



## **COUNCIL MEETING MINUTES**

**Monday, 2016 October 24**

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

### **1. CALL TO ORDER**

PRESENT: His Worship, Mayor Derek R. Corrigan  
Councillor Pietro Calendino  
Councillor Sav Dhaliwal  
Councillor Dan Johnston  
Councillor Colleen Jordan  
Councillor Anne Kang  
Councillor Paul McDonell  
Councillor Nick Volkow  
Councillor James Wang

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. Kate O'Connell, Deputy City Clerk

MOVED BY COUNCILLOR VOLKOW  
SECONDED BY COUNCILLOR JOHNSTON

THAT the Open Council meeting do now reconvene.

CARRIED UNANIMOUSLY

The Open meeting reconvened in the Council Chamber at 7:01 p.m.

2. **PROCLAMATION**

A) **Poppy Weeks (2016 October 29 to November 12)**

Councillor Dhaliwal, on behalf of His Worship, Mayor Derek R. Corrigan proclaimed the weeks of 2016 October 29 to November 12 as "**Poppy Weeks**" in the City of Burnaby.

3. **MINUTES**

A) **Open Council Meeting held 2016 October 17**

MOVED BY COUNCILLOR VOLKOW  
SECONDED BY COUNCILLOR JOHNSTON

THAT the minutes of the Open Council meeting held on 2016 October 17 be now adopted.

CARRIED UNANIMOUSLY

4. **DELEGATION**

MOVED BY COUNCILLOR VOLKOW  
SECONDED BY COUNCILLOR JOHNSTON

THAT the delegation be heard.

CARRIED UNANIMOUSLY

A) **Royal Canadian Legion, Branch #83 & Branch #148**  
**Re: 2016 Poppy Campaign**  
**Speakers: Tom Waddell & Peter Pasanen (Branch #83)**

**Mr. Tom Waddell** and **Mr. Peter Pasanen**, Branch #83, Royal Canadian Legion, appeared before Council and expressed appreciation for past support from the City of Burnaby. Mr. Waddell noted that the money raised through the Legion's fundraising efforts remains in Burnaby through the contributions the Legion makes to veterans and youth in the community.

5. **REPORTS**

MOVED BY COUNCILLOR CALENDINO  
SECONDED BY COUNCILLOR VOLKOW

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 report of the resident initiated Local Area Service Project petitions which were not successful.

The City Clerk recommended:

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

MOVED BY COUNCILLOR JORDAN  
SECONDED BY COUNCILLOR VOLKOW

THAT the recommendations of the City Clerk be adopted.

CARRIED UNANIMOUSLY

B) [Financial Management Committee](#)  
Re: Economic Development Program  
Burnaby Board of Trade

The Financial Management Committee submitted a report providing Council with its annual review of the Economic Development Program operated by the Burnaby Board of Trade.

The Financial Management Committee recommended:

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.

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR JORDAN

THAT the recommendation of the Financial Management Committee be adopted.

CARRIED UNANIMOUSLY

C) [Financial Management Committee](#)  
Re: Temporary Financing Bylaw

The Financial Management Committee submitted a report seeking Council authority to temporarily finance expenditures during 2017.

The Financial Management Committee recommended:

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.

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR JORDAN

THAT the recommendation of the Financial Management Committee be adopted.

CARRIED UNANIMOUSLY

**D) Financial Management Committee**  
**Re: Burnaby Business Licence Bylaw**

The Financial Management Committee submitted a report seeking Council authority to prepare a new Burnaby Business Licence Bylaw.

The Financial Management Committee recommended:

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

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR JORDAN

THAT the recommendation of the Financial Management Committee be adopted.

CARRIED UNANIMOUSLY

**E) Financial Management Committee**  
**Re: Burnaby 125 / Canada 150 Celebrations**

The Financial Management Committee submitted a report seeking Council approval to fund Burnaby's 125 and Canada's 150 anniversaries, as outlined in this report.

The Financial Management Committee recommended:

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 125<sup>th</sup> 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.

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR JORDAN

THAT the recommendations of the Financial Management Committee be adopted.

CARRIED UNANIMOUSLY

**F) [City Manager's Report, 2016 October 24](#)**

The City Manager submitted a report dated 2016 October 24 on the following matters:

**6. MANAGER'S REPORTS**

**1. [2017 MEETING SCHEDULES FOR COUNCIL, PUBLIC HEARINGS, BOARDS, COMMITTEES AND COMMISSIONS](#)**

The City Manager submitted a report from the City Clerk setting the 2017 meeting dates for Regular Council, Public Hearings, Boards, Committees and Commissions.

The City Manager recommended:

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'*).

MOVED BY COUNCILLOR VOLKOW  
SECONDED BY COUNCILLOR MCDONELL

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

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

The City Manager submitted a report from the Director Finance seeking Council authorization for bylaw amendment to align business licence fees under a single fee schedule and to repeal redundant bylaws.

The City Manager recommended:

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.

MOVED BY COUNCILLOR VOLKOW  
SECONDED BY COUNCILLOR MCDONELL

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

3. FIRE DEPARTMENT 3RD QUARTER 2016 REPORT

The City Manager submitted a report from the Fire Chief providing Council with information relating to the Fire Department's activities during the 3rd Quarter of 2016.

The City Manager recommended:

1. THAT this report be received for information purposes.

MOVED BY COUNCILLOR VOLKOW  
SECONDED BY COUNCILLOR MCDONELL

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

**4. BURNABY CHRISTMAS BUREAU PROMOTIONAL SUPPORT 2016**

The City Manager submitted a report from the Director Parks, Recreation and Cultural Services seeking Council approval of a promotional initiative and donation of revenue from Burnaby Village Museum Carousel ride sales on 2016 December 10 to the Burnaby Christmas Bureau.

The City Manager recommended:

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.

MOVED BY COUNCILLOR VOLKOW  
SECONDED BY COUNCILLOR MCDONELL

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

**5. COVERED SPORTS BOX PROJECT**

The City Manager submitted a report from the Director Parks, Recreation and Cultural Services seeking Council approval of a detailed geotechnical investigation of underground conditions in order to establish a cost framework for a covered sports box at Burnaby Lake Sports Complex. A previous study provided a general overview of underground site conditions. At this time it is recommended that a more site specific analysis at two locations in the area be investigated.

The City Manager recommended:

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.

MOVED BY COUNCILLOR VOLKOW  
SECONDED BY COUNCILLOR MCDONELL

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

6. 2016 OCTOBER - PARKS, RECREATION &  
CULTURAL SERVICES CAPITAL FUNDING BYLAW

The City Manager submitted a report from the Director Parks, Recreation and Cultural Services requesting Council bring forward a bylaw to appropriate \$230,280 (inclusive of GST) from Capital Reserves to finance the Kensington Pitch and Putt Redevelopment and the Burnaby Village Museum Gift Shop upgrades.

The City Manager recommended:

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

MOVED BY COUNCILLOR VOLKOW  
SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

7. PERIMETER TRAIL IN CENTRAL PARK

The City Manager submitted a report from the Director Parks, Recreation and Cultural Services requesting Council bring forward a bylaw to appropriate \$1,988,786 (inclusive of GST) from Capital Reserves to finance the first phase of the Central Park perimeter project of a multi-use trail on three sides of the park which connect on the north of the BC Parkway trail.

The City Manager recommended:

1. THAT a bylaw be brought forward to appropriate \$1,988.786 (inclusive of GST) from Capital Reserves to finance this project.

MOVED BY COUNCILLOR VOLKOW  
SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY



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

The City Manager submitted a report from the Director Finance seeking Council approval to award a contract for the Northeast Burnaby Roads and Intersection Improvements Program. 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 several locations.

The City Manager recommended:

1. THAT Council approve 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

MOVED BY COUNCILLOR VOLKOW  
SECONDED BY COUNCILLOR MCDONELL

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

9. **CONTRACT EXTENSION –  
GIS ENTERPRISE LICENCE AGREEMENT**

The City Manager submitted a report from the Director Finance seeking Council approval to extend the City's GIS (Geographical Information System) enterprise licence agreement with Esri Canada Limited.

The City Manager recommended:

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.

MOVED BY COUNCILLOR VOLKOW  
SECONDED BY COUNCILLOR CALENDINO

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

**10. 2016 NET NEW RECYCLING TRUCK**

The City Manager submitted a report from the Director Finance seeking Council approval to fund a net new recycling truck to support increased volume that will result from the bi-weekly collection program.

The City Manager recommended:

1. THAT Council authorize staff to bring down a Capital Reserve 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.

MOVED BY COUNCILLOR VOLKOW  
SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

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

The City Manager submitted a report from the Director Finance seeking Council approval to award a contract for the supply and delivery of two bucket trucks with service body.

The City Manager recommended:

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, subject to the final adoption of Bylaw No. 13655.

MOVED BY COUNCILLOR VOLKOW  
SECONDED BY COUNCILLOR MCDONELL

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

**12. CONTRACT EXTENSION –  
FLAGGING AND TRAFFIC CONTROL**

The City Manager submitted a report from the Director Finance seeking Council approval for a one year contract extension for flagging and traffic control services on an "as needed" basis.

The City Manager recommended:

1. THAT Council approve a one year contract extension 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.

MOVED BY COUNCILLOR VOLKOW  
SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

**13. CONTRACT EXTENSION – HIRED EQUIPMENT SERVICES**

The City Manager submitted a report from the Director Finance seeking Council approval for a one year contract extension for thirty-two individual contract for hired equipment services on an "as needed" basis for various works.

The City Manager recommended:

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.

MOVED BY COUNCILLOR VOLKOW  
SECONDED BY COUNCILLOR MCDONELL

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

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

The City Manager submitted a report from the Director Finance seeking Council approval to award a contract for the supply and delivery of sand and gravel aggregates for delivery on an "as and when required" basis to various locations within the City.

The City Manager recommended:

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.

MOVED BY COUNCILLOR VOLKOW  
SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

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

The City Manager submitted a report from the Director Planning and Building seeking Council authorization to forward this application to a Public Hearing on 2016 November 22. The purpose of the proposed zoning 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.

The City Manager recommended:

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.
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.
- 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 remain posted for a period of one year, or until such time that all units are sold, whichever is greater.

MOVED BY COUNCILLOR JORDAN  
SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

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

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The City Manager submitted a report from the Director Planning and Building seeking Council authorization to forward this application to a Public Hearing on 2016 November 22. The purpose of the proposed zoning 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.

The City Manager recommended:

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.
  - 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.

- e) The dedication of any rights-of-way deemed requisite.
- f) 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;
  - 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.
- 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.

MOVED BY COUNCILLOR MCDONELL  
SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

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

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The City Manager submitted a report from the Director Planning and Building seeking Council authorization to forward this application to a Public Hearing on 2016 November 22. The purpose of the proposed zoning bylaw amendment is

to permit the construction of a three-storey townhouse development with 22 units and full underground parking.

The City Manager recommended:

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.
  - 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.
- 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.

MOVED BY COUNCILLOR VOLKOW  
SECONDED BY COUNCILLOR MCDONELL

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

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

The City Manager submitted a report from the Director Planning and Building seeking Council authorization to forward this application to a Public Hearing on 2016 November 22. The purpose of the proposed zoning bylaw amendment is to permit the development of a new four-storey, 145 unit, non-profit seniors' housing facility.

The City Manager recommended:

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 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.
- 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.

MOVED BY COUNCILLOR MCDONELL  
SECONDED BY COUNCILLOR VOLKOW

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR MCDONELL  
SECONDED BY COUNCILLOR JORDAN

THAT the Committee now rise and report.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR MCDONELL

THAT the report of the Committee be now adopted.

CARRIED UNANIMOUSLY

## 7. **BYLAWS**

### **First Reading**

- A) [Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 46, 2016 - Text Amendment](#)

#13665

MOVED BY COUNCILLOR JORDAN  
SECONDED BY COUNCILLOR JOHNSTON

THAT Bylaw No. 13665 be now introduced and read a first time.

CARRIED UNANIMOUSLY

**First, Second and Third Reading**

- |    |   |        |
|----|---|--------|
| B) | <a href="#"><u>Burnaby Building Bylaw 2016</u></a>  | #13658 |
| C) | <a href="#"><u>Burnaby Tree Bylaw 1996, Amendment Bylaw No. 1, 2016</u></a>                                       | #13659 |
| D) | <a href="#"><u>Burnaby Electrical Bylaw 1974, Amendment Bylaw No. 1, 2016</u></a>                                 | #13660 |
| E) | <a href="#"><u>Burnaby Plumbing Bylaw 2000, Amendment Bylaw No. 1, 2016</u></a>                                   | #13661 |
| F) | <a href="#"><u>Burnaby Gas Bylaw 1978, Amendment Bylaw No. 1, 2016</u></a>  | #13662 |
| G) | <a href="#"><u>Burnaby Liquor Licence Application Fee Bylaw 2001, Amendment Bylaw No. 1, 2016</u></a>             | #13663 |
| H) | <a href="#"><u>Burnaby Subdivision Control Bylaw 1971, Amendment Bylaw No. 1, 2016</u></a>                        | #13664 |
| I) | <a href="#"><u>Burnaby Sewer Connection Bylaw 1961, Amendment Bylaw No. 1, 2016</u></a>                           | #13666 |
| J) | <a href="#"><u>Burnaby Local Area Service Construction (Project No. 17-801) Bylaw No. 1, 2016</u></a>             | #13667 |
| K) | <a href="#"><u>Burnaby Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 36, 2016</u></a> | #13668 |

MOVED BY COUNCILLOR JORDAN  
SECONDED BY COUNCILLOR JOHNSTON

THAT Bylaw No. 13658, 13659, 13660, 13661, 13662, 13663, 13664, 13666, 13667 and 13668 be now introduced and read three times.

CARRIED UNANIMOUSLY

**Consideration and Third Reading**

- |    |  |        |
|----|--|--------|
| L) | <a href="#"><u>Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 7, 2016 - Rez. #14-31 (Portion of 8255/8360 Wiggins Street and 5279 Riverbend Drive)</u></a> | #13579 |
|----|--|--------|

MOVED BY COUNCILLOR JORDAN  
SECONDED BY COUNCILLOR CALENDINO

THAT Bylaw No. 13579 be now read a third time.

CARRIED UNANIMOUSLY

**Third Reading, Reconsideration and Final Adoption**

- M) [Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 32, 2016 - Rez. #15-43 \(3650 Gilmore Way\)](#) #13633

MOVED BY COUNCILLOR JORDAN  
SECONDED BY COUNCILLOR JOHNSTON

THAT Bylaw No. 13633 be now read a third time, reconsidered and Finally Adopted, signed by the Mayor and Clerk and the Corporate Seal affixed thereto.

CARRIED UNANIMOUSLY

**Reconsideration and Final Adoption**

- N) [Burnaby Business Licence Bylaw, Amendment Bylaw No. 1, 2016](#) #13653
- O) [Burnaby Taxation Exemption Bylaw 2016](#) #13654
- P) [Burnaby Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 35, 2016](#) #13655

MOVED BY COUNCILLOR JORDAN  
SECONDED BY COUNCILLOR JOHNSTON

THAT Bylaw No. 13653, 13654, and 13655 be now reconsidered and Finally Adopted, signed by the Mayor and Clerk and the Corporate Seal affixed thereto.

CARRIED UNANIMOUSLY

**8. NEW BUSINESS**

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

**9. INQUIRIES**

There were no inquiries brought before Council at this time.

**10. ADJOURNMENT**

MOVED BY COUNCILLOR MCDONELL  
SECONDED BY COUNCILLOR JORDAN

THAT this Open Council meeting do now adjourn.

CARRIED UNANIMOUSLY

The Open Council meeting adjourned at 7:39 p.m.

Confirmed:

Certified Correct:

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK