covered car wash stalls and an adequately sized and appropriately located garbage handling and recycling material holding space to the approval of the Director Engineering and a commitment to implement the recycling provisions.

- o) The review of on-site residential loading facilities by the Director Engineering.
- p) The submission of a tenant assistance plan.
- q) The provision of facilities for cyclists in accordance with this report.
- r) Compliance with the Council-adopted sound criteria.
- s) The undergrounding of existing overhead wiring abutting the site.
- t) The submission of a detailed comprehensive sign plan.
- u) The deposit of the applicable Parkland Acquisition Charge.
- v) The deposit of the applicable GVS & DD Sewerage Charge.
- w) The deposit of the applicable School Site Acquisition Charge.
- x) The deposit of the Metrotown Open Space 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 CALENDINO  
SECONDED BY COUNCILLOR KANG

THAT the recommendations of the City Manager be adopted.

MOVED BY COUNCILLOR DHALIWAL  
SECONDED BY COUNCILLOR JOHNSTON

That this item be **DEFERRED** pending receipt of a memorandum from staff to Council on the sale of 6676 Nelson Avenue, the rental rates of the impacted buildings, and the merits of a consolidated development that includes the strata property.

CARRIED  
(Councillors Jordan, Kang and Wang opposed)

**15. REZONING REFERENCE #16-10  
APARTMENT TOWER AND LOW-RISE DEVELOPMENT  
(SOUTHGATE NEIGHBOURHOOD)  
EDMONDS TOWN CENTRE**

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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 September 20. The purpose of the proposed zoning bylaw amendment is to permit the construction of a 28-storey residential tower and two four-storey low-rise apartment buildings in the Island neighbourhood of the multi-phased Southgate Master Plan Area.

The City Manager recommended:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 2016 August 29 and to a Public Hearing on 2016 September 20 at 7:00 p.m.
2. THAT the following be established as prerequisites to the completion of the rezoning:
  - a) The submission of a suitable plan of development.
  - b) The deposit of sufficient monies including a 4% Engineering Inspection Fee to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
  - c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development (as well as underground switching and transformer/service boxes in Town Centre locations), and to the point of connection to the existing service where sufficient facilities are available to serve the development.
  - d) The utilization of an amenity bonus in accordance with Section 3.5 of this report.
  - e) The dedication of any rights-of-way deemed requisite.
  - f) The completion of the necessary subdivision.
  - g) The approval of a detailed park master plan for the future City-owned park.

- h) The granting of any necessary statutory rights-of-way and/or easements including but not limited to the following:
  - § Statutory right-of-way for the provision, ongoing maintenance and public access and use of identified pedestrian walkways, park/open space features and private roads; and,
  - § Easement for shared vehicular access.
- i) The granting of Section 219 Covenants as described in Section 3.7 of this report.
- j) The review of a detailed Sediment Control System by the Director Engineering.
- k) The submission of a suitable on-site stormwater management system to the approval of the Director Engineering, the deposit of sufficient monies for its provision, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation in accordance with the adopted Southgate Master Storm Water Management Plan.
- l) The submission of a suitable Solid Waste and Recycling plan to the approval of the Director Engineering.
- m) The submission of a Site Profile and resolution of any arising requirements.
- n) The design and provision of units adaptable to persons with disabilities, the provision of customized hardware and cabinet work being subject to the sale/lease of the unit to a disabled person and with allocated disabled parking spaces.
- o) The provision of three covered car wash stalls and an adequately sized and appropriately located garbage handling and recycling material holding space to the approval of the Director Engineering and a commitment to implement the recycling provisions.
- p) The review of on-site residential loading facilities by the Director Engineering.
- q) Compliance with the Council-adopted sound criteria.
- r) The deposit of the applicable Parkland Acquisition Charge.
- s) The deposit of the applicable GVS & DD Sewerage Charge.
- t) The deposit of the applicable School Site Acquisition Charge.

- u) The submission of a written undertaking to comply with all the prerequisites of the previous rezoning of the site (Rezoning Reference #14-25).
- v) 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 DHALIWAL  
SECONDED BY COUNCILLOR KANG

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR CALENDINO

THAT the Committee now rise and report.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR KANG

THAT the report of the Committee be now adopted.

CARRIED UNANIMOUSLY

## 7. **BYLAWS**

### **First Reading**

- A) [Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 36, 2016 - Rez. #15-46 \(8526 Eleventh Avenue\)](#) #13641
- B) [Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 37, 2016 - Rez. #15-25 \(7121 Fourteenth Avenue\)](#) #13642
- C) [Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 38, 2016 - Rez. #16-10 \(Portion of 7201 11th Avenue\)](#) #13643

- D) [Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 39, 2016 - Rez. #15-26 \(6668/88, 6710/12/30 Dunblane Avenue and 6661/87, 6709 Marlborough Avenue\)](#) #13644

MOVED BY COUNCILLOR CALENDINO  
SECONDED BY COUNCILLOR KANG

THAT Bylaw No. 13641, 13642, 13643 and 13644 be now introduced and read a first time.

CARRIED UNANIMOUSLY

- E) Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 40, #13645  
2016 - Rez. #15-49 (6695 Dunblane Avenue and  
4909/29/71 Imperial Street)

Bylaw #13645 was **DEFERRED**. (See Manager's Report Item 6(14).)

**First, Second and Third Reading**

- F) [Burnaby Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 30, 2016](#) #13636
- G) [Burnaby Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 31, 2016](#) #13637
- H) [Burnaby Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 32, 2016](#) #13638
- I) [Burnaby Credit Card Merchant Fee Recovery Bylaw 2016](#) #13640

MOVED BY COUNCILLOR CALENDINO  
SECONDED BY COUNCILLOR KANG

THAT Bylaw No. 13636, 13637, 13638, and 13640 be now introduced and read three times.

CARRIED UNANIMOUSLY

**Second Reading**

- J) [Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 24, 2016 - Rez. #15-14 \(7062 Sperling Avenue\)](#) #13624
- K) [Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 25, 2016 - Rez. #15-36 \(5177 Sidley Street\)](#) #13625
- L) [Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 26,](#) #13626

[2016 - Rez. #15-51 \(2285 Willingdon, 4455/67/83 Juneau Street\)](#)

M) [Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 27, 2016 - Rez. #16-11 \(3755 McGill Street\)](#) #13627

N) [Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 28, 2016 - Rez. #16-26 \(North Side of 5100 Block McKee Street\)](#) #13628

MOVED BY COUNCILLOR CALENDINO  
SECONDED BY COUNCILLOR DHALIWAL

THAT Bylaw No. 13624, 13625, 13626, 13627, and 13628 be now read a second time.

CARRIED UNANIMOUSLY

**Second and Third Reading**

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

MOVED BY COUNCILLOR CALENDINO  
SECONDED BY COUNCILLOR JOHNSTON

THAT Bylaw No. 13629 be now read a second and third time.

CARRIED  
(Councillor Calendino Opposed)

**Reconsideration and Final Adoption**

P) [Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 27, 2015 - Rez. #14-32 \(5415 Lougheed Highway\)](#) #13503

Q) [Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 1, 2016 - Rez. #15-23 \(9850/9855 Austin Road and 9858/9898 Gattineau Place\)](#) #13568

R) [Burnaby Highway Closure Bylaw No. 1, 2016](#) #13623  
(Road Closure Reference #13-04)

MOVED BY COUNCILLOR CALENDINO  
SECONDED BY COUNCILLOR JOHNSTON

THAT Bylaw No. 13503, 13568 and 13623 be now reconsidered and Finally Adopted, signed by the Mayor and Clerk and the Corporate Seal affixed thereto.

CARRIED UNANIMOUSLY

**8. NEW BUSINESS**

**Energy Innovation Program: Clean Energy Innovation –  
Councillor Calendino**

Councillor Calendino referred to Item (G) of the Council Correspondence Package received to 2016 August 11 and inquired how much funding the City could potentially qualify for if it were to apply for the program. City Manager, Lambert Chu advised that the maximum amount would be \$5 million and that the grants are for research and development programs.

**Prizes for the Burnaby Homelessness Connect – Councillor Dhaliwal**

Councillor Dhaliwal requested that Item (F) of the Council Correspondence Package received to 2016 August 11 be referred to staff, and that prizes contribution from the City of Burnaby be provided to the Society to End Homelessness in Burnaby for their 2016 Burnaby Homeless Connect event.

**9. INQUIRIES**

There were no inquiries brought before Council at this time.

**10. ADJOURNMENT**

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR JORDAN

THAT this Open Council meeting do now adjourn.

CARRIED UNANIMOUSLY

The Open Council meeting adjourned at 8:25 p.m.

Confirmed:

Certified Correct:

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MAYOR

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CITY CLERK