



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

OPEN PUBLIC MEETING AT 7:00 PM
Monday, 2016 October 24

A G E N D A

1.	<u>CALL TO ORDER</u>	<u>PAGE</u>
2.	<u>PROCLAMATION</u>	
	A) Poppy Weeks (2016 October 29 to November 12)	
3.	<u>MINUTES</u>	
	A) Open Council Meeting held 2016 October 17	1
4.	<u>DELEGATION</u>	
	A) Royal Canadian Legion, Branch #83 & Branch #148 Re: 2016 Poppy Campaign <u>Speakers:</u> Tom Waddell & Peter Pasanen (Branch #83)	14
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| 1. | 2017 MEETING SCHEDULES FOR COUNCIL, PUBLIC HEARINGS, BOARDS, COMMITTEES AND COMMISSIONS | 37 |
| | Purpose: To set the 2017 meeting dates for Regular Council, Public Hearings, Boards, Committees and Commissions. | |
| 2. | PLANNED AMENDMENTS TO THE BURNABY BUSINESS LICENCE BYLAW, THE BURNABY CAB REGULATION BYLAW 2009 AND THE BURNABY HOME RENTAL BUSINESS LICENCE BYLAW 2014. REPEAL OF THE BURNABY AUTOMATIC VENDING MACHINE BYLAW 1946 AND THE BURNABY CABARET REGULATION BYLAW 1934 | 46 |
| | Purpose: To obtain Council authorization for bylaw amendments to align business licence fees under a single fee schedule and to repeal redundant bylaws. | |
| 3. | FIRE DEPARTMENT 3RD QUARTER 2016 REPORT | 48 |
| | Purpose: To provide Council with information relating to the Fire Department's activities during the 3rd Quarter of 2016. | |
| 4. | BURNABY CHRISTMAS BUREAU PROMOTIONAL SUPPORT 2016 | 51 |
| | Purpose: To request Council approve a promotional initiative and donation of revenue from Burnaby Village Museum Carousel ride sales on 2016 December 10 to the Burnaby Christmas Bureau. | |

- | | | |
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| 5. | COVERED SPORTS BOX PROJECT | 55 |
| | Purpose: To request Council approve a detailed geotechnical investigation of underground conditions in order to establish a cost framework for a covered sports box at Burnaby Lake Sports Complex. | |
| 6. | 2016 OCTOBER - PARKS, RECREATION & CULTURAL SERVICES CAPITAL FUNDING BYLAW | 58 |
| | Purpose: To request Council bring forward a bylaw to appropriate \$230,280 (inclusive of GST) from Capital Reserves to finance two projects. | |
| 7. | PERIMETER TRAIL IN CENTRAL PARK | 61 |
| | Purpose: To request Council bring forward a bylaw to appropriate \$1,988,786 (inclusive of GST) from Capital Reserves to finance this project. | |
| 8. | CONTRACT AWARD E48/2016
NORTHEAST BURNABY ROADS AND INTERSECTION IMPROVEMENTS PROGRAM | 64 |
| | Purpose: To obtain Council approval to award a contract for the Northeast Burnaby Roads and Intersection Improvements Program. | |
| 9. | CONTRACT EXTENSION – GIS ENTERPRISE LICENCE AGREEMENT | 66 |
| | Purpose: To obtain Council approval to extend the City's GIS (Geographical Information System) enterprise licence agreement with Esri Canada Limited. | |
| 10. | 2016 NET NEW RECYCLING TRUCK | 67 |
| | Purpose: To request funding approval for a net new recycling truck. | |
| 11. | CONTRACT AWARD
BUCKET TRUCKS WITH SERVICE BODY | 68 |
| | Purpose: To obtain Council approval to award a contract for the supply and delivery of two bucket trucks with service body. | |

- 12. CONTRACT EXTENSION – FLAGGING AND TRAFFIC CONTROL** 69
- Purpose: To obtain Council approval for a one year contract extension for flagging and traffic control services.
- 13. CONTRACT EXTENSION – HIRED EQUIPMENT SERVICES** 70
- Purpose: To obtain Council approval for a one year contract extension for thirty-two individual contracts for hired equipment services.
- 14. CONTRACT AWARD
SUPPLY & DELIVERY OF SAND AND GRAVEL** 72
- Purpose: To obtain Council approval to award a contract for the supply and delivery of sand and gravel aggregates.
- 15. REZONING REFERENCE #14-47
FOUR-STOREY MIXED-USE DEVELOPMENT
ROYAL OAK COMMUNITY PLAN** 73
- Purpose: To seek Council authorization to forward this application to a Public Hearing on 2016 November 22.
- 16. REZONING REFERENCE #15-49
APARTMENT TOWER WITH STREET-ORIENTED
TOWNHOUSES AND LIVE-WORK UNITS
METROTOWN TOWN CENTRE** 85
- Purpose: To seek Council authorization to forward this application to a Public Hearing on 2016 November 22.
- 17. REZONING REFERENCE #15-52
TOWNHOUSE PROJECT WITH UNDERGROUND PARKING
EDMONDS TOWN CENTRE PLAN** 100
- Purpose: To seek Council authorization to forward this application to a Public Hearing on 2016 November 22.

18. REZONING REFERENCE #15-53 108
NON-PROFIT SENIORS' RENTAL HOUSING DEVELOPMENT

Purpose: To seek Council authorization to forward this application to a Public Hearing on 2016 November 22.

7. BYLAWS

A) First Reading

- A) #13665 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 46, 2016 - Text Amendment **13665**
A bylaw respecting rezoning application fees
(Item 6(2), Manager's Report, Council 2016 October 17)

B) First, Second and Third Reading

- B) #13658 - Burnaby Building Bylaw 2016 **13658**
A bylaw to provide for the administration of the British Columbia Building Code and to provide certain additional building regulations
(Item 6(2), Manager's Report, Council 2016 October 17)
- C) #13659 - Burnaby Tree Bylaw 1996, Amendment Bylaw No. 1, 2016 **13659**
A bylaw to amend fees payable under the Tree Bylaw
(Item 6(2), Manager's Report, Council 2016 October 17)
- D) #13660 - Burnaby Electrical Bylaw 1974, Amendment Bylaw No. 1, 2016 **13660**
A bylaw respecting fees charged under the Electrical Bylaw
(Item 6(2), Manager's Report, Council 2016 October 17)
- E) #13661 - Burnaby Plumbing Bylaw 2000, Amendment Bylaw No. 1, 2016 **13661**
A bylaw respecting fees charged under the Plumbing Bylaw
(Item 6(2), Manager's Report, Council 2016 October 17)
- F) #13662 - Burnaby Gas Bylaw 1978, Amendment Bylaw No. 1, 2016 **13662**
A bylaw to amend fees charged under the Gas Bylaw
(Item 6(2), Manager's Report, Council 2016 October 17)

- G) #13663 - Burnaby Liquor Licence Application Fee Bylaw 2001, Amendment Bylaw No. 1, 2016 **13663**
A bylaw respecting fees for liquor licence applications
(Item 6(2), Manager's Report, Council 2016 October 17)
- H) #13664 - Burnaby Subdivision Control Bylaw 1971, Amendment Bylaw No. 1, 2016 **13664**
A bylaw respecting fees for subdivision applications
(Item 6(2), Manager's Report, Council 2016 October 17)
- I) #13666 - Burnaby Sewer Connection Bylaw 1961, Amendment Bylaw No. 1, 2016 **13666**
A bylaw to amend fees payable under the Sewer Connection Bylaw
(Item 6(2), Manager's Report, Council 2016 October 17)
- J) #13667 - Burnaby Local Area Service Construction (Project No. 17-801) Bylaw No. 1, 2016 **13667**
A bylaw to authorize the construction of certain local area service works upon petition - installation of sidewalk on Charles Street from alen west to Madison Avenue to Madison Avenue
(Item 5(A), Certificate of Sufficiency, Council 2016 October 17)
- K) #13668 - Burnaby Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 36, 2016 **13668**
A bylaw authorizing the expenditure of monies in the Capital Works, Machinery and Equipment Reserve Fund - \$300,000 to finance a new recycling truck
(Item 6(10), Manager's Report, Council 2016 October 24)
- C) Consideration and Third Reading**
- L) #13579 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 7, 2016 - Rez. #14-31 (Portion of 8255/8360 Wiggins Street and 5279 Riverbend Drive) **13579**
From CD Comprehensive Development District (based on M2 General Industrial District, M3 Heavy Industrial District and M5 Light Industrial District) to Amended CD Comprehensive Development District (based on M2 General Industrial District, M3 Heavy Industrial District and M5 Light Industrial District, C2 Community Commercial District and Big Bend Development Plan guidelines, and in accordance with the development plan entitled "Riverbend Business Park" prepared by Christopher Bozyk Architects Ltd.)
Purpose - to permit the construction of the first phase of the

Riverbend Business Park Conceptual Development Plan
(Reference #12-18)
(Item 5(12), Manager's Report, Council 2016 February 22)

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D) Third Reading, Reconsideration and Final Adoption

- M) #13633 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 32, 2016 - Rez. #15-43 (3650 Gilmore Way) **13633**
From CD Comprehensive Development District (based on M8 Advanced Technology District and Discovery Place Community Plan guidelines) to Amended CD Comprehensive Development District (based on M8a Advanced Technology District and Discovery Place Community Plan guidelines, and in accordance with the development plan entitled "The Redstone Group 3650 Gilmore Way" prepared by Kasian Architecture Ltd.)
Purpose - to permit general business and professional office uses in an existing three-storey high technology/office building
(Item 7(21), Manager's Report, Council 2016 July 25)
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E) Reconsideration and Final Adoption

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

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



COUNCIL MEETING MINUTES

Monday, 2016 October 17

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 17 at 7:00 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: His Worship, Mayor Derek R. Corrigan
 Councillor Pietro Calendino
 Councillor Sav Dhaliwal
 Councillor Dan Johnston
 Councillor Colleen Jordan
 Councillor Anne Kang
 Councillor Nick Volkow
 Councillor James Wang

ABSENT: Councillor Paul McDonell

STAFF: Mr. Lambert Chu, City Manager
 Mr. Chad Turpin, Deputy City Manager
 Mr. Leon Gous, Director Engineering
 Mr. Bob Klimek, Deputy Director Finance
 Mr. Dave Ellenwood, Director Parks, Recreation & Cultural Services
 Mr. Lou Pelletier, Director Planning and Building
 Mr. Dave Critchley, Director Public Safety & Community Services
 Ms. May Leung, City Solicitor
 Mr. Dennis Back, City Clerk
 Ms. Eva Prior, Administrative Officer

MOVED BY COUNCILLOR CALENDINO

SECONDED BY COUNCILLOR KANG

THAT the Open Council meeting do now reconvene.

CARRIED UNANIMOUSLY

The Open Council meeting reconvened in the Council Chamber at 7:04 p.m.

2. **PRESENTATION**

A) **2016 Burnaby Local Hero Awards**

Presenters: His Worship, Mayor Derek Corrigan and
Councillor Nick Volkow, Chair, Social Planning
Committee

Award Recipients: Khalid Boudreau, Hazel Caley, Brenda Felker,
Annette Vowles

His Worship, Mayor Derek R. Corrigan and **Councillor N. Volkow**, Chair of the Social Planning Committee, presented the 2016 Local Hero awards to citizens in recognition of their outstanding contributions to the community's well-being.

Councillor Volkow provided a brief history of the awards:

"Local Heroes are people who have made outstanding contributions to our community's well-being. This year, four individuals will be recognized for their significant accomplishments and the positive impacts they have made on the city and citizens of Burnaby.

2016 marks the 20th year the City has recognized its Local Heroes. The total number of Local Heroes in Burnaby, including the people being recognized this evening, now stands at 255. Local Heroes represent an impressive cross-section of Burnaby citizens.

At this time, I would like to thank our schools, libraries, recreation centres and community agencies for helping to spread the word about the program. I'd also like to extend a special thank you to the people who took the time and initiative to put together nomination submissions this year. Without the efforts of the nominators, the Local Heroes Award program would not be the success that it is today."

His Worship, Mayor Derek R. Corrigan and Councillor Volkow presented a Certificate of Recognition to each of the following four Local Heroes:

Khalid Boudreau

Khalid has been active in his community for most of his adolescence. Four years ago, Khalid joined the Burnaby District UN Connections Club, a network of Burnaby secondary students who work towards raising awareness and discussing solutions to global issues such as human rights and the rights of the child. The network meets in a UN style forum and participates in monthly teleconferences with similar networks across the globe. In his role as leader of the club, he chairs the meetings and trains newer members in the protocols of Model UN debate. Under his leadership, many Burnaby youth have been inspired to join and actively participate in the club. He mentors youth in Burnaby to

become more aware of global issues and to be engaged and informed citizens of Burnaby. Khalid has also volunteered for five years with Spare the Cold Collective Society, a Burnaby-based charity that provides backpacks full of necessities and comfort items to street-entrenched and/or unstable housed people during the Christmas season. Khalid has assisted with collecting the needed donations and supplies and putting together the packages for the Society. As Khalid's nominators note: *"Khalid is a definite leader and his community and school-based work collide to create amazing motivation and inspiration...and he deserves recognition as a leader in the community."*

Hazel Caley

For fifteen years, Hazel has been an active volunteer serving Burnaby's seniors and new parents through her involvement with Citizen Support Services. Hazel has taken on a variety of roles – from calling in weekly grocery orders for isolated seniors to being the team captain of a group of volunteer shoppers and organizing the shopping trips. She also shares her time as a weekly volunteer visitor to isolated seniors and helps with planned seniors' outings. She has further helped with a program to assist new mothers with the care of their new infants. Additional volunteer work includes fundraising for BC Cancer Society, as well as ushering at the James Cowan Theatre, the Burnaby Blues and Roots Festival and the Rhododendron Festival. As Hazel's nominators write: *"Hazel...brings a truly compassionate, diligent, responsible ethic to her volunteering. [She] has driven in the snow to deliver groceries when the paid contractor couldn't, and has taken seniors to hospital appointments at the last minute. Hazel is that 'GO TO' volunteer who inspires the other volunteers on her team."*

Brenda Felker

Brenda has been an active volunteer in Burnaby for many years, seeking to enrich the lives of seniors in the community. She serves on the board of the Bonsor 55+ Society, which aims to maintain, improve and promote quality leisure lifestyles for adults aged 55+ in Burnaby. She is a natural choice for the Society's liaison to other seniors support groups in Burnaby due to her active involvement with many of them. Since its inception in 2007, Brenda has volunteered with the Voices of Burnaby Seniors, assisting with its advocacy efforts, organizing events and recruiting participants. She is also a board member, and current President, of the New Vista Society where she led the board in developing a concept to build a new care home on site. Between 1990 and 2001, Brenda was also active on two municipal committees; the Advisory Planning Commission and the Environment and Waste Management Committee. As Brenda's nominators describe: *"It is hard to think of how anyone could make a greater impact in the community and lives of the citizens of Burnaby than Brenda. She is very deserving of a Burnaby Local Hero Award because of her outstanding long-term contribution to community well-being and the impact her service continues to make."*

Annette Vowles *(unable to be present)*

For over two decades, Annette has been an active volunteer with the George Derby Volunteer Society, where she contributes in diverse ways. Besides assisting residents at George Derby Centre, Annette is the volunteer bookkeeper for the Society. She has also served as the Gift Shop shopper, assisting with stocking the gift shop and ensuring that items requested by George Derby residents are regularly stocked. She often helps residents with shopping orders and delivers purchases to residents' rooms. Annette also contributes to event planning at the Centre. She assists staff with planning birthday celebrations for residents, as well as other events, such as Remembrance Day ceremonies. During special events, Annette leads a team of volunteers in ushering attendees to their seats, providing special assistance to those using wheelchairs or walkers. Annette also assists with clerical duties related to special events as needed. As Annette's nominators describe: *"We like to think of Annette as our Mighty Mouse. She has great attention to detail, humble, quiet, doesn't ask for attention; she has her own drive and is 110% committed."*

Burnaby Mountain Golf Course receives Facility of the Year in the Lower Mainland Award

His Worship, Mayor Derek R. Corrigan announced Burnaby Mountain Golf Course received the Facility of the Year in the Lower Mainland Award. His remarks are as follows:

"Burnaby Mountain Golf Course was recently recognized as the Facility of the Year in the Lower Mainland by the BC Professional Golfers' Association (BC PGA).

Each year, the BC PGA Golf Awards honours top achievers for excellence in the golf profession in ten categories, including Facility of the Year. The winners are selected for their outstanding achievements, promotion of the game of golf and professionalism.

Burnaby Mountain Golf Course is excited to be the recipient for the Facility of the Year in the Lower Mainland, joining other regional golf facilities throughout the province including Victoria Golf Club on Vancouver Island, Copper Point Golf Club in the Kootenays and Talking Rock Golf Course in the Interior.

Located in north Burnaby, the Burnaby Mountain Golf Course has been rated by Golf Digest as "One of the Best Places to Play" in North America! This popular golf course boasts 5,800-6,400 yards of natural tree-lined beauty and gentle rolling terrain and offers a unique blend of charm, character and serenity.

The PGA of BC is an association of highly skilled and dedicated golf professionals who promote, play, develop and advance the game and business of golf for the benefit of its members and the people of British Columbia. PGA of

BC members teach and administer golf while providing strong leadership in the community through charity events and volunteering. Dynamic and savvy, PGA of BC professionals are available at more than 200 golf facilities - a vital resource to the future of the game in Canada's golf capital. For more information, please visit <http://www.pgabc.org/>."

3. **PROCLAMATIONS**

A) **Waste Reduction Week (2016 October 17 - 23)**

Councillor Wang, on behalf of His Worship, Mayor Derek R. Corrigan proclaimed the week of 2016 October 17 - 23 as **"Waste Reduction Week"** in the City of Burnaby.

B) **Great British Columbia Shakeout Day (2016 October 20)**

Councillor Jordan, on behalf of His Worship, Mayor Derek R. Corrigan proclaimed Thursday, 2016 October 20 as **"Great British Columbia ShakeOut Day"** in the City of Burnaby.

C) **Foster Family Month (2016 October)**

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

4. **MINUTES**

A) **Open Council Meeting held on 2016 October 03**

MOVED BY COUNCILLOR KANG

SECONDED BY COUNCILLOR WANG

THAT the minutes of the Open Council meeting held on 2016 October 3 be now adopted.

CARRIED UNANIMOUSLY

5. **REPORTS**

MOVED BY COUNCILLOR KANG

SECONDED BY COUNCILLOR JOHNSTON

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

CARRIED UNANIMOUSLY

A) City Clerk
Re: Certificate of Sufficiency - Resident Initiated

The City Clerk submitted a Certificate of Sufficiency for Resident Initiated Local Area Services and recommended:

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.

MOVED BY COUNCILLOR CALENDINO
SECONDED BY COUNCILLOR JORDAN

THAT the recommendations of the City Clerk be adopted.

CARRIED UNANIMOUSLY

B) City Manager's Report, 2016 October 17

The City Manager submitted a report dated 2016 October 17 on the following matters:

6. MANAGER'S REPORTS

1. NATIONAL HOUSING STRATEGY

The City Manager submitted a report from the Director Planning and Building to present a statement for submission to the Government of Canada regarding the development of a National Housing Strategy.

The City Manager recommended:

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

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR JORDAN

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

**2. 2017 FEES FOR PLANNING AND BUILDING PERMITS,
APPLICATIONS AND OTHER SERVICES**

The City Manager submitted a report from the Director Planning and Building providing Council with recommendations for the Planning and Building Department's 2017 fee schedule for various applications for the purpose of cost recovery.

The City Manager recommended:

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 p.m.
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.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR KANG

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

3. TRAFFIC FINE REVENUE SHARING PROGRAM

The City Manager submitted a report from the Director Finance providing Council with information regarding 2015 Traffic Fine Revenue Sharing Grant funding.

The City Manager recommended:

1. THAT this report be received for information.

MOVED BY COUNCILLOR VOLKOW
SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendation of the City Manager be adopted.

- AMENDED

MOVED BY COUNCILLOR JORDAN
SECONDED BY COUNCILLOR JOHNSTON

THAT foregoing motion be AMENDED to add that this report also be REFERRED to the Financial Management Committee.

CARRIED UNANIMOUSLY

The main motion, as amended, was then put and CARRIED UNANIMOUSLY.

4. BUILDING PERMIT TABULATION REPORT NO. 9
FROM 2016 SEPTEMBER 01 - 2016 SEPTEMBER 30

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

The City Manager recommended:

1. THAT this report be received for information purposes.

MOVED BY COUNCILLOR VOLKOW
SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

5. AWARD OF CONTRACT - BURNABY CITY HALL DATA
CENTER MECHANICAL AND ELECTRICAL UPGRADES

The City Manager submitted a report from the Major Civic Building Project Coordination Committee seeking Council approval to award a construction contract for the mechanical and electrical upgrades to the data centre at City Hall.

The City Manager recommended:

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.

MOVED BY COUNCILLOR VOLKOW
SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

6. 2016 ENGINEERING ELECTRICAL DIVISION VEHICLES

The City Manager submitted a report from the Director Engineering seeking Council funding approval for the Electrical Services Vehicles.

The City Manager recommended:

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.

MOVED BY COUNCILLOR VOLKOW
SECONDED BY COUNCILLOR KANG

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

7. CONTRACT AWARD
ARTICULATING FOUR WHEEL DRIVE LOADER

The City Manager submitted a report from the Director Finance seeking Council approval to award a contract for the supply and delivery of an articulating four wheel drive loader.

The City Manager recommended:

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.

MOVED BY COUNCILLOR VOLKOW
SECONDED BY COUNCILLOR KANG

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

8. CONTRACT EXTENSION - FUEL PRODUCTS

The City Manager submitted a report from the Director Finance seeking Council approval for a one year contract extension for the supply and delivery of gasoline, diesel, bio-diesel and related fuel products.

The City Manager recommended:

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.

MOVED BY COUNCILLOR VOLKOW
SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

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

The City Manager submitted a report from the Director Planning and Building informing Council of a request to construct a new single-family dwelling under existing zoning within the Winston Government Industrial Area.

The City Manager recommended:

1. THAT this report be received for information purposes.

MOVED BY COUNCILLOR VOLKOW
SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR KANG

THAT the Committee now rise and report.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR WANG

THAT the report of the Committee be now adopted.

CARRIED UNANIMOUSLY

7. **BYLAWS**

First Reading

- A) Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 35, #13639
2016 - TEXT AMENDMENT

MOVED BY COUNCILLOR JORDAN
SECONDED BY COUNCILLOR JOHNSTON

THAT Bylaw No. 13639 be now introduced and read a first time.

CARRIED UNANIMOUSLY

First, Second and Third Reading

- B) Burnaby Taxation Exemption Bylaw 2016 #13654
C) Burnaby Capital Works, Machinery and Equipment Reserve #13655
Fund Expenditure Bylaw No. 35, 2016
D) Burnaby Highway Closure Bylaw No. 2, 2016 #13656
(Road Closure Reference #16-02)

MOVED BY COUNCILLOR JORDAN
SECONDED BY COUNCILLOR WANG

THAT Bylaw No. 13654, 13655 and 13556 be now introduced and read three times.

CARRIED UNANIMOUSLY

Second and Third Reading

- E) Burnaby Business Licence Bylaw, Amendment Bylaw No. 1, #13653
2016

MOVED BY COUNCILLOR JORDAN
SECONDED BY COUNCILLOR JOHNSTON

THAT Bylaw No. 13653 be now read a second and third time.

CARRIED UNANIMOUSLY

Consideration and Third Reading

- F) Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 30, #13631
2016 - Rez. #16-12 (7388 Kingsway)

MOVED BY COUNCILLOR JORDAN
SECONDED BY COUNCILLOR JOHNSTON

THAT Bylaw No. 13631 be now read a third time.

CARRIED UNANIMOUSLY

Reconsideration and Final Adoption

- G) Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 31, #13527
2015 - Rez. #12-21 (1846/76 & 1904 Gilmore Avenue)

MOVED BY COUNCILLOR JORDAN
SECONDED BY COUNCILLOR JOHNSTON

THAT Bylaw No. 13527 be now reconsidered and Finally Adopted, signed by the Mayor and Clerk and the Corporate Seal affixed thereto.

CARRIED UNANIMOUSLY

8. NEW BUSINESS**Coalition of Vancouver Neighbourhoods – Councillor Jordan**

Councillor Jordan made reference to Item H of the Council Correspondence Package received to 2016 October 13 from Larry Benge, Chair regarding BC Provincial Transit and Housing Policies. Councillor Jordan requested staff to provide an update on the current Translink 10-year Regional Transportation Plan and funding options.

His Worship, Mayor Derek R. Corrigan so directed.

Burnaby Mountain Golf Course – Councillor Volkow

Councillor Volkow referenced the recent award won by the Burnaby Mountain Golf Course as the golf facility of the year in the Lower Mainland and noted that in addition to being an excellent golf course it is also a great dining facility.

Housing Tax Increases Forecast – Councillor Johnston

Councillor Johnston advised that the property assessments in Burnaby for 2017, as determined by the Provincial BC Assessment Authority, can be expected to increase given that the valuation date is as of July 1, 2016 when market values were rising. Any decline in the market value since that date will not be reflected in the 2017 assessed values.

9. INQUIRIES

There were no inquiries brought before Council at this time.

10. ADJOURNMENT

MOVED BY COUNCILLOR JORDAN
SECONDED BY COUNCILLOR JOHNSTON

THAT this Open Council meeting do now adjourn.

CARRIED UNANIMOUSLY

The Open Council meeting adjourned at 8:12 p.m.

Confirmed:

Certified Correct:

MAYOR

CITY CLERK

DELEGATION 2016 October 24



**THE ROYAL CANADIAN LEGION
CLUB #83
5289 GRIMMER STREET, BURNABY, B.C. V5H 2H3
PH: (604) 568-2912/FAX: (604) 568-2910**

September 28, 2016

Derek Corrigan, Mayor
and Council
City of Burnaby
4949 Canada Way
Burnaby, B.C.
V5G 1M2

Re: Royal Canadian Legion 2016 Poppy Campaign

Your Worship, Mayor Corrigan and Council:

Remembrance Day 2016 is fast approaching.

We would like to make arrangements with you to allow the Royal Canadian Legion South Burnaby Branch No. 83 and North Burnaby Branch No. 148 to appear before Council so that the Mayor can declare Poppy Weeks 2016 as October 29th through November 12th.

Thank you for your assistance in this matter.

Peter Pasanen and Gerlinde McCloy
2016 Poppy Committee
R.C. Legion Branch No. 83

cc: Poppy Fund Chair
North Burnaby Branch No. 148

Copied to: City Manager



Meeting 2016 October 24

COUNCIL REPORT

CITY OF BURNABY
CERTIFICATE OF SUFFICIENCY
RESIDENT INITIATED

*HIS WORSHIP, THE MAYOR
 AND COUNCILLORS*

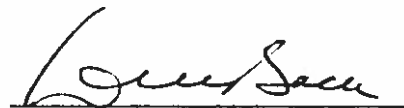
RECOMMENDATIONS:

1. **THAT** Council receive this report for information.
2. **THAT** owners of the properties on the petitions be advised of the outcome.

REPORT

Sufficient petitions were not returned for Local Area Service Projects 17-004, 17-010, 17-011, 17-012, 17-013, 17-602, 17-307, 17-312, 17-313, 17-314 and 17-315. The *attached* schedule outlines the petition results. As no successful petitions were returned, Council is 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
17-004	Hazelmere Street	Canada Way to Cul-de-sac	21	11	2	\$ 25,133,400.00	\$ 12,566,700.00	\$2,547,300.00
17-010	Irmin Street	Buller Avenue to Prenter Street	14	7	1	\$29,688,300.00	\$ 14,844,150.00	\$1,027,400.00
17-011	Buller Street	Gilley Avenue to end of Road north Keith Street	7	4	0	\$ 7,370,500.00	\$ 3,685,250.00	\$0.00
17-012	MacPherson Avenue	Marine Drive to Lane South of Keith Street	5	3	0	\$ 5,731,900.00	\$ 2,865,950.00	\$0.00
17-013	Seventh Street	Morley Street to Berkley Street	4	2	0	\$ 4,517,800.00	\$ 2,258,900.00	\$0.00

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

17-602	Portland Street	West of Sunflower Avenue to Gray Creek Ravine	6	3	2	\$ 8,321,500.00	\$ 4,160,750.00	\$2,672,100.00
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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
17-307	Hazelmere Street	Canada Way to Cul-de-sac	21	11	3	\$ 25,133,400.00	\$ 12,566,700.00	\$3,522,300.00
17-312	Irmin Street	Buller Avenue to Prenter Street	14	7	1	\$29,688,300.00	\$ 14,844,150.00	\$1,027,400.00
17-313	Buller Avenue	Gilley Avenue to end of Road North Keith Street	7	4	0	\$ 7,370,500.00	\$ 3,685,250.00	\$0.00
17-314	MacPherson Avenue	Marine Drive to Lane South of Keith Street	5	3	0	\$ 5,731,900.00	\$ 2,865,950.00	\$0.00
17-315	Seventh Street	Morley Street to Berkley Street	4	2	0	\$ 4,517,800.00	\$ 2,258,900.00	\$0.00



Meeting 2016 October 24

COUNCIL REPORT

FINANCIAL MANAGEMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

**SUBJECT: ECONOMIC DEVELOPMENT PROGRAM
BURNABY BOARD OF TRADE**

RECOMMENDATION:

1. THAT Council provide a grant in the amount of \$100,000 to the Burnaby Board of Trade for the yearly operation of the City of Burnaby Economic Development Program which is to be paid in quarterly instalments of \$25,000, commencing 2016 October 01 and continuing on 2017 January 01, 2017 April 01 and 2017 July 01.

REPORT

The Financial Management Committee, at its Open meeting held on 2016 October 19, completed its annual review of the Economic Development Program operated by the Burnaby Board of Trade (BBOT).

A presentation was made to the Committee by the President and CEO of the Burnaby Board of Trade Mr. Paul Holden and by the Board of Directors Chair Mr. Frank Bassett. The delegation outlined the important economic development achievements over the past year, and noted the many initiatives that have been supported throughout the City of Burnaby.

The Financial Management Committee in reviewing the information on achievements in membership growth, events, receptions, and other initiatives, as presented by the Burnaby Board of Trade, is in support of the continued operation of the City's Economic Development Program and recommend Council approve the annual \$100,000 grant, to be paid in quarterly instalments from 2016 October 01 to 2017 July 01.

Respectfully submitted,

Councillor Dan Johnston
Chair

Councillor Colleen Jordan
Vice Chair

Councillor Paul McDonell
Member

Copied to:	City Manager Director Engineering Director Finance Dir. Parks, Recreation & Cult. Services Director Planning & Building City Solicitor
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Meeting 2016 October 24

COUNCIL REPORT

FINANCIAL MANAGEMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

SUBJECT: TEMPORARY FINANCING BYLAW

RECOMMENDATION:

1. THAT Council authorize staff to bring down a bylaw to permit borrowing of up to \$2 million as required, during the period 2017 January 01 to December 31, repayable 2017 December 31.

REPORT

The Financial Management Committee, at its meeting held on 2016 October 19, received and adopted the attached report seeking borrowing authority to temporarily finance expenditures.

Respectfully submitted,

Councillor D. Johnston
Chair

Councillor C. Jordan
Vice Chair

Councillor P. McDonell
Member

Copied to:	City Manager Director Finance City Solicitor
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Meeting 2016 October 19

COMMITTEE REPORT

TO: CHAIR AND MEMBERS
FINANCIAL MANAGEMENT COMMITTEE

DATE: 2016 October 06

FROM: DIRECTOR FINANCE

FILE: 6400-20

SUBJECT: TEMPORARY FINANCING BYLAW

PURPOSE: To obtain borrowing authority to temporarily finance expenditures.

RECOMMENDATION:

1. **THAT** the Financial Management Committee recommend Council authorize staff to bring down a bylaw to permit borrowing of up to \$2 million as required, during the period 2017 January 01 to December 31, repayable 2017 December 31.

REPORT**1.0 BACKGROUND**

Temporary borrowing sometimes becomes necessary during the year prior to collection of property taxes and at other times to make large unexpected payments or to cover an overdraft resulting from revenue shortfalls. Section 177 of the Community Charter provides that Council may authorize borrowing of this nature through a bylaw.

2.0 2016 ACTIVITY

In 2016 a temporary financing bylaw was adopted authorizing \$2 million to meet operating needs between January and December. As of 2016 October 03 the City has not utilized these funds.

3.0 2017 REQUIREMENTS

For 2017 it is estimated that a \$2 million temporary financing bylaw will be sufficient to cover any City cash shortfalls which may occur at different times during the year. It is recommended that Council authorize staff to bring down a bylaw to permit borrowing of up to \$2 million as required, during the period 2017 January 01 to December 31, repayable 2017 December 31.

for 
Denise Jorgenson
DIRECTOR FINANCE

DJ:DS/nl



Meeting 2016 October 24

COUNCIL REPORT

FINANCIAL MANAGEMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

SUBJECT: BURNABY BUSINESS LICENCE BYLAW

RECOMMENDATION:

1. THAT Council authorize staff to prepare a new Burnaby Business Licence Bylaw, as outlined in this report.

REPORT

The Financial Management Committee, at its meeting held on 2016 October 19, received and adopted the attached report seeking Council's authority to prepare a new Burnaby Business Licence Bylaw.

Respectfully submitted,

Councillor D. Johnston
Chair

Councillor C. Jordan
Vice Chair

Councillor P. McDonell
Member

Copied to:	City Manager Director Finance City Solicitor
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* AMENDED – 2016 Sep 23 *



Meeting 2016 Jul 21

COMMITTEE REPORT

TO:	CHAIR AND MEMBERS FINANCIAL MANAGEMENT COMMITTEE	DATE:	2016 July 13
FROM:	DIRECTOR FINANCE	FILE:	46000-01
SUBJECT:	BURNABY BUSINESS LICENCE BYLAW		

RECOMMENDATION:

1. **THAT** Financial Management Committee recommend Council authorize staff to prepare a new Burnaby Business Licence Bylaw as outlined in this report.

REPORT**1.0 BACKGROUND**

Council's authority to regulate and licence business activity is provided for in the Community Charter. The Burnaby Business Licence Bylaw #3089 is the primary bylaw designed to regulate businesses activity and promote compliance with applicable bylaws and legislated requirements. The current bylaw was originally adopted in 1950 December and since that time has been amended a total of 32 times. The regulations contained within the bylaw help ensure the protection and safety of the public, minimize nuisances and guard against misleading business practices.

In conjunction with the work that is currently underway to implement the Licence, Inspection and Permits System, Licence staff and the City Solicitor have conducted a thorough review of the Burnaby Business Licence Bylaw in an effort to modernize it in coordination with the Licence, Inspection and Permits System application project currently underway. This report identifies proposed bylaw changes to more closely reflect today's business practices.

The current bylaw provides the Chief Licence Inspector the power to grant a licence once satisfied that the applicant has complied with all regulations regarding zoning, building occupancy, health, sanitation, and business operation in respect of the proposed business.

Currently upon receipt of an application, Licence staff first confirm that the required zoning checks are completed prior to processing the application. Once this step is done a review of the business regulations that may apply to the proposed business are confirmed. If both steps are successfully completed the licence is placed in a pending status and the business is permitted to operate until all other regulations are confirmed.

The expertise to determine if a business is compliant with the other requirements rests within other departments or external agencies. To obtain input from these departments or agencies application referrals are distributed for review. A single business licence application can result in

* AMENDED – 2016 Sep 23 *

To: Financial Management Committee
 From: Director Finance
 Re: BURNABY BUSINESS LICENCE BYLAW
 2016 July 13

Page 2

multiple referrals and in some cases an onsite inspection of the proposed business location. In most cases pending business licences are transitioned to an approved status after departments and agencies return approved referrals.

In 2015, upon initial request 742 licences applications were approved the same day the application was received. The balance of approximately 1,400 applications, were referred for further review. A further 422 applications were voluntarily withdrawn by the operator prior to the licence being approved.

1.1 Business Licence Volume

Since 2012 the number of business licence applications received by the Licence Office has increased yearly with more than a 20% increase over the four year period.

Yearly Business Licence Applications Received 2012 – 2015

Year	2012	2013	2014	2015
# of Licence Applications	2,133	2,252	2,445	2,568

Over 91.5% (1,964) of all business licence applications received in 2015 were transitioned from pending to approved within 180 days. A further 5.3% (136) took between 181 and 540 days to complete and 1.75% (45) licences are still operating in a pending status.

2.0 OPPORTUNITY FOR BUSINESS PROCESS IMPROVEMENTS

2.1 Faster Review and Follow Up

With the introduction of the Licence, Inspection and Permits System the sharing of business licence application information between departments will be accomplished electronically. The new system will facilitate more information gathering from applicants at the intake stage providing an opportunity for the initial review to be more fulsome, and in many cases sufficient to allow for faster approval of routine business licences thereby allowing staff more time to process complex applications. Business licence applications for operations that are found to be non-compliant based on the initial information provided will be denied at the intake stage. The status of business applications forwarded to other departments or agencies can be reviewed online and automated communications sent to clarify delays in the approval process.

2.2 Addition of a New Licence Status

Currently the City has two Burnaby Business Licence statuses: denied or approved. These two statuses do not fully reflect the business application process which allows for the operation of most businesses during the referral review process, although the licence application is under review and not approved.

* AMENDED – 2016 Sep 23 *

To: Financial Management Committee
 From: Director Finance
 Re: BURNABY BUSINESS LICENCE BYLAW
 2016 July 13

Page 3

It is therefore recommended that Council consider a third licence status: Conditional Business Licence. This licence would be issued by the Chief Licence Inspector at the request of the referring departments when a business is compliant based on the information provided in the application, but additional time to gather information or complete inspection of the premise is required before an application can be approved.

Conditional Business Licence holders will be made aware of the terms of this licence and that the Conditional Business Licence has a fixed end date. The lawful continuation of the operation of a business beyond this date is dependent on the business being fully compliant with the conditions required for the issuance of an approved business licence.

Conditional Business Licence holders may be advised at any time during the term of their Conditional Business Licence to cease operations if it is found that the business is unable to qualify for an approved business licence.

It is proposed that the Conditional Business Licence be valid for a period of up to 180 days. The fee for the Conditional Business Licence will be the same as the first year business licence fee based on the nature of the business being licenced.

3.0 BUSINESS LICENCE CATEGORIES AND FEES

The fees that are collected as part of the municipal business licencing program are intended to be revenue neutral and are charged to recover the cost of administering the licence program. The licence fees charged in respect to the first year of a business operation are generally higher than the annual renewal fee due to the additional City resources required for approval of the initial licence.

3.1 Non-Refundable Application Fee

It is proposed that a \$50 non-refundable application fee be established to cover the cost of the application during intake.

3.2 Licence Fees

It is proposed to group the existing business licence fees contained in the current business licence bylaw into fee groups based on the dollar value of the fees. The proposed fee groups would continue to reflect the numerous permitted uses contained in the Zoning Bylaw but condense the number of fees. Staff are working on the development of a new fee schedule and a plan to implement the required changes. This will be the subject of a later report to FMC in the fall.

4.0 LICENCE TYPES

It is proposed that the new bylaw establish:

- two additional licence categories, *Special Event Business* and *Film Location Business*
- clarify a new process and fee for Not-For-Profit businesses
- a new fee for businesses types that have a Shared Location

* AMENDED – 2016 Sep 23 *

To: Financial Management Committee
 From: Director Finance
 Re: BURNABY BUSINESS LICENCE BYLAW
 2016 July 13

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Special Event Business licences will be issued to qualified businesses initiating a short term event such as a major sporting competition, carnival, concert or similar activity that charges a fee and is transitory. The licence will be valid for a period of 30 days after issuance and regulations contained in the bylaw will permit the Chief Licence Inspector to require additional provisions such as insurance, security or to limit the hours of operation if it is deemed necessary. The proposed fee for the licence will be \$150.00.

Film Location Business licences will be issued to film productions companies that do not occupy a physical location in Burnaby but are conducting business in the City. Due to recent changes in federal legislation around the use of foreign workers, the Licence Office has experienced an increase in requests from film production companies for a business licences. Currently film production companies that are not located in Burnaby are issued a Mobile Business Licence. The fee for a Film Location Business Licence is proposed to be \$75 which reflects the limited processing time required to review and approve an application.

Not-For-Profit Business organizations are identified as a licence fee category, but are not identified as a licence type. It is proposed to identify a Not-For-Profit business as a licence type and to amend the current process for the issuance and the annual renewal of the Not-For-Profit business licence.

It is proposed that Not-For-Profit business organizations be charged a \$75 first year fee and a \$35 renewal business licence fee. Currently, a Not-For-Profit business is issued a onetime licence when the operation initially opens no fee is charged. The requirement that a business, including a Not-For-Profit organization, obtain and renew an annual business licence will help ensure that the business remains compliant with required bylaws and regulations.

Shared Location Fee will apply to a licenced business in retail sales or another service industry that shares space with a compliant business operation.

The first licenced business to operate at a location will pay a first year business licence fee. Any following qualified business to operate from the same shared location will pay the equivalent of a renewal fee in the first year of operation. All business licence holders will be required to pay the full annual renewal fee.

A Shared Location Fee equivalent to the renewal fee is applicable given that site inspections to confirm the suitability of the premises is not required for subsequent business applicants. The bylaw will identify those businesses for which a Shared Location Fee is permissible. To qualify the business operation must be contained in a single location and share an address. This type of arrangement is common amongst doctors who often share a location although they are each considered independent businesses.

5.0 ANNUAL LICENCE RENEWAL PROCESS

The adoption of the Burnaby Bylaw Notice Enforcement Bylaw 2009 June provided measures to enforce bylaw compliance. The additional fee provisions in the current licence bylaw are now redundant.

* AMENDED – 2016 Sep 23 *

To: Financial Management Committee
 From: Director Finance
 Re: BURNABY BUSINESS LICENCE BYLAW
 2016 July 13

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The current bylaw stipulates that all business licences expire on December 31 of each year. To encourage timely renewal, the addition of a penalty fee of \$50 at 30, 90 and 150 day to all past due accounts is included in the current bylaw.

It is proposed in the new Business Licence Bylaw that all licences continue to expire on December 31, and that all licence holders be contacted on November 01 advising of the need to renew their licence before December 31. On December 01 a second notice would be sent to any business that had not submitted renewal payment by that time. On January 01 the system would set all outstanding licence accounts unpaid to "expired". All expired licences would then be subject to an additional fee and would have until March 01 to pay the required renewal amount and the additional fee. One final notice would be sent to all outstanding licence holders after January 01 advising of the amounts outstanding and the implications of continuing to operate past March 01.

After March 01 any business found operating without a valid business licence would be subject to a Bylaw Enforcement Notice. In order to reinstate their business licence, the operator will be required to make a new application and pay a first year business licence fee.

6.0 RECOMMENDATION

Council's consideration of the proposed Burnaby Business Licence bylaw changes outlined in this report is requested. Once the operational date for the Licence and Inspection System is confirmed a new Burnaby Business Licence Bylaw will be presented to Council for consideration and adoption, and the repeal of the existing bylaw will be requested.

It is recommended that Financial Management Committee recommend Council consider and approve the proposed amendments and authorize Licence staff to prepare a new Burnaby Business Licence Bylaw.



Denise Jorgenson
 DIRECTOR FINANCE

DJ:DL:RR/ew

Copied to: City Manager
 City Solicitor
 Director Planning and Building



Meeting 2016 October 24

COUNCIL REPORT

FINANCIAL MANAGEMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

SUBJECT: BURNABY 125 / CANADA 150 CELEBRATIONS

RECOMMENDATIONS:

1. THAT Council approve Burnaby's 125 and Canada's 150 Anniversary events, as outlined in this report.
2. THAT Council approve the receipt of a \$75,900 grant awarded from the Ministry of Canadian Heritage under the Building Communities Through Arts and Heritage Program to celebrate the City's 125th anniversary.
3. THAT Council approve an additional expenditure of \$205,000 from Operating Gaming Fund for an expanded year-long program to celebrate both Burnaby's 125 and Canada's 150 anniversaries, as outlined in this report.

REPORT

The Financial Management Committee, at its meeting held on 2016 October 19, received and adopted the attached report seeking Council's funding approval for Burnaby's 125 and Canada's 150 celebrations.

Respectfully submitted,

Councillor D. Johnston
Chair

Councillor C. Jordan
Vice Chair

Councillor P. McDonell
Member

Copied to:	City Manager Director Parks, Recr. & Cult. Services Director Finance
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Meeting 2016 Oct 19

COMMITTEE REPORT

TO: CHAIR AND MEMBERS
FINANCIAL MANAGEMENT COMMITTEE

DATE: 2016 Oct 13

FROM: DIRECTOR PARKS, RECREATION &
CULTURAL SERVICES

SUBJECT: BURNABY 125 / CANADA 150 CELEBRATIONS

PURPOSE: To request approval of funding for the Burnaby 125/Canada 150 celebrations.

RECOMMENDATIONS:

1. **THAT** the Financial Management Committee recommend Council approve Burnaby's 125 and Canada's 150 Anniversary events, as outlined in this report.
2. **THAT** Council approve the receipt of a \$75,900 grant awarded from the Ministry of Canadian Heritage under the Building Communities Through Arts and Heritage Program to celebrate the City's 125th anniversary.
3. **THAT** Council approve an additional expenditure of \$205,000 from Operating Gaming Fund for an expanded year-long program to celebrate both Burnaby's 125 and Canada's 150 anniversaries, as outlined in this report.

REPORT**BACKGROUND:**

2017 is Canada's 150th anniversary of Confederation. Canada 150 will be a time for all Canadians to connect, celebrate and show their pride from coast to coast. Communities across the country are planning special celebrations to mark this historic event.

2017 also marks the 125th anniversary of the City of Burnaby which was incorporated on 1892 September 22. Burnaby has held different festivities to mark its anniversary particularly during milestone years such as the 25th anniversary in 1917, the year-long celebration of the Burnaby's centennial in 1992, and more recently, the 120th celebration in 2012.

To mark this historic occasion, the Parks, Recreation & Cultural Services Department applied for and received confirmation of \$75,900 in federal funding from the Ministry of Canadian Heritage under the Community Anniversaries component of Building Communities Through Arts and Heritage program. Community Anniversaries funding is

To: Financial Management Committee
 From: Director Parks, Recreation & Cultural Services
 Re: Burnaby 125/Canada 150 Celebrations
 2016 Oct 19..... Page 2

available to commemorate a community's 100th anniversary or greater (in increments of 25 years). A matching financial commitment is required by the City of Burnaby to receive this grant funding.

A COMPREHENSIVE PLAN

Celebrate Burnaby 125 | Canada 150

This double anniversary provides an opportunity for residents of Burnaby to come together to celebrate all things that make Burnaby a spectacular place to live, work, learn and play. As these two historic occasions have overlapping goals and objectives, a comprehensive plan is being developed to integrate the planned events/activities and communications.

The primary objective of the Ministry of Canadian Heritage grant is to celebrate arts, heritage and culture by providing opportunities for local artists, artisans and heritage performers to participate in the anniversary celebration.

Under the grant, the proposed performance activities will be scheduled from the beginning of June until the City's anniversary date, 2017 September 22. The proposed activities include the following initiatives:

1. Initiate a call for musicians and street performers, adjudicate responses through an audition process administered through the Shadbolt Centre for the Performing Arts Special Events team and establish a roster of selected performers who will be scheduled for the various events.
2. Capitalize on existing festivals and events already in the City within the proposed time frame to promote Celebrate Burnaby 125! Consideration was given to various neighbourhoods in the City to maximize community involvement. Potential events include Hat's off Day in north Burnaby (June), the Edmonds City Fair & Classic Car Show in southeast Burnaby (July), the Bonsor Chalk Festival in southwest (September) and Culture Days in central Burnaby (September). In consultation with event organizers showcase a program of performers from the adjudicated roster.
3. Expand the three City of Burnaby Canada Day celebrations at the Burnaby Village Museum, Edmonds Community Centre and Swangard Stadium as key events of the Celebrate Burnaby 125! program by providing local artist entertainment, buskers/street performers and expanded community areas as appropriate.
4. Create a Celebrate Burnaby 125! volunteer team who will support the program at each of these events. Recruitment, orientation and scheduling of volunteers will be managed through the Shadbolt Centre for the Performing Arts Volunteer Coordinator.

To: Financial Management Committee
 From: Director Parks, Recreation & Cultural Services
 Re: Burnaby 125/Canada 150 Celebrations
 2016 Oct 19..... Page 3

5. Encourage a 2017 City Hall Open House and Paving Ceremony to take place around the City's anniversary date and support the program with appropriate entertainment from the adjudicated roster.
6. Develop a communications plan to increase awareness of the Celebrate Burnaby 125! events that fall within the federal grant funding, this will include advertising, social media and public relations.

In addition to the planned performance activities incorporated within the federal Celebrate Burnaby 125! grant, further initiatives are being proposed to leverage existing events and programs to create a year-long celebratory feeling in the City. This will also include an enhanced City-wide public awareness/communications plan focused on Celebrate Burnaby 125 | Canada 150.

- **Existing Events:** Enhance existing smaller civic events through an on-site presence of Burnaby 125 | Canada 150. In consultation with event organizers, enhancements could include a branded pop-up tent, signage/banners, 125 | 150 memento giveaways, draw prizes and on-site activity. For some of the mid-sized events, 125 | 150 cake may be provided. Encourage event organizers to coordinate volunteers to generate excitement and participation.
- **Parks Projects:** Encourage the Parks, Recreation & Cultural Services Department to create floral displays in 2017 utilizing a Celebrate Burnaby 125 | Canada 150 design in an existing selection of parks and gardens throughout the City. In addition, create a 125 | 150 Eco-Sculpture and display prominently near City Hall.
- **Street Banner Program:** The City's outdoor street banners located at major entrances, Deer Lake Park and Central Valley require replacement in late 2016. A special banner design could feature the Burnaby 125 | Canada 150 logo, for an ongoing presence of this celebratory year throughout 2017.
- **Communications:** Develop a comprehensive marketing and communications plan that will enliven existing public awareness campaigns, increase awareness of these two historic events and foster community engagement and pride. Details are yet to be determined, but could include:
 - Developing a "Celebrate Burnaby 125 | Canada 150 logo" to replace the City's logo on all "short term" printed materials as well as online through the City's website and social media.
 - Creating excitement at the community level and generating public awareness by targeting local residents where they already gather frequently – recreation facilities. This could include overall branded messages of the celebration, along with targeted messages to specific events using window decals, posters, banners and read-o-graph messages at recreation facilities.

To: Financial Management Committee
 From: Director Parks, Recreation & Cultural Services
 Re: Burnaby 125/Canada 150 Celebrations
 2016 Oct 19..... Page 4

- Leveraging short term “promotional” materials and advertising. This could include Celebrate 125 | 150 messages on the cover of Leisure Guide, printed recreation newsletters, electronic eNews, social media profile pages, website, Info Burnaby, program promotional materials, outdoor overpass banners on Kingsway and Canada Way along with transit shelters.
- Developing a dedicated Celebrate Burnaby 125 | Canada 150 webpage on the City’s website that features all of the events throughout the year, backgrounds and bios of the performers involved in the Celebrate Burnaby 125! grant events, volunteer information, sponsorship information, and Burnaby history.
- Generating excitement and increased community engagement through a social media plan that includes regular posts to promote events on the City’s Twitter and Facebook, paid online advertising in social media and blogs, posts to calendar of events pages both in traditional media and online blogs, and a targeted year-long social media campaign with an educational component.
- Developing an editorial agenda with key messages to be used in media releases, social media, speaking notes, publications such as Info Burnaby, as well as internal communications through staff email, SAP portal and the Burnaby Enquirer.

Attachment #1 outlines the budget requirements for the Celebrate Burnaby 125 | Canada 150 program. It is recommended that the grant be received from the Ministry of Canadian Heritage and that the proposed comprehensive program be given the approval to proceed.



Dave Ellenwood
 DIRECTOR PARKS, RECREATION & CULTURAL SERVICES

DE:gp:km
 Attachment

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Attachment 1

Burnaby 125/Canada 150 Celebrations
Budget Requirements

Planned Activities Under Federal Celebrate 125 Grant	Grant	COB	Other	Total
Volunteer Support	\$4,500	\$3,500		\$8,000
Fees/Expenses Local Artists	\$45,000	\$30,400		\$75,400
Production	\$25,000	\$20,000		\$45,000
Promotion	\$1,400	\$12,000	\$4,100	\$17,500
Project Administration		\$10,000		\$10,000
Other Activities (non-grant)				
Enhanced Event Presence		\$35,000		
Parks Projects (EcoSculpture/Flowers)		Existing		
Promotions				
NEW: facilities, outdoor, social media		\$15,000		
Leveraging Existing communications		Existing		
Outdoor Street Banners (2 installations)		\$80,000		
GRAND TOTAL	\$75,900	\$205,900 *	\$4,100	\$285,900



MANAGER'S REPORT October 24, 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 2017 MEETING SCHEDULES FOR COUNCIL, PUBLIC HEARINGS, BOARDS, COMMITTEES AND COMMISSIONS

PURPOSE: To set the 2017 meeting dates for Regular Council, Public Hearings, Boards, Committees and Commissions.

02 PLANNED AMENDMENTS TO THE BURNABY BUSINESS LICENCE BYLAW, THE BURNABY CAB REGULATION BYLAW 2009 AND THE BURNABY HOME RENTAL BUSINESS LICENCE BYLAW 2014. REPEAL OF THE BURNABY AUTOMATIC VENDING MACHINE BYLAW 1946 AND THE BURNABY CABARET REGULATION BYLAW 1934

PURPOSE: To obtain Council authorization for bylaw amendments to align business licence fees under a single fee schedule and to repeal redundant bylaws.

03 FIRE DEPARTMENT 3RD QUARTER 2016 REPORT

PURPOSE: To provide Council with information relating to the Fire Department's activities during the 3rd Quarter of 2016.

04 BURNABY CHRISTMAS BUREAU PROMOTIONAL SUPPORT 2016

PURPOSE: To request Council approve a promotional initiative and donation of revenue from Burnaby Village Museum Carousel ride sales on 2016 December 10 to the Burnaby Christmas Bureau.

Item**05 COVERED SPORTS BOX PROJECT**

PURPOSE: To request Council approve a detailed geotechnical investigation of underground conditions in order to establish a cost framework for a covered sports box at Burnaby Lake Sports Complex.

**06 2016 OCTOBER – PARKS, RECREATION & CULTURAL SERVICES
CAPITAL FUNDING BYLAW**

PURPOSE: To request Council bring forward a bylaw to appropriate \$230,280 (inclusive of GST) from Capital Reserves to finance two projects.

07 PERIMETER TRAIL IN CENTRAL PARK

PURPOSE: To request Council bring forward a bylaw to appropriate \$1,988,786 (inclusive of GST) from Capital Reserves to finance this project.

**08 CONTRACT AWARD E48/2016
NORTHEAST BURNABY ROADS AND INTERSECTION
IMPROVEMENTS PROGRAM**

PURPOSE: To obtain Council approval to award a contract for the Northeast Burnaby Roads and Intersection Improvements Program.

09 CONTRACT EXTENSION – GIS ENTERPRISE LICENCE AGREEMENT

PURPOSE: To obtain Council approval to extend the City's GIS (Geographical Information System) enterprise licence agreement with Esri Canada Limited.

10 2016 NET NEW RECYCLING TRUCK

PURPOSE: To request funding approval for a net new recycling truck.

Item**11 CONTRACT AWARD
BUCKET TRUCKS WITH SERVICE BODY**

PURPOSE: To obtain Council approval to award a contract for the supply and delivery of two bucket trucks with service body.

12 CONTRACT EXTENSION – FLAGGING AND TRAFFIC CONTROL

PURPOSE: To obtain Council approval for a one year contract extension for flagging and traffic control services.

13 CONTRACT EXTENSION – HIRED EQUIPMENT SERVICES

PURPOSE: To obtain Council approval for a one year contract extension for thirty-two individual contracts for hired equipment services.

**14 CONTRACT AWARD
SUPPLY & DELIVERY OF SAND AND GRAVEL**

PURPOSE: To obtain Council approval to award a contract for the supply and delivery of sand and gravel aggregates.

**15 REZONING REFERENCE #14-47
FOUR-STOREY MIXED-USE DEVELOPMENT
ROYAL OAK COMMUNITY PLAN**

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2016 November 22.

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

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2016 November 22.

Item

**17 REZONING REFERENCE #15-52
 TOWNHOUSE PROJECT WITH UNDERGROUND PARKING
 EDMONDS TOWN CENTRE PLAN**

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2016 November 22.

**18 REZONING REFERENCE #15-53
 NON-PROFIT SENIORS' RENTAL HOUSING DEVELOPMENT**

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2016 November 22.

Yours respectfully,

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

Lambert Chu
City Manager



Item
Meeting 2016 October 24

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2016 October 17

FROM: CITY CLERK

SUBJECT: 2017 MEETING SCHEDULES FOR COUNCIL, PUBLIC HEARINGS, BOARDS, COMMITTEES AND COMMISSIONS

PURPOSE: To set the 2017 meeting dates for Regular Council, Public Hearings, Boards, Committees and Commissions.

RECOMMENDATION:

1. **THAT** Council approve the 2017 meeting schedules for Council (*Appendix 'A'*), Public Hearings (*Appendix 'B'*), and Boards, Committees & Commissions (*Appendix 'C'*); and
2. **THAT** Council receive for information the 2017 meeting schedule for the Public Library Board (*Appendix 'D'*) and the Burnaby Parks, Recreation and Culture Commission meetings (*Appendix 'E'*).

REPORT

Section 127 of the *Community Charter* requires Council to adopt a schedule of Regular Council meetings. This report recommends a schedule of Regular Council meetings, as well as Public Hearings, Boards, Committees & Commissions.

As Council is aware, the following Committees meet as required (at the Call of the Chair) and therefore are not included in the attached meeting schedule:

- Simon Fraser Liaison Committee
- International Relations & Friendship Cities Committee
- Audit Committee

Upon adoption of the meeting schedules, Section 94(2)(a) and (b) of the *Community Charter* requires that public notice of the Regular Council meeting schedule be published in a newspaper, once each week for two consecutive weeks.

It is recognized that adopting this report does not preclude Council or a Committee from adopting future resolutions or at the discretion of the Chair to add, cancel or change meeting dates, times and/or venues if and when required.



DENNIS BACK
CITY CLERK

Copy: Deputy City Manager
Director Planning and Building
Director Engineering
Director Finance
Fire Chief

Director Public Safety and Community Services
Director Parks, Recreation and Cultural Services
OIC, RCMP
Chief Librarian

APPENDIX 'A'
2017 REGULAR COUNCIL MEETING SCHEDULE

January	23	July	10
	30		24
February	06	August	28
	20		
	27		
March	06	September	11
	20		18
	27		
April	03	October	02
	10		16
	24		30
May	01	November	06
	15		20
	29		
June	12	December	04
	26		11

APPENDIX 'B'
2017 PUBLIC HEARINGS SCHEDULE

January	31	July	25
February	28	August	29
March	28	September	19
April	25	October	31
May	30	November	21
June	27	December	12

APPENDIX 'C'

2017 BOARDS, COMMITTEES AND COMMISSIONS MEETINGS SCHEDULE

Advisory Planning Commission

(6:00 p.m. - Clerk's Committee Room)

January	19	July	13
February	16	August	17
March	16	September	07
April	13	October	19
May	18	November	09
June	15	November	30

Board of Variance

(6:00 p.m. - Council Chamber)

January	05	July	06
February	02	August	10
March	02	September	07
April	06	October	05
May	04	November	02
June	01	December	07

Community Heritage Commission

(6:00 p.m. - Council Committee Room)

February	02	September	07
April	06	November	02
June	08		

Environment Committee

(6:00 p.m. - Council Committee Room)

January	17	September	12
March	14	November	14
May	02		

Executive Committee of Council

(5:00 p.m. - Council Committee Room)

January	26	June	15
February	16	September	21
March	16	October	19
April	20	November	16
May	18	December	06

Financial Management Committee

(5:30 p.m. - Council Committee Room)

January	25	June	21*
February	22	July	19*
March	22	September	20*
April	26	October	25
May	24	November	22

**Clerk's Committee Room*

Planning and Development Committee

(5:00 p.m. - Council Committee Room)

January	31	June	27
February	28	September	19
March	28	October	31
April	25	November	21
May	30	December	12

Public Safety Committee

(6:00 p.m. - Council Chamber)

January	19	June	08
March	09	September	14
May	03	November	09

Social Planning Committee

(6:00 p.m. - Council Chamber)

February	01	September	06
April	05	November	01
June	07		

Traffic Safety Committee

(6:00 p.m. - Council Chamber)

March	07	October	03
May	16	December	05

Transportation Committee

(6:00 p.m. - Council Chamber)

February	08	September	13
April	12	November	08

APPENDIX 'D'

2017 BURNABY PUBLIC LIBRARY BOARD MEETING SCHEDULE

Public Library Board*

(7:00 p.m. - Bob Prittie Metrotown Library unless otherwise noted)

January	19	July	20
February	16	<i>No Meeting in August</i>	
March	16	September	21 <i>(Tommy Douglas Library)</i>
April	20 <i>(Cameron Library)</i>	October	19
May	18	November	16
June	15 <i>(McGill Library)</i>	December	14

**Schedule pending approval of the Burnaby Public Library Board*

APPENDIX 'E'
2017 BURNABY PARKS, RECREATION AND
CULTURE COMMISSION MEETING SCHEDULE

Parks, Recreation and Culture Commission

(7:00 p.m. - Council Committee Room and Council Chamber unless otherwise noted)

January	18	July	19
February	15 <i>(Confederation Community Centre)</i>	<i>No Meeting in August</i>	
March	15	September	20
April	19	October	18 <i>(Bonsor Recreation Centre)</i>
May	17 <i>(Edmonds Community Centre)</i>	November	15
June	21	December	13



Item
Meeting 2016 Oct 24

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2016 October 17

FROM: DIRECTOR FINANCE **FILE:** 42000-01

SUBJECT: **PLANNED AMENDMENTS TO THE BURNABY BUSINESS LICENCE BYLAW, THE BURNABY CAB REGULATION BYLAW 2009 AND THE BURNABY HOME RENTAL BUSINESS LICENCE BYLAW 2014. REPEAL OF THE BURNABY AUTOMATIC VENDING MACHINE BYLAW 1946 AND THE BURNABY CABARET REGULATION BYLAW 1934**

PURPOSE: To obtain Council authorization for bylaw amendments to align business licence fees under a single fee schedule and to repeal redundant bylaws.

RECOMMENDATION:

1. **THAT** Council authorize the City Solicitor to prepare bylaw amendments to the Burnaby Business Licence Bylaw, the Burnaby Cab Regulation Bylaw 2009 and the Burnaby Home Rental Business Licence Bylaw 2014, and commence repeal of the Burnaby Automatic Vending Machine Bylaw 1946 and the Burnaby Cabaret Regulation Bylaw 1934; subject to adoption of bylaw 13653 – Burnaby Business Licence Bylaw, Amendment Bylaw No. 1, 2016.

REPORT**1.0 BACKGROUND**

On 2016 October 03 Council received a report from the Financial Management Committee recommending increases to the fees charged for business licences under the Burnaby Business Licence Bylaw. Further housekeeping bylaw amendments are now necessary in order to consolidate all business licencing fees under one unified fee schedule. In addition amendments to the Burnaby Cab Regulation Bylaw 2009 and the Burnaby Home Rental Business Licence Bylaw 2014 are required in order to remove language that references fees in these bylaws. Amendments will also be required to the Burnaby Business Licence Bylaw to remove limiting language and to ensure that the bylaw permits for the charging of Business Licence Fees under Schedule A of the bylaw. The repeal of the outdated Burnaby Automatic Vending Machine Bylaw 1946 and the Burnaby Cabaret Regulation Bylaw 1934 is also recommended. These bylaws do not reflect current licencing and enforcement practice and therefore are no longer required.

To: City Manager
 From: Director Finance
 Re: Planned Amendments to the Burnaby Business Licence Bylaw, the Burnaby Cab Regulation Bylaw 2009 and the Burnaby Home Rental Business Licence Bylaw 2014. Repeal of the Burnaby Automatic Vending Machine Bylaw 1946 and the Burnaby Cabaret Regulation Bylaw 1934.
 2016 October 24.....Page 2

A new Burnaby Business Licence Bylaw is scheduled to be presented to Council in the spring of 2017 in conjunction with the introduction of the new Licence, Inspections and Permits System. The new bylaw will incorporate business regulations that are currently contained within various bylaws (e.g. the Vehicle Immobilization and Towing Bylaw, the Burnaby Home Rental Business Licence Bylaw 2014, and the Second-Hand Dealers Bylaw) into a single consolidated bylaw.

2.0 IMPLEMENTATION

The Community Charter requires that proposed changes to a business regulation be published as a notification of intention prior to final adoption. If Council adopts the recommendation of this report upon completion of first reading of the bylaw amendment, notification will be published in two consecutive editions of the local newspaper to invite written comments for submission to Council prior to second reading.

3.0 RECOMMENDATION

It is recommended that Council authorize the City Solicitor to prepare bylaw amendments to the Burnaby Business Licence Bylaw, the Burnaby Cab Regulation Bylaw 2009 and the Burnaby Home Rental Business Licence Bylaw 2014, and commence repeal of the Burnaby Automatic Vending Machine Bylaw 1946 and the Burnaby Cabaret Regulation Bylaw 1934; subject to adoption of bylaw 13653 – Burnaby Business Licence Bylaw, Amendment Bylaw No. 1, 2016.

for 
 Denise Jorgenson
 DIRECTOR FINANCE

DJ:DL:RR/ew



Item
Meeting 2016 October 24

COUNCIL REPORT

TO: CITY MANAGER

DATE: 2016 October 11

FROM: FIRE CHIEF

SUBJECT: FIRE DEPARTMENT 3RD QUARTER 2016 REPORT

PURPOSE: To provide Council with information relating to the Fire Department's activities during the 3rd Quarter of 2016.

RECOMMENDATION:

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

REPORT

The Fire Department responded to 3,725 incidents during the third quarter of 2016. A breakdown of the call types can be found on the attached report.

Joe Robertson
FIRE CHIEF

JR:as

CC: Councillor Johnston

To: City Manager
 From: Fire Chief
 Re: Fire Department 3rd Quarter 2016 Report
 2016 October 11.....Page 2

<p align="center">BURNABY FIRE DEPARTMENT 2016 THIRD QUARTER REPORT (July, August, September)</p>

	THIRD QUARTER		CUMULATIVE	
	2016	2015	2016	2015
INCIDENTS				
Building Fire	95	54	289	182
Vehicle Fire	14	13	43	50
Other Fires (Rubbish, Bush, etc.)	269	307	717	597
False Alarm	145	88	347	216
Accidental Alarm	255	202	774	693
Medical Emergencies	2,228	2,324	6,899	6,861
Motor Vehicle Incidents	364	304	1,008	807
Public Service	355	416	1,032	1,015
TOTAL:	3,725	3,708	11,109	10,421
FIRE PREVENTION DIVISION				
Accumulative Office & Site Visit Hrs.	982	874	2,818	2,655.5
Fire Investigations (Pending & Complete)	9	18	29	68
Inspections	998	736	2,393	2,378
Orders Issued	278	282	710	662
Plan Checking/Other	455	583	1,276	1,679
CITIZEN INJURIES	2	2	6	10
CITIZEN DEATHS	0	0	0	1

	THIRD QUARTER			
FIREFIGHTER OCCUPATIONAL	No Time Loss		Time Loss	
INJURIES & EXPOSURES	<u>2016</u>	<u>2015</u>	<u>2016</u>	<u>2015</u>
	42	45	2	5

To: City Manager
 From: Fire Chief
 Re: Fire Department 3rd Quarter 2016 Report
 2016 October 11.....Page 3

BFD Wait Times

Council recently requested reporting on delayed response times by the BC Ambulance Service and wait times for the Fire Department related to this. Department staff analyzed data to the end of August 2016 and can report the following:

	2014	2015	2016
BCAS on scene before BFD	10%	9%	8%
BFD waited 1-10 minutes	62%	65%	64%
BFD waited 11-20 minutes	19%	17%	18%
BFD waited 21-30 minutes	4%	4%	5%
BFD waited > 30 minutes	5%	5%	5%

In two previous reports to Council, the Fire Department identified a noticeable difference in ambulance response times after the Resource Allocation Plan was changed. As can be seen from the chart above, in the 2 ½ years since the RAP changes there has been no significant difference in ambulance response times for the broad time categories shown.



Item
Meeting 2016 Oct 24

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2016 Oct. 20

FROM: DIRECTOR PARKS, RECREATION & CULTURAL SERVICES **FILE:** 51000-30

SUBJECT: BURNABY CHRISTMAS BUREAU PROMOTIONAL SUPPORT 2016

PURPOSE: To request Council approve a promotional initiative and donation of revenue from Burnaby Village Museum Carousel ride sales on 2016 December 10 to the Burnaby Christmas Bureau.

RECOMMENDATIONS:

1. **THAT** approval be granted for a promotional initiative in support of the Burnaby Christmas Bureau at the Burnaby Village Museum at Heritage Christmas 2016 as outlined in the attached report.
2. **THAT** approval be granted to donate revenue from the Burnaby Village Museum Carousel ride sales from 5 p.m. to 9 p.m. on Saturday, 2016 December 10, to the Burnaby Christmas Bureau

REPORT

At its 'Open' Meeting of 2016 October 19, the Parks, Recreation and Culture Commission received the attached report and adopted the four recommendations contained therein.

Dave Ellenwood
DIRECTOR PARKS, RECREATION AND CULTURAL SERVICES

DE:tc

Attachment

Burnaby Christmas Bureau Promotional Support 2016 (2016.10.24)

Copied to: City Manager
Director Finance



Item	4
Director's Report No.....	9
Meeting	2016 Oct 19

COMMISSION REPORT

TO: CHAIR AND MEMBERS
PARKS, RECREATION & CULTURE COMMISSION

FROM: DIRECTOR PARKS, RECREATION &
CULTURAL SERVICES

SUBJECT: BURNABY CHRISTMAS BUREAU PROMOTIONAL SUPPORT 2016

RECOMMENDATIONS:

1. **THAT** approval be granted for a promotional initiative in support of the Burnaby Christmas Bureau at the Burnaby Village Museum at Heritage Christmas 2016 as outlined in this report.
2. **THAT** approval be granted to donate revenue from the Burnaby Village Museum Carousel ride sales from 5 p.m. to 9 p.m. on Saturday 2016 December 10 to the Burnaby Christmas Bureau.
3. **THAT** Council be asked to concur.
4. **THAT** Mr. Stephen D'Souza, Executive Director of the Burnaby Community Services be so advised.

REPORT

The Burnaby Village Museum is presenting Heritage Christmas from 2016 November 19 to 2017 January 02 (closed December 24 and 25). Admission is free to the public.

Attached is a request from Burnaby Community Services and the Burnaby Christmas Bureau program seeking Commission approval for the donation of a portion of Carousel ride revenue for charitable purposes. The Burnaby Village Museum has extended hours from 1 p.m. to 9 p.m. from 2016 December 10 to 2016 January 02 (except for December 24 and 25). The period being considered is from 5 p.m. to 9 p.m. on 2016 December 10.

In past years this request has been supported by Commission generating approximately \$1,000 in donated revenue to the Burnaby Christmas Bureau. The Museum allows member pass holders unlimited free carousel rides throughout the year and this would need to be honoured.

To: Parks, Recreation & Culture Commission
From: Director Parks, Recreation & Cultural Services
Re: Burnaby Christmas Bureau Promotional
Support 2016

..... Page 2

It is recommended that the Carousel ride revenue from 5 p.m. to 9 p.m. on Saturday, 2016 December 10 be donated to the Burnaby Christmas Bureau, excluding member pass holders.

This partnership allows for a promotional opportunity for the Christmas Bureau and the Museum for Heritage Christmas 2016 and encourages community giving for those who are in need.



Dave Ellenwood
DIRECTOR PARKS, RECREATION & CULTURAL SERVICES

DN:ob:tc

Attachment

p:\cultural services\museum\sponsorship\Christmas Bureau Carousel Rides 2016

Copied to: City Manager



BURNABY
COMMUNITY
SERVICES

Attachment #1

September 27th, 2016

Dave Ellenwood
Director, Burnaby Parks, Recreation & Cultural Services
101 – 4946 Canada Way
Burnaby, BC, V5G 4H7

Re: Carousel Rides for the Burnaby Christmas Bureau

Hello Mr. Dave Ellenwood,

Thank you for your ongoing support of the Burnaby Community Services and our Burnaby Christmas Bureau program. I am writing today to ask if you will continue to help low income families and seniors experiencing isolation this Holiday Season through the donation of Carousel sales during the first late night of the Heritage Christmas at the Burnaby Village Museum on December 10th, 2016.

Last year, with the support of our generous donors, the Burnaby Christmas Bureau helped 3,574 people; including 1,931 children, 106 seniors and 33 unique individuals (homeless or at risk of homelessness). We were also able to extend the 2015 Christmas Bureau season into the New Year by providing gifts and household items to over 80 recently arrived Syrian refugee families.

For as long as I can remember the Burnaby Parks, Recreation & Cultural Services has been supporting the Bureau. First with Loonie, then Toonie, and half price nights on the first late night of Heritage Christmas at the Burnaby Village Museum from 2002 to 2010. For the last five years, with the introduction of free admission, tickets sales on the restored 1912 C.W. Parker Carousel were donated to the Bureau.

We would ask that the Burnaby Parks, Recreation & Cultural Services consider again supporting the Bureau by donating all Carousel sales at the Burnaby Village Museum on December 10th. Additionally, we would like to also include on-site donation boxes for toys and coins.

Thank you again for your ongoing support,


Stephen D. Souza,
Executive Director



Item
Meeting 2016 Oct 24

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2016 Oct. 20

FROM: DIRECTOR PARKS, RECREATION & CULTURAL SERVICES **FILE:** 54000-01

SUBJECT: COVERED SPORTS BOX PROJECT

PURPOSE: To request Council approve a detailed geotechnical investigation of underground conditions in order to establish a cost framework for a covered sports box at Burnaby Lake Sports Complex.

RECOMMENDATION:

1. **THAT** approval be given for a detailed geotechnical investigation of underground conditions in order to establish a cost framework for a covered sports box at Burnaby Lake Sports Complex.

REPORT

At its 'Open' Meeting of 2016 October 19, the Parks, Recreation and Culture Commission received the attached report and adopted the two recommendations contained therein.

Dave Ellenwood
DIRECTOR PARKS, RECREATION AND CULTURAL SERVICES

DE:tc

Attachment

Covered Sports Box Project (2016.10.24)

Copied to: Deputy Chief Building Inspector – Project Mgmt.
Asst. Manager – Parks Design & Dev.
Park Designer
Asst. Director - Recreation



Item	3
Director's Report No.....	9
Meeting	2016 Oct 19

COMMISSION REPORT

TO: CHAIR AND MEMBERS
PARKS, RECREATION & CULTURE COMMISSION

FROM: DIRECTOR PARKS, RECREATION & CULTURAL SERVICES

SUBJECT: COVERED SPORTS BOX PROJECT

RECOMMENDATIONS:

1. **THAT** approval be given for a detailed geotechnical investigation of underground conditions in order to establish a cost framework for a covered sports box at Burnaby Lake Sports Complex.
2. **THAT** Council be requested to concur.

REPORT

BACKGROUND

On 2006 July 19, the Parks, Recreation and Cultural Services Commission approved a recommendation to proceed with a plan to provide outdoor sports box facilities in each quadrant of the City. Following the approval of the plan, the Burnaby Heights box was decommissioned and the Jack Crosby lacrosse box was constructed at Riverway Sports Complex. Confederation and Cariboo Hill boxes were upgraded and the Richmond Park box was decommissioned to make way for the eventual redesign and reconstruction of Edmonds Park. The report also identified the need for a fourth lacrosse/sports box north of Highway #1.

The identification of a suitable site for a fourth sports box was deferred in order to allow time to develop a visioning concept for the Burnaby Lake Sports Complex which would take into consideration possible sports field additions, replacement of CG Brown Pool and the development of the site north of Joe Sakic Way. The visioning study investigated the ability to construct both built structures and landscape improvements in various locations based on expected soil conditions.

The visioning exercise was presented to the Parks, Recreation & Culture Commission and Council at a joint workshop on 2016 April 04. Coming out of the workshop, direction was given to staff to investigate two locations; the first in the parking lot west of Bill Copeland Arena and the second at north of Joe Sakic Way. In either of these locations Recreation

To: Parks, Recreation & Culture Commission
 From: Director Parks, Recreation & Cultural Services
 Re: Covered Sports Box

..... Page 3

staff from the arenas can manage booking, cleaning and security services required to enable operations in an efficient manner. The potential siting options also considered the:

- General understanding of potential soil and subsurface conditions;
- Recognition of future development plans for reconstruction of existing facilities in the Central Valley and the construction staging areas that will impact ongoing facility uses;
- The ability to begin construction works on lands available for work as soon as possible.

CURRENT STATUS

The potential location of a covered sports box in the Burnaby Lake Sports Complex has been vetted through the visioning process and there is agreement that the siting of the facility in this location is consistent with the general intent of the vision plan, noting that the visioning exercise was intended to provide general information to inform decision makers on potential land use in the area.

The next step in the process will be to proceed with geotechnical work in order to provide detailed data from which to develop a cost projection for the project and facilitate a formal feasibility study through the Civic Projects division of the Building Department.

SUMMARY

The potential siting for a covered sports box has been reviewed in light of the larger visioning study of the Burnaby Lake Sports Complex. The study provided a general overview of underground site conditions. At this time it is recommended that Commission approve a more site specific geotechnical analysis at two locations in the area that are best suited to the construction of a sports box and that Council be requested to concur with this recommendation. Funds for the study have been approved and are available in DPX.0063.



DAVE ELLENWOOD

HE:ATS:ats:tc

p:\admin\tc\wp\he\reports\covered sports box

cc: John Cusano
 Rick Sporns
 Meredith Botta
 Craig Collis



Item
Meeting 2016 Oct 24

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2016 Oct. 20

FROM: DIRECTOR PARKS, RECREATION & CULTURAL SERVICES **FILE:** 62500-01

SUBJECT: 2016 OCTOBER - PARKS, RECREATION & CULTURAL SERVICES CAPITAL FUNDING BYLAW

PURPOSE: To request Council bring forward a bylaw to appropriate \$230,280 (inclusive of GST) from Capital Reserves to finance two projects.

RECOMMENDATION:

1. **THAT** a bylaw be brought forward to appropriate \$230,280 (inclusive of GST) from Capital Reserves to finance two projects.

REPORT

At its 'Open' Meeting of 2016 October 19, the Parks, Recreation and Culture Commission received the attached report and adopted the two recommendations contained therein.

Dave Ellenwood
DIRECTOR PARKS, RECREATION & CULTURAL SERVICES

DE:tc

Attachment

2016 October – Parks, Recreation & Cultural Services Capital Funding Bylaw (2016.10.24)

Copied to: Director Finance
City Solicitor



Item.....	7
Director's Report No.	9
Meeting	2016 Oct 19

COMMISSION REPORT

TO: CHAIR AND MEMBERS
PARKS, RECREATION & CULTURE COMMISSION

FROM: DIRECTOR PARKS, RECREATION & CULTURAL SERVICES

SUBJECT: 2016 OCTOBER - PARKS, RECREATION & CULTURAL SERVICES
CAPITAL FUNDING BYLAW

RECOMMENDATIONS:

1. **THAT** the expenditure of \$220,000 from the 2016 Provisional Financial Plan for these projects outlined in this report be approved.
2. **THAT** Council be requested to bring down a bylaw to appropriate \$230,280 (inclusive of GST) from Capital Reserves to finance these projects.

REPORT

The 2016 Provisional Financial Plan for Parks, Recreation and Cultural Services contains the following projects to be funded from Capital Reserves. To enable work to go ahead on these projects, approval is requested to bring down a bylaw for funding.

- | | |
|---|------------------|
| 1. Kensington Pitch and Putt Redevelopment (DPX.0159) | \$150,000 |
| Consultation, testing and concept planning for fieldhouse/golf shop building constructions and renovations | |
| 2. Burnaby Village Museum Gift Shop (DPX.0160) | \$70,000 |
| To upgrade the Carousel Gift Shop space to improve traffic flow and better use available space for merchandise display. Upgrades include; electrical, data, HVAC, store room and lighting upgrades. | |

To: Parks, Recreation & Culture Commission
From: Director Parks, Recreation & Cultural Services
Re: 2016 October- Parks, Recreation & Cultural
Services Capital Funding Bylaw

..... Page 2

Sufficient Capital Reserves are available to complete the above projects in the 2016 Provisional Financial Plan. It is recommended that Council be requested to bring down a bylaw to appropriate \$230,280 (inclusive of GST) from Capital Reserves to finance these projects.



Dave Ellenwood
DIRECTOR PARKS, RECREATION & CULTURAL SERVICES

DH:lw
P:\Admin\Clerical \DH\2016 October - Parks, Recreation & Cultural Services Capital Funding Bylaw.docx

Copied to: Director Finance
City Solicitor



Item
Meeting 2016 Oct 24

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2016 Oct. 20

FROM: DIRECTOR PARKS, RECREATION & CULTURAL SERVICES **FILE:** 62500-01

SUBJECT: PERIMETER TRAIL IN CENTRAL PARK

PURPOSE: To request Council bring forward a bylaw to appropriate \$1,988,786 (inclusive of GST) from Capital Reserves to finance this project.

RECOMMENDATION:

1. **THAT** a bylaw be brought forward to appropriate \$1,988,786 (inclusive of GST) from Capital Reserves to finance this project.

REPORT

At its 'Open' Meeting of 2016 October 19, the Parks, Recreation and Culture Commission received the attached report and adopted the two recommendations contained therein.

Dave Ellenwood
DIRECTOR PARKS, RECREATION & CULTURAL SERVICES

DE:tc

Attachment

Perimeter Trail in Central Park (2016.10.24)

Copied to: Director Finance
City Solicitor



Item.....	5
Director's Report No.	9
Meeting	2016 Oct 19

COMMISSION REPORT

TO: CHAIR AND MEMBERS
PARKS, RECREATION & CULTURE COMMISSION

FROM: DIRECTOR PARKS, RECREATION & CULTURAL SERVICES

SUBJECT: PERIMETER TRAIL IN CENTRAL PARK

RECOMMENDATIONS:

1. **THAT** the expenditure of \$1,900,000 from the 2016 Annual Financial Plan for the project outlined in this report be approved.
2. **THAT** Council be requested to bring down a bylaw to appropriate \$1,988,786 (inclusive of GST) from Capital Reserves to finance this project.

REPORT**BACKGROUND**

Central Park is located west of Metrotown and on the border of the City of Vancouver. Tens of thousands of residents in surrounding high-rises and Western Canada's second largest commercial mall are located next to Central Park. The Sky Train rail line and station sit adjacent to the park, making it the most accessible park in the region. This popular destination park features a second growth coastal Douglas fir forest which covers approximately 64 hectares, or 75% of the park. Besides the natural forest ecology, the park offers a wealth of recreational opportunities, including golf, swimming, tennis, group picnic, and accessible playgrounds. Central Park is one of the most visited parks in the City with over one-half of Burnaby's 250,000 residents visiting the park and attractions in a typical year.

Central Park currently has limited pedestrian or bicycle access to the park, and no opportunity for walking or bicycling around the park. The current paths are made up of materials which are not accessible and provide only limited and disconnected circulation along busy arterial roads. The proposed multi-use trail will create an accessible and safe access into the park as well as a recreational route for people to enjoy for walking and biking. The Burnaby resident Needs and Preference Study cited walking, hiking and recreational cycling as the most desirable recreational activities in the City.

To: Parks, Recreation & Culture Commission
 From: Director Parks, Recreation & Cultural Services
 Re: Perimeter Trails in Central Park

..... Page 2

CURRENT STATUS

The Central Park perimeter project will provide the first and most important of three multi-use trail segments to circumnavigate the perimeter of Central Park in Burnaby. The first project phase is 0.85 km. in length along the west perimeter of Boundary Road replacing an existing dirt roadside trail. The multi-use trail will be a separated walkway 4 m. or less in width depending on tree, roadside, and utility conditions. A double row of trees will be planted along this route to provide a spectacular and shaded setting. The surfacing will be porous, and resilient, offering comfort for walking and jogging while being cycling friendly. The porous surface will promote quick drying, as well as provide water and air percolation to important tree root systems nearby. Future phases will include the south perimeter along Imperial Street replacing an existing sidewalk and gravel path, and the east perimeter along Patterson Avenue replacing an existing sidewalk. The north perimeter is the existing 4 m. wide asphalt BC Parkway. The total future multi-use trail circuit will be approximately 4 km. in length and is estimated to cost \$4 Million to construct over the next 4 years.

Design work was initiated on the entire multi-use trail late in 2013. To this end, site analysis, topographical site survey, arborist review, and 90% design development has been completed. Any design issues with complications have been fully reviewed on site, and through an interdepartmental staff committee. A request for expressions of interest for porous, resilient surfacing suppliers has been executed, and is under current evaluation and testing.

SUMMARY

This project is the first phase of a longer continuous multi-use trail on three sides of the park that will connect on the north to the BC Parkway trail. The overall project cost is estimated to be \$4 Million, and the first phase of the project is estimated to be \$1.9 Million inclusive of a Canada 150 grant in the amount of \$500,000. The grant funding would be paid out upon completion of the first phase of the overall trail project which must be completed by March 2018. The completed project will provide a 4 km. loop trail which will circumnavigate Central Park, offering accessible, safe, and convenient access, enhanced recreational opportunities and a new venue for community groups to host fundraising runs and walks.

A yearly funding plan has been approved for Central Park including this work within the 5-Year Capital Plan 2016-2021 each year to continue the project to completion. It is recommended that the Parks, Recreation and Culture Commission approve the funding of \$1.9 Million (inclusive of WEDC funds) to complete the design and construction of Phase 1 and that Council be requested to concur.



DAVE ELLENWOOD

HE:tc

p:\admin\tc\wp\he\reports\Perimeter Trail in Central Park



Item
Meeting2016 Oct 24

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2016 October 17

FROM: DIRECTOR FINANCE **FILE:** 5820-20
Reference: 173-09/16 (ICPR-17-05)

**SUBJECT: CONTRACT AWARD E48/2016
 NORTHEAST BURNABY ROADS AND INTERSECTION
 IMPROVEMENTS PROGRAM**

PURPOSE: To obtain Council approval to award a contract for the Northeast Burnaby Roads and Intersection Improvements Program.

RECOMMENDATION:

1. **THAT** Council approves a contract award to Web Engineering Ltd. for an estimated total cost of \$587,911.80 including GST in the amount of \$27,995.80 as outlined in this report.

REPORT

Four submissions to a Request for Proposal were received by the closing time on 2016 October 04. The work of this assignment includes the civil consulting services to design and provide construction services related to approximately 60,000 square metres of street upgrades and urban trail construction and upgrades at the following locations:

Group 1: Street Upgrades

- | | |
|----------------------|-----------------------------------|
| 1. North Road: | Clarke Road to Broadway |
| 2. Gamma Avenue: | Cambridge Street to Albert Street |
| 3. Ridge Drive: | Inlet Avenue to Duthie Avenue |
| 4. Shellmont Street: | Arden Avenue to Underhill Avenue |

Group 2: Urban Trail / Street Lighting & Sidewalks

- | | |
|------------------------------|---------------------------------|
| 5. Burnaby Mountain Parkway: | Centennial Way to Gaglardi Way |
| 6. Willingdon Avenue: | Canada Way to Deer Lake Parkway |

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

To: City Manager
From: Director Finance
Re: CONTRACT AWARD E48/2016
NORTHEAST BURNABY ROADS & INTERSECTION IMPROVEMENTS PROGRAM

2016 October 24Page 2

Funding has been provided for this capital work within the 2016 – 2020 Annual Financial Plan under the following WBS elements: ERA.0056 (\$114,500), ERA.0059 (\$150,000), ERA.0060 (\$210,000), and ERA.0061 (\$114,500).

for 
Denise Jorgenson
DIRECTOR FINANCE

GC:SC/kh

Copied to: Director Engineering



Item
Meeting 2016 Oct 24

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2016 October 18

FROM: DIRECTOR FINANCE **FILE:** 5820-20
Reference: 195-10/16

SUBJECT: CONTRACT EXTENSION – GIS ENTERPRISE LICENCE AGREEMENT

PURPOSE: To obtain Council approval to extend the City's GIS (Geographical Information System) enterprise licence agreement with Esri Canada Limited.

RECOMMENDATION:

1. **THAT** Council approve a three year contract extension with Esri Canada Limited for the licensed use of GIS software applications for the term 2016 September 16 to 2019 September 15. Total cost of the contract is \$449,696.80 including GST and PST in the amount of \$48,181.80 as outlined in this report.

REPORT

The City has been operating Esri Canada Limited's GIS enterprise software application since 1993. This agreement entitles the City to license Esri software, data, online portal services, and documentation, and includes maintenance support services. This licence agreement includes desktop software for staff to create and maintain asset infrastructure and spatial information of legal properties and parks within the City. Additionally, Esri Canada Limited provides online portal software for staff and the public to view geospatial information through the existing BurnabyMap website as well as the City's new LIPS application.

The recommendation is to extend the contract with Esri for a three year period from 2016 September 16 to 2019 September 15. Payment will be made annually for the term of the contract. The Chief Information Officer and Director Engineering concur with this recommendation.

Funding for this requirement is provided within the GIS operations area of Engineering in the 2016 – 2020 Annual Financial Plan.

for 
Denise Jorgenson
DIRECTOR FINANCE

GC:SD/as

Copied to: Chief Information Officer
Director Engineering



Item.....
Meeting..... 2016 Oct 24

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2016 October 19

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

SUBJECT: 2016 NET NEW RECYCLING TRUCK

PURPOSE: To request funding approval for a net new recycling truck.

RECOMMENDATIONS:

1. **THAT** Council authorize staff to bring down a Capital Reserves funding bylaw in the amount of \$300,000 (inclusive of GST in the amount of \$13,400) to finance the purchase of a net new recycling truck as outlined in this report.

REPORT

Council has authorized staff to proceed with a bi-weekly garbage collection program. An increase in the recycling fleet is required to support the increased volume that will result from the program. This funding request is for the purchase of a net new recycling truck to support the bi-weekly collection program.

The estimated cost of purchasing this vehicle is \$286,600 net of taxes. There is sufficient budget room within the approved 2016 – 2020 Capital Plan for these expenditures as well as sufficient capital reserves available to fund this purchase.

RECOMMENDATION

It is recommended that Council authorize staff to bring down a Capital Reserves Bylaw in the amount of \$300,000 (inclusive of GST in the amount of \$13,400) to finance the capital purchase as outlined in this report. Appearing elsewhere on this agenda, a bylaw for this expenditure is presented for the consideration of Council.

for Denise Jorgenson
DIRECTOR FINANCE

BK:NK /ml

Copied to: Director Engineering
City Solicitor



Item
Meeting2016 Oct 24

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2016 October 18

FROM: DIRECTOR FINANCE **FILE:** 5820-20
161-08/16

**SUBJECT: CONTRACT AWARD
BUCKET TRUCKS WITH SERVICE BODY**

PURPOSE: To obtain Council approval to award a contract for the supply and delivery of two bucket trucks with service body.

RECOMMENDATION:

1. **THAT** Council approve a contract award to Metro Motors Ltd., for a total cost of \$263,789.12 including GST and PST in the amount of \$28,263.12 as outlined in this report.

REPORT

Five quotations for this contract were received by the closing time on 2016 September 22. This contract includes the supply and delivery of two bucket trucks with service body.

The recommended bidder, Metro Motors Ltd., is the lowest compliance bidder and has provided vehicles in the past with a proven track record for performance and reliability to the satisfaction of the City. It is recommended that a contract be awarded to Metro Motors Ltd., in the amount of \$263,789.12 including PST and GST in the amount of \$28,263.12.

The Director Engineering concurs with the above recommendation.

Approval of this contract award is subject to the final adoption of Bylaw No. 13655 which appears elsewhere on this agenda.

for 
Denise Jorgenson
DIRECTOR FINANCE

CA:IP/as

Copied to: Director Engineering



Item
Meeting 2016 Oct 24

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2016 October 17

FROM: DIRECTOR FINANCE **FILE:** 5820-20
119-08/14

SUBJECT: CONTRACT EXTENSION – FLAGGING AND TRAFFIC CONTROL

PURPOSE: To obtain Council approval for a one year contract extension for flagging and traffic control services.

RECOMMENDATION:

- 1. THAT** Council approve one year contract extensions for flagging and traffic control services for a total cost of \$700,000 including GST in the amount of \$33,340 as outlined in this report. Final payment will be based on actual services provided.

REPORT

Six submissions for this contract were received by the closing time on 2014 October 20. The work of this contract includes the supply of labour and equipment for flagging and traffic control services on an “as needed” basis.

The contract was awarded for a two year period from 2015 January 01 to 2016 December 31 with options for up to three individual one year extensions at the discretion of the City. This recommendation is for the first one year extension, term effective 2017 January 01 to 2017 December 31.

City staff’s review indicates that five contractors have sufficient equipment and resources to carry out the work required under this contract and rates are competitive. It is recommended that the City enter into a Standing Offer Agreement with the following bidders for this same period:

- Ansan Industries Ltd. dba Ansan Traffic Control
- Canuck Flagging Group
- DL Safety Consulting Ltd.
- P.S. Traffic Pro Services (2012) Inc.
- Traffic King Enterprises Ltd.

Canuck Flagging Group is being added to supplement the scope of flagging and traffic control services. The majority of the recommended contractors have provided similar services to the satisfaction of the City. The Director Engineering, Director Parks, Recreation & Cultural Services and Purchasing Manager concur with this recommendation. Funding for the contracted services are provided in various operating and capital accounts included in the 2016 – 2020 Annual Financial Plan.

for

Denise Jorgenson
DIRECTOR FINANCE

GC:JN/tis

Copied to: Director Engineering
Director Parks, Recreation, & Cultural Services
Purchasing Manager



Item
Meeting2016 Oct 24

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2016 October 18
FROM: DIRECTOR FINANCE **FILE:** 5820-20
120-08/14
SUBJECT: CONTRACT EXTENSION – HIRED EQUIPMENT SERVICES
PURPOSE: To obtain Council approval for a one year contract extension for thirty-two individual contracts for hired equipment services.

RECOMMENDATION:

1. **THAT** Council approve 32 individual one year contract extensions for the provision of Hired Equipment Services for an estimated total cost of \$6,300,000 including GST in the amount of \$300,000 as outlined in this report. Final payment will be based on actual services provided.

REPORT

Thirty-seven submissions for Hired Equipment Services were received by the closing time on 2014 November 19. The work of this contract includes the supply of labour and equipment for hired equipment services on an “as needed” basis for various works including maintenance, capital projects, and emergency remediation including, but not limited to: excavating, soil removal and disposal, transportation of excavated material and aggregates, sewer and storm video inspection, hydro-excavating, catch basin cleaning, landscaping, flail mowing, snow removal, asphalt paving, traffic control, tree removal, and tree chipping services.

The contract was awarded for a two year period from 2015 January 01 to 2016 December 31 with options of up to three individual one year extensions at the discretion of the City. This recommendation is for the first one year extension, term effective 2017 January 01 to 2017 December 31.

City staff’s review indicates that 32 contractors have sufficient equipment and resources to carry out the work required under this contract and their rates are competitive. These contractors have provided similar services to the satisfaction of the City.

To: City Manager
 From: Director Finance
 Re: CONTRACT EXTENSION – HIRED EQUIPMENT SERVICES
 2016 October 24 Page 2

It is the intent of the City to enter into a Standing Offer Agreement with the following bidders:

- Alnor Excavating Ltd.
- Atlas Power Sweeping Ltd.
- BC Plant Health Care Inc.
- Bedrock Bulldozing Ltd.
- Bert Warkentin DBA BA Trucking
- Blackbear Excavating Ltd.
- Blue Ribbon Equipment Rentals Ltd.
- Cloudburst Cranberry Farm Ltd.
- Cranco Contracting Ltd.
- Dave Whalley + Sons Contracting Ltd.
- Davey Tree Expert Co. of Canada, Ltd.
- Donerite Backhoe Services Ltd.
- Eagle West Truck & Crane Inc.
- G.P. Bulldozing
- H. Cheema Trucking Ltd.
- Hanks Trucking & Bulldozing Ltd.
- Horseshoe Star Holdings Ltd.
- Jerry Williams Excavating Ltd.
- Mathers Bulldozing
- McRae's Environmental Services Ltd.
- N.S. Grewal Trucking Co.
- PSL – Par's Services Ltd.
- R. Lenville Trucking
- Richco Contracting Ltd.
- S. Sidhu Trucking Ltd.
- Scott Mitchell Excavating Ltd.
- Superior City Services Ltd.
- T. Sekhon Trucking Ltd.
- The F.A. Bartlett Tree Experts Canada Ltd.
- Totem Tree Resources Ltd. DBA Capilano Tree Service
- Trevor Jarvis Contracting Ltd.
- Vanport Enterprises Ltd.

The Director Engineering, Director Parks, Recreation & Cultural Services and Purchasing Manager concur with this recommendation.

Funding for the contracted services is provided in various operating and capital accounts included in the 2016 – 2020 Annual Financial Plan.

for 
 Denise Jorgenson
 DIRECTOR FINANCE

GC:JN/kh

Copied to: Director Engineering
 Director Parks, Recreation, & Cultural Services
 Purchasing Manager



Item.....
Meeting 2016 Oct 24

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2016 October 17

FROM: DIRECTOR FINANCE **FILE:** 5820-20
146-08/16

**SUBJECT: CONTRACT AWARD
SUPPLY & DELIVERY OF SAND AND GRAVEL**

PURPOSE: To obtain Council approval to award a contract for the supply and delivery of sand and gravel aggregates.

RECOMMENDATION:

1. **THAT** Council approve a contract award to Mainland Sand & Gravel ULC. for the supply and delivery of sand and gravel aggregates from 2016 November 01 to 2017 October 31 for an estimated total cost of \$796,400 including GST and PST in the amount of \$60,920, with final payment based on actual quantities delivered.

REPORT

Five quotations for this contract were received by the closing time on 2016 September 27. This contract involves supply and delivery of approximately 43,000 tonnes per year of various sand and gravel aggregates, delivered on an “as and when required” basis to various locations within the City. The RFQ document contains options for up to four one year extensions, if mutually agreeable, between the City and the contractor.

Mainland Sand & Gravel ULC. submitted the lowest bid of \$796,400. The recommended bidder has provided similar services in the past with proven track records for material quality, performance and reliability to the satisfaction of the City. The Director Engineering concurs with the above recommendation.

Funding for these requirements is included in the 2016 – 2020 Annual Financial Plan under various capital and operating accounts.

for 
Denise Jorgenson
DIRECTOR FINANCE

GC:IP/kh

Copied to: Director Engineering



Item
Meeting 2016 October 24

COUNCIL REPORT

TO: CITY MANAGER 2016 October 19

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #14-47**
Four-Storey Mixed-use Development
Royal Oak Community Plan

ADDRESS: 6837, 6857 and Portion of 6875 Royal Oak Avenue
 (see *attached* Sketches #1 and #2)

LEGAL: North Half Lot 3, Block 3, Block 6 of DL 98, Group 1, NWD Plan 1503; Parcel 1, DL 98, Group 1, NWD Plan LMP42986; Portion of Parcel 2, DL 98, Group 1, NWD Plan LMP43130

FROM: M4 Special Industrial District

TO: CD Comprehensive Development District (based on C9 Urban Village Commercial District and Royal Oak Community Plan guidelines and the development plan entitled "6837/6857/6875 Royal Oak Ave, Burnaby, BC" prepared by Wilson Chang Architect)

APPLICANT: 0895441 B.C. Ltd.
 7429 Morley Drive
 Burnaby, BC V5E 3X9
 Attention: Bimaljit Sahdev

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2016 November 22.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2016 November 07 and to a Public Hearing on 2016 November 22 at 7:00 p.m.
2. **THAT** the sale be approved in principle of City-owned property for inclusion within the subject development site in accordance with the terms outlined in Section 3.2 of this report, and subject to the applicant perusing the rezoning proposal to completion.
3. **THAT** a cost sharing agreement for interim improvements on Royal Oak Avenue be approved as described in Section 3.4 of this report.

To: City Manager
 From: Director Planning and Building
 Re: Rezoning Reference #14-47
 2016 October 19.....Page 2

4. **THAT** this report be sent to the owner of 6949 Royal Oak Avenue for information purposes.
5. **THAT** the following be established as prerequisites to the completion of the rezoning:
 - a) The submission of a suitable plan of development.
 - b) The deposit of sufficient monies, including a 4% Engineering Inspection Fee, to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
 - c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
 - d) Demolition of any improvements will be permitted after Final Adoption of the Rezoning Bylaw has been granted. A Section 219 Covenant will be required ensuring the improvements are demolished within three months of the rezoning being affected.
 - e) The completion of the sale of City Property.
 - f) The dedication of any rights-of-way deemed requisite.
 - g) The granting of any necessary statutory rights-of-way, easements and/or covenants.
 - h) The granting of any necessary Section 219 Covenants including:
 - restricting enclosure of balconies;
 - indicating that the residential driveway access will not be restricted by gates;
 - ensuring compliance with the approved acoustical study; and,
 - ensuring that handicap accessible parking stalls be held in common property to be administered by the Strata Corporation.
 - i) Compliance with the guidelines for surface and underground parking for residential visitors and commercial patrons.
 - j) The review of a detailed Sediment Control System by the Director Engineering.

To: City Manager
 From: Director Planning and Building
 Re: Rezoning Reference #14-47
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- k) The submission of a suitable Solid Waste and Recycling plan to the approval of the Director Engineering.
- l) The design and provision of units adaptable to persons with disabilities, the provision of customized hardware and cabinet work being subject to the sale/lease of the unit to a disabled person, with allocated disabled parking spaces protected by a Section 219 Covenant.
- m) The provision of a covered car wash stall and an adequately sized and appropriately located garbage handling and recycling material holding space, to the approval of the Director Engineering and a commitment to implement the recycling provisions.
- n) The review of on-site residential/commercial loading facilities by the Director Engineering.
- o) The submission of a Site Profile and resolution of any arising requirements.
- p) The pursuance of Storm Water Management Best Practices in line with established guidelines.
- q) The provision of facilities for cyclists in accordance with this report.
- r) Compliance with the Council-adopted sound criteria.
- s) The undergrounding of existing overhead wiring abutting the site.
- t) The submission of a detailed comprehensive sign plan.
- u) The deposit of the applicable Parkland Acquisition Charge.
- v) The deposit of the applicable GVS & DD Sewerage Charge.
- w) The deposit of the applicable School Site Acquisition Charge.
- x) The 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

To: City Manager
 From: Director Planning and Building
 Re: Rezoning Reference #14-47
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remain posted for a period of one year, or until such time that all units are sold, whichever is greater.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the construction of a four-storey mixed-use development with full residential underground parking and at grade commercial parking, with ground level commercial fronting Royal Oak Avenue and residential uses (54 units) above.

2.0 BACKGROUND

- 2.1 The subject site is located on the west side of Royal Oak Avenue south of Imperial Street (see *attached* Sketch #1). The subject site is currently occupied by industrial/warehouse buildings at 6857 and 6875 Royal Oak Avenue, both of which are City-owned properties, and an older single-family dwelling at 6837 Royal Oak Avenue, which is privately owned. The immediate area to the north and south, including the subject site, is currently zoned M4 Special Industrial District, which permits a range of industrial, commercial and existing residential uses. To the north across the lane is an automotive repair shop. Directly to the south is a vacant property with a small office building beyond. To the east, across Royal Oak Avenue, are two mixed-use commercial/residential developments, the first which was constructed in 2012 under Rezoning Reference #06-46, and the second which is located at the southeast corner of Imperial Street and Royal Oak Avenue is under construction (Rezoning Reference #07-29). To the west, across the lane, is a townhouse development which was constructed in 2014 under Rezoning Reference #11-25.
- 2.2 On 2010 July 26, Council received an application for rezoning of the properties at 6837 and 6857 Royal Oak Avenue (Rezoning Reference #10-16) to permit the construction of a mixed-use residential/commercial development in line with the C9 Urban Village Commercial District designation. The application for rezoning was held in abeyance pending a review and determination of an approach to resolve the storage needs at the time for the Burnaby Village Museum which was being accommodated at the building at 6857 Royal Oak Avenue. At its regular meeting of 2011 August 29, Council authorized this Department to work with the applicant towards a suitable plan of development, as an alternative City-owned location had been secured.
- 2.3 At its closed meeting on 2010 July 26, Council approved the registration of statutory rights-of-way on the City lands at 6857 and 6875 Royal Oak Avenue in favour of BC Hydro (see *attached* Sketch #1). The required statutory rights-of way for the subject site included the registration of a 5.5m x 6.5m statutory right-of-way for provision of a Vista Switch and a 3.5m x 3.5m statutory right-of-way for provision of a Low Profile

To: City Manager
 From: Director Planning and Building
 Re: Rezoning Reference #14-47
 2016 October 19.....Page 5

Transformer. The statutory rights-of-way are required to support implementation of the approved BC Hydro design for the undergrounding of associated overhead wiring between Lane Street and Beresford Street. The costs for the hydro infrastructure and undergrounding of wiring is to be funded by the subject rezoning application, Rezoning Reference #06-46 (6888 Royal Oak Avenue) and Rezoning Reference #07-29 (6808, 6826 Royal Oak Avenue and 5250 Imperial Street), as well as future developments on the east side of Royal Oak Avenue between Beresford Street and Lane Street, including Rezoning Reference #14-29 for 6960 Royal Oak Avenue, on a frontage basis, through the deposit of funds for future works.

- 2.4 A previous request from the applicant was received to expand the development site to include a portion of 6875 Royal Oak Avenue, citing the registered statutory rights-of-way and the required road dedications as significant constraints to development. This request is supported as the buildings at the City-owned properties at 6857 and 6875 Royal Oak Avenue are no longer being leased and are now vacant.
- 2.5 The new development site would include the northern portion of 6875 Royal Oak Avenue, as it would improve the efficiencies of the overall development site as well as provide for a development that is commensurate with the existing mixed-use commercial/residential development across the street at 6888 Royal Oak Avenue. The remainder of 6875 Royal Oak Avenue would be consolidated in the future with 6909 and 6929 Royal Oak Avenue for development under the CD (C9) District. The applicant withdrew the application for Rezoning Reference #10-16 in 2014 December and subsequently applied for the subject rezoning application for development under the expanded site.
- 2.6 At its meeting of 2015 January 21, Council received the report of the Planning and Building Department regarding the rezoning of the subject property and authorized staff to work with the applicant towards a suitable plan of development in line with the C9 Urban Village Commercial District, with the understanding that a further and more detailed report would be submitted at a later date. The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

3.0 GENERAL COMMENTS

- 3.1 The development proposal is for a four-storey mixed-use building with commercial uses on the ground floor fronting Royal Oak Avenue, with 54 residential units located on three levels above. All residential parking is to be provided underground with at-grade enclosed commercial parking provided at the rear of the development. Vehicular access is provided via the rear lane.
- 3.2 As noted, the subject site comprises three properties, two of which are currently under City ownership. The total area of City-owned land to be included in the development site, minus the necessary dedications on Royal Oak Avenue, is approximately 2,183.6 m²

To: City Manager
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 Re: Rezoning Reference #14-47
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(23,504 sq.ft.) (subject to survey). A separate report detailing the value of the properties will be forwarded to Council for consideration and approval prior to the subject amendment bylaw receiving Third Reading. The report to Council will be prepared once the Legal and Lands Department has concluded negotiations with the applicant. Council approval of the property value is a prerequisite condition of the rezoning.

3.3 The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site, including but not necessarily be limited to:

- construction of Royal Oak Avenue to its final standard with new curb, gutter and separated sidewalks, with saw-cut concrete boulevards, street and pedestrian lighting, and street trees in grates across the development frontage;
- construction of the adjacent east-west lane to its final standard, with new curb, gutter and new abutting sidewalk across the development frontage;
- provision of decorative/stamped concrete on the adjacent east-west lane, approximately 20.5 ft. in depth from the site's new property line; and,
- upgrade of sanitary storm and water services as required.

A 2.3m (7.5 ft.) dedication from the Royal Oak Avenue frontage and a 1.8m (5.9 ft.) dedication from the abutting lane to the north of the development site are required to support the works described above. The total area of dedications is approximately 222.6 m (2,396 sq.ft.) (subject to legal survey).

3.4 This application presents an opportunity to address existing issues related to the Royal Oak Avenue and Beresford Street intersection to the south of the development site, notably the substandard pedestrian crossing alignment across Royal Oak Avenue to the Royal Oak Station, as well as an unsafe grade change between the sidewalk and the convenience store located at 6949 Royal Oak Avenue. Prior to the redevelopment of the consolidated site consisting of 6949 and 6969 Royal Oak Avenue, which is anticipated in the mid-long term, the following interim improvement works (to be confirmed by the Transportation Planning Division) are proposed:

- the re-alignment of the crosswalk from the existing curb letdown on the east side of Royal Oak Avenue;
- the construction of a new curb along the west side of Royal Oak Avenue, from the south side of 6949 Royal Oak Avenue to the existing curb north of the BC Parkway Urban Trail, including a new pedestrian curb letdown and vehicle curb letdown for 6949 Royal Oak Avenue's driveway access;
- new asphalt on the back of the existing sidewalk, from the existing lamp standard in front of 6949 Royal Oak Avenue to the BC Parkway Urban Trail;
- construction of a new retaining wall with safety rail;
- construction of new stairs from the existing sidewalk to the convenience store at 6949 Royal Oak Avenue; and,

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 Re: Rezoning Reference #14-47
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- the relocation of the existing cyclist push button to the back of sidewalk in proposed retaining wall.

As these improvements would provide overall safer access by the subject development and surrounding neighbourhood to the Royal Oak SkyTrain Station, it is proposed that a cost sharing agreement be established between the applicant and the City to fund the design and construction of the interim improvement works associated with the pedestrian crossing across Royal Oak Avenue on the south side of the station.

With regards to these above-noted works, the City would be responsible (100%) for the design and construction costs associated with the pedestrian crossing across Royal Oak Avenue, with the applicant undertaking the project management and construction of the works, as well as the design and construction of the required servicing for the works along the subject development's frontages. The developer has agreed in principle to undertake the design and construction work for these improvement items. A funding allocation for the City component of the works will be made in the 2017 Development Coordinated Works – Roads component of the 2017 – 2021 Provisional Financial Plan.

- 3.5 In accordance with the City's policy for adaptable units, a total of 11 units (20% of the total number of residential units) have been provided meeting adaptable standards. As permitted under the adopted policy, 20 sq.ft. for each adaptable unit is exempt from F.A.R., resulting in a total adaptable unit F.A.R. exemption of 220 sq.ft. One handicap accessible parking stall is provided in connection with this development within the residential parking area. The accessible parking stall will be protected by a Section 219 Covenant as common property to be administered by the Strata Corporation.
- 3.6 Any necessary easements, covenants and statutory rights-of-way for the site are to be provided, including, but not necessarily limited to:
- a 1.5 (4.1 ft.) statutory right-of-way on the east-west lane abutting the site to the north for the provision of a pedestrian sidewalk connection;
 - a tapered statutory right-of way of 0.0 m to 1.2 m (0 – 3.9 ft.) from the Royal Oak Avenue frontage for separated sidewalk provisions;
 - Section 219 Covenant restricting the enclosure of balconies;
 - Section 219 Covenant providing that all disabled parking to remain as Common Property;
 - Section 219 Covenant ensuring compliance with the submitted acoustical analysis; and,
 - Section 219 Covenant ensuring demolition of existing improvements within three months of Final Adoption
- 3.7 In light of the proximity to Royal Oak Avenue and the Royal Oak SkyTrain Station, an acoustic study is required to ensure compliance with the Council-adopted sound criteria.

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- 3.8 One car wash stall and an appropriately screened garbage handling and recycling holding area will be provided on site.
- 3.9 A Comprehensive Sign Plan is required.
- 3.10 The approval of a detailed commercial loading plan by the Director Engineering is required.
- 3.11 Due to the commercial/industrial history of the site, a Site Profile and the resolution of any arising issues will be required.
- 3.12 The developer is responsible for contributing towards the undergrounding of overhead wiring abutting the site on Royal Oak Avenue.
- 3.13 The Engineering Environmental Services Division will need to review a submission of a detailed plan of an engineered Sediment Control System prior to Final Adoption.
- 3.14 Given the size of the site, best management practices are acceptable in lieu of a formal storm water management plan.
- 3.15 Applicable Development Cost Charges are:
 - a) Parkland Acquisition Charge of \$3.84 per sq.ft. of residential gross floor area
 - b) School Site Acquisition Charge of \$800.00 per unit
 - c) GVS&DD Sewerage Charge of \$1,082.00 per apartment unit and \$0.811 per sq.ft. of gross commercial floor area.

4.0 DEVELOPMENT PROPOSAL

4.1 Site Area:

Gross Site	-	2,758.7 m ² (29,694 sq.ft.)
Dedications	-	222.5 m ² (2,395 sq.ft.)
Net Site	-	2,536.2 m ² (27,299 sq.ft.)
		(Subject to detailed survey)

4.2 Density:

Residential Floor Area Ratio (FAR)	-	1.89 FAR
Commercial Floor Area Ratio (FAR)	-	0.30 FAR
Combined Total FAR	-	2.19 FAR
Residential Gross Floor Area (GFA)	-	4,805.8 m ² (51,729 sq.ft.)
Residential Amenity Space	-	243.4 m ² (2,620 sq. ft.)
		(exempted from FAR calculations)
Adaptable Unit Exemption (20 sq. ft./unit)	-	20.4 m ² (220 sq.ft.)

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Commercial Gross Floor Area (GFA)	-	753.1 m ² (8,106 sq.ft.)	
Combined Total GFA	-	5,558.9 m² (59,835 sq.ft.)	
Site Coverage	-	72 %	
4.3 <u>Height:</u>	-	4 Storeys	
4.4 <u>Residential Unit Mix:</u>			
1 one-bedroom unit:	-	58.4 m ² (628 sq.ft.)	
15 one-bedroom + den units:	-	57.3 – 64.6 m ² (617 – 695 sq.ft.)	
13 two-bedroom units:	-	74.0 – 80.6 m ² (797 – 868 sq.ft.)	
11 Adaptable two-bedroom units:	-	80.5 – 80.6 m ² (867 – 868 sq.ft.)	
8 two-bedroom + den units:	-	73.9 – 95.2 m ² (796 – 1,024 sq.ft.)	
2 three-bedroom units:	-	87.4 m ² (941 sq.ft.) each	
4 three-bedroom + den units:	-	93.1 – 96.3 m ² (1,002 – 1,037 sq.ft.)	
TOTAL NUMBER OF UNITS	-	54 units	
4.5 <u>Vehicle Parking and Loading:</u>		<u>Required</u>	<u>Provided</u>
Residential @ 1.6 spaces/unit	-	87	89 (incl. 15 visitor parking spaces)
Commercial 753.1 m ² @ 1 space/46 m ²			
Required and Provided	-	17	
Total Parking Provided	-	106	
Car Wash Stall Required and Provided	-	1	
Commercial Loading Required and Provided	-	1	
Disabled spaces (included in Parking Total)	-	1 residential space provided underground; 1 residential visitor space provided underground; and, 1 commercial space provided at grade.	
4.6 <u>Bicycle Parking:</u>		<u>Required</u>	<u>Provided</u>
Secure Residential @ 1 locker/unit	-	54	56

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Visitor Racks @ 0.2 spaces/unit + 10%		
of Commercial off-street parking		
Required and Provided	- 13	18

4.7 Communal Facilities (Excluded from FAR Calculations)

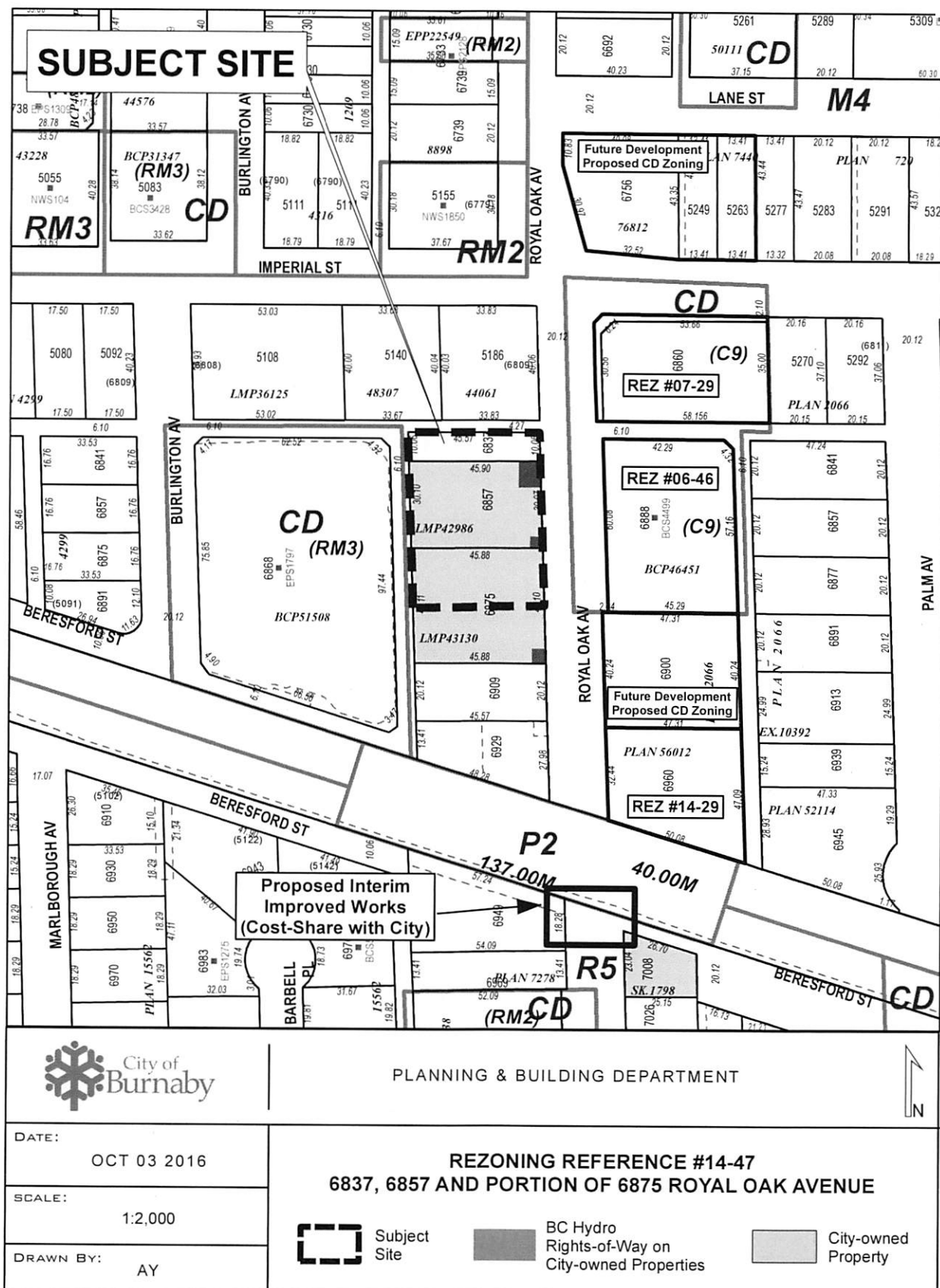
Communal facilities for residents are located on the ground floor of the development. Amenities include a multi-purpose amenity room, a fitness room, and an amenity lobby. The total amenity area measures 243.4 m² (2,620 sq. ft.), which is less than the 277.9 m² (2,992 sq.ft.) permitted to be excluded from Gross Floor Area (GFA) by the Zoning Bylaw.

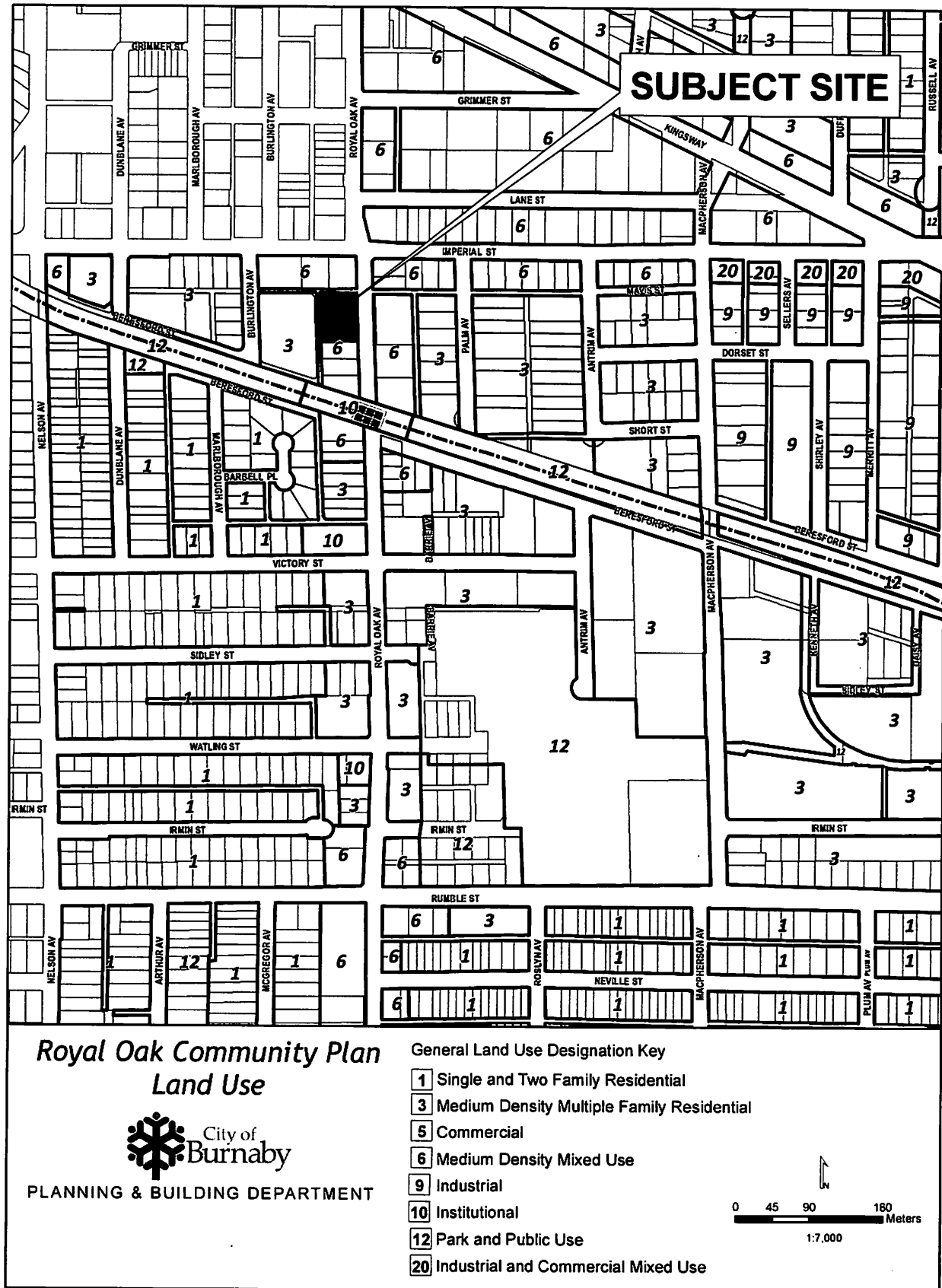

 Lou Pelletier, Director
 PLANNING AND BUILDING

GT:spf
Attachments

cc: Director Engineering
 Chief Licence Inspector
 City Solicitor
 City Clerk

P:\REZONING\Applications\2014\14-47 6837, 6857 Royal Oak and North 12 6875 Royal Oak\Rezoning Reference 14-47 PH Report 20161024.docx





Printed on January 12, 2015

Sketch #2



Item
Meeting 2016 October 24

COUNCIL REPORT

TO: CITY MANAGER 2016 October 19

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #15-49
Apartment tower with street-oriented townhouses and live-work units
Metrotown Town Centre

ADDRESS: 6695 Dunblane Avenue and 4909, 4929, 4971 Imperial Street (see *attached* Sketches #1 and #2)

LEGAL: Lot A, DL 152, Group 1, NWD Plan 7803, Lots' 1 & 2, DL 152, Group 1, NWD Plan 7803; Lot 53, DL 152, Group 1, NWD Plan 35102

FROM: RM3 Multiple Family Residential District

TO: CD Comprehensive Development District (based on the RM5s Multiple Family Residential District, C2 Community Commercial District, Metrotown Town Centre Development Plan as guidelines, and in accordance with the development plan entitled "Imperial" prepared by IBI Architects Group, dated 2016 July 08)

APPLICANT: IBI Group
 700 – 1285 West Pender Street
 Vancouver, BC V6E 4B1
 (Attn: Martin Bruckner)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2016 November 22.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be advanced to First Reading on 2016 November 07 and to a Public Hearing on 2016 November 22 at 7:00 p.m.
2. **THAT** the amendment to the Metrotown Town Centre Plan, as outlined in Section 3.4 of this report be approved, to take effect upon the granting by Council of Second Reading of the Rezoning Bylaw related to the subject site.
3. **THAT** the following be established as prerequisites to the completion of the rezoning:
 - a) The submission of a suitable plan of development.

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- b) The deposit of sufficient monies including a 4% Engineering Inspection Fee to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
- c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development (as well as underground switching and transformer/service boxes in town centre locations), and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- d) The submission of an Undertaking to remove all improvements prior to Final Adoption of the Bylaw, but not prior to Third Reading of the Bylaw. Demolition of any improvements will be permitted after Second Reading of the Rezoning Bylaw has been granted provided that the applicant acknowledges that such permission does not fetter Council's ability to grant or not to grant Third Reading and/or Final Adoption of the Rezoning Bylaw. In addition, the demolition of any improvements will be permitted at any time if they are vacant and considered by staff to be subject to misuse and vandalism. If requested, demolition may be delayed to more closely coincide with approval of building permits.
- e) The utilization of an amenity bonus through the provision of a cash in-lieu contribution in accordance with 3.4 of this report.
- f) The dedication of any rights-of-way deemed requisite.
- g) The consolidation of the net project site into one legal parcel.
- h) The granting of any necessary statutory rights-of-way, easements and/or covenants.
- i) The granting of Section 219 Covenants:
 - restricting enclosure of balconies;
 - indicating that project surface driveway access will not be restricted by gates;
 - guaranteeing the provision and maintenance of public art;
 - ensuring compliance with the approved acoustical study;
 - guaranteeing the provision and ongoing maintenance of stormwater management facilities;

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- ensuring the provision and ongoing maintenance of ten bicycles and related storage/bicycle repair room, and to ensure that they remain common property to be administered by the Strata Corporation;
 - ensuring the provision and ongoing maintenance of a minimum of two electric vehicle and two Level 2 Electric Vehicle Charging Stations, and to ensure that they remain as common property to be administered by the Strata Corporation;
 - ensuring the provision of three car share spaces as common property to be administered by the Strata Corporation; and,
 - ensuring that handicap accessible parking stalls in the underground parking areas be held as common property to be administered by the Strata Corporation.
- j) The review of a detailed Sediment Control System by the Director Engineering.
- k) The submission of a suitable on-site stormwater management system to the approval of the Director Engineering, the deposit of sufficient monies for its provision, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation.
- l) The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering.
- m) The design and provision of units adaptable to persons with disabilities, the provision of customized hardware and cabinet work being subject to the sale/lease of the unit to a disabled person and with allocated disabled parking spaces.
- n) The provision of 3 covered car wash stalls and an adequately sized and appropriately located garbage handling and recycling material holding space to the approval of the Director Engineering and a commitment to implement the recycling provisions.
- o) The review of on-site residential loading facilities by the Director Engineering.
- p) The submission of a tenant assistance plan.
- q) The provision of facilities for cyclists in accordance with this report.
- r) Compliance with the Council-adopted sound criteria.
- s) The undergrounding of existing overhead wiring abutting the site.

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- t) The submission of a detailed comprehensive sign plan.
- u) The deposit of the applicable Parkland Acquisition Charge.
- v) The deposit of the applicable GVS & DD Sewerage Charge.
- w) The deposit of the applicable School Site Acquisition Charge.
- x) The deposit of the Metrotown Open Space Charge.
- y) The submission of a written undertaking to distribute area plan notification forms, prepared by the City, with disclosure statements; and, to post area plan notification signs, also prepared by the City, on the development site and in the sales office in prominent and visible locations prior to Third Reading, or at the time marketing for the subject development commences, whichever is first, and remain posted for a period of one year, or until such time that all units are sold, whichever is greater.

REPORT

1.0 REZONING PURPOSE

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

2.0 BACKGROUND

- 2.1 On 2016 January 25, Council received the report of the Planning and Building Department regarding the rezoning of the subject development site and authorized the Department to continue to work with the applicant in the preparation of a suitable plan of development with the understanding that a further and more detailed report would be submitted at a later date. On 2016 August 29, Council deferred consideration of the recommendations to advance this application to a Public Hearing on 2016 September 20 (see Sketch #1 *attached*) pending receipt of further information on site consolidation efforts and tenancy rental agreements. This information was provided to Council under separate cover. This report provides recommendations to advance a proposed suitable plan of development to Public Hearing on 2016 November 22.
- 2.2 The subject site is comprised of four properties at 6695 Dunblane Avenue and 4909, 4929, 4971 Imperial Street. The four properties that make up the subject site are currently zoned RM3 Multiple Family Residential District. The properties are occupied by four older apartment buildings, which are described as follows:

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- 6695 Dunblane Avenue: 38-unit, three-storey apartment building constructed in 1969;
- 4971 Imperial Street: 29-unit, three-storey apartment building constructed in 1969;
- 4929 Imperial Street: 10-unit, three-storey apartment building constructed in 1954; and,
- 4909 Imperial Street: 7-unit, three-storey apartment building constructed in 1950.

Directly to the northwest is a 27-unit stratified apartment building that was built in 1997. Also to the north are three high-rise apartment developments including “The Park” (Rezoning Reference #13-17) – under construction; the “Met 1” (Rezoning Reference #10-29) – Occupancy Permit stage; and, “Met 2” (Rezoning Reference #12-15) – under construction. To the east, across Dunblane Avenue, there is an active rezoning application to develop a 37-storey apartment building with townhouses fronting the mid-block of Dunblane and Marlborough Avenues (Rezoning Reference #15-26), as well as a rezoning application that received Final Adoption on 2016 October 3 to develop a 27-storey apartment building with street-oriented townhouses and a minor live-work component on Imperial Street (Rezoning Reference #15-01). To the west, across Nelson Avenue, is a mix of local commercial uses, community services and Bonsor Recreation Complex. To the south, across Imperial Street, there is a two-and-a-half storey mixed-use building constructed in 1955 and a new four-storey 42-unit apartment building.

- 2.3 Early in the development process, the applicant inquired about the inclusion of the adjacent 27-unit strata apartment at 6676 Nelson Avenue in this development, as an optional opportunity. As noted, information on the unsuccessful efforts to achieve consolidation of this property by the applicant have been provided to Council under separate cover. The property at 6676 Nelson Avenue meets the area required for a RM5s development and can proceed as a separate development in future.
- 2.4 The Metrotown Town Centre Development Plan designates the subject site for high density multiple family development under the CD Comprehensive Development District, utilizing the RM5s Multiple Family Residential District as a guideline. In terms of the governing allowable density for the site, the maximum allowable residential floor area ratio would be 5.0 applicable to the net site, which is inclusive of a 1.6 FAR amenity bonus.
- 2.5 Given the development site’s significant block frontage along the north side of Imperial Street, it is a Town Centre Planning objective to provide a development form and use that provides an appropriate transition between the Metrotown Town Centre Plan area and the future mixed-use urban village designation to the south within the Royal Oak Community Plan, as well as to complement the pockets of commercial uses along the south side of Imperial Street. The applicant has responded to this objective in the following ways:
 - orienting the frontage of the residential tower towards Imperial Street, at the northwest corner of Imperial Street and Dunblane Avenue intersection.

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- establishing a four-storey massing component along Imperial Street. The four-storey form is comprised of two-storey townhouses with double height amenity space above. The townhouses fronting Imperial Street include a live-work component on the ground floor.
- incorporating a corner plaza, water feature near the intersection of Dunblane Avenue and Imperial Street.

The proposed development concept also includes three-storey townhouses oriented towards Dunblane Avenue and two-storey townhouses oriented towards Nelson Avenue. The two townhouses oriented towards Nelson Avenue include a minor live-work component on the first floor. The development has full underground parking with driveway access via Dunblane and Nelson Avenues.

- 2.6 Burnaby has and continues to benefit from some sound planning principles established early on in the City's development. Key to these is the Official Community Plan's designation of four Town Centres within the City which have and are intended to continue to accommodate a significant portion of the City's population and job growth, and which provide locations for the provision of community amenities going forward.

The creation of Town Centres at Metrotown, Brentwood, Edmonds and Lougheed have served the City well in protecting single- and two-family residential neighbourhoods from pressures to accommodate new growth, and have also allowed the City to preserve a significant component of its land base for park and open space. At the same time, they contribute to Regional Planning objectives, established by Metro Vancouver in the Regional Growth Strategy, that are of benefit both locally and more broadly. Within Burnaby, and other neighbouring cities, Town Centres are helping to meet regional goals to reduce pressures for development of habitat and agricultural lands; to focus jobs, people and services in walkable neighbourhoods that are and can be efficiently served by transit; and to reduce overall demands for travel by car with direct benefits to the environment, economy and the quality of life in the Region.

Further, Burnaby's Economic Development and Social Sustainability Strategies, in addition to the Town Centre Plan, encourage: a varied range of housing options (including ground orientation); improved neighborhood livability, stability and accessibility; transit access and alternative forms of transportation; as well as green building policies.

The subject rezoning application is consistent with these regional and municipal plans and policies.

- 2.7 The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

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3.0 GENERAL COMMENTS

- 3.1 The proposed development plan is for a single 36-storey apartment tower with a two storey form fronting Nelson Avenue, a three storey residential form fronting Dunblane Avenue, and a four storey form fronting Imperial that includes two storey townhouses with double height amenity space above. The townhouses fronting Imperial Street and Nelson Avenue include a live-work component on the ground floor. All parking is to be provided underground with vehicular access provided via Dunblane and Nelson Avenues.

A total of 313 units are proposed as part of the suitable plan of development. The units include nine live-work townhouse units oriented towards Imperial Street and two live-work townhouse units oriented towards Nelson Avenue, nearby the Nelson Avenue and Imperial Street intersection. The live-work component of the proposed development is intended to provide an appropriate transition between the Metrotown Town Centre Plan area and adjacent Royal Oak Community Plan area, as well as to complement the pockets of strip commercial along the south side of Imperial Street with a commercial presence on the north side of Imperial Street and near the busier intersection of Imperial Street and Nelson Avenue. A minor amendment to the Metrotown Town Centre Development Plan is necessary to acknowledge the proposed live-work component through the inclusion of the C2 Commercial District as a guideline.

- 3.2 The subject proposal is considered to embody exceptional urban design and architectural expression in terms of the building's siting, massing, pedestrian orientation and materiality; thus, meeting the standards and objectives for such development in the City's town centre areas. To complement the built form, a progressive landscape treatment is proposed which includes boulevards and street trees on Imperial Street, Dunblane Avenue and Nelson Avenue to help soften the urban environment. Substantial on-site planting is also integrated with the outdoor amenities that include lawn space, a dog play area, a children's play area and urban agriculture plots.

All required parking is proposed to be located underground, and access taken from Dunblane and Nelson Avenues. With regard to the residential parking for the development, the required parking ratio is 1.1 spaces per unit (of which 0.1 is for visitor parking), commensurate with the proposed transportation alternatives proposed for the site. The development has provided the following transportation alternatives:

- provision of a 50% subsidy on two-zone transit passes for all residential units within the development for 12 months;
- provision of one bike wash / bicycle repair room in the underground parking levels with a repair stand, bike pump and washing station;
- provision of ten commuter bicycles to be held as common property for the benefit of residents;

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- provision of twice the required residential bicycle parking spaces to be provided in secured residential bicycle lockers;
- provision of twice the required visitor bicycle parking spaces;
- provision of two electric vehicles and two Level 2 Electric Vehicle (EV) Charging Stations to be held as common property for the benefit of the residents, with a trust with sufficient funds for the strata corporation to cover the maintenance cost of the vehicles for a ten year period;
- provision of three parking stalls for public car shares on-site;
- 10% of the parking stalls to have Level 2 electric vehicle charging stations; and,
- delivery of a communication strategy to be used in the marketing of the project and for initial strata meeting to properly inform potential and new residents of the various traffic demand management benefits provided.

The developer has also committed to demonstrating sustainability through building design, materiality and efficiency (water, energy and waste management) initiatives.

3.3 The submission of a Tenant Assistance Plan is required in line with Council's adopted policy. As noted, information on existing tenancies was provided to Council under separate cover. The Tenant Assistance Plan submitted by the applicant includes, but is not limited to, the following commitments:

- to meet or exceed the requirements of the City's Tenant Assistance Policy;
- advance notice of at least three months before any of the units must be vacated;
- the equivalent of three months' rent as compensations for each tenanted unit for moving expenses and relocation costs;
- a free rent period from the date of notice to vacate to the date the units must be vacated in addition to the compensation noted above;
- updated notices on the status of the rezoning process prior to Public Hearing, Third Reading, and Final Adoption;
- tenants will be offered the right of first refusal, based on their length of tenancy, to purchase a new unit in the development; and,
- provide the services of the building's property management company to use their best efforts to assist tenants in finding rental accommodation in other buildings they manage.

3.4 Given the site's Town Centre location, the applicant is proposing to use the supplemental amenity density bonus provisions indicated within the Zoning Bylaw. In so doing, the applicant would achieve an additional 1.6 FAR, which translates into 87,243.2 sq. ft. of additional gross floor area (GFA) included in the development proposal. The Legal and Lands Department will provide an estimate of value for the residential density of 1.6

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FAR amenity density bonus, and for a portion of the east/west lane that is proposed to be closed and included in the consolidated development site. In accordance with Council's adopted Community Benefit Bonus Policy, it is recommended that the community benefit funds be received as an undesignated cash in-lieu contribution for the future provision of a community benefit. A separate report detailing the value of the density bonus will be forwarded to Council for consideration and approval prior to the subject amendment bylaw receiving Third Reading. The report to Council will be prepared once the Legal and Lands Department has concluded negotiations with the applicant. Council approval of the density bonus value is a prerequisite condition of the rezoning.

Under the Priority Amenity Program, the community benefit funds received will be directed into the Metrotown Town Centre Account to be utilized in the future to achieve priority amenities, as established by Council, including a new Metrotown Performance / Events Centre. This centre would include facilities for the performing arts and a broad range of community events and occasions.

In accordance with Council's adopted policy, 80% of the cash-in-lieu contributions are applied toward a Town Centre Financial Account and 20% to the Community Benefit Housing Fund.

3.5 The Director Engineering will be required to provide an estimate for all services necessary to serve this site. The servicing requirements for this development will include, but not necessarily be limited to the following:

- construction of Dunblane Avenue to its final Town Centre standard (local road) with cycle provision, separated sidewalks, street trees, enhanced boulevards, and street and pedestrian lighting across the development frontage;
- construction of Imperial Street to its final standard (arterial road) with linear rain water management amenity, cycle provision, separated sidewalks, street trees, enhanced boulevard and street and pedestrian lighting across the development frontage;
- construction of Nelson Avenue to its final standard (collector road) with linear rain water management amenity, cycle provision, separated sidewalks, street trees, enhanced boulevard and street and pedestrian lighting across the development frontage; and,
- storm, sanitary sewer and water main upgrades as required.

Required road widening dedications include a dedication along Imperial Street of 4.65 m (15.26 ft.) near Dunblane Avenue tapering down to 3.0 m (9.84 ft.) near Nelson Avenue and a dedication along Nelson Avenue of 0.9 m (2.95 ft.). Statutory right-of-ways are required for the sidewalks along Imperial Street and Nelson Avenue with a width of 1.9 m (6.2 ft.) and 2.4 m (7.87 ft.), respectively. Pedestrian and vehicular access to the site will be from Nelson Avenue and Dunblane Avenue.

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- 3.6 In accordance with the City's policy for adaptable units, a total of 64 units (20% of the total number of residential units) have been provided meeting adaptable standards. As permitted under the adopted policy, 20 sq. ft. for each adaptable unit is exempt from FAR, resulting in a total adaptable unit FAR exemption of 1,280 sq. ft. A total of 12 handicap accessible parking stalls are provided in connection with this development. Accessible parking stalls will be protected by a Section 219 Covenant as common property to be administered by the Strata Corporation.
- 3.7 Any necessary easements, covenants, and statutory rights-of-way for the site are to be provided, including, but not necessarily limited to:
- Section 219 Covenant restricting enclosure of balconies;
 - Section 219 Covenant indicating that project surface driveway access will not be restricted by gates;
 - Section 219 Covenant guaranteeing the provision and maintenance of public art;
 - Section 219 Covenant ensuring that handicap accessible parking stalls in the underground residential parking areas be held as common property to be administered by the Strata Corporation;
 - Section 219 Covenant ensuring compliance with the approved acoustical study;
 - Section 219 Covenant guaranteeing the provision and ongoing maintenance of stormwater management facilities;
 - Section 219 Covenant ensuring the provision and ongoing maintenance of ten commuter bicycles and related storage/bicycle repair room, and to ensure that they remain common property to be administered by the Strata Corporation;
 - Section 219 Covenant ensuring the provision and ongoing maintenance of two electric vehicles and two fast charging (Level 2) Electric Vehicle Charging Stations, and to ensure that they remain as common property to be administered by the Strata Corporation;
 - Section 219 Covenant restricting uses and area of live-work units; and
 - Statutory right-of-way ensuring the provision of three car share spaces on-site for general car-share usage.
- 3.8 Due to the proximity of the subject site to Imperial Street, the applicant is required to provide an acoustical study showing that the proposed development would meet the Council-adopted noise criteria.
- 3.9 Provision of three separate car wash stalls is required.
- 3.10 The submission of a Comprehensive Sign Plan is required.

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- 3.11 As the site will be fully excavated for development, an arborist's report and tree survey will be required prior to Final Adoption identifying trees to be removed from the site. The applicant will be required to obtain a tree removal permit for all trees over 20 cm (8 inches) in diameter. A landscaping plan has been provided as part of the suitable plan of development to provide trees on the site.
- 3.12 A suitable engineered design to the approval of the Director Engineering will be required for the on-site stormwater management system, as well as a Section 219 Covenant to guarantee its provision and continuing operation. The deposit of sufficient monies to guarantee the provision of the stormwater drainage and landscape features will be required.
- 3.13 The undergrounding of any existing overhead wiring abutting the subject site is required.
- 3.14 The Engineering Environmental Services Division will need to review a submission of a detailed plan of an engineered Sediment Control System prior to Final Adoption. The proposed Sediment Control System will then be the basis, after Final Adoption, for the necessary Preliminary Plan Approval and Building Permit.
- 3.15 The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering is required.
- 3.16 The submission of a suitable on-site residential loading plan to the approval of the Director Engineering is required.
- 3.17 a) Parkland Acquisition Charge of \$3.55 per sq. ft. of residential gross floor area
 b) School Site Acquisition Charge of \$600.00 per unit
 c) GVS&DD Sewerage Charge of \$590.00 per apartment unit
 d) Metrotown Open Space Charge of \$0.50 per sq. ft. of commercial gross floor area

4.0 DEVELOPMENT PROPOSAL

4.1 Site Area (subject to detailed survey)

Gross Site Area	- 5,224.8 m ² (56,239 sq. ft.)
Lane Closure and Consolidation	- +227.5 m ² (2,449 sq. ft.)
Road Dedication	- -386.6 m ² (4,161 sq. ft.)
Net Site Area	- 5,065.7 m ² (54,527 sq. ft.)

4.2 Site Coverage

- 36%

4.3 Density and Gross Floor Area

Total Density	- 5.11 FAR
---------------	------------

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #15-49
 Apt. tower with street-oriented townhouses and live-work units
 2016 October 19 Page 12

Residential Density - 5.0 FAR (inclusive of 1.6 amenity bonus)
 Commercial Density - 0.11 FAR

Residential Gross Floor Area - 26,531.6 m² (285,584 sq. ft.)
 (excluding permitted exemptions)

C2 District Live-Work (Commercial) - 578.3 m² (6,225 sq. ft.)
 Gross Floor Area

TOTAL GROSS FLOOR AREA: - 27,109.9 m² (291,809 sq. ft.)

4.4 **Residential Unit Mix**

31 – Studio - 43.7 m² (470 sq. ft.) – 46.3 m² (498 sq. ft.)
 (inclusive of 30 adaptable units)
 60 - One Bedroom - 56.0 m² (603 sq. ft.)
 32 - One Bedroom + Den - 58.7 m² (632 sq. ft.) – 60.0 m² (646 sq. ft.)
 104 - Two Bedroom - 70.0 m² (753 sq. ft.) – 79.5 m² (856 sq. ft.)
 (inclusive of 34 adaptable units)
 8 - Two Bedrooms + Den - 87.8 m² (945 sq. ft.) – 101.7 m² (1,095 sq. ft.)
 62 – Three Bedrooms - 84.0 m² (905 sq. ft.) – 113.2 m² (1,218 sq. ft.)
 11-Live-Work Townhouse (1 Bedroom) - 107.6 m² (1,158 sq. ft.) – 126.1 m² (1,357 sq. ft.)
 5 - Townhouse (Three Bedroom) - 149.3 m² (1,607 sq. ft.) – 149.9 m² (1,614 sq. ft.)

TOTAL NUMBER OF UNITS: 313 units (inclusive of 64 adaptable units)

4.5 **Building Height**

- 4 storey massing for live-work townhouses and amenity space fronting Imperial Street
- 3 storeys for townhouses fronting Dunblane Avenue
- 2 storeys for live-work townhouses fronting Nelson Avenue
- 36 storeys for apartment tower fronting Imperial Street and Dunblane Avenue

4.6 **Vehicle Parking**

Residential - Provided - 370 spaces
 313 units @ 1.1 spaces per unit (including 34 visitor parking space)
 Minimum Required - 345 spaces (Surplus parking – 25 spaces)

To: City Manager
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Apt. tower with street-oriented townhouses and live-work units
 2016 October 19Page 13

Commercial - Provided - 17 spaces
 6,225 sq. ft. @ 1 space per 495 sq. ft. (Surplus parking – 4 spaces)
 Minimum Required - 13 spaces

TOTAL NUMBER OF SPACES: - Provided - 387 spaces
 Minimum Required - 358 spaces

4.7 **Bicycle Parking**

313 units @ 2.2 spaces per unit - Provided - 726 spaces
 Required - 689 spaces (including 63 visitor spaces)

Common Bike Storage Room - 10 spaces (including 10 bicycles to be held in common for the benefit of the residents as part of transportation demand management strategies)

4.8 **Communal Facilities** **(Excluded from FAR Calculations)**

Primary communal facilities for residential tenants are located within the levels of the residential tower fronting Dunblane Avenue and Imperial Avenue, including an amenity lobby and lounge, multi-purpose meeting room, fitness room, steam and sauna room, guest suite, party room, media room and lounge with roof deck amenity. The proposed amenity area amounts to 9,276 sq. ft., which is less than the permitted 13,631.75 sq. ft. (5%) of Gross Floor Area permitted within the Zoning Bylaw.


 Lou Pelletier, Director
 PLANNING AND BUILDING

JD:spf

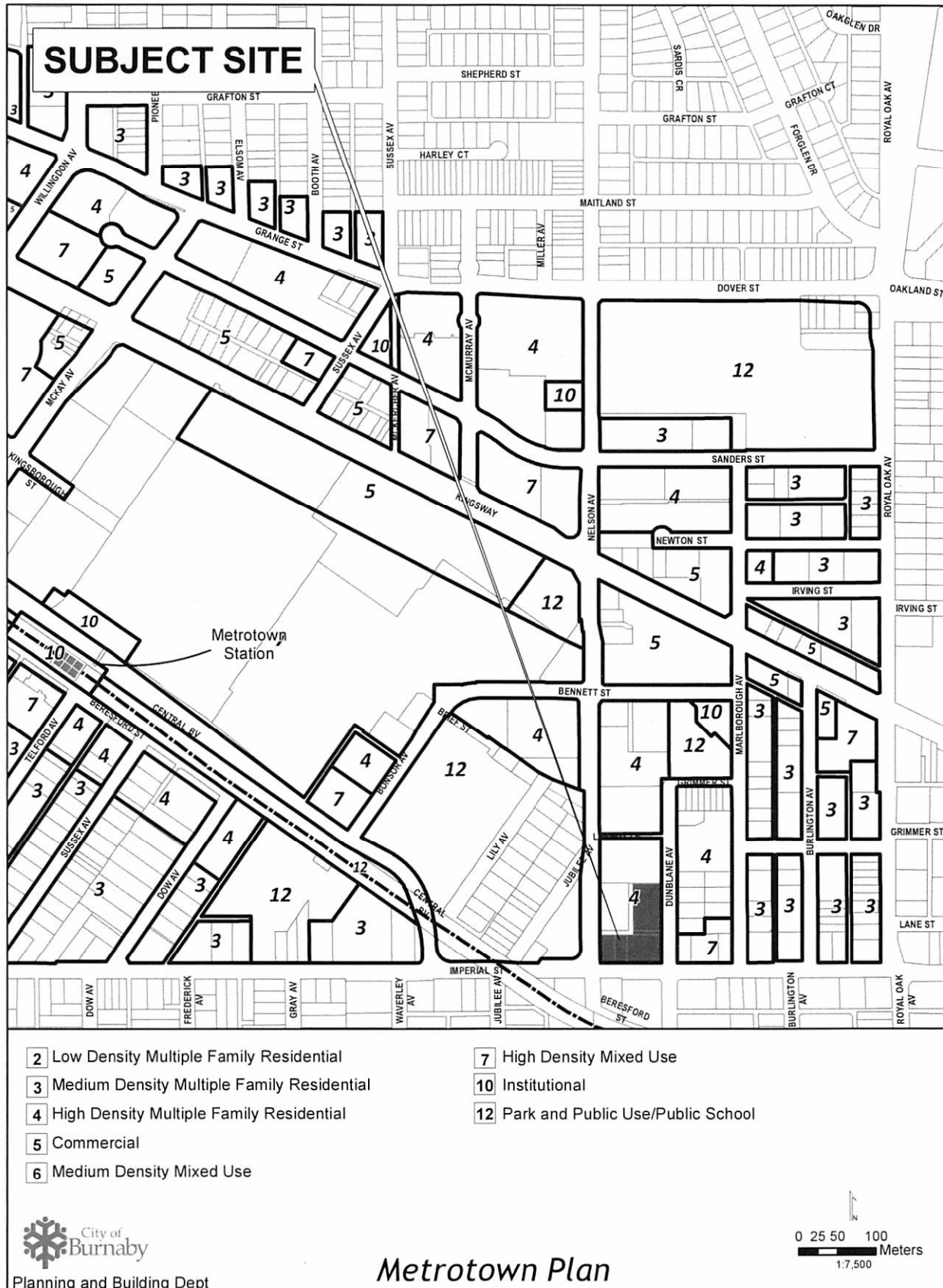
Attachments

cc: Director Engineering
 City Solicitor
 City Clerk



 Subject Site

-98-





Item	
Meeting	2016 October 24

COUNCIL REPORT

TO: CITY MANAGER 2016 October 19

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #15-52**
Townhouse Project with Underground Parking
Edmonds Town Centre Plan

ADDRESS: 6921, 6931, 6939, 6947, 6957 and 6965 Arcola Street (see *attached* Sketches #1 and #2)

LEGAL: Lots 15-20, Block B, DL 95, Group 1, NWD Plan 1264

FROM: R5 Residential District

TO: CD Comprehensive Development District (based on RM3 Multiple Family Residential District and Edmonds Town Centre Plan guidelines and the development plan entitled "6921 – 6965 Arcola Street Burnaby, B.C." prepared Ankenman Marchand Architects.)

APPLICANT: Kingswood Real Estate Management Inc.
 322-9440 202 Street
 Langley, BC V1M 4A6
 (Attn: Ketan Ladva)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2016 November 22.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2016 November 07 and to a Public Hearing on 2016 November 22 at 7:00 p.m.
2. **THAT** a copy of this report be forwarded to the property owners of 6975, 6983, 6993 and 7035 Arcola Street.
3. **THAT** the following be established as prerequisites to the completion of the rezoning:
 - a. The submission of a suitable plan of development.

To: City Manager
 From: Director Planning and Building
 Re: Rezoning Reference #15-52
 2016 October 19..... Page 2

- b. The deposit of sufficient monies, including a 4% Engineering Inspection Fee, to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
- c. The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- d. The submission of an undertaking to remove all existing improvements from the site prior to Final Adoption but not prior to Third Reading of the Bylaw. Demolition will be permitted after Second Reading of the Rezoning Bylaw has been granted provided that the applicant acknowledges that such permission does not fetter Council's ability to grant or not to grant Third Reading and/or Final Adoption of the Rezoning Bylaw. In addition, the demolition of any improvements will be permitted at any time if they are vacant and considered by staff to be subject to misuse or vandalism.
- e. The consolidation of the net project site into one legal parcel.
- f. The granting of any necessary statutory rights-of-way, easements and/or covenants.
- g. The undergrounding of existing overhead wiring abutting the site.
- h. The granting of any necessary Section 219 Covenants including restricting enclosure of balconies and providing that all disabled parking is to remain as common property.
- i. Compliance with the guidelines for underground parking for residential visitors.
- j. The pursuance of Stormwater Management Best Practices in line with established guidelines.
- k. The review of a detailed Sediment Control System by the Director Engineering.
- l. The provision of a covered car wash stall and an adequately sized and appropriately located garbage handling and recycling material holding space, to the approval of the Director Engineering and a commitment to implement the recycling provisions.

To: City Manager
 From: Director Planning and Building
 Re: Rezoning Reference #15-52
 2016 October 19..... Page 3

- m. The deposit of the applicable Parkland Acquisition Charge.
- n. The deposit of the applicable GVS & DD Sewerage Charge.
- o. The deposit of the applicable School Site Acquisition Charge.
- p. The submission of a written undertaking to distribute area plan notification forms, prepared by the City, with disclosure statements; and, to post area plan notification signs, also prepared by the City, on the development site and in the sales office in prominent and visible locations prior to Third Reading, or at the time marketing for the subject development commences, whichever is first, and remain posted for a period of one year, or until such time that all units are sold, whichever is greater.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the construction of a three-storey townhouse development with 22 units and full underground parking.

2.0 BACKGROUND

- 2.1 The subject site is located on the north side of Arcola Street, east of Griffiths Avenue (see *attached* Sketch #1). The site is comprised of six lots which are all currently zoned R5 Residential District and each is improved with a single-family dwelling in fair to poor condition. To the west is a four-unit townhouse development constructed in 2010 under Rezoning Reference #05-15. To the north, across the lane are older low-rise multiple family developments. To the south across Arcola Street are single-family dwellings as well as a four-unit townhouse development constructed in 2010 under Rezoning Reference #07-21. To the east are single-family dwellings with an older low-rise apartment building beyond.
- 2.2 The subject site, located within the Sub-Area 1 of the Council-adopted Edmonds Town Centre Plan, is intended to form a larger site consolidation that includes 6975, 6983 and 6993 Arcola Street for Comprehensive Development based on RM3 Multiple Family District guidelines (see *attached* Sketch #2).
- 2.3 The applicant has indicated that they have made efforts to acquire the next two adjacent lots on Arcola Street for inclusion in the development site. The applicant submitted offers to purchase to the property owners, but has indicated that those property owners are not interested in selling at this time. The Legal and Lands Department has reviewed the submitted offers and advised that both offers reflect market value. The remaining

To: City Manager
 From: Director Planning and Building
 Re: Rezoning Reference #15-52
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three properties could form a separate future consolidated site on their own, or in combination with the older apartment building at 7035 Arcola Street. However, it is noted that should the three single-family lot consolidation proceed in the future, the resultant lot would not meet the minimum area requirements of the RM3 District and thus would need to redevelop using the RM2 District as a guideline. A copy of this report is proposed to be sent to the property owners of 6975, 6983, 6993 and 7035 Arcola Street for information purposes.

- 2.4 Given the site's Town Centre location, the site would be eligible for the amenity bonus provisions of the Zoning Bylaw under the RM3s District. However, the applicant has indicated that they do not wish to pursue the additional density potential due to the townhouse form they are proposing.
- 2.5 On 2016 January 20, Council received the report of the Planning and Building Department concerning the rezoning of the subject site and authorized the Department to continue to work with the applicant in the preparation of a suitable plan of development, with the understanding that a further and more detailed report would be submitted at a later date.

The applicant has submitted a plan of development suitable for presentation to a Public Hearing.

3.0 GENERAL COMMENTS

- 3.1 The development proposal is for a three-storey townhouse development with 22 units. The maximum proposed density of the project is 1.1 F.A.R with full underground parking. Vehicular access is to be provided from a rear lane.
- 3.2 The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site, including but not necessarily be limited to, the construction of Arcola Street to the corner of Griffiths Avenue abutting the development site and the adjacent 7006 Griffiths Avenue to its final Town Centre standard including separated sidewalks, cycle facilities, and street trees set within rainwater management amenity areas. City funding, under a cost share agreement, is available for the construction of Arcola Street adjacent to the site at 7006 Griffiths Avenue. An allocation for this work will be made in the 2017 Development Coordinated Works (Roads) component of the 2017 – 2021 Provisional Financial Plan.
- 3.3 Any necessary easements, covenants and statutory rights-of-way for the site are to be provided, including, but not necessarily limited to:

To: City Manager
 From: Director Planning and Building
 Re: Rezoning Reference #15-52
 2016 October 19..... Page 5

- Section 219 Covenant restricting the enclosure of balconies; and,
 - Section 219 Covenant providing that all disabled parking to remain as common property.
- 3.4 One car wash stall is required and an appropriately screened garbage handling and recycling holding area will be provided on site.
- 3.5 The developer is responsible for the undergrounding of overhead wiring in the lane abutting the site.
- 3.6 Engineering Environmental Services Division will need to review a submission of a detailed plan of an engineered Sediment Control System prior to Final Adoption. The proposed Sediment Control System will then be the basis, after Final Adoption, for the necessary Preliminary Plan Approval and Building Permit.
- 3.7 Given that the development site area is less than one acre, stormwater management best practices in line with established guidelines will be required.
- 3.8 Applicable Development Cost Charges are:
- a) Parkland Acquisition Charge of \$3.84 per sq. ft. of residential gross floor area
 - b) School Site Acquisition Charge of \$800.00 per unit
 - c) GVS & DD Sewerage Charge of \$1,515 per townhouse unit

4.0 DEVELOPMENT PROPOSAL

- 4.1 Site Area: - 2,208.9 m² (23,776 sq.ft.)
 (Subject to detailed survey)
- 4.2 Density:
- | | | |
|------------------------------------|---|--|
| F.A.R. Permitted & Provided | - | 1.1 F.A.R. |
| Gross Floor Area (G.F.A.) Proposed | - | 2,474.8 m ² (26,639 sq.ft.) |
| <u>Site Coverage</u> | - | 44.5 % |
- 4.3 Height - 3 Storeys
- 4.4 Unit Mix
- | | | |
|--------------------------------|---|---|
| 22 – 3 Bedroom Townhouse units | - | 377 m ² to 138 m ²
(1,237 sq.ft. – 1,496 sq.ft.) |
|--------------------------------|---|---|

To: City Manager
 From: Director Planning and Building
 Re: Rezoning Reference #15-52
 2016 October 19..... Page 6

4.5 Vehicle Parking:

Residential @ 1.75 spaces / unit	-	39 (includes 6 visitor parking spaces)
Disabled space	-	1 space (included in total)
Car Wash Stall	-	1 space

Bicycle Parking:

Secure Residential @ 1 space / unit	-	22
Visitor Racks @ 0.2 spaces / unit	-	4

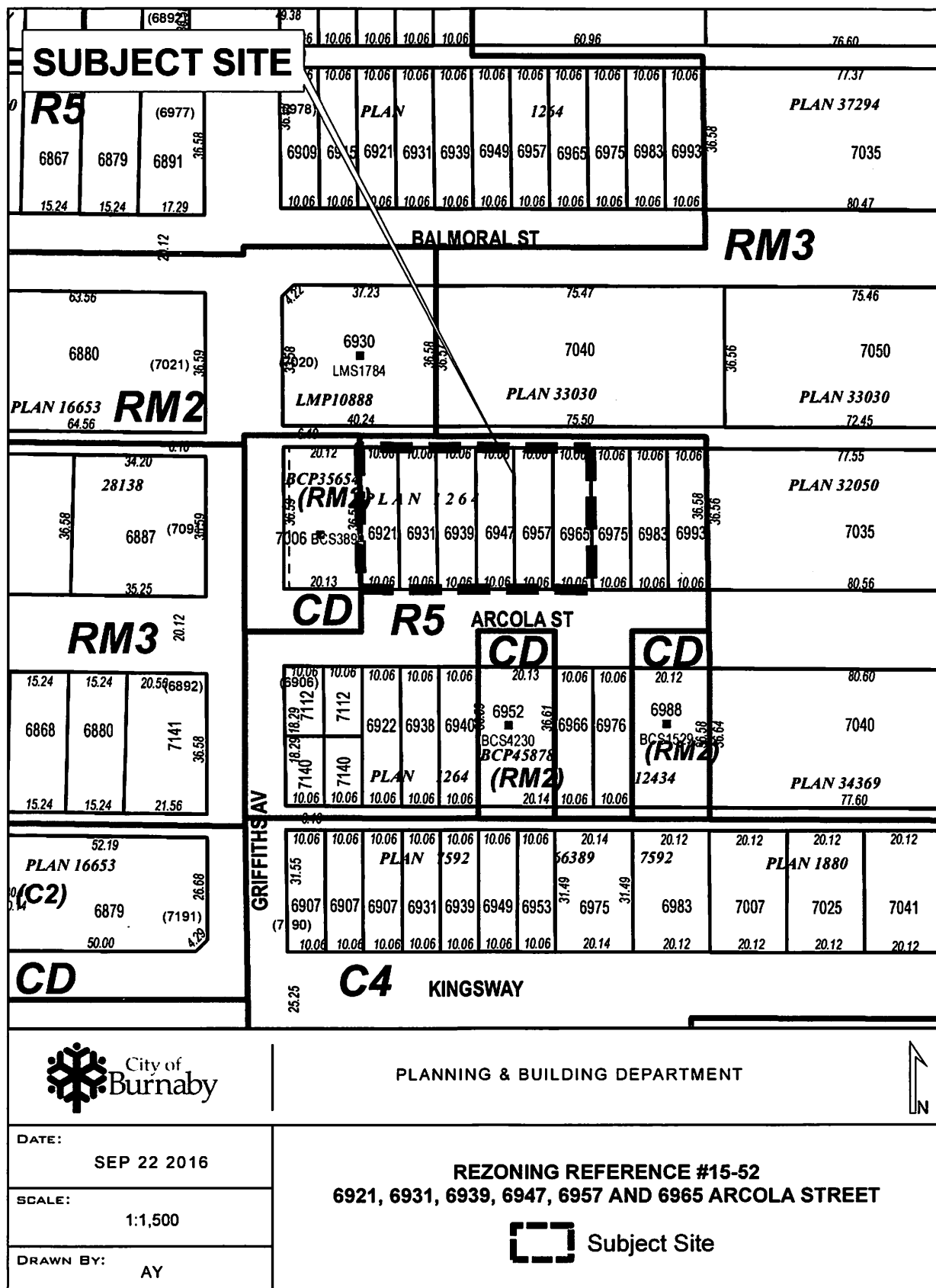

 Lou Pelletier, Director
 PLANNING AND BUILDING

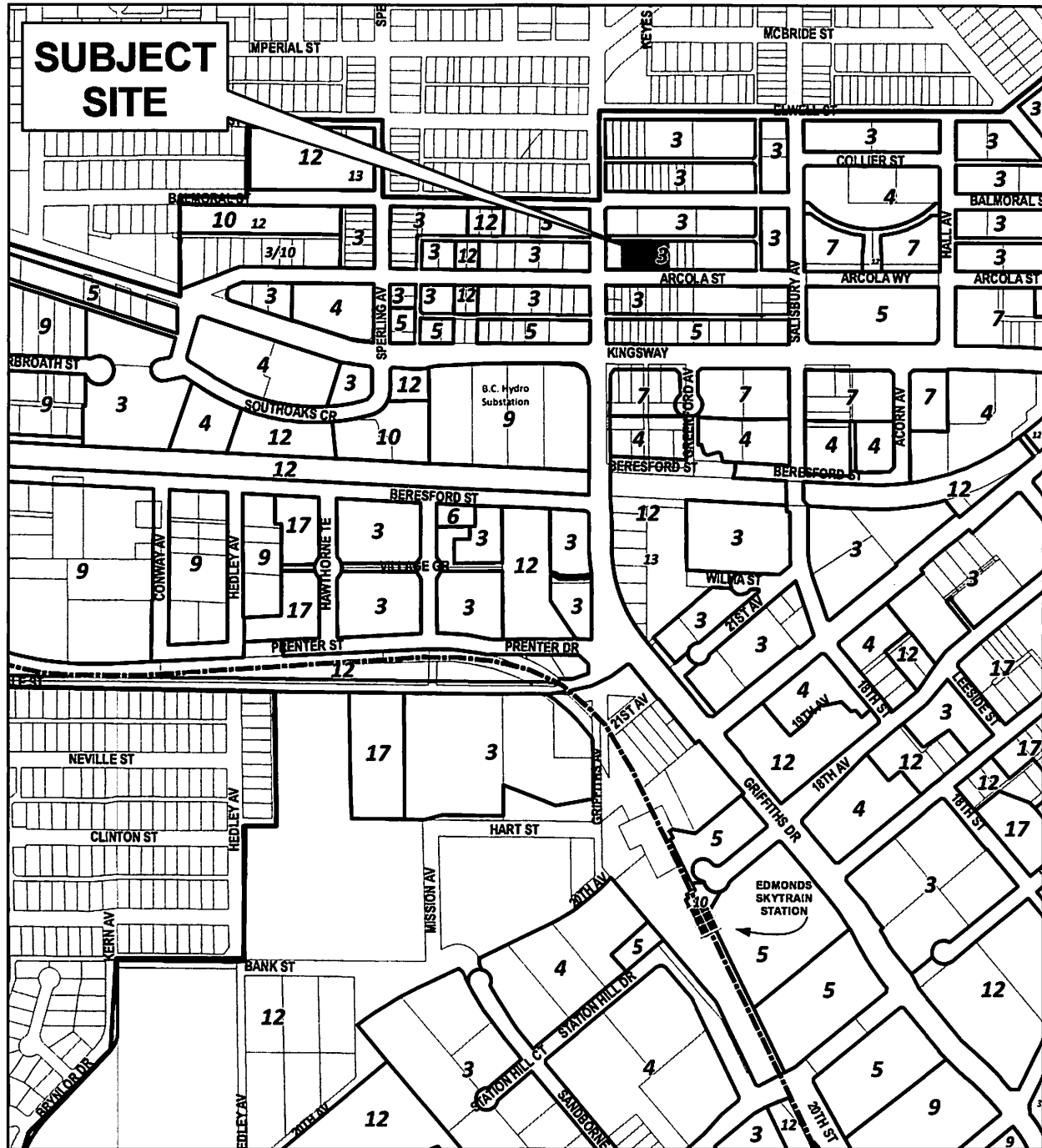
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Attachments

cc: Director Engineering
 City Solicitor
 City Clerk

P:\REZONING\Applications\2015\15-00052 6921.31.39.47.57.65 Arcola Street\01 Council reports\Rezoning Reference 15-52 PH Report 20161024.docx





- | | |
|---|---|
| 1 Single and Two Family Residential | 9 Industrial |
| 3 Medium Density Multiple Family Residential | 10 Institutional |
| 4 High Density Multiple Family Residential | 12 Park and Public Use/Public School |
| 5 Commercial | 17 Low or Medium Density Multiple Family Residential (Ground Oriented) |
| 6 Medium Density Mixed Use | 22 Low/Medium Density Mixed Use |
| 7 High Density Mixed Use | |

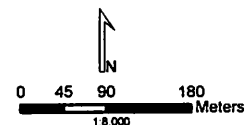
Edmonds Town Centre Plan Development Guidelines



PLANNING & BUILDING DEPARTMENT

Note: Composed of -107- to Change

Printed on September 22, 2016



Sketch #2



Item
Meeting 2016 October 24

COUNCIL REPORT

TO: CITY MANAGER 2016 October 19

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #15-53
Non-Profit Seniors' Rental Housing Development

ADDRESS: 4341, 4351 Rumble Street and 7451, 7557 Sussex Avenue (Sketch #1 *attached*)

LEGAL: Lots 1-3, DL 149, Group 1, NWD Plan LMP37050; Lot B, DL 149, Group 1, NWD Plan 85664

FROM: CD Comprehensive Development District (based on P5 Community Institutional District)

TO: Amended CD Comprehensive Development District (based on P5 Community Institutional District and RM3 Multiple Family Residential District and in accordance with the development plan entitled "Fair Haven United Church Homes – Seniors Affordable Rental Housing" prepared by NSDA Architects)

APPLICANT: Colliers International
 200 Granville Street, 19th Floor
 Vancouver, BC V6C 2R6
 (Attn: Justen Harcourt)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2016 November 22.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2016 November 07, and to a Public Hearing on 2016 November 22 at 7:00 pm.
2. **THAT** the following be established as prerequisites to the completion of the rezoning:
 - a. The submission of a suitable plan of development.
 - b. The deposit of sufficient monies, including a 4% Engineering Inspection Fee, to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering

To: City Manager
 From: Director Planning and Building
 Re: Rezoning #15-53
 Non-Profit Seniors' Rental Housing Development
 2016 October 19..... Page 2

Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.

- c. The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- d. The submission of an Undertaking to remove all improvements at 4341 Rumble Street prior to Final Adoption of the Bylaw, but not prior to Third Reading of the Bylaw. Demolition of any improvements will be permitted after Second Reading of the Rezoning Bylaw has been granted provided that the applicant acknowledges that such permission does not fetter Council's ability to grant or not to grant Third Reading and/or Final Adoption of the Rezoning Bylaw. In addition, the demolition of any improvements will be permitted at any time if they are vacant and considered by staff to be subject to misuse and vandalism.
- e. The granting of any necessary statutory rights-of-way, easements and/or covenants.
- f. The granting of any necessary Section 219 Covenants are to be provided, including, but not necessarily limited to:
 - Section 219 Covenant to ensure the provision, operation and continuing operation of stormwater management facilities;
 - Section 219 Covenant (Housing Agreement) to ensure that the use and ownership of the site is for seniors' non-profit housing; and,
 - Section 219 Covenant ensuring compliance with the submitted acoustical analysis.
- g. The submission of an exterior lighting plan which meets the standards for seniors' housing complexes.
- h. The deposit of the applicable Parkland Acquisition Charge.
- i. The deposit of the applicable GVS & DD Sewerage Charge.
- j. The submission of a suitable on-site stormwater management system to the approval of the Director Engineering, and the granting of a Section 219 Covenant and deposit of sufficient monies to guarantee its provision and continuing operation.
- k. The design and provision of units adaptable to persons with disabilities and the provision of customized hardware and cabinet work.

To: City Manager
 From: Director Planning and Building
 Re: Rezoning #15-53
 Non-Profit Seniors' Rental Housing Development
 2016 October 19..... Page 3

- l. The submission of a tenant assistance plan.
- m. The submission of a suitable Solid Waste and Recycling plan to the approval of the Director Engineering.
- n. The review of a detailed Sediment Control System by the Director Engineering.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the development of a new four-storey, 145 unit, non-profit seniors' housing facility.

2.0 BACKGROUND

- 2.1 The subject site is the Fair Haven United Church Homes site located on Rumble Street, between McKay and Sussex Avenues and encompasses the four properties at 4341/4351 Rumble and 7451/7557 Sussex Avenue. The property at 4341 Rumble Street is occupied with 9 two-family rental dwellings (16 units), which were constructed in 1956. This property is proposed for redevelopment. The property at 4351 Rumble Street is improved with a three-storey seniors' rental housing apartment, which was constructed in 1998 and is intended to remain. The property at 7557 Sussex Avenue is improved with a residential care facility (Fair Haven Residential Care Facility), which was constructed in 1994, as well as accommodates the offices of the BC Conference United Church of Canada, which are intended to remain. The property at 7451 Sussex Avenue is improved with a residential care facility (St. Michael's Care Centre), which was constructed in 1981, which is intended to remain (see *attached* Sketch #1).
- 2.2 On 2016 January 20, Council received the report of the Planning and Building Department concerning the rezoning of the subject site and authorized the Department to continue to work with the applicant in the preparation of a suitable plan of development, with the understanding that a further and more detailed report would be submitted at a later date.

The applicant has submitted a plan of development suitable for presentation to a Public Hearing.

3.0 GENERAL COMMENTS

- 3.1 The overall subject site is zoned CD Comprehensive Development District, based on the P5 Community Institutional District as a guideline. Under Rezoning Reference #105/88,

To: City Manager
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 Re: Rezoning #15-53
 Non-Profit Seniors' Rental Housing Development
 2016 October 19..... Page 4

Council adopted a phased plan of development which encompassed the above noted properties, as well as a detailed first phase of development for the St. Michael's Care Centre at 7451 Sussex Avenue. The second phase of development at 7557 Sussex Avenue, Rezoning Reference #15/91, approved the development of the Fair Haven Residential Care Facility. The third phase of development at 4351 Rumble Street, Rezoning Reference #58/96, approved the seniors' rental housing apartment. It is noted that Rezoning Reference #58/96 also established a density allocation covenant over the development site, which permitted the redistribution of density over the four lots, while maintaining a maximum density of 0.8 F.A.R., as permitted under the P5 District for the overall site. A guide plan for the future redevelopment (final phase of development) of the property at 4341 Rumble Street was also established, which provided for a density of approximately 0.36 F.A.R. as part of the final phase of redevelopment, resulting in approximately 2,000 m² (21,528 sq. ft.) of potential gross floor area, resulting in a two-storey townhouse form for the final phase of development.

- 3.2 The Fair Haven United Church Homes Society is seeking redevelopment of the existing property at 4341 Rumble Street for non-market affordable seniors' housing (final phase of development). The Society is seeking the addition of the RM3 District as a guideline to allow for a maximum density of 1.1 F.A.R. over the four phases in order to increase the number of non-market affordable units from what was originally allotted in the final phase of development for the overall Fair Haven United Church Homes site. Based on a review of the land use and density of the subject site in the context of the overall site and in relation to adjacent developments, the redevelopment of the subject property at 4341 Rumble Street in line with the RM3 Multiple Family Residential District as a guideline with respect to density, which would allow for a maximum residential density of 1.1 F.A.R., is considered supportable from a building form perspective. The P5 District is proposed to be used as a guideline for the intended use as seniors' housing. The resulting development form would consist of a building of four-storeys along the Rumble Street frontage, and due to site grades, a three-storey form along the north elevation, fronting David Gray Park.
- 3.3 While the proposed development is limited to the property at 4341 Rumble Street, rezoning of the overall Fair Haven site is required to account for the revised density. As such, the discharge and replacement of the existing density allocation covenant over the site would also be required.
- 3.4 Vehicular access to the site would be from McKay Avenue.
- 3.5 A tree survey and arborist's report for the site will be required to determine whether any existing trees are suitable for retention. The removal of trees over 20 cm (8 inches) in diameter will require a tree removal permit.
- 3.6 As the proposed 145 rental units are non-profit, the development may be eligible for consideration of an allocation of Housing Funds to offset City-related costs associated

To: City Manager
 From: Director Planning and Building
 Re: Rezoning #15-53
 Non-Profit Seniors' Rental Housing Development
 2016 October 19..... Page 5

with the development of the seniors housing. If a request is advanced by the applicant, a future report will be forwarded to the Planning and Development Committee.

- 3.7 The Director Engineering will be requested to prepare an estimate for services necessary to serve the site. The servicing requirements will include, but not necessarily be limited to, the construction of a new 1.5m sidewalk along the McKay Avenue frontage adjacent to the proposed.

Rumble Street from McKay Avenue to Royal Oak Avenue, including the frontage adjacent to the site, is to be improved as part of a City Capital Works Project and scheduled to be completed in 2017.

Necessary road dedications include a 1m road dedication along Rumble Street and a 3m x 3m corner truncation at McKay Avenue and Rumble Street.

- 3.8 Any necessary easements, Section 219 Covenants, and statutory rights-of-way for the site are to be provided, including, but not necessarily limited to:

- Section 219 Covenant to ensure the provision, operation and continuing operation of stormwater management facilities;
- Section 219 Covenant (Housing Agreement) to ensure that the use and ownership of the site is for seniors' non-profit housing; and,
- Section 219 Covenant ensuring compliance with the submitted acoustical analysis.

- 3.9 Applicable Development Cost Charges are:

- GVS & DD Sewerage Charge of \$1,082.00 per residential unit.
- Parkland Acquisition Charge of \$3.84 per sq.ft. of gross residential floor area.
- School Site Acquisition Charge is exempted as the residential units are non-profit.

- 3.10 The applicant will be seeking a waiver from Metro Vancouver for the GVS & DD Sewerage Development Charge due to the non-profit nature of the development.

- 3.11 An exterior lighting plan suitable for seniors' housing is required in accordance with approved guidelines.

- 3.12 Engineering Environmental Services Division will need to review a submission of a detailed plan of an engineered Sediment Control System prior to Final Adoption. The proposed Sediment Control System will then be the basis after Final Adoption for the necessary Preliminary Plan Approval and Building Permit.

- 3.13 An on-site stormwater management system to the approval of the Director Engineering is required. A Section 219 Covenant and bonding are required to guarantee its provision and continuing operation.

To: City Manager
 From: Director Planning and Building
 Re: Rezoning #15-53
 Non-Profit Seniors' Rental Housing Development
 2016 October 19..... Page 6

- 3.14 The submission of a suitable Solid Waste and Recycling plan to the approval of the Director Engineering.

4.0 DEVELOPMENT PROPOSAL

4.1 Site Area (4341 Rumble Street)

Gross Site Area:	- 5,849 m ² (62,956 sq.ft.)
Road Dedication Area:	- 90.7 m ² (976 sq.ft.)
Net Site Area:	- 5,758.1 m ² (61,980 sq.ft.) (Subject to detailed survey)

4.2 Density (4341 Rumble Street)

F.A.R. Permitted and Provided	- 1.1 F.A.R.
Gross Floor Area (G.F.A.) Proposed	- 6,112.6 m ² (65,795 sq.ft.)
Adaptable Unit Exemption (20 sq. ft. / unit)	- 268.3 m ² (2,887 sq.ft.)
<u>Site Coverage</u>	- 34.5%

4.3 Density (remainder of overall site)

4351 Rumble Street (Fair Haven Seniors' Apartments)	- 1.07 F.A.R.
7557 Sussex Avenue (Fair Haven Care Facility)	- 0.82 F.A.R.
7451 Sussex Avenue (St. Michael's Care Centre)	- 0.85 F.A.R.

4.4 Height

- 4 storeys (south elevation – Rumble Street),
- 3 storeys (north elevation – David Gray Park)

4.5 Unit Mix

113 studio units:	- 33 – 42.6 m ² (355 – 459 sq.ft.)
32 one-bedroom:	- 46 – 53.5 m ² (495 – 576 sq.ft.)
145 Total Units	

4.6 Parking


Total Parking Required and Provided	- 36
Car Wash Stall	- 1

To: City Manager
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 Non-Profit Seniors' Rental Housing Development
 2016 October 19..... Page 7

Bicycle Parking:

Secure Residential	- 45
Visitors	- 6

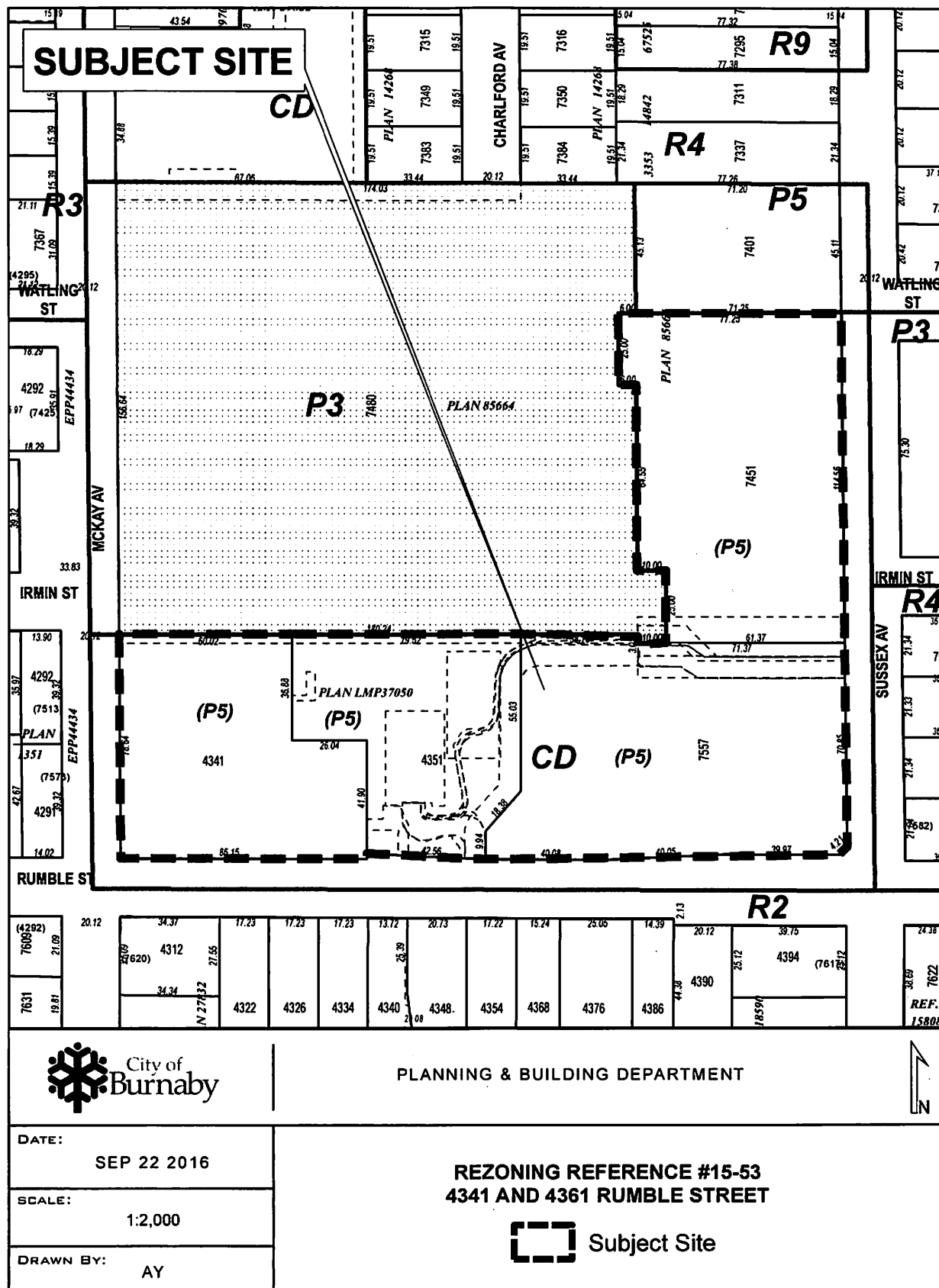
<u>Electric Scooter Parking</u>	- 20
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 Lou Pelletier, Director
 PLANNING AND BUILDING

SMN:spf
Attachment

cc: Director Engineering
 City Solicitor
 City Clerk

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INTER-OFFICE COMMUNICATION

TO: CITY CLERK 2016 October 12

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #14-31**
AMENDMENT BYLAW NO. 07, 2016; BYLAW #13579
Riverbend Business Park: Phase 1
Big Bend Development Plan Area
Third Reading

ADDRESS: Portion of 8255/8360 Wiggins Street and 5279 Riverbend Drive

LEGAL: Portion of Lot 48 Except: Firstly: Parcel "A" (Bylaw Plan 70015); Secondly: Part Subdivided by Plan 72187; DL 167, Group 1, NWD Plan 48061; Portion of Lot 49, DL 167, Group 1, NWD Plan 48061; Lot 1, DL 167, Group 1, NWD Plan 18016

FROM: CD Comprehensive Development District (based on M2 General Industrial District, M3 Heavy Industrial District and M5 Light Industrial District)

TO: Amended CD Comprehensive Development District (based on M2 General Industrial District, M3 Heavy Industrial District and M5 Light Industrial District, C2 Community Commercial District and Big Bend Development Plan guidelines, and in accordance with the development plan entitled "Riverbend Business Park" prepared by Christopher Bozyk Architects Ltd.)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2016 March 07;
- b) Public Hearing held on 2016 March 29; and,
- c) Second Reading given on 2016 April 04.

The prerequisite conditions have been partially satisfied as follows:

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

City Clerk
 Rezoning Reference #14-31
 Third Reading
 2016 October 12..... Page 2

- 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.
 - *The applicant has submitted engineering design drawings for review and has agreed in a letter dated 2016 October 12 to deposit the necessary funds including 4% inspection fees and complete the servicing agreement prior to Final Adoption.*
- c) The consolidation/subdivision of the net project site into 4 lots.
 - *The requisite subdivision plan has been submitted and will be deposited in the Land Title Office prior to Final Adoption.*
- d) The dedication of any rights-of-way deemed requisite.
 - *A subdivision plan dedicating the requisite rights-of-way has been submitted and will be deposited in the Land Title Office prior to Final Adoption.*
- e) The granting of any necessary easements, covenants, and Statutory Rights-of-Way including, but not necessarily limited to:
 - Section 219 Covenant for the retention of identifying existing trees within the riparian setback areas;
 - Section 219 Covenant and Statutory Right-of-Way for the protection and ongoing maintenance of the Fraser River Foreshore streamside protection and enhancement areas (SPEA);
 - Section 219 Covenant respecting floodproofing requirements;
 - Section 219 Covenant respecting the submitted geotechnical report;
 - Statutory Rights-of-Way guaranteeing vehicular, pedestrian and cycling access across private driveways;
 - Statutory Rights-of-Way guaranteeing pedestrian and cycling access across on-site pathways;
 - Easement guaranteeing reciprocal access for vehicles across property lines;
 - Section 219 Covenant restricting uses to those permitted within the Conceptual Development Plan;
 - Section 219 Covenant (no build) on future phases until a Certificate of Compliance has been achieved on the current phase;

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 Rezoning Reference #14-31
 Third Reading
 2016 October 12..... Page 3

- Section 219 Covenant ensuring Leadership in Energy and Environmental Design (LEED) certification; and,
 - Section 219 Covenant restricting uses on the portion of the site for a restaurant use only for a period of three years.
- *The requisite covenant plans have been submitted and will be deposited in the Land Title Office prior to Final Adoption.*
- f) 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.
 - *The applicant has agreed to this prerequisite in a letter dated 2016 October 12. A suitable on-site stormwater management system will require approval of the Director Engineering, the required covenant will be deposited in the Land Title Office and the required funds to guarantee this provision will be deposited prior to Final Adoption.*
- g) The deposit of the applicable GVS & DD Sewerage Charge.
 - *The applicant has agreed to this prerequisite in a letter dated 2016 October 12 and the funds will be deposited prior to Final Adoption.*
- h) The provision of facilities for cyclists in accordance with Section 4.8 of the rezoning report.
 - *This provision is indicated on the development plans and the applicant has agreed to this prerequisite in a letter dated 2016 October 12.*
- i) The submission of a detailed comprehensive sign plan in accordance with the guidelines of the Master Plan.
 - *The applicant has agreed to this prerequisite in a letter dated 2016 October 12.*
- j) The submission of a Site Profile and resolution of any arising requirements.
 - *The applicant has submitted the required Site Profile which is being processed to determine if remediation measures are required.*
- k) Completion of the Highway Closure Bylaw.
 - *The Highway Closure Bylaw appears elsewhere on Council's agenda. The adopted bylaw plans will be deposited in the Land Title Office prior to Final Adoption.*

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Rezoning Reference #14-31
Third Reading
2016 October 12..... Page 4

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

DR:spf
Attachment

cc: City Manager

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**PUBLIC HEARING MINUTES
HELD ON: 2016 MARCH 29
REZ. REF. NO. 14-31
PAGE 1 OF 1**

BURNABY ZONING BYLAW 1965,
AMENDMENT BYLAW NO. 7, 2016 – BYLAW NO. 13579

Rez. #14-31

Portion of 8255/8360 Wiggins Street and 5279 Riverbend Drive

From: CD Comprehensive Development District (based on M2 General Industrial District, M3 Heavy Industrial District and M5 Light Industrial District)

To: Amended CD Comprehensive Development District (based on M2 General Industrial District, M3 Heavy Industrial District and M5 Light Industrial District, C2 Community Commercial District and Big Bend Development Plan guidelines, and in accordance with the development plan entitled "Riverbend Business Park" prepared by Christopher Bozyk Architects Ltd.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of the first phase of the Riverbend Business Park Conceptual Development Plan.

The Advisory Planning Commission advised it supports the rezoning application.

No letters were received in response to the proposed zoning bylaw amendment.

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

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR JORDAN

THAT this Public Hearing for Rez. #14-31, Bylaw #13579 be terminated.

CARRIED UNANIMOUSLY



Planning and Building Department

INTER-OFFICE MEMORANDUM

TO: CITY CLERK DATE: 2016 October 19

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE # 15-43**
AMENDMENT BYLAW NO. 32, 2016; BYLAW #13633
Change of use to permit business and professional office uses
Third Reading and Final Adoption

ADDRESS: 3650 Gilmore Way

LEGAL: Lot 2, D.L. 71, Group 1, NWD Plan LMP21978

FROM: CD Comprehensive Development District (based on M8 Advanced Technology District and Discovery Place Community Plan guidelines)

TO: Amended CD Comprehensive Development District (based on M8a Advanced Technology District and Discovery Place Community Plan guidelines, and in accordance with the development plan entitled "The Redstone Group 3650 Gilmore Way" prepared by Kasian Architecture Ltd.)

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 satisfied as follows:

- a. The submission of a suitable plan of development.
 - *A complete suitable plan of development has been submitted.*
- b. The approval of the Ministry of Transportation to the rezoning application.
 - *The approval of the Ministry of Transportation to the rezoning bylaw has been obtained.*

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Rezoning Reference #15-43
Third Reading and Final Adoption
2016 October 19.....Page 2

As the prerequisites to this rezoning are now complete as outlined, could you please arrange to return this amendment bylaw to Council for Consideration and Third Reading, and Reconsideration and Final Adoption on 2016 October 24.

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


Lou Pelletier, Director
PLANNING AND BUILDING

JS:spf
Attachment

cc: City Manager

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**PUBLIC HEARING MINUTES
HELD ON: 2016 AUGUST 30
REZ. REF. NO. 15-43
PAGE 1 OF 1**

**BURNABY ZONING BYLAW 1965,
AMENDMENT BYLAW NO. 32, 2016 – BYLAW NO. 13633**

Rez. #15-43

3650 Gilmore Way

From: CD Comprehensive Development District (based on M8 Advanced Technology District and Discovery Place Community Plan guidelines)

To: Amended CD Comprehensive Development District (based on M8a Advanced Technology District and Discovery Place Community Plan guidelines, and in accordance with the development plan entitled “The Redstone Group 3650 Gilmore Way” prepared by Kasian Architecture Ltd.)

The purpose of the proposed zoning bylaw amendment is to permit general business and professional office uses in an existing three-storey high technology/office building.

The Advisory Planning Commission advised it supports the rezoning application.

No letters were received in response to the proposed rezoning application.

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

**MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR JORDAN**

THAT this Public Hearing for Rez. #15-43, Bylaw # 13633 be terminated.

CARRIED UNANIMOUSLY