



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

OPEN PUBLIC MEETING AT 7:00 PM
Monday, 2016 October 17

A G E N D A

1.	<u>CALL TO ORDER</u>	<u>PAGE</u>
2.	<u>PRESENTATIONS</u>	
	A) 2016 Burnaby Local Hero Awards <i>Presenters: His Worship, Mayor Derek Corrigan and Councillor Nick Volkow, Chair, Social Planning Committee</i> <i>Award Recipients:</i> <i>Khalid Boudreau, Hazel Caley, Brenda Felker, Annette Vowles</i>	
3.	<u>PROCLAMATIONS</u>	
	A) Waste Reduction Week (2016 October 17 - 23)	
	B) Great British Columbia Shakeout Day (2016 October 20)	
	C) Foster Family Month (2016 October)	
4.	<u>MINUTES</u>	
	A) Open Council Meeting held on 2016 October 03	1
5.	<u>REPORTS</u>	
	A) City Clerk Re: Certificate of Sufficiency - Resident Initiated	22
	B) City Manager's Report, 2016 October 17	27

6. MANAGER'S REPORTS

- | | |
|---|-----------|
| 1. NATIONAL HOUSING STRATEGY | 29 |
| <p>Purpose: To present a statement for submission to the Government of Canada regarding the development of a National Housing Strategy.</p> | |
| 2. 2017 FEES FOR PLANNING AND BUILDING PERMITS, APPLICATIONS AND OTHER SERVICES | 38 |
| <p>Purpose: To provide Council with recommendations for the Planning and Building Department's 2017 fee schedule for various applications for the purpose of cost recovery.</p> | |
| 3. TRAFFIC FINE REVENUE SHARING PROGRAM | 80 |
| <p>Purpose: To provide a report to Council regarding 2015 Traffic Fine Revenue Sharing Grant funding.</p> | |
| 4. BUILDING PERMIT TABULATION REPORT NO. 9 FROM 2016 SEPTEMBER 01 - 2016 SEPTEMBER 30 | 84 |
| <p>Purpose: To provide Council with information on construction activity as reflected by the building permits that have been issued for the subject period.</p> | |
| 5. AWARD OF CONTRACT - BURNABY CITY HALL DATA CENTER MECHANICAL AND ELECTRICAL UPGRADES | 86 |
| <p>Purpose: To award a construction contract for the mechanical and electrical upgrades to the data center and City Hall.</p> | |
| 6. 2016 ENGINEERING ELECTRICAL DIVISION VEHICLES | 89 |
| <p>Purpose: To request funding approval for the Electrical Services Vehicles.</p> | |
| 7. CONTRACT AWARD ARTICULATING FOUR WHEEL DRIVE LOADER | 90 |
| <p>Purpose: To obtain Council approval to award a contract for the supply and delivery of an articulating four wheel drive loader.</p> | |

8. CONTRACT EXTENSION - FUEL PRODUCTS 91

Purpose: To obtain Council approval for a one year contract extension for the supply and delivery of gasoline, diesel, bio-diesel and related fuel products.

9. SITING APPROVAL APPLICATION #16-70 92
3926 PHILLIPS AVENUE (SOLIGO/CIFREK)
PROPOSED NEW SINGLE-FAMILY DWELLING
WINSTON GOVERNMENT INDUSTRIAL AREA

Purpose: To inform Council of a request to construct a new single-family dwelling under existing zoning within the Winston Government Industrial Area.

7. BYLAWS

A) First Reading

- A) #13639 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 35, 2016 - TEXT AMENDMENT **13639**
A bylaw to amend the Zoning Bylaw provisions in respect to child care facilities
(Item 6(E), PDC Report, Council 2016 May 16)

B) First, Second and Third Reading

- B) #13654 - Burnaby Taxation Exemption Bylaw 2016 **13654**
A bylaw to exempt from taxation certain lands and improvements pursuant to Section 224 of the Community Charter
(Item 4(C), FMC Report, Council 2016 October 03)
- C) #13655 - Burnaby Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 35, 2016 **13655**
A bylaw authorizing the expenditure of monies in the Capital Works, Machinery and Equipment Reserve Fund - \$335,000 to finance 2016 Engineering Electrical Division vehicles
(Item 6(6), Manager's Report, Council 2016 October 17)
- D) #13656 - Burnaby Highway Closure Bylaw No. 2, 2016 **13656**
(Road Closure Reference #16-02)
A bylaw to close and remove the dedication of certain portions of highway - closure of portion of road allowance adjacent 5279 Riverbend Drive (all that portion of road in District Lot 167, Group 1, New Westminster District,

dedicated by Plan 18016, containing 0.365ha) shown outlined on Reference Plan prepared by Gary Sundvick, B.C.L.S.
(Item 5(12), Manager's Report, Council 2016 February 22)

C) Second and Third Reading

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

D) Consideration and Third Reading

- F) #13631 - Burnaby Zoning Bylaw 1965, Amendment Bylaw **13631**
No. 30, 2016 - Rez. #16-12 (7388 Kingsway)
From CD Comprehensive Development District (based on RM5's' Multiple Family Residential District, C3 General Commercial District and the Edmonds Town Centre Plan guidelines, and in accordance with the development plan entitled "Kingsway and Edmonds Street Project" prepared by IBI Group) to Amended CD Comprehensive Development District (based on RM5's' Multiple Family Residential District, C3 General Commercial District, P6 Regional Institutional District and the Edmonds Town Centre Plan guidelines, and in accordance with the development plan entitled "Kingsway and Edmonds Street Project" prepared by IBI Group)
Purpose - to permit minor façade, commercial use, residential, and parking adjustments to the approved comprehensive development zoning for the subject site
(Item 7(25), Manager's Report, Council 2016 July 25)

Memorandum - Director Planning & Building - 2016 October 11 - Page 96

E) Reconsideration and Final Adoption

- G) #13527 - Burnaby Zoning Bylaw 1965, Amendment Bylaw **13527**
No. 31, 2015 - Rez. #12-21 (1846/76 & 1904 Gilmore Avenue)
From M1 Manufacturing District and M2 General Industrial District to CD Comprehensive Development District (based on RM5s Multiple Family Residential District and Brentwood Town Centre Development Plan as guidelines, and in accordance with the development plan entitled "1846, 1876 & 1904 Gilmore Avenue, Proposed Residential Development Gilmore Avenue, Burnaby, B.C." prepared by Chris Dikeakos Architects Inc.) Purpose - to permit construction of

a high-rise apartment tower over a ground oriented
townhouse and amenity podium

(Item 7(2), Manager's Report, Council 2015 October 26)

Memorandum - Director Planning & Building - 2016 October 12 - Page 99

8. **NEW BUSINESS**

9. **INQUIRIES**

10. **ADJOURNMENT**



COUNCIL MEETING MINUTES

Monday, 2016 October 03

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 October 03 at 6:30 p.m. followed immediately by a Closed meeting from which the public was excluded. At the conclusion of the Closed meeting, the Open meeting was reconvened at 7:00 p.m. in the Council Chamber.

1. CALL TO ORDER

PRESENT: Acting Mayor Nick Volkow
Councillor Sav Dhaliwal
Councillor Dan Johnston
Councillor Colleen Jordan
Councillor Anne Kang
Councillor Paul McDonell
Councillor James Wang

ABSENT: His Worship, Mayor Derek R. Corrigan
Councillor Pietro Calendino

STAFF: Mr. Lambert Chu, City Manager
Mr. Chad Turpin, Deputy City Manager
Mr. Leon Gous, Director Engineering
Mr. Bob Klimek, Deputy Director of Finance
Mr. Dave Ellenwood, Director Parks, Recreation & Cultural Services
Mr. Lou Pelletier, Director Planning and Building
Mr. Dave Critchley, Director Public Safety & Community Services
Mr. Dennis Back, City Clerk
Ms. Kate O'Connell, Deputy City Clerk

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR KANG

THAT the Open Council meeting do now reconvene.

CARRIED UNANIMOUSLY

The Open Council meeting reconvened in the Council Chamber at 7:02 p.m.

Acting Mayor Nick Volkow introduced Dave Critchley, Director of Public Safety and Community Services. Mr. Critchley oversees the newly created Public Safety and Community Services Department.

2. **PROCLAMATIONS**

A) Homelessness Action Week (2016 October 9 - 15)

Councillor Jordan, on behalf of His Worship, Mayor Derek R. Corrigan proclaimed the week of 2016 October 9 - 15 as **"Homelessness Action Week"** in the City of Burnaby.

B) International Trigeminal Neuralgia Day (2016 October 7)

Councillor Wang, on behalf of His Worship, Mayor Derek R. Corrigan proclaimed Friday, 2016 October 7 as **"International Trigeminal Neuralgia Day"** in the City of Burnaby.

C) Manufacturing Month (2016 October 1 - 31)

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

D) National Teen Driver Safety Week (2016 October 16 - 22)

Councillor McDonell, on behalf of His Worship, Mayor Derek R. Corrigan proclaimed the week of 2016 October 16 - 22 as **"National Teen Driver Safety Week"** in the City of Burnaby.

E) World Cerebral Palsy Day (2016 October 5)

Councillor Kang, on behalf of His Worship, Mayor Derek R. Corrigan proclaimed Wednesday, 2016 October 5 as **"World Cerebral Palsy Day"** in the City of Burnaby.

F) World Mental Health Day (2016 October 10)

Acting Mayor Volkow, on behalf of His Worship, Mayor Derek R. Corrigan proclaimed Monday, 2016 October 10 as **"World Mental Health Day"** in the City of Burnaby.

3. **MINUTES**

A) **Open Council Meeting held on 2016 September 19**

MOVED BY COUNCILLOR KANG

SECONDED BY COUNCILLOR WANG

THAT the minutes of the Open Council meeting held on 2016 September 19 be now adopted.

CARRIED UNANIMOUSLY

B) **Public Hearing (Zoning) held on 2016 September 20**

MOVED BY COUNCILLOR KANG

SECONDED BY COUNCILLOR WANG

THAT the minutes of the Public Hearing (Zoning) held on 2016 September 20 be now adopted.

CARRIED UNANIMOUSLY

4. **REPORTS**

MOVED BY COUNCILLOR MCDONELL

SECONDED BY COUNCILLOR JOHNSTON

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

CARRIED UNANIMOUSLY

A) **Executive Committee of Council**
Re: Grant Applications

The Executive Committee of Council submitted the following recommendations for Council approval:

#16.36. Burnaby Community Services
Burnaby Beer Fest 2016

The Executive Committee of Council recommended:

1. THAT this grant request be denied.

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR MCDONELL

THAT the recommendation of the Executive Committee of Council be adopted.

CARRIED UNANIMOUSLY

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

The Executive Committee of Council recommended:

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.

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR MCDONELL

THAT the recommendation of the Executive Committee of Council be adopted.

CARRIED UNANIMOUSLY

#16.38. BC Sustainable Energy Association
Climate Change Showdown

The Executive Committee of Council recommended:

1. THAT this grant request be denied.

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR MCDONELL

THAT the recommendation of the Executive Committee of Council be adopted.

CARRIED UNANIMOUSLY

#16.39.p Burnaby Arts Council
45th Annual Deer Lake Craft Festival

The Executive Committee of Council recommended:

1. THAT an in-kind grant in the amount of \$1,000 be awarded to the Burnaby Arts Council for printing promotional material and signage for the 45th Annual Deer Lake Craft Festival to be held on 2016 November 18 – 20.

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR MCDONELL

THAT the recommendation of the Executive Committee of Council be adopted.

CARRIED UNANIMOUSLY

#16.40.f Tourism Burnaby
2016 WTF World Taekwondo Junior Championships

The Executive Committee of Council recommended:

1. THAT an in-kind grant up to the amount of \$25,000 be awarded to Tourism Burnaby to assist with the cost of facility rental and staff in support of the 2016 WTF World Taekwondo Junior Championships to be held on 2016 November 16 – 20 at Bill Copeland Sports Centre.

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR MCDONELL

THAT the recommendation of the Executive Committee of Council be adopted.

CARRIED UNANIMOUSLY

#16.41. Saint Helen's Church
Seasonal Farm Workers

The Executive Committee of Council recommended:

1. THAT this grant request be denied.

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR MCDONELL

THAT the recommendation of the Executive Committee of Council be adopted.

CARRIED UNANIMOUSLY

#16.42. Volunteer Burnaby
Community Programming

The Executive Committee of Council recommended:

1. THAT this grant request be denied.

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR KANG

THAT the recommendation of the Executive Committee of Council be adopted.

REFERRED

Councillor Dhaliwal noted that new information regarding the Volunteer Burnaby grant request has been received warranting further consideration of the request.

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR JOHNSTON

THAT this grant request be **REFERRED** to the Executive Committee of Council for further consideration.

CARRIED UNANIMOUSLY

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

The Executive Committee of Council recommended:

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.

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR MCDONELL

THAT the recommendation of the Executive Committee of Council be adopted.

CARRIED UNANIMOUSLY

B) Financial Management Committee
Re: Emergency Power at Select Key City Facilities

The Financial Management Committee submitted a report seeking Council approval of the proposed 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.

The Financial Management Committee recommended:

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

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR JORDAN

THAT the recommendation of the Financial Management Committee be adopted.

CARRIED UNANIMOUSLY

C) Financial Management Committee
Re: Permissive Exemptions from Taxation - 2017

The Financial Management Committee submitted a report seeking Council approval for permissive exemptions from property taxation for 2017.

The Financial Management Committee recommended:

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.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR JORDAN

THAT the recommendation of the Financial Management Committee be adopted.

CARRIED UNANIMOUSLY

D) Financial Management Committee
Re: Bi-Weekly Garbage Collection

The Financial Management Committee submitted a report seeking Council approval to implement bi-weekly curbside and multi-family residential garbage collection.

The Financial Management Committee recommended:

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.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR JORDAN

THAT the recommendation of the Financial Management Committee be adopted.

CARRIED UNANIMOUSLY

E) Financial Management Committee
Re: Business Licence Bylaw Fee Schedule Update

The Financial Management Committee submitted a report seeking Council approval of the proposed revisions to fees for Burnaby Business Licenses.

The Financial Management Committee recommended:

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

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR JORDAN

THAT the recommendation of the Financial Management Committee be adopted.

CARRIED UNANIMOUSLY

F) City Manager's Report, 2016 October 03

The City Manager submitted a report dated 2016 October 3 on the following matters:

5. MANAGER'S REPORTS

1. BOARDING, LODGING, AND ROOMING HOUSES

The City Manager submitted a report from the Director Planning and Building seeking Council authorization for text amendments to the Burnaby Zoning Bylaw regarding regulation of boarding, lodging, and rooming houses.

The City Manager recommended:

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 p.m.

MOVED BY COUNCILLOR KANG
SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

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

The City Manager submitted a report from the Director Parks, Recreation and Cultural Services responding to earlier comments of the delegation, Mr. Frederic Couton, regarding the proposed establishment of a community garden at 3785 Edinburgh Street.

The City Manager recommended:

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.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR KANG

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

**3. REMEMBRANCE DAY PARADE
NORTH 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 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.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR MCDONELL

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

**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**

The City Manager submitted a report from the Director Engineering seeking Council approval to remove and/or demolish the City owned building at 7176 Seventeenth Avenue.

The City Manager recommended:

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

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

**5. LICENCE AGREEMENT –
CLIFF AVENUE UNITED FOOTBALL CLUB**

The City Manager submitted a report from the Director Parks, Recreation and Cultural Services seeking Council 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.

The City Manager recommended:

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 report.

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR KANG

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

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

The City Manager submitted a report from the Director Finance seeking Council approval to award a contract for the 2017 Watermain Replacement & Road Rehabilitation Program - Package A. The work of this assignment includes design and construction services.

The City Manager recommended:

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.

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR WANG

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

**7. CONTRACT AWARD
LED STREETLIGHT CONVERSION – PHASE II**

The City Manager submitted a report from the Director Finance seeking Council approval to award a contract for the LED Streetlight Conversion - Phase II.

The City Manager recommended:

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.

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR KANG

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

**8. CONTRACT AWARD
ASPHALTIC CONCRETE PAVEMENT REPAIRS**

The City Manager submitted a report from the Director Finance seeking Council approval to award a contract for the asphaltic concrete pavement repairs.

The City Manager recommended:

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.

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

9. REZONING APPLICATIONS

The City Manager submitted a report from the Director Planning and Building with the current series of new rezoning applications.

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 zoning bylaw amendment is to permit construction of a multiple-family residential townhouse project.

The City Manager recommended:

1. THAT Council reject this rezoning request.

MOVED BY COUNCILLOR KANG
SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendation of the City Manager be adopted.

DEFERRED

MOVED BY COUNCILLOR JORDAN
SECONDED BY COUNCILLOR JOHNSTON

THAT Rez. # 16-33 be **DEFERRED** pending a further report from staff.

CARRIED UNANIMOUSLY

Item #02 Application for the rezoning of:
Rez #16-34 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)

Address: Portion of 5115 North Fraser Way

Purpose: The purpose of the proposed zoning 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.

The City Manager recommended:

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.

MOVED BY COUNCILLOR KANG
SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

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 Lougheed Highway

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

The City Manager recommended:

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.

MOVED BY COUNCILLOR KANG

SECONDED BY COUNCILLOR MCDONELL

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

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 zoning bylaw amendment is to permit the construction of a new single family dwelling.

The City Manager recommended:

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.

MOVED BY COUNCILLOR KANG

SECONDED BY COUNCILLOR WANG

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

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 zoning bylaw amendment is to permit a single-family dwelling with a gross floor area beyond that allowed under the prevailing zoning.

The City Manager recommended:

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.

MOVED BY COUNCILLOR KANG
SECONDED BY COUNCILLOR MCDONELL

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

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 zoning bylaw amendment is to permit construction of a mixture of stacked townhomes and three storey ground-oriented townhouses with underground parking.

The City Manager recommended:

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.

MOVED BY COUNCILLOR KANG
SECONDED BY COUNCILLOR MCDONELL

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

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 zoning bylaw amendment is to permit construction of a four unit residential development with parking at grade.

The City Manager recommended:

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.

MOVED BY COUNCILLOR KANG
SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

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 zoning 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.

The City Manager recommended:

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.

MOVED BY COUNCILLOR KANG
SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

Councillor McDonell declared a conflict of interest and left the Council Chamber at 7:46 p.m.

Item #09 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 & 6585 Sussex Avenue

Purpose: The purpose of the proposed zoning 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.

The City Manager recommended:

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.

MOVED BY COUNCILLOR KANG
SECONDED BY COUNCILLOR JOHNSTON

That the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

Councillor McDonell returned to the Council Chamber at 7:47 p.m.

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 zoning bylaw amendment is to permit construction of a 25 storey apartment building with ground-oriented townhouses.

The City Manager recommended:

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.

MOVED BY COUNCILLOR KANG
SECONDED BY COUNCILLOR WANG

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

Item #11 Application for the rezoning of:
Rez #16-44 Lot 282, DLs 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.

The City Manager recommended:

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.

MOVED BY COUNCILLOR KANG
SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR JORDAN

THAT the Committee now rise and report.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR MCDONELL

THAT the report of the Committee be now adopted.

CARRIED UNANIMOUSLY

6. **BYLAWS**

First Reading

- | | | |
|----|--|--------|
| A) | Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 41,
2016 - Rez. #16-04 (4380 Halifax Street) | #13648 |
| B) | Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 42,
2016 - Rez. #16-23 (8940 University Crescent) | #13649 |
| C) | Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 43,
2016 - Rez. #15-28 (Portion of 9855 Austin Road) | #13650 |
| D) | Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 44,
2016 - Rez. #15-29 (Portion of 9855 Austin Road) | #13651 |
| E) | Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 45,
2016 - Text Amendment | #13652 |
| F) | Burnaby Business Licence Bylaw, Amendment Bylaw No. 1,
2016 | #13653 |

MOVED BY COUNCILLOR JORDAN
SECONDED BY COUNCILLOR JOHNSTON

THAT Bylaw No. 13648, 13649, 13650, 13651, 13652, and 13653 be now introduced and read a first time.

CARRIED UNANIMOUSLY

Second Reading

- G) Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 36, #13641
2016 - Rez. #15-46 (8526 Eleventh Avenue)
- H) Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 37, #13642
2016 - Rez. #15-25 (7121 Fourteenth Avenue)
- I) Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 38, #13643
2016 - Rez. #16-10 (Portion of 7201 11th Avenue)
- J) Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 39, #13644
2016 - Rez. #15-26 (6668/88, 6710/12/30 Dunblane Avenue
and 6661/87, 6709 Marlborough Avenue)

MOVED BY COUNCILLOR JORDAN
SECONDED BY COUNCILLOR JOHNSTON

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

CARRIED UNANIMOUSLY

Consideration and Third Reading

- K) Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 39, #13419
2014 - Rez. #11-54 (5695 Lougheed Highway)

MOVED BY COUNCILLOR JORDAN
SECONDED BY COUNCILLOR JOHNSTON

THAT Bylaw No. 13419 be now considered and read a third time.

CARRIED UNANIMOUSLY

Third Reading, Reconsideration and Final Adoption

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

MOVED BY COUNCILLOR JORDAN
SECONDED BY COUNCILLOR JOHNSTON

THAT Bylaw No. 13628 be now read a third time, reconsidered and Finally Adopted, signed by the Mayor and Clerk and the Corporate Seal affixed thereto.

CARRIED UNANIMOUSLY

Reconsideration and Final Adoption

- M) Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 35, #13531
2015 - Rez. #15-01 (6750 Dunblane Avenue, 5025 Imperial
Street and 6729/89 Marlborough Avenue)
- N) Burnaby Capital Works, Machinery and Equipment Reserve #13647
Fund Expenditure Bylaw No. 34, 2016

MOVED BY COUNCILLOR JORDAN
SECONDED BY COUNCILLOR JOHNSTON

THAT Bylaw No. 13531 and 13647 be now reconsidered and Finally Adopted,
signed by the Mayor and Clerk and the Corporate Seal affixed thereto.

CARRIED UNANIMOUSLY

7. **NEW BUSINESS**

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

8. **INQUIRIES**

There were no inquiries brought before Council at this time.

9. **ADJOURNMENT**

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR JOHNSTON

THAT this Open Council meeting do now adjourn.

CARRIED UNANIMOUSLY

The Open Council meeting adjourned at 7:52 p.m.

Confirmed:

Certified Correct:

MAYOR

CITY CLERK



Meeting 2016 October 17

COUNCIL REPORT

CITY OF BURNABY
CERTIFICATE OF SUFFICIENCY
RESIDENT INITIATED

*HIS WORSHIP, THE MAYOR
 AND COUNCILLORS*

RECOMMENDATIONS:

1. **THAT** Council receive the City Clerk's Certificate of Sufficiency covering the following 2017 Resident Initiated Local Area Services.
2. **THAT** on receipt of the successful petition, the City Solicitor prepare a Local Area Service Construction Bylaw for the successful project.
3. **THAT** on receipt of the successful petition, the City Solicitor prepare a Local Area Service Fund Expenditure Bylaw for the successful project.
4. **THAT** the owners of the properties on the petitions be advised of the outcome.

REPORT

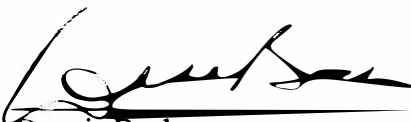
I, Dennis Back, do hereby certify that one petition has been received supporting the following Resident Initiated Local Area Service project, as detailed in the *attached* schedule:

17-801 Sidewalk Project, Charles Street – Lane West of Madison Avenue to Madison Avenue

This petition is hereby certified as sufficient as it represents at least 50% of the property owners who in turn represent at least 50% of the assessed value of land and improvements that would be subject to the local area service tax.

In addition, please note that sufficient petitions have not been received for the balance of the works shown on the *attached* schedule (17-001, 17-003, 17-005, 17-006, 17-007, 17-008, 17-009, 17-301, 17-302, 17-303, 17-305, 17-306, 17-308, 17-309, 17-310, 17-311, 17-601, 17-701 and 17-802). Council is therefore precluded from proceeding with these projects.

Copy:	City Manager Dir. Engineering Dir. Finance Dir. Planning and Building City Solicitor
-------	--


Dennis Back
 City Clerk



RESIDENT INITIATED								
2017 Local Area Service Program - Street Upgrade Projects								
Project #	Street	Limits	Number of Properties	50% Required to Support Project	Number of Supporters	Total Assessed Value of Land & Improvements	50% Required	Total Petitioners' Assessment
17-001	Kincaid Street	Canada Way to Royal Oak Avenue	35	18	5	\$ 42,810,500.00	\$ 21,405,250.00	\$7,484,000.00
17-003	Madison Avenue	Graveley Street to Charles Street	20	10	2	\$36,615,900.00	\$ 18,307,950.00	\$3,633,500.00
17-005	Kitchener Street	Carleton Avenue to Madison Avenue	27	14	7	\$ 38,401,400.00	\$ 19,200,700.00	\$10,012,200.00
17-006	Carleton Avenue	Douglas Road to Kitchener Street	6	3	0	\$ 22,035,700.00	\$ 11,017,850.00	\$0.00
17-007	Morley Street	Canada Way to East Property Line of 7826 and 7831 Morley Street	15	8	2	\$ 16,505,200.00	\$ 8,252,600.00	\$2,651,000.00
17-008	Eleanor Street	5565 and 6671 Eleanor Street to MacPherson Avenue	11	6	0	\$ 11,724,800.00	\$ 5,862,400.00	\$0.00
17-009	Laurel Street	Royal Oak Avenue to Douglas Road	45	23	4	\$ 51,748,100.00	\$ 25,874,050.00	\$4,172,600.00



RESIDENT INITIATED 2017 Local Area Service Program - Street Light Projects								
Project #	Street	Limits	Number of Properties	50% Required to Support Project	Number of Supporters	Total Assessed Value of Land & Improvements	50% Required	Total Petitioners' Assessment
17-301	Moore Avenue	Halifax Street to Karen Street	17	9	1	\$ 18,979,800.00	\$ 9,489,900.00	\$987,500.00
17-302	Gray Avenue	Carson Street to McKee Street	9	5	0	\$12,174,400.00	\$ 6,087,200.00	\$0.00
17-303	Burke Street	Inman Avenue to Patterson Avenue	15	6	2	\$ 18,501,200.00	\$ 9,250,600.00	\$3,437,000.00
17-304	Watling Street	Sussex Avenue to Fredrick Avenue	14	7	1	\$ 20,455,700.00	\$ 10,227,850.00	
17-306	Berwick Street	Kisbey Avenue to Waltham Avenue	18	9	2	\$ 23,623,100.00	\$ 11,811,550.00	\$2,819,000.00
17-308	Miller Avenue	Grange Street to Maitland Street	8	4	1	\$ 10,946,600.00	\$ 5,473,300.00	\$1,277,000.00
17-309	Morley Street	Canada Way to East Cul-De-Sac	28	14	3	\$ 32,795,200.00	\$ 16,397,600.00	\$3,750,000.00
17-310	Eleanor Street	5565 and 6671 Eleanor Street to MacPherson Avenue	11	6	0	\$ 11,724,800.00	\$ 5,862,400.00	\$0.00
17-311	Laurel Street	Royal Oak Avenue to Douglas Road	45	23	2	\$ 51,748,100.00	\$ 25,874,050.00	\$2,301,000.00



RESIDENT INITIATED 2017 Local Area Service Program - Lane Paving Project								
Project #	Street	Limits	Number of Properties	50% Required to Support Project	Number of Supporters	Total Assessed Value of Land & Improvements	50% Required	Total Petitioners' Assessment
-25-7-601	Lane South of 16th Avenue	Humphries Court to West Property Line of 7410 16th Avenue and 7425 15th Avenue	13	7	1	\$ 12,581,300.00	\$ 6,290,650.00	\$1,396,000.00

RESIDENT INITIATED 2017 Local Area Service Program - Boulevard Tree Replacement Project								
Project #	Street	Limits	Number of Properties	50% Required to Support Project	Number of Supporters	Total Assessed Value of Land & Improvements	50% Required	Total Petitioners' Assessment
17-701	13th Street	14th Avenue to 15th Avenue and 15th Avenue from 13th Street to Cul-De-Sac	10	5	3	\$10,661,300.00	\$ 5,330,650.00	\$ 3,428,000.00

INDICATES SUCCESSFUL PETITION



RESIDENT INITIATED
2017 Local Area Service Program - Sidewalk Project

Project #	Street	Limits	Number of Properties	50% Required to Support Project	Number of Supporters	Total Assessed Value of Land & Improvements	50% Required	Total Petitioners' Assessment
17-801	Charles Street	Lane West of Madison Avenue to Madison Avenue	1	1	1	\$ 2,507,000.00	\$ 2,507,000.00	\$2,507,000.00
17-802	Morley Street	7839 and 7846 Morley Street to Cul-De-Sac East of Varley Street	11	6	1	\$ 12,788,000.00	\$ 6,394,000.00	\$1,099,000.00

-26-



MANAGER'S REPORT October 17, 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 NATIONAL HOUSING STRATEGY

PURPOSE: To present a statement for submission to the Government of Canada regarding the development of a National Housing Strategy.

02 2017 FEES FOR PLANNING AND BUILDING PERMITS, APPLICATIONS AND OTHER SERVICES

PURPOSE: To provide Council with recommendations for the Planning and Building Department's 2017 fee schedule for various applications for the purpose of cost recovery.

03 TRAFFIC FINE REVENUE SHARING PROGRAM

PURPOSE: To provide a report to Council regarding 2015 Traffic Fine Revenue Sharing Grant funding.

04 BUILDING PERMIT TABULATION REPORT NO. 9 FROM 2016 SEPTEMBER 01 – 2016 SEPTEMBER 30

PURPOSE: To provide Council with information on construction activity as reflected by the building permits that have been issued for the subject period.

Item

**05 AWARD OF CONTRACT
BURNABY CITY HALL DATA CENTER MECHANICAL AND
ELECTRICAL UPGRADES**

PURPOSE: To award a construction contract for the mechanical and electrical upgrades to the data center at City Hall.

06 2016 ENGINEERING ELECTRICAL DIVISION VEHICLES

PURPOSE: To request funding approval for the Electrical Services Vehicles.

**07 CONTRACT AWARD
ARTICULATING FOUR WHEEL DRIVE LOADER**

PURPOSE: To obtain Council approval to award a contract for the supply and delivery of an articulating four wheel drive loader.

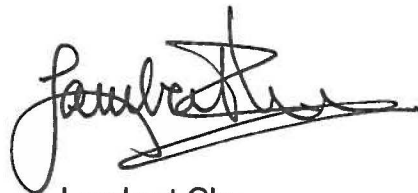
08 CONTRACT EXTENSION - FUEL PRODUCTS

PURPOSE: To obtain Council approval for a one year contract extension for the supply and delivery of gasoline, diesel, bio-diesel and related fuel products.

**09 SITING APPROVAL APPLICATION #16-70
3926 PHILLIPS AVENUE (SOLIGO/CIFREK)
PROPOSED NEW SINGLE-FAMILY DWELLING
WINSTON GOVERNMENT INDUSTRIAL AREA**

PURPOSE: To inform Council of a request to construct a new single-family dwelling under existing zoning within the Winston Government Industrial Area.

Yours respectfully,

A handwritten signature in black ink, appearing to read 'Lambert Chu', with a stylized flourish at the end.

Lambert Chu
City Manager



Meeting 2016 October 17

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2016 October 12

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 42000 20
Reference: Housing - General

SUBJECT: NATIONAL HOUSING STRATEGY

PURPOSE: To present a statement for submission to the Government of Canada regarding the development of a National Housing Strategy.

RECOMMENDATION:

1. **THAT** Council endorse the statement presented in Appendix A of this report for submission to the Government of Canada.

REPORT**1.0 INTRODUCTION**

The Government of Canada has begun public consultation on the development of a National Housing Strategy. The consultation is broad-based and invites input, in a variety of formats, from the general public, the housing sector, and all levels of government. The consultation website, LetsTalkHousing.ca includes a housing survey, an online bulletin board for housing ideas, and the opportunity to upload written submissions. Workshops and meetings have also been held throughout the country, including a 2016 September 23 workshop in Vancouver that was attended by staff.

Burnaby has long advocated for the development a national housing strategy. Now that this work is underway, staff recommends submission of a written statement expressing support for the process and outlining the ways in which a National Housing Strategy could address housing issues in Burnaby. A draft of the recommended submission, to meet the consultation deadline of 2016 October 21, is attached as Appendix A.

2.0 NATIONAL HOUSING STRATEGY

The National Housing Strategy is intended to provide a long-term vision for housing in Canada that addresses fundamental housing challenges. The draft vision statement for the National Housing Strategy is:

To: City Manager
 From: Director Planning and Building
 Re: National Housing Strategy
 2016 October 12.....Page 2

*All Canadians have access to housing that meets their needs and they can afford.
 Housing is the cornerstone of building sustainable, inclusive communities and a strong
 Canadian economy where we can prosper and thrive.*

Ten key principles and a number of related themes are also presented for public comment:

National Housing Strategy – Key Principles	
<i>Principle</i>	<i>Statement</i>
<u>Environmental sustainability</u>	We want housing to contribute to a cleaner environment and support a greener tomorrow.
<u>Performance tied to results</u>	We measure our performance; evaluate our outcomes; and base our decisions on the best evidence of what works.
<u>Self-reliance</u>	We seek to support greater self-reliance for individuals, families and housing providers, where possible.
<u>Fiscal responsibility</u>	We seek fiscally responsible housing responses and leverage support from others.
<u>Flexibility</u>	We recognize that there is no one-size-fits-all solution to addressing housing needs.
<u>Community-centred</u>	We believe housing should be community-based and consider access to public transit, proximity to work, amenities and services.
<u>Economic stability</u>	We want a stronger housing system that supports stability in the Canadian economy and helps withstand fluctuations in the economic cycle.
<u>Innovation</u>	We encourage innovative new approaches.
<u>People-centred</u>	We remember that people are at the heart of all housing solutions.
<u>Collaboration</u>	We value collaboration and build respectful relationships.

To: City Manager
 From: Director Planning and Building
 Re: National Housing Strategy
 2016 October 12 Page 3

National Housing Strategy – Themes		
Themes	Sub-theme	Outcome
<u>Sustainability</u>	Environmental sustainability	Housing is environmentally, socially and financially sustainable. <ul style="list-style-type: none"> • Housing and communities are healthy, resilient, and contribute to Canada’s climate change goals. • Housing is a foundation for improved life prospects and equal access to opportunities. • Canada has a strong housing system that supports economic stability and growth.
	Social housing renewal	
	Creating a better quality of life	
	Economic growth and stability	
	Supportive institutions and regulations	
<u>Affordability</u>	Affordable lands and financing	Canadians have housing that they can afford, and that meets their needs.
	Affordability pressures in cities	
	New and renewed rental housing	
	First-time home buyers	
<u>Inclusivity</u>	Low-income and vulnerable Canadians	Housing contributes to social inclusion and wellness for all Canadians
<u>Flexibility</u>	Use of data-based evidence	Canadians have access to housing options that meet their diverse and changing needs.
	Continuum of housing options	

These principles and themes convey the scope of the strategy, the major elements to be considered, and the general approach to be taken to address housing issues. A set of discussion sheets accompanying the themes are provided on LetsTalkHousing.ca and have been reviewed in developing the proposed submission.

The deadline for submissions is 2016 October 21. On 2016 November 22, results of the consultation will be released at an online Town Hall and posted on the LetsTalkHousing.ca website.

To: City Manager
 From: Director Planning and Building
 Re: National Housing Strategy
 2016 October 12.....Page 4

3.0 CITY OF BURNABY SUBMISSION

In order to contribute to the dialogue on the National Housing Strategy, it is recommended that Burnaby provide a written submission expressing its support for the process and outlining the ways in which a National Housing Strategy could address housing issues in Burnaby. Due to its length, the text of the proposed submission is attached as Appendix A. In addition, a copy of the *Burnaby Housing Profile 2016* would be conveyed with the submission.

4.0 CONCLUSION

This report outlines the Federal public consultation process for the development of a National Housing Strategy, and includes a written statement on the strategy for Council review. Staff recommends that Council endorse the proposed statement for submission to the Government of Canada as part of its public consultation process for a National Housing Strategy.


 Lou Pelletier, Director
 PLANNING AND BUILDING

LF

cc: Deputy City Manager
 City Clerk

P:\Lily Ford\N - Long Range\Housing - Lily Ford\Housing Council Reports - 2016\National Housing Strategy - Burnaby Comments\National Housing Strategy Submission - Council Report - 20161012.docx

STATEMENT OF CITY OF BURNABY ON A NATIONAL HOUSING STRATEGY

The City of Burnaby welcomes the development of a National Housing Strategy and commends the Government of Canada for initiating this process. Burnaby has long advocated for the development of such a strategy and encourages all efforts to expedite its progress.¹

The lack of affordable housing and the incidence of homelessness is a growing and complex problem affecting all Canadian communities. An incomplete continuum of housing options negatively impacts individual and family well-being, local economic growth and sustainable, complete community development.

The majority of housing in Burnaby, and indeed across Canada, relies on market mechanisms such as rental, sales, and leasing. However, the cost of market housing is too expensive for many, particularly lower income households and populations with special housing needs. Government programs, including the provision of public housing, subsidies for non-profit housing, partnerships, and controls on market activity are needed to meet the array of housing needs of the community.

Non-market Housing

Discussion: Burnaby has a significant stock of non-market rental housing – over 5,900 units, including 1,900 cooperative housing units. However, much of Burnaby's social housing stock is aging and the associated Federal operating agreements are expiring. A plan for renewal of existing social housing developments should be a priority of the National Housing Strategy. Burnaby supports the recent proposal of the Big City Mayors' Caucus of the Federation of Canadian Municipalities, which calls for \$12.6 billion of the Social Infrastructure Fund (Phase 2) to be set aside for social housing renewal.

While renewal of existing social housing is essential, the need for non-market housing extends beyond existing supply. The 2015 *Metro Vancouver Housing Data Book* reports that 1,199 Burnaby residents were on the BC Housing waitlist for non-market housing in 2015, a 35% increase since 2009.² According to the same source, in 2011, 9,410 renter households in Burnaby were determined to be in Core Housing Need, in that their homes failed to meet standards for adequacy, suitability, and/or affordability.³ Of these households, 3,455 spent more than 50% of their income on housing and are considered at risk of homelessness. Adequate funding for the construction of new non-market rental housing, through the Investment in Affordable Housing, Affordable Rental Housing Innovation Fund, or other

¹ See Union of British Columbia Municipalities (UBCM) Resolution # A3 (2008); B46 (2014); and B45 (2016); Federation of Canadian Municipalities Resolution (2014).

² Metro Vancouver. *Metro Vancouver Data Housing Book*. November 2015.

³ Adequate dwellings are those reported by their residents as not requiring any major repairs. Suitable dwellings have enough bedrooms for the size and make-up of resident households, according to National Occupancy Standard (NOS) requirements. Affordable dwellings are those that cost less than 30% of total before-tax household income.

programs is critical to addressing the needs of these households. Use of Federal surplus lands for non-market housing should also be explored.

Regarding future demand, preliminary estimates from Metro Vancouver indicate that in Burnaby, over the next ten years:

- Rental demand will increase by 6,800 households;
- 2,890 of those households (43%) will have very low income (< \$30,000 annually);
- An additional 1,440 (21%) of those households will have low income (\$30,000 to \$50,000 annually).

The above figures indicate significant housing need within the spectrum traditionally served by federal programs for non-market housing. A resumption of funding to meet these needs must be a cornerstone of the National Housing Strategy.

Recommended Directions:

1. Dedicate \$12.6 billion of the Social Infrastructure Fund (Phase 2) to renewal of social housing.
2. Provide adequate funding for construction of new social housing units to meet existing and future needs.

Market Rental Housing

Discussion: In the 1960s-1970s, federal tax incentives promoted the construction of market rental housing, particularly purpose-built rental apartments. Since 1985, when these incentives were removed, construction of purpose-built rental housing has slowed, redevelopment has focused on the more profitable condominium market, and land values have continued to rise. With the price of home ownership beyond reach for many, demand for rental housing has increased while the existing stock has aged.

Now, much of Burnaby's purpose-built market rental housing stock is 50 years old. Many of these older buildings offer affordable rents, due to their age and condition. As these rental buildings reach the end of their intended lifespans, efforts must be made to replace them with new purpose-built rental apartments and other options that increase the stock of affordable rental housing.

Federal tax incentives for affordable market rental housing and funding for non-market housing are needed to increase the supply of these housing types. Tax incentives for homeowners with legal secondary suites and other accessory dwelling units would improve the affordability of detached home ownership and increase the supply of affordable rental housing. Burnaby also supports the proposal to exempt the development of new rental housing from the Goods and

Services Tax (GST), and other tax incentives and programs to increase the supply of secured, purpose-built, affordable rental housing that is protected for this purpose over the life of the project.

Recommended Directions:

3. Restore federal tax incentives for secured affordable market rental housing, including purpose-built rental buildings and accessory dwelling units.
4. Exempt construction of secured, affordable purpose-built rental housing from the Goods and Services Tax (GST).

Role of Local Governments

Discussion: Like many municipalities, Burnaby has developed a number of programs to increase housing affordability within the limits of its mandate. These include:

- *Community Benefit Bonus Housing Fund* – a density bonus program that has achieved \$42 million dollars for affordable housing along with 19 constructed units.
- *City Lands Program for Non-Market Housing Projects* – a program that offers City land at nominal rates for development of non-market housing.
- *Development incentives for non-market housing* – incentives that include fast track approvals and deferral of permit fees and development charges
- *Affordable Units Policy* – a policy requiring 20% of units to be affordable on publicly held land
- *Rental Conversion Control Policy* – a moratorium on strata conversion of existing rental housing
- *Tenant Assistance Policy* – a policy requiring expanded relocation assistance as a condition of rezoning
- *Secondary Suites Program/Flex Suites Policy* – zoning regulations and other assistance for development of suites

Partnerships are another way in which municipalities can work with higher levels of government to increase housing affordability. In the past year, Burnaby has worked jointly with the Province of BC and private investors in the development of exciting new affordable housing

government input in the development and renewal of social housing, and that includes Federal contributions to innovative projects as another form of partnership to meet the community's housing needs.

Key to successful collaboration is the recognition of each party's distinct roles and responsibilities, and the contributions that each can uniquely provide. The role of local government in meeting housing need is unique but limited, and largely dependent on zoning powers that are provided by Provincial and Territorial governing legislation. The National Housing Strategy can assist local governments by acknowledging their important but limited role in housing development and by encouraging Provincial and Territorial governments to provide local governments the necessary powers to zone for affordable housing. For instance, zoning for tenure, which would permit rental-only zoning districts, is a power that is currently withheld in BC, despite advocacy from Burnaby and others.

Recommended Directions:

5. Engage local government in the development and renewal of social housing.
6. Promote intergovernmental partnerships that recognize the distinct roles of each order of government.
7. Encourage Provincial/Territorial legislative changes to permit zoning for tenure and other variables affecting affordability.

Homelessness

Discussion: Burnaby supports an increase in funding to end homelessness, through the Homelessness Partnership Strategy and other programs. Priority should be given to supportive housing programs that assist those experiencing homelessness and other barriers such as mental health issues, addiction, and physical disabilities. Burnaby supports progressive housing models that combine emergency shelter, transitional housing, and supportive housing in one facility, and that help homeless individuals reintegrate into their communities. The funding of these models, along with the provision of permanent housing for those with very low income, is the key to reducing homelessness and should be a priority of the National Housing Strategy.

Recommended Directions:

8. Increase funding for the Homelessness Partnership Strategy and other programs.
9. Ensure supports for those with barriers such as mental health issues, addiction, and physical disabilities.
10. Prioritize funding for progressive housing models that combine emergency shelter, transitional housing, and supportive housing.

11. Provide permanent social housing for those with very low incomes.

Sustainability

Discussion: Burnaby views sustainability through three lenses – social, economic, and environmental – that intersect in countless ways. Housing is integral to each of these spheres and underlies the sustainability of any community. Burnaby advocates for a National Housing Strategy that incorporates a broad perspective on sustainability.

Burnaby believes that sustainability and affordability need not be in opposition, but can be mutually supportive. For instance, passive design can decrease operating costs by reducing energy use and maintenance of mechanical cooling and heating systems. Energy efficiency increases affordability by reducing monthly utility costs, and should be a feature of all new social housing. New housing for all income levels supports social objectives and contributes significantly to the vitality of the local economy.

Recommended Directions:

12. Consider the social, economic, and environmental dimensions of sustainability in evaluating housing strategies.
13. Build housing that supports community development, local economies, and social objectives.
14. Encourage designs that reconcile affordability and environmental sustainability.
15. Increase energy efficiency standards and incentives, and support other innovative building practices, such as passive house and net zero energy designs.

Conclusion

Addressing the affordability of housing has been a federal role since the 1930s, and has shaped the range of housing opportunities available in Burnaby today. Much of Burnaby's housing stock, in particular our non-market rental housing developments, is the legacy of this involvement. The lack of federal funding in recent decades is also reflected in the significant unmet need for housing in our community. Burnaby welcomes the renewed commitment to affordable housing that this consultation represents, and looks forward to the further development and implementation of the National Housing Strategy in the coming months.



Item
Meeting 2016 October 17

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2016 October 12

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 7000 04
Reference: Review of App Fees

SUBJECT: 2017 FEES FOR PLANNING AND BUILDING PERMITS, APPLICATIONS AND OTHER SERVICES

PURPOSE: To provide Council with recommendations for the Planning and Building Department's 2017 fee schedule for various applications for the purpose of cost recovery.

RECOMMENDATIONS:

1. **THAT** Council approve the proposed fee adjustments and text changes, as outlined in this report.
2. **THAT** Council authorize the preparation of a bylaw amending the rezoning application fees in the Burnaby Zoning Bylaw, as outlined in Item 1 of *Appendix A*, and that the bylaw be advanced to First Reading on 2016 October 24, and forwarded to a Public Hearing on 2016 November 22 at 7:00 pm.
3. **THAT** Council authorize the preparation of a bylaw to repeal and replace Building Bylaw 2004 to implement the text amendment outlined in Section 4.3 of Attachment 1 of this report.
4. **THAT** Council authorize the preparation of the necessary bylaw amendments to effect the remaining fee adjustments and text changes, as outlined in *Appendix A to G* of this report.

REPORT

The *Local Government Act* provides for the imposition of fees and charges for applications and various types of permits and services under Part 14 (Planning and Land Use Management) and Division 2 (Responsibilities, Procedures, and Authorities) for the purpose of recovering the costs of administration, inspection, advertising and processing. Over the years, fees and charges have been established for a number of processes, works and services: permits for building construction, including electrical, plumbing and gas inspections; rezoning, strata titling and subdivision of land; and a variety of other Planning and Building services. To help ensure that fees recover the basic costs of City processes, works and services, staff conduct an annual review of the fee schedule.

To: City Manager
 From: Director Planning and Building
 Re: 2017 Fees for Planning and Building Permits,
 Applications and Other Services
 2016 October 12..... Page 2

Staff have completed the annual review of fees for 2017. *Attachment 1* and *Appendix A to G* outline the recommended adjustments with the City's projected operating costs and Consumer Price Index (CPI) for 2017 taken into consideration. Generally, the Planning and Building Department's fees are proposed to increase by 2.75% to ensure cost recovery and a median fee position relative to other municipalities in the region with similar processes, services, and development conditions. As described in *Attachment 1*, some proposed fees have been adjusted further, or maintained at current rates, to more accurately reflect processing costs.

A major adjustment is proposed to application fees related to subdivisions. These fees are discussed in Section 3.3 of *Attachment 1* and are reflected in *Appendix A*.

It is recommended that a bylaw amending the rezoning application fees, which are in the Burnaby Zoning Bylaw, be given First Reading on 2016 October 24 and advanced to the Public Hearing on 2016 November 22. All other fees and text amendments that are not part of the Burnaby Zoning Bylaw do not require presentation at a Public Hearing. Upon Council approval of the recommendations of this report, staff will arrange for the repeal and replacement of the Building Bylaw to implement the proposed text amendments as well as the introduction of the remaining bylaw amendments to effect the proposed fee adjustments and related text amendments. All fees will be implemented following Final Adoption of the necessary bylaw amendments, with an earliest effective date of 2017 January 01.



Lou Pelletier, Director
 PLANNING AND BUILDING

LS/JL:sla
Attachments

cc: Director Engineering
 Director Finance
 Director Parks, Recreation and Cultural Services
 Chief Information Officer
 Chief Building Inspector
 City Solicitor
 City Clerk

R:\Long Range Clerical\DOCS\JL\Council Report\2016\2017 Fees For Planning And Building Permits (2016.10.17).Docx

Attachment 1

**Review of Fees for 2017 for Planning and Building Permits,
Applications and Other Services**

1.0 GENERAL

It is intended that the structure and schedules for Planning and Building Department fees account for the full range of costs (administration, processing, record keeping, responding to enquiries, inspections, etc.) for each type of application, permit, service, or work. This approach recognizes that these costs are commonly incurred, to varying degrees, by a variety of different departments. For example, while the bulk of the administrative costs for processing a rezoning application may be incurred in the Current Planning Division, considerable staff effort is often expended in the Clerk's Office, Legal and Lands Department, Engineering Department, Fire Prevention Office, and Building Department, as well as, to some extent, by the RCMP, the Parks, Recreation and Cultural Services Department, the Licence and Property Management Office, and the Tax Office. The degree to which other departments may be involved varies considerably with the type of application and from case to case. The overriding consideration in the *Local Government Act*, which governs fees imposed for planning related services, is that the fee must not exceed the estimated average costs of processing, inspection, advertising and administration for the associated service. The approach taken by the City is to recover the estimated average cost of processing across a wide range of application, permit, service and work types.

Metro Vancouver municipalities with similar processes and services were surveyed to determine the average fee charged for such processes and services in the region. In general, Burnaby's Planning and Building fees continue to maintain a median fee position, with some variation by fee types, relative to other Metro Vancouver municipalities with similar development conditions.

2.0 COST OF SERVICE ADJUSTMENT

2.1 General 2.75% Increase

In May 1997, Council completed a comprehensive review of fees and directed staff to prepare an annual fee report for each subsequent year. The intent of the annual fee review is to establish a more systematic fee increase process and to avoid substantial increases at any one point in time. Under this system, fees are adjusted each year to ensure that the costs associated with each type of application, permit, service, or work is recovered. Using the established fees as a benchmark, it is proposed that a general fee increase of 2.75% be applied to recover costs for the various permits and other services offered by the Planning and Building Department in 2017.

3.0 PLANNING DEPARTMENT

3.1 Proposed 2017 Planning Fees (Appendix A)

Rezoning fees (Item 1) are set out in the Burnaby Zoning Bylaw and therefore any change to these fees must be presented at a Public Hearing. The other proposed changes to the Planning Department fees may be adopted without a Public Hearing, along with the proposed changes to the Building Department fees detailed in Section 4.0 below.

3.2 General 2.75% Increase

Staff have reviewed the existing cost recovery structure of the present fee schedule for rezoning, subdivision, development approvals (PPA), strata titling and various other approval services that are provided by the Planning Department. As required by the *Local Government Act*, the proposed fees are intended to recover the estimated average cost of processing, inspection, advertising and administration. As outlined in *Appendix A*, an increase of 2.75% is generally proposed for Planning Department fees, with the exception of subdivision application fees and two fees associated with subdivision approvals (discussed in Section 3.3); a land title search fee (discussed in Section 3.4); and two fees associated with rezoning applications (discussed in Section 3.5).

3.3 Subdivision Fees

Subdivision applications other than Airspace Parcel subdivisions and Strata Title subdivisions are currently charged a flat rate of \$2,770.00. This flat rate, with nominal annual increases, has applied to all subdivision applications for a number of years, regardless of the number of lots created, lot size, density, or underlying zoning district. However, it is noted that the processing of subdivision applications requires a significant amount of staff time that is not currently accommodated by the current fee structure and that some types of subdivision applications are significantly larger than others in size, scope, and complexity. Staff have evaluated alternative fee structures and rates for subdivision processes that may permit more appropriate cost recovery for larger and more complex applications. The recommended fee structure is detailed below (Item 2 in Appendix A).

- **Residential District Subdivisions Application Fee: \$5,000.00 in 2017**

Residential District subdivisions apply to lot consolidations, lot line adjustments, and the creation of multiple lots in the R1 to R12 Residential Zoning Districts. The majority of such subdivisions are applicable to single- and two-family subdivisions. Staff have compared the fees charged for Residential District subdivisions with the estimated staff time required to process them. This comparison has identified a shortfall in cost recovery and the proposed fee increase is intended to recover the costs of these subdivision applications.

- **Multiple Family “s” District Subdivisions Application Fee: \$15,000.00 in 2017**

Subdivisions in this category apply to lots in Multiple Family “s” Districts. The “s” district zoning is available in the RM3, RM4, RM5, and RM6 Multiple Family Residential Districts and permits the maximum floor area ratio to be increased under certain conditions. Staff have compared the fees charged for “s” District subdivisions with the estimated staff time required to process them. This comparison has identified a shortfall in cost recovery and the proposed fee increase is intended to recover the costs of these subdivision applications. Subdivisions in this category are significantly larger in scope and require a higher level of review.

*Attachment 1**Re: Review of Fees for 2017 for Planning and Building**Permits, Applications and Other Services**2016 October 12..... Page 3*

- **All Other Subdivisions Application Fee: \$10,000.00 in 2017**

Subdivisions in this category apply to lot consolidations, lot line adjustments, and the creation of multiple lots in all non-Residential Districts and all non-Multiple Family “s” Districts – i.e. subdivision applications in the non-Multiple Family “s”, Commercial, Industrial, Institutional, and Agricultural Districts. Staff have compared the fees charged for these types of subdivisions with the estimated staff time required to process them. This comparison has identified a shortfall in cost recovery and the proposed fee increase is intended to recover the costs of these subdivision applications. Subdivisions in this category are larger in scope and require a higher level of review than Residential District subdivisions.

The following fees associated with subdivision applications remain sufficient to recover processing time and costs; therefore, no change is proposed for 2017, with annual review in the future:

- **Processing Fee for Development Cost Charges (DCC) Installments**

The processing fees for DCCs, paid on a one-third installment basis, were established in 2016. It is recommended that the \$750 per installment processing fee remain at its current rate (Item 2 in Appendix A).

- **Administration Fee – 1%**

The subdivision administration fee is collected in order to recover the costs associated with processing and reviewing compliance bonds for required works. It is recommended that this administration fee, equal to 1% of the estimated compliance bonding, remain at its current rate (Item 2 in Appendix A).

3.4 Land Title Searches

The land title search fee and land title document and plan image records fee were first introduced in 2015. These fees remain sufficient to recover the cost of land title related searches; therefore, no change is proposed for 2017, with annual review in the future (Item 2 in Appendix A).

3.5 Rezoning Fees – Public Hearing and Area Plan Notification Signs

The following fees associated with rezoning applications remain sufficient to recover processing time and costs; therefore, no change is proposed for 2017, with annual review in the future:

- **Public Hearing Fees**

In 2016, first and additional public hearing fees were increased from \$500 to \$1,000. It is recommended that this fee remain at its current rate (Item 1 in Appendix A).

- **Area Plan Notification Sign Fees**

As per Council adopted policy and as a condition of rezoning, developers are assessed \$250 for the required signage for new multiple family residential projects. It is recommended that this fee remain at its current rate (Item 1 in Appendix A).

All Planning Division fees have been rounded to the nearest dollar, with the exception of the Preliminary Plan Approval “on construction value” fee (Item 4), which has been rounded to the nearest \$0.05.

4.0 BUILDING DEPARTMENT

4.1 Proposed 2017 Building Fees (Appendix B to G)

The proposed Building Department fees are outlined as follows:

- Plumbing Permit and Inspection Fees (Appendix B)
- Gas Permit and Inspection Fees (Appendix C)
- Building Permit and Inspection Fees (Appendix D.1)
 - Refund of Fees (Appendix D.2)
 - Damage Deposits and Inspection Fees (Appendix D.3)
- Electrical Permit and Inspection Fees (Appendix E)
- Tree Permit Fees (Appendix F)
- Sewer Connection Permit Fees (Appendix G)

4.2 General 2.75% Increase

A fee increase of 2.75% is proposed for Building Department fees, with the following exceptions:

- **Building Permit Fees – Application Fee:** Currently, a flat rate application fee of \$225.60 is charged for single- and two- family dwellings. 20% of the estimated building permit fee, subject to a prescribed minimum and maximum fee, is charged for all other buildings. In order to standardize the building permit application fee, it is recommended that the latter fee structure also apply to single- and two- family dwellings (Item 1 in Appendix D.1).
- **Building Permit Fees – Chimneys and Solid Fuel Appliances:** While the majority of building permit fees are currently calculated based on construction value, chimneys and solid fuel appliance installations are charged a flat rate (\$68.60 per dwelling unit for chimneys and \$83.55 to \$104.30 for each solid fuel appliance installation). In order to standardize the fee calculation among most building permits, it is proposed that the fees for chimneys and solid fuel appliances be based on construction value (Item 2(b) in Appendix D.1).

- **Building Permit Fees – Replacement of Building Water Piping:** Currently, the permit fee for replacing building water piping inside a dwelling unit is a flat rate of \$25.90 per unit, while the permit fee for piping outside of a unit is based on construction value. In order to standardize the fee calculation among most building permits, it is proposed that the fee for the replacement of building water piping, whether within or outside of the unit, be based on the construction value of the entire replacement job (Item 2(c) in Appendix D.1).
- **Building Permit Fees – Permit Extensions:** Due to the adjustment made in 2013, which increased this fee from \$102.60 to a three-tiered system with \$200.00 for the first extension, \$300.00 for the second extension and \$400.00 for each additional extension, no major change is proposed for 2017, with the exception of an additional extension fee. It is noted that the cost of repeatedly processing notices for expiring permits, issuing extensions, and conducting additional progress inspections is quite significant, and in order to discourage the number of extensions on a permit, staff is proposing a four-tiered system of permit extensions. Specifically, it is proposed to add a third extension fee of \$400.00 and to increase the fee for each additional extension from \$400 to \$500 (Item 3 in Appendix D.1).
- **Sediment Control System and Inspection Fees:** The Burnaby Watercourse Bylaw No. 9044 prohibits the discharge of silt and other contaminants into streams, creeks, waterways, watercourses, waterworks, ditches, drains, sewers and storm sewers. Unless the Planning Department or the Environmental Services Division of the Engineering Department advises in writing that a sediment control system is not necessary, all projects which involve excavation require a sediment control system.

If a sediment control system is required, the developer must obtain Preliminary Plan Approval and a Building Permit for the system prior to any excavation or site preparation. The Environmental Services Division of the Engineering Department reviews the sediment control system plans and provides comments and approval at the pre-construction stage. When construction of the sediment control system is complete, post-construction inspections are carried out by Engineering Inspectors.

Currently, the fees for sediment control systems are collected by the Building Department and are charged based on the Building Permit fee calculation structure, listed under Item 2 in Appendix D.1. Since all of the review and inspection work is done by the Engineering Department, and in order to align with all other Engineering inspection work which is charged at 4% of the value of work, it is recommended that the fee for sediment control systems be charged at 4% of the estimated construction value of the sediment control system. This permit fee includes the first two initial inspections. In addition, in order to reflect the cost of service for applicants seeking to address issues under the first two initial inspections, the Engineering Department proposes to introduce reinspection fees of \$250.00 for the third reinspection and \$350.00 for each subsequent reinspection (Items 2(d) and Item 8 in Appendix D.1).

- **Building Permit Fees – Special Inspections:** Due to the adjustment made in 2013, which increased the base fee from \$82.10 to \$250, no change to the base fee is proposed for 2017. However, the general 2.75% increase is proposed for the supplemental hourly fee (Item 9(a) in Appendix D.1).
- **Building Permit Fees – Occupant Load:** In order to recover the costs associated with reviewing and confirming the occupant load for liquor licence related purposes, a fee is currently charged equal to the File Research and Comfort Letter fee for all buildings other than single- and two-family dwellings. It is recommended that the fee for confirming occupant load be added as a separate fee to the Schedule of Building Fees in order to permit annual review. It is also recommended that the occupant load fee be increased to \$200.00 rather than abiding by the \$171.00 File Research and Comfort Letter fee (Item 10 in Appendix D.1).
- **Building Permit Fees – File Research and Letter:** The land title search fee and land title document and plan image records fee were first introduced in 2015. These fees remain sufficient to recover the costs of land title related searches; therefore, no change is proposed for 2017 (Item 13 in Appendix D.1).
- **Damage Deposit and Inspection Fees:** Damage deposit and inspection fees are collected by the City's Engineering Department and the pre- and post-construction inspections of adjacent City property are carried out by Engineering Inspectors. However, damage deposit amounts and related inspection fees are listed under Schedule D of the Building Bylaw. The Engineering Department proposes the following:
 - **Damage Deposit Fees –** Damage deposit fees were significantly increased in 2016 to ensure remediation is completed quickly and appropriately, and due to this previous increase, no change is proposed for 2017.
 - **Inspection Fees –** The Engineering Department proposes a general 2.75% increase, in line with the proposed general fee increases.
 - **Resinspection Fees –** In order to reflect the cost of service for applicants resolving issues identified with initial inspections, the Engineering Department proposes to introduce resinspection fees similar to those currently collected for Building Permits and sub-trade permits. It is proposed that the inspection fee cover the first two inspections, while the third and any subsequent inspection would be considered a resinspection which would be subject to a resinspection fee. The resinspection fee is proposed to be the same amount as the initial inspection fee of \$91.00 for single- or two-family dwelling construction, addition or demolition, swimming pool installation, and construction of carport or garage; \$120.00 for demolition other than single- or two-family dwelling; \$183.00 for construction other than single- or two-family dwelling for 2017. The fee would be collected upon each resinspection performed (Item 7 in Appendix D.3).

*Attachment 1**Re: Review of Fees for 2017 for Planning and Building**Permits, Applications and Other Services**2016 October 12..... Page 7*

- ***Copies of Departmental Records and Drawings:*** The following items specify fees for attaining copies of departmental records and drawings:
 - ***Plumbing Permit Fees*** (Item 14 in Appendix B)
 - ***Gas Permit Fees*** (Item 9 in Appendix C)
 - ***Building Permit Fees*** (Item 18 in Appendix D.1)
 - ***Electrical Permit Fees*** (Item 15 in Appendix E)
 - ***Tree Permit Fees*** (Item 4 in Appendix F)

A new fee structure was introduced in 2015 to better reflect administrative costs, including the staff time required to respond to requests. The general 2.75% increase is proposed for copies generated in electronic and paper formats. However, to better reflect the staff time and administrative costs involved in the research work performed, a \$10 increase in the flat rate file research fee, from \$15.00 to \$25.00, is proposed for 2017.

Fee increases for the Building Department have been rounded to the nearest \$0.05, with the exception of the per kVA fees for electrical permits, which have not been rounded, and the following fees, which have been rounded to the nearest \$1.00: reinspection fees, permit extension fees, Preliminary Plan Approval (PPA) base fees and sign fees, file research and letter fees, land title search fees, minimum non-refundable amounts on Building Permits, damage deposit related fees, Building Permit fees for sediment control systems and reinspections, Tree Permit fees, and Sewer Connection Permit fees.

From an administrative standpoint, it is noted that changes to the Building Department fee schedule do not require a presentation at a Public Hearing, but rather, the relevant bylaw amendments can be adopted by Council in the usual manner.

4.3 Proposed Text Revisions to, and the Repeal and Replacement of, the Building Bylaw

Currently, the rules applying to the refund of Building Permit fees are listed in both the body of the Building Bylaw, in Section 14(6), as well as under Items 4 to 7 in Schedule “B” (Refund of Building Permit and Inspection Fees). In order to eliminate confusion and to standardize the language used, it is proposed to amend the Building Bylaw by removing Items 4 to 7 from Schedule “B” (Items 4 to 7 in Appendix D.2) and incorporating them into Section 14(6), as indicated below:

An owner may apply for a refund of the permit fee or a portion thereof calculated in accordance with Schedule “B” when a permit is surrendered and cancelled if:

- (a) the owner has submitted a written request for a refund to the Chief Building Inspector;*
- (b) the permit has not expired or been extended regardless if the work has started or not; and*
- (c) the Building Inspector has determined that no construction has commenced and no inspection has been made.*

No refunds will be given for permit extension fees.

*Attachment 1**Re: Review of Fees for 2017 for Planning and Building**Permits, Applications and Other Services**2016 October 12..... Page 8**All refunds will be paid to the owner or as directed by the owner in writing.*

In addition to the proposed text revisions outlined above, it is recommended that Council authorize the preparation of a bylaw to repeal and replace the Building Bylaw. This is being proposed to provide for fully consolidated bylaw text.

4.4 Proposed Text Revisions to the Plumbing, Gas, and Electrical Bylaws

The following items specify the minimum non-refundable amount for permit fee refunds:

- **Plumbing Permit Fees** (Item 13 in Appendix B)
- **Gas Permit Fees** (Item 8 in Appendix C)
- **Electrical Permit Fees** (Item 8 in Appendix E)

Currently, the minimum non-refundable amount of \$150.00 is listed both in the body of the Plumbing Bylaw Section 8(20), Gas Bylaw Section 10B, and Electrical Bylaw Section 24B, as well as under the specific items listed above in the bylaws' respective fee schedules. For annual fee review purposes and to avoid confusion, it is proposed that the minimum non-refundable amount remain as part of the bylaw fee schedules, with the proposed general 2.75% increase for 2017, and that the minimum non-refundable amount be removed from the body of the bylaws, with the text amended as indicated below:

No permit fee or part thereof paid pursuant to this Bylaw shall be refunded if the work authorized by the permit has commenced. If no work has commenced, the refund shall be calculated in accordance with Appendix "A" [for the Plumbing Bylaw and Electrical Bylaw] / Schedule "A" [for the Gas Bylaw], and the Chief Building Inspector has received a request for refund in writing.

The following Appendices (A to G) outline the current and proposed schedules of fees in detail.

Proposed 2017 Planning Fees:

SCHEDULE OF PLANNING FEES	Current (2016)	Proposed (2017)
1. Rezoning Applications: <i>(Rezoning fees are set out in the Burnaby Zoning Bylaw. Proposed changes to the fees must be presented at Public Hearing)</i>		
▪ Rezoning Application Fee:		
(a) CD Rezoning with FAR less than 3.6, and Standard Rezoning		
First 1,700 m ² (18,300 sq.ft.) of site area or part thereof	\$2,258.00 <i>plus Public Hearing Fee</i>	\$2,320.00 <i>plus Public Hearing Fee</i>
Each additional 100 m ² (1,076 sq.ft.) of site area or part thereof	\$60.00	\$62.00
(b) Master Plan Rezoning		
First 40,000 m ² (430,556 sq.ft.) of site area or part thereof	\$200,000.00 <i>plus Public Hearing Fee</i>	\$205,500.00 <i>plus Public Hearing Fee</i>
Each additional 100 m ² (1,076 sq.ft.) of site area or part thereof	\$375.00	\$385.00
(c) CD Rezoning with FAR greater or equal to 3.6, and Master Plan Amendments		
(FAR means "floor area ratio" as defined in Burnaby Zoning Bylaw, 1965)		
First 8,000 m ² (86,111 sq.ft.) of site area and 3.6 FAR or part thereof	\$28,000.00 <i>plus Public Hearing Fee</i>	\$28,770.00 <i>plus Public Hearing Fee</i>
Each additional 100 m ² (1,076 sq.ft.) of site area or part thereof	\$360.00	\$370.00
Each additional 0.1 FAR or part thereof	\$360.00	\$370.00
▪ Administration of Servicing File:		
For a rezoning or Preliminary Plan Approval application that does not include a subdivision	\$1,082.00	\$1,112.00
Where there is only one servicing requirement	\$525.00	\$539.00

SCHEDULE OF PLANNING FEES	Current (2016)	Proposed (2017)
▪ Public Hearing:		
(a) First Public Hearing	\$1,000.00	No Change
(b) Additional Public Hearing	\$1,000.00	No Change
▪ Area Plan Notification Sign	\$250.00	No Change
2. Subdivision Applications:		
▪ Airspace parcel subdivision application:		
(FAR means “floor area ratio” as defined in Burnaby Zoning Bylaw, 1965)		
(c) FAR of less than 2.0	\$11,082.00	\$11,387.00
(d) FAR of 2.0 or greater	\$16,622.00	\$17,079.00
▪ Strata title subdivision application:		
(a) two-family and industrial/commercial conversions	\$668.00	\$686.00
(b) each additional industrial/commercial unit	\$38.00	\$39.00
(c) phased strata plan:		
First phase	\$1,162.00	\$1,194.00
Subsequent phases	\$152.00	\$156.00
Last phase	\$460.00	\$473.00
Amendment to Form P	\$84.00	\$86.00
▪ Subdivision application other than Airspace Parcel and Strata Title subdivision applications above:	\$2,770.00	See below
(a) Residential District subdivisions	---	\$5,000.00
(b) Multiple Family “s” District subdivisions	---	\$15,000.00
(c) All subdivisions other than Residential District and Multiple Family “s” District subdivisions	---	\$10,000.00
▪ Road Closure/Highway Exchange	\$2,274.00	\$2,337.00
▪ Tentative Approval Extension:		
(a) Single family subdivision	\$257.00	\$264.00

SCHEDULE OF PLANNING FEES	Current (2016)	Proposed (2017)
(b) Other subdivisions and servicing for rezoning and PPAs	\$575.00	\$591.00
▪ Personal Preference Address Change <i>Fees subject to all applicable taxes</i> (No charge when included in application for subdivision)	\$754.00	\$775.00
▪ Land Title Searches: <i>Fees subject to all applicable taxes</i>		
(a) Land Title search	\$15.00 per search	No Change
(b) Land Title Document and Plan Image records	\$20.00 per search	No Change
▪ Processing Fee for Development Cost Charges Installments:		
For first installment	\$750.00	No Change
For each subsequent installment	\$750.00	No Change
▪ Administration Fees: <i>Fees subject to all applicable taxes</i>		
For processing and reviewing compliance bonds for required works (e.g. public walkways and improvements, private roads, tree replacement, landscaping, fencing, public art installations, etc.)	1% of estimated Compliance Bonding	No Change
3. Liquor Licence Applications:		
New licence or location	\$826.00	\$849.00
Amendments to existing liquor licences	\$420.00	\$432.00
4. Preliminary Plan Approval (PPA) Applications¹:		
(a) For signs (per sign application)	\$130.00	\$134.00
(b) For Comprehensive Sign Plans	\$500.00	\$514.00
(c) For Integrated Comprehensive Sign Plans for Comprehensive Development rezoning or Master Plan rezoning	\$2,500.00	\$2,569.00

SCHEDULE OF PLANNING FEES	Current (2016)	Proposed (2017)
(d) For all other development:		
On estimated construction value (per \$1,000)	\$2.45	\$2.50
Minimum Fee	\$253.00	\$260.00
(e) For each extension	\$153.00	\$157.00

¹ Fees for PPAs fall under the Building Bylaw and are included in the Building Permit Fee Schedule. They are listed in the schedule of Planning Fees for convenience.

*Appendix B***Proposed 2017 Building Fees – Appendix A of the Plumbing Bylaw (Plumbing Permit and Inspection Fees):**

SCHEDULE OF PLUMBING PERMIT AND INSPECTION FEES	Current (2016)	Proposed (2017)
1. Plumbing Fixtures:		
For the rough-in and completion of each plumbing fixture		
(Fixtures shall include but not be limited to the following: roof drain, floor drain, dishwasher, clothes washer, water heater, water meter or backflow protection device under 4 inches in size with test ports.)		
Each fixture	\$53.55 for the first fixture and \$29.20 for each additional fixture	\$55.00 for the first fixture and \$30.00 for each additional fixture
For each backflow protection device 4 inches or greater in size	\$145.55	\$149.55
For the removal of each fixture and the capping off of piping	\$53.55 for the first fixture removed and \$13.35 for each additional fixture removed	\$55.00 for the first fixture removed and \$13.70 for each additional fixture removed
2. Interceptors:		
For the installation of a catch basin, sump, oil interceptor, manhole or trench drain		
Each unit	\$36.60	\$37.60
3. Site Fire Protection:		
For the installation of underground fireline or hydrants		
Each 30 m or portion thereof	\$36.60	\$37.60
Each fire hydrant	\$29.15	\$29.95
4. Building Fire Protection:		
For the installation or relocation of the following:		

SCHEDULE OF PLUMBING PERMIT AND INSPECTION FEES	Current (2016)	Proposed (2017)
First sprinkler head	\$75.65	\$77.75
Each additional sprinkler head	\$2.60	\$2.65
Each fire pump test header	\$36.60	\$37.60
First siamese connection, hose cabinet, hose outlet, wet/dry outlet or standpipe	\$36.60	\$37.60
Each additional siamese connection, hose cabinet, hose outlet, wet/dry outlet or standpipe <i>(Note: the second and subsequent fixtures do not have to be the same as the first fixture to qualify for the discount)</i>	\$24.40	\$25.05
For the installation or alteration of any above ground fire suppression piping where no fixtures are involved:		
Each 30 m or portion thereof	\$36.60	\$37.60
5. Replacement of Building Water Pipe:		
For the removal and replacement of existing pipe		
(a) in multi-family residential buildings, hotels and motels (each unit)	\$25.90	\$26.60
(b) in all other buildings:		
For the first 30 m of piping or portion thereof	\$87.45	\$89.85
For each additional 30 m of piping or portion thereof	\$50.95	\$52.35
6. Other Piping:		
For the installation or alteration of site piping (storm, sani, domestic water), rainwater leader, domestic water piping or any other plumbing pipe or where no fixtures are involved		
For the first 30 m of piping or portion thereof	\$50.35	\$51.75
For each additional 30 m of piping or portion thereof	\$29.00	\$29.80

SCHEDULE OF PLUMBING PERMIT AND INSPECTION FEES	Current (2016)	Proposed (2017)
7. Heating Permits:		
Fees based on maximum BTU input of the appliance with a minimum fee of 50,000 BTU's	\$2.95 per 1,000 BTU's heating appliance input	\$3.05 per 1,000 BTU's heating appliance input
8. Reinspection Fee:		
Where it has been determined by the Plumbing Inspector that due to non-compliance with the provisions of this Bylaw or incomplete work reinspection is required		
<i>Reinspection Fees subject to all applicable taxes</i>		
1st reinspection	\$55.00	\$57.00
2nd reinspection	\$239.00	\$246.00
3rd reinspection	\$471.00	\$484.00
4th reinspection	\$942.00	\$968.00
5th reinspection and thereafter	\$1,180.00	\$1,212.00
9. Special Inspections:		
<i>Special Inspection Fees subject to all applicable taxes and must be approved by the Chief Building Inspector.</i>		
(a) For an inspection requested by the owner but not required by the Bylaw	\$90.95/hour or part thereof (\$90.95 minimum)	\$93.45/hour or part thereof (\$93.45 minimum)
(b) For an inspection outside the hours during which the offices of the City Hall are normally open	\$511.65 plus \$130.75/hour or part thereof after the first four hours. Travel time included.	\$525.70 plus \$134.35/hour or part thereof after the first four hours. Travel time included.
(c) For an inspection that requires special arrangements because of length of time, frequency of inspection visits, location outside the City limits, construction techniques or otherwise	\$90.95/hour or part thereof (\$90.95 minimum)	\$93.45/hour or part thereof (\$93.45 minimum)

SCHEDULE OF PLUMBING PERMIT AND INSPECTION FEES	Current (2016)	Proposed (2017)
(d) For Strata title subdivision application inspections	\$201.90	\$207.45
10. Review of Preliminary or Modified Drawings and Specifications: <i>Review Fees subject to all applicable taxes</i>	\$70.90/hour (minimum 0.5 of an hour)	\$72.85/hour (minimum 0.5 of an hour)
11. Permit Transfer or Assignment Fee:		
For the transfer or assignment of a plumbing permit and to record a change of contractor for a project	\$110.85	\$113.90
12. Permit Extension:	\$110.85	\$113.90
13. Permit Fee Refund:	Where no work has been performed under the permit, the refund will be 90% of the fee paid subject to a minimum non-refundable amount of \$150.00. No refunds will be given unless a written request is received by the Chief Building Inspector.	Where no work has been performed under the permit, the refund will be 90% of the fee paid subject to a minimum non-refundable amount of \$154.00. No refunds will be given unless a written request is received by the Chief Building Inspector.

SCHEDULE OF PLUMBING PERMIT AND INSPECTION FEES	Current (2016)	Proposed (2017)
14. Copies of Departmental Records or Drawings: <i>Fees subject to all applicable taxes</i>	\$15.00 file research fee Electronic copies: \$2.05 per image Paper copies: \$3.35 per page for copies 8.5x11 inches \$8.00 per page for copies 11x17 inches or larger	\$25.00 file research fee Electronic copies: \$2.10 per image Paper copies: \$3.45 per page for copies 8.5x11 inches \$8.20 per page for copies 11x17 inches or larger

Appendix C

Proposed 2017 Building Fees – Schedule A of the Gas Bylaw (Gas Permit and Inspection Fees):

SCHEDULE OF GAS PERMIT AND INSPECTION FEES	Current (2016)	Proposed (2017)
1. Installations in Single- and Two-Family Dwellings:		
(a) For each appliance:		
For first appliance	\$53.55	\$55.00
For each additional appliance	\$29.20	\$30.00
(b) For each vent installation:		
For first vent	\$53.55	\$55.00
For each additional vent	\$29.20	\$30.00
(c) House Piping only - no appliance installed:		
For the first 30 m of piping or portion thereof	\$50.40	\$51.80
For each additional 30 m of piping or portion thereof	\$29.00	\$29.80
2. Commercial, Industrial, Institutional or Multi-family Installations:		
(a) For each appliance with input of:		
(i) 30 kW (102,000 BTU/Hr) or less		
For first appliance	\$52.40	\$53.85
For each additional appliance	\$43.15	\$44.35
(ii) 31 to 120 kW (103,000 to 409,000 BTU/Hr)	\$88.40	\$90.85
(b) For piping only:		
First 30 m or less	\$51.55	\$52.95
Each additional 30 m or part thereof	\$36.60	\$37.60
(c) For each vent installation (no appliance)	\$51.55	\$52.95
(d) Laboratory equipment:		
For each 200,000 BTU's or part thereof in a room	\$73.45	\$75.45

SCHEDULE OF GAS PERMIT AND INSPECTION FEES	Current (2016)	Proposed (2017)
3. Reinspection Fee:		
Where it has been determined by the Gas Inspector that due to non-compliance with the provisions of this Bylaw or incomplete work reinspection is required		
<i>Reinspection Fees subject to all applicable taxes</i>		
1st reinspection	\$55.00	\$57.00
2nd reinspection	\$239.00	\$246.00
3rd reinspection	\$471.00	\$484.00
4th reinspection	\$942.00	\$968.00
5th reinspection and thereafter	\$1,180.00	\$1,212.00
4. Special Inspections:		
<i>Special Inspection Fees subject to all applicable taxes and must be approved by the Chief Building Inspector.</i>		
(a) For an inspection requested by the owner but not required by the Bylaw	\$90.95/hour or part thereof (\$90.95 minimum)	\$93.45/hour or part thereof (\$93.45 minimum)
(b) For an inspection outside the hours during which the offices of the City Hall are normally open	\$511.65 plus \$130.75/hour or part thereof after the first four hrs. Travel time incl.	\$525.70 plus \$134.35/hour or part thereof after the first four hrs. Travel time incl.
(c) For an inspection that requires special arrangements because of length of time, frequency of inspection visits, location outside the City limits, construction techniques or otherwise	\$90.95/hour or part thereof (\$90.95 minimum)	\$93.45/hour or part thereof (\$93.45 minimum)
5. Review of Preliminary or Modified Drawings and Specifications:		
<i>Review Fees subject to all applicable taxes</i>	\$70.90/hour (minimum 0.5 of an hour)	\$72.85/hour (minimum 0.5 of an hour)

SCHEDULE OF GAS PERMIT AND INSPECTION FEES	Current (2016)	Proposed (2017)
6. Permit Transfer or Assignment Fee:		
For the transfer or assignment of a gas permit and to record a change of contractor for a project	\$110.85	\$113.90
7. Permit Extension:	\$110.85	\$113.90
8. Permit Fee Refund:	Where no work has been performed under the permit, the refund will be 90% of the fee paid subject to a minimum non-refundable amount of \$150.00. No refunds will be given unless a written request is received by the Chief Building Inspector.	Where no work has been performed under the permit, the refund will be 90% of the fee paid subject to a minimum non-refundable amount of \$154.00. No refunds will be given unless a written request is received by the Chief Building Inspector.
9. Copies of Departmental Records or Drawings: <i>Fees subject to all applicable taxes</i>	\$15.00 file research fee Electronic copies: \$2.05 per image Paper copies: \$3.35 per page for copies 8.5x11 inches \$8.00 per page for copies 11x17 inches or larger	\$25.00 file research fee Electronic copies: \$2.10 per image Paper copies: \$3.45 per page for copies 8.5x11 inches \$8.20 per page for copies 11x17 inches or larger

*Appendix D.1***Proposed 2017 Building Fees – Schedule A of the Building Bylaw (Building Permit and Inspection Fees):**

SCHEDULE OF BUILDING PERMIT AND INSPECTION FEES	Current (2016)	Proposed (2017)
1. Application for a Building Permit:		
(a) For single- or two-family dwelling where construction value exceeds \$82,000, including renovations, additions and accessory buildings	\$225.60	Replaced by the fee structure under 1(b) below
(b) For all other	20% of estimated Building Permit Fee, subject to a minimum of \$59.10 and a maximum of \$6,555.65	20% of estimated Building Permit Fee, subject to a minimum of \$60.75 and a maximum of \$6,735.95
2. Building Permit:		
(a) Value of Construction:		
\$0 to \$1,000	\$59.10	\$60.75
\$1,001 to \$20,000	\$59.10 plus \$17.45/\$1,000 or part thereof over \$1,000	\$60.75 plus \$17.95/\$1,000 or part thereof over \$1,000
\$20,001 to \$200,000	\$390.65 plus \$12.05/\$1,000 or part thereof over \$20,000	\$401.80 plus \$12.40/\$1,000 or part thereof over \$20,000
\$200,001 and over	\$2,559.65 plus \$10.35/\$1,000 or part thereof over \$200,000	\$2,633.80 plus \$10.65/\$1,000 or part thereof over \$200,000
(b) For Chimneys and Solid Fuel Appliances:		
Masonry Chimney	\$68.60 per dwelling unit	Fees shall be charged under Item 2(a), Building Permit – Value of Construction

Appendix D.1

Proposed 2017 Building Fees – Schedule A of the Building Bylaw
(Building Permit and Inspection Fees)

2016 October 12..... Page 2

SCHEDULE OF BUILDING PERMIT AND INSPECTION FEES	Current (2016)	Proposed (2017)
Prefab Metal Chimney – Class “A”	\$68.60 per dwelling unit	Fees shall be charged under Item 2(a), Building Permit – Value of Construction
Free standing solid fuel stove or fireplace	\$83.55	Fees shall be charged under Item 2(a), Building Permit – Value of Construction
Free standing solid fuel stove or fireplace and Class “A” Chimney	\$104.30	Fees shall be charged under Item 2(a), Building Permit – Value of Construction
Solid fuel insert (includes pre safety inspection)	\$104.30	Fees shall be charged under Item 2(a), Building Permit – Value of Construction
(c) Replacement of Building Water Piping:		
For replacement of building water piping within or outside of the unit, the fee will be based on the construction value of the piping and all architectural work such as fire stopping, repairing drywall, building shafts/fire separations, coring, and related work as per Item 2(a) Building Permit – Value of Construction above.	\$25.90 per unit for piping within the unit; for piping outside of the unit, as per item 2(a) “Building Permit – Value of Construction” above	Fees shall be charged under Item 2(a), Building Permit – Value of Construction

SCHEDULE OF BUILDING PERMIT AND INSPECTION FEES	Current (2016)	Proposed (2017)
(d) Sediment Control System	Fees are charged as per Item 2(a), Building Permit Fees	4% of estimated sediment control system construction value
3. Permit Extension:		
1st extension	\$200.00	No Change
2nd extension	\$300.00	No Change
3rd extension	\$400.00	No Change
Each additional extension	\$400.00	\$500.00
4. Review of Preliminary or Modified Drawings and Specifications: <i>Review Fees subject to all applicable taxes</i>	\$70.90/hour (minimum 0.5 of an hour)	\$72.85/hour (minimum 0.5 of an hour)
5. Building Permit for a Demolition:		
Accessory building (when demolished separately from single- and two-family homes, or when the accessory building is associated with other building types)	\$68.60	\$70.50
Single-family or two-family home (fee includes accessory buildings, if the accessory buildings are being demolished at the same time)	\$291.15	\$299.15
Principal buildings and structures other than single- and two-family homes	\$727.75	\$747.75
6. Building Permit for Temporary Building or Structure:		
Per year from date of issue	\$511.95	\$526.05
7. Reinspection Fee: Where it has been determined by the Building Inspector that due to non-compliance with the provisions of this Bylaw or incomplete work, reinspection is necessary. <i>Reinspection Fees subject to all applicable taxes.</i>		

SCHEDULE OF BUILDING PERMIT AND INSPECTION FEES	Current (2016)	Proposed (2017)
1st reinspection	\$55.00	\$57.00
2nd reinspection	\$239.00	\$246.00
3rd reinspection	\$471.00	\$484.00
4th reinspection	\$942.00	\$968.00
5th reinspection and thereafter	\$1,180.00	\$1,212.00
8. Sediment Control Reinspection Fee (for 3rd and each subsequent reinspection): Where it has been determined by the assigned Engineering Inspector that due to non-compliance with the provisions of this Bylaw or incomplete work reinspection is required <i>Reinspection Fees subject to all applicable taxes</i>		
3rd inspection	---	\$250.00
4th inspection and thereafter	---	\$350.00
9. Special Inspections: <i>Special Inspection Fees subject to all applicable taxes and must be approved by the Chief Building Inspector.</i>		
(a) For an inspection requested by the owner but not required by the Bylaw	\$250.00 for the first hour or part thereof and \$90.95 for each additional hour or part thereof (\$250.00 minimum)	\$250.00 for the first hour or part thereof and \$93.45 for each additional hour or part thereof (\$250.00 minimum)
(b) For an inspection outside the hours during which the offices of the City Hall are normally open	\$511.65 plus \$130.75/hour or part thereof after the first four hrs. Travel time incl.	\$525.70 plus \$134.35/hour or part thereof after the first four hrs. Travel time incl.

SCHEDULE OF BUILDING PERMIT AND INSPECTION FEES	Current (2016)	Proposed (2017)
(c) For an inspection that requires special arrangements because of length of time, frequency of inspection visits, location outside the City limits, construction techniques or otherwise	\$90.95/hour or part thereof (\$90.95 minimum)	\$93.45/hour or part thereof (\$93.45 minimum)
(d) For a special safety inspection following an electrical or gas disconnection	\$550.70	\$565.85
(e) Strata title subdivision application inspections	\$201.90	\$207.45
10. Occupant Load:		
For confirming occupant load for liquor licence related purposes	---	\$200.00
11. Provisional Occupancy Permission:		
For an inspection for Provisional Occupancy Permission when requested by the Owner	Fees shall be charged under Item 8, Special Inspections	No Change
12. Permit Transfer or Assignment Fee:		
For the transfer or assignment of a building permit or to record a change of contractor for a project	\$110.85	\$113.90
13. File Research and Comfort Letter:		
<i>Fees subject to all applicable taxes</i>		
Single-family or two-family dwelling	\$110.85	\$114.00
All other buildings	\$166.20 per legal address	\$171.00 per legal address
Land Title search	\$15.00 per search	No Change
Land Title Document and Plan Image records	\$20.00 per search	No Change
14. Application for Alternative Solutions under the British Columbia Building Code:		
<i>Fees subject to all applicable taxes</i>		
	\$524.40 for each alternative solution on a development and \$160.55 for each revision	\$538.80 for each alternative solution on a development and \$164.95 for each revision

Appendix D.1

Proposed 2017 Building Fees – Schedule A of the Building Bylaw
(Building Permit and Inspection Fees)

2016 October 12..... Page 6

SCHEDULE OF BUILDING PERMIT AND INSPECTION FEES	Current (2016)	Proposed (2017)
15. Application for Heating System:		
Fees based on maximum BTU input of the appliance with a minimum fee based on 50,000 BTU's	\$2.95 per 1,000 BTU's heating appliance input	\$3.05 per 1,000 BTU's heating appliance input
16. Application for Preliminary Plan Approval:		
(a) For signs	\$130.00 per sign application	\$134.00 per sign application
(b) For Comprehensive Sign Plans	\$500.00	\$514.00
(c) For Integrated Comprehensive Sign Plans for CD Rezoning and/or Master Plan Rezoning	\$2,500.00	\$2,569.00
(d) For all other development	\$2.45 per \$1,000 of estimated construction value, with a minimum of \$253.00	\$2.50 per \$1,000 of estimated construction value, with a minimum of \$260.00
(e) For each extension	\$153.00	\$157.00
17. Certificate by Registered Professionals:		
When a Building Permit is issued reliant upon the certification of a registered professional engineer or architect, the permit fee will be reduced by 2.5% of the fees payable, up to a maximum reduction of \$500.00	2.5% of fees payable (\$500.00 max.)	No Change

Appendix D.1

Proposed 2017 Building Fees – Schedule A of the Building Bylaw
(Building Permit and Inspection Fees)

2016 October 12..... Page 7

SCHEDULE OF BUILDING PERMIT AND INSPECTION FEES	Current (2016)	Proposed (2017)
18. Copies of Departmental Records or Drawings: <i>Fees subject to all applicable taxes</i>	\$15.00 file research fee Electronic copies: \$2.05 per image Paper copies: \$3.35 per page for copies 8.5x11 inches \$8.00 per page for copies 11x17 inches or larger	\$25.00 file research fee Electronic copies: \$2.10 per image Paper copies: \$3.45 per page for copies 8.5x11 inches \$8.20 per page for copies 11x17 inches or larger

Appendix D.2

Proposed 2017 Building Fees – Schedule B of the Building Bylaw (Building Permit and Inspection Fees – Refund of Fees):

SCHEDULE OF BUILDING PERMIT AND INSPECTION FEES (REFUND OF FEES)	Current (2016)	Proposed (2017)
1. Building Permit Application Fee Refund where plan checking has not commenced: <i>Note: There will be no refund of any portion of the application fee once the plan checking has been started.</i>		
(a) For single- or two-family dwellings, including renovations, additions and accessory buildings	70% of Application Fee subject to a minimum non-refundable amount of \$150.00	70% of Application Fee subject to a minimum non-refundable amount of \$154.00
(b) For all other applications	70% of Application Fee subject to a minimum non-refundable amount of \$150.00	70% of Application Fee subject to a minimum non-refundable amount of \$154.00
2. Building Permit Fee Refund where construction has not commenced, no inspection has been made and a permit has not been extended or expired:	Refund equals 90% of the difference between the Building Permit Fee and the Building Permit Application Fee subject to a minimum non-refundable amount of \$300.00	Refund equals 90% of the difference between the Building Permit Fee and the Building Permit Application Fee subject to a minimum non-refundable amount of \$308.00

SCHEDULE OF BUILDING PERMIT AND INSPECTION FEES (REFUND OF FEES)	Current (2016)	Proposed (2017)
3. For any permit or special inspection where no Application Fee is charged. Refund will be made only where work has not commenced, no inspection has been made and a permit has not been extended:	70% of the Permit Fee subject to a minimum non-refundable amount of \$300.00	70% of the Permit Fee subject to a minimum non-refundable amount of \$308.00
4. No refunds will be given unless a written request is received by the Chief Building Inspector		Removed from fee schedule, and listed in the Building Bylaw Section 14(6)
5. Whether work has started or not, no refunds will be given for any permit that has expired		Removed from fee schedule, and listed in the Building Bylaw Section 14(6)
6. No refunds will be given for permit extension fees		Removed from fee schedule, and listed in the Building Bylaw Section 14(6)
7. All refunds will be paid to the owner or as directed by the owner in writing		Removed from fee schedule, and listed in the Building Bylaw Section 14(6)

Appendix D.3

Proposed 2017 Building Fees – Schedule D of the Building Bylaw (Damage Deposits and Inspection Fees):

SCHEDULE OF DAMAGE DEPOSITS AND INSPECTION FEES	Inspection Fee		Damage Deposit	
	Current (2016)	Proposed (2017)	Current (2016)	Proposed (2017)
<i>Note: No interest is payable on damage deposits paid to or held by the City</i>				
1. Single- or Two-Family Dwelling Construction	\$89.00	\$91.00	\$4,000.00	No Change
2. Single- or Two-Family Dwelling Addition or Demolition	\$89.00	\$91.00	\$3,000.00	No Change
3. Construction other than Single- or Two-Family Dwelling	\$178.00	\$183.00	\$10,000.00 for 15 m frontage and \$60.00/m of frontage thereafter	No Change
4. Demolition other than Single- or Two-Family Dwelling	\$117.00	\$120.00	\$10,000.00 for 15 m frontage and \$60.00/m of frontage thereafter	No Change
5. Swimming Pool Installation	\$89.00	\$91.00	\$3,000.00	No Change
6. Construction of Carport or Garage	\$89.00	\$91.00	\$2,000.00	No Change
7. Reinspection Fee (for 3rd and each subsequent reinspection):				
Where it has been determined by the assigned Engineering Inspector that due to non-compliance with the provisions of this Bylaw or incomplete work reinspection is required				
<i>Reinspection Fees subject to all applicable taxes</i>				

	Current (2016)	Proposed (2017)
(a) Single- or Two-Family Dwelling Construction	---	\$91.00
(b) Single- or Two-Family Dwelling Addition or Demolition	---	\$91.00
(c) Construction other than Single- or Two-Family Dwelling	---	\$183.00
(d) Demolition other than Single- or Two-Family Dwelling	---	\$120.00
(e) Swimming Pool Installation	---	\$91.00
(f) Construction of Carport or Garage	---	\$91.00

Appendix E

Proposed 2017 Building Fees – Appendix A of the Electrical Bylaw (Electrical Permit and Inspection Fees):

SCHEDULE OF ELECTRICAL PERMIT AND INSPECTION FEES	Current (2016)	Proposed (2017)
1. New One- and Two-Family Detached Dwellings:		
(a) Electrical system for a dwelling including service connection and Temporary Current Permit	18% of Building Permit Fee	No Change
(b) Security system, data, cable, TV, vacuum, intercom, sound system and telephone	Fee based on value of electrical installation including materials and labour (Item 2). Minimum \$250.00 job value	No Change
2. Electrical Installations Other Than New One- and Two-Family Detached Dwellings:		
Fee based on value of electrical installation including materials and labour		
<i>Plus Temporary Current Permit where applicable</i>		
Value of Electrical Installation (as approved by Electrical Inspector):		
\$100 or less	\$43.80	\$45.00
\$100.01 - \$250	\$58.40	\$60.00
\$250.01 - \$350	\$72.75	\$74.75
\$350.01 - \$500	\$87.40	\$89.80
\$500.01 - \$700	\$109.05	\$112.05
\$700.01 - \$1,000	\$131.50	\$135.10
\$1,000.01 - \$10,000	\$131.50 plus \$54.00/\$1,000 or part thereof over \$1,000	\$135.10 plus \$55.50/\$1,000 or part thereof over \$1,000

SCHEDULE OF ELECTRICAL PERMIT AND INSPECTION FEES	Current (2016)	Proposed (2017)
\$10,000.01 - \$50,000	\$617.50 plus \$29.30/\$1,000 or part thereof over \$10,000	\$634.60 plus \$30.10/\$1,000 or part thereof over \$10,000
\$50,000.01 - \$100,000	\$1,789.50 plus \$17.35/\$1,000 or part thereof over \$50,000	\$1,838.60 plus \$17.85/\$1,000 or part thereof over \$50,000
\$100,000.01 - \$500,000	\$2,657.00 plus \$11.65/\$1,000 or part thereof over \$100,000	\$2,731.10 plus \$11.95/\$1,000 or part thereof over \$100,000
\$500,000.01 - \$1,500,000	\$7,317.00 plus \$9.90/\$1,000 or part thereof over \$500,000	\$7,511.10 plus \$10.15/\$1,000 or part thereof over \$500,000
\$1,500,000.01 and over	\$17,217.00 plus \$3.10/\$1,000 or part thereof over \$1,500,000	\$17,661.10 plus \$3.20/\$1,000 or part thereof over \$1,500,000
3. Temporary Current Permit: (not required for one- or two-family dwelling)	\$174.00	\$178.80
4. Operating Permit for One Commercial or Industrial Plant or Establishment: (annual fee based on service capacity)	\$0.34 per kVA Minimum 600 kVA (\$204.00) Maximum 8700 kVA (\$2,958.00)	\$0.35 per kVA Minimum 600 kVA (\$210.00) Maximum 8700 kVA (\$3,045.00)
For each additional permit	\$204.00	\$210.00
5. Temporary Saw Service:	Fee based on value of electrical installation as per Section 2 (Minimum \$87.40)	Fee based on value of electrical installation as per Section 2 (Minimum \$89.80)
6. Review of Preliminary or Modified Drawings and Specifications: <i>Review Fees subject to all applicable taxes</i>	\$70.90/hour (minimum 0.5 of an hour)	\$72.85/hour (minimum 0.5 of an hour)

SCHEDULE OF ELECTRICAL PERMIT AND INSPECTION FEES	Current (2016)	Proposed (2017)
7. Permit Fee to Record Work Done Without Permit and Inspection:		
Where electrical work has been carried out without a permit and a permit is accepted to approve and inspect the work after the fact, the fee shall be calculated under Section 2 based on the value of the electrical installation as estimated by the Chief Building Inspector at the time of application for the electrical permit	Minimum \$131.50	Minimum \$135.10
8. Permit Fee Refund:		
	Where no inspection has been performed under the permit, the refund will be 90% of the fee paid subject to a minimum non-refundable amount of \$150.00. No refunds will be given unless a written request is received by the Chief Building Inspector.	Where no inspection has been performed under the permit, the refund will be 90% of the fee paid subject to a minimum non-refundable amount of \$154.00. No refunds will be given unless a written request is received by the Chief Building Inspector.
9. Permit Extension:	\$110.85	\$113.90
10. Signs:		
(a) Neon:		
For first transformer	\$97.00	\$99.65
Each for the next two transformers	\$64.25	\$66.00
Each for the next two transformers	\$45.40	\$46.65
For each remaining transformer	\$32.75	\$33.65
(b) Fluorescent or light – emitting diode (LED):		
For first 15 AMP branch circuit or equivalent	\$97.00	\$99.65
Each for the next two 15 AMP branch circuit or equivalent	\$64.25	\$66.00

SCHEDULE OF ELECTRICAL PERMIT AND INSPECTION FEES	Current (2016)	Proposed (2017)
Each for the next two 15 AMP branch circuit or equivalent	\$45.40	\$46.65
For each remaining 15 AMP branch circuit or equivalent	\$32.75	\$33.65
(c) Other signs requiring electrical installation:		
Calculated under Section 2 based on the value of the electrical installation	Minimum \$109.05	Minimum \$112.05
11. Operating Permit for Special Event or Film Project:		
(a) One location, one project (includes filming in studio):		
0 to 30 days	\$142.10	\$146.00
0 to 60 days	\$250.80	\$257.70
0 to 90 days	\$291.15	\$299.15
0 to 180 days	\$390.75	\$401.50
0 to 360 days	\$710.85	\$730.40
(b) Multi locations, one project Permit valid for maximum 365 days:		
0 to 30 days	\$109.50 per location (maximum \$438.00)	\$112.50 per location (maximum \$450.00)
0 to 60 days	\$145.50 per location (maximum \$582.00)	\$149.50 per location (maximum \$598.00)
0 to 90 days	\$185.15 per location (maximum \$740.60)	\$190.25 per location (maximum \$761.00)
0 to 180 days	\$209.00 per location (maximum \$836.00)	\$214.75 per location (maximum \$859.00)
0 to 360 days (annual permit)	\$1,814.85, any number of locations	\$1,864.75, any number of locations

SCHEDULE OF ELECTRICAL PERMIT AND INSPECTION FEES	Current (2016)	Proposed (2017)
(c) Annual permit fee for film studio for repair and maintenance only	\$0.45 per kVA Minimum 640 kVA (\$288.00) Maximum 6700 kVA (\$3,015.00)	\$0.46 per kVA Minimum 640 kVA (\$294.40) Maximum 6700 kVA (\$3,082.00)
12. Reinspection Fee: Where it has been determined by the Electrical Inspector that due to non-compliance with the provisions of this Bylaw or incomplete work reinspection is required <i>Reinspection Fees subject to all applicable taxes</i>		
1st reinspection	\$55.00	\$57.00
2nd reinspection	\$239.00	\$246.00
3rd reinspection	\$471.00	\$484.00
4th reinspection	\$942.00	\$968.00
5th reinspection and thereafter	\$1,180.00	\$1,212.00
13. Special Inspections: <i>Special Inspection Fees subject to all applicable taxes and must be approved by the Chief Building Inspector.</i>		
(a) For an inspection requested by the owner or occupant but not required by the Bylaw	\$90.95/hour or part thereof (\$90.95 minimum)	\$93.45/hour or part thereof (\$93.45 minimum)
(b) For an inspection outside the hours during which the offices of the City Hall are normally open	\$511.65 plus \$130.75/hour or part thereof after the first four hrs. Travel time incl.	\$525.70 plus \$134.35/hour or part thereof after the first four hrs. Travel time incl.

SCHEDULE OF ELECTRICAL PERMIT AND INSPECTION FEES	Current (2016)	Proposed (2017)
(c) For an inspection that requires special arrangements because of length of time, frequency of inspection visits, location outside of City limits, construction techniques or otherwise	\$90.95/hour or part thereof (\$90.95 minimum)	\$93.45/hour or part thereof (\$93.45 minimum)
(d) Strata title subdivision application inspections	\$201.90	\$207.45
14. Permit Transfer or Assignment Fee:		
To record a change of contractor for a project	\$110.85	\$113.90
15. Copies of Departmental Records or Drawings:	\$15.00 file research fee	\$25.00 file research fee
<i>Fees subject to all applicable taxes</i>	Electronic copies: \$2.05 per image	Electronic copies: \$2.10 per image
	Paper copies: \$3.35 per page for copies 8.5x11 inches	Paper copies: \$3.45 per page for copies 8.5x11 inches
	\$8.00 per page for copies 11x17 inches or larger	\$8.20 per page for copies 11x17 inches or larger

Appendix F

Proposed 2017 Building Fees – Schedule A of the Tree Bylaw (Tree Permit Fees):

SCHEDULE OF TREE PERMIT FEES	Tree Cutting Fee (based on protected trees removed)		Maximum Fee	
	Current (2016)	Proposed (2017)	Current (2016)	Proposed (2017)
1. Tree Permit Fees				
A. No Development Application:				
(i) residential lot	\$74.00 per tree	\$76.00 per tree	\$525.00	\$539.00
(ii) site other than residential lot	\$74.00 per tree	\$76.00 per tree	\$525.00	\$539.00
B. Development Application Pending:				
(i) residential lot	\$158.00 per tree	\$162.00 per tree	\$1,050.00	\$1,079.00
(ii) site other than residential lot:				
(a) site area up to 1,000 m ² (10,764 sq.ft.)	\$630.00 base fee plus \$158.00 per tree	\$647.00 base fee plus \$162.00 per tree	\$1,050.00	\$1,079.00
(b) site area greater than 1,000 m ² (10,764 sq.ft.) or equal to 5,000 m ² (53,820 sq.ft.)	\$1,260.00 base fee plus \$158.00 per tree	\$1,295.00 base fee plus \$162.00 per tree	\$5,248.00	\$5,392.00
(c) site area greater than 5,000 m ² (53,820 sq.ft.) or equal to 10,000 m ² (107,640 sq.ft.)	\$1,889.00 base fee plus \$158.00 per tree	\$1,941.00 base fee plus \$162.00 per tree	\$5,248.00	\$5,392.00
(d) site area greater than 10,000 m ² (107,640 sq.ft.) or equal to 20,000 m ² (215,280 sq.ft.)	\$2,519.00 base fee plus \$158.00 per tree	\$2,588.00 base fee plus \$162.00 per tree	\$10,496.00	\$10,785.00

Appendix F

Proposed 2017 Building Fees – Schedule A of the Tree Bylaw

(Tree Permit Fees)

2016 October 12..... Page 2

SCHEDULE OF TREE PERMIT FEES	Tree Cutting Fee (based on protected trees removed)		Maximum Fee	
	Current (2016)	Proposed (2017)	Current (2016)	Proposed (2017)
(e) site area greater than 20,000 m ² (215,280 sq.ft.)	\$3,149.00 base fee plus \$158.00 per tree	\$3,236.00 base fee plus \$162.00 per tree	\$10,496.00	\$10,785.00
	Current (2015)		Proposed (2016)	
2. Payment to Civic Tree Reserve Fund (s. 13(5))	\$525.00 per tree		\$539.00 per tree	
3. Minimum Security for Tree Replacement (s. 7(a)(i))	\$840.00		\$863.00	
4. Copies of Departmental Records or Drawings: <i>Fees subject to all applicable taxes</i>	\$15.00 file research fee Electronic copies: \$2.05 per image Paper copies: \$3.35 per page for copies 8.5x11 inches \$8.00 per page for copies 11x17 inches or larger		\$25.00 file research fee Electronic copies: \$2.10 per image Paper copies: \$3.45 per page for copies 8.5x11 inches \$8.20 per page for copies 11x17 inches or larger	

*Appendix G***Proposed 2017 Building Fees – Schedule A of the Sewer Connection Bylaw (Sewer Connection Permit Fees):**

SCHEDULE OF SEWER CONNECTION PERMIT FEES	Current (2016)	Proposed (2017)
(a) For each sanitary sewer connection	\$89.00	\$91.00
(b) For each storm sewer connection	\$151.00	\$155.00
(c) For each combined sewer connection	\$151.00	\$155.00
(d) For the third & each subsequent inspection (section 15(2))	\$60.00	\$62.00



Item.....
Meeting..... 2016 Oct 17

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2016 October 12

FROM: DIRECTOR FINANCE **FILE:** 7500-01

SUBJECT: TRAFFIC FINE REVENUE SHARING PROGRAM

PURPOSE: To provide a report to Council regarding 2015 Traffic Fine Revenue Sharing Grant funding.

RECOMMENDATION:

1. **THAT** this report be received for information.

REPORT**1.0 BACKGROUND**

The Strategic Community Investment Fund (SCIF) program ended in 2014. The Provincial Local Government Grant program targeted the provision of a steady stream of grant funding to municipal governments. The financial certainty of this revenue stream enabled cities to utilize this revenue source as funding to meet operational requirements. The Traffic Fine Revenue Sharing Grant was a component of the SCIF program.

Beginning in 2015, the Province of British Columbia returned to regular annual grant funding (similar to funding calculations prior to SCIF). The Minister of Community, Sport and Cultural Development advised that the 2016 unconditional grant funding for the Traffic Fine Revenue Sharing Program will be paid in one installment, 2016 June 30 totaling \$2,581,870.

2.0 2015 PUBLIC REPORT

The Traffic Fine Revenue Sharing Grant is an unconditional grant provided by the Provincial Ministry of Community, Sport and Cultural Development to municipalities for the purpose of assisting them in promoting community safety and addressing community strategic priorities.

The purpose of this report is to advise Council that 100% of the Traffic Fine Revenue Sharing Grant received has been used or is being used to provide City policing services. Cash funds received in 2015 totaled \$2,716,650. Some highlights of the 2015 Police program are noted below.

To: City Manager
 From: Director Finance
 Re: Traffic Fine Revenue Sharing Program
 2016 October 12.....

Page 2

- *Property Crime:*

In 2015 Burnaby RCMP was faced with a variety of changing property crime scenarios, from a prolific burglar to a series of theft from autos that left hundreds affected, all of which required dedicated task forces and efforts to bring to a close. For instance, in September there were 150 thefts to coin-operated parking machines across the Lower Mainland including Burnaby. Damages were estimated at \$200,000. A thorough investigation of these thefts by the Prolific Offender Suppression Team (POST) led to the identification of a 43-year-old suspect who was arrested as he left a motel room in Burnaby where he was residing. A search warrant was executed and several key pieces of evidence were recovered.

- *Substance Abuse:*

In early 2015 Burnaby RCMP Section wrapped up a project (*Project Tainted*) targeting the rising sale of Fentanyl on our City's streets. Burnaby RCMP Drug Section working in concert with the Vancouver Police Department and the E Division Federal and Serious Organized Crime Section undertook this complex multi-jurisdictional investigation which culminated in 2015 February with the execution of 19 separate Search Warrants across the Lower Mainland. As a result over 100 charges, ranging from Drug Trafficking to Aggravated Assault and Attempted Murder, were laid against 12 individuals. At the time it was considered one of the largest Fentanyl seizures in Canada. Since the culmination of this project multiple targeted individuals have either plead or been found guilty of various offences.

- *Road Safety:*

Distracted Driving has now outpaced Impaired Driving as the number one cause of collisions in British Columbia. As part of the Provincial Distracted Driving Campaign held each March, Burnaby RCMP Traffic Section conducted enhanced and targeted enforcement at strategic locations throughout Burnaby, issuing 857 violation tickets, the highest amount of violation tickets issued for distracted driving by an RCMP detachment in the Province. Given the success of the March campaign Traffic Section set out in September on a second blitz, where they exceeded their March total and issued a total of 924 violation tickets, again leading RCMP Detachments Province wide.

- *Violent Crimes (Domestic Violence):*

In order to build awareness around this issue Burnaby's Domestic Violence Unit (DVU) conducted five targeted presentations highlighting this offence. The presentations focused on how to deal with and report those that perpetrate it. It was hoped that by removing the social stigma and barriers around reporting this crime we would see a correlating increase in the number of reported incidents. By the end of the third quarter we had seen a 9% increase of reported cases of Domestic Violence.

- *Mental Health:*

In 2015 Burnaby RCMP continued to staff a full time Mental Health coordinator position. This position, staffed by an RCMP Constable, is responsible for liaising with the local

To: City Manager
 From: Director Finance
 Re: Traffic Fine Revenue Sharing Program
 2016 October 12

Page 3

health authorities on Mental Health related issues as well as providing front line assistance to the General Duty Members of the Burnaby Detachment so as to reduce the strain recurrent calls of a mental health nature can cause on the operational tempo of the Detachment.

In addition to using these funds for operational needs the Burnaby RCMP also used them to assist in achieving the following notable events in 2015:

- In 2015 our School Liaison and Youth Section engaged in the “Talking About The Topic Of Opportunity” (TATTOO) program in which the goal is to use a lunchtime meal to engage with high risk youth that are vulnerable to the gang lifestyle. This eight week program speaks to drug use, economics of crime – financial ups and downs, and positive / negative police contact. By identifying these youth in our community, we hope to show them that they have the ability to make their own choices and that we can bridge the gap between youth and the police. Our ultimate goal is to build trust and rapport with our Burnaby teens.
- Motorcycle Safety Skills Training: On June 27 Burnaby Traffic Section conducted a motorcycle obstacle course allowing the general public to attend, test their driving skills and received safety tips from trained motorcycle officers. It was a great opportunity for riders and the police officers to interact in a positive way by discussing motorcycle safety. No other detachment or police department has presented this option to the general public before and since then two other jurisdictions are duplicating Burnaby’s event. The day was a huge success with over 150 riders attending.
- In September the Burnaby RCMP Crime Prevention Unit, in partnership with the City of Burnaby, launched its much anticipated web based Business Watch program. The program, which allows businesses to go online for instant access to information such as Crime Maps, crime prevention resources and workshop opportunities, has been very successful and well received by the local business community.

The following chart outlines the Traffic Fine Revenue Sharing Grants received by the City to date:

Year	Grant Received
2010	\$1,080,152
2011	\$3,847,295
2012	\$3,838,656
2013	\$1,874,865
2014	\$1,881,990
2015	\$2,716,650
2016	\$2,581,870
Total	\$17,821,478

To: City Manager
From: Director Finance
Re: Traffic Fine Revenue Sharing Program
2016 October 12 Page 4

The City of Burnaby will continue to use these grant funds to strengthen policing services in the community to support crime reduction and improve safety. Grant funds help to reduce the impact of police costs on property taxes which are the main source of funding for Burnaby Police Operations.

It is recommended that Council receive this report for information

for 
Denise Jorgenson
DIRECTOR FINANCE

DJ:RG/ew

Copied to: Director Public Safety and Community Services
OIC, RCMP



Item
Meeting 2016 October 17

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2016 OCTOBER 07

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 49000 05
Reference: Bldg. Tab Rpt

**SUBJECT: BUILDING PERMIT TABULATION REPORT NO. 9
 FROM 2016 SEPTEMBER 01 – 2016 SEPTEMBER 30**

PURPOSE: To provide Council with information on construction activity as reflected by the building permits that have been issued for the subject period.

RECOMMENDATION:


1. **THAT** this report be received for information purposes.

REPORT

Attached is Report No. 9 of the Building Permit Tabulation for the period **FROM 2016 September 01 TO 2016 September 30.**

This is for the information of Council.


 Lou Pelletier, Director
 PLANNING AND BUILDING

 PS:ap
Attachment

cc: Director Finance

This Period	Total Permits			New Buildings			Alterations or Repairs		
	No. of Permits	value	% of total this period	No. of Permits	value	% of total this period	No. of Permits	value	% of total this period
single family	36	\$15,856,420	36.55%	28	\$15,176,420	34.98%	8	\$680,000	1.57%
two family	2	\$1,107,356	2.55%	2	\$1,107,356	2.55%	0	\$0	0.00%
multi family	14	\$12,282,608	28.31%	4	\$4,837,800	11.15%	10	\$7,444,808	17.16%
commercial	54	\$8,381,873	19.32%	0	\$0	0.00%	54	\$8,381,873	19.32%
industrial	13	\$5,063,810	11.67%	1	\$35,000	0.08%	12	\$5,028,810	11.59%
public	9	\$693,397	1.60%	0	\$0	0.00%	9	\$693,397	1.60%
demolition	31			31					
Period Total	159	\$43,385,464	100%	66	\$21,156,576	48.76%	93	\$22,228,888	51.24%

Year to Date	Total Permits			New Buildings			Alterations or Repairs		
	No. of Permits	value	% of total YTD	No. of Permits	value	% of total YTD	No. of Permits	value	% of total YTD
single family	384	\$161,945,354	36.91%	288	\$156,011,060	35.56%	96	\$5,934,294	1.35%
two family	37	\$15,336,009	3.50%	32	\$15,111,559	3.44%	5	\$224,450	0.05%
multi family	110	\$121,174,440	27.62%	29	\$104,539,659	23.83%	81	\$16,634,781	3.79%
commercial	371	\$67,026,954	15.28%	8	\$3,818,100	0.87%	363	\$63,208,854	14.41%
industrial	120	\$25,150,493	5.73%	9	\$11,136,893	2.54%	111	\$14,013,600	3.19%
public	42	\$48,090,870	10.96%	2	\$30,035,000	6.85%	40	\$18,055,870	4.12%
demolition	352			352					
Total Permits YTD	1416	\$438,724,120	100%	720	\$320,652,271	73.09%	696	\$118,071,849	26.91%

Previous Construction Totals (Year to Date)		
	No. of Permits	value
2015	1364	\$648,443,792
2014	1372	\$558,613,465
2013	1254	\$575,372,022

Previous Construction Totals (Year End)		
	No. of Permits	value
2015	1774	\$879,352,602
2014	1737	\$698,524,017
2013	1674	\$674,683,580
2012	1803	\$514,669,315
2011	1729	\$615,529,091

Other Permits		
	This period	YTD
Electrical	327	2771
Plumbing	113	1021
Gas	152	1238
Heating	38	318
Sprinkler	32	235
Total	662	5583

New Dwelling Units		
	This period	YTD
SFD	28	288
Duplex	4	64
Coop 1-4 storey	0	0
Coop 4+ storey	0	0
Rental 1-4 storey	0	0
Rental 4+ storey	0	105
Strata 1-4 storey	0	186
Strata 4+ storey	0	238
Total	32	881



Item
Meeting 2016 October 17

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2016 October 12

FROM: MAJOR CIVIC BUILDING PROJECT **FILE:** 4220 04
COORDINATION COMMITTEE *Reference: City Hall*

SUBJECT: AWARD OF CONTRACT
BURNABY CITY HALL DATA CENTER MECHANICAL AND
ELECTRICAL UPGRADES

PURPOSE: To award a construction contract for the mechanical and electrical upgrades to the data center at City Hall.

RECOMMENDATION:

1. **THAT** Council approve the award of a construction contract to Halse-Martin Construction Co. Ltd., in the amount of \$673,876.00 (*including GST in the amount of \$32,089.00*) for the Burnaby City Hall Data Centre – Mechanical and Electrical upgrade.

R E P O R T**1.0 BACKGROUND**

The proposed renovations to the City Hall Data Center include the replacement and upgrades of existing mechanical equipment and new electrical work for the future reliability of the Data Center.

The upgrades include the supply and installation of two (2) new air conditioning units, all wiring, installation of a new uninterrupted power supply (UPS) and related work to integrate the new equipment into the existing facility. This work is required to support the Data Center function to provide IT services to all City Facilities, staff and citizens.

This project is part of the City's annual IT infrastructure replacement and annual maintenance programs. The two (2) existing air handling units have reached the end of their useful life. Due to the complexity of the replacement, and associated electrical upgrades required for the mechanical equipment, the replacement of the air handling units has been included with the electrical upgrade work, under a capital program, for efficiency and project coordination purposes.

To: City Manager
 From: Major Civic Building Project Coordination Committee
 Re: Award of Contract – Burnaby City Hall – Data Center Mechanical
 and Technical Upgrades
 2016 October 12.....Page 2

2.0 TENDER CALL

A tender call for the construction of Burnaby City Hall Data Center – Mechanical and Electrical upgrades was released to eight (8) pre-qualified general contractors and tenders were received by the Purchasing Manager on 2016 September 20. The tenders received are summarized in Appendix 'A'. A total of four (4) compliant tenders were received with the low tender submitted by Halse-Martin Construction Co. Ltd. in the amount of \$673,876.00 (inclusive of taxes).

Halse-Martin Construction Co. Ltd. has been in business in British Columbia since 1944 and the current principle has been with the Company since 1984. Halse-Martin recently completed the RCMP locker room renovations and has successfully completed numerous projects demonstrating company's overall approach to workmanship and project management skills.

3.0 FINANCIAL

The funding for this project is being provided from two (2) separate sources. Facility Management is providing \$166,690.00 in funding from the annual city building rehabilitation and renovation capital budget, and the balance of the funding is being provided from the annual IT infrastructure replacement program. All funding has been approved and is available to finance the construction for the Burnaby City Hall Data Centre Mechanical and Electrical Upgrades.

4.0 CONCLUSION

It is recommended that Council award a construction contract in the amount of \$673,876.00 (including GST in the amount of \$32,089) to Halse-Martin Construction Co. Ltd. for the City Hall Data Center Upgrade. Funding for this project is provided under Capital Project AEC.0009 and ENX.0050 which is included in the 2016-2020 Annual Capital program.


 Leon Gous, Chair, Major Civic Building
 Project Coordination Committee


 Lou Pelletier, Director Planning and Building


 Shari Wallace, Chief Information Officer

Attachment: Appendix 'A'

RP:jw

Q:\Project Management\City Hall Data Center\Reports\Council\Award of Contract - City Hall Data Center Upgrades.doc

cc: Deputy City Manager
 City Solicitor

Director Finance
 Chief Building Inspector

Purchasing Manager

APPENDIX 'A'**TENDER TABULATION****TENDERS RECEIVED FOR BURNABY CITY HALL – DATA CENTRE
MECHANICAL AND ELECTRICAL UPGRADE****2016 SEPTEMBER 20****Project #206-12/15**

NAME	TENDER TOTAL
1. Halse-Martin Construction Co. Ltd.	\$673,876.00
2. Mierau Contractors Ltd.	\$756,814.00
3. Parkwood Construction Ltd.	\$774,139.00
4. Heatherbrae Builders Co. Ltd.	\$908,250.00

NOTE: *Totals include GST*



Item
Meeting 2016 Oct 17

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2016 Oct 4

FROM: DIRECTOR ENGINEERING **FILE:** 32000-05

SUBJECT: 2016 ENGINEERING ELECTRICAL DIVISION VEHICLES

PURPOSE: To request funding approval for the Electrical Services Vehicles.

RECOMMENDATIONS:

1. **THAT** Council authorize staff to bring down a Capital Reserves funding bylaw in the amount of \$335,000 (inclusive of GST) to finance the purchase of three vehicles for the Electrical Services Program within Engineering as outlined in this report.

REPORT

Council has authorized staff to procure three vehicles in order to establish an Electrical Services Program within Engineering. It has been determined that there is value in developing in-house capabilities for electrical work in order to reduce reliance on contractors and increase knowledge and familiarity with City electrical assets. A need for two bucket trucks and a service van or truck has been identified in order to provide the newly created Electrical Division with vehicles in order to carry out expected work.

The estimated cost of purchasing these vehicles is \$320,000 net of taxes. There is sufficient budget room within the approved 2016 Capital Plan for these expenditures as well as sufficient capital reserves available to fund this purchase.

RECOMMENDATION

It is recommend that Council authorize staff to bring down a Capital Reserves Bylaw in the amount of \$335,000 (inclusive of GST) to finance the capital projects as outlined in this report. Elsewhere on this Agenda, a bylaw for these expenditures is presented for the consideration of Council.

Leon A. Gous, P.Eng., MBA
DIRECTOR ENGINEERING

FV/cp



Item
Meeting2016 Oct 17

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2016 October 07

FROM: DIRECTOR FINANCE **FILE:** 5820-20
31-02/16

**SUBJECT: CONTRACT AWARD
ARTICULATING FOUR WHEEL DRIVE LOADER**

PURPOSE: To obtain Council approval to award a contract for the supply and delivery of an articulating four wheel drive loader.

RECOMMENDATION:

1. **THAT** Council approve a contract award to Finning International Inc., for a total cost of \$265,178.20 including GST and PST in the amount of \$27,153.20 as outlined in this report.

REPORT

Seven quotations for this contract were received by the closing time on 2016 September 21. This contract includes the supply and delivery of an articulating four wheel drive loader.

The recommended bidder, Finning International Inc. has provided similar vehicles in the past with a proven track record for performance and reliability to the satisfaction of the City. The recommendation is based on standardization of equipment and parts, interchangeability of fleet components, parts and servicing availability. The Director Parks, Recreation and Culture Services concurs with the above recommendation.

Funding for this requirement is included in the 2016 – 2020 Annual Financial Plan under Capital project DPZ.0017 (\$253,276.95).

for 
Denise Jorgenson
DIRECTOR FINANCE

GC:DH/tis

Copied to: Director Engineering



Item
Meeting 2016 Oct 17

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2016 October 11

FROM: DIRECTOR FINANCE **FILE:** 5820-20

SUBJECT: CONTRACT EXTENSION - FUEL PRODUCTS

PURPOSE: To obtain Council approval for a one year contract extension for the supply and delivery of gasoline, diesel, bio-diesel and related fuel products.

RECOMMENDATION:

1. **THAT** Council approve a one year contract extension for the supply and delivery of fuel products with Chevron Canada Ltd. for a total estimated cost of \$3,350,000 including GST in the amount of \$159,600. Final payment will be based on actual delivered quantities and quoted unit pricing.

REPORT

The City of Vancouver issued a Request for Proposal on behalf of the British Columbia Petroleum Product Buying Group ("BCPPBG"), of which the City of Burnaby is a member. The BCPPBG is comprised of approximately 75 regional and municipal governments, and school board member organizations, which in total purchase approximately 36 million litres of fuel products annually.

On 2011 November 23, Council awarded a three year contract (2011 December 14 to 2014 December 13) to Chevron Canada Ltd. with a provision for up to two additional one year periods to a maximum of five years. This recommendation is for a third contract extension for the period 2016 December 14 to 2017 December 13 as the lead agency (City of Vancouver) has advised Chevron that it is exercising a clause within the Agreement that states that where both parties continue to deal with each other following the expiry date, the Agreement will be deemed to be renewed for additional one year periods. A bid document is anticipated to be released to the marketplace during the first half of 2017.

Chevron Canada Ltd. has a proven record in supplying gasoline, diesel, bio-diesel and related fuel products to the City for more than fifteen years. The City has found their prices competitive and reflective of the current market conditions. City staff have reviewed the provision of service and concur with the BCPPBG recommendation to extend the Chevron Canada Ltd. contract for one year to 2017 December 13.

Funding for these expenditures is included in various operating accounts in the 2016 – 2020 Annual Financial Plan.

for 
Denise Jorgenson
DIRECTOR FINANCE

GC:SL/ts

Copied to: Director Engineering



Item
Meeting 2016 October 17

COUNCIL REPORT

TO:	CITY MANAGER	DATE:	2016 October 12
FROM:	DIRECTOR PLANNING AND BUILDING	FILE:	PC 41000 05
		<i>Reference:</i>	<i>SIT #16-70</i>
SUBJECT:	SITING APPROVAL APPLICATION #16-70 3926 PHILLIPS AVENUE (SOLIGO/CIFREK) PROPOSED NEW SINGLE-FAMILY DWELLING WINSTON GOVERNMENT INDUSTRIAL AREA		
PURPOSE:	To inform Council of a request to construct a new single-family dwelling under existing zoning within the Winston Government Industrial Area.		

RECOMMENDATION:

1. **THAT** this report be received for information purposes.

REPORT**1.0 INTRODUCTION**

The owner of the subject property at 3926 Phillips Avenue has submitted a Building Permit application (BLD#16-874) with the intention of constructing a new single-family dwelling on the site in accordance with the existing R1 Residential District zoning (see *attached* Sketch #1). The property is identified in the Official Community Plan (OCP) and Metro Vancouver Regional Growth Strategy (RGS) for General Industrial uses and is designated as part of a four lot assembly for rezoning to the CD Comprehensive Development (utilizing the M5 Light Industrial District as a guideline), subject to a suitable site assembly (see *attached* Sketch #2).

2.0 BACKGROUND

On 2016 August 29, Council adopted the recommendation in a submitted report to authorize the Legal and Lands Department to negotiate the acquisition of the property at 3926 Phillips Avenue in order to protect the redevelopment potential of the assembly area for light industrial uses in line with the adopted OCP, and to preclude potential single-family redevelopment under the prevailing R1 Residential District zoning. Through negotiations, the property owners have advised that they are not interested in selling the property and specifically wish to advance its residential redevelopment as permitted by the R1 District. The property owners acquired the subject property in 2015 June for single-family redevelopment.

3.0 SUBJECT PROPERTY

The subject property has a lot area of approximately 2,022.53 m² (21,770 sq. ft.) and a lot width of approximately 25.98 m (85 ft.). The subject property is currently improved with a single-family

To: City Manager
 From: Director Planning and Building
 Re: Siting Approval #16-70; 3926 Phillips Avenue
 2016 October 12.....Page 2

dwelling built in 1950 which fronts onto Phillips Avenue. Directly to the north is an older single-family home with a recent addition and attached garage approved under Siting Approval Reference #11-115, and a single-family neighbourhood beyond across Winston Street. To the west across Phillips Avenue are light industrial uses. To the immediate south is a single-family dwelling, beyond which are light industrial uses. To the east is a vacant City-owned residential lot. Vehicular access is provided from Phillips Avenue.

The existing R1 District zoning of the subject property at 3926 Phillips Avenue would permit the development of a single-family dwelling. However, it is desirable to assemble and consolidate the subject property, along with the neighbouring properties at 3892 and 3968 Phillips Avenue, and the vacant City-owned lot to the east at 7450 Winston Street, for development of an M5 District light industrial development in line with the OCP designation of this area.

As noted, the subject property, as well as the neighbouring properties at 3892 and 3968 Phillips Avenue, are currently occupied with small, older, single-family dwellings in fair condition. The City-owned property at 7450 Winston Street is vacant and covered with deciduous trees and shrubs. The three dwellings in this industrial area, including the subject property, were built prior to 1955 with the exception of the addition to 3892 Phillips Avenue completed in 2014.

While this Department continues to support the comprehensive redevelopment of the overall site under the OCP's general industrial designation as part of a suitable site assembly, it is noted that the property owners have advised that they are not interested in selling the property and specifically wish to advance its residential redevelopment as permitted by the R1 District. It is acknowledged that the proposed single-family dwelling is permitted under the prevailing R1 District zoning of the site.

In view of the above, unless otherwise directed by Council, this Department would release a Building Permit for a new single-family dwelling at 3926 Phillips Avenue, subject to full compliance with the existing R1 Residential District and requirements of the Chief Building Inspector.

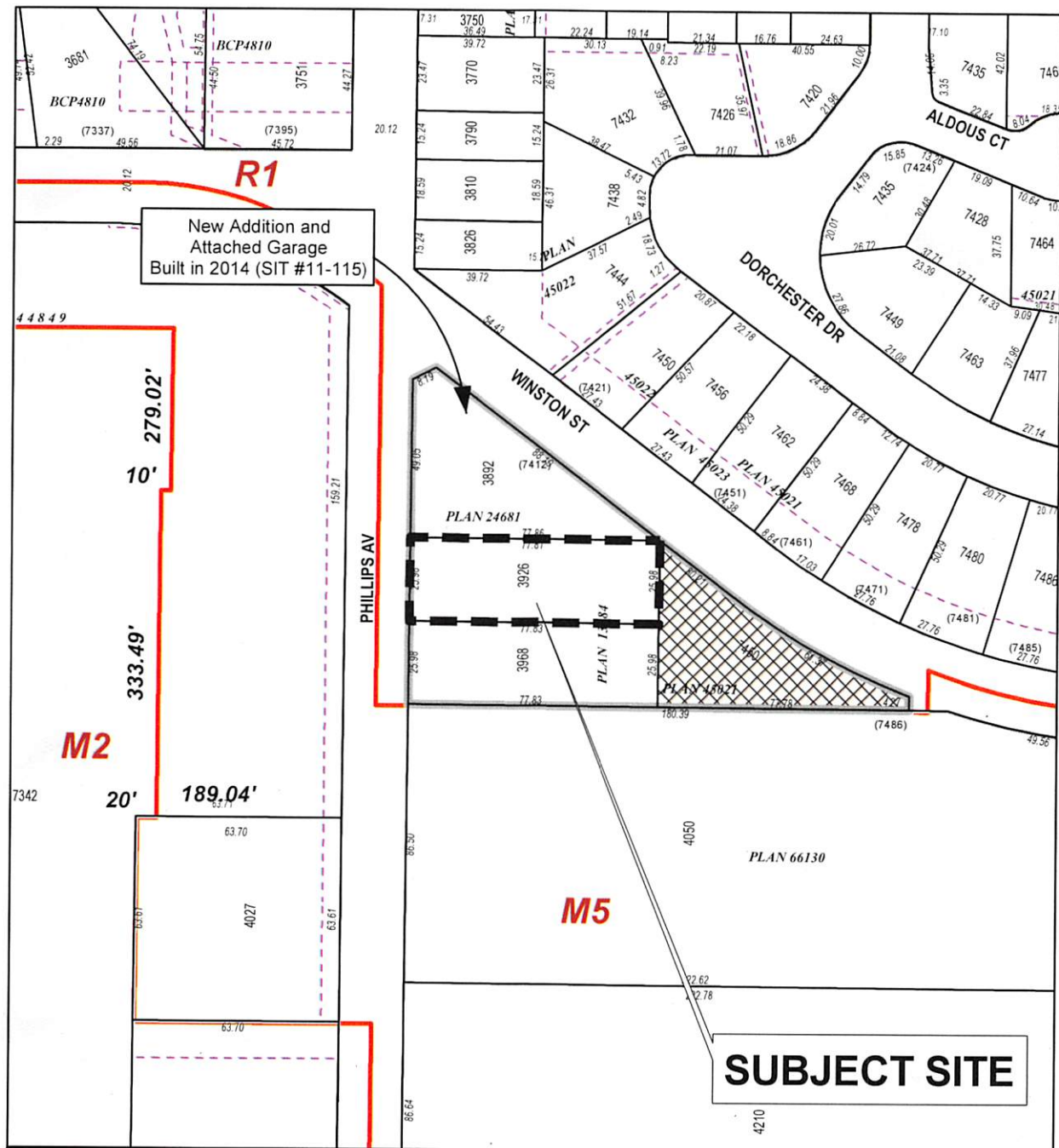
This is for the information of Council.


 Lou Pelletier, Director
 PLANNING AND BUILDING

JS:spf
Attachments

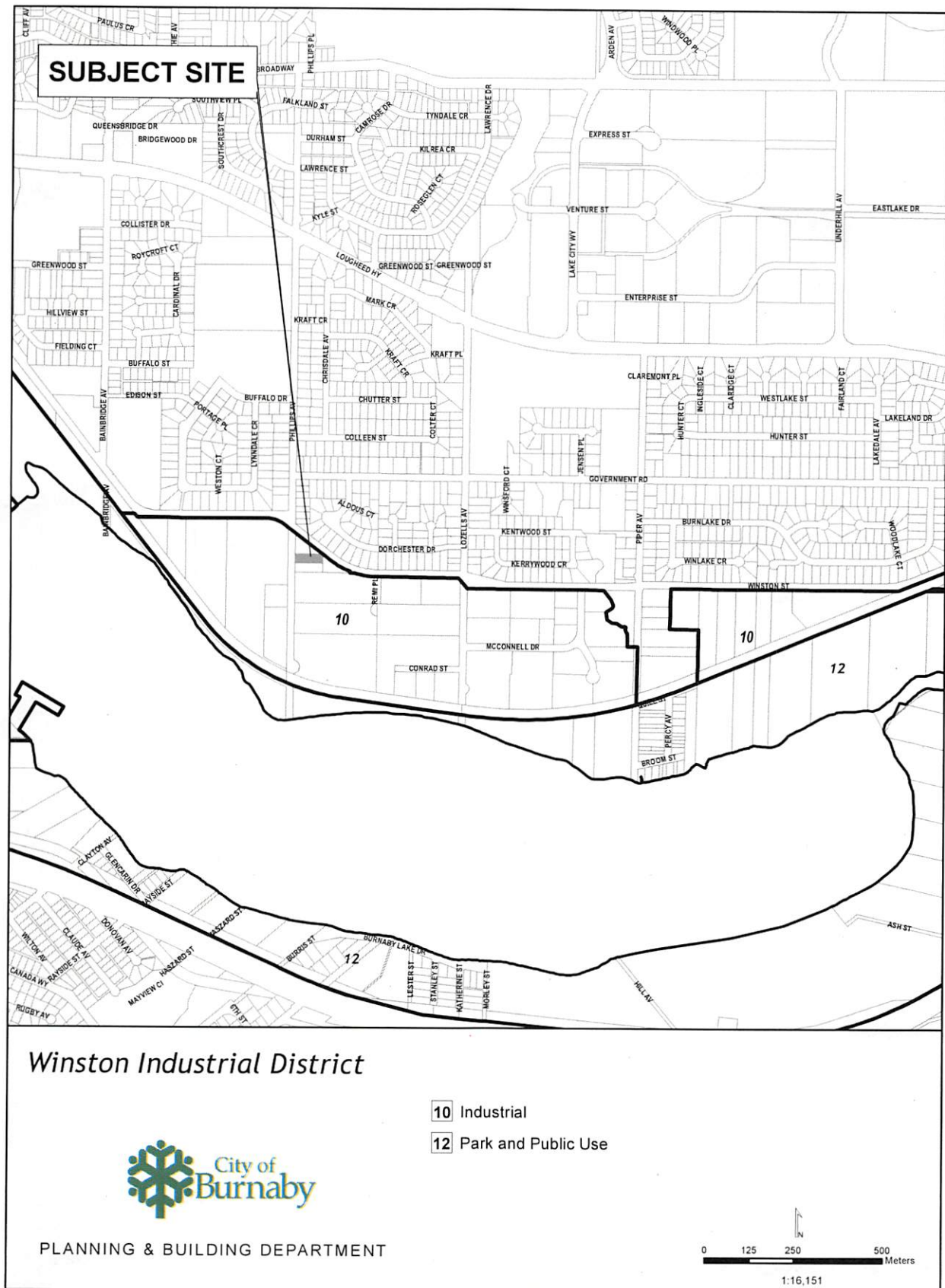
cc: Chief Building Inspector
 City Solicitor

P:\SITING APPROVAL\DRAFTS\3926 Phillips Avenue\SIT16-00070 (3926 Phillips Ave).doc



		PLANNING & BUILDING DEPARTMENT		
DATE: OCT 05 2016		SITING APPROVAL APPLICATION 3926 PHILLIPS AVENUE		
SCALE: 1:2,000		 Subject Site	 Desired Assembly Area - CD (M5)	
DRAWN BY: AY		 City-Owned Property		

Sketch #1





INTER-OFFICE COMMUNICATION

TO: CITY CLERK 2016 October 11

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #16-12**
AMENDMENT BYLAW NO. 30, 2016; BYLAW #13631
Mixed-Use Development with Three High-Rise Residential Towers, Office Building, Retail Podium, and Underground Parking
Third Reading

ADDRESS: 7388 Kingsway

LEGAL: Lot A, DLs 30 and 95, Group 1, NWD Plan EPP41731

FROM: CD Comprehensive Development District (based on RM5's' Multiple Family Residential District, C3 General Commercial District and the Edmonds Town Centre Plan guidelines, and in accordance with the development plan entitled "Kingsway and Edmonds Street Project" prepared by IBI Group)

TO: Amended CD Comprehensive Development District (based on RM5's' Multiple Family Residential District, C3 General Commercial District, P6 Regional Institutional District and the Edmonds Town Centre Plan guidelines, and in accordance with the development plan entitled "Kingsway and Edmonds Street Project" prepared by IBI Group)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2016 July 25;
- b) Public Hearing held on 2016 August 30; and,
- c) Second Reading given on 2016 September 12.

The prerequisite conditions have been partially satisfied as follows:

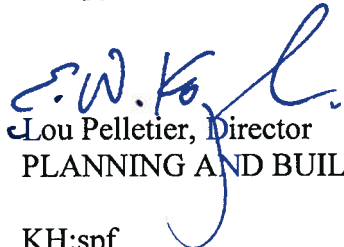
- a) The submission of a suitable plan of development.
 - *The applicant has submitted a virtually complete suitable plan of development. A few remaining details will be resolved prior to Final Adoption.*
- b) Any necessary amendments to Section 219 Covenants registered on title in connection with Rezoning Reference #12-26, as detailed in Section 4.2 of this report.

City Clerk
Rezoning Reference #16-12
Consideration and Third Reading
2016 October 11..... Page 2

- *The necessary amended Section 219 Covenants will be deposited in the Land Title Office prior to Final Adoption.*
- c) The submission of a detailed Comprehensive Sign Plan.
 - *The applicant has agreed to this prerequisite in a letter dated 2016 September 29.*
- d) 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 agreed to this prerequisite in a letter 2016 September 29 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 17, 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

KH:spf
Attachment

cc: City Manager

P:\REZONING\Applications\2016\16-12 7388 Kingsway (Kings Xing Amdt)\01 - Council Reports\Rezoning Reference 16-12 Third Reading 20161017.docx

BURNABY ZONING BYLAW 1965,
AMENDMENT BYLAW NO. 30, 2016 – BYLAW NO. 13631

Rez. #16-12

7388 Kingsway

From: CD Comprehensive Development District (based on RM5's' Multiple Family Residential District, C3 General Commercial District and the Edmonds Town Centre Plan guidelines, and in accordance with the development plan entitled "Kingsway and Edmonds Street Project" prepared by IBI Group)

To: Amended CD Comprehensive Development District (based on RM5's' Multiple Family Residential District, C3 General Commercial District, P6 Regional Institutional District and the Edmonds Town Centre Plan guidelines, and in accordance with the development plan entitled "Kingsway and Edmonds Street Project" prepared by IBI Group)

The purpose of the proposed zoning bylaw amendment is to permit minor façade, commercial use, residential, and parking adjustments to the approved comprehensive development zoning for the subject site.

The Advisory Planning Commission advised it supports the rezoning application.

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

Teresa Louie, 7328 Arcola Street, Burnaby.

The following speaker appeared before Council seeking clarification on the proposed rezoning application:

Paul Bailey, 1803-7328 Arcola Street, Burnaby, requested clarification as to why the P6 District was not included in the original rezoning application.

The Director Planning and Building responded that there was no indication at the time when the original rezoning was considered that there was now interest in institutional use for the property.

Mr. Bailey asked if it was possible to restrict the type of business that could lease or purchase the space. The Director Planning and Building informed the speaker that any uses outlined in the P6 District would only be restricted if there were building code issues that could not be addressed.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR JORDAN

THAT this Public Hearing for Rez. #16-12, Bylaw # 13631 be terminated.

CARRIED UNANIMOUSLY



INTER-OFFICE COMMUNICATION

TO: CITY CLERK 2016 October 12

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #12-21**
AMENDMENT BYLAW NO. 31/15; BYLAW #13527
High-Rise Apartment Tower with Street Fronting Townhouses
Final Adoption

ADDRESS: 1846, 1867 and 1904 Gilmore Avenue

LEGAL: Lots 1 Except: South 91.9 Feet, DL 119 , Group 1, NWD Plan 4161; South 91.9 Feet, Lot 1, DL 119, NWD Plan 4161; Lot "H" of DL 119, Group 1, NWD Plan 18203

FROM: M1 Manufacturing District

TO: CD Comprehensive Development District (based on RM5s Multiple Family Residential District and Brentwood Town Centre Development Plan as guidelines and in accordance with the development plan entitled "1846, 1876 & 1904 Gilmore Avenue, Proposed Residential Development Gilmore Avenue, Burnaby B.C." 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 January 25; and,
- d) Third Reading given on 2016 June 20.

The prerequisite conditions have been completely satisfied as follows:

- a. The submission of a suitable plan of development.
 - *The applicant has submitted a complete 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.

City Clerk
 Rezoning Reference #12-21
 Final Adoption
 2016 October 12 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 June 02.*
- 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.
- *The applicant has requested the ability to retain the existing building at 1904 Gilmore Avenue for a period of one year to allow for the existing automotive service operation to relocate to a new location on Douglas Road. The requisite Section 219 Covenant has been submitted in registerable form and will be deposited prior to Final Adoption, and sufficient security has been deposited to ensure the remaining improvements are demolished within one year of Final Adoption. The remainder of the site is currently vacant.*
- e. The utilization of an amenity bonus through the provision of a \$6,987,225 cash in-lieu contribution in accordance with Section 3.4 of this report.
- *The necessary deposits have been made to meet this prerequisite.*
- f. 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.*
- g. The granting of any necessary Covenants, including, but not necessarily limited to, Section 219 Covenants restricting enclosure of balconies; indicating that project surface driveway access will not be restricted by gates; guaranteeing the provision and maintenance of public art; guaranteeing the provision and ongoing maintenance of electric vehicles and EV plug-in stations; providing that all disabled parking to remain as common property; restrictions on the use regarding guest rooms and ensuring compliance with the submitted acoustical analysis.
- *The requisite covenants have been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- h. The granting of any necessary easements and statutory rights-of-way.

City Clerk
 Rezoning Reference #12-21
 Final Adoption
 2016 October 12 Page 3

- *The requisite easements and statutory rights-of-way have been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- i. 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.*
- j. The design and provision of units adaptable to persons with disabilities with allocated handicap parking spaces protected by a Section 219 Covenant.
 - *The applicant has agreed to this prerequisite in a letter dated 2016 June 02, and the necessary provisions are indicated on the development plans.*
- k. 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.
 - *The necessary provisions are indicated on the development plans and the applicant has submitted a letter of undertaking dated 2016 June 02 committing to implement the recycling provisions.*
- l. 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.*
- m. The submission of a Site Profile and resolution of any arising requirements.
 - *The applicant has submitted the required Site Profile for the development site. No remedial works are required in connection with the proposed development.*
- n. 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.*
- o. The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering.

City Clerk
 Rezoning Reference #12-21
 Final Adoption
 2016 October 12 Page 4

- *The applicant has agreed to this prerequisite in a letter dated 2016 June 02. A detailed Solid Waste and Recycling Plan has been approved by the Engineering Department – Environmental Services Division.*
- p. The review of on-site residential loading facilities by the Director Engineering.
- *The necessary provisions are indicated on the development plans and the applicant has submitted a letter dated 2016 June 02 agreeing to meet this prerequisite.*
- 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 June 02 agreeing to meet this prerequisite.*
- r. The undergrounding of existing overhead wiring abutting the site.
- *The applicant has agreed to this prerequisite in a letter dated 2016 June 02, and has deposited the necessary funds to guarantee the completion of this prerequisite.*
- s. 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.*
- t. 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.*
- u. Compliance with the guidelines for underground parking for visitors.
- *The applicant has agreed to this prerequisite in a letter dated 2016 June 02, and the necessary provisions are indicated on the development plans.*
- v. The deposit of the applicable GVS & DD Sewerage Charge.
- *The required deposits have been made to meet this prerequisite.*

City Clerk
 Rezoning Reference #12-21
 Final Adoption
 2016 October 12 Page 5

- w. The deposit of the applicable Parkland Acquisition Charge.
 - *The required deposits have been made to meet this prerequisite.*
- x. The deposit of the applicable School Site Acquisition Charge.
 - *The required deposits have been made to meet this prerequisite.*
- y. The submission of a written undertaking to distribute area plan notification forms, prepared by the City, with disclosure statements; and, to post area plan notification signs, also prepared by the City, on the development site and in the sales office in prominent and visible locations prior to Third Reading, or at the time marketing for the subject development commences, whichever is first, and remain posted for a period of one year, or until such time that all units are sold, whichever is greater.
 - *The applicant has provided a letter of undertaking dated 2016 June 02 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 17.


 Lou Pelletier, Director
 PLANNING AND BUILDING

JBS/spf

P:\REZONING\Applications\2012\Rez 12-21 Gilmore & Halifax\Rezoning Reference 12-21 Final Adoption 20161017.doc