



**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**

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**A G E N D A**

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<b>1. <u>CALL TO ORDER</u></b>	
<b>2. <u>PROCLAMATIONS</u></b>	
A) <a href="#">Homelessness Action Week (2016 October 9 - 15)</a>	
B) <a href="#">International Trigeminal Neuralgia Day (2016 October 7)</a>	
C) <a href="#">Manufacturing Month (2016 October 1 - 31)</a>	
D) <a href="#">National Teen Driver Safety Week (2016 October 16 - 22)</a>	
E) <a href="#">World Cerebral Palsy Day (2016 October 5)</a>	
F) <a href="#">World Mental Health Day (2016 October 10)</a>	
<b>3. <u>MINUTES</u></b>	
A) <a href="#">Open Council Meeting held on 2016 September 19</a>	1
B) <a href="#">Public Hearing (Zoning) held on 2016 September 20</a>	18
<b>4. <u>REPORTS</u></b>	
A) <a href="#">Executive Committee of Council</a> Re: Grant Applications	26
B) <a href="#">Financial Management Committee</a> Re: Emergency Power at Select Key City Facilities	31

- C) [Financial Management Committee](#) 39  
Re: Permissive Exemptions from Taxation - 2017
- D) [Financial Management Committee](#) 57  
Re: Bi-Weekly Garbage Collection
- E) [Financial Management Committee](#) 62  
Re: Business Licence Bylaw Fee Schedule Update
- F) [City Manager's Report, 2016 October 03](#) 70

**5. MANAGER'S REPORTS**

- 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. **BYLAWS**
- A) **First Reading**
- A) [#13648 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 41, 2016 - Rez. #16-04 \(4380 Halifax Street\)](#) 13648
- 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

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 m<sup>2</sup> (100 sq. ft.) of floor area within a single family dwelling that is currently under construction, which would result in a gross floor area beyond that permitted under the prevailing zoning and require R3a District zoning.

(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 \(Portion of 7201 11th Avenue\)](#) **13643**  
From CD Comprehensive Development District (based on RM5 and RM1 Multiple Family Residential Districts, C2 Community Commercial District, Southgate Neighbourhood Master Plan and Edmonds Town Centre Plan guidelines) to Amended CD Comprehensive Development District (based on RM5 and RM1 Multiple Family Residential Districts, C2 Community Commercial District, Southgate Neighbourhood Master Plan and Edmonds Town Centre Plan guidelines, and in accordance with the development plan entitled "Southgate Community Island 3, 4 & 5" prepared by IBI Group, Integra Architecture Inc., and PWL Partnership Landscape Architects Inc.)  
Purpose - to permit the construction of a 28-storey residential tower and two four-storey low-rise apartment buildings in the Island neighbourhood of the multi-phased Southgate Master Plan Area  
(Item 6(15), Manager's Report, Council 2016 August 29)
- J) [#13644 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 39, 2016 - Rez. #15-26 \(6668/88, 6710/12/30 Dunblane Avenue and 6661/87, 6709 Marlborough Avenue\)](#) **13644**  
From RM3 Multiple Family Residential District and CD Comprehensive Development District (based on RM3 Multiple Family Residential District) to CD Comprehensive Development District (based on RM5s Multiple Family Residential District and Metrotown Town Centre Development Plan as guidelines, and in accordance with the development plan entitled "Vittorio" prepared by Buttjes Architecture Inc. dated 2016 August 07)  
Purpose - to permit a 38-storey apartment building with street-oriented townhouses fronting Dunblane and Marlborough Avenues  
(Item 6(12), Manager's Report, Council 2016 August 29)
- C) Consideration and Third Reading**
- K) [#13419 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 39, 2014 - Rez. #11-54 \(5695 Lougheed Highway\)](#) **13419**  
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.)

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**