



**CITY COUNCIL MEETING
METRO VANCOUVER BOARDROOM
4330 Kingsway, Burnaby, B.C.**



**OPEN PUBLIC MEETING AT 7:00 PM
Monday, 2016 August 29**

A G E N D A

| | <u>PAGE</u> |
|--|----------------------------------|
| 1. <u>CALL TO ORDER</u> | |
| 2. <u>PROCLAMATIONS</u> | |
| A) Prostate Cancer Awareness Month (2016 September) | |
| B) Terry Fox Month (2016 September) | |
| 3. <u>MINUTES</u> | |
| A) Open Council Meeting held 2016 July 25 | 1 |
| B) Public Hearing (Zoning) held 2016 July 26 | 33 |
| 4. <u>DELEGATIONS</u> | |
| A) Tony Schnorr Re: 4630 Northlawn Drive Speaker: Tony Schnorr | 39 <i>[see M/R Item 6(3)]</i> |
| 5. <u>REPORTS</u> | |
| A) City Manager's Report, 2016 August 29 | 40 |

6. MANAGER'S REPORTS

- 1. BURNABY PLAZA PAVER DEDICATION CEREMONY** 43

Purpose: To provide 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.
- 2. 38TH ANNUAL CHRISTMAS TOY RUN** 45

Purpose: To seek Council approval for the road closures and staff support for the 38th Annual Christmas Toy Run to be held on Sunday, 2016 October 02.
- 3. 4630 NORTHLAWN DRIVE, BURNABY, BC
LOT 3, DL 123, PLAN NWP 15152** 48

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.
- 4. CREDIT CARD MERCHANT FEE RECOVERY BYLAW** 51

Purpose: To provide information to Council regarding the City's Credit Card Merchant Fee Recovery Bylaw that appears elsewhere on this Agenda under Bylaws.
- 5. 2016 ENGINEERING CAPITAL VEHICLE EQUIPMENT AND
2017 SIDEWALK DESIGN FUNDING REQUEST** 54

Purpose: To request funding approval for 2016 Engineering capital improvements.
- 6. CONTRACT AWARD E45/2016
2017 SIDEWALK ROADS AND URBAN TRAIL
REHABILITATION PROGRAM** 56

Purpose: To obtain Council approval to award a contract for the 2017 Sidewalk Roads and Urban Trail Program.

7. **CONTRACT AWARD** 58
REFUSE AND RECYCLING TRUCKS
- Purpose: To obtain Council approval to award a contract for the supply and delivery of refuse and recycling trucks.
8. **CONTRACT AWARD** 59
FLEET MAINTENANCE EQUIPMENT, PARTS, AND SUPPLIES
- Purpose: To obtain Council approval to award extensions to eight individual, one-year contracts for fleet maintenance equipment, parts, and supplies.
9. **CONTRACT AWARD** 60
SUPPLY OF LED STREETLIGHT LUMINAIRES PHASE 3
- Purpose: To obtain Council approval to award two contracts for the supply of LED streetlight luminaires.
10. **BUILDING PERMIT TABULATION REPORT NO. 7** 61
FROM 2016 JULY 01 - 2016 JULY 31
- Purpose: To provide Council with information on construction activity as reflected by the building permits that have been issued for the subject period.
11. **REZONING REFERENCE #15-25** 63
LOW-RISE MULTI-FAMILY AND NON-MARKET SENIORS'
DEVELOPMENT
EDMONDS TOWN CENTRE
- Purpose: To seek Council authorization to forward this application to a Public Hearing on 2016 September 20.
12. **REZONING REFERENCE #15-26** 75
APARTMENT TOWER WITH STREET-ORIENTED
TOWNHOUSES
METROTOWN TOWN CENTRE
- Purpose: To seek Council authorization to forward this application to a Public Hearing on 2016 September 20.

13. [REZONING REFERENCE #15-46
ADDITIONAL GROSS FLOOR AREA IN A SINGLE FAMILY
RESIDENCE](#) 89

Purpose: To seek Council authorization to forward this application to a Public Hearing on 2016 September 20.

14. [REZONING REFERENCE #15-49
APARTMENT TOWER WITH STREET-ORIENTED
TOWNHOUSES AND LIVE-WORK UNITS
METROTOWN TOWN CENTRE](#) 96

Purpose: To seek Council authorization to forward this application to a Public Hearing on 2016 September 20.

15. [REZONING REFERENCE #16-10
APARTMENT TOWER AND LOW-RISE DEVELOPMENT
\(SOUTHGATE NEIGHBOURHOOD\)
EDMONDS TOWN CENTRE](#) 111

Purpose: To seek Council authorization to forward this application to a Public Hearing on 2016 September 20.

7. **BYLAWS**

A) First Reading

A) [#13641 - Burnaby Zoning Bylaw 1965, Amendment Bylaw
No. 36, 2016 - Rez. #15-46 \(8526 Eleventh Avenue\)](#) **13641**

From R3 Residential District to R3a Residential District
Purpose - to allow an additional 9.29 m² (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.

(Item 6(13), Manager's Report, Council 2016 August 29)

B) [#13642 - Burnaby Zoning Bylaw 1965, Amendment Bylaw
No. 37, 2016 - Rez. #15-25 \(7121 Fourteenth Avenue\)](#) **13642**

From CD Comprehensive Development District (based on RM1 Multiple Family Residential District and Edmonds Town Centre Plan) to Amended CD Comprehensive Development District (based on RM4 Multiple Family Residential District

and Edmonds Town Centre Plan guidelines, and in accordance with the development plan entitled "Cedar Place" prepared by Integra Architecture Inc., Dys Architecture, and PWL Partnership Landscape Architects Inc.)

Purpose - to permit the construction of one six-storey non-market seniors' residential building and five six-storey market multiple family buildings

(Item 6(11), Manager's Report, Council 2016 August 29)

C) [#13643 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 38, 2016 - Rez. #16-10 \(Portion of 7201 11th Avenue\)](#) **13643**

From CD Comprehensive Development District (based on RM5 and RM1 Multiple Family Residential Districts, C2 Community Commercial District, Southgate Neighbourhood Master Plan and Edmonds Town Centre Plan guidelines) to Amended CD Comprehensive Development District (based on RM5 and RM1 Multiple Family Residential Districts, C2 Community Commercial District, Southgate Neighbourhood Master Plan and Edmonds Town Centre Plan guidelines, and in accordance with the development plan entitled "Southgate Community Island 3, 4 & 5" prepared by IBI Group, Integra Architecture Inc., and PWL Partnership Landscape Architects Inc.)

Purpose - 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

(Item 6(15), Manager's Report, Council 2016 August 29)

D) [#13644 - 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**

From RM3 Multiple Family Residential District and CD Comprehensive Development District (based on RM3 Multiple Family Residential District) to CD Comprehensive Development District (based on RM5s Multiple Family Residential District and Metrotown Town Centre Development Plan as guidelines, and in accordance with the development plan entitled "Vittorio" prepared by Buttjes Architecture Inc. dated 2016 August 07)

Purpose - to permit a 38-storey apartment building with street-oriented townhouses fronting Dunblane and Marlborough Avenues

(Item 6(12), Manager's Report, Council 2016 August 29)

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- E) [#13645 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 40, 2016 - Rez. #15-49 \(6695 Dunblane Avenue and 4909/29/71 Imperial Street\)](#) **13645**
From RM3 Multiple Family Residential District to CD Comprehensive Development District (based on the RM5s Multiple Family Residential District, C2 Community Commercial District, Metrotown Town Centre Development Plan as guidelines, and in accordance with the development plan entitled "Imperial" prepared by IBI Architects Group, dated 2016 July 08)
Purpose - 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 (Item 6(14), Manager's Report, Council 2016 August 29)
- B) First, Second and Third Reading**
- F) [#13636 - Burnaby Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 30, 2016](#) **13636**
A bylaw authorizing the expenditure of monies in the Capital Works, Machinery and Equipment Reserve Fund - \$300,000 for the washroom & lobby renovations on the third & fourth floors of Deer Lake I
(Item 6(B), FMC Report, Council 2016 July 25)
- G) [#13637 - Burnaby Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 31, 2016](#) **13637**
A bylaw authorizing the expenditure of monies in the Capital Works, Machinery and Equipment Reserve Fund - \$209,350 for the demolition of Burnaby Lake Pavilion grandstands
(Item 7(6), Manager's Report, Council 2016 July 25)
- H) [#13638 - Burnaby Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 32, 2016](#) **13638**
A bylaw authorizing the expenditure of monies in the Capital Works, Machinery and Equipment Reserve Fund - \$568,375 to finance four Parks, Recreation & Cultural Services projects (Burnaby Mountain Golf Course, Riverway Golf Course, Cameron Park, Vehicle Purchase)
(Item 7(7), Manager's Report, Council 2016 July 25)
- I) [#13640 - Burnaby Credit Card Merchant Fee Recovery Bylaw 2016](#) **13640**
A bylaw to establish a fee for recovery of credit card merchant fees
(Item 5(G), FMC Report, Council 2015 December 07 & Item 6(4), Manager's Report, Council 2016 August 29)

C) Second Reading

- J) [#13624 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 24, 2016 - Rez. #15-14 \(7062 Sperling Avenue\)](#) **13624**
From R5 Residential District to CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Edmonds Town Centre Plan as guidelines, an in accordance with the development plan entitled "Fourplex 7062 Sperling Avenue, Burnaby, B.C." prepared by TD Studio Inc.)
Purpose - to permit the construction of a three-storey, four unit multi-family townhouse development with at-grade garage parking
(Item 5(20), Manager's Report, Council 2016 June 27)
- K) [#13625 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 25, 2016 - Rez. #15-36 \(5177 Sidley Street\)](#) **13625**
From R5 Residential District to CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Royal Oak Community Plan guidelines, and in accordance with the development plan entitled "Multiple Family Residential Building, 5177 Sidley St., Burnaby" prepared by Wilson Chang Architect)
Purpose - to permit the construction of a four unit multiple-family townhouse development with enclosed parking at grade
(Item 5(21), Manager's Report, Council 2016 June 27)
- L) [#13626 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 26, 2016 - Rez. #15-51 \(2285 Willingdon, 4455/67/83 Juneau Street\)](#) **13626**
From M1 Manufacturing District to CD Comprehensive Development District (based on the RM4s Multiple Family Residential District and Brentwood Town Centre Development Plan as guidelines, and in accordance with the development plan entitled "Juneau Street Rezoning Proposal" prepared by IBI Group Inc.)
Purpose - to permit construction of a 23-storey residential apartment building with ground oriented townhouses and underground parking
(Item 5(19), Manager's Report, Council 2016 June 27)
- M) [#13627 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 27, 2016 - Rez. #16-11 \(3755 McGill Street\)](#) **13627**
From CD Comprehensive Development District (based on RM4 Multiple Family Residential District, C1 Neighbourhood

Commercial District, P5 Community Institutional District and R5 Residential District) to Amended CD Comprehensive Development District (based on RM4 Multiple Family Residential District, C1 Neighbourhood Commercial District, P2 Administration and Assembly District, P5 Community Institutional District and R5 Residential District) and in accordance with the development plan entitled Seton Manor prepared by GS Sayers Engineering Ltd.

Purpose - to permit the installation of rooftop antennas and ancillary equipment

(Item 5(18), Manager's Report, Council 2016 June 27)

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

From the R4 Residential District to the R12S Residential District

Purpose - to allow for single and/or two-family dwellings on lots in accordance with the R12S Zoning District

(Item 4(A), PDC Report, Council 2016 July 11)

D) Second and Third Reading

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

A bylaw to amend Burnaby Fire Services Bylaw 2004 (fireworks sales prohibition)

(Item 5(1), Manager's Report, Council 2016 June 13)

E) Reconsideration and Final Adoption

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

From CD Comprehensive Development District (based on C5 Tourist Commercial District) to Amended CD

Comprehensive Development District (based on RM3s

Multiple Family Residential District and Brentwood Town

Centre Development Plan as guidelines and in accordance with the development plan entitled "Lougheed" prepared by Integra Architecture Inc. and Jonathan Losee Ltd.

Landscape Architecture)

Purpose – to permit the development of a low-rise multiple family residential development with town houses fronting Broadway and Lougheed Highway

(Item 7(13), Manager's Report, Council 2015 August 24)

Memorandum - Director Planning & Building - 2016 August 24 - Page 125

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

From C3 General Commercial District, CD Comprehensive Development District (based on P2 Administration and Assembly District, C3 General Commercial District and C4 Service Commercial District, C4 Service Commercial District and P8 Parking District to CD Comprehensive Development District (based on P2 Administration and Assembly District, C3 General Commercial District, RM5s Multiple Family Residential District and Lougheed Town Centre Plan as guidelines and the development plan entitled "Lougheed Core Area Master Plan" prepared by James K.M. Cheng Architects Inc.)

Purpose - a) to establish a Master Plan that defines the general land use, form, massing, subdivision pattern, overall site servicing, development phasing, and distribution of applicable development densities for the Lougheed Town Centre Core Area; and b) to specifically apply the Lougheed Town Centre Core Area Master Plan guidelines to the subject site through Comprehensive Development zoning (Item 4(1), Manager's Report, Council 2016 January 25)

Memorandum - Director Planning & Building - 2016 August 24 - Page 130

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

A bylaw to close and remove the dedication of certain portions of highway - closure of the lane allowance at the rear of 1846/1876/1904 Gilmore Avenue (all that portion of lane in District Lot 119, Group 1, New Westminster District, dedicated by Plans 4161 and 7204, together containing 481.2 m²) shown outlined on Reference Plan prepared by Christopher Raymond El-Araj, B.C.L.S.
(Item 7(2), Manager's Report, Council 2015 October 26)

8. **NEW BUSINESS**

9. **INQUIRIES**

10. **ADJOURNMENT**