



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

OPEN PUBLIC MEETING AT 7:00 PM
Monday, 2016 October 03

A G E N D A

1.	<u>CALL TO ORDER</u>	<u>PAGE</u>
2.	<u>PROCLAMATIONS</u>	
	A) Homelessness Action Week (2016 October 9 - 15)	
	B) International Trigeminal Neuralgia Day (2016 October 7)	
	C) Manufacturing Month (2016 October 1 - 31)	
	D) National Teen Driver Safety Week (2016 October 16 - 22)	
	E) World Cerebral Palsy Day (2016 October 5)	
	F) World Mental Health Day (2016 October 10)	
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5. MANAGER'S REPORTS

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| 1. | BOARDING, LODGING, AND ROOMING HOUSES | 72 |
| | Purpose: To propose text amendments to the Burnaby Zoning Bylaw regarding regulation of boarding, lodging, and rooming houses. | |
| 2. | UNAUTHORIZED STRUCTURES ON PARKLAND ADJACENT TO 3785 EDINBURGH STREET AND THE PROPOSAL FOR A COMMUNITY GARDEN | 76 |
| | Purpose: To respond to the delegation by Mr. Frederic Couton regarding the proposed establishment of a community garden at 3785 Edinburgh Street. | |
| 3. | REMEMBRANCE DAY PARADE – NORTH BURNABY – 2016 NOVEMBER 11 | 82 |
| | Purpose: To seek Council approval for a Remembrance Day Parade on Friday, 2016 November 11. | |
| 4. | HOUSE DEMOLITION AT 7176 SEVENTEENTH AVENUE PARCEL B (RP 1975) OF LOT 77 EXCEPT: S.E. 10', D.L. 95, GROUP 1, PLAN 1152 | 85 |
| | Purpose: To obtain Council approval to remove and/or demolish the City owned building at 7176 Seventeenth Avenue. | |

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| 5. | LICENCE AGREEMENT - CLIFF AVENUE UNITED FOOTBALL CLUB | 87 |
| | Purpose: To request Council's approval for staff to enter into a new licence agreement with the Cliff Avenue United Football Club to operate the clubhouse portion of the facility at the Kensington Fieldhouse. | |
| 6. | CONTRACT AWARD E47/2016
2017 WATERMAIN REPLACEMENT & ROAD
REHABILITATION PROGRAM – PACKAGE A | 91 |
| | Purpose: To obtain Council approval to award a contract for the 2017 Watermain Replacement & Road Rehabilitation Program – Package A. | |
| 7. | CONTRACT AWARD
LED STREETLIGHT CONVERSION – PHASE II | 93 |
| | Purpose: To obtain Council approval to award a contract for the LED Streetlight Conversion – Phase II. | |
| 8. | CONTRACT AWARD
ASPHALTIC CONCRETE PAVEMENT REPAIRS | 94 |
| | Purpose: To obtain Council approval to award a contract for the asphaltic concrete pavement repairs. | |
| 9. | REZONING APPLICATIONS | 95 |
| | Purpose: To submit the current series of new rezoning applications for the information of Council. | |
| 6. | <u>BYLAWS</u> | |
| | <u>A) First Reading</u> | |
| A) | #13648 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 41, 2016 - Rez. #16-04 (4380 Halifax Street)
From CD Comprehensive Development District (based on RM5 Multiple Family Residential District, C3, C3h General Commercial Districts, P3 Park and Public Use District) to Amended CD Comprehensive Development District (based on RM5 Multiple Family Residential District, C3, C3h General Commercial Districts, P2 Administration and Assembly District, P3 Park and Public Use District and | 13648 |

Brentwood Town Centre Development Plan guidelines)
Purpose - to permit the installation of rooftop antennas and
ancillary equipment
(Item 6(10), Manager's Report, Council 2016 September 19)

- B) **#13649 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 42, 2016 - Rez. #16-23 (8940 University Crescent)** **13649**
From CD Comprehensive Development District (based on P11e SFU Neighbourhood District) to Amended CD Comprehensive Development District (based on the P11e SFU Neighbourhood District and SFU Community Plan as guidelines, and the development plan entitled "Parcel 17 UniverCity" prepared by Ramsay Worden Architects Ltd.)
Purpose - to permit the development of a 13 storey apartment building with a townhouse podium
(Item 6(11), Manager's Report, Council 2016 September 19)
- C) **#13650 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 43, 2016 - Rez. #15-28 (Portion of 9855 Austin Road)** **13650**
From CD Comprehensive Development District (based on Lougheed Town Centre Core Area Master Plan and Lougheed Town Centre Plan as guidelines) to Amended CD Comprehensive Development District (based on C3 General Commercial District, RM5s Multiple Family Residential District, Lougheed Core Area Master Plan, and Lougheed Town Centre Plan as guidelines, and in accordance with the development plan entitled "Lougheed Town Centre - Phase 1 Commercial Podium / Parking" prepared by GBL Architects Inc.)
Purpose - to permit construction of the commercial podium, underground parking and public realm components on the Phase I site within the Lougheed Town Centre Core Area
(Item 6(8), Manager's Report, Council 2016 September 19)
- D) **#13651 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 44, 2016 - Rez. #15-29 (Portion of 9855 Austin Road)** **13651**
From CD Comprehensive Development District (based on Lougheed Town Centre Core Area Master Plan and Lougheed Town Centre Plan as guidelines) to Amended CD Comprehensive Development District (based on C3 General Commercial District, RM5s Multiple Family Residential District, Lougheed Core Area Master Plan, and Lougheed Town Centre Plan as guidelines, and in accordance with the development plan entitled "Lougheed Town Centre - Phase 1 Tower 1" prepared by GBL Architects Inc.)

Purpose - to permit construction of the first residential tower on the Lougheed Core Area Phase I site within the Lougheed Town Centre Core Area

(Item 6(9), Manager's Report, Council 2016 September 19)

- E) #13652 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 45, 2016 - Text Amendment **13652**
A bylaw to amend the Zoning Bylaw provisions in respect to boarding houses
(Item 5(1), Manager's Report, Council 2016 October 03)

- F) #13653 - Burnaby Business Licence Bylaw, Amendment Bylaw No. 1, 2016 **13653**
A bylaw to amend fees for certain business licences
(Item 4(E), FMC Report, Council 2016 October 03)

B) Second Reading

- G) #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)

- H) #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)

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

- J) #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) 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) **13644**

C) Consideration and Third Reading

- K) #13419 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 39, 2014 - Rez. #11-54 (5695 Lougheed Highway) From C6 Gasoline Service Station District to CD Comprehensive Development District (based on RM3 Multiple-Family Residential District, C2 Neighbourhood Commercial District and Brentwood Town Centre Development Plan guidelines and in accordance with the development plan entitled "5695 Lougheed Highway" prepared by Wilson Chang Architect Inc.) **13419**

Purpose – to permit the construction of a four-storey mixed use development with retail at grade, second floor office and residential uses above, including surface and underground parking

(Item 11, Manager's Report, Council 2014 November 24)

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D) Third Reading, Reconsideration and Final Adoption

- L) #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)

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E) Reconsideration and Final Adoption

- M) #13531 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 35, 2015 - Rez. #15-01 (6750 Dunblane Avenue, 5025 Imperial Street and 6729/89 Marlborough Avenue) **13531**

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 "Marlborough Multi-Family" prepared by Chris Dikeakos Architects Inc.

Purpose - to permit a 27-storey apartment building with street-oriented townhouses on Marlborough Avenue and live-work townhouse units with flats above on Imperial Street

(Item 6(4), Manager's Report, Council 2015 November 09)

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- N) #13647 - Burnaby Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 34, 2016 **13647**

A bylaw authorizing the expenditure of monies in the Capital Works, Machinery and Equipment Reserve Fund - \$7,000,000 to finance the acquisition and servicing of those lands required for municipal projects more particularly described in the 2016-2020 Capital Program under "Land Assembly and Development"

(Item 5(5), Manager's Report, Council 2016 September 12)

7. **NEW BUSINESS**
8. **INQUIRIES**
9. **ADJOURNMENT**



COUNCIL MEETING MINUTES

Monday, 2016 September 19

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 September 19 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 7:03 p.m. in the Council Chamber.

1. CALL TO ORDER

PRESENT: His Worship, Mayor Derek R. Corrigan
Councillor Sav Dhaliwal
Councillor Dan Johnston
Councillor Anne Kang
Councillor Nick Volkow

ABSENT: Councillor Pietro Calendino
Councillor Colleen Jordan
Councillor Paul McDonell
Councillor James Wang

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

MOVED BY COUNCILLOR VOLKOW
SECONDED BY COUNCILLOR KANG

THAT the Open Council meeting do now reconvene.

CARRIED UNANIMOUSLY

The Open Council meeting reconvened in the Council Chamber at 7:03 p.m.

2. PROCLAMATIONS**A) Cops for Cancer Day (2016 September 26)**

Councillor Kang, on behalf of His Worship, Mayor Derek R. Corrigan proclaimed Monday, 2016 September 26 as ***“Cops for Cancer”*** day in the City of Burnaby.

B) International Day of Older Persons (2016 October 1)

His Worship, Mayor Derek R. Corrigan proclaimed Saturday, 2016 October 1 as ***“International Day of Older Persons”*** in the City of Burnaby.

C) Wrongful Conviction Day (2016 October 2)

Councillor Johnston, on behalf of His Worship, mayor Derek R. Corrigan proclaimed Sunday, 2016 October 2 as ***“Wrongful Conviction Day”*** in the City of Burnaby.

3. MINUTES**A) Open Council Meeting held 2016 September 12**

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR DHALIWAL

THAT the minutes of the Open Council meeting held on 2016 September 12 be now adopted.

CARRIED UNANIMOUSLY

4. DELEGATIONS

MOVED BY COUNCILLOR VOLKOW
SECONDED BY COUNCILLOR KANG

THAT the delegations be heard.

CARRIED UNANIMOUSLY

A) Burnaby Community Services & BC Poverty Reduction Coalition

Re: Poverty Reduction Plan in BC

Speakers: Stephen D'Souza, Executive Director, Burnaby Community Services
Trish Garner, Community Organizer, BC Poverty Reduction Coalition

Mr. Stephen D'Souza, Executive Director, Burnaby Community Services and **Trish Garner**, Community Organizer, BC Poverty Reduction Coalition appeared before Council to request that Council endorse the development of a Provincial Poverty Reduction Plan. Burnaby's poverty rate is currently just over 9%.

Poverty related costs (e.g. health care costs, employment absenteeism, employment insurance) are far greater than the cost of implementing a poverty reduction strategy. T. Garner highlighted to Council that jobs are not the answer to poverty reduction, and the type of job and the rate of pay are paramount. Poor paying work, with inconsistent hours and little stability do not lift workers out of poverty.

Arising from the presentation, Council introduced the following resolution:

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR VOLKOW

WHEREAS:

1. The poverty rate in British Columbia continues to be among the highest in Canada at approximately 1 in 10 using the most conservative estimate (Low Income Cut-Off – After Tax), and child poverty rates in BC are still 1 in 5;
2. Many impacts of poverty are experienced at the local level, local residents pay for poverty in increased health care costs, higher crime, higher demand for community, social and charitable services, lack of school readiness, reduced school success, and lower economic productivity;
3. 78% of British Columbians want the Provincial Government to implement a poverty reduction plan;
4. BC is the last province in Canada to have a commitment to a poverty reduction plan.

THEREFORE BE IT RESOLVED:

THAT Council advocate to the Provincial Government to develop and implement a provincial poverty reduction strategy to reduce the number of people living in poverty in BC by setting concrete targets and timelines to reduce poverty.

BE IT FURTHER RESOLVED:

THAT Council submit this resolution to the Union of British Columbia, urging the Government of BC to adopt a comprehensive and accountable provincial poverty reduction strategy to reduce the number of people living in poverty in BC by setting concrete targets and timelines to reduce poverty.

CARRIED UNANIMOUSLY

B) Frederic Couton
Re: Community Garden - 3785 Edinburgh Street
Speaker: Frederic Couton

Mr. Frederic Couton, appeared before Council to speak to the activities he has undertaken on City property near his home. Mr. Couton made changes including

removing blackberry bushes, hedge trimming, installing a retaining wall, top soil, grass and a raised garden bed. The speaker believes he has improved the space and is questioning the City's requirement that the improvements be removed.

Council advised Mr. Couton that any changes, additions or improvements on City property require proper authorization by the City.

MOVED BY COUNCILLOR KANG
SECONDED BY COUNCILLOR JOHNSTON

THAT staff prepare a report for Council detailing the activities undertaken on the City park land adjacent to the alleyway of 3785 Edinburgh Street.

CARRIED UNANIMOUSLY

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) Environment Committee
Re: Cigarette Butt Deposit Return Program

The Environment Committee submitted a report regarding Cigarette Butt Deposit Return Program and advising that Council, at its regular meeting on 2016 May 30, unanimously endorsed the North Vancouver resolution regarding Cigarette Butt Deposit Return Program.

The Environment Committee recommended:

1. THAT Council send a letter to the Union of BC Municipalities in support of the City of North Vancouver's resolution regarding Cigarette Butt Deposit Return Program, and the City of North Vancouver be so advised.

MOVED BY COUNCILLOR KANG
SECONDED BY COUNCILLOR DHALIWAL

THAT the recommendation of the Environment Committee be adopted.

CARRIED UNANIMOUSLY

B) Social Planning Committee
Re: Truth and Reconciliation Commission of Canada –
Overview of Calls to Action

The Social Planning Committee submitted a report providing Council with information related to the Truth and Reconciliation Commission of Canada's Call to Action, specifically those which pertain to local governments.

The Social Planning Committee recommended:

1. THAT this report be received for information purposes.

MOVED BY COUNCILLOR VOLKOW
SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendation of the Social Planning Committee be adopted.

CARRIED UNANIMOUSLY

C) City Manager's Report, 2016 September 19

The City Manager submitted a report dated 2016 September 19 on the following matters:

6. MANAGER'S REPORTS

1. BURNABY HOUSING PROFILE - 2016

The City Manager submitted a report from the Director Planning and Building to convey the "Burnaby Housing Profile – 2016" document to Council.

The City Manager recommended:

1. THAT this report be received for information purposes.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR VOLKOW

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

2. RESPONSE TO THE STOP DEMOVICTIONS BURNABY
DELEGATION

The City Manager submitted a report from the Director Planning and Building providing Council the response to the issues raised by a delegation at the 2016

May 16 meeting of Council, and providing a review of their submitted report entitled: "A Community Under Attack".

The City Manager recommended:

1. THAT a copy of this report be sent to the members of the "Stop Demovictions Burnaby Campaign" who presented to Council on 2016 May 16.

MOVED BY COUNCILLOR VOLKOW
SECONDED BY COUNCILLOR KANG

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

3. ADDITIONAL PROPERTY TRANSFER TAX ON FOREIGN ENTITIES IN THE METRO VANCOUVER REGION

The City Manager submitted a report from the Director Planning and Building providing Council with information on the Province of British Columbia's July 2016 amendment to the Property Transfer Tax Act.

The City Manager recommended:

1. THAT the Metro Vancouver Board be requested to gather municipal views on the implementation of the new Housing Priority Initiatives Fund for conveyance to the Provincial Government, as outlined in this report.
2. THAT the Provincial Government be requested to consult with local governments on data collection and analysis as it relates to the Property Transfer Tax to improve the understanding of investment in the property market and the policy basis for application of the tax going forward.
3. THAT a copy of this report be sent to all Burnaby MLAs.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR KANG

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

**4. 4327 DUNDAS STREET, BURNABY, BC
LOT 30, BLK 14, DL 187, PLAN NWP 1282**

The City Manager submitted a report from the Director Planning and Building requesting 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:

Sandy Infanti
4327 Dundas Street
Burnaby, BC V5C 1B4

MOVED BY COUNCILLOR VOLKOW
SECONDED BY COUNCILLOR KANG

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

5. BURNABY FIRE DEPARTMENT 2015 ANNUAL REPORT

The City Manager submitted a report from the Fire Chief providing Council with the Burnaby Fire Department's 2015 Annual Report.

The City Manager recommended:

1. THAT this report be received for information purposes.

MOVED BY COUNCILLOR KANG
SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

6. REMEMBRANCE DAY PARADE –
SOUTH BURNABY – 2016 NOVEMBER 11

The City Manager submitted a report from the Director Engineering seeking Council approval for a Remembrance Day Parade on Friday, 2016 November 11.

The City Manager recommended:

1. THAT Council approve the parade as discussed in this report.
2. THAT the coordinator of the event, Peter Pasanen, Royal Canadian Legion #83, 5289 Grimmer St, Burnaby, BC V5H 2H3, be sent a copy of this report.

MOVED BY COUNCILLOR KANG
SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

**7. CONTRACT INCREASE AND EXTENSION
SUPPLY AND MAINTENANCE OF DIGITAL MULTIFUNCTION
COPIERS**

The City Manager submitted a report from the Director Finance seeking Council approval for a contract extension and increase for the supply and maintenance of digital multifunction copiers.

The City Manager recommended:

1. THAT Council approve a contract increase to Xerox Canada for \$168,000 including taxes in the amount of \$18,000 for a total revised contract value of \$324,800 including taxes.
2. THAT Council approve a contract extension with Xerox Canada for an eight month period from July 01, 2016 to February 28, 2017 as outlined in this report.

MOVED BY COUNCILLOR VOLKOW
SECONDED BY COUNCILLOR KANG

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

**8. REZONING REFERENCE #15-28
COMMERCIAL PODIUM, UNDERGROUND PARKING, AND
PUBLIC REALM COMPONENTS ON THE LOUGHEED TOWN
CENTRE PHASE 1 SITE
LOUGHEED TOWN CENTRE PLAN**

The City Manager submitted a report from the Director Planning and Building seeking Council authorization to forward this application to a Public Hearing on 2016 October 25. The purpose of the proposed zoning bylaw amendment is to

permit construction of the commercial podium, underground parking and public realm components on the Phase 1 site, within the Lougheed Town Centre Core Area.

The City Manager recommended:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 2016 October 03 and to a Public Hearing on 2016 October 25 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, 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 dedication of any rights-of-way deemed requisite.
 - f) The completion of the necessary subdivision to create the subject site.

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- g) The granting of any necessary easements and statutory rights-of-way.
 - h) The granting of any necessary Section 219 Covenants, including those listed in Section 5.5 of this report.
 - i) The review of a detailed Sediment Control System by the Director Engineering.
 - j) 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.
 - k) The review of commercial and residential loading facilities by the Director Engineering.
 - l) The submission of a suitable district energy pre-feasibility study to the approval of the Director Planning and Building is required.
 - m) The submission of a sustainability report detailing the initiatives for the development to meets its environmental commitments of LEED ND Gold.
 - n) The provision of facilities for cyclists in accordance with this report.
 - o) The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering.
 - p) The submission of a Site Profile and resolution of any arising requirements.
 - q) The submission of a detailed Comprehensive Sign Plan.
 - r) The submission of a detailed Public Art Plan.
 - s) The submission of a detailed construction management plan including a schedule for the construction/development phasing of the subject proposal.
 - t) The deposit of the applicable GVS & DD Sewerage Charge.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR DHALIWAL

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

**9. REZONING REFERENCE #15-29
HIGH-RISE APARTMENT (TOWER 1) IN THE LOUGHEED
TOWN CENTRE PHASE 1 SITE
LOUGHEED TOWN CENTRE PLAN**

The City Manager submitted a report from the Director Planning and Building seeking Council authorization to forward this application to a Public Hearing on 2016 October 25. The purpose of the proposed zoning bylaw amendment is to permit construction of the first residential tower on the Lougheed Core Area Phase 1, within the Lougheed Town Centre Core Area.

The City Manager recommended:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 2016 October 03, and to a Public Hearing on 2016 October 25 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 utilization of an amenity bonus through the provision of a cash in-lieu contribution in accordance with Section 4.5 of this report.
 - c) The granting of Section 219 Covenants in accordance with the subject rezoning and Rezoning Reference #15-28:
 - § restricting enclosure of balconies;
 - § ensuring compliance with the approved acoustical study;
 - § ensuring that the density of development of air space parcels and strata lots comply with the approved CD zoning and density allocation covenant for the site and to ensure that the overall site continues to function as a single, integrated development; and,
 - § restricting the use of guest rooms.
 - d) 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.
 - e) Compliance with the Council-adopted sound criteria.
 - f) The submission of a suitable district energy pre-feasibility study to the approval of the Director Planning and Building.

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- g) The submission of a sustainability report detailing the initiatives for the Phase 1 development to meet its environmental commitment of LEED ND.
 - h) The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering.
 - i) The deposit of the applicable Parkland Acquisition Charge.
 - j) The deposit of the applicable GVS & DD Sewerage Charge.
 - k) The deposit of the applicable School Site Acquisition Charge.
 - l) The completion of Rezoning Reference #15-28.
 - m) 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 VOLKOW
SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

10. REZONING REFERENCE #16-04
INSTALLATION OF ROOFTOP ANTENNA FACILITY

The City Manager submitted a report from the Director Planning and Building seeking Council authorization to forward this application to a Public Hearing on 2016 October 25. The purpose of the proposed zoning bylaw amendment is to permit the installation of rooftop antennas and ancillary equipment.

The City Manager recommended:

- 1. THAT a Rezoning Bylaw be prepared and advance to First Reading on 2016 October 03 and to Public Hearing on 2016 October 25 at 7:00 p.m.
- 2. THAT the following be established as prerequisites to the completion of the rezoning:
 - a) The submission of a suitable plan of development.

- b) the granting of any necessary Covenants, including, but not necessarily limited to, Section 219 Covenant guaranteeing the removal of the antennas should ECOMM cease to operate them.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR KANG

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

11. REZONING REFERENCE #16-23
MID-RISE RESIDENTIAL BUILDING WITH TOWNHOUSE PODIUM

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 October 25. The purpose of the proposed zoning bylaw amendment is to permit the development of a 13 storey apartment building with a townhouse podium.

The City Manager recommended:

1. The submission of a suitable plan of development.
2. 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.
 - a) 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.
 - b) The granting of any necessary Section 219 Covenants, including covenants restricting enclosure of balconies and providing that all disabled parking remains as common property.
 - c) The review of a detailed Sediment Control System by the Director Engineering.
 - d) 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.
- e) The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering.
 - f) The provision of covered car wash stalls and adequately sized and appropriately located garbage handling and recycling material holding space and a commitment to implement the recycling provisions.
 - g) Compliance with the guidelines for underground parking for visitors.
 - h) The deposit of the applicable GVS & DD Sewerage Charge.
 - i) 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.
 - j) The deposit of the applicable GVS & DD Sewerage Charge.
 - k) 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 KANG
SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

12. RETIREMENTS

The City Manager submitted a report from the Director Human Resources informing Council of the retirement from January to June 2016:

Larry Ford	Building	23 years
Lynne Axford	Clerks	23 years
Terrance Marshall	Engineering	29 years
Alan McGlashan	Engineering	34 years
Steven Cotterell	Engineering	21 years
William Beenham	Engineering	39 years
Nelson Porter	Engineering	14 years
David Mann	Engineering	32 years
Chuck MacIndoe	Engineering	31 years
Liam McCaughey	Engineering	30 years
Venita O'Meara	Engineering	29 years
Stuart Imre	Engineering	36 years
Jeffrey Wilson	Engineering	25 years
Douglas McDonald	Fire	34 years
Greg Mervin	Fire	38 years
Scott Morrow	Fire	30 years
Ron Barker	Fire	28 years
Ben English	Fire	29 years
James Butts	Fire	28 years
Joanne Stinson	Human Resources	11 years
Bruce Rose	Legal and Lands	24 years
Daniel Cooper	Parks	18 years
Donna Iacobellis	Planning	27 years
Nazlin Hirji	RCMP	29 years

The City Manager recommended:

1. THAT this report be received for informational purposes.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR KANG

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR KANG
SECONDED BY COUNCILLOR JOHNSTON

THAT the Committee now rise and report.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR JOHNSTON

THAT the report of the Committee be now adopted.

CARRIED UNANIMOUSLY

7. **BYLAWS**

First, Second and Third Reading

- | | | |
|----|---|-------|
| A) | Burnaby Capital Works, Machinery and Equipment Reserve
Fund Expenditure Bylaw No. 34, 2016 | 13647 |
|----|---|-------|

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR VOLKOW

THAT Bylaw No. 13647 be now introduced and read three times.

CARRIED UNANIMOUSLY

Consideration and Third Reading

- | | | |
|----|--|-------|
| B) | Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 40,
2015 - Rez. #15-13 (4350/56 Albert Street) | 13557 |
|----|--|-------|

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR VOLKOW

THAT Bylaw No. 13557 be now considered and read a third time.

CARRIED UNANIMOUSLY

Reconsideration and Final Adoption

- | | | |
|----|---|-------|
| C) | Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 32,
2015 - Rez. #14-35 (2338 & 2440 Madison Avenue) | 13528 |
| D) | Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 4, 2016
- Rez. #12-43 (4630 Kingsway & 6080 McKay Avenue) | 13576 |
| E) | Burnaby Capital Works, Machinery and Equipment Reserve
Fund Expenditure Bylaw No. 33, 2016 | 13646 |

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR VOLKOW

THAT Bylaw No. 13528, 13576, and 13646 be now reconsidered and Finally Adopted, signed by the Mayor and Clerk and the Corporate Seal affixed thereto.

CARRIED UNANIMOUSLY

8. **NEW BUSINESS**

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

9. **INQUIRIES**

There were no inquiries brought before Council at this time.

10. **ADJOURNMENT**

MOVED BY COUNCILLOR KANG
SECONDED BY COUNCILLOR JOHNSTON

THAT this Open Council meeting do now adjourn.

CARRIED UNANIMOUSLY

The Open Council meeting adjourned at 8:59 p.m.

Confirmed:

Certified Correct:

MAYOR

CITY CLERK



PUBLIC HEARING MINUTES

Tuesday, 2016 September 20

A Public Hearing (Zoning) was held in the Council Chamber, Burnaby City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2016 September 20 at 7:00 PM.

CALL TO ORDER

PRESENT: His Worship, Mayor Derek Corrigan
Councillor Sav Dhaliwal
Councillor Dan Johnston
Councillor Colleen Jordan
Councillor Anne Kang
Councillor Nick Volkow
Councillor James Wang

ABSENT: Councillor Paul McDonell
Councillor Pietro Calendino

STAFF: Mr. Lou Pelletier, Director Planning and Building
Mr. Ed Kozak Assistant Dir. Current Planning
Ms. Kate O'Connell, Deputy City Clerk
Ms. Eva Prior, Administrative Officer

His Worship Mayor Derek R. Corrigan, called the meeting to order at 7:01 p.m.

ZONING BYLAW AMENDMENTS

- 1) **Burnaby Zoning Bylaw 1965,**
Amendment Bylaw No. 36, 2016 - Bylaw No. 13641

Rez. #15-46

8526 Eleventh Avenue

From: R3 Residential District

To: R3a Residential District

The purpose of the proposed zoning bylaw amendment is to allow an additional 9.29 m² To (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 Advisory Planning Commission advised it supports the rezoning application.

The following speaker appeared before Council and spoke to the proposed rezoning application:

Kam Dhillon, 13038 103 Avenue, Surrey, appeared before Council on behalf of the applicant and offered to answer any questions they or residents may have regarding the proposed rezoning application.

No letters were received in response to the rezoning application.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR VOLKOW

THAT this Public Hearing for Rez. #15-46, Bylaw #13641 be terminated.

CARRIED UNANIMOUSLY

2) **Burnaby Zoning Bylaw 1965,**
Amendment Bylaw No. 37, 20216 - Bylaw No. 13642

Rez. #15-25

7121 Fourteenth Avenue

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.)

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.

The Advisory Planning Commission advised it supports the rezoning application.

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

R. Lowe, 106-7168 Stride Avenue, Burnaby
Allen Hutton, 1304 14th Avenue, Burnaby

The following speakers appeared before Council and spoke in support of the proposed rezoning application:

Wanda Mulholland, Coordinator for the Society to End Homelessness in Burnaby, 7476 13th Avenue, Burnaby, appeared before Council and spoke in support of the proposed rezoning application. Ms. Mulholland encouraged the City and the Provincial Government to develop policy to support the creation of non-market housing for seniors and vulnerable residents. The speaker believes the proposed development is a model of collaboration between government and developers and would like to see this approach to development continued.

Ward McAllister, President, Ledingham McAllister, 300-1285 West Pender Street, Vancouver, appeared before Council and offered to answer any questions they or residents may have regarding the proposed rezoning application.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR VOLKOW

THAT this Public Hearing for Rez. #15-25, Bylaw #13642 be terminated.

CARRIED UNANIMOUSLY

3) **Burnaby Zoning Bylaw 1965,**
Amendment Bylaw No. 38, 2016 - Bylaw No. 13643

Rez. #16-10

Portion on 7201 11th Avenue

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.)

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 Advisory Planning Commission advised it supports the rezoning application.

One letter was received in opposition to the proposed rezoning application:

Allen Hutton, 1304 14th Avenue, Burnaby

The following speaker appeared before Council and spoke to the proposed rezoning application:

Bob Esty, Vice President Development, Ledingham McAllister, 300-1285 West Pender Street, Vancouver, appeared before Council and offered to answer any questions Council or residents may have regarding the proposed rezoning application.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR VOLKOW

THAT this Public Hearing for Rez. #16-10, Bylaw #13643 be terminated.

CARRIED UNANIMOUSLY

4) **Burnaby Zoning Bylaw 1965,**
Amendment Bylaw No. 39, 2016 - Bylaw No. 13644

Rez. #15-26

6668, 6688, 6710/6712, 6730 Dunblane Avenue and 6661, 6687, 6709 Marlborough Avenue

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)

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

The Advisory Planning Commission advised it supports the rezoning application.

One letter was received in support of the proposed rezoning application:

Eva Anderson, 101-6730 Dunblane Avenue, Burnaby

The following speakers appeared before Council and spoke to the proposed rezoning application:

Trevor Gibbens, 312-6695 Dunblane Ave, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. Mr. Gibbens sought clarification from City staff on the width of a local alleyway and the results of the shadow impact assessment. The speaker stated concerns regarding traffic safety, loss of public park land, loss of community values, inaccessibility of services for pedestrians and bicycles, the inadequacy of the City's tenant assistance program and the negative impacts on displaced residents. Mr. Gibben's requested traffic calming measures such as pedestrian controlled cross walks, the addition of pedestrian and bicycle infrastructure, improvement of the tenant assistant program tenant including compensation and relocation processes. The speaker urged Council to require developers to provide a larger percentage of social housing units in new developments.

Mr. Gibbens was also concerned with the loss of park space located at Royal Oak and Dover. City staff advised Mr. Gibbens that the property was not park space. Council requested a memorandum from staff providing information on the green space at the aforementioned location and that a copy of the memorandum be sent to Mr. Gibbens for information.

Wanda Mulholland, Coordinator for the Society to End Homelessness in Burnaby, 7476 13th Avenue, Burnaby, spoke in opposition to the proposed rezoning application. Ms. Mulholland shared concerns regarding the loss of affordable housing and the negative impacts of displacement on residents. The speaker urged Council to create bylaws and zoning that would protect affordable housing, and requested that the City dedicate City-owned land to social housing development and continue to advocate to senior levels of government for the creation of senior and affordable rental housing options.

Lorne Wolinsky, Development Manager, Polygon Homes Ltd., 900-1333 West Broadway, Vancouver, appeared before Council and offered to answer any questions they or residents may have regarding the proposed rezoning application.

Murray Martin, 7235 Salisbury Ave, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. Mr. Martin shared concerns with the loss of affordable rental housing and challenges faced by displaced residents that are trying to find new homes. By not protecting affordable housing stock, displaced residents are at risk of homelessness or are required to pay substantially higher rental rates to remain in the community.

Mathew Hunter, 6585 McKay Ave, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. Mr. Hunter stated concerns with the

loss of affordable rental housing and the unaffordability of newly developed units. The high cost of newly developed units is discriminatory against low income renters and residents that play a vital role in the community. Mr. Hunter highlighted the high demand and competition for existing rental housing and requested that Council consider policy options that would increase rental stock.

Rick Erb, 503-6555 Bonsor Ave, Burnaby, appeared before Council and spoke in opposition to the propose rezoning application. Mr. Erb posed questions to staff regarding the Community Housing Fund and asked how the funds have been used. The speaker shared concerns regarding the loss of rental units and the displacement of residents that may need to consider more affordable rental options outside of their community.

Sadie Morris, 6721 Dow Avenue, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. Ms. Morris appreciates the welcoming and supportive community she lives in and is saddened by the possibility that she will have to seek affordable housing elsewhere. The speaker requested that Council consider creating affordable housing options that would allow residents of all incomes and backgrounds to benefit from local medical and educational services.

Shari Miller, 6688 Dunblane Avenue, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. This is the second time in five years that the speaker has been evicted from her home as a result of development and is now considering leaving Burnaby as affordable housing options are limited and in high demand. The speaker has applied for co-op housing options but is discouraged by long wait lists and competition for existing units. Ms. Miller shared that she has experienced discrimination as a renter with small children, and purchasing a home is not an option due to financial reasons. The speaker is not opposed to development, but would like Council to consider development options that include Burnaby residents of all income levels.

James Bender, 20 East Royal Avenue, New Westminster, appeared before Council and requested additional information about any tenant assistant programs and policies the City has in place. Mr. Bender requested that Council consider giving evicted residents priority for newly developed rental and social housing units.

Anthea Alexander, 5-6687 Malbough Avenue, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. Ms. Alexander shared concerns regarding the lack of affordable rental housing options and encouraged Council to require developers to include social and senior housing options in new developments. The speaker also requested that Council dedicate City land to social housing development and that social housing be created in advance of development to provide housing security to evicted residents. Ms. Alexander pointed out, that the high cost of entry into the housing market will mean more residents will rely on the availability of rental options.

Erika Schinzel, 6366 Cassie Ave, Burnaby, spoke in opposition to the proposed

rezoning application. Ms. Schinzel shared concerns regarding the rapid demolition of affordable rental units in the community and highlighted the negative impacts of eviction and displacement on residents. The speaker requested that Council consider the replacement of rental housing prior to demolition so existing residents are able to remain in the communities they love.

Leslie Madison, 204-5190 Hastings Street, Burnaby, spoke in opposition to the proposed rezoning application. Ms. Madison stated concerns regarding the loss of seven affordable rental buildings and highlighted the negative impacts on displaced and evicted residents. The speaker urged Council to require developers to create non-market housing before demolishing and evicting residents. Housing is a Federal, Provincial and Municipal issue, and the speaker requested that Council not approve the rezoning application as approval encourages demolition and displacement.

Charter Lau, 104-5340 Hastings Street, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. Mr. Lau asked Council how the funding promised by the Federal, Provincial and Municipal governments will help displaced residents.

Derek Sahota, 418-9339 University Crescent, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. Mr. Sahota stated concerns with the higher rental rates displaced residents will face after eviction and requested that Council consider creating housing solutions before development.

Maria Wallstam, 25 East 12th, Vancouver, appeared before Council and spoke in opposition to the proposed rezoning application. Ms. Wallstam, spoke to the negative impacts of displacement and the increase in homelessness as a result. The speaker requested that Council stop future property speculation and approve a moratorium on rezoning to discourage demolitions. Ms. Wallstam also requested that social housing be built to home the residents that are being displaced.

Erika Schinzel, 6366 Cassie Ave, Burnaby, appeared before Council and spoke for a second time. Ms. Schinzel stated that when several apartment buildings within an area are rezoned competition for nearby rental units is substantially increased.

Nancy Lee, Coquitlam, appeared before Council and spoke in opposition to the proposed rezoning application. Ms. Lee has recently relocated to Coquitlam as she was not able to find an affordable rental unit in Burnaby. The speaker requested Council implement rental specific zoning to maintain affordable rental rates in the community.

David Miller, 6688 Dunblane Avenue, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. Mr. Miller does not want to leave the community, but rental rates are unaffordable. The speaker stated that the high cost of renting is leaving little to no housing options for seniors, families with children and young people, resulting in a loss of community diversity.

Kathleen Yang, 5545 Brawlawn Drive, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. Ms. Yang inquired about public consultation processes and is concerned with the loss of affordable housing options.

Ivan Drury, Alliance Against Displacement, 7006 Kitchner Street, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. Mr. Drury stated concerns regarding the loss of housing options for low-income renters and highlighted the negative impacts of displacement. Many of the residents displaced by development are not able to find homes and are at high risk of homelessness. The speaker requested that Council eliminate density bonuses as they encourage demolition and that a social impact study be conducted. Mr. Drury also requested that the Metrotown Plan be reconsidered as it will result in increased evictions and displacement of residents.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR VOLKOW

THAT this Public Hearing for Rez. #15-26, Bylaw #13644 be terminated.

CARRIED UNANIMOUSLY

Council requested a memo regarding the traffic concerns raised by Mr. Gibbens.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR JORDAN

That this Public Hearing do now adjourn.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 9:17 p.m.

Derek Corrigan
MAYOR

Kate O'Connell
DEPUTY CITY CLERK



EXECUTIVE COMMITTEE OF COUNCIL

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

SUBJECT: GRANT APPLICATIONS

The Executive Committee of Council submits the following recommendations for Council's approval:

#16.36. Burnaby Community Services
Burnaby Beer Fest 2016

RECOMMENDATION:

1. THAT this grant request be denied.

REPORT

An application was received from Burnaby Community Services requesting a grant in support of Burnaby Beer Fest 2016 to be held on 2016 November 12 at Spacekraft (201 - 4501 Kingsway), Burnaby. This is a fundraising event for the various outreach programs and services. The 2nd Annual Beer Fest will be hosting three Tasting Sessions, featuring more than 30 delicious beers, tasty appetizers and live entertainment.

Request: Unspecified

CPA: 2015 – No Application
2014 – No Application
2013 – No Application

The Executive Committee of Council recommends that this grant request be denied as it does not fall within Council guidelines for awarding grants.

<p>Copy: City Manager Deputy City Manager Director Finance Director Parks, Recreation & Cultural Services Printshop Supervisor</p>
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To: His Worship, the Mayor and Councillors
 From: Executive Committee of Council
 Re: Grant Applications
 2016 October 03Page 2

#16.37.(a) Christmas Luncheon / Dinner Grants
Seniors

RECOMMENDATION:

1. THAT a grant in the amount of \$8.00 per person be awarded to seniors groups applying for their 2016 Christmas Luncheon / Dinner grants.

REPORT

An application was received from the Chelsea Terrace Tenants' Social Committee requesting a grant to assist with the cost of providing a Christmas Dinner for 160 Burnaby seniors to be held at the Chelsea Terrace's Fran Walton Hall (5899 Kincaid Street) on 2016 December 16 at 5:00 p.m.

Request: Unspecified

CPA: 2015 – \$7.00 per person
 2014 – \$7.00 per person
 2013 – \$7.00 per person

The Executive Committee of Council recommends that a grant in the amount of \$8.00 per person be awarded to seniors groups for their 2016 Christmas Luncheon / Dinner grants.

#16.38. BC Sustainable Energy Association
Climate Change Showdown

RECOMMENDATION:

1. THAT this grant request be denied.

REPORT

An application was received from the BC Sustainable Energy Association requesting a grant to assist with the cost of Climate Change Showdown educational program for elementary schools in Burnaby. The program is geared towards students in grades 4 through 7, and help to increase awareness of local sustainability initiatives amongst youth. It also includes a four-week contest where students and their families are challenged to reduce their greenhouse gas emissions and embrace healthier, more sustainable lifestyles.

Request: Unspecified

CPA: 2015 – No Application
 2014 – No Application
 2013 – No Application

The Executive Committee of Council recommends that this grant request be denied as it does not fall within Council guidelines for awarding grants.

To: His Worship, the Mayor and Councillors
 From: Executive Committee of Council
 Re: Grant Applications
 2016 October 03Page 4

Request: <i>Facility Rental & Staff</i> (\$13,359.04 & \$6,696.39)	CPA: 2015 – No Application 2014 – No Application 2013 – No Application
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The Executive Committee of Council recommends that an in-kind grant up to the amount of \$25,000 be awarded to Tourism Burnaby for 2016 WTF World Taekwondo Junior Championships.

#16.41. Saint Helen's Church
Seasonal Farm Workers

RECOMMENDATION:

1. THAT this grant request be denied.

REPORT

An application was received from St. Helen's Church requesting a grant to assist with the cost of providing dinner as well as gift bags for 300 seasonal farm workers to be held on Saturday, 2016 September 24 at the Church.

Request: Unspecified	CPA: 2015 – No Application 2014 – No Application 2013 – No Application
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The Executive Committee of Council recommends that this grant request be denied as it does not fall within Council guidelines for awarding grants.

#16.42. Volunteer Burnaby
Community Programming

RECOMMENDATION:

1. THAT this grant request be denied.

REPORT

An application was received from Volunteer Burnaby requesting a grant to assist with the cost of community programming provided by the organization for 2016. This request is due to a funding challenge, as the United Way of the Lower Mainland moved away from funding member agencies, and as a result, Volunteer Burnaby has lost one-quarter of core funding.

Request: \$12,000	CPA: 2015 – \$1,000 in-kind printing 2014 – \$1,000 in-kind printing 2013 – \$1,000 in-kind printing
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To: His Worship, the Mayor and Councillors
 From: Executive Committee of Council
 Re: Grant Applications
 2016 October 03Page 5

The Executive Committee of Council recommends that this grant request be denied as it does not fall within Council guidelines for awarding grants.

#16.43.o Royal Canadian Legion No. 148
Remembrance Day Ceremony

RECOMMENDATION:

1. THAT an in-kind grant up to the amount of \$6,000 be awarded to the Royal Canadian Legion, North Burnaby Branch 148, to assist with the cost of obtaining tents, chairs and PA system for use at the Confederation Park Cenotaph on Remembrance Day 2016.

REPORT

An application was received from the Royal Canadian Legion, North Burnaby Branch 148, requesting an in-kind grant for tents, chairs and PA system to be used at the Confederation Park Cenotaph on Remembrance Day, 2016 November 11.

Request: In-kind equipment

CPA: 2015 – \$6,000 in-kind
 2015 - \$990 in-kind facility rental
 2014 – \$6,000 in-kind
 2013 – \$6,000 in-kind

The Executive Committee of Council recommends an in-kind grant up to the amount of \$6,000 be awarded to the Royal Canadian Legion No. 148 to assist with the cost of obtaining tents, chairs and a PA system for use at the Confederation Park Cenotaph on Remembrance Day 2016.

Respectfully submitted,

Councillor S. Dhaliwal
 Chair

Councillor P. McDonell
 Vice Chair

Councillor D. Johnston
 Member



Meeting 2016 October 03

COUNCIL REPORT

FINANCIAL MANAGEMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

SUBJECT: EMERGENCY POWER AT SELECT KEY CITY FACILITIES

RECOMMENDATION:

1. THAT Council approve the emergency back-up power supply framework for select key City facilities, as outlined in Section 4.0 of this report.

REPORT

The Financial Management Committee, at its meeting held on 2016 September 22, received and adopted the attached report proposing a framework for the future provision of emergency back-up power supply at select key City facilities to provide public access, service provision and centres for respite during extended power outages.

Respectfully submitted,

Councillor D. Johnston
Chair

Councillor C. Jordan
Vice Chair

Councillor P. McDonell
Member

Copied to:	City Manager Deputy City Manager Director Planning & Building Director Parks, Recr. & Cult. Services Director Engineering Director Finance OIC, RCMP Fire Chief Chief Librarian Chief Information Officer Chief Building Inspector Emergency Management Coordinator
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Meeting 2016 Sept 22

COMMITTEE REPORT

TO: CHAIR AND MEMBERS
FINANCIAL MANAGEMENT COMMITTEE

DATE: 2016 September 07

FROM: DIRECTOR PLANNING AND BUILDING

FILE: 4700 30

SUBJECT: EMERGENCY POWER AT SELECT KEY CITY FACILITIES

PURPOSE: To propose a framework for the future provision of emergency back-up power supply at select key City facilities to provide public access, service provision and centres for respite during extended power outages.

RECOMMENDATION:

1. **THAT** Council approve the emergency back-up power supply framework for select key City facilities, as outlined in Section 4.0 of this report.

REPORT**1.0 BACKGROUND**

At its meeting on 2015 October 26, Council approved a report from the Financial Management Committee on the post August 29, 2015 wind storm event. The report included a recommendation that Council approve in principle a number of improvements and studies to improve future emergency response. Included in the proposed work program was a staff review of the advisability and feasibility of expanding the provision of emergency back-up power to select key City facilities throughout the city to provide public access, service provision and centres for respite during extended power outages.

In response, this report proposes a framework for the future provision of emergency back-up power supply at select City facilities.

2.0 POWER OUTAGES CAUSED BY THE WIND STORM EVENT

On Saturday August 29, 2015 a major wind storm struck the Lower Mainland. As a result of the storm's intensity, 500,000 BC Hydro customers in the region lost power, including almost 50,000 customers in Burnaby. Many Burnaby BC Hydro customers were without power for over 24 hours when power was restored at 8 pm on Sunday August 30. A further 1,197 Burnaby BC Hydro customers did not have their power restored until 9 am on Tuesday, September 1, (almost 69 hours without power).

To: Financial Management Committee
 From: Director Planning and Building
 Re: Emergency Power at Select Key City Facilities
 2016 September 07..... Page 2

The storm affected a number of City facilities and services. Of the major recreation/community centres (Bonsor, Edmonds, Cameron, Eileen Dailly, Bill Copeland, Burnaby Lake and Confederation) only Bonsor Recreation Complex lost Hydro power; however, it continued to operate with emergency back-up power. Other facilities that lost power and were closed until Hydro power was restored included:

- Burnaby Village Museum
- Shadbolt Centre for the Arts
- Burnaby Art Gallery
- Kensington Park Arena
- CG Brown Pool
- Burnaby Mountain Club House
- Bob Prittie Metrotown Branch, Burnaby Public Library
- McGill Branch, Burnaby Public Library

Other facilities, including the Tommy Douglas and Cameron branches of the Library were not impacted and remained open.

3.0 EMERGENCY BACK-UP POWER

At its meeting on 2015 October 26, Council approved the recommendation that staff explore the advisability and feasibility of expanding the provision of emergency power at select key City facilities to provide public access, service provision and centres for respite during extended power outages.

3.1 Public Access and Continuity of Services

During power outages, emergency back-up power would allow key facilities to provide continued public access, service provision and places of respite to residents impacted by extended power outages. For example, continued operation of HVAC (heating, ventilation and air conditioning) systems would provide temporary relief to residents during a power outage that occurred during an extreme heat or cold weather event; continued operation of water systems would ensure running hot water in washrooms and showers; and uninterrupted power would offer somewhere for residents to stay connected to the community, including the ability to plug-in or recharge electronic communication devices. After the August 2015 wind storm event, Recreation staff reported increased patronage at facilities that remained open in areas where surrounding neighbourhoods were without power for an extended period.

3.2 Emergency Support Services

In addition to maintaining public access and service continuity during extended power outages, emergency back-up power would enhance the City's capacity to deliver Emergency Support Services (ESS) following an emergency or disaster by increasing the number of key facilities capable of supporting ESS operations in areas where Hydro power was interrupted. As such, a facility's suitability to serve as an ESS facility would be an appropriate consideration in seeking to identify key facilities for the potential installation of emergency back-up power.

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 From: Director Planning and Building
 Re: Emergency Power at Select Key City Facilities
 2016 September 07 Page 3

It should be noted, however, that following an emergency or disaster, and before a facility is designated an ESS facility and mobilized as such, it must be deemed i) safe for occupancy (inspected, if appropriate), and ii) suitable for the intended use following a capacity and capability assessment. Only then would a facility be opened as an ESS facility and receive people impacted by an emergency or disaster.

Appendix 1 contains a list of existing civic facilities with emergency back-up power.

4.0 EMERGENCY POWER SUPPLY FRAMEWORK

The installation of emergency back-up power supply at key City facilities is a major capital investment. This section presents a phased approach to the provision of emergency power at select key City facilities. The framework considers both existing and planned facilities and the following criteria:

Geographic Distribution – for the framework, consideration was given to Burnaby’s growth management framework with the objective of providing Burnaby residents with reasonable access to facilities on foot, transit or by private vehicle. In Burnaby’s Official Community Plan, the city is divided into four geographic quadrants. Within each quadrant there is a higher density town centre. As distance from the town centre increases, there is a generally progressive decrease in population density toward single and two family neighbourhoods. The proposed emergency back-up power framework includes one major civic facility in each quadrant that is centrally located in relation to the quadrant’s population. It also includes a civic facility within the Civic Centre area that would be accessible to all Burnaby residents. This facility would be in addition to City Hall which was equipped with an emergency power generator in 2014.

Facility Suitability for Public Access and Potential Emergency Support Services – in proposing facilities to equip with emergency back-up power, the framework gave consideration to existing and future facilities and recommends facilities that would be well equipped to receive larger numbers of patrons during extended power outages and their potential to serve as an ESS facility, should they be needed during an emergency or disaster. The framework considered a facility’s existing or proposed site configuration, floor plan, occupancy, and on-site amenities among other criteria.

Sequencing – the framework gave consideration to existing and planned facilities and opportune timing for the installation of emergency back-up power as a major capital investment.

4.1 Proposed Framework

Based on the criteria presented above, it is proposed that the following framework be considered for the provision of emergency back-up power supply throughout the city.

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<u>Location</u>	<u>Building Status</u>	<u>Facility</u>
1. Southeast	Existing	Edmonds Community Centre
2. Southwest	Existing	Bonsor Recreation Centre
3. Northeast	Replacement	Cameron Community Centre
4. Northwest	New	Brentwood Community Centre
5. Civic Centre Area	Existing	City Hall
6. Civic Centre Area	Existing/New	To be determined through further study

Information on these facilities is presented below.

Southeast Quadrant – Edmonds Community Centre

The new Edmonds Community Centre was opened in 2013. It is the largest civic facility in the southeast quadrant and includes multiple large open dry spaces, pool, multiple water closets and showers including accessible stalls, a residential kitchen, and easy access to transit and areas for public parking.

The facility has been pre-configured for emergency power with a generator pad and underground ducting installed. Since some of the infrastructure to accommodate an emergency back-up power generator is in place, it is proposed that the Edmonds Community Centre be reviewed for the feasibility and cost of installing an emergency generator, as a first priority.

Southwest Quadrant – Bonsor Recreation Centre

Bonsor Recreation Centre is the largest, centrally located civic facility in the City's southwest and most densely populated quadrant. It includes multiple large open dry spaces, multiple water closets and showers including accessible stalls, a commercial kitchen, and easy access to transit and areas for public parking.

Bonsor is currently equipped with an emergency power generator to provide power for life safety systems only. It is proposed that the Bonsor facility be investigated further regarding an upgrade to its emergency power capabilities to allow for longer periods of continued operation than is currently possible. Bonsor would be the second priority in the framework.

Northeast Quadrant – Cameron Community Centre Replacement

The existing Cameron Recreation Complex and Library is identified for replacement as part of the Lougheed Town Centre Core Area Plan. With the approval of Council, a new facility would be built on the Cameron Park site with community amenity funds derived through density bonus

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opportunities in the Town Centre. The redevelopment of the Cameron Community Centre is projected to advance as new development occurs in the Town Centre.

The new centre is projected to be comparable in size with the Edmonds Community Centre. It is anticipated that the new centre will include a pool, significant dry space (gymnasium, multi-purpose rooms/studio space), washrooms with showers, kitchen facilities and administrative areas. A new Cameron Library is also approved by Council to be co-located on the site. The new facility would be the largest, centrally located civic facility in the northeast quadrant.

It is proposed that the provision of emergency power be considered through the design development and cost estimate process for a new centre in this location.

Northwest Quadrant – New Brentwood Community Centre

As part of the town centre development, a new community centre is planned for the Brentwood Town Centre site. It is proposed that the new facility be built through developers' contributions to the community amenity program. The new centre is projected to be comparable in size to the Edmonds Community Centre. The centre is anticipated to include significant dry space (gymnasium, multi-purpose/studio space), washrooms with showers, kitchen facilities and administrative areas, with aquatic programs continued to be offered through the Eileen Dailly Leisure Pool in Confederation Park.

It is proposed that provision of emergency back-up power be considered through the design development and cost estimate process for a new centre in Brentwood.

Civic Centre

An emergency back-up power generator was installed at City Hall main building in 2014. The generator is designed to supply power to the City Hall building and its related services.

In relation to continued public access, service provision and the provision of respite during periods of extended power outages, it is proposed that a further City facility in the Civic Centre area be investigated regarding their suitability for emergency back-up power. Potential facilities would include:

- City Hall – West Building
- Shadbolt Centre for the Arts
- Bill Copeland Sports Centre
- Potential future replacement facilities at C.G. Brown Pool and Burnaby Lake Ice Rink

5.0 NEXT STEPS

If Council approves the emergency power supply framework outlined in Section 4.0, it is proposed that as a next step, staff be authorized to develop the terms of reference for a feasibility study to examine the capital budget, siting and installation considerations of advancing an emergency power supply program. Specifically the study would:

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- determine cost and siting considerations of installing/upgrading emergency back-up power supply at the Edmonds and Bonsor Community Centres; and
- further investigate a suitable civic facility in Civic Centre area to install emergency back-up power; the feasibility study would also determine the cost and siting considerations of installing emergency back-up power at the identified facility.

It is also proposed that the provision of emergency back-up power be considered through the design development and cost estimate process for the proposed Cameron Community Centre replacement and the proposed new Brentwood Community Centre, as those projects advance through their respective Building programs.

6.0 RECOMMENDATION

To advance an emergency power supply program at select key City facilities, it is recommended that Council approve the emergency back-up power supply framework, as outlined in Section 4.0 above.

Should Council approve the recommendation, staff would develop the terms of reference for a feasibility study for an emergency power supply program at select key City facilities based on framework outlined in Section 4.0. The terms of reference of the feasibility study would be the subject of a future report to the Financial Management Committee and Council.


 Lou Pelletier, Director
 PLANNING AND BUILDING

MM/sa
Attachment

cc: City Manager
 Deputy City Manager
 Director Parks, Recreation and Cultural Services
 Director Engineering
 Director Finance
 OIC, Burnaby Detachment RCMP
 Fire Chief
 Chief Building Inspector
 Chief Librarian
 Chief Information Officer
 Emergency Management Program Coordinator

Appendix 1

City Facilities with Emergency Back-Up Power

FACILITIES	SITE ADDRESS	GENERATOR POWER SERVES:
BOB PRITTIE METROTOWN LIBRARY	6100 WILLINGDON AVE	Fire pump & fire protection system, essential emergency lighting
SERVICE CTR - OPS OFFICE (MODULAR)	5780 LAUREL AVE	Partial Building – Core front office services, some offices, and radios
SERVICE CTR - OPS BLDG (TOWER)	5780 LAUREL AVE	Partial Building – Dispatch, Fuel Shed, and some offices
BONSOR RECREATION COMPLEX	6550 BONSOR AVE	Partial Building - Recreation Centre lights, safety systems (none on pool side)
CITY HALL GENERATOR BLDG	4949 CANADA WAY	Entire Building
WEST BUILDING	6151 DEER LAKE AVE	Partial Building - Emergency Lighting, Phone System, Mag locks, and some offices
BURNABY RCMP (JUSTICE BLDG)	6355 DEER LAKE AVE	Entire Building
FIREHALL #1 FIREHALL #2 FIREHALL #4 FIREHALL #5 FIREHALL #6 FIREHALL #7	4867 SPERLING AVE 7578 EDMONDS ST 2326 DUTHIE AVE 4211 E. HASTINGS ST 3620 BRIGHTON ST 3151 GILMORE DIVERSION	Entire Building Entire Building Entire Building Entire Building Entire Building Entire Building
FIREHALL #3	6511 MARLBOROUGH AVENUE	Partial Building - Communications, emergency (lights and plugs) circuit through building
STILL CREEK WORKS YARD	4840 STILL CREEK DR	Entire Building - Operations Bldg & Storage Shop Bldg



Meeting 2016 October 03

COUNCIL REPORT

FINANCIAL MANAGEMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

SUBJECT: PERMISSIVE EXEMPTIONS FROM TAXATION - 2017

RECOMMENDATION:

1. THAT Council authorize staff to bring down a Taxation Exemption Bylaw to permissively exempt properties listed in Attachment 4 of this report from property taxation in 2017.

REPORT

The Financial Management Committee, at its meeting held on 2016 September 22, received and adopted the attached report seeking Council's approval for permissive exemptions from property taxation for 2017, as set out in this report.

Respectfully submitted,

Councillor D. Johnston
Chair

Councillor C. Jordan
Vice Chair

Councillor P. McDonell
Member

Copied to:	City Manager Director Finance Director Planning & Building Director Parks, Recr. & Cult. Services City Solicitor Area Assessor, BC Assessment
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Item.....
Meeting..... 2016 Sept 22

COMMITTEE REPORT

TO: CHAIR AND MEMBERS **DATE:** 2016 September 14
FINANCIAL MANAGEMENT COMMITTEE

FROM: DIRECTOR FINANCE **FILE:** 7800-02

SUBJECT: PERMISSIVE EXEMPTIONS FROM TAXATION - 2017

PURPOSE: To obtain approval by Council for permissive exemptions from property taxation for 2017 as set out in this report.

RECOMMENDATION:

1. **THAT** Financial Management Committee recommend Council authorize staff to bring down a Taxation Exemption Bylaw to permissively exempt properties listed in Attachment 4 from property taxation in 2017.

REPORT**1.0 BACKGROUND**

Council must annually pass a bylaw by October 31 to permissively exempt those lands and improvements from taxation which are within their authority. Statutorily, buildings used as churches, schools, hospitals, and in other similar uses are exempt from taxation. Included under such an exemption from taxation is the building and the land on which the building stands (footprint). This exemption is determined by B.C. Assessment as part of their annual assessment process.

In addition to a statutory exemption, Council is empowered to permissively exempt land and buildings (such as parking lots, playgrounds, church halls) that may be determined to be necessary to the principal purpose of the statutory exemption. Council may also exempt various other properties used by charitable and philanthropic organizations, athletic clubs and associations operating recreational facilities for the public that meet the City's definition of an extension to or contribution towards City services.

This report is to seek Council authority by prepare a bylaw to permissively exempt from property taxation certain land and improvement pursuant of Section 224 of the Community Charter for 2017.

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 From: Director Finance
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 2016 September 14 Page 2

2.0 PERMISSIVE EXEMPTION POLICY

Council, in 1986, adopted a set of guidelines as the basis for assessing applications for permissive exemption from taxation. The guidelines help ensure that organizations recommended for permissive exemption under Section 224 of the Community Charter are:

- a) consistent with municipal policies, plans, bylaws, codes and regulations;
- b) non-profit;
- c) complementary extensions to municipal services and programs;
- d) accessible to the public;
- e) used primarily by Burnaby residents.

Council adopted these guidelines to ensure that the broad range of community organizations in Burnaby are dealt with consistently, and receive equal treatment and consideration for tax exemption. The spirit in using these guidelines is one of identifying the services and organizations which are the most complementary extensions of municipal services, and for which the burden resulting from the exemption is a justifiable expense to the taxpayers of Burnaby.

As a further step in dealing with permissive exemptions, Council in 1987 resolved that residential facilities such as seniors' housing, community care facilities, licenced group homes, private hospitals, and assisted family housing would not be considered for permissive exemption from taxation.

Staff have continued to apply these guidelines to all applications considered by Council for a 2017 permissive exemption under Section 224 of the Community Charter. This includes organizations leasing City-owned properties and recreational/service organizations.

2.1 *Changes from 2016 Permissive Property Tax Exemptions*

This report is accompanied by four attachments. Attachments 1 – 3 discuss recommended changes from 2016, while Attachment 4 lists all recommended properties for permissive exemptions from taxation for 2017.

Attachment 1 discusses two (2) new applications which are being considered for a permissive exemption in 2017.

Attachment 2 includes three (3) changes in permissive exemptions. The first change is required to reflect an increase in taxable area. The second change is to allow for the consolidation of three (3) permissively exempt properties belonging to a church into one (1) property. The final change is to reflect the reduced square footage and permissive exemption amount for an existing non-

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From: Director Finance
Re: Permissive Exemptions from Taxation - 2017
2016 September 14 Page 3

profit that gave up 188 square feet of space to allow for the addition of a new tenant as listed in Attachment 1.

Attachment 3 reflects deletion of one (1) property for which an exemption will no longer apply and the deletion of a permissive exemption for a tenant that moved from one City facility to another as listed in Attachment 1.

3.0 RECOMMENDATION

It is recommended that the Financial Management Committee recommend that Council authorize a Permissive Property Tax Bylaw be brought down to permissively exempt the properties listed in Attachment 4 from property taxation in 2017.



Denise Jorgenson
DIRECTOR FINANCE

DJ:RR /ml

Copied to: City Manager
Director Planning and Building
Director Parks, Recreation & Cultural Services
City Solicitor
City Clerk
Area Assessor, B.C. Assessment

ATTACHMENT 1: NEW APPLICATIONS FOR PERMISSIVE EXEMPTION FROM PROPERTY TAXATION FOR 2017

CITY OF BURNABY PROPERTIES

To permissively exempt the following eligible tenants in two of the City's community resource centres from 100% of taxation in 2017:

Address and Organization

Tax Roll Number

- | | |
|--|----------------|
| 1. 5 – 2055 Rosser Avenue
Brentwood Community Resource Centre
The Burnaby Seniors' Outreach Services | 5585-2055-5005 |
|--|----------------|

The Burnaby Seniors' Outreach Services Society leased this new 188-square-foot space from January 1, 2016.

- | | |
|--|--------------------|
| 2. 105, 106 & 107 – 2101 Holdom Avenue
Holdom Community Resource Centre
The Community Living Society | 6245-2101-0105/6/7 |
|--|--------------------|

The Community Living Society leased these premises from June 1, 2016.

ATTACHMENT 2: PROPOSED CHANGES IN PERMISSIVE EXEMPTIONS FOR PROPERTY TAXATION IN 2017

A reduction in the permissive tax exemption currently being given to the following properties is recommended for 2017:

<u>Address and Organization</u>	<u>Tax Roll Number</u>
1. 4990 Canada Way Burnaby Winter Club	1770-4990-0000

In 2015, it was proposed that the taxable area of the Burnaby Winter Club be increased to include an allowance for parking stalls used by patrons of the taxable newer arena. A reduction in the permissive exemption allowance equivalent to 37.5% of the parking lot was approved for the 2016 tax year. A further reduction of 37.5% was proposed for the 2017 tax year to bring the taxable parking area to 75% of the total, a more realistic estimate of the portion of the parking used by patrons of the newer arena. This change in taxable area is reflected in the attached Item 1 – BWC Survey Plan.

<u>Address and Organization</u>	<u>Tax Roll Number</u>
2. 4550 Kitchener Street Parish of St. Timothy Anglican	1050-4550-5000

Consolidation of three properties into one property in September 2015 has resulted in changes to the 2016 assessment roll and respective property tax accounts: The new consolidated property consists of the former 4514, 4550 and 4556 Kitchener Street.

<u>Address and Organization</u>	<u>Tax Roll Number</u>
3. 1-2055 Rosser Ave Burnaby Community Services Society	5585-2055-5001

Burnaby Community Services reduced their office space by 188 square feet to allow for the creation of office space for Burnaby Seniors Outreach Service Society. Burnaby Community Services office space is now 1,796 square feet.

ATTACHMENT 3: DELETIONS FROM TAXATION FOR 2017

One (1) property will not be eligible for a permissive tax exemption in 2017:

Address and Organization**Tax Roll Number**

1. 6050 Sussex Avenue
West Burnaby United Church

5795-6050-0000

This property is the subject of a rezoning application which received second reading on 2016, July 25. Under REZ14-44, the BC Conference Property Development Council of the United Church of Canada (which now holds the property) and Townline Homes are proposing to construct a new church and a high-rise residential building on the site.

Although the church building is in the process of being demolished, the congregation of West Burnaby United ceased worshipping there on June 30th, and is now sharing the South Burnaby United Church building at 7591 Gray Avenue. The two congregations will be amalgamated and renamed in 2017, and will move into the new church building on the Sussex site when construction is complete.

City of Burnaby Property

No permissive tax exemption will apply for the former tenant in one of the City's community resource centres in 2017:

Address and Organization**Tax Roll Number**

2. 105, 106 & 107 – 2101 Holdom Avenue
Holdom Community Resource Centre

6245-2101-0105/6/7

The Burnaby Seniors' Outreach Services Society vacated these premises December 31, 2015.

Community Living Society now occupies this property as outlined on Attachment 1: New Applications for Taxation Exemptions for 2017.

ATTACHMENT 4: PERMISSIVE EXEMPTIONS FROM PROPERTY TAXATION FOR 2017

Section 224 of the Community Charter empowers Council to exempt from taxation, by bylaw, City lands rented or leased by a non-profit organization.

A. City of Burnaby Properties

To exempt tenants of the following properties and units therein from 100% of taxation for 2017:

<u>Address and Organization</u>	<u>Tax Roll Number</u>
1. 7355 Canada Way Edmonds Community Resource Centre	1770-7355-0000
a. St. Matthew's Day Care Society	
b. Deaf Children's Society of BC	
c. Burnaby Adult Learning Centre	
d. Canadian Mental Health Association	
e. Burnaby Family Life	
f. Canadian Red Cross, Fraser Region – Burnaby Branch	
g. Immigrant Services Society of BC	
h. Afghan Women's Support Society	
2. 2101 Holdom Avenue (Legacy project) Holdom Community Resource Centre	6245-2101-0000
a. Burnaby Family Life Institute	
b. Community Living Society	
c. Dixon Transition Society	
d. Burnaby Volunteer Centre Society	
3. 2055 Rosser Avenue (Vantage project) Brentwood Community Resource Centre	5585-2055-5000
a. Burnaby Community Services Society	
b. Burnaby Meals on Wheels Society	
c. YMCA of Greater Vancouver	
d. MOSAIC Immigrant Services	
e. Burnaby Seniors' Outreach Services Society	
4. 4460 Beresford Street (Metroplace project) Metrotown Community Resource Centre	2810-4460-0000
a. Burnaby Neighbourhood House	
b. BC Centre for Ability	
c. YMCA Childcare Resource & Referral Program	
d. National Congress of Black Women Foundation	

ATTACHMENT 4: PERMISSIVE EXEMPTIONS FROM PROPERTY TAXATION FOR 2017

- | | | |
|-----|--|--|
| 5. | 4535 Kingsway (Sovereign project)
Pioneer Community Resource Centre
a. Burnaby Hospice Society
b. Burnaby Family Life | 2690-4535-0000 |
| 6. | 2702 Norland Avenue
Burnaby Association for Community Inclusion | 1560-2702-0000 |
| 7. | 6650 Southoaks Crescent
Community-Centred College for the Retired | 3261-6650-0000 |
| 8. | 6140 McKercher Avenue
Burnaby Family Life Institute | 5793-6140-0000 |
| 9. | The following four (4) properties:
5945 – 14th Avenue
6069 – 14th Avenue
7450 Meadow Avenue
7528 Meadow Avenue
Burnaby & Region Allotment Gardens Association | 4480-5945-0000
4480-6069-0000
6337-7450-0000
6337-7528-0000 |
| 10. | 3755 Banff Avenue (partial exemption)
Burnaby Association for Community Inclusion | 6107-3755-0000 |

To exempt the following properties occupied by the Burnaby School District from 100% of taxation for 2017:

- | | | |
|-----|---|--|
| 11. | 6990 Aubrey Street
Lochdale Elementary School Site | 0990-6990-0000 |
| 12. | 4600 Parker Street
Alpha Secondary School Site | 0900-4600-0000 |
| 13. | The following ten (10) properties:
7858 Hilda Street
7866 Hilda Street
7872 Hilda Street
7615 Hedge Avenue
7625 Hedge Avenue
7635 Hedge Avenue
7645 Hedge Avenue
7655 Hedge Avenue
7665 Hedge Avenue
7675 Hedge Avenue
(Twelfth Avenue Elementary School playing fields) | 7185-7858-0000
7185-7866-0000
7185-7872-0000
4582-7615-0000
4582-7625-0000
4582-7635-0000
4582-7645-0000
4582-7655-0000
4582-7665-0000
4582-7675-0000 |

ATTACHMENT 4: PERMISSIVE EXEMPTIONS FROM PROPERTY TAXATION FOR 2017

To provide the tenant of the following property a partial exemption from taxation for 2017:

- | | | |
|-----|--|----------------|
| 14. | 9048 Stormont Avenue
Pacific Assistance Dogs Society (PADS) | 3242-9048-0000 |
|-----|--|----------------|

B. Recreational Facilities, Athletic Service Clubs, Charitable and Philanthropic Organizations

Section 224 of the Community Charter empowers Council to exempt by bylaw, land or improvements or both, owned or held by an athletic or service club or association when the facilities are available for use by the public or non-profit charitable or philanthropic organizations providing certain services to the community.

An exemption for the following properties has been recommended by the Parks, Recreation and Culture Commission.

To exempt the following properties leased from the City of Burnaby from taxation in 2017:

- | | | |
|----|--|----------------|
| 1. | 8059 Texaco Drive
The Lotus Sailing Club | 0294-8059-0002 |
| 2. | 7564 Barnet Road
BC Volleyball Association | 0690-7564-0000 |
| 3. | 9080 Avalon Avenue
Burnaby Horsemen's Association | 3128-9080-0000 |
| 4. | 3890 Kensington Avenue
Burnaby Tennis Club | 6545-3890-0000 |

To exempt the following properties from taxation in 2017:

- | | | |
|----|---|----------------|
| 5. | 518 S. Howard Avenue
Boys' and Girls' Clubs of Greater Vancouver | 6185-0518-0000 |
| 6. | 4990 Canada Way
The Burnaby Winter Club (partial exemption) | 1770-4990-0000 |

To exempt the following properties leased by the City of Burnaby from taxation in 2017:

- | | | |
|----|---|----------------|
| 7. | 4502 CPR Right-of-way
owned by Chevron Canada
used for Confederation Park Trail | 0210-4502-0000 |
|----|---|----------------|

ATTACHMENT 4: PERMISSIVE EXEMPTIONS FROM PROPERTY TAXATION FOR 2017

- | | | |
|-----|---|--|
| 8. | 3877 Eton Street
owned by Greater Vancouver Water District
used for Burnaby Heights Park | 0400-3877-0000 |
| 9. | 8301 Forest Grove Drive
owned by Greater Vancouver Water District
used by Forest Grove Park | 1276-8301-0000 |
| 10. | The following nine (9) properties:
7085 Burford Street
7086 Burford Street
7051 Halligan Street
7061 Halligan Street
6617 Salisbury Avenue
6637 Salisbury Avenue
6647 Salisbury Avenue
6667 Salisbury Avenue
6687 Salisbury Avenue
owned by BC Hydro
used for landscaping beautification |
3020-7085-0000
3020-7086-0000
3060-7051-0000
3060-7061-0000
6895-6617-0000
6895-6637-0000
6895-6647-0000
6895-6667-0000
6895-6687-0000 |
| 11. | 9181 University Crescent
owned by Simon Fraser University
used for Richard Bolton Park | 8182-9181-5000 |
| 12. | Highland Park Line
owned by BC Hydro
used for Cycle and Pedestrian Corridor from New Westminster to Vancouver | 9901-0163-0002 |

To exempt the following properties that are owned by non-profit, charitable and philanthropic organizations from taxation in 2017:

- | | | |
|-----|---|----------------|
| 13. | 204 – 3993 Henning Drive
St. Leonard's Youth & Family Services | 1330-3993-0024 |
| 14. | 4543 Canada Way
United Way of the Lower Mainland | 1770-4543-0000 |
| 15. | 7181 Arcola Way
St. Leonard's Youth & Family Services | 3208-7181-0003 |
| 16. | 6688 Southoaks Crescent
Nikkei National Museum & Cultural Centre (partial exemption) | 3261-6688-0000 |
| 17. | 5024 Rumble Street
Burnaby Neighbourhood House | 3420-5024-0000 |

ATTACHMENT 4: PERMISSIVE EXEMPTIONS FROM PROPERTY TAXATION FOR 2017

20. 3400 Lake City Way 7405-3400-0000
The Canadian Red Cross Society (partial exemption)

C. Hospitals, Schools and Churches for which a bylaw is required for exemption from taxation

Section 220 of the Community Charter exempts from taxation buildings used solely as hospitals, buildings set apart and in use for the public worship, buildings owned by incorporated institutions of learning giving instruction equal to that furnished in a public school, and the land on which such buildings actually stand (footprint). These are statutory exemptions made at the assessment level by BC Assessment.

In addition to this basic exemption, Council is empowered to exempt additional areas of land surrounding such buildings as may be determined as necessary to the principal use. Staff have determined the amount of such areas (in addition to the footprint) that could be considered eligible for exemption. Generally, they relate only to reasonable yards, parking areas and playgrounds.

To exempt the following properties from 100% of taxation in 2017 (unless stated):

Hospitals:

1. 7557 Sussex Avenue 5795-7557-0000
The Fairhaven United Church Homes

Churches and Schools:

2. 3883 Triumph Street (partial exemption) 0560-3883-0000
Burnaby Pacific Grace Church
3. 3871 Pandora Street 0600-3871-0000
St. Helen's Catholic Church & Elementary School
4. 3885 Albert Street (partial exemption) 0630-3885-0000
Hindu Cultural Society and Community Centre of BC
Hindu Temple Burnaby
5. 3981 Albert Street 0630-3981-0000
Burnaby North Baptist Church
6. 5050 Hastings Street 0700-5050-0000
Church of Christian Community in Canada, Vancouver Centre
7. 5209 Hastings Street 0700-5209-0000
Pentecostal Assemblies of Canada Burnaby Christian Pentecostal Church

ATTACHMENT 4: PERMISSIVE EXEMPTIONS FROM PROPERTY TAXATION FOR 2017

8.	4304 Parker Street (partial exemption) Willingdon Heights United Church	0900-4304-0000
9.	4550 Kitchener Street (partial exemption) Parish of Saint Timothy Anglican	1050-4550-5000
10.	6641 Halifax Street (partial exemption) Parkcrest Gospel Chapel	1210-6641-0000
11.	6900 Halifax Street Arbab Rustam Guiv Darbe Mehr-Zoroastrian House of BC	1210-6900-0000
12.	3905 Norland Avenue (partial exemption) Vancouver Korean Full Gospel Church	1560-3905-0000
13.	5170 Norfolk Street The Church in Burnaby	1750-5170-0000
14.	The following three (3) properties: 4040 Canada Way 6556 Sprott Street 3466 Curle Avenue Aga Khan Foundation Canada Canada Way Mosque & Burnaby Lake Mosque & Centre	1770-4040-0000 1960-6556-0000 5325-3466-0000
15.	5060 Canada Way BC Muslim Association Islamic Mosque and Education Centre	1770-5060-0000
16.	7837 Canada Way (partial exemption) Trustees of the Congregation of St. Archangel Michael Serbian Orthodox Church & Cultural Centre	1770-7837-0000
17.	7895 Canada Way New Westminster Evangelical Free Church	1770-7895-0000
18.	5146 Laurel Street (partial exemption) St. Theresa's Catholic Church	1790-5146-0000
19.	9887 Cameron Street (partial exemption) St. Stephen the Martyr Anglican Church	1800-9887-0000
20.	The following two (2) properties: 8765 Government Street 8760 Lougheed Highway New Life Community Church	1940-8765-0000 1310-8760-0000

ATTACHMENT 4: PERMISSIVE EXEMPTIONS FROM PROPERTY TAXATION FOR 2017

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| 21. | 5975 Sunset Street (partial exemption)
Capitol Hill Congregation of Jehovah's Witnesses | 1970-5975-0000 |
| 22. | 5280 Kincaid Street
President of the Lethbridge Stake of the Church of Jesus Christ of Latter-day Saints
Church of Jesus Christ of Latter-day Saints – Burnaby Ward | 2002-5280-0000 |
| 23. | 5584 Kincaid Street
First United Spiritualist Church of Vancouver | 2002-5584-0000 |
| 24. | 6010 Kincaid Street
The Danish Evangelical Lutheran Church | 2002-6010-0000 |
| 25. | 6580 Thomas Street
Burnaby Christ Church of China | 2030-6580-0000 |
| 26. | The following two (2) properties:
3821 Lister Street
4484 Smith Avenue
Korean United Church of Vancouver | 2200-3821-0000
5205-4484-0000 |
| 27. | 5526 Gilpin Street
BC Corp. of the Seventh-day Adventist Church
Deer Lake Seventh-day Adventist School | 2320-5526-0000 |
| 28. | 9387 Holmes Street (partial exemption)
St. Michael's Catholic Church & Elementary School | 2550-9387-0000 |
| 29. | 4045 Kingsway
Kingsway Foursquare Gospel Church of Canada | 2690-4045-0000 |
| 30. | 5855 Imperial Street
The Trustees of the Congregation of the Central Christian Assembly
Central Tabernacle | 3100-5855-0000 |
| 31. | 6907 Elwell Street (partial exemption)
South Burnaby Gospel Hall Society | 3140-6907-0000 |
| 32. | 5600 Dorset Street (partial exemption)
Sanatan Dharm Cultural Society | 3150-5600-0000 |

ATTACHMENT 4: PERMISSIVE EXEMPTIONS FROM PROPERTY TAXATION FOR 2017

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| 33. | The following four (4) properties: | |
| | 6597 Balmoral Street | 3170-6597-0000 |
| | 6656 Balmoral Street (partial exemption) | 3170-6656-0000 |
| | 6627 Arcola Street | 3220-6627-0000 |
| | St. Francis de Sales Catholic Church & Elementary School | |
| | 6681 Arcola Street | 3220-6681-0000 |
| | St. Francis de Sales Preschool | |
| 34. | 5535 Short Street | 3190-5535-0000 |
| | Burnaby Unit of New Westminster Jehovah's Witnesses | |
| 35. | The following two (2) properties: | |
| | 6112 Rumble Street | 3420-6112-0000 |
| | 6138 Rumble Street | 3420-6138-0000 |
| | Burnaby Chinese Evangelical Free Church | |
| 36. | 5060 Marine Drive (partial exemption) | 3700-5060-0000 |
| | Iglesia ni Cristo Church of Christ | |
| 37. | The following two (2) properties: | |
| | 5110 Marine Drive | 3700-5110-0000 |
| | 5122 Marine Drive | 3700-5122-0000 |
| | Evangelical Chinese Bible Church | |
| 38. | 5462-5464 Marine Drive | 3700-5462-0000 |
| | International Society for Krishna Consciousness for Western Canada | |
| 39. | 7457 Edmonds Street | 4310-7457-0000 |
| | Trustees of Gordon Congregation of Presbyterian Church of Canada | |
| 40. | 7717 – 19th Avenue | 4330-7717-0000 |
| | Synod of Diocese of New Westminster | |
| | St. Alban the Martyr Anglican Church | |
| 41. | 7772 Graham Avenue (partial exemption) | 4434-7772-0000 |
| | Parish of Saints Peter and Paul Anglican | |
| 42. | 8255 – 13th Avenue | 4500-8255-0000 |
| | First Christian Reformed Church of New Westminster | |
| 43. | 8260 – 13th Avenue | 4500-8260-5000 |
| | Christian School Association | |
| | John Knox Christian School | |

ATTACHMENT 4: PERMISSIVE EXEMPTIONS FROM PROPERTY TAXATION FOR 2017

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| 44. | The following two (2) properties: | |
| | 8585 Armstrong Avenue (partial exemption) | 4502-8585-0000 |
| | 8611 Armstrong Avenue | 4502-8611-0000 |
| | Christian & Missionary Alliance – Canadian Pacific District | |
| | Burnaby Alliance Church | |
| 45. | 7450 – 12th Avenue (partial exemption) | 4540-7450-5000 |
| | St. Thomas More Collegiate | |
| 46. | The following two (2) properties: | |
| | 7926 – 11th Avenue | 4560-7926-0000 |
| | 7925 – 10th Avenue | 4600-7925-0000 |
| | BC Association of Seventh-day Adventists | |
| | Westminster Seventh-day Adventist Church | |
| 47. | 8094 – 11th Avenue (partial exemption) | 4560-8094-0000 |
| | Church of the Nazarene – Canada Pacific Division | |
| | Iglesia del Nazareno Betel | |
| 48. | 7103 – 10th Avenue | 4600-7103-0000 |
| | Tenth Avenue Bible Chapel | |
| 49. | 7455 – 10th Avenue (partial exemption) | 4600-7455-0000 |
| | Our Lady of Mercy Catholic Church & Elementary School | |
| 50. | 3410 Boundary Road | 5105-3410-0000 |
| | Pentecostal Assemblies of Canada | |
| | CityLights Church | |
| 51. | 4830 Boundary Road | 5105-4830-0000 |
| | Pentecostal Assemblies of Canada | |
| | Iglesia Evangelica Pentecostal Emanuel | |
| 52. | 140 Esmond Avenue | 5175-0140-0000 |
| | Maktab Tarighat Oveyssi Shahmaghsoudi (School of Islamic Sufism) | |
| 53. | 3426 Smith Avenue | 5205-3426-0000 |
| | Chinese Taoism Kuan-Kung Association in Canada | |
| | Taoist Tian Jin Temple | |
| 54. | 271 Ingleton Avenue | 5245-0271-0000 |
| | Grace Christian Chapel | |
| 55. | 4950 Barker Crescent | 5595-4950-0000 |
| | Apostolic Church of Pentecost Vancouver | |
| | Garden Village Apostolic Church | |

ATTACHMENT 4: PERMISSIVE EXEMPTIONS FROM PROPERTY TAXATION FOR 2017

56.	4812 Willingdon Avenue Willingdon Charitable Holdings Society Willingdon Church	5655-4812-0000
57.	The following two (2) properties: 7551 Gray Avenue 7591 Gray Avenue (partial exemption) South Burnaby United Church	5755-7551-0000 5755-7591-0000
58.	5825 Nelson Avenue Nelson Avenue Community Church	5895-5825-0000
59.	6125 Nelson Avenue Governing Council of the Salvation Army, Canada West Salvation Army Metrotown Citadel	5895-6125-0000
60.	7283 Nelson Avenue (partial exemption) Grace Lutheran Church of South Burnaby	5895-7283-0000
61.	1410 Delta Avenue Christian & Missionary Alliance – Canadian Pacific District Brentwood Park Alliance Church	5945-1410-0000
62.	1450 Delta Avenue (partial exemption) Holy Cross Catholic Church & Elementary School	5945-1450-0000
63.	1640 Delta Avenue (partial exemption) Trustees of Brentwood Park Presbyterian Church	5945-1640-0000
64.	380 Hythe Avenue (partial exemption) BC Conference of the Mennonite Brethren Churches Pacific Grace Mandarin Mennonite Church	5995-0380-0000
65.	7175 Royal Oak Avenue Canadian Baptists of Western Canada Royal Oak Ministry Centre	6035-7175-0000
66.	7405 Royal Oak Avenue The Parish of All Saints South Burnaby	6035-7405-0000
67.	7271 Gilley Avenue (partial exemption) Shri Guru Ravidass Sabha Vancouver Sikh Temple	6495-7271-0000
68.	1005 Kensington Avenue (partial exemption) BC Synod of Evangelical Lutheran Church & Vancouver Chinese Lutheran Church Vancouver Chinese Lutheran Church	6545-1005-0000

ATTACHMENT 4: PERMISSIVE EXEMPTIONS FROM PROPERTY TAXATION FOR 2017

69.	1030 Sperling Avenue Synod of the Diocese of New Westminster Agape Christian Church	6695-1030-0000
70.	5135 Sperling Avenue (partial exemption) Deer Lake United Church	6695-5135-0000
71.	6344 Sperling Avenue Emmaus Lutheran Church	6695-6344-0000
72.	1600 Cliff Avenue (partial exemption) Cliff Avenue United Church	6835-1600-0000
73.	7485 Salisbury Avenue South Burnaby Church of Christ	6895-7485-0000
74.	7135 Walker Avenue (partial exemption) Convention of Baptist Churches Southside Community Church	7015-7135-0000
75.	7540 - 6th Street Westminster Bible Chapel	7305-7540-0000
76.	7716 Cumberland Avenue (partial exemption) Trustees of N.W. Branch Pentecostal Holiness Church Church on the Hill	7665-7716-0000
77.	7195 Cariboo Road Governing Council of the Salvation Army, Canada West Salvation Army Cariboo Hill Temple	8045-7195-0000
78.	7200 Cariboo Road (partial exemption) Cariboo Road Fellowship Society	8045-7200-0000

D. Churches Leasing Property for which a bylaw is required for exemption from taxation

Section 224(1) & (2)(g) of the Community Charter exempts from taxation, land or improvements or both, used or occupied by a church as tenant or licensee for the purpose of public worship or for the purpose of a church hall which Council considers necessary to the church.

To exempt the following property from a partial exemption of taxation in 2017:

79.	3891 Kingsway (partial exemption) International Full Gospel Fellowship	2690-3891-0000
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Meeting 2016 October 03

COUNCIL REPORT

FINANCIAL MANAGEMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

SUBJECT: BI-WEEKLY GARBAGE COLLECTION

RECOMMENDATION:

1. THAT Council authorize staff implement bi-weekly curbside and multi-family residential curbside garbage collection and the proposed changes, as outlined in Section 2.0 of this report.

REPORT

The Financial Management Committee, at its meeting held on 2016 September 22, received and adopted the attached report seeking Council's approval to implement bi-weekly curbside and multi-family residential garbage collection.

Arising from discussion, the Committee referred to Section 2.2 of the report – Toter Exchanges, and recommended Option B) which would provide Burnaby residents with the flexibility to upsize their garbage toter at no additional costs for a period of up to two years.

Respectfully submitted,

Councillor D. Johnston
Chair

Councillor C. Jordan
Vice Chair

Councillor P. McDonell
Member

Copied to:	City Manager Director Engineering Director Planning & Building Director Finance Director Human Resources
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Item
Meeting2016 September 22

COMMITTEE REPORT

TO: CHAIR AND MEMBERS
FINANCIAL MANAGEMENT COMMITTEE

DATE: 2016 September 13

FROM: DIRECTOR ENGINEERING

FILE: 36000 03

SUBJECT: BI-WEEKLY GARBAGE COLLECTION

PURPOSE: To seek Committee and Council's approval to implement bi-weekly curbside and multi-family residential garbage collection.

RECOMMENDATIONS:

1. **THAT** the Committee recommend Council authorize staff implement bi-weekly curbside and multi-family residential curbside garbage collection and the proposed changes as outlined in Section 2.0 of this report.

REPORT

1.0 INTRODUCTION

At the 2016 July 11 Closed Council Meeting, Council received a report from the Financial Management Committee regarding Bi-Weekly Garbage Collection. Upon further discussion, Council authorized staff to continue working towards developing and implementing bi-weekly curbside and multi-family residential curbside garbage collection.

The following report seeks the Committee and Council's approval to implement bi-weekly curbside and multi-family residential garbage collection.

2.0 BI-WEEKLY CURBSIDE AND MULTI-FAMILY RESIDENTIAL CURBSIDE GARBAGE COLLECTION

The City currently has a comprehensive multi-sector based service to single/two family households, multi-family units and commercial/institutional/civic facilities. This service, which has expanded over the years with the introduction of recycling and green waste, has resulted in diversion of approximately 50% of materials from being disposed to landfill or waste-to-energy facility.

To: Financial Management Committee
 From: Director Engineering
 Re: BI-WEEKLY GARBAGE COLLECTION
 2016 September 13..... Page 2

While this is a notable achievement, the City does have an opportunity to further divert waste by shifting from weekly to bi-weekly collection of garbage from curbside and multi-family residential curbside, while maintaining weekly collection of recycling (blue box) and green materials (yard waste and organics/food waste).

According to a recent report from Metro Vancouver to the Zero Waste Committee, communities including Vancouver, Surrey, Richmond, Coquitlam, and Port Coquitlam that have moved from weekly to bi-weekly garbage collection have seen an average of 33% reduction in the tonnage of waste disposed with reductions ranging from 26% to 43%. The City, which is one of the few communities in this region still collecting residential garbage on a weekly basis, can also achieve similar reductions by moving to bi-weekly garbage collection.

2.1 Service Enhancements

With appropriate re-allocation of resources and equipment, moving from weekly to bi-weekly collection of garbage from curbside and multi-family residential curbside would also allow for the provision of enhanced litter clean up and abandoned garbage pick up services at no additional cost.

2.1.1 Collection Days

Currently, statutory holiday(s) results in shifting or moving the service collection day within a zone forward by one day. This scheduled day would remain to be the collection day for that zone until another statutory holiday once again shifts or moves this day forward.

As a part of the proposed change to bi-weekly garbage collection, if a statutory holiday falls on the collection day in a zone, this day will shift or move one day forward for that week only and will revert back to the original collection day for the following week. This results in achieving same day of the week collection for all zones for the majority of the year.

2.1.2 Street Litter and Illegal Dumping

The proposed change would also allow for enhanced street litter and illegal dumping clean up services at no additional cost. In the 2016 Capital budget, Council had approved replacement of 4 automated refuse trucks which have come to the end of their useful service life. In consideration of the proposed change, staff had held back on placing the replacement order. Staff recommends substituting 4 automated trucks with 3 split body trucks, one container truck, 1 recycling truck and 1 2.5 ton box truck to support the enhanced services. The changes to the fleet composition will not result in net changes to the funding approved for the Solid Waste and Recycling fleet in the 2016 Capital Budget.

To: Financial Management Committee
 From: Director Engineering
 Re: BI-WEEKLY GARBAGE COLLECTION
 2016 September 13 Page 3

2.2 Toter Exchanges

Moving from weekly to bi-weekly garbage collection will result in diversion of waste and in many cases, it would allow a resident to continue using their existing garbage toter for the bi-weekly schedule. However, there may be instances where a resident, who after diverting waste, may still need to upsize his/her existing garbage toter. For these cases, staff have evaluated the following options:

Option A) Allow a period of two months (normalization period) from the date of the implementation of the bi-weekly garbage collection for a resident to determine if the garbage toter needs to be upsized.

If a resident wishes to upsize the garbage toter after that time period, the resident would be allowed to do so and the toter exchange fee of \$50 would be waived on a one time basis. The resident, however, would have to pay the applicable annual garbage disposal fee for the garbage toter. For the Committee's information, the current annual garbage disposal fee is noted to be as follows:

Toter Size (Garbage)	120 L	180L	240L	360L
Annual Disposal Fee	\$25	\$75	\$205	\$385

Option B) Allow a period of two months (normalization period) from the date of the implementation of the bi-weekly garbage collection for a resident to determine if the garbage toter needs to be upsized.

If a resident wishes to upsize the garbage toter (by one size i.e. from 120L to 180L or from 180L to 240L only) after that time period, the resident would be allowed to do so. In this case, the toter exchange fee of \$50 would be waived on a one time basis and the annual garbage disposal fee applicable to the existing garbage disposal toter would be maintained for a period of two years (2019 January 01). After this transition period, if the resident determines that he/she would like to keep the upsized garbage toter, the resident would then have to pay applicable garbage disposal fee for that upsized garbage toter. However, if during the transition period, the resident wishes to downsize the garbage toter, the toter exchange fee would be waived and the resident would be responsible for paying the applicable annual garbage disposal fee for the selected downsized garbage toter.

This option would not be applicable to those properties with secondary suites.

In reviewing the two options, staff is of the view that Option B provides Burnaby residents with the flexibility to upsize their garbage toter at no additional costs for a period of up to two years.

To: Financial Management Committee
 From: Director Engineering
 Re: BI-WEEKLY GARBAGE COLLECTION
 2016 September 13 Page 4

This would provide the residents a temporary financial relief should they find that it is necessary for them to upsize their garbage totter for the bi-weekly collection schedule. Therefore, staff recommends Option B be adopted and implemented as part of the bi-weekly collection program.

2.3 Education and Outreach

From an education and outreach perspective, staff proposes information pamphlets be prepared for distribution and notifications be placed in the local newspaper and that session(s) be held with residents to inform them of the service change.

Summary

In summary, the City is one of the very few remaining communities in this region still providing residential garbage collection on a weekly basis. Moving from weekly to bi-weekly collection of garbage from curbside and multi-family residential curbside, while maintaining weekly collection of recycling (blue box) and green materials (yard waste and organics/food waste), will not only result in greater diversion from the waste stream, it will also provide opportunities for provision of enhanced services. Based on the organizational changes needed to facilitate this change, staff has determined that it is feasible to commence the bi-weekly garbage collection in April 2017.

3.0 RECOMMENDATION

Staff recommends that the Financial Management Committee recommend Council authorize staff to implement bi-weekly curbside and multi-family residential curbside garbage collection as outlined in Section 2.0 of this report. Staff will subsequently prepare the necessary service change information and the Solid Waste and Recycling Bylaw amendments.



Leon A. Gous, P.Eng., MBA
 Director Engineering

DD:cp

Copied to: City Manager
 Director Planning and Building
 Director Finance
 Director Human Resources



Meeting 2016 October 03

COUNCIL REPORT

FINANCIAL MANAGEMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

SUBJECT: BUSINESS LICENCE BYLAW FEE SCHEDULE UPDATE

RECOMMENDATION:

1. THAT Council approve the revision of the 2017 Business Licence fees, as set out in this report.

REPORT

The Financial Management Committee, at its Closed meeting held on 2016 September 22, received and endorsed the attached report, and recommended consideration by Council of the proposed revisions to fees for Burnaby Business Licences.

Respectfully submitted,

Councillor D. Johnston
Chair

Councillor C. Jordan
Vice Chair

Councillor P. McDonell
Member

Copied to: City Manager Director Finance City Solicitor
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Meeting 2016 September 22

COMMITTEE REPORT

TO: CHAIR AND MEMBERS
FINANCIAL MANAGEMENT COMMITTEE

DATE: 2016 September 13

FROM: DIRECTOR FINANCE

FILE: 46000-01

SUBJECT: BUSINESS LICENCE BYLAW FEE SCHEDULE UPDATE

PURPOSE: To set out the proposed revised fee schedule for Burnaby Business Licences.

RECOMMENDATION:

1. **THAT** the Financial Management Committee recommends Council approve the revision of the 2017 Business Licence fees as set out in this report.

REPORT**1.0 BACKGROUND**

Schedule A of the Burnaby Business Licence Bylaw identifies businesses operating in Burnaby based on the nature of their business operation and sorts them into 139 business licencing categories with 46 sub-categories. Each category and sub-category is assigned a fee for purposes of licensing. To capture the non-recurring inspection and administrative costs that take place in the first year of a licenced business operation the bylaw establishes a first year fee and a renewal fee for each category and sub-category. These licensing fees were last updated in 1998. Between 1998 and 2015 the Consumer Price Index has increase by 40% over this time. City business licence rates are not recovering City costs, and an increase is recommended for the consideration of Council.

2.0 PROPOSED CHANGES

All rates for all categories have been reviewed. The renewal fee is based on approximately 70% of the first year fee. In some cases this is achieved immediately in 2017, but for other licence categories, this will be attained over planned increases over the next four years. All fees have been rounded up to the nearest \$10. Existing low value fees for some licences have been raised to \$100 for both the first year and renewal amounts.

2.1 Proposed Changes

For first year licences, a pro-ration percentage of 75% of the first year licence fee where applicable has been included for all new licence applications made on or after July 01 of each year. A non-refundable first year application fee of \$50 has been introduced. This fee contributes towards the basic application receipt and initial intake process.

To: Financial Management Committee
 From: Director Finance
 Re: BUSINESS LICENCE BYLAW FEE SCHEDULE UPDATE
 2016 September 22.....Page 2

The following specific Licence Category change amendments are proposed:

- Not for Profit organisations currently exist within the fee schedule but at a zero fee. A new fee (\$75 for the first year and \$35 renewal) is proposed.
- Apartment and Hotel licence fees have been revised from a per room structure to \$36 per dwelling unit.
- All business that are subject to the Burnaby Adult Service Regulation Bylaw, 2001 will have a Renewal Fee equal to that of the first year fee in order to recapture the ongoing administrative and inspection cost these types of businesses require. In addition proration will not be available for business that fall within this category.
- Two new Business Licence categories for Special Event and Film Location Licences have been added to the fee schedule. Both licences categories are non-renewable.
- Coin Operated Machine Licence Categories have been consolidated into one category along with Newspaper Vending Machines.
- The following will be removed from the schedule and included if still required in another category that is more relevant.
 - Booming Ground and Log Sorting
 - Carnival, Concert and Circus
 - Discotheque (Teen)
 - Taxicab (Driving Instruction)
 - Christmas Tree Permit

3.0 IMPLEMENTATION

The Community Charter requires that proposed changes to a business regulation be published as a notification of intention prior to final adoption. Upon completion of first reading of the Burnaby Licence Fee Schedule bylaw amendment, notification will be published in two consecutive editions of the local newspaper to invite written comments for submission to Council prior to second reading.

4.0 RECOMMENDATION

That the Financial Management Committee recommends that Council approve revision of the Licence Fee Schedule as set out in this report.



Denise Jorgenson
 DIRECTOR FINANCE

DJ:RR:DL/ew

Attachment: 1 – Proposed Licence Fee Schedule

Proposed Licence Fee Schedule (Rates effective 2017 January 01)

Occupation	First Year (\$)	First Year Proration (\$)	Renewal (\$)
Adult Services			
Adult Telephone Services	4,200	N/A	4,200
Body Rub Salons	4,200	N/A	4,200
Escort Services	4,200	N/A	4,200
Pornographic Film Studios	4,200	N/A	4,200
Advertising Agent (Office)	600	450	180
Agent (Mobile)	340	N/A	120
Animal Services	600	450	180
Apartment (per room – \$3,000 max)			
Per Suite	36	N/A	36
Arcade	4,200	3,150	3,300
Auction House	600	450	180
Auto Body Repair & Painting	990	750	540
Auto Repair Shop	600	450	180
Auto Towing / Storage	600	450	180
Auto Tow Service	340	N/A	120
Bank	600	450	180
Beer & Wine Making	1,050	790	550
Beverage Container Return Centre	600	450	180
Bowling Alley	880	660	370
Cabaret – Class C Liquor Outlet	4,200	3,150	4,200
Car Dealer – New & Used (Motor Dealer #)	600	450	180
Car / Truck Rental	600	450	180
Car Wash / Detailing	600	450	180
Cart or Kiosk	100	N/A	100
Cemetery	600	450	180
Club	3,700	2,780	3,300
Computer Services – General	600	450	180
Construction or Equipment Dealer	600	450	180
Contractor's Shop and Yard	600	450	180
Contractor – Building	340	N/A	120
Contractor – Electrical (Cert.)	340	N/A	120
Contractor – Excavating	340	N/A	120
Contractor – Heating (Cert.)	340	N/A	120
Contractor – Misc.	340	N/A	120
Contractor – Moving	340	N/A	120
Contractor – Plumbing (Cert.)	340	N/A	120

Occupation	First Year (\$)	First Year Proration (\$)	Renewal (\$)
Contractor – Road Building	340	N/A	120
Contractor – Sanitary	340	N/A	120
Contractor – Wrecking	340	N/A	120
Contractor – Landscaping (Pest. Cert.)	340	N/A	120
Curling Rink / Ice Rink	880	660	370
Credit Union	600	450	180
Customs Broker	600	450	180
Cyber Centres (6 or more Computers)	600	450	180
Exercise Studio / Gym	720	540	280
Financial Services – General	600	450	180
Fuel Dealer	770	580	320
Funeral Services	600	450	180
Gas Service Station	770	580	320
Home-Based Business – Contractor (Cert.)	380	290	130
Home-Based Business – Craft	380	290	80
Home-Based Business – General	380	290	130
Home Rental Business Licence	380	290	130
Hotel / Motel / Auto Court (\$3,000 Max)	36	N/A	36
House Trailer / RV Sales	600	450	180
IMBL (Inter-Municipal Business Licence)	250	N/A	250
Incinerator	4,200	3,150	4,200
Junk Dealer	1,050	790	370
Kennel	600	450	180
Laundry and/or Dry Cleaning Office	600	450	180
Laundry Plant / Laundromat	710	540	270
Liquor Establishment			
Class A Hotel	4,200	3,150	3,700
Class D Neighbourhood Pub	4,200	3,150	3,700
Beer and Wine Store	780	590	360
Lumber Broker – Office	600	450	180
Lumber Yard	600	450	180
Manufacturer – General			
1 - 50 Persons	840	630	390
51 - 150 Persons	880	660	430
151+ Persons	1,040	780	590
Manufacturer – Processing Food			
1 - 50 Persons	1,050	790	550
51 - 150 Persons	1,360	1,020	850
151+ Persons	1,730	1,300	1,200

Occupation	First Year (\$)	First Year Proration (\$)	Renewal (\$)
Manufacturer – Processing (Chemicals or Flammables)			
1 - 50 Persons	1,200	900	720
51 - 150 Persons	1,640	1,230	1,100
151+ Persons	1,660	1,250	1,250
Miscellaneous Resident	600	450	180
Office – Architect	600	450	180
Office – Barrister and Solicitor	600	450	180
Office – Engineer	600	450	180
Office – Manufacturer's Agent	600	450	180
Office – Accountant	600	450	180
Office – Cartage / Express	600	450	180
Office – General	600	450	180
Mobile Business	340	N/A	120
Not For Profit	75	N/A	35
Nursery	600	450	180
Oil Refinery	4,200	3,150	4,200
Oil Storage Plant and Distribution	4,200	3,150	4,200
Parking Lot	600	450	180
Pawnbroker	600	450	180
Peddler – General (Mobile)	340	N/A	120
Peddler – Food	460	N/A	200
Personal Care Facility (Adult Nursing Home & Supportive Housing Facility)	880	660	390
Personal Care Facility (Day Care – Children)	410	310	180
Personal Service Establishment (incl Alternative Therapeutic Touch Treatments, ie. Shiatsu)	660	500	220
Photographer – Studio and Office	830	630	380
Photographer – Mobile	340	N/A	120
Pool Hall	4,200	3,150	3,300
Printer	600	450	180
Private Patrol and Guard Service (Mobile) (Cert.)	340	N/A	120
Private Patrol Agency Office (Cert.)	600	450	180
Private Hospital	2,300	1,730	1,800
Private School	880	660	430
Health Services – Dentist / Dental Services	600	450	180
Health Services – General	600	450	180
Health Services – Optometrist / Optician	600	450	180
Health Services – Physician and Surgeon	600	450	180

Occupation	First Year (\$)	First Year Proration (\$)	Renewal (\$)
Health Services – Therapist (Reg'd)	600	450	180
Health Services – Acupuncture (Cert.)	600	450	180
Health Services – Chiropractor (Cert.)	600	450	180
Health Services – Laboratory	600	450	180
Public Hall	710	540	360
TV, Radio and/or Production Studio			
1 - 50 Persons	710	540	270
51 - 150 Persons	920	690	440
151+ Persons	1,360	1,020	720
Retail Sale, Rental and Repair	600	450	180
Real Estate or Insurance Office (Cert.)	600	450	180
Research / Development / Lab	600	450	180
Restaurant			
Take Out	830	630	300
1 - 10 Seats	1,110	840	520
11 - 50 Seats	1,110	840	520
51 - 150 Seats	1,110	840	520
151+ Seats	1,170	880	570
Retail Trader – General			
1 - 10 Persons	600	450	180
11 - 50 Persons	850	640	310
51+ Persons	1,380	1,040	1,270
Retail Trader – Food			
1 - 10 Persons	830	630	380
11 - 50 Persons	1,100	830	640
51+ Persons	1,530	1,150	1,270
Second Hand Dealer	600	450	180
Shoe Repairer	600	450	180
Tailor / Seamstress	600	450	180
Taxicab (Class A)	510	390	280
Taxicab (Misc)	600	450	180
Taxicab (Vehicle Transfer Inspection Fee)	0	0	110
Taxicab (Class E – Charter Cab / Limo)	600	450	180
Taxicab (Class H – Wheelchair Access)	510	390	280
Taxicab and Driving Instruction Office	600	450	180
Telephone Communication Facility			
1 - 50 Persons	710	540	270
51 - 150 Persons	920	690	440
151+ Persons	1,360	1,020	720
Theatre – Indoor	920	690	440

Occupation	First Year (\$)	First Year Proration (\$)	Renewal (\$)
Trailer Camp / Court	770	580	370
Travel Agent	600	450	180
Truck Freight Company	600	450	180
Upholsterer	600	450	180
Coin and/or Note Operated Machines	35	N/A	35
Amusement or Recreation Vending Machine	100	N/A	100
Any Vending Machine Using a Credit Card	100	N/A	100
Veterinarian	600	450	180
Warehouse – General			
1 - 50 Persons	710	540	270
51 - 150 Persons	710	540	310
151+ Persons	770	580	370
Warehouse – Chemicals, Flammables and Food			
1 - 50 Persons	980	740	530
51 - 150 Persons	1,150	870	640
151+ Persons	1,410	1,060	910
Wholesaler – General			
1 - 50 Persons	710	540	270
51 - 150 Persons	770	580	320
151+ Persons	820	620	370
Wholesaler – Chemicals, Flammables and Food			
1 - 50 Persons	850	640	440
51 - 150 Persons	1,150	870	640
151+ Persons	1,640	1,230	960

Occupation	First Year (\$)	First Year Proration (\$)	Renewal (\$)
New Categories			
Special Event	150	N/A	N/A
Film Location	75	N/A	N/A
Licence Application Fee (Non Refundable)	50	N/A	N/A



MANAGER'S REPORT October 03, 2016

Unless otherwise noted, the departmental recommendations contained in this Manager's Report are approved and recommended by the City Manager to the Mayor and Council

HIS WORSHIP THE MAYOR AND MEMBERS OF COUNCIL;

The following report is submitted for your consideration:

Item

01 BOARDING, LODGING, AND ROOMING HOUSES

PURPOSE: To propose text amendments to the Burnaby Zoning Bylaw regarding regulation of boarding, lodging and rooming houses.

02 UNAUTHORIZED STRUCTURES ON PARKLAND ADJACENT TO 3785 EDINBURGH STREET AND THE PROPOSAL FOR A COMMUNITY GARDEN

PURPOSE: To respond to the delegation by Mr. Frederic Couton regarding the proposed establishment of a community garden at 3785 Edinburgh Street.

03 REMEMBRANCE DAY PARADE – NORTH BURNABY – 2016 NOVEMBER 11

PURPOSE: To seek Council approval for a Remembrance Day Parade on Friday, 2016 November 11.

04 HOUSING DEMOLITION AT 7176 SEVENTEENTH AVENUE PARCEL B (RP 1975) OF LOT 77 EXCEPT: S.E. 10' D.L. 95, GROUP 1, PLAN 1152

PURPOSE: To obtain Council approval to remove and/or demolish the City owned building at 7176 Seventeenth Avenue.

Item**05 LICENCE AGREEMENT – CLIFF AVENUE UNITED FOOTBALL CLUB**

PURPOSE: To request Council's approval for staff to enter into a new licence agreement with the Cliff Avenue United Football Club to operate the clubhouse portion of the facility at the Kensington Fieldhouse.

**06 CONTRACT AWARD E47/2016
2017 WATERMAIN REPLACEMENT & ROAD REHABILITATION
PROGRAM – PACKAGE A**

PURPOSE: To obtain Council approval to award a contract for the 2017 Watermain Replacement & Road Rehabilitation Program – Package A.

**07 CONTRACT AWARD
LED STREETLIGHT CONVERSION – PHASE II**

PURPOSE: To obtain Council approval to award a contract for the LED Streetlight Conversion – Phase II.

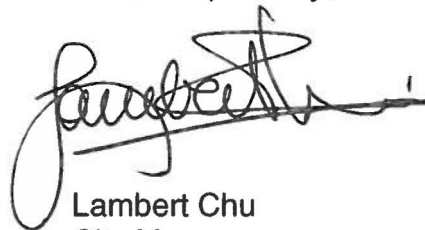
**08 CONTRACT AWARD
ASPHALTIC CONCRETE PAVEMENT REPAIRS**

PURPOSE: To obtain Council approval to award a contract for the asphaltic concrete pavement repairs.

09 REZONING APPLICATIONS

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

Yours respectfully,



Lambert Chu
City Manager



Meeting 2016 October 03

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2016 September 28

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 42000 20
Reference: Boarding, Lodging and Rooming Houses

SUBJECT: BOARDING, LODGING, AND ROOMING HOUSES

PURPOSE: To propose text amendments to the Burnaby Zoning Bylaw regarding regulation of boarding, lodging, and rooming houses.

RECOMMENDATION:

1. **THAT** Council authorize the preparation of a bylaw amending the Burnaby Zoning Bylaw, as outlined in Section 3.0 of this report, and that the bylaw be advanced to First Reading on 2016 October 03 and to a Public Hearing on 2016 October 25 at 7:00 pm.

REPORT**1.0 INTRODUCTION**

The Burnaby Zoning Bylaw permits “boarding, lodging, and rooming houses” (“boarding houses”) as a principal permitted use in the R5 and R6 Residential Districts, subject to conditions, and in the RM1, RM2, and RM3 Multiple Family Residential Districts. Given the absence of detailed requirements for boarding houses in the Zoning Bylaw, and their potential impacts on surrounding development and services, this report recommends that these facilities be subject to review and Council approval through the Comprehensive Development (CD) rezoning process.

2.0 ZONING BYLAW DEFINITION AND REGULATIONS

Section 3 of the Zoning Bylaw defines a “boarding, lodging, and rooming house” (boarding house) as

a dwelling in which more than 2 sleeping units are rented, with or without meals being provided, to more than 2 and not exceeding 15 persons, other than members of the family of the lessee, tenant or owner, and excludes the preparation of meals within the rented units.

To: City Manager
 From: Director Planning and Building
 Re: Boarding, Rooming, and Lodging Houses
 2016 October 03..... Page 2

It defines a “sleeping unit” as

one or more habitable rooms used or intended to be used for sleeping, or sleeping and living purposes, but not including a sink or cooking facilities. A bathroom containing a water closet, wash basin and a bath or shower may be shared.

It defines a “family” as

(a) persons related by blood, marriage, adoption or foster care, or

(b) a group of not more than three unrelated non-transient persons living together as a single non-profit group in a dwelling unit and using common cooking facilities

and excludes boarders, lodgers and servants but includes a person living alone.

Although not separately defined, use of the term “dwelling” in the Zoning Bylaw indicates a separate building that contains a specified number of “dwelling units.” For instance, a “two family dwelling” is defined as “a building containing two dwelling units,” and a “multiple family dwelling” is defined as “any building consisting of three or more dwelling units.”

A “dwelling unit” is defined as

one or more habitable rooms constituting one self-contained unit with a separate entrance, and used or intended to be used for living and sleeping purposes for not more than one family and containing only one kitchen equipped with a sink, one set of cooking facilities, and one or more bathrooms with a water closet, wash basin and bath or shower, and not more than one electrical service.

Under these definitions, a boarding house consists of a separate building that contains at least 3 sleeping units (rooms or sets of rooms) that are each rented individually. These rooms have no kitchens or separate bathroom facilities. A resident family may provide meals to the boarders.

The Zoning Bylaw permits boarding houses as an outright use in the following districts:

- R5 Residential District, subject to the following conditions
 - five or fewer residents
 - located in a single family dwelling
 - minimum lot size of 668.88 m² (7,200 ft²)
- R6 Residential District, subject to the following conditions
 - five or fewer residents
 - located in a single family dwelling
 - minimum lot size of 670 m² (7,212.06 ft²)

To: City Manager
 From: Director Planning and Building
 Re: Boarding, Rooming, and Lodging Houses
 2016 October 03..... Page 3

- RM1 Multiple Family Residential District
- RM2 Multiple Family Residential District
- RM3 Multiple Family Residential District

3.0 PROPOSED ZONING BYLAW AMENDMENTS

With the exception of those provided in the R5 and R6 Districts, few conditions apply to a boarding house use. The size of sleeping units, the required facilities, meal provisions, and other features and amenities, remain unspecified. In addition, compatibility with surrounding development is not comprehensively addressed.

In contrast, the more recently adopted regulations for supportive housing facilities, which provide similar living arrangements as boarding houses, are subject to provisions regulating all of the above. Also, supportive housing facilities are permitted only as part of a comprehensive development plan subject to the CD (Comprehensive Development) District. This requirement provides an opportunity for review through the rezoning process, which can help to ensure that residents are provided adequate accommodations and community plan objectives are met.

It is noted that supportive housing facilities specifically serve seniors that have specialized needs, and therefore lend themselves to more uniform design criteria. Boarding houses may accommodate a variety of tenants and vary in size and amenities. For this reason, it is recommended that, in lieu of standard requirements, boarding houses be subject to rezoning through the CD (Comprehensive Development) District, and that design issues be addressed during review of the associated comprehensive development plan. This requirement will also help to ensure that any proposed boarding house is considered in relation to the scale and intensity of development in the surrounding community.

Therefore, in order to ensure that all boarding house proposals require approval through the rezoning process, it is recommended that the R5, R6, RM1, RM2, and RM3 District schedules be amended to only permit boarding, lodging, and rooming houses if that use is included as part of a comprehensive development plan subject to the CD Comprehensive Development District.

Recommended Zoning Bylaw Amendments

1. **THAT** Section 105.1(4) (R5 District) be amended similar to the following (proposed additions are underlined):

Boarding, lodging, and rooming houses, for not more than 5 persons when situated in a single family dwelling on a lot with an area of not less than 668.88m² (7,200 sq.ft.) subject to the condition that such use is included as part of a

To: City Manager
 From: Director Planning and Building
 Re: Boarding, Rooming, and Lodging Houses
 2016 October 03..... Page 4

comprehensive development plan to which the provisions of the Comprehensive Development District apply.

2. **THAT** Section 106.1(5) (R6 District) be amended similar to the following (proposed additions are underlined):

Boarding, lodging, and rooming houses, for not more than 5 persons when situated in a single family dwelling on a lot with an area of not less than 670 m² (7,212.06 sq.ft.) subject to the condition that such use is included as part of a comprehensive development plan to which the provisions of the Comprehensive Development District apply.

3. **THAT** Sections 201.1(5) (RM1 District), 202.1(5) (RM2 District), and 203.1(5) (RM3 District) be amended similar to the following (proposed additions are underlined):

Boarding, lodging, and rooming houses, subject to the condition that such use is included as part of a comprehensive development plan to which the provisions of the Comprehensive Development District apply.

4.0 CONCLUSION

This report presents Zoning Bylaw text amendments in order to ensure that boarding, lodging, and rooming houses require review and Council approval through the CD rezoning process. It is recommended that Council approve the proposed Zoning Bylaw amendments, as outlined in Section 3.0 of this report, for advancement to First Reading on 2016 October 03 and Public Hearing on 2016 October 25 at 7:00 pm.


 Lou Pelletier, Director
 PLANNING AND BUILDING

LF

cc: Deputy City Manager
 City Solicitor
 City Clerk

P:\Lily Ford\Bylaw Amendments\Text Amendment - Boarding Houses.docx



Item.....
Meeting 2016 Oct 3

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2016 Sep 27

FROM: DIRECTOR PARKS, RECREATION & CULTURAL SERVICES **FILE:** 02430-07

SUBJECT: UNAUTHORIZED STRUCTURES ON PARKLAND ADJACENT TO 3785 EDINBURGH STREET AND THE PROPOSAL FOR A COMMUNITY GARDEN

PURPOSE: To respond to the delegation by Mr. Frederic Couton regarding the proposed establishment of a community garden at 3785 Edinburgh Street.

RECOMMENDATIONS:

1. **THAT** the unauthorized structures erected by Mr. Frederic Couton on park property across the laneway from 3785 Edinburgh be removed.
2. **THAT** staff provide Mr. Couton with information on existing community gardens in Burnaby and on the considerations for their establishment within the City.
3. **THAT** a copy of this report be sent to Mr. Couton.

REPORT

Mr. Frederic Couton of 3785 Edinburgh Street appeared as a delegation at the Council Meeting on 2016 September 19. During July and August of this year Mr. Couton had cleared a section of park property across the laneway from the southern extent of his property without permission from the City. He had then erected a small retaining wall, and a raised planting bed with the intent of growing a garden on the park property. Staff received a complaint from a community member shortly after this activity commenced, and after examination and investigation, staff placed a notice on the raised planting bed directing that it be removed. Mr. Couton contacted staff shortly after the notice was placed, and indicated a desire to keep the raised planting bed on park property in its present location as a community garden. The purpose of his appearance before Council was to advocate that the raised planting bed be allowed to remain on public parkland for this purpose. This report responds to Mr. Couton's request.

To: City Manager
 From: Director Parks, Recreation & Cultural Services
 Re: Unauthorized Structures on Parkland Adjacent
 to 3785 Edinburgh Street
 2016 Oct 3 Page 2

1.0 Unauthorized Structures on Park Property

Section 5 of Burnaby's Park Regulation Bylaw provides that:

"No person shall cut, break, injure, damage, deface, destroy, foul or pollute any personal property or any tree, shrub, plant, turf or flower in or on any park."

Further, Section 23 provides that:

"No person shall, without first obtaining the written permission of the Administrator erect any tent, building, shelter or any other structure or works in or on any park."

Burnaby's Street & Traffic bylaw contains similar protections for a wider range of public lands such as boulevards, road allowances and utility rights of way.

The purpose of these regulations is to protect public and parkland, held by the City for the collective benefit and enjoyment of all citizens, from damage and degradation. The purpose is also to conserve undeveloped green space or environmentally sensitive areas in their natural state. The boundaries between parkland and developed residential, commercial or industrial areas are particularly vulnerable to encroachment.

Encroachment can take several forms, from unauthorized pruning or clearing vegetation across a laneway which may inadvertently cause damage to the park, to the parking of vehicles or the storage and deposition of personal property or garbage in a park, to the construction of unauthorized structures which are used by individuals or groups for a variety of activities. For example, between Boundary Road and Gilmore Street there have been 9 incidents of encroachment into Montrose Park along the north portion of the laneway behind Edinburgh Street since 2012 including the erection of unauthorized structures (planting beds, bollards) the construction of retaining walls, fire pits, picnic tables, benches, parking pads and drive ways for boats and trailers, the storage of construction materials and other personal property, and the general removal of trees and vegetation from the park edge. The City acts on these incidents on a complaint basis, and compliance is usually achieved with the cooperation of community members once notice is given and staff have had a chance to discuss the issues with the offenders.

Erecting structures without permission, or other unauthorized personal uses of parkland represents an attempt to exclusively use common property for personal gain or benefit. The intent of Burnaby's bylaws which aim to protect common property is also to guard against the pressure on it from adjacent property owners who would use public property as an extension of their own, often at the expense of or to the exclusion of the public.

To: City Manager
 From: Director Parks, Recreation & Cultural Services
 Re: Unauthorized Structures on Parkland Adjacent
 to 3785 Edinburgh Street
 2016 Oct 3 Page 3

2.0 Community Gardens

After a citizen complaint had been received and a notice had been issued to Mr. Couton to remove the planting beds, he proposed that the beds remain and function as a community garden. There are community gardens in Burnaby, notably the facility operated on City property at 7528 Meadow Avenue in south Burnaby by the Burnaby and Region Allotment Gardens Association (BARAGA) and at 3885 & 3897 Pender Street in north Burnaby. These gardens are operated by community associations. There are also community gardens operating at educational facilities such as SFU, BCIT and Burnaby Schools as well as gardens on private property operated by non-profit societies and individuals.

Members of the public and community groups interested in establishing a community garden or other urban agriculture initiatives can meet with City staff to discuss how the City might support their efforts and submit an expression of interest outlining their proposal. Expressions of interest for community gardens are considered on a case-by-case basis, and Burnaby citizens can pursue this interest as outlined in the New Community Gardens Information Sheet which is located on the City's website ([Attachment #1](#)). The Information Sheet outlines a number of criteria related to zoning, site size, quality and access which the site where Mr. Couton has chosen to build the planting beds does not meet.

Subsequent to installation of the raised bed, Mr. Couton contacted the Planning Department for information regarding submission of a formal request to establish a community garden. To date, a formal expression of interest has not been submitted for review by Parks, Recreation and Cultural Services Department.

3.0 Conclusion

While Mr. Couton has requested that the planting beds he erected be allowed to remain as a community garden, his progressive encroachment over a short period of time onto parkland led to a complaint and staff are obligated under the provisions of the bylaws to have the structures removed to protect the park. Staff therefore recommend that these structures be removed as soon as practically possible. Mr. Couton's interest in community gardens is recognized, and staff have provided him with relevant information as to the City's expectations for submission of a formal expression of interest in establishing a community garden. To date, a formal submission has not been received for review by Parks, Recreation and Cultural Department staff.

To: City Manager
From: Director Parks, Recreation & Cultural Services
Re: Unauthorized Structures on Parkland Adjacent
to 3785 Edinburgh Street
2016 Oct 3 Page 4

A handwritten signature in blue ink that reads "D. Ellenwood". The signature is fluid and cursive, with the first name "D." and the last name "Ellenwood" clearly visible.

Dave Ellenwood
DIRECTOR PARKS, RECREATION & CULTURAL SERVICES

DE:tc

Attachment

P:\Council\161003\Unauthorized Structures on Parkland Adjacent to 3785 Edinburgh Street (2016.10.03)

cc: Director Engineering
Director Planning and Building



City of Burnaby

New Community Garden Information Sheet

Expressions of interest for new community gardens are considered on a case-by-case basis, and are reviewed for a variety of factors including the following:

- Appropriate zoning (see below);
- Other possible and potentially conflicting or competing land uses or adjacent land uses;
- Access for service vehicles;
- Access to potable water;
- Site size and topography;
- Sun exposure;
- Soil quality, and evidence of site contamination from previous land uses;
- Potential to be secured at night (e.g. opportunities for natural surveillance);
- Demonstrated neighbourhood interest, support, and need;
- Applicant group's collective experience with gardening and volunteer management; and
- Partnerships or connections to existing Burnaby community gardens, non-profit groups and/or other Burnaby-based food security programs or projects.

Other factors will also be considered based on the specific application and/or proposed site(s). It is recommended that 10-15 initial members come together to express interest in establishing a new community garden. All initial members must be residents of Burnaby.

Appropriate Zoning:

- Community Gardens are permitted as a primary land use in A1, A2 or A3 Agricultural Zoning Districts, in the P3 Park and Public Use Zoning District, and in the M1, M2, M3 and M5 Industrial Districts. However, other possible and potentially conflicting or competing land uses or adjacent land uses may affect the suitability of sites within these Zoning Districts for community gardens.
- Urban Agriculture initiatives as an accessory (additional) or secondary land use can also potentially be included in other Zones, subject to a rezoning.
- The [Burnaby Zoning Bylaw](#) can be viewed [here](#).

Determining Zoning:

- To determinate zoning and ownership of the land(s) you wish to suggest for a new community garden, please visit [Burnaby Map \(www.burnaby.ca/City-Services/Maps/Burnaby-Map.html\)](http://www.burnaby.ca/City-Services/Maps/Burnaby-Map.html). Burnaby Map is the City's web-based mapping website.



- Zoom in on or enter the address of the proposed garden location into the top right-hand 'quick search' box.
- Select the 'identify' icon (see top of screen, fourth icon from left – blue circle with an 'i' in the middle).
- The icon will now appear in the middle of your screen. Click on the blue dot that appears in the middle of the icon. Then click the blue dot onto the proposed garden location. A box will appear that includes zoning designations and other information.

For more information, contact the Planning Department at 604-570-3623. Or, for other ideas about how you can get involved in growing some of your own food, visit the [Food Security](#) webpage.



Item
Meeting2016 Oct 03

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2016 September 15

FROM: DIRECTOR ENGINEERING **FILE:** 38000 40

SUBJECT: REMEMBRANCE DAY PARADE – NORTH BURNABY –
2016 NOVEMBER 11

PURPOSE: To seek Council approval for a Remembrance Day Parade on Friday, 2016
November 11.

RECOMMENDATIONS:

1. **THAT** Council approve the parade as discussed in this report.
2. **THAT** a copy of this report be sent to Sam Castagner for Dave Taylor, President,
Royal Canadian Legion #148, 4356 Hastings St E, Burnaby BC V5C 2J9.

REPORT

A request to use City streets for a Remembrance Day Parade on Friday, 2016 November 11 has been received from Branch #148 of the Royal Canadian Legion. Council approval is required by the Street & Traffic Bylaw.

As in past years, the proposed Remembrance Day Parade will start from the underground parking lot of the Safeway store located at 4440 Hastings near Willingdon. The parade will leave the parking lot at 10:30 am and head east on Hastings, then head north on Alpha into Confederation Park towards the Cenotaph. The streets surrounding the parade route will be barricaded just prior to the start of the parade to control traffic as shown on the attached map. Barricades are lifted approximately 30 minutes later after the parade is safely off the street and in the park. The ceremony at the Cenotaph begins at 11:00 am. Upon completion, the parade will disperse just outside of Confederation Park at approximately 11:45am.

To: City Manager
 From: Director Engineering
 Re: REMEMBRANCE DAY PARADE – NORTH
 BURNABY - 2016 NOVEMBER 11

2016 September 15 Page 2

The organizers are aware that approval is subject to the following conditions:

1. That the parade be conducted under the supervision of one person as marshal or organizer.
2. That all participants be instructed to respect the rights and property of the individuals encountered en route.
3. That the RCMP has agreed to monitor all barricades for the duration of the parade.
4. That all emergency and transit services are advised of the event.
5. That the parade be covered with liability insurance in the minimum amount of \$2 million with the City of Burnaby named as co-insured, and that the insurance policy include a 30 day cancellation notice and a cross liability clause.
6. That a signed copy of the "City of Burnaby Permit For Short Term Use and Occupancy Of City Lands" be received no later than one week prior to the event.



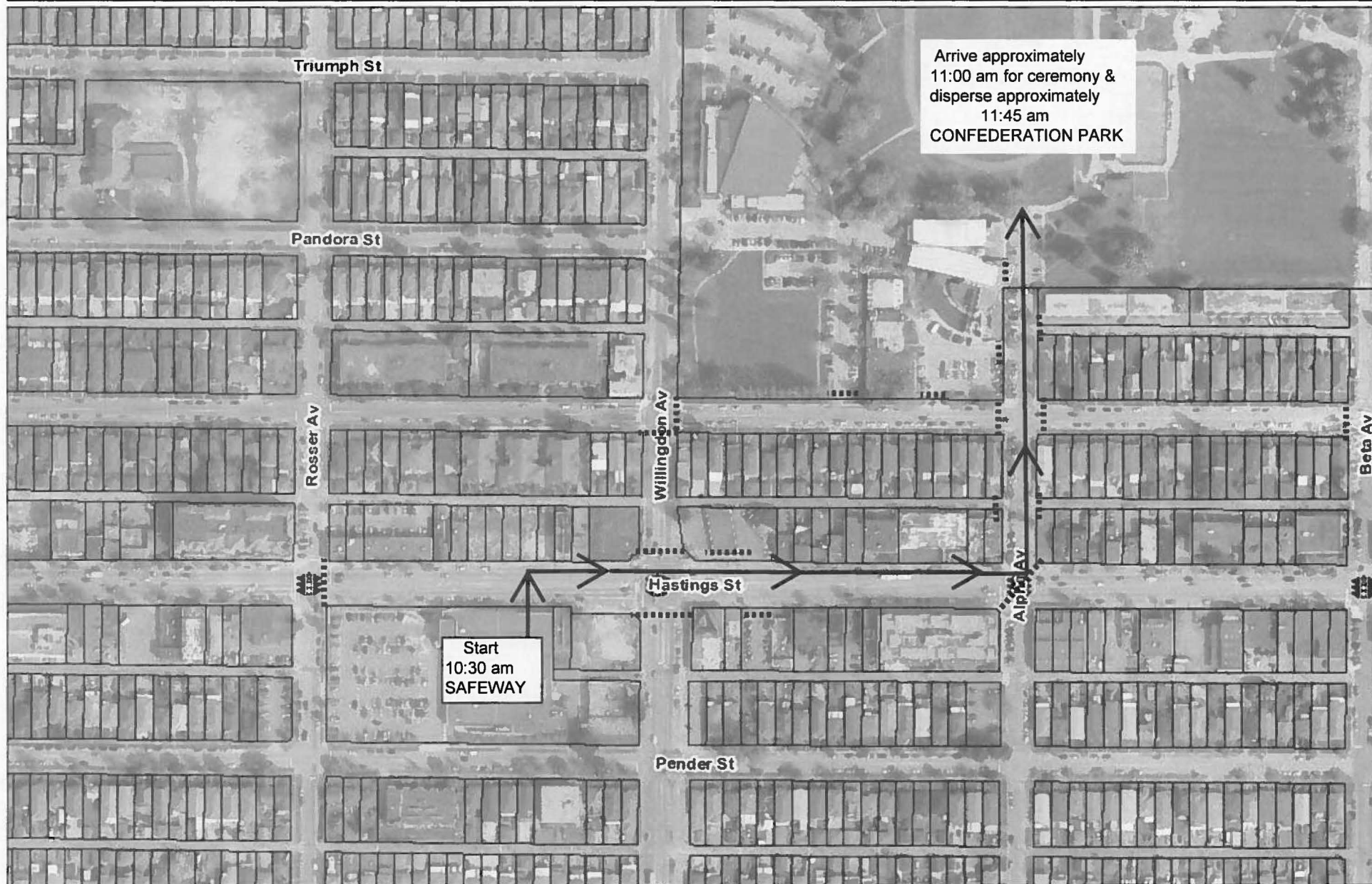
Leon A. Gous, P. Eng.
 DIRECTOR ENGINEERING

SP:ac

Attachment

Copied to: RCMP – OIC Burnaby Detachment Chief Supt. Stephan Drolet
 Fire Chief – Joe Robertson
 BC Ambulance Special Operations via email at EMSO@bcehs.ca
 Emergency Program Coordinator – Charmaine Pflugrath
 Supervisor - Sports & Outdoor Recreation – Jill Porter

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The information has been gathered and assembled on the City of Burnaby's computer systems. Data provided herein is derived from a number of sources with varying levels of accuracy. The City of Burnaby disclaims all responsibility for the accuracy or completeness of information contained herein.

..... Barricades



Item.....
Meeting..... 2016 Oct 03

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2016 September 15

FROM: DIRECTOR ENGINEERING **FILE:** 4250-20

SUBJECT: HOUSE DEMOLITION AT 7176 SEVENTEENTH AVENUE
PARCEL B (RP 1975) OF LOT 77 EXCEPT: S.E. 10', D.L. 95, GROUP 1,
PLAN 1152

PURPOSE: To obtain Council approval to remove and/or demolish the City owned building at 7176 Seventeenth Avenue.

RECOMMENDATION:

1. **THAT** Council approve the demolition and/or disposal of the structure and outbuildings at 7176 Seventeenth Avenue.

REPORT

The subject property located at 7176 Seventeenth Avenue (Figure 1) was acquired in 2002 for future development purposes. Since its acquisition, the land and building has been in the City's rental portfolio as a rental house. The house is currently vacant and a recent inspection has determined that extensive upgrades would be required to bring this house to current rental standards. A financial analysis has determined that it is not economical to upgrade the house for rental purposes and the Finance Department concurs that the condition of the building warrants its demolition.

This report seeks Council authority to proceed with the demolition of this City owned house.

Leon A. Gous, P. Eng., MBA
Director Engineering

RC/ac

Attachment – Map

Copied to: Assistant Director – Facilities Management
Director Planning
Chief Licence Inspector



Item.....
Meeting.....2016 Oct 03

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2016 September 22

FROM: DIRECTOR PARKS, RECREATION & CULTURAL SERVICES **FILE:** 09100-25

SUBJECT: LICENCE AGREEMENT – CLIFF AVENUE UNITED FOOTBALL CLUB

PURPOSE: To request Council's approval for staff to enter into a new licence agreement with the Cliff Avenue United Football Club to operate the clubhouse portion of the facility at the Kensington Fieldhouse.

RECOMMENDATION:

1. **THAT** approval be given for staff to enter into a new licence agreement with the Cliff Avenue United Football Club to operate the clubhouse portion of the facility at the Kensington Fieldhouse with terms and conditions as outlined in the attached report.

REPORT

At its 'Open' Meeting of 2016 September 21, the Parks, Recreation and Culture Commission received the attached report and adopted the three recommendations contained therein.

Dave Ellenwood
DIRECTOR PARKS, RECREATION & CULTURAL SERVICES

DE:tc

Attachment

Licence Agreement – Cliff Avenue United Football Club (2016.10.03)

Copied to: City Solicitor
Director Finance
Director Planning & Building



Item	2
Director's Report No.....	8
Meeting	2016 Sep 21

COMMISSION REPORT

TO: CHAIR AND MEMBERS
PARKS, RECREATION & CULTURE COMMISSION

FROM: DIRECTOR PARKS, RECREATION & CULTURAL SERVICES
File No: 09100-25

SUBJECT: LICENCE AGREEMENT – CLIFF AVENUE UNITED FOOTBALL CLUB

RECOMMENDATIONS:

1. **THAT** approval be given for staff to enter into a new licence agreement with the Cliff Avenue United Football Club to operate the clubhouse portion of the facility at the Kensington Fieldhouse with terms and conditions as outlined in this report.
2. **THAT** Council be requested to concur.
3. **THAT** a copy of this report be sent to Ms. Karen Hum, Facility Administrator for the Club.

REPORT

Cliff Avenue United Football Club is the largest youth (boys and girls) soccer club in Burnaby. For the 2016/2017 season, there are over 2,100 registrants. Established in 1956, the Club currently occupies a clubhouse located at 6159 Curtis Street. This facility was constructed in 1995, and occupies the upper floor of the City owned facility. The facility is used by the Club to host regular meetings, coaching sessions and training along with team functions and tournaments. The facility is also rented out by the Club to the public for private and public functions. It is also used by other community youth groups such as Burnaby Karate. The modest rental program provides the Club a revenue source which contributes to the Club's operating budget, and helps to cover monthly operating expenses such as cleaning, heating and interior maintenance and improvements.

The City has had a licence agreement with the Cliff Avenue United Football Club since 1995. This agreement sets out operating conditions for the clubhouse at Kensington Fieldhouse and requires that the club pay the City \$250.00 per month for the licence to occupy the facility. The latest agreement expired on 2016 September 30. The Club has expressed interest in renewing the contract and that the existing terms and conditions remain.

To: Parks, Recreation & Culture Commission
 From: Director Parks, Recreation & Cultural Services
 Re: Cliff Avenue United Football Club Licence Agreement

..... Page 3

Over the past five years, the Club has been a good steward of the facility and invested the extra revenue generated from rentals to update the interior of the hall. These updates include renovations to the kitchen, bathrooms, storage room flooring, window coverings, fridge, tables and chairs. If renewed and typical operating revenues can be generated, the Club plans on continuing to upgrade and maintain the interior of the facility.

TERMS AND CONDITIONS FOR NEW AGREEMENT

The following summarizes the provisions to be included in a new agreement. All have been discussed in detail with the Club, who are in agreement:

1. Length of Term and Rate

- 5 years and one option to renew for a further 5 years.
- Licence rate of \$300.00 per month for the first 2 years. In the third, fourth and fifth year the licence fee will increase by a percentage equivalent to the consumer price index for Vancouver.
- Licence to be effective 2016 October 01.

2. Club Responsibilities

- The Club is responsible for all janitorial, cleaning and sanitary conditions of licence area, as well as false alarm charges, as in the previous agreement.
- Interior improvements are the sole responsibility of the Club; approval to be granted by the Director for all improvements, with appropriate permits in place. All work to be completed in accordance with all legislation and bylaws
- Insurance and indemnity provisions to be maintained in accordance with current City standards.
- The Club shall be responsible for all of the heat, electricity, gas, telephone and other utility costs for the clubhouse portion of the building.
- The Club shall permit the City to use the facility for its Parks and Recreation Department programs from 9:00 a.m. to 5:00 p.m. provided that the premises are not then being used or previously rented by the Club.

To: Parks, Recreation & Culture Commission
 From: Director Parks, Recreation & Cultural Services
 Re: Cliff Avenue United Football Club Licence Agreement

..... Page 4

3. City Responsibilities

The City is responsible for maintaining the exterior, roof, windows, doors, graffiti removal, structural components, boilers, heating and ventilation systems, garbage removal, and water and sewer charges (it is important to note that the City is typically responsible for these items with City owned buildings in Parks). The City is also responsible for the landscaping surrounding the facility and has recently addressed some minor deficiencies.

In addition, the new agreement will continue to ensure that:

1. All rates for rental of the premises will be approved by the Director.
2. All net income received from operation of the premises shall continue to be used to make improvements to the premises or to assist and encourage sports associated with the Cliff Avenue United Football Club.
3. The Licensor will provide annually to the City, a copy of its membership list, operating statement and balance sheet duly certified by an auditor.

SUMMARY

The Cliff Avenue United Football Club continues to provide a service to the community, and is a valued supporter and community partner. It is recommended that the terms and conditions for a new licence to operate the clubhouse portion of the facility at the Kensington Fieldhouse be approved as outlined in the report.

It is recommended that approval be given for the renewal of the lease as outlined in this report.



Dave Ellenwood
 DIRECTOR PARKS, RECREATION & CULTURAL SERVICES

DP:km

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Copied to: City Solicitor
 Director Finance
 Director Planning & Building



Item
Meeting2016 Oct 03

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2016 September 27

FROM: DIRECTOR FINANCE **FILE:** 5820-20
Reference: E47/2016

**SUBJECT: CONTRACT AWARD E47/2016
2017 WATERMAIN REPLACEMENT & ROAD REHABILITATION
PROGRAM – PACKAGE A**

PURPOSE: To obtain Council approval to award a contract for the 2017 Watermain Replacement & Road Rehabilitation Program – Package A.

RECOMMENDATION:

1. **THAT** Council approve a contract award to Vector Engineering Services Ltd. for an estimated total cost of \$584,767.05 including GST in the amount of \$27,846.05 as outlined in this report.

REPORT

Three submissions to a Request for Proposal were received by the closing time on 2016 August 17. The work of this assignment includes the design and construction services related to the 2017 Watermain Replacement & Road Rehabilitation Program – Package A at the following locations:

Group 1: Approximately 5155m of watermain replacement and related road rehabilitation

- | | |
|----------------------------|--|
| 1. Keith Street: | Royal Oak Avenue to 5691 Keith Street |
| 2. MacPherson Avenue: | Keith Street to Marine Drive |
| 3. Eleanor Street: | MacPherson Avenue to 5515 Eleanor Street |
| 4. Marine Drive: | MacPherson Avenue to Gilley Avenue |
| 5. Gilley Avenue: | Marine Drive to Buller Drive |
| 6. Buller Avenue: | Gilley Avenue to Keith Street |
| 7. Beresford Street South: | MacPherson Avenue to Buller Avenue |
| 8. Prenter Street: | Buller Avenue to Irmin Street |
| 9. Irmin Street: | Buller Avenue to Prenter Street |
| 10. Kenneth Avenue: | Beresford Street South to SPL of 5742 Beresford Street |
| 11. Daisy Avenue: | Beresford Street South to Sidley Street |
| 12. William Street: | Gilmore Avenue to Willingdon Avenue |
| 13. Carleton Avenue: | William Street to Douglas Road |

To: City Manager
 From: Director Finance
 Re: CONTRACT AWARD E47/2016
 2017 WATERMAIN & ROAD REHABILITATION PROGRAM – PACKAGE A

2016 October 03Page 2

- | | |
|---------------------------|---|
| 14. Kitchener Street: | Carleton Avenue to Madison Avenue |
| 15. Madison Avenue: | Charles Street to Graveley Street |
| 16. Eton Street: | Madison Avenue North to Willingdon Avenue North |
| 17. Madison Avenue North: | Cambridge Avenue to Eton Street |
| 18. Brentlawn Drive: | Willingdon Avenue to Fairlawn Avenue |
| 19. Ingleton Avenue: | Grant Street to Second Avenue |

Group 2: Local Area Service Program includes road upgrades and street lighting

- | | |
|-----------------------|--|
| 1. MacPherson Avenue: | Lane South of Keith Street to Marine Drive |
| 2. Eleanor Street: | MacPherson Avenue to 5515 Eleanor Street |
| 3. Buller Avenue: | Gilley Avenue to Keith Street |
| 4. Irmin Street: | Buller Avenue to Prenter Street |
| 5. Kitchener Street: | Carleton Avenue to Madison Avenue |
| 6. Madison Avenue: | Charles Street to Graveley Street |
| 7. Beresford Street: | North MacPherson Avenue to Merritt Avenue |

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

Funding has been provided for this capital work within the 2016 – 2020 Annual Financial Plan under the following WBS elements: EJA.0015 (\$224,700 – 2016), and (\$332,300 – 2017).



Denise Jorgenson
 DIRECTOR FINANCE

GC:SC/tis

Copied to: Director Engineering



Item
Meeting2016 Oct 03

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2016 September 26

FROM: DIRECTOR FINANCE **FILE:** 5820-20
Reference: 135-07/16

**SUBJECT: CONTRACT AWARD
LED STREETLIGHT CONVERSION – PHASE II**

PURPOSE: To obtain Council approval to award a contract for the LED Streetlight Conversion – Phase II.

RECOMMENDATION:

1. **THAT** Council approve a contract award to Standard Electric BC Ltd. for an estimated cost of \$314,186.25 including GST in the amount of \$14,961.25 as outlined in this report. Final payment will be based on actual quantity of goods and services provided.

REPORT

Five submissions to a Request for Proposal were received by the closing time on 2016 August 10. This project involves the installation of approximately 4,070 new LED streetlight luminaires. The LED luminaires will replace existing HPS luminaires, including removal and disposal of the existing HPS luminaires and lamps to complete Phase II of the City's LED replacement program covering the southwest quadrant of Burnaby. The LED streetlights will reduce energy use, reduce maintenance costs, and provide a higher quality (white) light. The supply of LED streetlights has been purchased through the Corporate Supply Arrangement (CSA) with the Provincial government, and the award has been previously adopted by Council.

The recommended company Standard Electric BC Ltd. has not previously undertaken a contract with the City; however, reference checks and interviews with the contractor done by City staff indicate the contractor has the equipment and personnel capability to successfully complete the work required under this contract. The Director Engineering concurs with the above recommendation.

Funding is being brought forward from the 2017 LED Program Bylaw 13612 for the remaining work to complete Phase II. The LED Luminaire Program has been provided for within the 2016 – 2020 Annual Financial Plan under the following WBS element: EMH.0012 (\$350,000).

Denise Jorgenson
DIRECTOR FINANCE

GC:SL/tis

Copied to: Director Engineering



Item
Meeting2016 Oct 03

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2016 September 26

FROM: DIRECTOR FINANCE **FILE:** 5820-20
Reference: 145-08/16

**SUBJECT: CONTRACT AWARD
ASPHALTIC CONCRETE PAVEMENT REPAIRS**

PURPOSE: To obtain Council approval to award a contract for the asphaltic concrete pavement repairs.

RECOMMENDATION:

1. **THAT** Council approve a one year contract award to Blackrete Paving Ltd. for an estimated total cost of \$383,250 including GST in the amount of \$18,250 as outlined in this report.

REPORT

Five tenders ranging from \$383,250.00 to \$591,559.50 were received by the closing time on 2016 September 06. The work of this project is to provide materials, labour, equipment, plant, tools, permits, and transportation to complete asphaltic concrete pavement repairs in the form of asphaltic concrete cold milling and machine laid hot mix asphaltic concrete paving, and to perform Portland cement concrete repairs by hand forming and placement.

The contract award is on an as if and when required basis for a one year term from 2016 October 01 to 2017 September 30 with options to extend up to a maximum of four individual one year terms at the sole discretion of the City.

The lowest tenderer, Blackrete Paving Ltd., has not previously undertaken a contract with the City; however, reference checks done by City staff indicate the contractor has the equipment, personnel, and capability to successfully complete the work required under this contract. Blackrete Paving Ltd. has completed similar contracts for the City of Surrey, Corporation of Delta and Fortis BC. The Director Engineering concurs with the above recommendation.

Funding has been provided for this work within the 2016 – 2020 Annual Financial Plan under various accounts.

for 
Denise Jorgenson
DIRECTOR FINANCE

GC:DZ/tis

Copied to: Director Engineering



Item
Meeting 2016 October 03

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2016 September 28

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 49500 01
Reference: Rez Series

SUBJECT: REZONING APPLICATIONS

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

The location of the sites under the current series of rezoning applications is shown on the *attached* Sketch. Council consideration of the recommendations contained within the individual reports is requested. A short form notation of the report recommendations are also outlined below for the convenience of Council.

Item #01 Application for the Rezoning of:
Rez #16-33 Lots' 5 & 6, Block 9, DL 94, Group 1, NWD Plan 1117

From: R5 Residential District

To: CD Comprehensive Development District (based on RM3 Multiple Family Residential District and Royal Oak Community Plan guidelines)

Address: 6449 and 6469 Selma Avenue

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit construction of a multiple-family residential townhouse project.

RECOMMENDATION

1. **THAT** Council reject this rezoning request.

Item #02 Application for the Rezoning of:
Rez #16-34 Lot 2, DLs' 162, 163 and 165, Group 1, NWD Plan LMP40993 Except Plans LMP46623, BCP47255 and EPP30960

From: CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District and P8 Parking District)

To: Amended CD Comprehensive Development District (based on M5, M5r Light Industrial Districts and Glenlyon Concept Plan as guidelines)

Address: Portion of 5115 North Fraser Way

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit construction of a two-storey light industrial building, and to establish a revised Glenlyon Concept Plan for the balance of the lands owned by the applicant.

RECOMMENDATION

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.

Item #03 Application for the rezoning of:
Rez #16-35 Lot 4, DL 125, Group 1, NWD Plan 3674

From: M2 General Industrial District

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

Address: 5180 Loughheed Highway

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit construction of a high-rise residential building with ground oriented apartments/townhouses with full underground parking.

RECOMMENDATION

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.

Item #04 Application for the Rezoning of:
Rez #16-36 Lot 323, DL 92, Group 1, NWD Plan 53936

From: CD Comprehensive Development District (based on R4 Residential District)

To: R4 Residential District

Address: 6056 Gilley Avenue

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit the construction of a new single family dwelling.

RECOMMENDATION

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.

Item #05 Application for the rezoning of:
Rez #16-37 Lot 3, DL 42, Group 1, NWD Plan 9505

From: R1 Residential District

To: R1a Residential District

Address: 3885 Piper Avenue

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit a single-family dwelling with a gross floor area beyond that allowed under the prevailing zoning.

RECOMMENDATION

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.

Item #06 Application for the Rezoning of:
Rez #16-38 Lots' 87 & 88, DL 97, Group 1, NWD Plan 62775

From: M1 Manufacturing District and M2 General Industrial District

To: CD Comprehensive Development District (based on RM3 Multiple Family Residential District and Royal Oak Community Plan guidelines)

Address: 7422 and 7470 Buller Avenue

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit construction of a mixture of stacked townhomes and three storey ground-oriented townhouses with underground parking.

RECOMMENDATION

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.

Item #07 Application for the rezoning of:
Rez #16-40 Lot 5, Block 5, DL 116, Group 1, NWD Plan 1236

From: RM6 Hastings Village Multiple Family Residential District

To: CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Hastings Street Area Plan guidelines)

Address: 4040 Albert Street

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit construction of a four unit residential development with parking at grade.

RECOMMENDATION

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.

Item #08 Application for the Rezoning of:
Rez #16-41 Lot 57, Block 7, DLs' 59 & 137, Group 1, NWD Plan 3050

From: R2 Residential District

To: R2a Residential District

Address: 7480 Broadway

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

RECOMMENDATION

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.

Item #9 Application for the Rezoning of:
Rez #16-42 Lot 55, DL 153, Group 1, NWD Plan 25594; Lot 33, DL 153, Group 1, NWD Plan 1566; Lot 30, DL 153, Group 1, NWD Plan 1566

From: RM3 Multiple Family Residential District

- To:** CD Comprehensive Development District (based on RM5s Multiple Family Residential District, RM3 Multiple Family Residential District, C2 Community Commercial District and Metrotown Town Centre Development Plan as guidelines)
- Address:** 6525, 6559 and 6585 Sussex Avenue
- Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit construction of a single high-rise residential apartment building with a low-rise residential, office and commercial podium, and a mid-rise BC Housing non-market rental housing building.

RECOMMENDATIONS

1. **THAT** the amendment to the Metrotown Town Centre Development Plan to incorporate the local commercial and non-market rental use and density, as outlined in Section 4.1 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).
2. **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.

Item #10 Application for the Rezoning of:
Rez #16-43 Lots' 6 & 7, Block 11, DL 119, Group 1, NWD Plan 2855; Lot 19, DL 119, Group 1, NWD Plan 34795

From: M1 Manufacturing District

To: CD Comprehensive Development District (based on RM4s Multiple Family Residential District and Brentwood Town Centre Development Plan as guidelines)

Address: 4460, 4472 and 4482 Juneau Street

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit construction of a 25 storey apartment building with ground-oriented townhouses.

RECOMMENDATION

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.

City Manager
Rezoning Applications
 2016 September 28..... Page 6

Item #11 Application for the Rezoning of:
Rez #16-44 Lot 282, DL's 56 & 57, Group 1, NWD Plan 36166

From: M3 Heavy Industrial District

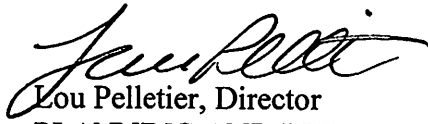
To: CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District, B1 Suburban Office District and Lake City Business Centre as guidelines)

Address: 2821 Production Way

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit office, light industrial, and research uses within the existing building.

RECOMMENDATION

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.

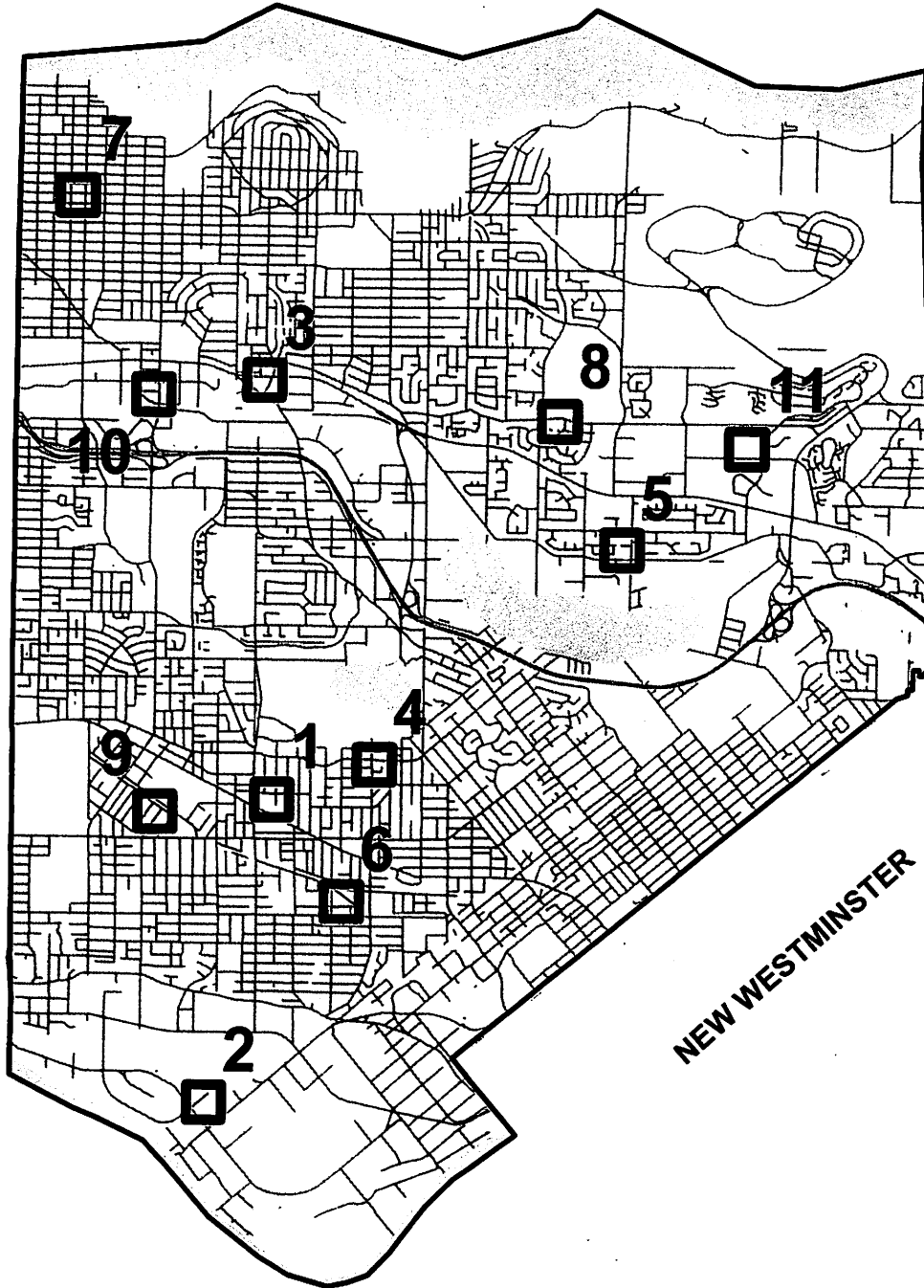

 Lou Pelletier, Director
 PLANNING AND BUILDING

:spf

Attachments

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VANCOUVER



PORT MOODY

COQUITLAM

NEW WESTMINSTER



PLANNING & BUILDING DEPARTMENT



DATE:
SEP 28 2016

SCALE:
1:75,000

DRAWN BY:
AY

REZONING SERIES - 2016 SEPTEMBER

CITY OF BURNABY

PLANNING AND BUILDING
 REZONING REFERENCE #16-33
 2016 SEPTEMBER 28

ITEM #01

1.0 GENERAL INFORMATION

- 1.1 **Applicant:** Selma Developments Ltd.
 7429 Morley Drive
 Burnaby, BC V5E 3X9
 (Attn: Bimaljit Sahdev)
- 1.2 **Subject:** Application for the rezoning of:
 Lots' 5 & 6, Block 9, DL 94, Group 1, NWD Plan 1117
- From:** R5 Residential District
- To:** CD Comprehensive Development District (based on RM3 Multiple Family Residential District and Royal Oak Community Plan guidelines)
- 1.3 **Address:** 6449 and 6469 Selma Avenue
- 1.4 **Location:** The subject site is located on the west side of Selma Avenue, south of Irving Street (Sketch #1 *attached*).
- 1.5 **Size:** The site is rectangular in shape with a width of approximately 40.42 m (132 ft.), an average depth of approximately 50.18 m (165 ft.), and a total area of approximately 2,017.29 m² (21,714 sq. ft.) (subject to legal survey).
- 1.6 **Services:** The Director Engineering will be requested to provide all relevant servicing information.
- 1.7 **Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit construction of a multiple-family residential townhouse project.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject properties are located on the west side of Selma Avenue, south of Irving Street (see *attached* Sketch #1). The subject properties are currently improved with older single-family dwellings. The subject properties are not on the Burnaby Heritage Inventory or the Burnaby Heritage Register. To the north is a mix of older and newer single- and two-family dwellings. Immediately to the south is an older single-family dwelling with the Best Western Motel beyond. To the east, across Selma Street, is a mix of older and newer single and two-family dwellings and a small multiple-family residential development which was approved under Rezoning Reference #08-09. To the west

is the Wholesale Club warehouse store with the Safeway grocery store beyond. Vehicular access to the properties is currently provided from Selma Avenue.

3.0 BACKGROUND INFORMATION

- 3.1 The subject properties are located within the Council-adopted Royal Oak Community Plan area and form part of a larger planned assembly that includes the property to the south located at 6489 Selma Avenue. All of the properties in the planned assembly are currently zoned R5 Residential District. Subject to assembly, the three properties are designated for rezoning to the CD Comprehensive Development District, utilizing the RM3 Multiple Family Residential District as a guideline (Sketches #1 and #2 *attached*).
- 3.2 The proposed consolidation site includes the City-owned property at 6449 Selma Avenue. This property was purchased by the City in 2001 in order to protect the three lot assembly potential for multiple-family residential development in line with the Royal Oak Community Plan guidelines.
- 3.3 In December of 2015, the applicant approached this Department regarding the redevelopment potential of 6469 Selma Avenue and the City-owned property at 6449 Selma Avenue, which included the submission of preliminary plans of development for a limited consolidation of the City lot and the property at 6489 Selma Avenue as an independent “infill” development site. Given that the proposed development site did not meet the Council-adopted consolidation boundaries, resulting in an orphaned site at 6489 Selma Avenue that was not suitable for multiple-family residential development on its own, the applicant was informed that a rezoning application only for 6469 and the City-owned property at 6449 Selma Avenue would not be supportable. The applicant was encouraged to acquire the property at 6489 Selma Avenue in order to achieve the Council-adopted site consolidation outlined in the Plan.
- 3.4 The Royal Oak Community Plan indicates the future construction of a new road to the south of 6489 Selma Avenue for the purposes of providing vehicular access for the Plan’s designated mixed-use commercial/residential development sites that front onto Kingsway (see *attached* Sketch #1). The property located at 6489 Selma Avenue is an irregular-shaped lot with an area of approximately 599.03 m² (6,448 sq. ft.) and an average lot width 8.6 m (28 ft.) (subject to legal survey). Therefore, the property does not meet the minimum lot area and width requirements for CD (RM3) development as an independent site. Development under the RM3 District as a guideline requires a minimum lot area of 1,110 m² (11,948.33 sq. ft.) and a width of not less than 30m (98.48 ft.). Therefore, should 6489 Selma Avenue not be included in the planned assembly, its future multiple-family residential redevelopment potential in accordance with the adopted Plan would not be achieved.
- 3.5 The proposed site consolidation meets the minimum lot area and lot width requirements of the RM3 District. However, the proposed development on this limited site would likely also be compromised through reduced building setbacks, the inability to meet underground parking needs, an increased site coverage, all of which would not be in keeping with the desired quality of development anticipated through the Comprehensive Development process for CD (RM3) development. Furthermore, the resulting form of development on the proposed

site would likely result in a higher percentage of impervious surfaces through the provision of surface driveways and limited useable outdoor amenity space, which is not consistent with the desired character of development in this area.

4.0 GENERAL INFORMATION

- 4.1 The applicant is requesting a rezoning to the CD Comprehensive Development District (utilizing the RM3 Multiple Family Residential District and the Royal Oak Community Plan as guidelines) in order to permit the construction of a multiple-family residential townhouse project. The applicant has provided additional information relating to his attempted acquisition of the property at 6489 Selma Avenue, which has been provided to Mayor and Council under separate memorandum.
- 4.2 The applicant has informed staff that he has been unsuccessful in acquiring the neighbouring property at 6489 Selma Avenue for inclusion in the identified three-lot assembly for CD (RM3) District development. Despite the position of the Planning Department that a smaller, two lot assembly, including the City-owned property at 6469 Selma Avenue was not supportable, the applicant has submitted an application to rezone the two properties for a multiple-family residential townhouse project based on CD (RM3) District zoning.
- 4.3 Given that the subject rezoning application does not meet the Council-adopted assembly boundaries identified in the Council-adopted Royal Oak Community Plan, would result in a compromised development form, and results in an orphaned site to the south which would be undevelopable in accordance with the land use designation of the Plan, it is recommended that Council reject this rezoning request. The property owner retains the ability to develop the individual lot at 6469 Selma Avenue under the prevailing R5 Residential District.

5.0 RECOMMENDATION

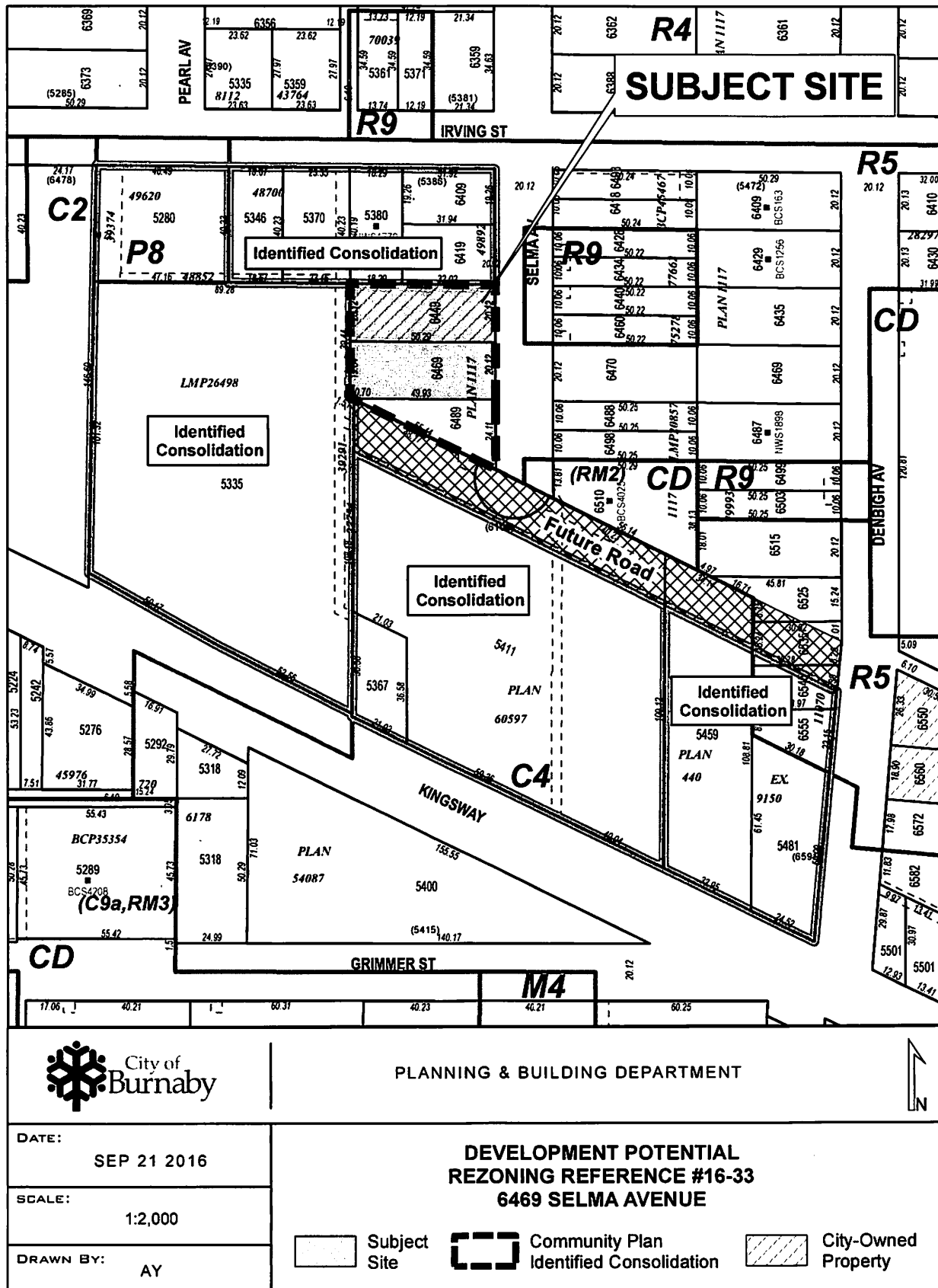
1. **THAT** Council reject this rezoning request.

LP

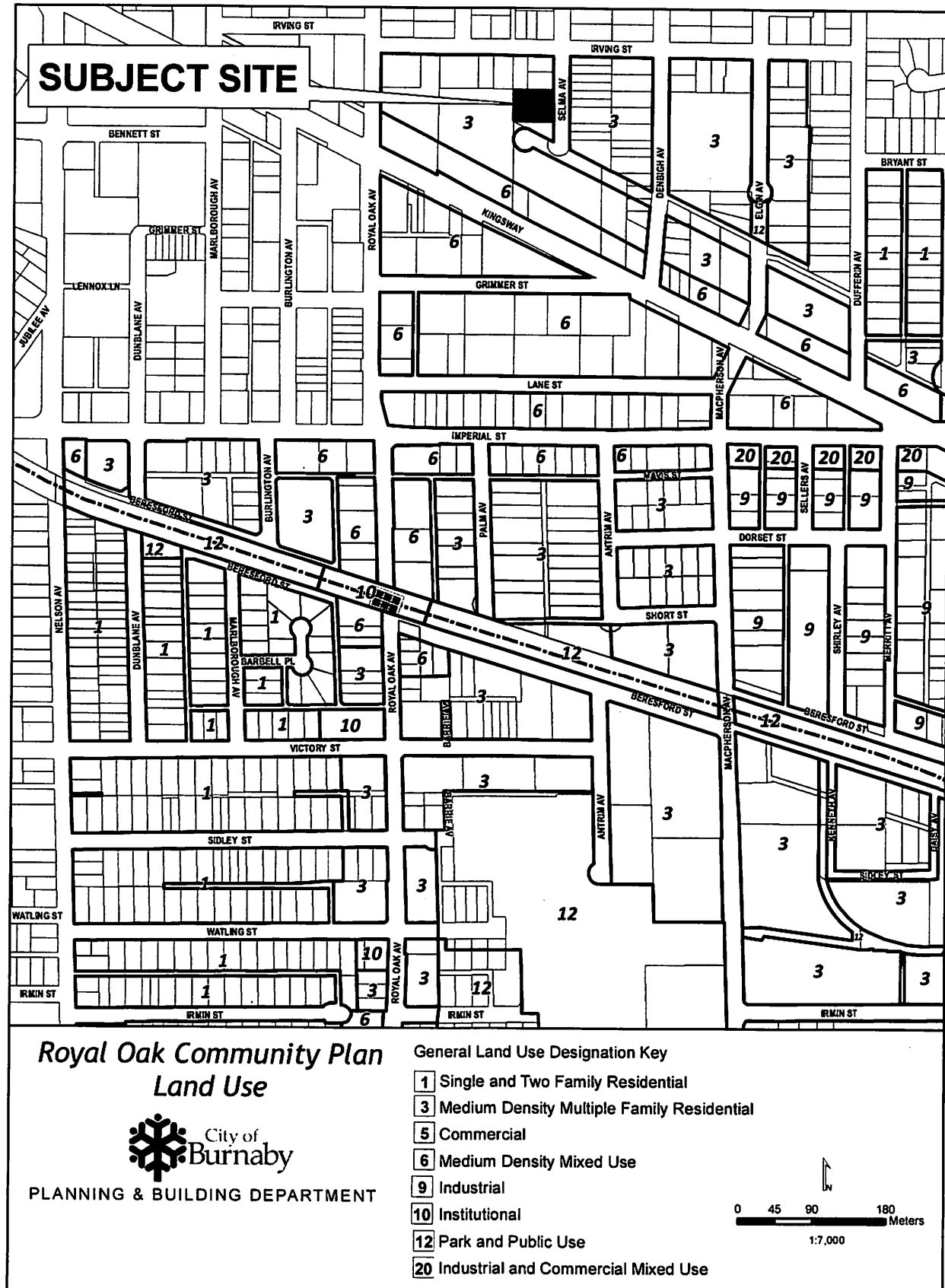
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 Attachments

cc: Director Engineering
 City Solicitor
 City Clerk

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Sketch #1



Printed on September 2, 2016

Sketch #2

CITY OF BURNABY

PLANNING AND BUILDING
 REZONING REFERENCE #16-34
 2016 SEPTEMBER 28

ITEM #02

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Beedie Development Group
 3030 Gilmore Diversion
 Burnaby, BC V5G 3B4
 (Attn: John Parks)
- 1.2 Subject:** Application for the rezoning of:
 Lot 2, DLs' 162, 163 & 165, Group 1, NWD Plan LMP40993 Except
 Plans LMP46623, BCP47255 & EPP30960
- From:** CD Comprehensive Development District (based on M2 General
 Industrial District, M5 Light Industrial District and P8 Parking
 District)
- To:** Amended CD Comprehensive Development District (based on M5,
 M5r Light Industrial Districts and Glenlyon Concept Plan as
 guidelines)
- 1.3 Address:** Portion of 5115 North Fraser Way
- 1.4 Location:** The subject site is located on the north side of North Fraser Way, east
 of Glenlyon Place (Sketch #1 *attached*).
- 1.5 Size:** The site is rectangular in shape with a total area of 1.92 hectares
 (4.74 acres).
- 1.6 Services:** The Director Engineering will be requested to provide all relevant
 servicing information.
- 1.7 Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit
 construction of a two-storey light industrial building, and to establish
 a revised Glenlyon Concept Plan for the balance of the lands owned
 by the applicant.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is located within the Glenlyon Business Park on the north side of North Fraser Way within the Big Bend Development Plan area (see *attached* Sketches #1 and #2). The

proposed site comprises a portion of 5115 North Fraser Way, located on the east side of Glenlyon Place. The site is currently vacant and is rectangular in shape with an area of approximately 1.92 hectares (4.74 acres) (subject to legal survey). To the north is the BC Hydro electrical substation site which is currently under construction, with the Riverview Golf Course beyond. To the west, across Glenlyon Place, is the remainder of the subject property which is undeveloped and identified for future office and light-industrial development in the Glenlyon Concept Plan. To the east is the Byrne Creek Ravine Park with older industrial properties beyond fronting onto Byrne Road. To the south, across North Fraser Way, is the Byrne Creek Ravine Park.

3.0 BACKGROUND INFORMATION

- 3.1 The subject site is located within the Glenlyon Business Park, situated south of Marine Way within the Big Bend Development Plan area. The Glenlyon Concept Plan was advanced in 1994 by CN Real Estate, under Rezoning Reference #44/92, and was envisioned as a refined, comprehensively planned business centre. The Council-adopted Glenlyon Concept Plan established a high quality and unique infrastructure that complements the natural features of the site in order to attract cleaner and lighter industrial users to the business park. Canada Lands Company Limited subsequently purchased the Glenlyon Business Park in 1995 and began to carry out individual site and park development.
- 3.2 The Glenlyon Concept Plan originally envisioned a range of light-industrial, manufacturing, research and development, and office uses. Since the Master Rezoning (Rezoning Reference # 44/92) for the Glenlyon Business Park was adopted by Council in 1994, a majority of the business park has been developed with single tenant office and research and development uses. A number of high-quality office developments for companies such as Ballard Power Systems, Best Buy, Houle Electric, Richie Brothers, the Hospital Employees Union, CGA-Canada and PNP Pharmaceuticals were all developed in line with the Glenlyon Concept Plan, and represent an evolving pattern of single-tenant character of the Business Park. The road network, including portions of Glenlyon Parkway, North Fraser Crescent and North Fraser Way, has been constructed to City standards as development has advanced. In addition, a large portion of Fraser Foreshore Park has been dedicated and landscaped to City standards.
- 3.3 In 2015, Beedie Development Group purchased the remaining undeveloped parcels of the Glenlyon Business Park from Canada Lands Company Ltd., which includes the properties located at 5115 North Fraser Way and 9702 Glenlyon Parkway, with the intent of developing the remaining properties in line with the Council-adopted Plan. Given the time that has passed since the original adoption of the Glenlyon Concept Plan, and that the Business Park has developed with a specific character and form, it is considered appropriate to require the submission of a Glenlyon Concept Plan review to accompany this rezoning application. The intent of the Glenlyon Concept Plan review is to ensure that future development on the remaining parcels reflects the uses, development form,

landscaping treatment and quality of architecture that has been developed over the past 20 years, which is of a high quality and with an established character and form. The applicant has agreed, in principle, to undertake the Concept Plan review as part of this rezoning application, forming part of the suitable plan of development, prior to the subject rezoning application advancing to a future Public Hearing date.

4.0 GENERAL INFORMATION

- 4.1 The applicant is requesting rezoning to the CD Comprehensive Development District (utilizing the M2 General Industrial District, M5 Light Industrial District, M5r Light Industrial District and the Glenlyon Concept Plan as guidelines) in order to permit the construction of a two-storey light-industrial office building, with a restaurant component fronting North Fraser Way to serve the day-to-day needs of the Business Park, with surface parking. The total area of the proposed building will be approximately 8,083 m² (87,000 sq.ft.). Vehicular access will be provided from North Fraser Way and Glenlyon Place.
- 4.2 The applicant is pursuing development in line with the Council-adopted Glenlyon Concept Plan, which requires a high-quality, business centre design and treatment with significant site landscaping. As noted, in conjunction with the development of the site-specific office/industrial suitable plan of development for the subject site, the applicant will undertake a review of the Glenlyon Concept Plan. The Glenlyon Concept Plan review will incorporate the guidelines of the Glenlyon Concept Plan, the evolved character and established form of development of the business park that has developed in Glenlyon since its inception, and outline a conceptual framework for future development of the remaining undeveloped parcels that appropriately reflects the existing character and development form of Glenlyon.
- 4.3 Primary servicing for the subject site has been provided for through Subdivision References #39/97 and #02-10, however, the Director Engineering will be requested to provide an estimate for any further services necessary to serve this site. Servicing requirements will include, but not necessarily be limited to:
 - the construction of Glenlyon Place to its final standard with separated sidewalk, street trees and street lighting;
 - the construction of an urban trail adjacent to Byrne Creek, from North Fraser Way to, and subject to design and other considerations, across the CPR rail lines;
 - the installation of a new pedestrian/bicycle crossing and signal at the intersection of Glenlyon Place, Glenlyon Parkway and North Fraser Way;
 - the installation of curbside fences at the existing Byrne Creek Ravine Park trailheads on either side of North Fraser Way, on the west side of the Byrne Creek Bridge, in order to direct trail users to the new pedestrian/bicycle crossing at intersection and discourage existing mid-block crossing;

- the provision of a new bus shelter and pad on North Fraser Way on the north side of North Fraser Way, west of Glenlyon Place; and,
 - the provision of improved signage and barriers at the trailhead of Burnaby Fraser Foreshore Park (9295 Glenlyon Parkway) in order to direct users to the existing paved urban trail.
- 4.4 Detailed plans for an engineered sediment control system to the approval of the Director Engineering will be required.
- 4.5 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 is required.
- 4.6 A Site Profile and resolution of any arising requirements will be required.
- 4.7 The granting of any necessary statutory rights-of-way, easements, dedications and/or covenants will be required.
- 4.8 The GVS&DD Sewerage Development Cost Charge of \$0.811 per sq.ft. of gross floor area will apply to this rezoning.
- 4.9 A geotechnical review of the subject site's soil stability and registration of a Section 219 Covenant regarding the findings of the approved report will be required.
- 4.10 The proposed prerequisite conditions to the rezoning will be included in a future report.

5.0 RECOMMENDATION

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.

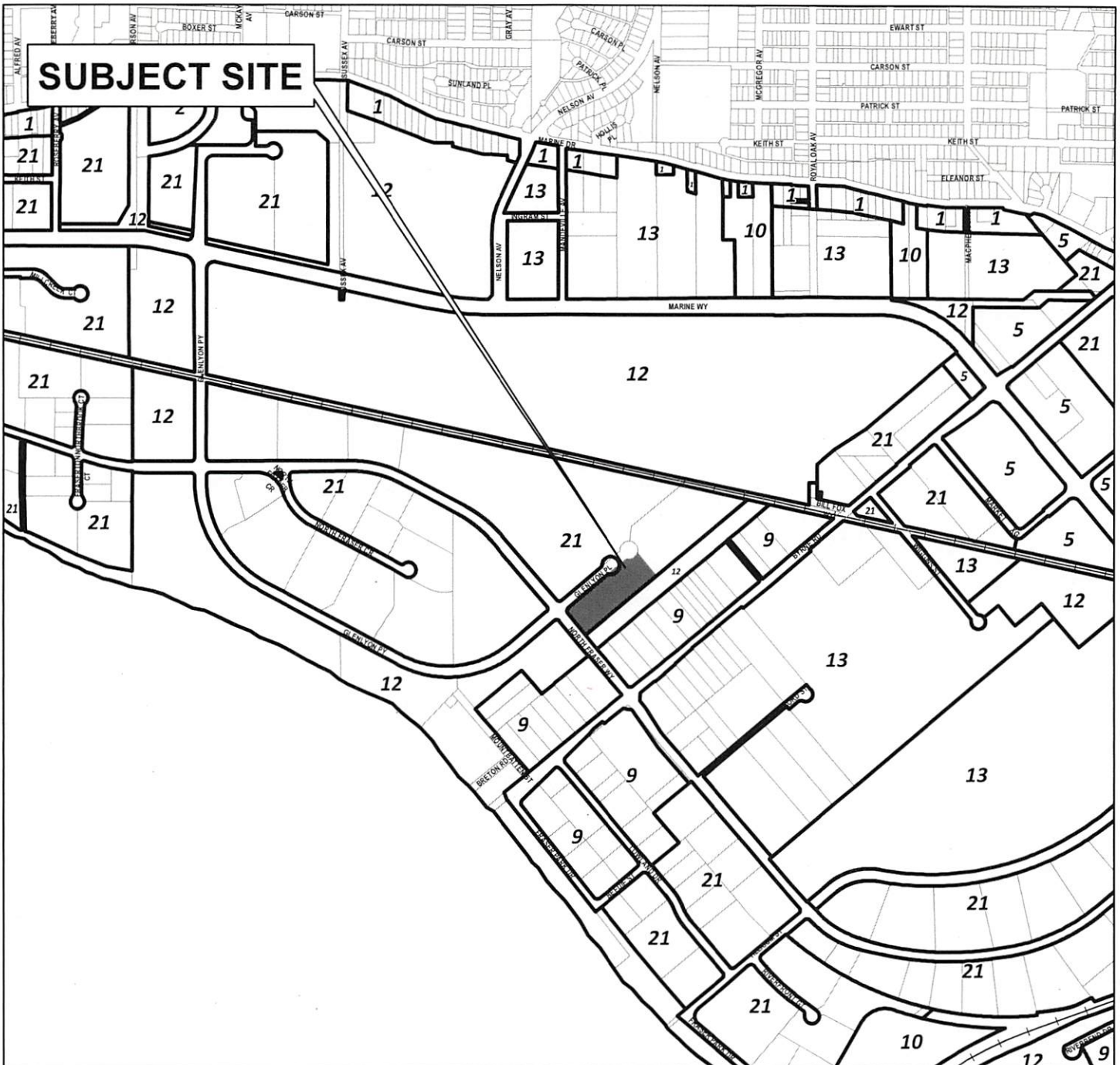
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Attachments

cc: Director Engineering
 City Solicitor
 City Clerk

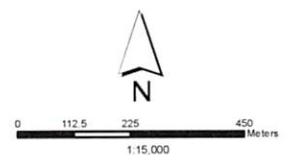
P:\REZONING\Applications\2016\16-34 5115 North Fraser Way\Rezoning Reference 16-34 Initial Report 20161003.docx



Sketch #1



- | | |
|---|-----------------------------|
| 1 Single and Two Family Residential | 10 Institutional |
| 2 Low Density Multiple Family Residential | 12 Park and Public Use |
| 5 Commercial | 13 Agricultural |
| 9 Industrial | 21 Big Bend Business Centre |



PLANNING & BUILDING DEPARTMENT

Big Bend Community Plan

September 22, 2016

Mr. Lou Pelletier, Director Planning and Building
Planning Department, City of Burnaby
4949 Canada Way,
Burnaby, BC V5G 1M2

**Re: Glenlyon Development Rezoning Application Letter of Intent
Part of 5115 North Fraser Way; (Subject to new address)**

Dear Mr. Pelletier,

On behalf of Beedie Development Group, we have prepared architectural design drawings in support of their rezoning application from the current CD Industrial zone to the CD (M2, M5 M5r) zone for the subject property at Glenlyon Business Park.

The intent of this rezoning application is to permit the development of a 2 storey, light industrial building on the 1.9ha site. The property is located on the southeast corner of North Fraser Way and the Glenlyon Parkway Cul-de-sac and is bound on the east by Byrne Creek and a vacant development lot to the west. The development will provide a transitional element in the existing industrial landscape, extending the current smaller scale fabric from the south on Byrne Road into the larger scale uses to the north and west along North Fraser Way. The site will be fronted on the north and accessed by the public from Glenlyon Place.

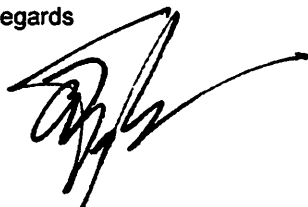
Uses will be consistent with the M2, M5 and M5r district schedule including retail/wholesale commercial and service opportunities, office, light industrial, manufacturing and warehousing, as well as a potential restaurant/café located on the North Fraser Way frontage to serve the day to day needs of local industrial developments.

In conjunction with the development of the site specific office/industrial suitable plan of development for the subject site, Beedie will undertake a review of the Glenlyon Concept Plan. The Glenlyon Concept Plan review will incorporate the guidelines of the adopted plan, the evolved character and established form of development of the business park that has developed in Glenlyon since its inception, and outline for future development of the remaining undeveloped parcels.

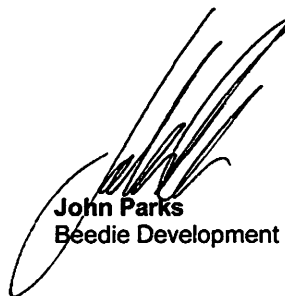
The project will be owned and managed by Beedie Development Group. The design will incorporate a contemporary commercial/industrial aesthetic, with high quality durable materials, and building mass, floor area, height and wide landscaped setbacks using the CD zoning district schedule and the Glenlyon Concept Plan as guiding principles.

Thank you for your consideration of this rezoning request. We look forward to working with the city towards approval of this application.

Kindest Regards



Craig Taylor Architect, M.A. B.C.
Taylor Kurtz Architecture + Design Inc.



John Parks
Beedie Development Group (Applicant)

TAYLORKURTZ

ARCHITECTURE + DESIGN INC.

102 - 1183 ODLUM DRIVE VANCOUVER BC V5L 2P6 P 604.569.3499 E MAIL@TAYLORKURTZ.COM W WWW.TAYLORKURTZ.COM

CITY OF BURNABY

PLANNING AND BUILDING
 REZONING REFERENCE #16-35
 2016 SEPTEMBER 28

ITEM #03

1.0 GENERAL INFORMATION

- 1.1 Applicant:** dys architecture
 260 – 1770 Burrard Street
 Vancouver, BC V6J 3G7
 (Attn: Norm Chin)
- 1.2 Subject:** Application for the rezoning of:
 Lot 4, DL 125, Group 1, NWD Plan 3674
- From:** M2 General Industrial District
- To:** CD Comprehensive Development District (based on RM5s Multiple Family Residential District and Brentwood Town Centre Development Plan as guidelines)
- 1.3 Address:** 5180 Lougheed Highway
- 1.4 Location:** The subject site is located on the southwest corner of Lougheed Highway and Springer Avenue (Sketch #1 *attached*).
- 1.5 Size:** The site is an irregular shape with a 77.11 m. (830 ft.) frontage on Lougheed Highway and a 88.36 m. (289.9 ft.) frontage on Springer Avenue and a total area of 4,757.01 m² (51,204.03 sq. ft.).
- 1.6 Services:** The Director Engineering will be requested to provide all relevant servicing information.
- 1.7 Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit construction of a high-rise residential building with ground oriented apartments/townhouses with full underground parking.

2.0 NEIGHBOURHOOD CHARACTERISTICS

- 2.1** Directly to the southwest are two high rise multi-family residential buildings approved under Rezoning Reference #05-47. Directly to the south and southeast, across Springer Avenue, are older industrial buildings. Immediately to the north along the Lougheed frontage of the site is the SkyTrain Millennium Line Guideway. On the north side of

Lougheed are older high rise multi-family residential buildings and low-rise multi-family residential, with single and two family residential beyond.

- 2.2 The subject site is comprised of one lot, which is currently occupied by two older industrial buildings and a statutory right-of-way for the SkyTrain Millennium Line Guideway on the north side of the site.

3.0 BACKGROUND INFORMATION

- 3.1 The subject site is within the Council adopted Brentwood Town Centre Development Plan and is designated for high density multiple-family residential development under the CD Comprehensive Development District (utilizing the RM5s Multiple Family Residential District as guidelines) (see *attached* Sketch #2).
- 3.2 The general form and character envisioned for this site is for a single high-rise residential tower atop a podium with ground oriented apartment/townhouses fronting on Lougheed Highway and Springer Avenue.

4.0 GENERAL INFORMATION

- 4.1 The applicant is requesting rezoning of the subject site to CD Comprehensive Development (based on the RM5s Multiple Family Residential District and Brentwood Town Centre Development Plan as guidelines), in order to permit the construction of a high-rise residential building and podium level residential apartment/townhouse units with full underground parking. The maximum permitted residential density would be 5.0 FAR, inclusive of a 1.6 FAR amenity density bonus.
- 4.2 The Director Engineering will be requested to provide an estimate for all services necessary to serve this site. The servicing requirements for this development will include, but not necessarily be limited to:
- the construction of Lougheed Highway frontage to its final Town Centre (Arterial Road) standard with concrete curb and gutter, broad sidewalks separated from the cycle track by Rainwater Management Amenities (RMAs), street trees, street furniture, enhanced boulevards, street and pedestrian lighting across the development frontage;
 - the construction of Springer Avenue frontage to its final Town Centre (Local Collector) standards with concrete curb and gutter, separated sidewalks, street trees, enhanced boulevards, street and pedestrian lighting across the development frontage;
 - installation of a new all movements traffic signal at Lougheed Highway and Springer Avenue, as necessary; and,
 - contribution toward pedestrian and cycling overpasses of the CN/BNSF Rail Line.

Required dedications across the Lougheed Highway frontage and any excess road right-of-way anticipated on the Springer Avenue frontage will be determined by a detailed geometric and noted in a future report to Council.

- 4.3 There are no trees suitable for retention on the site. Any trees over 20cm (8 inches) in diameter will require a tree cutting permit subject to the requirements of the Burnaby Tree Bylaw..
- 4.4 Vehicular access to the site will be from the southern end of the Springer Avenue frontage, furthest from Lougheed Highway.
- 4.5 Due to the subject site's proximity to SkyTrain and the Lougheed Highway, a noise study is required to ensure compliance with the Council adopted sound criteria.
- 4.6 Required covenants will include, but are not limited to, a restriction on the enclosure of balconies, that handicap accessible stalls remain as common property, to ensure that the development does not draw down or displace groundwater, and to ensure compliance with the approved acoustical study.
- 4.7 A road closure bylaw is anticipated in relation to this application. The specific area would be confirmed in a future report to Council prior to Public Hearing.
- 4.8 An on-site stormwater management plan is required.
- 4.9 In line with the City's adopted guidelines for adaptable housing, 20% of the units within the proposed development need to meet BC Building Code adaptable housing standards.
- 4.10 As underground parking is requested for a site with known geotechnical and hydrological conditions, and given the site's proximity to civic and other major infrastructure, an indemnification agreement with the owner/developer will be required to hold the City harmless in the approval of the subject rezoning and all other subsequent permits.
- 4.11 A geotechnical review of the subject sites' soil stability and registration of a Section 219 Covenant regarding the findings of the approved report will be required.
- 4.12 Approval by the Engineering Environmental Services Division of a detailed plan of an engineered sediment control system will be necessary at the Preliminary Plan Approval stage.
- 4.13 Approval by the Engineering Environmental Services Division of a suitable solid waste and resource storage facility plan will be required.
- 4.14 Approval by the Engineering Department Traffic Division of an on-site residential loading facility will be required.

PLANNING AND BUILDING
 REZONING REFERENCE #16-35
 2016 September 28 PAGE 4

- 4.15 The provision of a covered car wash stall will be required. A detailed plan of the subject facility will need to be submitted to the Engineering Environmental Services Division for approval.
- 4.16 A Site Profile and the resolution of any arising issues will be required.
- 4.17 Applicable Development Cost Charges include those for Parkland Acquisition, GVS & DD Sewerage and School Site Acquisition.
- 4.18 The proposed prerequisite conditions to the rezoning will be included in a future report.

5.0 RECOMMENDATION

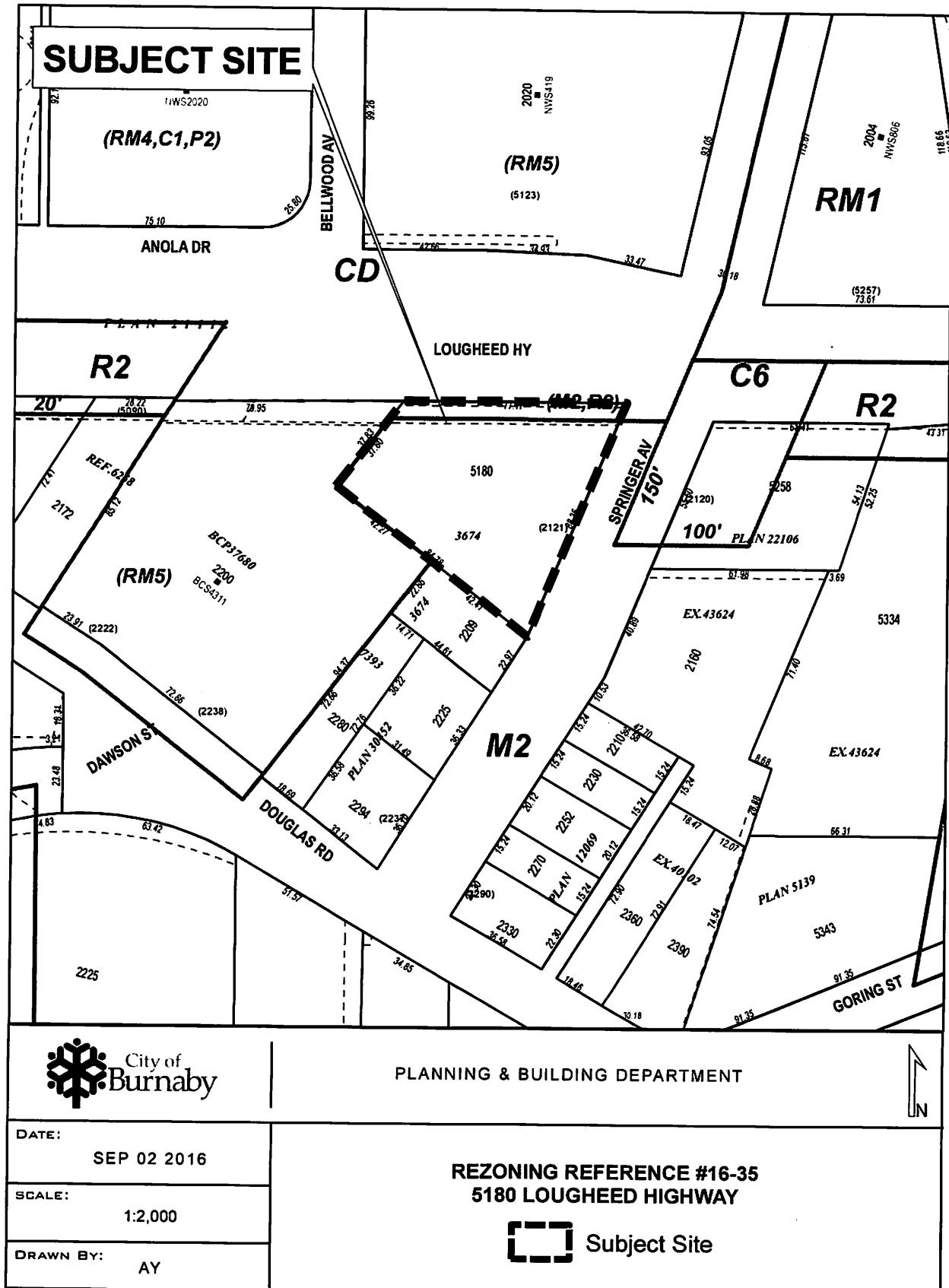
- 1. **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

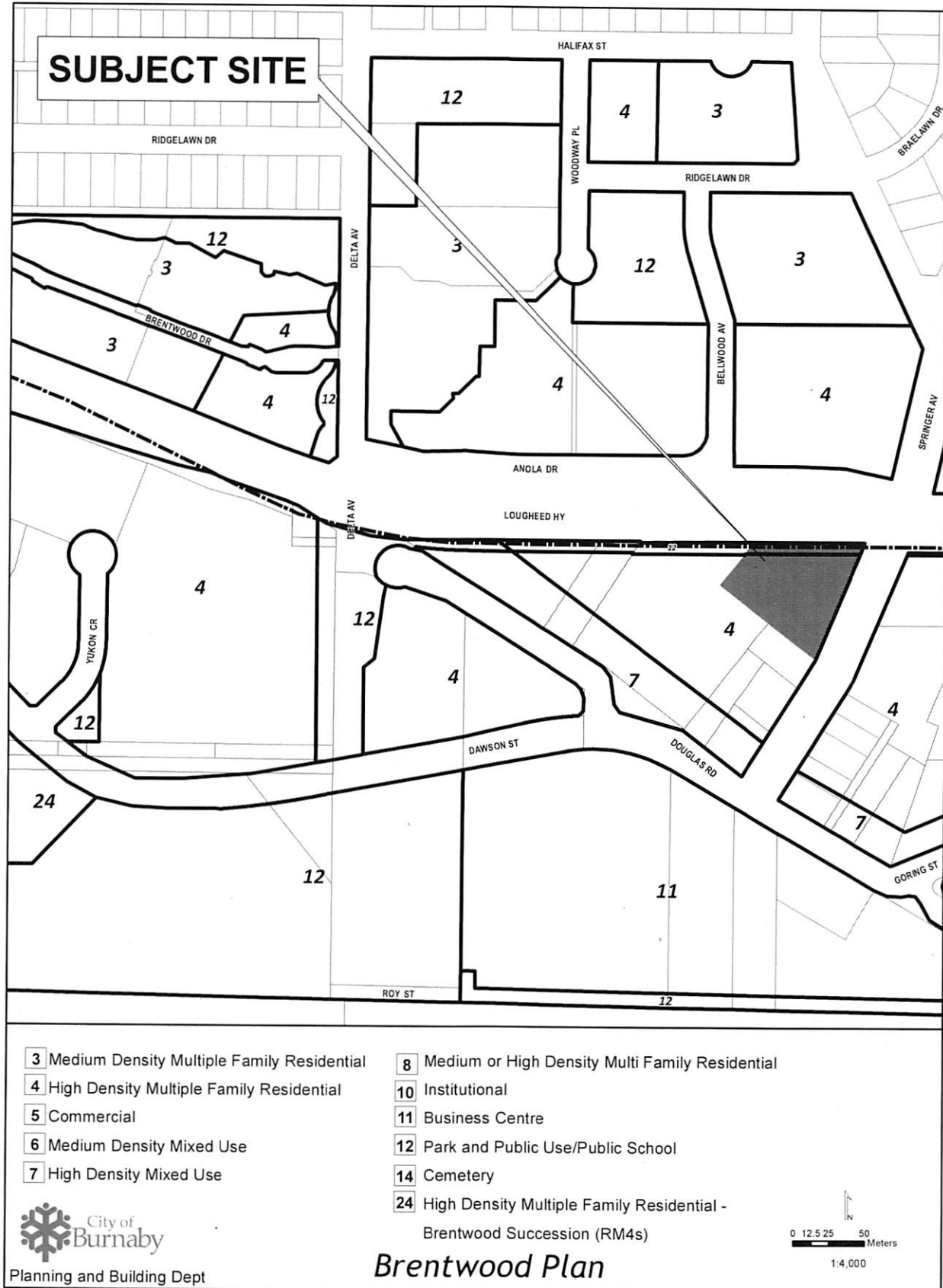
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Attachments

cc: Director Engineering
 City Solicitor
 City Clerk

P:\REZONING\Applications\2016\16-35 5180 Loughheed Hwy\Council Reports\Rezoning Reference 16-35 Initial Report 20161003.doc





Sketch #2



dys architecture

260 – 1770 Burrard Street
Vancouver, BC V6J 3G7
604 669 7710 tel
604 669 6629 fax
www.dysarchitecture.com

July 13, 2016

City of Burnaby
Planning and Building Department
4949 Canada Way
Burnaby, BC V5G 1M2

**Attention: Mr. Ian Wasson, L.Arch.
Urban Design Planner**

Dear Ian,

**Re: Rezoning Letter of Intent,
5180 Lougheed Highway, Burnaby**

dys architecture, on behalf of Beedie Living, are submitting this application to rezone 5180 Lougheed Highway, from the current M2 General Industrial District to the Comprehensive Development District based on the RM5s Multi-family Residential District and Brentwood Town Centre Development Plan.

The intent of this application is to construct a high-rise residential apartment that is consistent with the Brentwood Town Centre Development Plan. The proposal envisions a high-rise residential apartment building that is approximately 269,000 square feet using the maximum density of 5.0 FSR inclusive of 1.6 FSR amenity density bonus. The preliminary design approach explores extensive landscape opportunities and 'breaks' throughout the building to add visual interest to the massing and scale of the tower.

The building will include approximately 250 to 300 residential units, ample amenity space for residents as well as explore opportunities for outdoor amenity areas. A minimum of three levels of underground parkade are envisioned that will fully comply with parking bylaws with access from Springer Avenue.

The existing commercial buildings on-site will be demolished, should this application gain the appropriate development approvals.

Thank you for your consideration of this rezoning application. We look forward to working with the Planning Department and City of Burnaby on this rezoning application

Yours very truly,

dys architecture

Norm Chin, Architect AIBC, MRAIC
Principal

CITY OF BURNABY

PLANNING AND BUILDING
REZONING REFERENCE #16-36
2016 SEPTEMBER 28

ITEM #04

1.0 GENERAL INFORMATION

- 1.1 **Applicant:** Shaun Ouellette
6190 Sumas Street
Burnaby, BC V5B 2T6
- 1.2 **Subject:** Application for the rezoning of:
Lot 323, DL 92, Group 1, NWD Plan 53936
- From:** CD Comprehensive Development District (based on R4 Residential District)
- To:** R4 Residential District
- 1.3 **Address:** 6056 Gilley Avenue
- 1.4 **Location:** The subject site is located on the east side of Gilley Avenue between Oakland Street and Parkview Place (Sketch #1 *attached*).
- 1.5 **Size:** The site is rectangular in shape with a width of 15.24 m (50 ft.), a depth of 42.67 m (139.99 ft.), and a total area of 650.33 m² (7000.09 sq. ft.).
- 1.6 **Services:** The Director Engineering will be requested to provide all relevant servicing information.
- 1.7 **Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit the construction of a new single family dwelling.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is a single lot at 6056 Gilley Avenue that is currently improved with an older single family dwelling. Surrounding properties to the north, east, south, and across Gilley Avenue to the west are also improved with older single family residences. Vehicular access to the subject site is from Gilley Avenue.

3.0 BACKGROUND INFORMATION

- 3.1 The subject site is not located within a Community Plan Area. The subject property and surrounding area are designated within Burnaby's Official Community Plan (OCP) as a Single and Two Family urban area.

- 3.2 On 1976 November 07, Council granted Final Adoption to Rezoning Reference #49/76, which rezoned the subject site and the properties to the east, north, and south (see *attached* Sketch #2) from R4 Residential District to CD Comprehensive Development District based on R4 District guidelines. The purpose of the rezoning was to permit the development of single family dwellings on 41 lots. A CD approach to the rezoning was taken so that the City could have control over the design and siting of the dwellings and to ensure compatibility with the surrounding neighbourhood. The CD plans for the subject site specified the type of single family dwelling to be built (one of five single family dwelling types, each with different gross floor areas and layouts), exterior materials and finishes, and the location of the dwelling.
- 3.3 Following adoption of the above rezoning, a subdivision plan for the subject area was registered, two internal roads were constructed, and six dwelling units, including one on the subject site, were constructed. However, due to difficulty in selling the six completed dwellings, the developer applied for another rezoning (Rezoning Reference #18/78) to amend the CD zoning along Gilley Avenue and to rezone the remaining undeveloped portion of the larger area to the R4 District (see *attached* Sketch #3). This rezoning received Final Adoption on 1978 December 18.

4.0 GENERAL INFORMATION

- 4.1 The applicant is requesting to rezone the subject property to the R4 Residential District in order to build a new house other than what would be permitted under the existing CD (R4) District zoning. It is noted that the subject lot meets the lot area and width requirements of the R4 District; therefore rezoning to the R4 District, rather than Amended CD (R4) District, is generally supportable. The maximum permitted gross floor area (GFA) on the subject property under existing CD (R4) zoning is 167 m² (1,800 sq. ft.), while the maximum GFA permitted under the R4 District regulations would be 390 m² (4,200 sq. ft.). This higher potential density would be generally consistent with the character of the neighbourhood and with the density permitted on R4 District lots located to the west and east but would be more than that permitted on CD (R4) District lots along Gilley Avenue, which are improved with dwellings that are undersized compared to dwellings on many neighbouring R4 lots.
- 4.2 It is noted that the properties to the north and south have zero lot line side yards abutting the subject property. However, the zero lot line is not of consequence as easement areas ranging in width from 0.61 m (2 ft.) to 1.52 m (5 ft.) are located along the north and south property lines of the subject site; therefore any proposed dwelling must be sited outside of these easement areas, as well as outside of the sewerage and drainage easement located along the east property line. In addition, the R4 District requires side yards of at least 1.5 m (4.9 ft.) for the least side yard and a minimum of 3.5 m (11.5 ft.) for the sum of both side yards. Therefore the minimum building separation that would be achieved between a new dwelling on the subject site and the adjacent existing dwellings to the north and south would be 1.5 m (4.9 ft.) where the 0.61 m (2 ft.) easement applies and 1.52 m (5 ft.) where the 1.52 m (5 ft.) easement applies.

- 4.3 The provision of any necessary covenants, easements, and/or statutory rights-of-way will be required. The existing encumbrances on the property indicated above – two use and maintenance easements related to neighbouring properties and a sewerage and drainage easement – will be required to remain.
- 4.4 The Director Engineering will be requested to provide an estimate for all site servicing.
- 4.5 A tree survey and an arborist report will be required to determine the suitability of preserving any existing on-site trees. The removal of any trees over 20 cm (8 in.) in diameter will require a Tree Cutting Permit. Any trees to be retained are to be protected during site development and construction by chain link fencing; a damage deposit and a Section 219 Covenant will be required, where warranted.
- 4.6 As the subject property meets the lot area and width requirements of the R4 District, this Department supports the rezoning of the subject property. Any future rezoning applications to rezone other properties within the CD (R4) District area along Gilley Avenue to the R4 District would be reviewed separately.
- 4.7 The proposed prerequisite conditions to the rezoning will be included in a future report.
- 4.8 Should Council authorize staff to work with the applicant, staff will undertake a public consultation process, prior to Public Hearing, which will include several means by which residents and property owners of the CD (R4) properties along Gilley Avenue and of the R4 properties which were rezoned under Rezoning Reference #18/78 can receive information on the current and proposed rezoning. This will include distribution of a brochure explaining the zoning; and staff will host an open at a nearby elementary school.

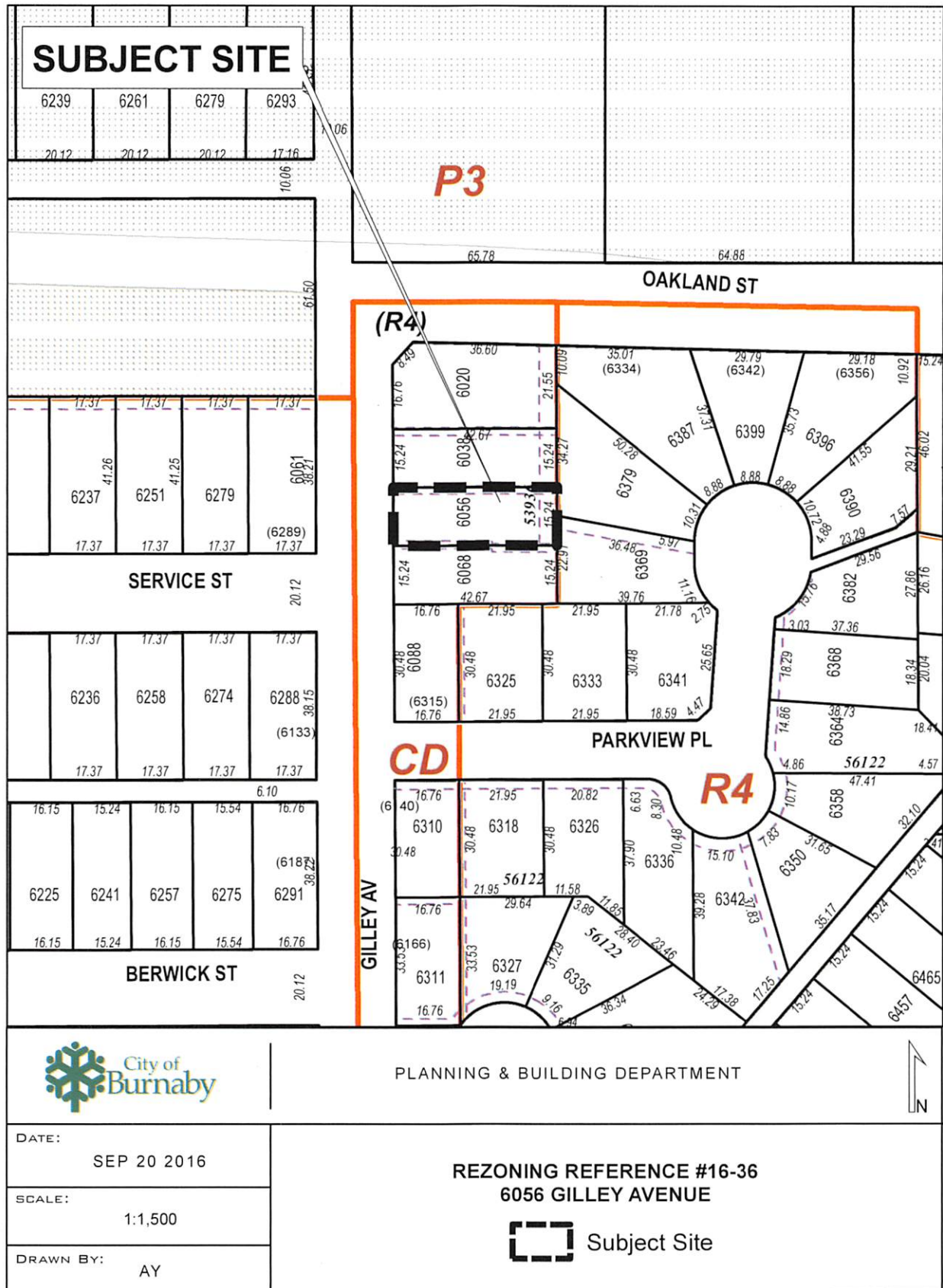
5.0 RECOMMENDATION

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.

LP.

LS:spf
Attachments

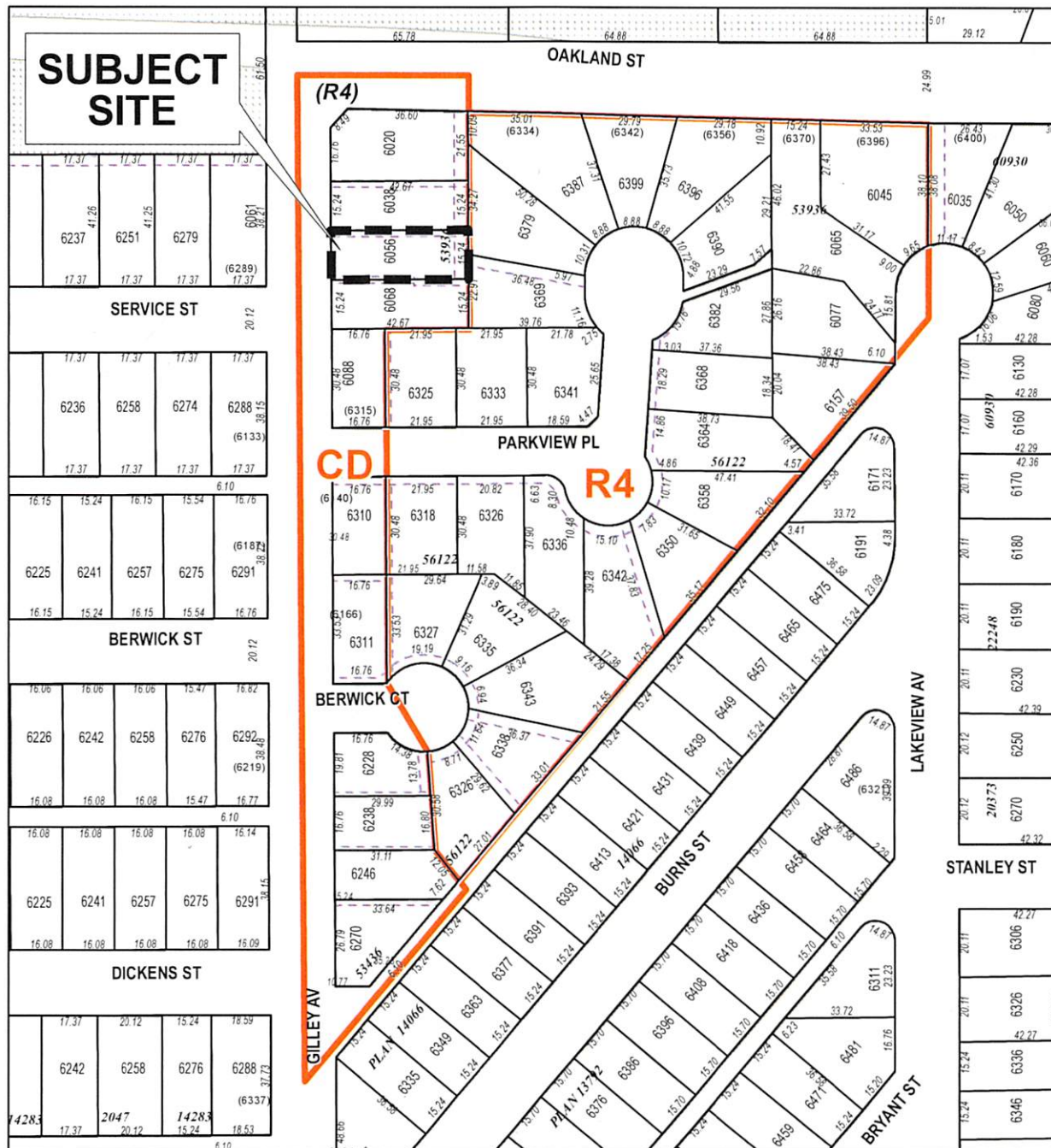
cc: Director Engineering
 City Solicitor
 City Clerk



Sketch #1



Sketch #2



PLANNING & BUILDING DEPARTMENT



DATE:
SEP 20 2016

SCALE:
1:2,000

DRAWN BY:
AY

PAST REZONING - 1978
REZONING REFERENCE #18/78
6056 GILLEY AVENUE

 Subject Site

Sketch #3

LETTER OF INTENT
6056 Gilley Avenue, Burnaby BC V5H 4B3
PID#002-731-398 Lot 323 District Lot 92

Dear Sirs and Madams,

My wife and I recently purchased the above property from my wife's mother and planned to demolish the old house constructed in 1977 and afterwards build a new craftsman style house on the property for us to live in. Unfortunately the lot is currently zoned CD-R4 rather than R4, resulting in significant restrictions that prevent us from building a modern, custom designed house on the lot.

Upon discussion with the City's Planning Department, the restrictions imposed by this particular CD-R4 that was applied to the lot in 1977 are so limiting that we were advised we would have to construct the exact same house from 1977 (size, colour, floor plan, siding, etc.), which we feel is impractical and regressive. There are also 3 easements currently imposed on the property.

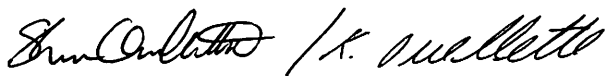
A total of 41 lots in the area were given the CD-R4 designation in 1977 and of those 30 have since been rezoned to R4. The majority of the other properties around ours are zoned R4. There are a large number of properties in the area that have new, modern style houses and so we would like to have the same opportunity as them, along with the other 30 properties that were rezoned, to construct a beautiful new house.

We reached out to the other 10 property owners that are still CD-R4 for a possible area rezoning to R4 but could not obtain unanimous consent from them, therefore we are applying to rezone just our own property.

Please rezone our property to R4. Also, please remove or revise the current easements to whatever degree possible.

Thank you very much for your consideration.

Sincerely,



Shaun and Katherine Ouellette

CITY OF BURNABY

PLANNING AND BUILDING
REZONING REFERENCE #16-37
2016 SEPTEMBER 28

ITEM #05

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Mayur Kothary
4469 Barker Avenue
Burnaby, BC V5G 3C4
- 1.2 Subject:** Application for the rezoning of:
Lot 3, DL 42, Group 1, NWD Plan 9505
- From:** R1 Residential District
- To:** R1a Residential District
- 1.3 Address:** 3885 Piper Avenue
- 1.4 Location:** The subject site is located south of the unconstructed section of Kentwood Street and north of Winston Street between Piper Avenue and Kerrywood Crescent (Sketch #1 *attached*).
- 1.5 Size:** The site has an irregular shape with an average width of approximately 54.15 m (177.66 ft.), a depth of approximately 140.10 m (459.65 ft.), and a total area of approximately 8,376.99 m² (90,169.17 sq. ft.).
- 1.6 Services:** The Director Engineering will be requested to provide all relevant servicing information.
- 1.7 Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit a single-family dwelling with a gross floor area beyond that allowed under the prevailing zoning.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is located on the south side of the unconstructed section of Kentwood Street in an R1 Residential District area and is designated Single Family Suburban in the Official Community Plan (OCP). The property is within the Government Road neighbourhood. The average lot area in the block where the subject property is located is 2,079.46 m² (22,383.12 sq. ft.), with individual lots ranging from 835.85 m² (8,997.01 sq. ft.) to 8,376.99 m² (90,169.17 sq. ft.). The subject property is the largest lot in the block.

The neighbouring properties on the south side of Kentwood Street between Piper Avenue and Kerrywood Crescent are mostly two storey single family dwellings. Two R1a District properties are located within a 150 m (492.13 ft.) radius of the subject property.

The subject property is neighbouring an industrial area and park and open space to the south and is located in proximity of a child care facility and the Seaforth School. The Eagle Creek as a Class "A" fish-bearing watercourse is running on the west side of the property and it enters into the property at the southwest corner of the site.

3.0 BACKGROUND INFORMATION

The subject property is currently vacant (a demolition permit was issued in 2006 for demolition of all buildings on the property). Currently the site does not have a formal vehicular access as the Kentwood Street fronting the subject property has not been constructed. The applicant is required to dedicate a section of the property to the north for road and construct it to an ultimate road standard.

There have been a number of development applications for the subject property in the past. The latest application is a subdivision (SUB# 14-22) to facilitate a four lot subdivision. A Letter of Tentative Approval (TA) was issued for SUB# 14-22 on 2014 October 27. The TA expired on 2015 October 27.

4.0 GENERAL INFORMATION

- 4.1 The applicant is seeking to construct a new single family dwelling with a gross floor area below the maximum permitted under the R1a District. Plans for the proposed development have not yet been submitted. Vehicular access to the site will be from the extended section of Kentwood Street which will be constructed by the applicant as a requirement of the rezoning. The applicant advised staff that a new subdivision application to create four lots, will be submitted in future. The siting of the proposed single family dwelling is being taken into consideration by the applicant in relation to the property's future subdivision potential; however, confirmation of subdivision potential will be subject to meeting all applicable requirements at the time of future subdivision/rezoning approval.
- 4.2 Under the prevailing R1 District, each lot with a single family dwelling shall have an area of not less than 890.00 m² (9,580.20 sq. ft.) and a width of not less than 24.38 m (80.00 ft.). Under the R1a District, each lot shall have an area of not less than 1,350.00 m² (14,531.8 sq. ft.) and a width of not less than 34.00 m (111.60 ft.). The subject property has an area of 8,376.99 m² (90,169.17 sq. ft.), and a width of 54.15 m (177.66 ft.), subject to legal survey, and thus meets the minimum area and width requirements for rezoning to the R1a District.

- 4.3 With regards to the development density, the maximum gross floor area in the R1 District is the lesser of 0.60 floor area ratio (FAR) or 590.00 m² (6,350.9 sq. ft.). The proposed R1a District would permit a single family dwelling on the subject site with a maximum gross FAR of 0.60 or approximately 5,026.19 m² (54,101.50 sq. ft.). The proposed development has a gross FAR of 1,394.39 m² (15,009.10 sq. ft.) which is significantly less than the permitted gross FAR.
- 4.4 Section 6.23 of the Zoning Bylaw, Streamside Protection and Enhancement Area, requires a riparian setback of 30.00 m (98.43 ft.) from the top of bank for construction of the new single family dwelling. An application to the City Environmental Review Committee (ERC), involving the Department of Fisheries and Oceans and City staff is required if the applicant seeks to reduce the required setback.
- 4.5 The applicant has been advised of the Council-adopted R1a design guidelines for building design, orientation, and setbacks that are intended to address neighbourhood character, building height, shading, building massing, view and/or privacy concerns. Council guidelines are intended to ensure that the proposed development is in keeping with the surrounding neighbourhood, and as such, the resulting supported design may further restrict the maximum floor area of the development. With Council authorization, staff would work with the applicant toward the preparation of a suitable plan of development for presentation to a Public Hearing. The applicant would be advised to consult with the adjacent property owners during the design development stage prior to presentation of a plan of development to a Public Hearing.
- 4.6 The Director Engineering will be requested to provide an estimate for all site servicing. Servicing requirements may include, but are not necessarily limited to:
- A 10.06 m (33.00 ft.) road dedication along the property's frontage abutting Kentwood Street, from 7888 Kentwood Street west property line to Eagle Creek, subject to final geometric,
 - Construction of Kentwood Street to ultimate standard from 7888 Kentwood Street west property line to 7795 Kentwood Street east property line including a 8.5 m (27.89 ft.) wide pavement, installation of the curb and gutter on both sides, 1.50 m (4.92 ft.) wide side walk on the south side complete with the street trees and lighting; and,
 - Providing driveway access off Kentwood Street.
- 4.7 The applicant is required to construct a pedestrian crossing over the Eagle Creek and all the associated trail connections.
- 4.8 A tree survey will be required to determine the suitability of preserving any existing on-site trees. The removal of any trees over 0.20 m (0.66 ft.) in diameter will require a Tree Cutting Permit.

PLANNING AND BUILDING
REZONING REFERENCE #16-37
2016 September 28 PAGE 4

- 4.9 The applicant will be required to enter into a Section 219 Covenant restricting the development of the property to that presented at Public Hearing.
- 4.10 A complete outline of all proposed prerequisite conditions to the rezoning will be included in a more detailed report to be submitted at a future date prior to advancing a development proposal to a Public Hearing.

5.0 RECOMMENDATION

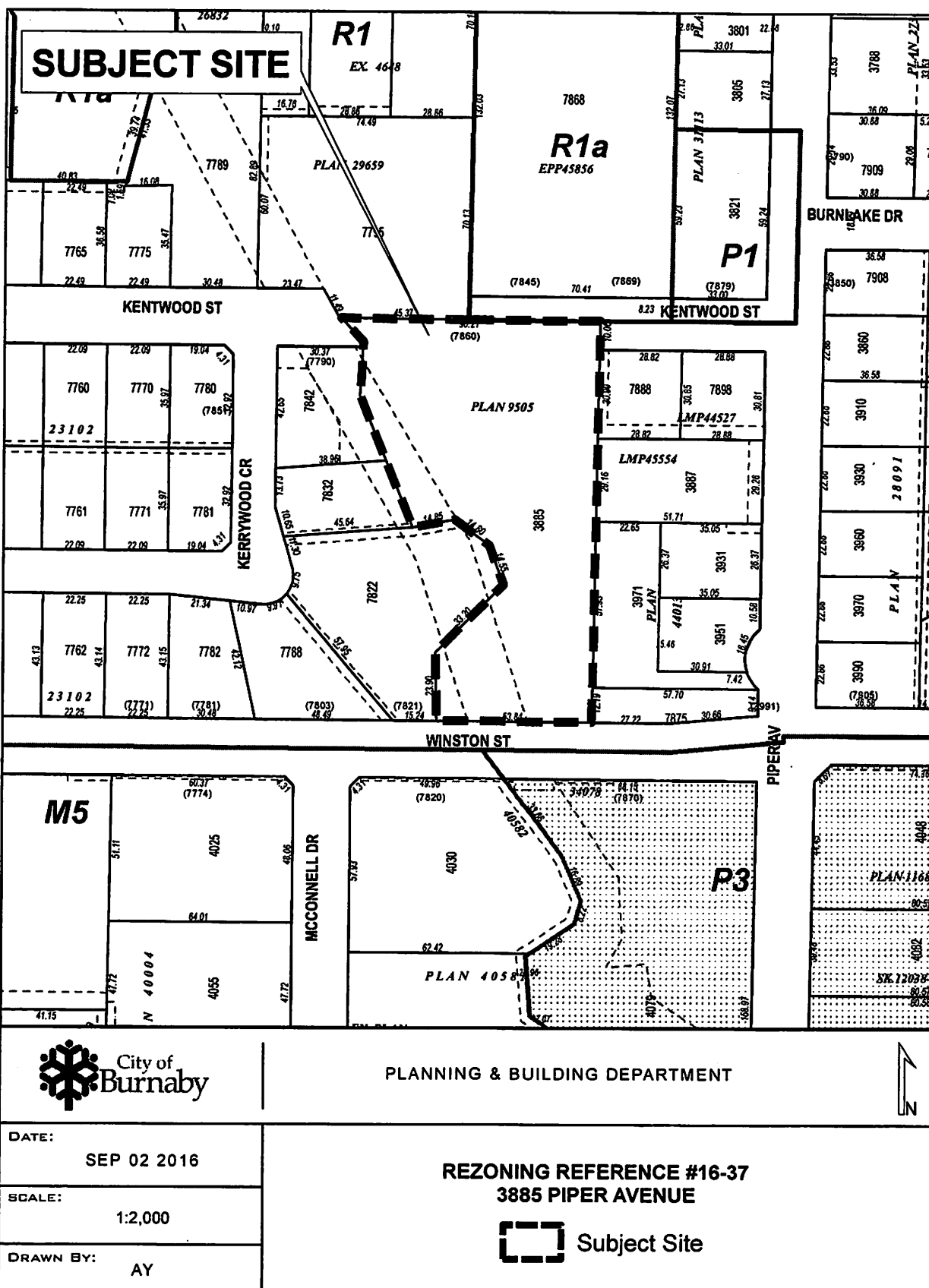
1. **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

LP.

PS:tn:spf
Attachment

cc: Director Engineering
City Solicitor
City Clerk

P:\REZONING\Applications\2016\16-37 3885 Piper Avenue\Rezoning Reference 16-37 Initial Report 20161003.doc



August 15, 2016

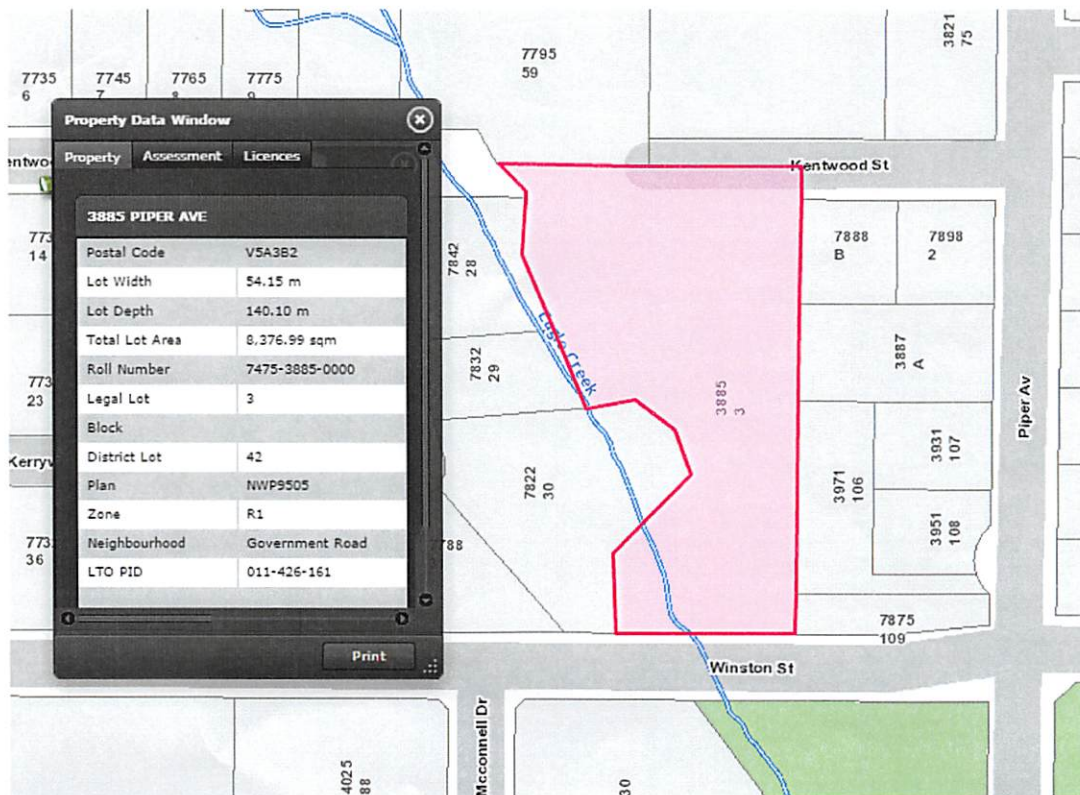
City of Burnaby
 Director of Planning
 4949 Canada Way
 Burnaby, B.C. V5G1M2

Re: Rezoning Application – 3885 Piper Ave, Burnaby

Dear Sir:

We are requesting to rezone our property located at 3885 Piper Ave from R1 to R1A. It is also our intention to further subdivide this property into smaller lots at some point in the future. We have applied for and received (now expired) Tentative Subdivision letter under Sub #14-22. Additionally, an Environmental Review Committee decision – EAG_SUB13_39 dated Nov 27, 2013 has been issued for the subject property. Under that direction, we have created a subdivision plan (attached) that will eventually yield 4 lots.

The subject property is around 92,666 sqft:



At this time, we wish to propose construction of our single family home on the future Lot 4. The future Lot 4 has a proposed size of 28,057 ft². We have designed a home (taking into consideration the R1A guidelines) with the following parameters:


	Unsubdivided		Future Lot 4	
	Max Allowed	Proposed	Max Allowed	Proposed
Lot Size(ft ²):	92666.0	92666.0	28057.6	28057.6
Site Coverage (ft ²):	37066.4	6319.4	11223.0	6319.4
Gross Floor Area (ft ²):	55599.6	15009.1	16834.6	15009.1
Above Grade Floor Area (ft ²):	37066.4	10001.7	11223.0	10001.7
Front Yard (ft):	29.5	85.0	29.5	33.3
Rear Yard (ft):	29.5	100.0	29.5	100.0
Side Yard 1	9.0	48.0	9.0	15.7
Side Yard 2	9.0	300.0	9.0	23.8

We look forward to working with the city's Planning Department to finalize this proposal!

Sincerely,



Mayur Kothary



Namrata Kothary

Attachments:

- 1) Application for Rezoning
- 2) Agent Authorization Form
- 3) Title Search
- 4) Future Proposed Subdivision Lot Width Calculations
- 5) Future Proposed Subdivision Layout
- 6) Proposed Building Site Plan
- 7) Survey

CITY OF BURNABY

**PLANNING AND BUILDING
REZONING REFERENCE #16-38
2016 SEPTEMBER 28**

ITEM #06**1.0 GENERAL INFORMATION**

- 1.1 Applicant:** Integra Architecture
416 West Pender Street
Vancouver, BC V6B 1T5
(Attn: Duane Siegrist)
- 1.2 Subject:** Application for the rezoning of:
Lots' 87 & 88, DL 97, Group 1, NWD Plan 62775
- From:** M1 Manufacturing District and M2 General Industrial District
- To:** CD Comprehensive Development District (based on RM3 Multiple Family Residential District and Royal Oak Community Plan guidelines)
- 1.3 Address:** 7422 and 7470 Buller Avenue
- 1.4 Location:** The subject site is located north of Irmin Street between Buller Avenue and Prenter Street (Sketch #1 *attached*).
- 1.5 Size:** The site is irregular in shape measuring 12,247.17 m² (131,773.62 sq. ft.) in area, with an Irmin Street frontage of 189.52 m (621.78 ft.).
- 1.6 Services:** The Director Engineering will be requested to provide all relevant servicing information.
- 1.7 Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit construction of a mixture of stacked townhomes and three storey ground-oriented townhouses with underground parking.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is a corner lot currently occupied by a multi-tenant warehouse building at 7470 Buller Avenue and a section of the former rail spur line at 7422 Buller Avenue which is owned by Southern Railway of British Columbia Ltd. The subject site is located north of Irmin Street between Buller Avenue and Prenter Street. Directly to the north is a City-owned property improved with an older industrial/warehouse building, which, subject to future Council consideration and review, is designated for a future neighbourhood park and multiple-family

residential development. To the north-east across Prenter Street is the Expo SkyTrain guideway and BC Parkway, with a townhouse/low-rise apartment development (approved under Rezoning Reference #11-13) and older industrial/warehouse buildings beyond. To the south across Irmin Street is a mixture of single-family and two-family dwellings. To the west across Buller Avenue is a townhouse/low-rise apartment development, approved under Rezoning Reference #06-44.

3.0 BACKGROUND INFORMATION

The subject site is within Sub-Area 6 of the adopted Royal Oak Community Plan (see *attached* Sketch #2) and is designated for medium-density multiple-family residential development, emphasizing townhouse forms and requiring rezoning to the Comprehensive Development District utilizing the RM3 District and Royal Oak Community Plan as guidelines.

4.0 GENERAL INFORMATION

- 4.1 The applicant is requesting rezoning to CD Comprehensive Development District (based on RM3 Multiple-Family Residential District and the Royal Oak Community Plan as guidelines) in order to permit the construction of a mixture of stacked townhomes and three-storey, ground oriented townhomes with full underground parking, to a maximum allowable density of 1.1 FAR. The consolidated subject site includes the former Southern Rail spur line at 7422 Buller Avenue that is currently vacant. This portion of the consolidated site is to be improved with an urban trail, connecting the BC Parkway to the east with the existing urban trail on the west side of Buller Avenue. The construction of this urban trail to its final standard and its public use protected by way of a statutory right-of-way will be required as part of this rezoning.
- 4.2 The Director Engineering will be required to provide an estimate for all services necessary to serve this site. The servicing requirements for this development will include, but not necessarily be limited to:
 - the closure and removal of the Prenter Street road surface abutting the development frontage with the construction of a temporary hammerhead north-west of the required road closure; and the construction of the BC Parkway urban trail to its final standard within the Prenter Street road allowance with landscaping and pathway lighting, connecting to the existing trail at the east end of Irmin Street;
 - the construction of Irmin Street to its final standard with concrete curb and gutter and with corner curb bulges at Buller Avenue; separated sidewalks with street trees, street lighting, and boulevard grassing across the development frontage; and a cul de sac at the east end of Irmin Street;
 - the construction of Buller Avenue to its final standard with concrete curb and gutter on the east side and with mid-block curb bulges and corner curb bulges at Irmin Street; and separated sidewalks with street trees, street lighting, and boulevard grassing across the development frontage; and,

- the construction of a new urban trail on 7422 Buller Avenue to its final standard with landscaping and pathway lighting; and a new marked crosswalk/crossbike with overhead signage where the new urban trail meets the existing urban trail on the west side of Buller Avenue.

A 3.0m x 3.0m corner truncation dedication at Buller Avenue and Irmin Street will be required. Access to the site will be provided from Irmin Street.

- 4.3 Undergrounding of the existing overhead wires abutting the site along Buller Avenue is required.
- 4.4 A tree survey and arborist report of the site will be required to determine whether any existing trees are suitable for retention. If trees measuring 20 cm (8 in.) in diameter are required to be removed due to the site's development, then a tree removal permit is required.
- 4.5 Due to the subject site's proximity to Rumble Street and the Expo SkyTrain line, a noise study is required to ensure compliance with the Council adopted sound criteria.
- 4.6 Required covenants will include, but not be limited to, a restriction on the enclosure of balconies, prohibiting gates on the project's surface driveways, and that all handicap accessible stalls remain as common property.
- 4.7 An on-site Stormwater Management Plan will be required for the new development.
- 4.8 Due to the industrial history of the site, a Site Profile and the resolution of any arising issues will be required.
- 4.9 Approval by the Engineering Environmental Services Division of a detailed plan for an engineered sediment control system is required.
- 4.10 Compliance with the Burnaby Solid Waste and Recycling guidelines is required for the new development, including the provision of an appropriately screened garbage handling and recycling holding area.
- 4.11 The provision of a covered car wash stall will be required. A detailed plan of the subject facility will need to be submitted to the Engineering Environmental Services Division for approval.
- 4.12 The provision of an approved on-site residential loading facility will be required.

PLANNING AND BUILDING
 REZONING REFERENCE #16-38
 2016 September 28 PAGE 4

4.13 Applicable Development Cost Charges include:

- a) Parkland Acquisition Charge.
- b) GVS & DD Sewerage Charge.
- c) School Site Acquisition Charge.

4.14 Any necessary dedications or statutory rights-of way will be determined by a detailed geometric and noted in a future report to Council.

4.15 A complete outline of all proposed prerequisite conditions to the rezoning will be included in a more detailed report to be submitted at a future date prior to advancing to a Public Hearing.

5.0 RECOMMENDATION

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.

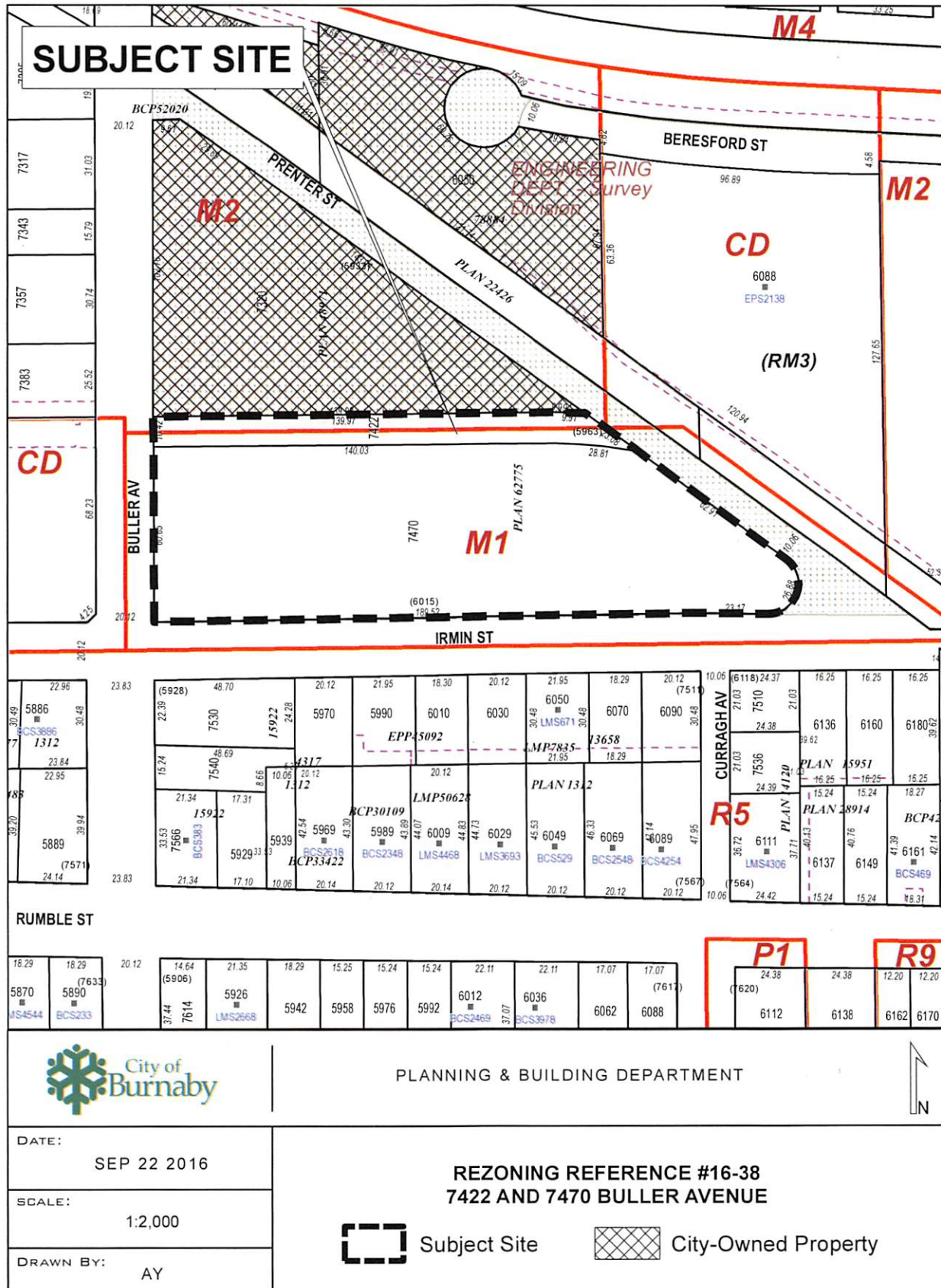
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Attachments

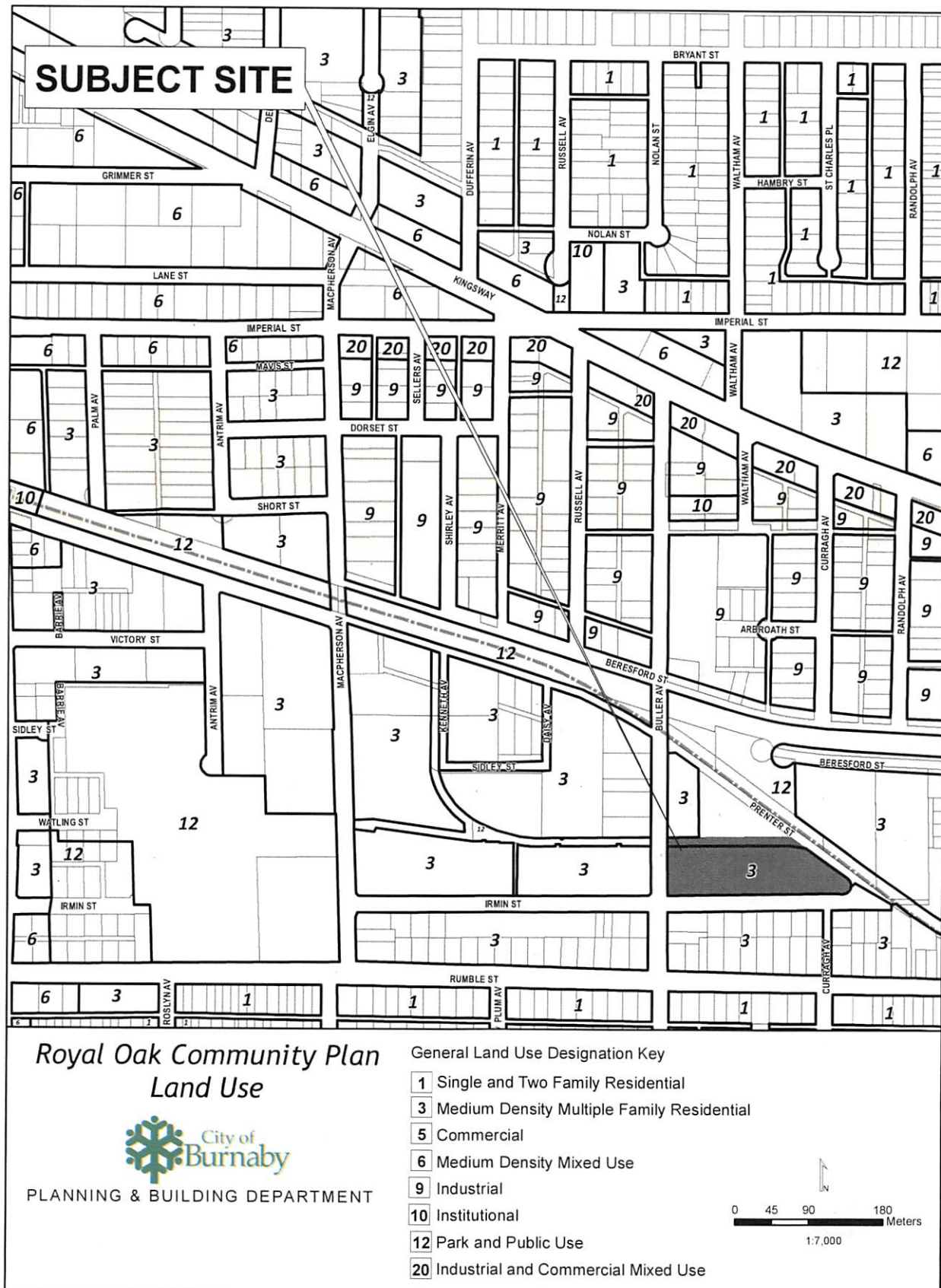
cc: Director Engineering
 City Solicitor
 City Clerk

P:\REZONING\Applications\2016\16-38 7470 Buller Avenue\Rezoning Reference Initial Report 16-38 20161003.doc

SUBJECT SITE



Sketch #1



Printed on September 2, 2016

Sketch #2


INTEGRA

Architecture Inc.

 Dale Staples Architect AIBC AAA MRAIC Principal
 Duane Siegrist Architect AIBC AAA MRAIC Principal

 416 WEST PENDER STREET VANCOUVER BC V6B 1T5 T. 604.688.4220 F. 604.688.4270 integra-arch.com

Project: **7470 Buller Avenue**
 Civic Address: 7470 / 7422 Buller Avenue, Burnaby, BC, V5J 4S5
 Legal Description: Lot 88, District Lot 97 Group 1, New Westminster District Plan 62775

Date: August 10, 2016

Project Number: 16391 Pages : 2

Authority City of Burnaby
 Planning and Building Department
 4949 Canada Way
 Burnaby, BC, V5G 1M2

Mr. Grant Taylor
Community Planner

CC:

Client Beedie Living
 3030 Gilmore Diversion
 Burnaby, BC, V5G 3B4

Curtis Neeser

604.637.3321
 778-899-4402

Curtis.neeser@beediegroupp.ca

RE: Rezoning Letter of Intent - 7470 & 7422 Buller Avenue, Burnaby

Integra Architecture, on behalf of Beedie Living, is submitting an application to rezone 7470 and 7422 Buller Avenue, from the current M1 Manufacturing District and M2 General Industrial District to the Comprehensive Development District based on the RM3 Medium Density Multi-Family Residential District and Royal Oak Community Plan guidelines.

The intent of this application is to consolidate the two lots in order to construct a mixture of stacked townhomes and 3-storey ground-oriented townhouses using 1.1 FAR based on RM3 zoning and Royal Oak Community Plan guidelines. The proposed development includes approximately 162,174 square feet with underground parking and fire department access from Irmin Avenue. The underground parking will fully comply with the City of Burnaby's parking and storage bylaws.

The proposed development envisions a range of 1 to 3 bedroom units with roof decks, providing an array of family-oriented housing. Within the development, there is great opportunity for landscaped courtyards, community garden space, a playground, a carwash, and usable open space for residents to enjoy. The development also plans for the extension of the East West Greenway that connects to Burnaby South and McPherson Park to the west and to the BC Parkways Urban Trail along the skytrain Expo Line to the east. The proposed development will create a transition between existing single-family homes to the south, contribute to road infrastructure improvements, and participate substantially in the creation of public green spaces and green pedestrian and cycle paths.


INTEGRA

Architecture Inc.

Dale Staples Architect AIBC AAA MRAIC Principal

Duane Siegrist Architect AIBC AAA MRAIC Principal

416 WEST PENDER STREET VANCOUVER BC V6B 1T5 T. 604.688.4220 F. 604.688.4270

integra-arch.com

Sub-Area 6 of the OCP anticipates a new public park (Buller Beresford Park) for 7320 Buller Avenue, directly north of the subject site. The proposed development takes advantage of this future greenspace with townhouses fronting a new 10-meter greenway as a ROW that will enable the linkage of public green spaces. Along with the future park, the intended closure of Prenter Street and a 10.5-meter east side setback will provide significant buffering for residential units, helping the development meet the required sound criteria due to proximity to the skytrain.

The proposed development is anticipated to be built in phases. The existing commercial building on-site will be demolished, should this application gain the appropriate development approvals.

Thank you for your consideration of this rezoning application. We look forward to working with the Planning Department and City of Burnaby on the rezoning application.

Sincerely,

Duane Siegrist Architect AIBC AAA MRAIC Principal

Integra Architecture Inc.

416 West Pender Street, Vancouver, BC V6B 1T5 T 604.688.4220 F 604.688.4270

CITY OF BURNABY

PLANNING AND BUILDING
REZONING REFERENCE #16-40
2016 SEPTEMBER 28

ITEM #07

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Kuldip Kaur Dhak
5778 Cedarwood Street
Burnaby, BC V5G 2K6
- 1.2 Subject:** Application for the rezoning of:
Lot 5, Block 5, DL 116, Group 1, NWD Plan 1236
- From:** RM6 Hastings Village Multiple Family Residential District
- To:** CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Hastings Street Area Plan guidelines)
- 1.3 Address:** 4040 Albert Street
- 1.4 Location:** The subject site is located on the south side of Albert Street, between Macdonald Avenue and Gilmore Avenue (Sketch #1 and #2 *attached*).
- 1.5 Size:** The site is rectangular in shape with a width of 15.24 m (50 ft.), a depth of 37.19 m (122 ft.), and a total area of 566.71 m² (6,100 sq. ft.).
- 1.6 Services:** The Director Engineering will be requested to provide all relevant servicing information.
- 1.7 Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit construction of a four unit residential development with parking at grade.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is comprised of a single lot at 4040 Albert Street and is currently occupied with an older single family dwelling. To the west is a four unit townhouse with a duplex beyond, both of which, were constructed in 1998. To the east is a legal non-conforming five unit rental building constructed in 1957, beyond which is a four unit townhouse constructed in 1994. To the north, across Albert Street, are two older 3 storey apartment buildings. To the south, across the lane, are older one and two-storey commercial developments fronting Hastings Street.

3.0 GENERAL INFORMATION

- 3.1** The subject property is currently zoned RM6 Hastings Village Multiple Family Residential District, however, the site does not meet the minimum site area for redevelopment of a multiple-family dwelling under that zoning district. As such, the applicant is requesting a

PLANNING AND BUILDING

REZONING REFERENCE #16-40

2016 September 28 PAGE 2

rezoning to the CD Comprehensive Development District (utilizing the RM2 Multiple Family Residential District and the Hastings Street Area Plan as guidelines) in order to permit the construction of a four unit multiple-family development with parking at grade to a maximum Floor Area Ratio of 0.7. It is noted that similar rezoning applications for CD RM2 District multiple family infill development on 15.24 m (50 ft.) wide lots have been approved or are active for nearby properties in the 3800 and 3900 block of Pender Street. Vehicular access to the site will be from the rear lane.

- 3.2 The Director Engineering will be requested to provide an estimate for all site servicing. Servicing requirements may include, but are not necessarily limited to, cash-in-lieu for the provision of the final standard of Albert Street for new curb and gutters, separated sidewalks, street trees, and lighting.
- 3.3 The provision of any necessary covenants, easements, and/or statutory rights-of-way will be required, including but not necessarily limited to a Section 219 Covenant restricting the enclosure of balconies.
- 3.4 Given that the area of the development site is less than one acre, stormwater management best practices in line with established guidelines will be required.
- 3.5 A tree survey and an arborist report will be required to determine the suitability of preserving any existing on-site trees. The removal of any trees over 20 cm (8 in.) in diameter will require a Tree Cutting Permit. Any trees to be retained are to be protected during site development and construction by chain link fencing; a damage deposit and a Section 219 Covenant will be required, where warranted.
- 3.6 Applicable Development Cost Charges include:
 - a) Parkland Acquisition Charge of \$3.84 per sq.ft. of gross floor area
 - b) GVS & DD Sewerage Charge of \$826 per dwelling unit
 - c) School Site Acquisition Charge of \$800 per unit
- 3.7 The proposed prerequisite conditions to the rezoning will be included in a future report.

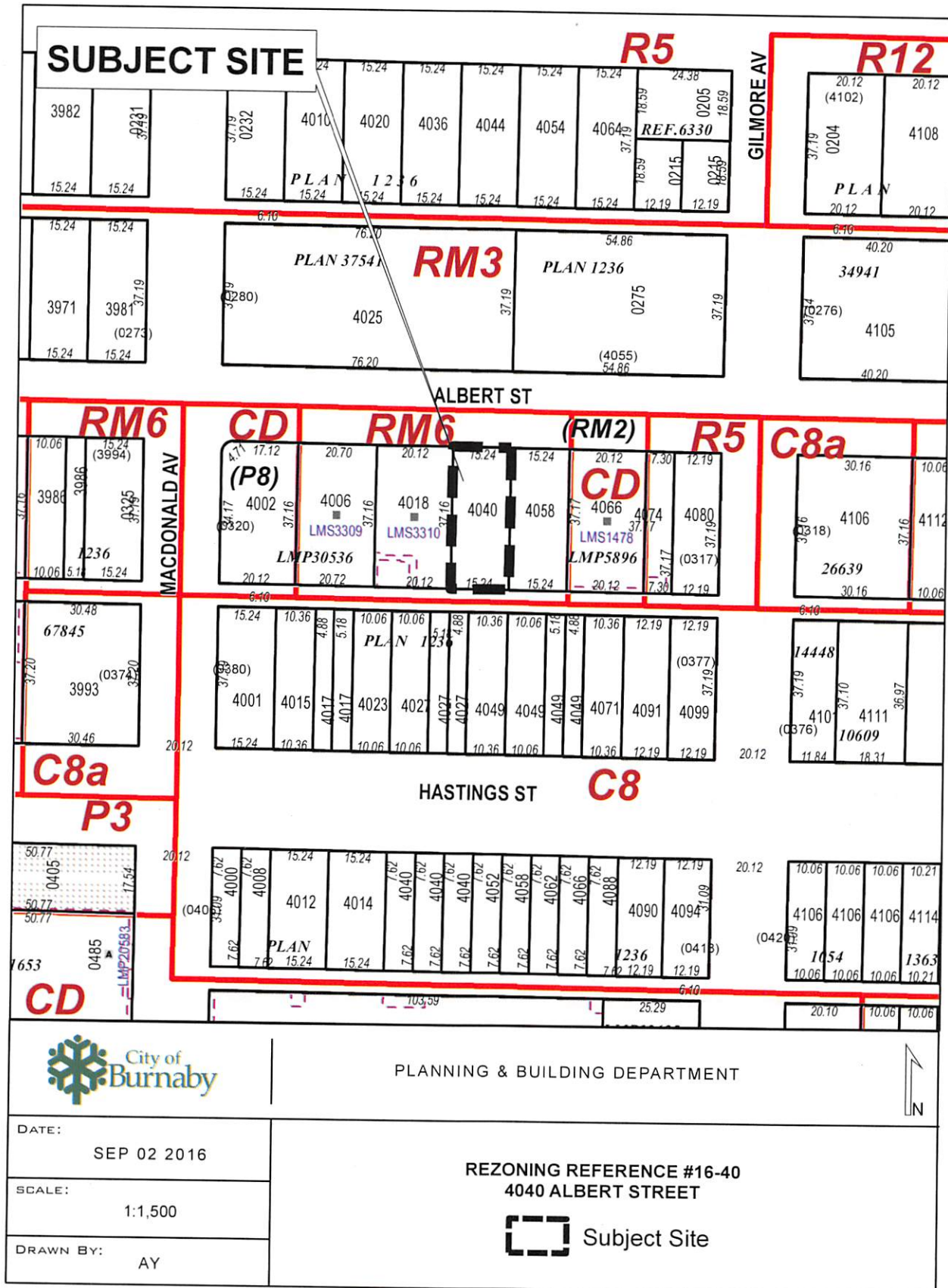
4.0 RECOMMENDATION

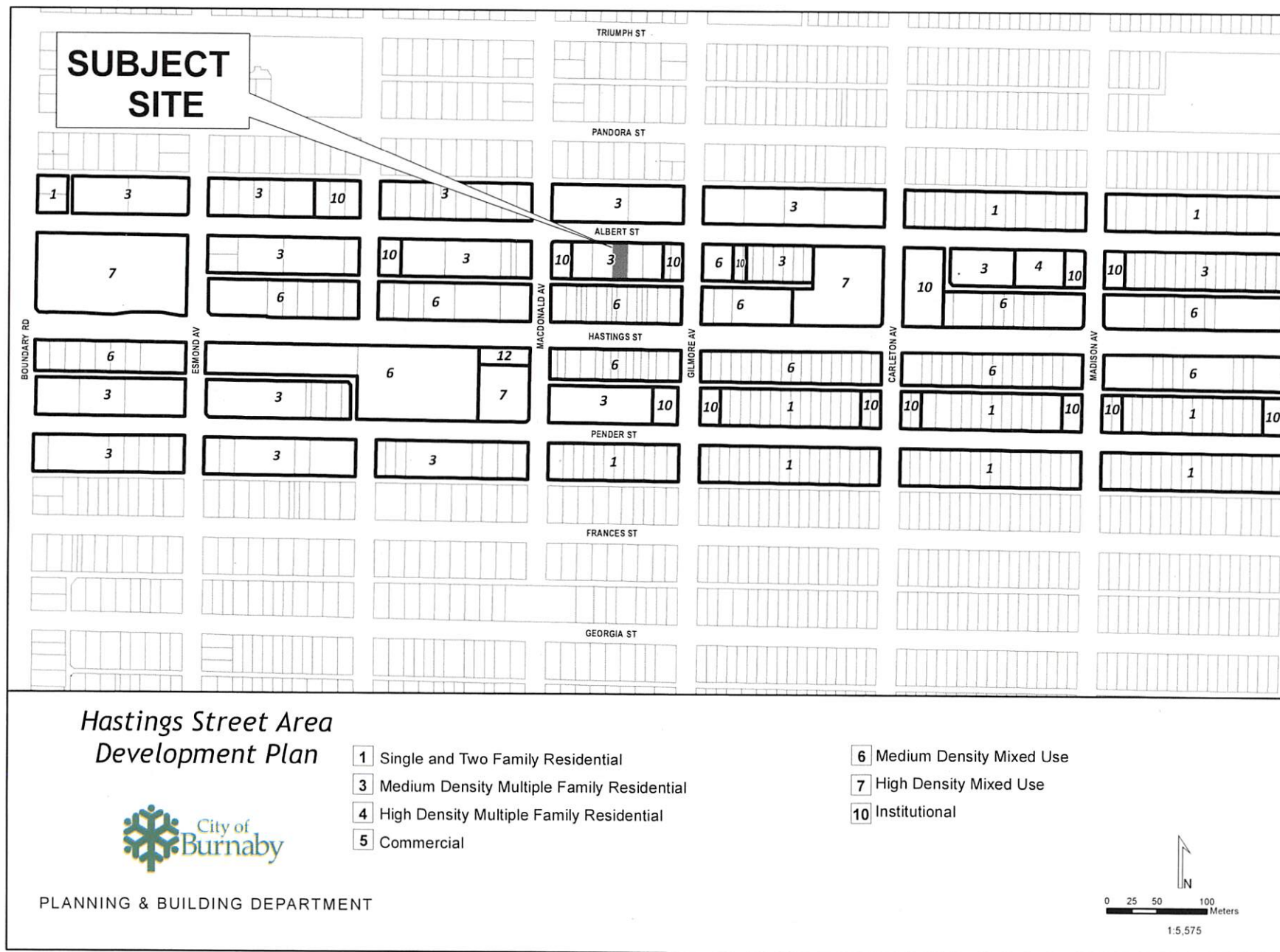
1. **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

LS:spf

Attachments

cc: Director Engineering
City Solicitor
City Clerk





22AUG2016

To: Mayor & Council

I (Kuldip Dhak) bought a property located at 4040 Albert Street, Burnaby, BC. The property is currently zoned as RM6 and we would like to get it rezoned to RM2 (4 units).

The existing home, which is well over 60 years old, will be demolished to make room for multiple-family dwelling. The South side of 4000 Block of Albert Street currently contains all multiple-family dwellings, consisting of 4 units or more and with the north side of the block having apartment buildings (more than 10 units each).

This is the only single family dwelling property on the block.

Property address: 4040 ALBERT ST BURNABY V5C 2E3

PID: PL NWP1236 LT 5 BLK 5 DL 116 LD 36

Kuldip Dhak



CITY OF BURNABY

**PLANNING AND BUILDING
REZONING REFERENCE #16-41
2016 SEPTEMBER 28**

ITEM #08**1.0 GENERAL INFORMATION**

- 1.1 Applicant:** Mark Ravanbaksh
8735 10th Avenue
Burnaby, BC V3N 2T1
- 1.2 Subject:** Application for the rezoning of:
Lot 57, Block 7, DLs' 59 & 137, Group 1, NWD Plan 3050
- From:** R2 Residential District
- To:** R2a Residential District
- 1.3 Address:** 7480 Broadway
- 1.4 Location:** The subject site is located on the south side of Broadway between Camrose Drive to the east and Phillips Avenue to the west (Sketch #1 *attached*).
- 1.5 Size:** The site is rectangular in shape with a width of approximately 30.47 m (99.97 ft.), a depth of approximately 52.56 m (172.44 ft.), and a total area of approximately 1,634.61 m² (17,594.80 sq. ft.).
- 1.6 Services:** The Director Engineering will be requested to provide all relevant servicing information.
- 1.7 Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit construction of a single family dwelling with a total gross floor area beyond that permitted under the current R2 Residential District zoning.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is located on the south side of Broadway in a R2 Residential District area within the Sperling-Broadway neighbourhood where the average lot area in the block is 918.44 m² (9,886.05 sq. ft.), with individual lots ranging from 670.10 m² (7,212.90 sq. ft.) to 1,634.61 m² (17,594.80 sq. ft.). The subject property is designated as Single Family Suburban in the Official Community Plan (Sketch #1 *attached*). The subject property is the largest lot in the block.

Single family dwellings are located to the west and east of the subject property, as well as across the lane to the south. The Burnaby Mountain Golf Course is located to the north across Broadway.

The neighbouring properties on the south side of Broadway are generally older one to two storey single family dwellings, with the exception of two newer two storey homes. There is one R2a District property in the area which is located approximately 225.00 m (738.19 ft.) west of the subject property.

3.0 BACKGROUND INFORMATION

The subject property contains a one storey single family dwelling with a basement constructed in 1953. Although the site is accessible from the rear lane, the existing vehicular access to the site is from Broadway. Currently, a section of the property at the northwest corner of the site abutting Broadway is used for parking. Despite the large size of the property, the site does not meet lot width requirements for subdivision under of the Burnaby Zoning Bylaw.

4.0 GENERAL INFORMATION

- 4.1 The applicant is seeking to construct a new two and half storey single family dwelling with a cellar and a gross floor area below the maximum permitted under the R2a District. Vehicular access to the site will be restricted to the rear lane. Development plans have not yet been submitted.
- 4.2 Under the prevailing R2 District, each lot with a single family dwelling shall have an area of not less than 668.88 m² (7,199.76 sq. ft.) and a width of not less than 18.28 m (59.97 ft.). Under the R2a District, each lot shall have an area of not less than 1,000.00 m² (10,764.2 sq. ft.) and a width of not less than 25.50 m (83.70 ft.). The subject property has an area of 1,634.61 m² (17,594.8 sq. ft.), and a width of 30.47 m (99.97 ft.), subject to legal survey, and thus meets the minimum area and width requirements for rezoning to the R2a District.
- 4.3 With regards to the development density, the maximum gross floor area in the R2 District is the lesser of 0.60 floor area ratio (FAR) or 440.00 m² (4,736.3 sq. ft.). The proposed R2a District would permit a single family dwelling on the subject site with a maximum gross FAR of 0.60 or approximately 980.77 m² (10,556.92 sq. ft.). The applicant proposes to build a single family dwelling with a maximum gross FAR of approximately 650.00 m² (6996.54 sq. ft.), which is significantly less than the permitted gross floor area.
- 4.4 The applicant has been advised of the Council-adopted R2a design guidelines for building design, orientation, and setbacks that are intended to address neighbourhood character, building height, shading, building massing, view and/or privacy concerns. Council guidelines are intended to ensure that the proposed development is in keeping with the surrounding neighbourhood, and as such, the resulting supported design may

PLANNING AND BUILDING
 REZONING REFERENCE #16-41
 2016 September 28 PAGE 3

restrict the maximum floor area of the development. With Council authorization, staff would work with the applicant toward the preparation of a suitable plan of development for presentation to a Public Hearing. The applicant would be advised to consult with the adjacent property owners during the design development stage prior to presentation of a plan of development to a Public Hearing.

- 4.5 The Director Engineering will be requested to provide an estimate for services necessary to serve this site, including any necessary street, boulevard and pedestrian/cycle improvements.
- 4.6 Any necessary dedication of statutory right of way will be determined by a detailed geometric and will be noted in the future report to Council.
- 4.7 A tree survey will be required to determine the suitability of preserving any existing on-site trees. The removal of any trees over 0.20 m (0.66 ft.) in diameter will require a Tree Cutting Permit.
- 4.8 The owner will be required to enter into a Section 219 Covenant restricting the development of the property to that presented at Public Hearing.
- 4.9 A complete outline of all proposed prerequisite conditions to the rezoning will be included in a more detailed report to be submitted at a future date prior to advancing a development proposal to a Public Hearing.

5.0 RECOMMENDATION

- 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.

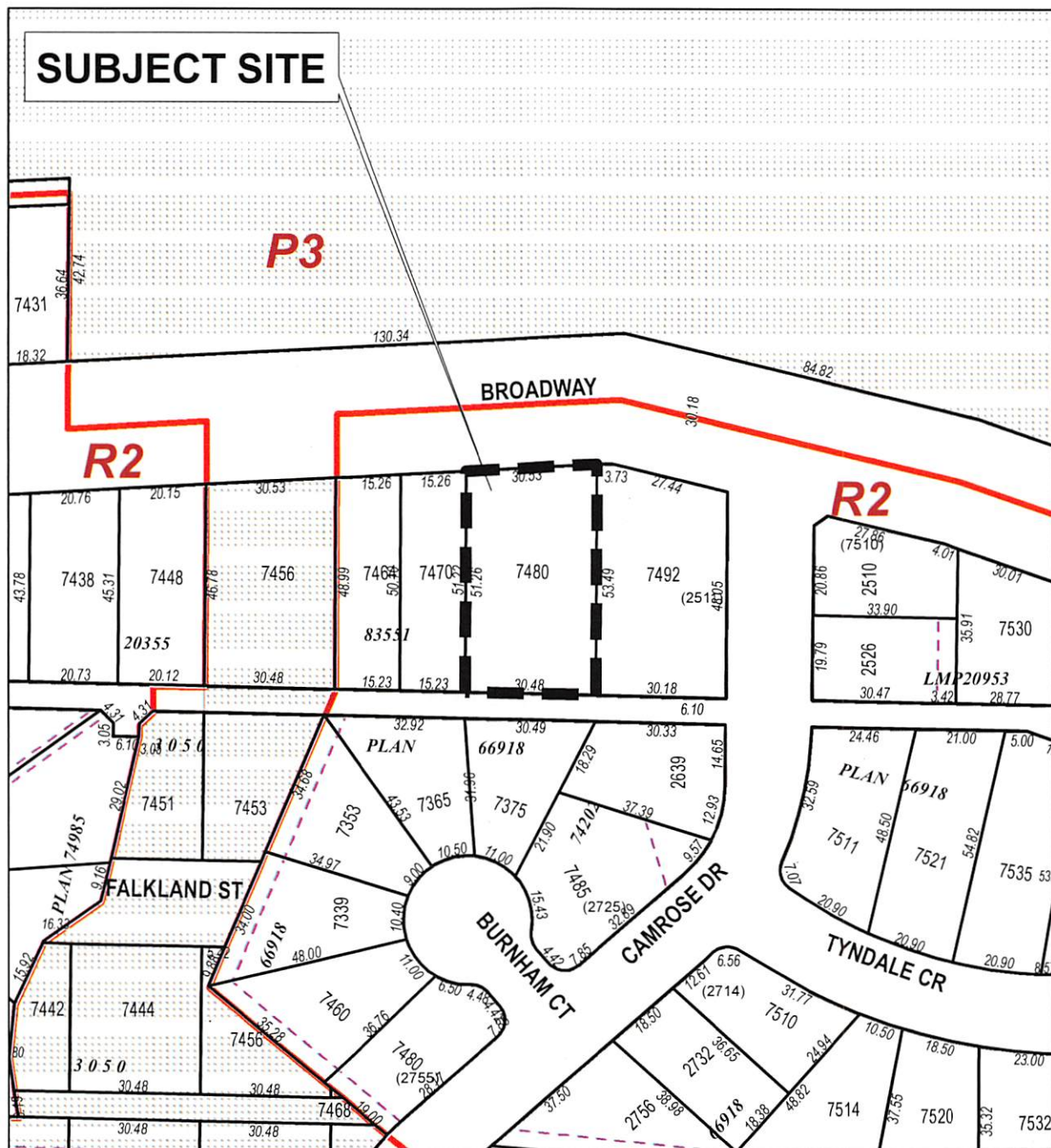
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PS:spf
Attachment

cc: Director Engineering
 City Solicitor
 City Clerk

P:\REZONING\Applications\2016\16-41 7480 Broadway\Rezoning Reference 16-41 Initial Report 20161003.doc

SUBJECT SITE



PLANNING & BUILDING DEPARTMENT



DATE:

SEP 02 2016

SCALE:

1:1,500

DRAWN BY:

AY

REZONING REFERENCE #16-41
7480 BROADWAY



Subject Site

Sketch #1

City of Burnaby
Planning and Building Department

Re: Rezoning of a lot R2 into a lot R2a

Dear Sir:

I, Nima Hosseinzadeh fard se, owner of the lot with the following legal description:

Lot 57 Block 7, District Lots 59 and 137 Group 1
New Westminster District Plan 3050
Located 7480 Broadway, Burnaby, B.C.

would like to rezone the above property into R2a with the following considerations:

1/ I read and understood the Design Guidelines adopted by Council 1989, January 2, and am committed to implementing all 7 guidelines.

2/ I have no intention to build a house over 10.000 feet out of proportion in our neighborhood, but would like to be allowed to build it big enough (70% of potential) to have space for indoor activities, such as:

Games, home theatre and healthy recreational areas in which our children, siblings, classmates and children of adjacent homes can be together, and save uncovered areas of the lot for camping and recreational equipment.

Thank you for your consideration.

Sincerely,

Nima Hosseinzadeh, owner.



Mark Kavanbakhsh, Agent.
M. Kavanbakhsh.

CITY OF BURNABY

PLANNING AND BUILDING
 REZONING REFERENCE #16-42
 2016 SEPTEMBER 28

ITEM #09

1.0 GENERAL INFORMATION

- 1.1 **Applicant:** Chris Dikeakos Architects Inc.
 212 – 3989 Henning Drive
 Burnaby, BC V5C 6N5
 (Attn: Richard Bernstein)
- 1.2 **Subject:** Application for the rezoning of:
 Lot 55, DL 153, Group 1, NWD Plan 25594; Lot 33, DL 153, Group 1, NWD Plan 1566; Lot 30, DL 153, Group 1, NWD Plan 1566
- From:** RM3 Multiple Family Residential District
- To:** CD Comprehensive Development District (based on RM5s Multiple Family Residential District, RM3 Multiple Family Residential District, C2 Community Commercial District and Metrotown Town Centre Development Plan as guidelines)
- 1.3 **Address:** 6525, 6559 & 6585 Sussex Avenue
- 1.4 **Location:** The subject site is located on the southwest corner of Beresford Street and Sussex Avenue (Sketch #1 *attached*).
- 1.5 **Size:** The site is rectangular in shape with a frontage on Beresford of 40.58m (133ft.), a depth of 130.76m (429 ft.) and an area of approximately 5,306.24 m² (57,116 sq.ft.).
- 1.6 **Services:** The Director Engineering will be requested to provide all relevant servicing information.
- 1.7 **Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit construction of a single high-rise residential apartment building with a low-rise residential, office and commercial podium, and a mid-rise BC Housing non-market rental housing building.

2.0 NEIGHBOURHOOD CHARACTERISTICS

- 2.1 To the north of the subject site, across Beresford Street, is the Expo SkyTrain Line and the BC Parkway. Further to the north beyond Central Boulevard is the Metropolis at Metrotown shopping centre and Metro Tower office complex. Directly to the south are

older, low rise apartment buildings of varying age and condition. To the west across the lane is a mix of older rental apartment buildings and strata apartment buildings developed in 1976 and 1980, with the Metrotown Place high-rise mixed-use development (Rezoning Reference # 08-05) beyond. To the east across Silver Avenue are a similar mix of older, low rise apartment buildings of varying age and condition, with the MODA high-rise development (Rezoning Reference #11-24) beyond.

- 2.2 The subject development site is comprised of five individual lots zoned RM3 Multiple Family District, three of which are associated with a single building on 6620 Sussex Avenue (see Sketch #1 *attached*). The properties are occupied by three older two-storey apartment buildings developed between 1964 and 1972 with 62 existing rental units. Vehicular accesses to the properties are currently taken from the rear lane.

3.0 BACKGROUND INFORMATION

- 3.1 The development site is within Sub-Area 7 of the Metrotown Development Plan (see Sketch #2 *attached*). The adopted Metrotown Plan identifies sites on the south side of Beresford Street, between Willingdon and Dow Avenues and adjacent to the BC Hydro right-of-way, for high density multiple-family residential development. Development sites along this corridor are achieved through the appropriate consolidation of lands of an area suitable for development under the RM5s District designation.
- 3.2 The adopted Plan designates the subject site for high-density multiple-family residential development under the RM5s Multiple Family Residential District. In line with development under the 's' zoning category, there is an expectation of significant community benefits, a sustainable redevelopment approach, exceptional public realm improvements, high quality urban design and superior architectural expression to be derived from the project. This site is also considered suitable for the available 's' category parking standard of 1.1 spaces per unit, given its strategic location in relation to the nearby Metrotown SkyTrain station, as well as the provision of an acceptable Transportation Demand Management (TDM) strategy for the site.

The desired development form for the site would consist of two residential buildings with a commercial podium fronting Beresford Street. Density and building height is expected to be concentrated on the northern portion of the site related to Beresford Street, with a strong street-oriented relationship to both Beresford Street and Sussex Avenue.

4.0 GENERAL INFORMATION

- 4.1 The preliminary development concept is for a single high-rise apartment tower with low-rise street-oriented commercial office and retail component fronting Beresford Street, and a low-rise residential component fronting Sussex Avenue. It is noted that this commercial component, while not identified in the Plan, is considered minor, desirable and supportable given the future direction articulated for Beresford Street as a public art walk/celebratory street. As such, a minor amendment to the Metrotown Town Centre

Development Plan is necessary to acknowledge the proposed commercial uses and density. The orientation of the commercial and ground oriented residential components will be designed to be supportive of the Beresford Street concept as a public art walk/celebratory street. A key component of this development is the continuation of the urban design elements established for Beresford Street, including art installations, bench seating, enhanced boulevards, distinct street and pedestrian lighting and an enhanced sidewalk treatment.

It is further noted that the preliminary development concept also includes a mid-rise non-market rental housing building to be owned by BC Housing at the rear of the site fronting Sussex Avenue. To achieve this proposal, the RM3 District has been included in the rezoning application, providing up to 1.1 FAR of additional density to be allocated toward the non-market rental housing building. It is noted that this non-market rental housing component, while not specifically identified in the Plan, is also considered desirable and supportable given its contribution to the stock of secured affordable rental housing in Burnaby. As such, a minor amendment to the Metrotown Town Centre Development Plan is necessary to acknowledge the proposed non-market rental density. The non-market rental housing component of the development may also receive consideration for a City housing grant to assist in offsetting costs associated with required site servicing and permit fees, subject to further review by the Planning and Development Committee and Council. Further details on the proposed development and non-market housing component would be provided in a future, more detailed, report to Council prior to Public Hearing.

- 4.2 In accordance with the CD (RM5s) District, the applicant would achieve a maximum market residential density of 5.0 FAR, inclusive of the available 1.6 amenity density bonus, and a maximum non-market residential density of 1.1 FAR. Council support for the inclusion of the additional density for non-market rental housing would represent a further partnership with the City, BC Housing and the developer to create new non-market rental housing in Metrotown. The Legal and Lands Department will be requested to provide as per sq.ft. buildable estimate of value for the bonused density used for the market housing component. A further report will be submitted to Council regarding value of the bonused density.
- 4.3 The Director Engineering will be required to provide an estimate for all services necessary to serve this site. The servicing requirements for this development will include, but not necessarily be limited to the following:
 - construction of Beresford Street to its final Town Centre (Art Walk) standard with separated sidewalks, street trees, rain gardens, street and pedestrian lighting, and related public amenities;
 - construction of Sussex Avenue to its final Town Centre (Local Collector) standard with separated sidewalks and bicycle facilities, street trees, enhanced boulevards, and street and pedestrian lighting;

- upgrading of the rear lane as necessary; and,
 - storm, sanitary sewer and water main upgrades as required.
- 4.4 A dedication in the range of 10.06 m is required along Beresford Street to enable construction to its final standard. No dedication is required along Sussex Avenue. Due to the extent of required road dedications, it is proposed that the 10.06 m dedication relating to the widening of Beresford Street be transferred to the City as a fee simple lot, for road purposes, at no cost to the City with the density related to this City lot to contribute to the net development site. It is noted that the same approach has been taken on sites dedicating 10.06 m (33 ft.) along Beresford Avenue to the west of the subject site. A further dedication of 1.5m would be required from Sussex Avenue to achieve its local collector standard.
- 4.5 Any necessary easements and covenants for the site are to be provided.
- 4.6 Approval of a Tenant Assistance Plan is required in conjunction with this rezoning application.
- 4.7 Due to proximity to the SkyTrain line, Beresford Street and Central Boulevard, a noise study is required to ensure compliance with Council-adopted sound criteria.
- 4.8 Given the extent of excavation anticipated for the subject development, the retention of existing trees on-site is unlikely. A survey will be required to determine the type and sizes of trees to be removed in advance of a tree cutting permit application.
- 4.9 In line with the City's adopted guidelines for adaptable housing, 20% of the units within the proposed development need to meet BC Building Code adaptable housing standards.
- 4.10 A comprehensive sign plan will be required in conjunction with this rezoning application.
- 4.11 Approval by the Engineering Environmental Services Division of a detailed plan of an engineered sediment control system will be necessary at the Preliminary Plan Approval stage.
- 4.12 Approval by the Engineering Environmental Services Division of a suitable solid waste and resource storage facility plan will be required.
- 4.13 The provision of a covered car wash stall will be required. A detailed plan of the subject facility will need to be submitted to the Engineering Environmental Services Division for approval.
- 4.14 A comprehensive on-site storm water management system is required in conjunction with this rezoning application.

PLANNING AND BUILDING
 REZONING REFERENCE #16-42
 2016 September 28 PAGE 5

- 4.15 Parkland Acquisition, Metrotown Open Space, School Site Acquisition, and GVS & DD Sewerage Cost Charges are applicable to this application.
- 4.16 The proposed prerequisite conditions to the rezoning will be included in a future report.

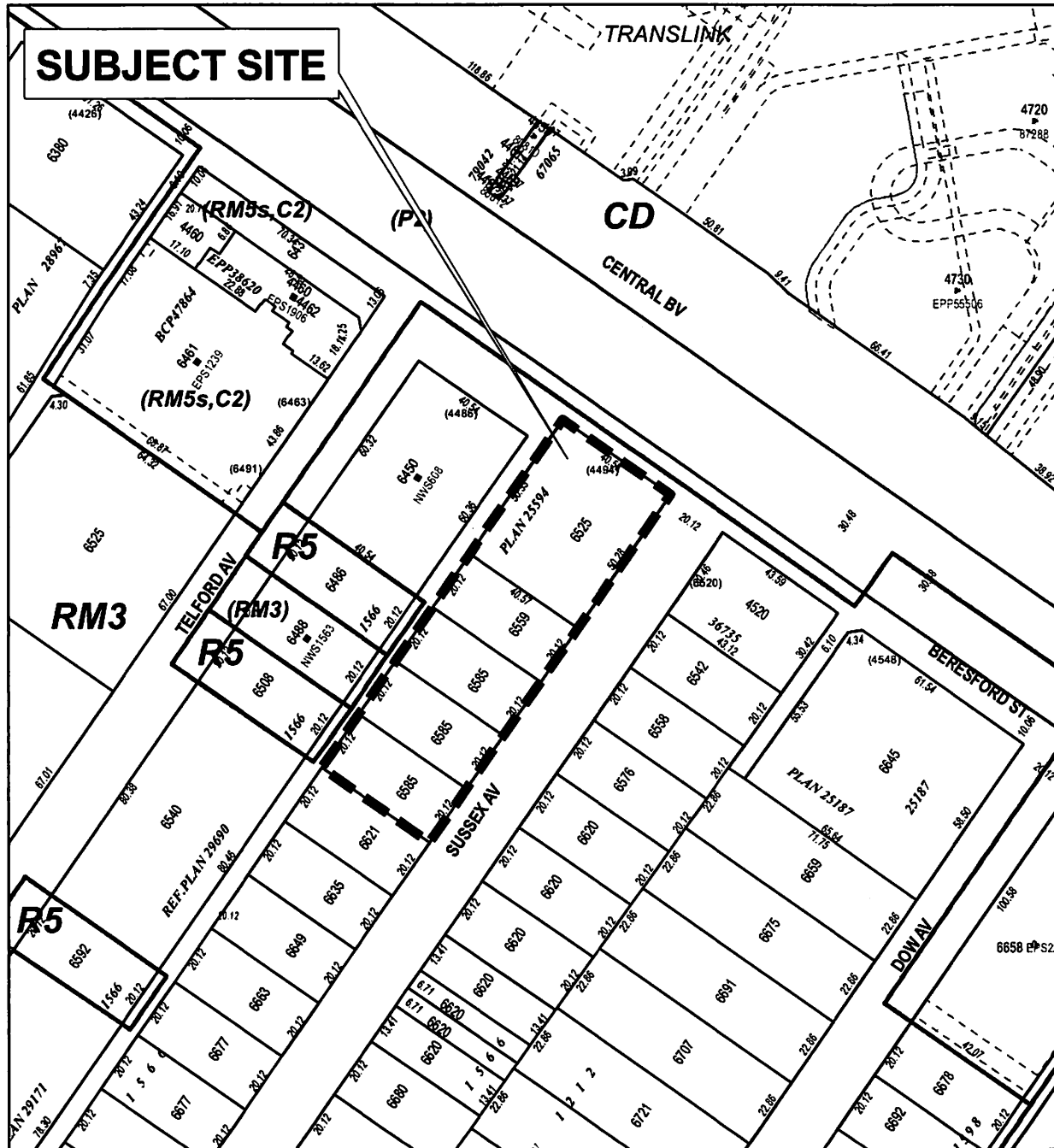
5.0 RECOMMENDATIONS

1. **THAT** the amendment to the Metrotown Town Centre Development Plan to incorporate the local commercial and non-market rental use and density, as outlined in Section 4.1 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).
2. **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.

LR JBS:spf
Attachments

cc: Director Engineering
 City Solicitor
 City Clerk

P:\REZONING\Applications\2016\16-42 6525, 6559 & 6585 Sussex Ave\Rezoning Reference 16-42 Initial Report 20161003.doc



PLANNING & BUILDING DEPARTMENT




DATE:
SEP 19 2016

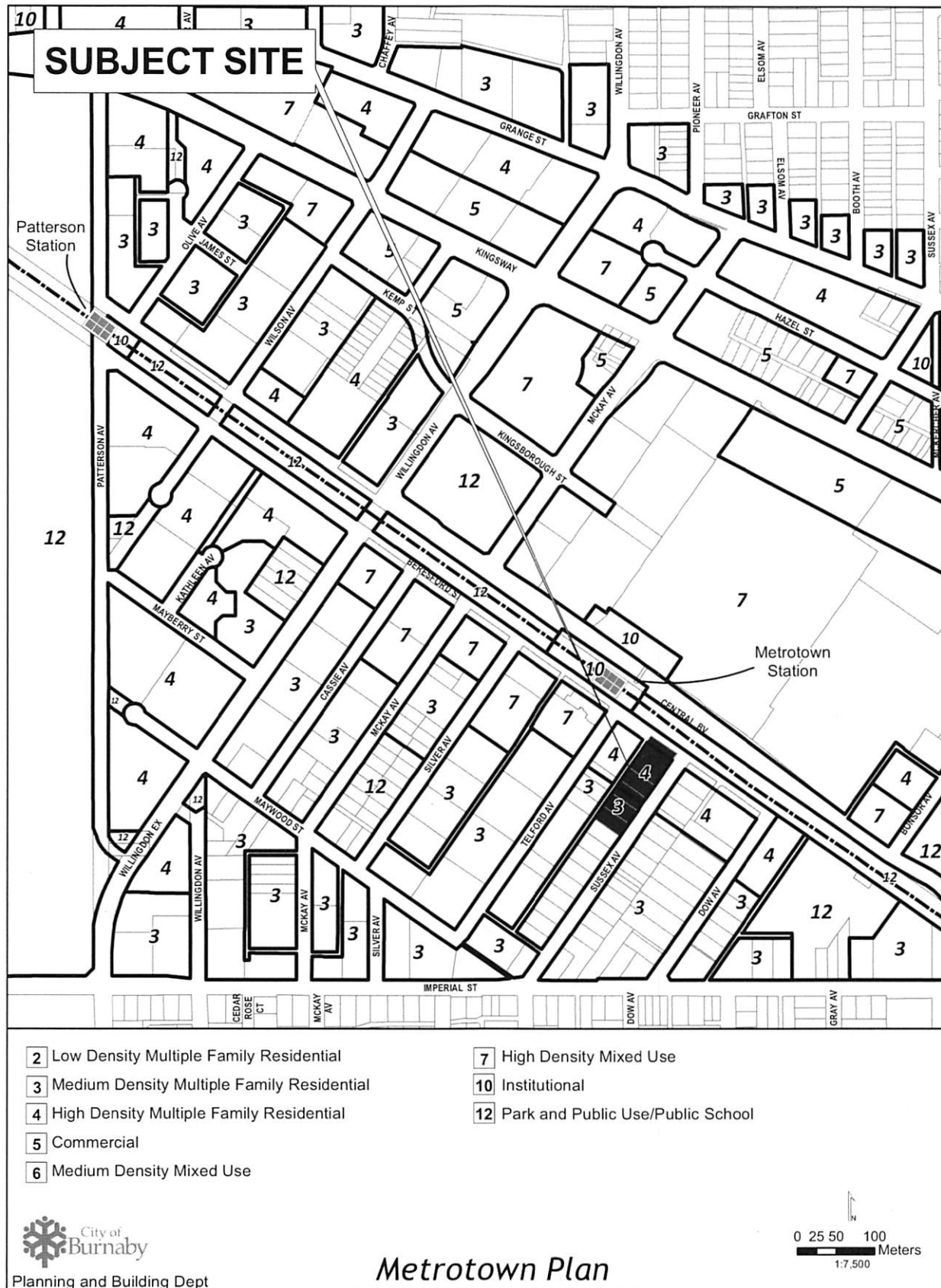
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AY

REZONING REFERENCE #16-42
6525, 6559 AND 6585 SUSSEX AVENUE

 Subject Site

Sketch #1





CHRIS DIKEAKOS ARCHITECTS INC.

August 23rd, 2016

Lou Pelletier, Director
City of Burnaby Planning Department
4949 Canada Way
Burnaby, BC V5G 1M2

Re: **Rezoning Letter of Intent**
6525, 6559 & 6585 Sussex Avenue,
Burnaby, B.C. V5H 3C5

Dear Lou,

I, Richard Bernstein of Chris Dikeakos Architects, as authorized agents on behalf of 6511 Sussex Heights Development Ltd. have submitted this application to rezone 6525, 6559 & 6585 Sussex Avenue from the current RM3 zoning to CD Comprehensive Development District (utilizing the RM5s Multi-Family Residential District and C2 commercial zoning). The intent of this rezoning application is to construct a mixed-use high-rise and low-rise market residential apartment building including retail and office uses. The project will also include a separate non-market housing building developed in conjunction with B.C. Housing. All parking for the project will be located below grade.

Thank you for your consideration of this rezoning request. We look forward to working with the City towards approval of this rezoning application. Please call me direct at 604-291-2660 should you have any questions regarding this application.

Yours truly,

Richard Bernstein, Architect AIBC, AIA
Principal
Chris Dikeakos Architects Inc.

CITY OF BURNABY

PLANNING AND BUILDING
 REZONING REFERENCE #16-43
 2016 SEPTEMBER 28

ITEM #10

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Solterra Development Corp.
 1 – 460 Fraserview Place
 Delta, BC V3M 6H4
 (Attn: Craig Marcyniuk)
- 1.2 Subject:** Application for the rezoning of:
 Lots' 6 & 7, Block 11, DL 119, Group 1, NWD Plan 2855; Lot 19,
 DL 119, Group 1, NWD Plan 34795
- From:** M1 Manufacturing District
- To:** CD Comprehensive Development District (based on RM4s Multiple
 Family Residential District and Brentwood Town Centre
 Development Plan as guidelines)
- 1.3 Address:** 4460, 4472 and 4482 Juneau Street
- 1.4 Location:** The subject site is located on the southwest corner of Juneau Street
 and Willingdon Avenue (Sketch #1 *attached*).
- 1.5 Size:** The site is an irregular shape with a 48.27 m. (158.37 ft.) frontage on
 Willingdon Avenue, a 74.08 m. (243.05 ft.) frontage on Juneau Street
 and a total area of 3148.67 m² (33,892.00 sq. ft.).
- 1.6 Services:** The Director Engineering will be requested to provide all relevant
 servicing information.
- 1.7 Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit
 construction of a 25 storey apartment building with ground-oriented
 townhouses.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is comprised of three lots, which are currently occupied by older industrial buildings. Directly to the west are older industrial buildings with the CN Railway beyond. To the south are older industrial buildings with Alaska Street beyond. To the east across Willingdon Avenue are older industrial buildings with Alpha Avenue beyond. Directly to the north is a

proposed 23 storey high-rise residential building with street fronting townhouses at grade under Rezoning Reference #15-51 (currently at Second Reading).

3.0 BACKGROUND INFORMATION

The subject site is within the Council adopted Brentwood Town Centre Development Plan and is designated for high-rise multiple-family residential development under the CD Comprehensive Development District (utilizing the RM4s Multiple Family Residential District as guidelines) (see *attached* Sketch #2). The general form and character envisioned for this site is for a single high-rise residential tower atop a podium with ground oriented townhouses fronting Willingdon Avenue and Juneau Street.

4.0 GENERAL INFORMATION

- 4.1 The applicant is requesting rezoning of the subject site to CD Comprehensive Development (based on the RM4s Multiple Family Residential District and Brentwood Town Centre Development Plan as guidelines), in order to permit the construction of a high-rise residential building with podium level residential and live/work units with full underground parking. The maximum permitted density would be 3.6 FAR, inclusive of a 1.1 FAR amenity density bonus.
- 4.2 The Director Engineering will be requested to provide an estimate for all services necessary to serve this site. The servicing requirements for this development will include, but not necessarily be limited to:
- the construction of Juneau Street frontage to its final Town Centre (Local Residential) standards with concrete curb and gutter, separated sidewalks, street trees, enhanced boulevards, street and pedestrian lighting across the development frontage;
 - the construction of Willingdon Avenue frontage to its final Town Centre (Arterial Road) standards with concrete curb and gutter, broad sidewalks separated from the cycle track by Rainwater Management Amenities (RMAs), street trees, street furniture, enhanced boulevards, street and pedestrian lighting across the development frontage; and,
 - contribution toward pedestrian and cycling overpasses of the CN/BNSF Rail Line.

Any necessary dedications along the Willingdon Avenue frontage will be determined by a detailed geometric and noted in a future report to Council. It is not anticipated that there will be any necessary dedications across the Juneau Street frontage. This application is predicated upon the closure and consolidation of the north-south lane from Juneau Street to the lane south of Juneau Street, between 4472 and 4482 Juneau Street, as anticipated in the Brentwood Area Plan.

The Brentwood Area Plan also anticipated streetscape improvements at the intersection of Juneau Street and Willingdon Avenue. These will be provided through the City's adopted public realm standards for Town Centre streets, to provide continuous green corridors with street furniture, plant material and public art. Under Rezoning Reference #15-51 a public plaza with public art is also being developed on the northwest corner. It is proposed that complementary design elements also be provided on this site to achieve a suitable plan of development. The plan for closure of Juneau Street at Willingdon Avenue is not supported at this time, given the need for local access to individual development sites in this area.

- 4.3 Given the narrow depth of the lots, it is anticipated that the site would need to be fully excavated to accommodate underground parking. On this basis, the retention trees on site may not be achievable. An arborist's report concerning the removal or retention of any trees will, however, be required. The removal of any trees over 20 cm (8 in.) caliper will require a tree removal permit.
- 4.4 Vehicular access to the site will be from the south lane.
- 4.5 Due to the subject site's proximity to Willingdon Avenue and the BNSF/CN rail line, a noise study is required to ensure compliance with the Council adopted sound criteria.
- 4.6 Required covenants will include, but are not limited to, a restriction on the enclosure of balconies, that handicap accessible stalls remain as common property, to ensure that the development does not draw down or displace groundwater, and to ensure compliance with the approved acoustical study.
- 4.7 A geotechnical review of the subject sites' soil stability and registration of a Section 219 Covenant regarding the findings of the approved report will be required.
- 4.8 As the development site is under one acre, Storm Water Management Best Practices will apply.
- 4.9 In line with the City's adopted guidelines for adaptable housing, 20% of the units within the proposed development will meet BC Building Code adaptable housing standards.
- 4.10 Approval by the Engineering Environmental Services Division of a suitable solid waste and resource storage facility plan will be required.
- 4.11 Approval by the Engineering Department Traffic Division of an on-site residential loading facility will be required.
- 4.12 The provision of a covered car wash stall will be required. A detailed plan of the subject facility will need to be submitted to the Engineering Environmental Services Division for approval.

- 4.13 A Site Profile and the resolution of any arising issues will be required.
- 4.14 Applicable Development Cost Charges include those for Parkland Acquisition, GVS & DD Sewerage and School Site Acquisition.
- 4.15 Approval of the rezoning by the Ministry of Transportation will be required due to the site's proximity within 800 metres of the TransCanada Highway.
- 4.16 The proposed prerequisite conditions to the rezoning will be included in a future report.

5.0 RECOMMENDATION

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.

LR

IW:spf
Attachments

cc: Director Engineering
 City Solicitor
 City Clerk

P:\REZONING\Applications\2016\16-43 4460, 4472 & 4482 Juneau Street\Council Reports\Rezoning Reference 16-43 Initial Report 20161003.doc

SUBJECT SITE

ROSSER AV

DAWSON ST

(C9a)⁴⁴⁶⁸ **CD**
EPP49281
77.04

M5

JUNEAU ST

M1

CD

STILL CREEK DR

EASTBROOK PY

**PLANNING & BUILDING DEPARTMENT**

DATE:

SEP 02 2016

SCALE:

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DRAWN BY:

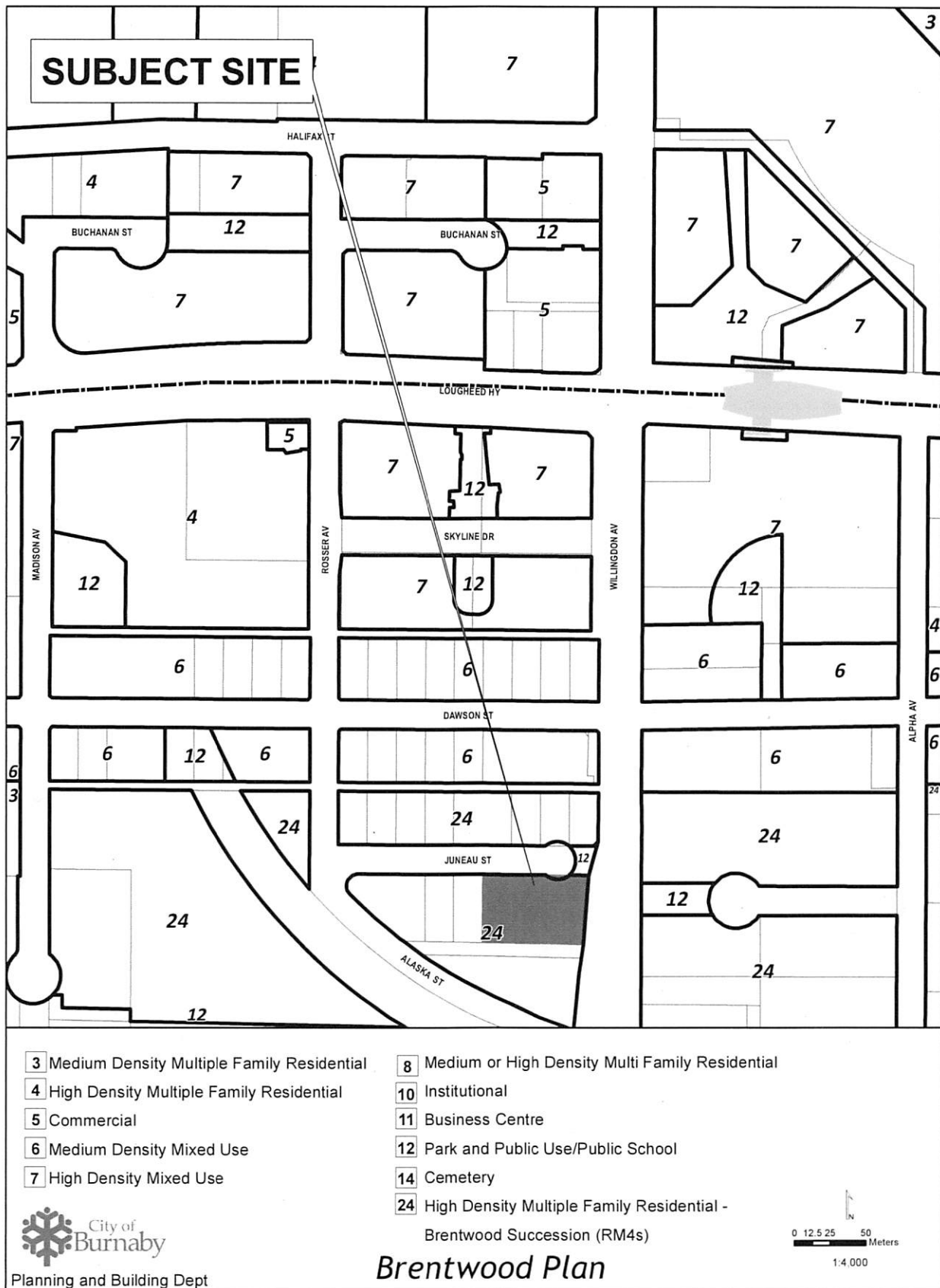
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**REZONING REFERENCE #16-43
4460, 4472 AND 4482 JUNEAU STREET**



Subject Site

Sketch #1



Printed September 2, 2016

Sketch #2

460 Fraser View Place
Delta, British Columbia
Canada V3M 6H4

T. 604.528.6010
F. 604.522.1604

www.solterradev.com

Craig Marcyniuk, Vice President Development
Solterra Acquisition Corp.
460 Fraserview Place
Delta, BC, V3M 6H4
604-528-6010

August 24 2016

Lou Pelletier, Director
City of Burnaby Planning Department
4949 Canada Way
Burnaby, BC V5G 1M2

Re: Rezoning Letter of Intent
4460, 4472 and 4482 Juneau Street
Brentwood Town Centre Development Plan

I, Craig Marcyniuk, on behalf the owners of 4460, 4472 and 4482 Juneau Street, have submitted this application to rezone from the current M1 General Industrial District to the CD Comprehensive Development District utilizing RM4s Multiple Family District and Brentwood Town Centre Development Plan as guidelines. The intent of this rezoning application is to permit the development of a 25 storey apartment building screened by townhouses on the ground plane with parking in compliance with the bylaw. The lane between 4472 and 4482 Juneau Street will be acquired to complete the development.

Thank you for your consideration of this rezoning request, we look forward to working with the City towards the approval of this rezoning application.

Sincerely



Craig Marcyniuk, Vice President Development
Solterra Development Corp.

CITY OF BURNABY

**PLANNING AND BUILDING
REZONING REFERENCE #16-44
2016 SEPTEMBER 28**

ITEM #11**1.0 GENERAL INFORMATION**

- 1.1 Applicant:** Hathstauwk Holdings Ltd.
12831 Horseshoe Way
Richmond, BC V7A 4X5
(Attn: Ray Bourbonnais)
- 1.2 Subject:** Application for the rezoning of:
Lot 282, DL's 56 & 57, Group 1, NWD Plan 36166
- From:** M3 Heavy Industrial District
- To:** CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District, B1 Suburban Office District and Lake City Business Centre as guidelines)
- 1.3 Address:** 2821 Production Way
- 1.4 Location:** The subject site is located at the northwest corner of Eastlake Drive and Production Way (Sketch #1 *attached*).
- 1.5 Size:** The site has an area of 4.68 hectares (11.6 acres).
- 1.6 Services:** The Director Engineering will be requested to provide all relevant servicing information.
- 1.7 Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit office, light industrial, and research uses within the existing building.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is currently improved with a large industrial building with a total gross floor area of approximately 21,988.7 m² (236,685 sq.ft.) and a development density of 0.37 FAR. The Metro Vancouver Operations Centre is located immediately to the north of the site, and heavy industrial uses are located to the south across Eastlake Drive. Light industrial and business centre uses are located immediately to the west at the multi-phased Eastlake Campus, which was approved in connection with Rezoning Reference #08-21, Phase 1 of the development is occupied, Phase 2 is currently under construction, and Phase 3 is planned. Light industrial uses are located to the east across Production Way. Silver Creek traverses a portion of the site along the western property line.

3.0 BACKGROUND INFORMATION

- 3.1 The building is owned by H.Y. Louie and accommodates its food distribution warehouse of approximately 15,419.7 m² (165,976 sq. ft.), its 2,799.2 m² (30,130 sq. ft.) head office as an accessory use, and a 3,769.9 m² (40,579 sq. ft.) tenant space that is leased to a courier delivery operation.
- 3.2 The subject site is located within the Council-adopted Lake City Business Centre Plan (Sketch #2 *attached*). The Plan anticipates the transition of the area from predominantly heavy industrial uses to more employment intensive office and specialized light industrial uses, given the area's strategic location between the developing Lougheed and Brentwood Town Centres and adjacent rapid transit service along Lougheed Highway. The subject site is designated for B1 Suburban Office development, which is principally intended to accommodate business, professional and high tech offices; research and development facilities; associated manufacturing uses; and broadcasting, telecommunications, and digital information facilities. The maximum permitted development density for the B1 District is 1.0 FAR.

4.0 GENERAL INFORMATION

- 4.1 The proposed rezoning to the CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District, B1 Suburban Office District and Lake City Business Centre as guidelines) is intended to meet the changing business needs of H.Y. Louie and to continue to transition the Lake City Area from heavy industrial uses to uses that generate higher employment.

H.Y. Louie has indicated that it is transitioning towards a more retail focused business in its broader operations, and as such, will be closing its warehousing and distribution operations at the subject site. H.Y. Louie at the same time wishes to maintain its existing head office at the subject site, which upon closure of the warehousing and distribution operations, would become a principal use that is not permitted under the prevailing M3 zoning. As such, the proposed M5 and B1 underlying districts, both of which permit offices as a principal use, are necessary. It is also noted that the proposed zoning includes the M2 District as an underlying zone so that the existing courier delivery facility remains conforming. Given that the courier delivery facility occupies a modest amount of the total gross floor area, inclusion of the M2 District as an underlying zone is supported, provided it is limited to the courier delivery facility tenant's space only, and no additional M2 uses are permitted. The proposed rezoning would support re-use of the vacated space in line with the City's B1 and M5 Districts. At this time, H.Y. Louie has not indicated an intended future use of its warehouse space at the subject site.

- 4.2 The requested CD(M2, M5, B1) zoning includes the CD(B1) zoning that is specified for the site in the adopted Lake City Business Centre Plan. The Lake City Business Centre is an area in transition that has required more flexible zoning to accommodate existing industrial tenants while attracting new, employment-intensive office and more specialized

light industrial tenants. For instance, approved CD rezoning applications for 2820 Production Way, 8081 Lougheed Highway, and 8501/8600 Commerce Court (Rezoning References #00-30, #06-29, and #11-06) included an underlying M5 component to improve the viability of the existing buildings on the sites through a flexible office space approach. The adjacent East Lake Campus development at 8327 Eastlake Drive (Rezoning Reference #08-21) was also zoned to the CD(M5, B1) District to permit flexible use of space for warehouse, manufacturing, or office space. Given the requested CD(M2, M5, B1) zoning for the subject site is consistent with the general objective of transitioning the Lake City Area from heavy industrial uses to uses that generate higher employment, and enables two long-standing uses to remain on site in a conforming manner, this rezoning application is supportable.

- 4.3 Vehicular access would continue to be from Production Way and Eastlake Drive.
- 4.4 The Director Engineering will be requested to provide an estimate for all services necessary to serve this site.
- 4.5 The granting of any necessary statutory rights-of-way, easements, dedications and/or covenants will be required.
- 4.6 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 is required.
- 4.7 Approval by the Engineering Environmental Services Division of a suitable solid waste and resource storage facility plan will be required.
- 4.8 The proposed prerequisite conditions to the rezoning will be included in a future report.

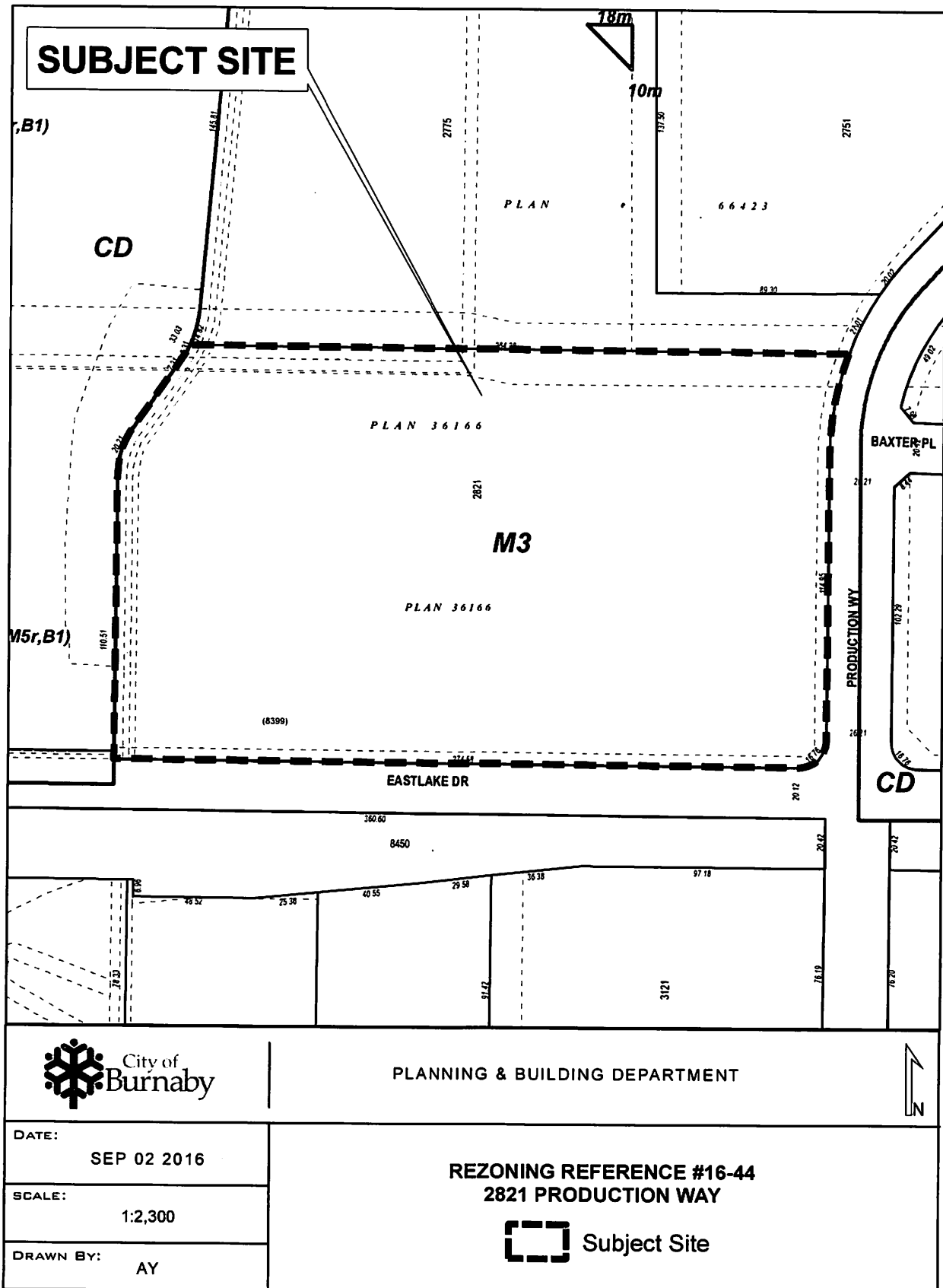
5.0 RECOMMENDATION

- 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.

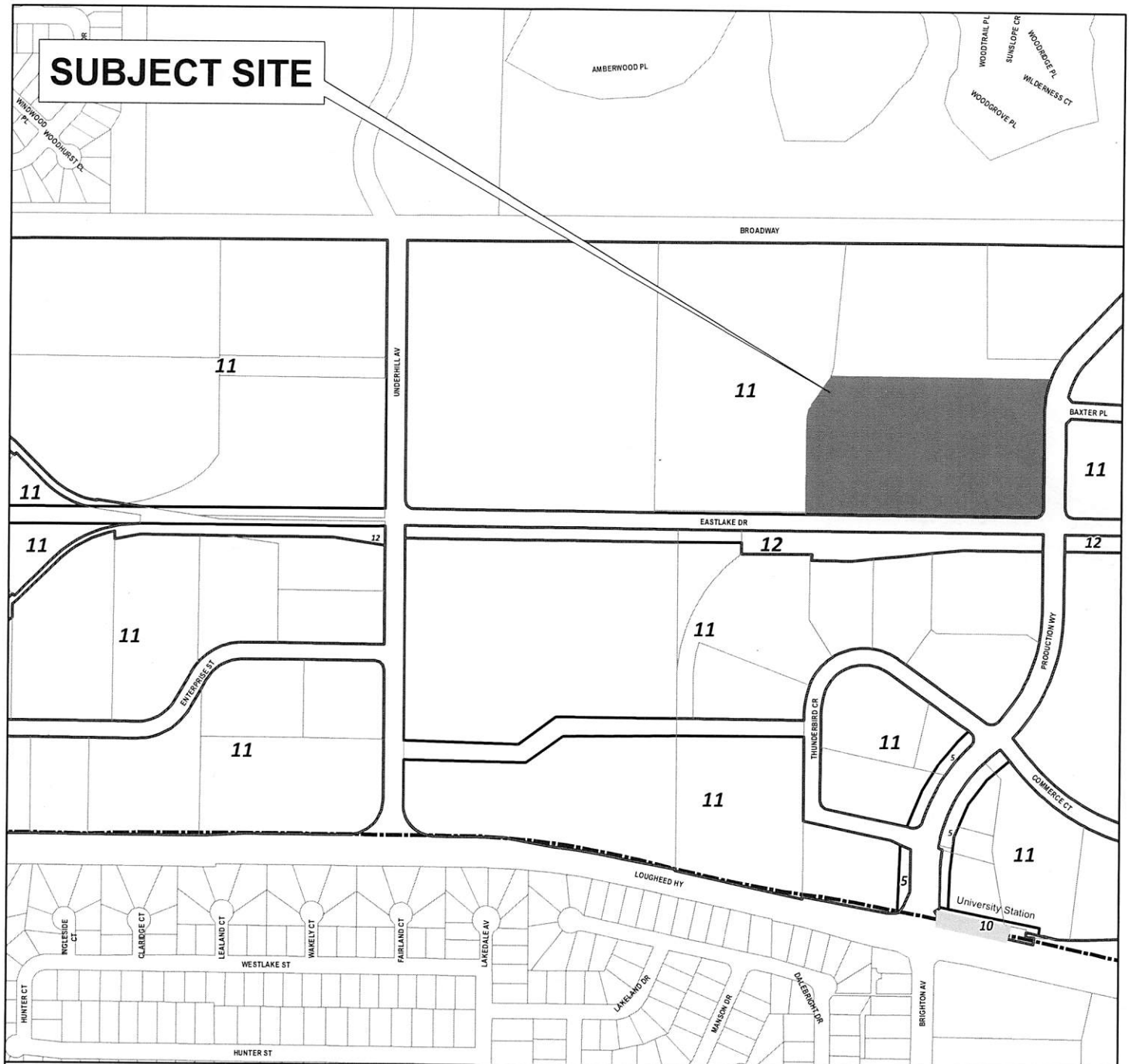
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Attachments

cc: Director Engineering
 City Solicitor
 City Clerk

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Sketch #1



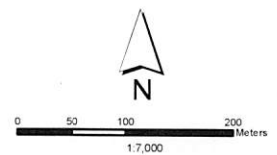
Land Use Designations

5 Commercial

10 Institutional

11 Business Centre District

12 Park and Public Use



PLANNING & BUILDING DEPARTMENT

Lake City Business Centre

August 23, 2016

City of Burnaby
4949 Canada Way
Burnaby, BC V5G 1M2

Attention: Planning Department

Re: Rezoning Application – 2821 Production Way, Burnaby, BC

Dear Sirs:

H.Y. Louie Co. Limited is the owner and user of the above referenced property. Originally constructed in the 1970's the warehouse has proudly been at the heart of H.Y. Louie's wholesale and retail grocery business. As well, the office building has served steadfast as the company's head office. The property is currently zoned M3 meeting the needs of our current business.

As we continue to evolve our business it has become apparent to us that the current zoning may not be aligned with our anticipated business needs. As we move towards a more retail focused business our need for warehousing and distribution are being reduced. However, the requirement for an office remains in order for us to continue to support our retail partners. As we refine our future needs, it is anticipated that we will continue to occupy the offices at 2821 Production Way for a period of time. It is our understanding that the M3 zone prohibits office use as a principal use on the property.

Our agent, Hathstauwk Holdings Ltd., is submitting this rezoning application on our behalf in order to provide flexibility surrounding the office component of the property by allowing office use as a permitted use rather than an ancillary use. At the same time, we wish to respect and retain certain long term uses on the property. Accordingly, the rezoning application proposes a change in zoning from M3 to B1-M2/M5.

Our plans do not include the demolition, expansion or redevelopment of the buildings or land at this time.

Sincerely,

H.Y. Louie Co. Limited



Gary Sorenson
Chief Operating Officer

Hathstauwk Holdings Ltd.



Ray Bourbonnais
Director



INTER-OFFICE MEMORANDUM

TO: CITY CLERK 2016 September 28

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #11-54**
AMENDMENT BYLAW NO. 39/14 ; BYLAW #13419
Four-Storey Mixed-Use Development
Third Reading

ADDRESS: 5695 Lougheed Highway

LEGAL: Parcel "A" (Reference Plan 17221), Lot 17, DL 125, Group 1, NWD Plan 3520

FROM: C6 Gasoline Services Station District

TO: CD Comprehensive Development District (based on RM3 Multiple-Family Residential District, C2 Neighbourhood Commercial District and Brentwood Town Centre Development Plan guidelines and in accordance with the development plan entitled "5695 Lougheed Highway" prepared by Wilson Chang Architect Inc.

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2014 November 24;
- b) Public Hearing held on 2014 December 09; and,
- c) Second Reading given on 2015 January 19.

The prerequisite conditions have been partially satisfied as follows:

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

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 Rezoning Reference #11-54
 Third Reading
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- *The applicant has submitted engineering design drawings for review and has agreed in a letter dated 2016 June 15 to deposit the necessary funds including 4% inspection fees and complete the servicing agreement prior to Final Adoption.*
- c. The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
 - *The applicant has agreed to this prerequisite in a letter dated 2016 June 15.*
- d. The dedication of any rights-of-way deemed requisite.
 - *A subdivision plan dedicating the requisite rights-of-way has been submitted and will be deposited in the Land Title Office prior to Final Adoption.*
- e. The undergrounding of existing overhead wiring abutting the site.
 - *The applicant has agreed to this prerequisite in a letter dated 2016 June 15, and will deposit the necessary funds prior to Final Adoption.*
- f. The granting of any necessary statutory rights-of-way, easements and/or covenants.
 - *The applicant has agreed to this prerequisite in a letter dated 2016 June 15, and the requisite statutory rights-of-way, easements and/or covenants will be deposited in the Land Title Office prior to Final Adoption.*
- g. The granting of any necessary Section 219 Covenants including restricting enclosure of balconies and providing that all disabled parking is to remain as common property.
 - *The applicant has agreed to this prerequisite in a letter dated 2016 June 15, and the requisite covenants will be deposited in the Land Title Office prior to Final Adoption.*
- h. Compliance with the Council-adopted sound criteria.
 - *An acoustic study has been submitted for review by the Engineering Environmental Services Division. Agreement by the applicant to comply with the Council-adopted sound criteria and an acceptable study will be achieved prior to Final Adoption.*
- i. The submission of a Comprehensive Sign Plan.

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 Third Reading
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- *The applicant has agreed to this prerequisite in a letter dated 2016 June 15, and the required Comprehensive Sign Plan will be submitted prior to Final Adoption.*
- j. Compliance with the guidelines for underground parking for residential visitors and commercial patrons.
 - *The applicant has agreed to this prerequisite in a letter dated 2016 June 15 and the necessary provisions have been indicated on the development plans.*
- k. The provision of a covered car wash stall 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.
 - *The necessary provisions are indicated on the development plans and the applicant has submitted a letter of undertaking dated 2016 June 15 committing to implement the recycling provisions.*
- l. The pursuance of Storm Water Management Best Practices in line with established guidelines.
 - *The applicant has agreed to this prerequisite in a letter dated 2016 June 15.*
- m. The submission of a Site Profile and resolution of any arising requirements.
 - *The applicant has submitted the required Site Profile which is being processed to determine if remediation measures are required.*
- n. The review of a detailed Sediment Control System by the Director Engineering.
 - *The applicant has agreed to this prerequisite in a letter dated 2016 June 15. A detailed Sediment Control System plan has been submitted to the Engineering Department – Environmental Services for approval prior to Final Adoption.*
- o. The provision of facilities for cyclists in accordance with Section 4.5 of the rezoning report.
 - *This provision is indicated on the development plans and the applicant has submitted a letter dated 2016 June 15 agreeing to meet this prerequisite.*
- p. The deposit of the applicable Parkland Acquisition Charge.
 - *The applicant has agreed in a letter dated 2016 June 15 to make the necessary deposits prior to Final Adoption.*

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 Rezoning Reference #11-54
 Third Reading
 2016 September 28 Page 4

- q. The deposit of the applicable GVS & DD Sewerage Charge.
- *The applicant has agreed in a letter dated 2016 June 15 to make the necessary deposits prior to Final Adoption.*
- r. The deposit of the applicable School Site Acquisition Charge.
- *The applicant has agreed in a letter dated 2016 June 15 to make the necessary deposits prior to Final Adoption.*
- s. The submission of a written undertaking to distribute area plan notification forms, prepared by the City, with disclosure statements; and, to post area plan notification signs, also prepared by the City, on the development site and in the sales office in prominent and visible locations prior to Third Reading, or at the time marketing for the subject development commences, whichever is first, and remain posted for a period of one year, or until such time that all units are sold, whichever is greater.
- *The applicant has provided a letter of undertaking dated 2016 June 15 and the area plan notification signs are in place.*

As the prerequisite conditions to this rezoning are now substantially complete, could you please arrange to return this amendment bylaw to Council for Consideration and Third Reading on 2016 October 03, with Reconsideration and Final Adoption to follow when the prerequisites are completely fulfilled and Planning notifies you to that effect.

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


 Lou Pelletier, Director
 PLANNING AND BUILDING

JBS/spf
Attachment

cc: City Manager

**PUBLIC HEARING MINUTES
HELD ON: 2014 DEC. 09
REZ. REF. NO. 11-54
PAGE 1 OF 1**

BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 39, 2014 - BYLAW NO. 13419

Rez. #11-54

5695 Lougheed Highway

Parcel "A" (Reference Plan 17221), Lot 17, DL 125, Group 1, NWD Plan 3520

From: C6 Gasoline Service Station District

To: CD Comprehensive Development District (based on RM3 Multiple-Family Residential District, C2 Neighbourhood Commercial District and Brentwood Town Centre Development Plan guidelines and in accordance with the development plan entitled "5695 Lougheed Highway" prepared by Wilson Chang Architect Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a four-storey mixed use development with retail at grade, second floor office and residential uses above, including surface and underground parking.

The Advisory Planning Commission advised it supports the rezoning application.

A letter dated 2014 December 02 was received from Rae Bates and Lynda Catchpole, 1002-5611 Goring Street, Burnaby advising that the proposed project is overly ambitious for the size of the lot. The writers also expressed concern regarding traffic congestion.

A letter dated 2014 December 08 was received from Linda Bodnar, 5560 Broadway, Burnaby expressing concern regarding the rezoning application particularly in relation to potential damage to her adjacent strata lot unit during the construction phase of the development.

There were no further submissions received regarding Rezoning #11-54, Bylaw No. 13419.

MOVED BY COUNCILLOR DHALIWAL:
SECONDED BY COUNCILLOR KANG:

"THAT this Public Hearing for Rez. #11-54, Bylaw No. 13419 be terminated."

CARRIED UNANIMOUSLY



Planning and Building Department

INTER-OFFICE MEMORANDUM

TO: CITY CLERK 2016 September 28

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #16-26
BYLAW #13628, AMENDMENT BYLAW NO. 28, 2016
Response to a neighbourhood request to rezone
Third Reading and Final Adoption

ADDRESS: North side of 5100 Block McKee Street

LEGAL: Schedule A (*attached*)

FROM: R4 Residential District

TO: R12S Residential District

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2016 July 11;
- b) Public Hearing held on 2016 July 26; and,
- c) Second Reading given on 2016 August 29.

There are no prerequisite conditions to this rezoning.

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


Lou Pelletier, Director
PLANNING AND BUILDING

LS:spf
Attachment

cc: City Manager

P:\REZONING\Applications\2016\16-26 5100 Block McKee St\Rezoning Reference 16-26 Third Reading and Final Adoption 20161003.docx

Schedule "A"
Rezoning 16-00026

R12S District Area Rezoning
North Side of 5100 Block McKee Street

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

BURNABY ZONING BYLAW 1965,
AMENDMENT BYLAW NO. 28, 2016 – BYLAW NO. 13628

Rez. #16-26

5105/5115/5127/5137/5159/5171/5181 McKee Street and 7987 Royal Oak Avenue

From: R4 Residential District

To: R12S Residential District

The purpose of the area rezoning for the north side of 5100 block of McKee Street is to allow for single and/or two-family dwellings on lots in accordance with the R12S Zoning District.

The Advisory Planning Commission advised it supports the rezoning application.

One letter was received in opposition to the proposed rezoning application:

Michael and Carole Graves, 5370 McKee Street , Burnaby

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

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR VOLKOW

THAT this Public Hearing for Rez. #16-26, Bylaw #13628 be terminated.

CARRIED UNANIMOUSLY



INTER-OFFICE COMMUNICATION

TO: CITY CLERK 2016 September 28

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #15-01**
AMENDMENT BYLAW NO. 35/15 ; BYLAW #13531
Apartment tower with street-oriented townhouses and live-work units
Final Adoption

ADDRESS: 6750 Dunblane Avenue, 5025 Imperial Street and 6729/6789 Marlborough Avenue

LEGAL: Lots 1, 4 & 5, DL 152, Group 1, NWD Plan 1292; Lot A, DL 152, Group 1, NWD Plan 1292

FROM: RM3 Multiple Family Residential District

TO: CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C2 Community Commercial District, Metrotown Town Centre Development Plan as guidelines and in accordance with the development plan entitled "Marlborough Multi-Family" prepared by Chris Dikeakos Architects Inc.)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2015 November 09;
- b) Public Hearing held on 2015 November 24;
- c) Second Reading given on 2015 December 07; and,
- d) Third Reading given on 2016 April 25.

The prerequisite conditions have been completely satisfied as follows:

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

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Rezoning Reference #15-01
Final Adoption
2016 September 28 Page 2

- *The applicant has submitted the necessary funds including a 4% inspection fee to cover the costs of all services necessary to serve the site and the servicing agreement has been completed.*
- c. The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
 - *The applicant has agreed to this prerequisite in a letter dated 2016 April 06.*
- d. The submission of an undertaking to remove all existing improvements from the site prior to Final Adoption of the Bylaw, but not prior to Third Reading of the Bylaw.
 - *Demolition of existing improvements is currently underway and will be completed shortly, an extension to the demolition post Final Adoption has been requested by the applicant due to unforeseen circumstances.*
- e. The utilization of an amenity bonus through the provision of a \$6,745,200.00 cash in-lieu contribution in accordance with Section 3.3 of this report.
 - *The necessary deposits have been made to meet this prerequisite.*
- f. The dedication of any rights-of-way deemed requisite.
 - *A subdivision plan dedicating the requisite rights-of-way has been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- g. The consolidation of the net project site into one legal parcel.
 - *The requisite subdivision plan of consolidation has been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- h. The granting of any necessary statutory rights-of-way, easements and/or covenants.
 - *The requisite statutory rights-of-way, easements and/or covenants have been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- i. The granting of Section 2019 Covenant:
 - restricting enclosure of balconies;
 - indicating that project surface driveway access will not be restricted by gates;

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 Rezoning Reference #15-01
 Final Adoption
 2016 September 28 Page 3

- 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;
 - restricting the use of guest suites;
 - 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 one electric vehicle and one fast charging (Level 3) Electric Vehicle Charging Station, 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.
- *The requisite covenants have been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- j. The review of a detailed Sediment Control System by the Director Engineering.
- *A detailed Sediment Control System plan has been approved by the Engineering Department – Environmental Services.*
- 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.
- *A suitable on-site stormwater management system has been approved by the Director Engineering, the required covenant has been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption, and the required funds to guarantee this provision have been deposited.*
- l. The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering.
- *The applicant has agreed to this prerequisite in a letter dated 2016 April 06. A detailed Solid Waste and Recycling Plan has been approved by the Engineering Department – Environmental Services Division.*

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 Rezoning Reference #15-01
 Final Adoption
 2016 September 28 Page 4

- 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.
 - *The applicant has agreed to this prerequisite in a letter dated 2016 April 06, and the necessary provisions are indicated on the development plans.*
- n. The provision of two covered car wash stalls and adequately sized and appropriately located garbage handling and recycling material holding space and a commitment to implement the recycling provisions.
 - *The necessary provisions are indicated on the development plans and the applicant has submitted a letter of undertaking dated 2016 April 06 committing to implement the recycling provisions.*
- o. The review of on-site residential loading facilities by the Director Engineering.
 - *This provision is indicated on the development plans and the applicant has submitted a letter dated 2016 April 06 to meet this prerequisite.*
- p. The submission of a tenant assistance plan.
 - *The applicant has submitted the requisite tenant assistance plan in accordance with the City's Tennant Assistance Policy.*
- q. The provision of facilities for cyclists in accordance with Section 4.5 of the rezoning report.
 - *This provision is indicated on the development plans and the applicant has submitted a letter dated 2016 April 06 agreeing to meet this prerequisite.*
- r. Compliance with the Council-adopted sound criteria.
 - *The applicant has submitted an acoustic study which has been accepted by Engineering Environmental Services Division, and a Section 219 Covenant to ensure compliance with the submitted study has been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- s. The undergrounding of existing overhead wiring abutting the site.
 - *The applicant has agreed to this prerequisite in a letter dated 2016 April 06, and has deposited the necessary funds to guarantee the completion of this prerequisite.*

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 Rezoning Reference #15-01
 Final Adoption
 2016 September 28 Page 5

- t. The submission of a detailed comprehensive sign plan.
 - *The applicant has submitted a detailed comprehensive sign plan.*
- u. The deposit of the applicable Parkland Acquisition Charge.
 - *The required deposits have been made to meet this prerequisite.*
- v. The deposit of the applicable GVS & DD Sewerage Charge.
 - *The required deposits have been made to meet this prerequisite.*
- w. The deposit of the applicable School Site Acquisition Charge.
 - *The required deposits have been made to meet this prerequisite.*
- x. The submission of a written undertaking to distribute area plan notification forms, prepared by the City, with disclosure statements; and, to post area plan notification signs, also prepared by the City, on the development site and in the sales office in prominent and visible locations prior to Third Reading, or at the time marketing for the subject development commences, whichever is first, and remain posted for a period of one year, or until such time that all units are sold, whichever is greater.
 - *The applicant has provided a letter of undertaking dated 2016 April 06 and the area plan notification signs are in place.*

As the prerequisite conditions to this rezoning are now complete, could you please arrange to return this amendment bylaw to Council for Reconsideration and Final Adoption on 2016 October 03.


 Lou Pelletier, Director
 PLANNING AND BUILDING
 JBS/spf

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