



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

OPEN PUBLIC MEETING AT 7:00 PM
Monday, 2016 December 12

A G E N D A

	<u>PAGE</u>
1. <u>CALL TO ORDER</u>	
2. <u>PRESENTATION</u>	
A) 2016 Year-End Address <u>Presenter:</u> His Worship, Mayor Derek R. Corrigan	
3. <u>MINUTES</u>	
A) Open Council Meeting held 2016 December 05	1
4. <u>REPORTS</u>	
A) His Worship, Mayor Derek R. Corrigan Re: Appointment of Municipal Directors to the Greater Vancouver Regional District Board of Directors and Distribution of Votes - 2017 (ON TABLE)	
B) Executive Committee of Council Re: Grant Applications	13
C) Executive Committee of Council Re: Festivals Burnaby Grant Program Applications	15
D) Financial Management Committee Re: Storm Sewer Extension Contribution and Fee Bylaw	17

E)	Financial Management Committee Re: Moneris Solutions - Credit Card Merchant Services	25
F)	Financial Management Committee Re: Renewal of City Fleet Insurance	28
G)	Financial Management Committee Re: Rainwater Management Amenity and Public Art Funds	30
H)	Financial Management Committee Re: SAP Treasury Management System - Update	33
I)	Traffic Safety Committee Re: 2017 Local Area Service Program for Speed Humps	36
J)	Traffic Safety Committee Re: Mid-Block Crossings along Willingdon Avenue between Kingsway and Kingsborough Street	47
K)	Traffic Safety Committee Re: Road Fatalities and Enforcement in British Columbia	53
L)	City Manager's Report, 2016 December 12	56

5. MANAGER'S REPORTS

1.	SOUTH BURNABY ARENA FEASIBILITY STUDY	59
	Purpose: To advise Council of the advancement of the arena feasibility study.	
2.	ROAD CLOSURE REFERENCE #16-06 SUBDIVISION REFERENCE #16-30 REZONING REFERENCE #14-44 PROPOSED CLOSURE OF A 46.80 SQ.M. (503 SQ.FT.) PORTION OF MCMURRAY AVENUE	63
	Purpose: To obtain Council authority to introduce a Highway Closure Bylaw for the closure, sale and consolidation of a portion of McMurray Avenue.	

3. **ROAD CLOSURE REFERENCE #16-07** 66
SUBDIVISION REFERENCE #16-46
REZONING REFERENCE #15-49
PROPOSED CLOSURE OF A 36.88 M (121 FT.) PORTION OF
LANE BETWEEN 6695 DUNBLANE AVENUE AND 4971
IMPERIAL STREET
- Purpose: To obtain Council authority to introduce a Highway Closure Bylaw for the closure, sale and consolidation of a portion of lane between 6695 Dunblane Avenue and 4971 Imperial Street.
4. **BUILDING PERMIT TABULATION REPORT NO. 11** 69
FROM 2016 NOVEMBER 01 - 2016 NOVEMBER 30
- Purpose: To provide Council with information on construction activity as reflected by the building permits that have been issued for the subject period.
5. **2017 ENGINEERING CAPITAL VEHICLE - FRONT LOADER** 71
REFUSE PACKER
- Purpose: To request funding approval for a 2017 Engineering vehicle.
6. **CONTRACT AWARD 2016-34** 72
2016 PARKS FACILITIES PAVEMENT REHABILITATION
PROGRAM
PACKAGE 2
- Purpose: To obtain Council approval to award a contract for the 2016 Parks Facilities Pavement Rehabilitation Program Package 2.
7. **CONTRACT AWARD** 74
CENTRAL PARK TRAIL CONSTRUCTION
BOUNDARY ROAD FRONTAGE
- Purpose: To obtain Council approval to award a contract for Central Park Trail Construction – Boundary Road Frontage.

8. **CONTRACT AWARD** 75
SAP HANA SOFTWARE LICENCE AND MAINTENANCE SUPPORT
- Purpose: To obtain Council approval to award a contract for SAP HANA software licence and maintenance support.
9. **REZONING REFERENCE #15-04** 77
**FOUR-STOREY MIXED-USE DEVELOPMENT
CAPITOL HILL AREA PLAN, APARTMENT STUDY "B"**
- Purpose: To seek Council authorization to forward this application to a Public Hearing on 2017 January 31.
10. **REZONING REFERENCE #15-27** 88
PROPOSED SINGLE-FAMILY RESIDENCE
- Purpose: To seek Council authorization to forward this application to a Public Hearing on 2017 January 31.
11. **REZONING REFERENCE #15-34** 95
NEW RESTAURANT PATIO
- Purpose: To seek Council authorization to forward this application to a Public Hearing on 2017 January 31.
6. **BYLAWS**
- A) First Reading**
- A) #13684 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 52, 2016 - Rez. #15-04 (5521/23/25 Hastings Street) From C2 Community Commercial District to CD Comprehensive Development District (C2 Community Commercial District, RM4 Multiple Family Residential District and the Apartment Study 'B' [Capitol Hill Plan] as guidelines, and in accordance with the development plan entitled "Alto on Capitol Hill" prepared by Vivid Green Architecture Inc.) Purpose - to permit the construction of a four-storey mixed-use development with a live-work component (Item 5(9), Manager's Report, Council 2016 December 12) **13684**

- B) #13702 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 58, 2016 - Rez. #15-34 (4331 Dominion Street) **13702**
From CD Comprehensive Development District (based on C3, C3d, C3f General Commercial District) to Amended CD Comprehensive Development District (based on C3, C3d, C3f General Commercial District)
Purpose - to permit the construction of a new restaurant patio at the Grand Villa Casino / Delta Burnaby Hotel complex
(Item 5(11), Manager's Report, Council 2016 December 12)
- C) #13703 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 59, 2016 - Rez. #15-27 (7611 Mayfield Street) **13703**
From R3 Residential District to R3a Residential District
Purpose - to permit the construction of a single-family dwelling with a gross floor area beyond that permitted under the prevailing zoning
(Item 5(10), Manager's Report, Council 2016 December 12)
- B) First, Second and Third Reading**
- D) #13681 - Burnaby Highway Closure Bylaw No. 4, 2016 **13681**
(Road Closure #16-06)
A bylaw to close and remove the dedication of certain portions of highway - closure of a portion of McKercher Avenue adjacent 6050 Sussex Avenue, 4769 Hazel Street and 4758 Grange Street and a portion of McMurray Avenue adjacent 4758 Grange Street (all those portions of road in District Lot 32, Group 1, New Westminster District, dedicated by Plan 2250 and Plan 36542, containing 942.1m² and 46.8m²) shown outlined on Reference Plan prepared by Grant Butler, B.C.L.S.
(Item 7(13), Manager's Report, Council 2016 April 25 & Item 5(2), Manager's Report, Council 2016 December 12)
- E) #13699 - Burnaby Highway Closure Bylaw No. 5, 2016 **13699**
(Road Closure #16-01)
A bylaw to close and remove the dedication of certain portions of highway - closure of a 2.7m unconstructed portion of the Formby Street road allowance adjacent 6755 Canada Way (all that portion of road in District Lot 91, Group 1, New Westminster District, dedicated by Plan 34482, containing 91.9m²) shown as Parcel A on Reference Plan prepared by Brian W. Collins, B.C.L.S.
(Item 5(2), Manager's Report, Council 2016 June 13)

- F) #13701 - Burnaby Street and Traffic Bylaw 1961, **13701**
Amendment Bylaw No. 1, 2016
A bylaw to amend Burnaby Street and Traffic Bylaw 1961
(small cell antenna installations on City infrastructure)
(Item 7(3), Manager's Report, Council 2016 November 21)

C) Consideration and Third Reading

- G) #13577 - Burnaby Zoning Bylaw 1965, Amendment Bylaw **13577**
No. 5, 2016 - Rez. #15-31 (2425 Beta Avenue)
From M2 General Industrial District to CD Comprehensive
Development District (based on the RM4s Multiple Family
Residential District, Brentwood Town Centre Plan as
guidelines, and in accordance with the development plan
entitled "The Residences at Brentwood Park South"
prepared by Chris Dikeakos Architects Inc.)
Purpose - to permit three residential apartment buildings
ranging in height from 28-storeys to 39-storeys with ground
oriented townhouses and underground and above grade
structured parking
(Item 5(9), Manager's Report, Council 2016 February 22)

Memorandum - Director Planning & Building - 2016 December 07 - Page 100

D) Third Reading, Reconsideration and Final Adoption

- H) #13504 - Burnaby Zoning Bylaw 1965, Amendment Bylaw **13504**
No. 28, 2015 - Rez. #14-33 (5108 North Fraser Way)
From CD Comprehensive Development District (based on
M2 General Industrial District, M5 Light Industrial District
and the Glenlyon Concept Plan as guidelines) to Amended
CD Comprehensive Development District (based on M5
Light Industrial District and Glenlyon Concept Plan as
guidelines and in accordance with the development plan
entitled "Multi-Tenant Industrial Development" by Interface
Architecture)
Purpose – to permit the construction of a light-industrial
development in accordance with the Glenlyon Concept Plan
(Item 7(14), Manager's Report, Council 2015 August 24)

Memorandum - Director Planning & Building - 2016 December 07 - Page 106

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

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- J) #13665 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 46, 2016 - Text Amendment **13665**
A bylaw to amend the Zoning Bylaw provisions in respect to rezoning application fees
(Item 6(2), Manager's Report, Council 2016 October 17)
- E) Reconsideration and Final Adoption**
- K) #13482 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 17, 2015 - Rez. #14-19 (6380 & 6420 Silver Avenue) **13482**
From RM3 Multiple Family Residential District to CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C2 Community Commercial District, P1 Neighbourhood Institutional District, and Metrotown Town Centre Development Plan guidelines, and in accordance with the development plan entitled "6380 & 6420 Silver Avenue" prepared by IBI/HB Architects)
Purpose – to permit the construction of two high-rise apartment towers (26 and 41 storeys), with low-rise townhouse, retail, childcare, and office components
(Item 7(2), Manager's Report, Council 2015 May 25)
Memorandum - Director Planning & Building - 2016 December 07 - Page 111
- L) #13690 - Burnaby Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 39, 2016 **13690**
A bylaw authorizing the expenditure of monies in the Capital Works, Machinery and Equipment Reserve Fund - \$36,640 to finance the upgrade of Burnaby Village Museum
(Item 7(7), Manager's Report, Council 2016 November 21)
- M) #13691 - Burnaby Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 40, 2016 **13691**
A bylaw authorizing the expenditure of monies in the Capital Works, Machinery and Equipment Reserve Fund - \$4,140,000 to finance for hardware replacement, software licences and professional implementation services
(Item 3(A), FMC Report, Council 2016 December 05)
- N) #13692 - Burnaby Waterworks Regulation Bylaw 1953, Amendment Bylaw No. 1, 2016 **13692**
A bylaw to amend Burnaby Waterworks Regulation Bylaw
(Item 3(B), FMC Report, Council 2016 December 05)
- O) #13693 - Burnaby Sewer Parcel Tax Bylaw 1994, Amendment Bylaw No. 1, 2016 **13693**
A bylaw to amend Burnaby Sewer Parcel Tax Bylaw 1994 Fees Update
(Item 3(C), FMC Report, Council 2016 December 05)

- P) #13694 - Burnaby Sewer Charge Bylaw 1961, Amendment **13694**
Bylaw No. 1, 2016
A bylaw to amend Burnaby Sewer Charge Bylaw 1961
(Item 3(C), FMC Report, Council 2016 December 05)
- Q) #13695 - Burnaby Solid Waste and Recycling Bylaw 2010, **13695**
Amendment Bylaw No. 2, 2016
A bylaw to amend Burnaby Solid Waste and Recycling
Bylaw 2010 (remove provisions that impose separate fees
for properties with secondary suites)
(Item 3(D), FMC Report, Council 2016 December 05)
- R) #13696 - Burnaby Fire Services Bylaw 2004, Amendment **13696**
Bylaw No. 2, 2016
A bylaw to amend Burnaby Fire Services Bylaw 2004 fee
schedule
(Item 3(E), FMC Report, Council 2016 December 05)
- S) #13697 - Burnaby Board of Variance Bylaw 1971, **13697**
Amendment Bylaw No. 1, 2016
A bylaw to establish Board of Variance application fee
(Item 3(F), FMC Report, Council 2016 December 05)
- T) #13698 - Burnaby Routine Transaction Authority Bylaw **13698**
1999, Amendment Bylaw No. 1, 2016
A bylaw to delegate the power to authorize certain routine
transactions to certain officers and employees of the City
(Item 3(G), FMC Report, Council 2016 December 05)
- U) #13700 - Burnaby Parking Meter Bylaw 1998, Amendment **13700**
Bylaw No. 1, 2016
A bylaw to amend Burnaby Parking Meter Bylaw 1998
(Item 6(B), FMC Report, Council 2016 May 16)

7. **NEW BUSINESS**

8. **INQUIRIES**

9. **ADJOURNMENT**



COUNCIL MEETING MINUTES

Monday, 2016 December 05

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 December 05 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 James Wang

ABSENT: Councillor Nick Volkow *(due to illness)*

STAFF: Mr. Lambert Chu, City Manager
 Mr. Leon Gous, Director Engineering
 Ms. Denise Jorgenson, 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 MCDONELL
SECONDED BY COUNCILLOR CALENDINO

THAT the Open Council meeting do now reconvene.

CARRIED UNANIMOUSLY

The Open Council meeting reconvened at 7:05 p.m.

ANNOUNCEMENT

Mayor Derek R. Corrigan announced that the City of Burnaby has been awarded the Canadian Award for Financial Reporting by the Government Finance Officers Association for its annual financial report. Council congratulated staff on their hard work in maintaining the strong tradition of sound financial management in the City of Burnaby.

2. MINUTES

A) Open Council Meeting held 2016 November 21

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR WANG

THAT the minutes of the Open Council meeting held on 2016 November 21 be now adopted.

CARRIED UNANIMOUSLY

B) Public Hearing (Zoning) held 2016 November 22

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR WANG

THAT the minutes of the Public Hearing (Zoning) held on 2016 November 22 be now adopted.

CARRIED UNANIMOUSLY

3. REPORTS

MOVED BY COUNCILLOR CALENDINO
SECONDED BY COUNCILLOR JOHNSTON

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

CARRIED UNANIMOUSLY

Councillor Jordan left the Council Chamber at 7:15 p.m.
Councillor Jordan returned to the Council Chamber at 7:16 p.m.

A) Financial Management Committee
Re: SAP Hardware and Database Replacement Project
(Suite on HANA)

The Financial Management Committee submitted a report seeking Council approval to proceed with replacing the current SAP hardware and database to the new Suite on HANA version.

The Financial Management Committee recommended:

1. THAT Council authorize the City Solicitor to prepare a capital expenditure bylaw in the amount of \$4.14 million (inclusive of taxes) for hardware replacement, software licences and professional implementation services as outline in this report.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR JORDAN

THAT the recommendation of the Financial Management Committee be adopted.

CARRIED UNANIMOUSLY

B) Financial Management Committee
Re: 2017 Waterworks Utility Rates

The Financial Management Committee submitted a report seeking Council approval for an increase to the 2017 Waterworks Utility Rates.

The Financial Management Committee recommended:

1. THAT Council approve amendment by the City Solicitor of the Burnaby Waterworks Regulation Bylaw 1953 to provide for the 2017 Water Rates contained in Schedule C of this report, and the bylaw amendments outlined in Section 5 of this report, effective 2017 January 01.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR MCDONELL

THAT the recommendation of the Financial Management Committee be adopted.

- amended

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR MCDONELL

THAT the recommended 2017 Waterworks Utility Rates increase of 2% contained in Schedule C of the report be **AMENDED** to reflect a 1% increase.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR MCDONELL

THAT the motion, as **AMENDED**, be approved.

CARRIED UNANIMOUSLY

C) Financial Management Committee
Re: 2017 Sanitary Sewer Rates

The Financial Management Committee submitted a report seeking Council approval for a 2% increase to the 2017 Sanitary Sewer Rates.

The Financial Management Committee recommended:

1. THAT Council approve the City Solicitor to amend the Burnaby Sewer Parcel Tax Bylaw 1994, and the Burnaby Sewer Charge Bylaw 1961, to reflect the 2017 rates found in Schedule C, effective 2017 January 01.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR MCDONELL

THAT the recommendation of the Financial Management Committee be adopted.

- amended

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR MCDONELL

THAT the recommended 2017 Sanitary Sewer Rates increase of 2% outlined in Schedule C of the report be **AMENDED** to reflect a 1 % increase.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR JORDAN

THAT the motion, as **AMENDED**, be approved.

CARRIED UNANIMOUSLY

D) Financial Management Committee
Re: Garbage Toter Fees - Secondary Suites

The Financial Management Committee submitted a report seeking Council approval to remove provisions in the Burnaby Solid Waste and Recycling Bylaw that impose separate fees for properties with secondary suites.

The Financial Management Committee recommended:

1. THAT Council authorize the preparation of a bylaw amending Schedule A of the *Burnaby Solid Waste and Recycling Bylaw* to remove provisions that impose separate fees for properties with secondary suites.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR MCDONELL

THAT the recommendation of the Financial Management Committee be adopted.

CARRIED UNANIMOUSLY

E) Financial Management Committee
Re: Fire Services Bylaw Amendments

The Financial Management Committee submitted a report seeking Council approval to amend the Service Fee Schedule in the Burnaby Fire Services Bylaw.

The Financial Management Committee recommended:

1. THAT Council approve amendments to the Burnaby Fire Services Bylaw to reflect the proposed additional fees, as outlined in this report.
2. THAT the City Solicitor be authorized to bring forward the necessary bylaw amendment for Council's consideration.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR CALENDINO

THAT the recommendations of the Financial Management Committee be adopted.

CARRIED UNANIMOUSLY

F) Financial Management Committee
Re: Board of Variance - Application Fee

The Financial Management Committee submitted a report seeking Council approval to implement a Board of Variance application fee.

The Financial Management Committee recommended:

1. THAT a fee of \$425.00 be established for applications to the Board of Variance; and that the City Solicitor be requested to bring forward the necessary bylaw amendment.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR MCDONELL

THAT the recommendation of the Financial Management Committee be adopted.

CARRIED UNANIMOUSLY

G) Financial Management Committee
Re: Purchasing Approval Limits

The Financial Management Committee submitted a report seeking Council approval to change the City's existing Spend and Approval Limits Authorization Policy.

The Financial Management Committee recommended:

1. THAT Council approve the changes to the City's Spend and Approval Limits for the procurement of goods, services and construction, as set out in this report.
2. THAT Council authorize the City Solicitor to prepare a bylaw amending the Burnaby Routine Transaction Authority Bylaw 1999, as outlined in Section 4 of this report.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR JORDAN

THAT the recommendations of the Financial Management Committee be adopted.

CARRIED UNANIMOUSLY

H) Financial Management Committee
Re: 2016 Annual Capital Program - Engineering

The Financial Management Committee submitted a report seeking Council approval of reallocations within Engineering's 2016 Annual Capital Plan Budget.

The Financial Management Committee recommended:

1. THAT Council approve reallocations within Engineering's 2016 Annual Capital Plan to support additional work requirements in Major Roads, Waterworks and Sanitary Sewer, as outlined in this report.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR MCDONELL

THAT the recommendation of the Financial Management Committee be adopted.

CARRIED UNANIMOUSLY

I) City Manager's Report, 2016 December 05

The City Manager submitted a report dated 2016 December 05 on the following matters:

4. MANAGER'S REPORTS

1. 5970 BERESFORD STREET

The City Manager submitted a report from the Director Finance seeking Council approval for the Engineering Department to use the City-owned warehouse facility at 5970 Beresford Street from 2016 December to 2017 December.

The City Manager recommended:

1. THAT Council approve Engineering's use of the City-owned warehouse facility at 5970 Beresford Street for the period 2016 December through to 2017 December, subject to the terms and conditions as outlined in this report.

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

2. CONTRACT AWARD
MINI SIDE LOADER REFUSE COLLECTION TRUCKS

The City Manager submitted a report from the Director Finance seeking Council approval to award a contract for the supply and delivery of three mini side loader refuse collection trucks.

The City Manager recommended:

1. THAT Council approve a contract award to Rollins Machinery Ltd., for a total cost of \$892,009.44 including GST and PST in the amount of \$95,572.44 as outlined in this report.

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR CALENDINO

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

3. CONTRACT INCREASE 2011-13
GILMORE PUMP STATION UPGRADE PROJECT

The City Manager submitted a report from the Director Finance seeking Council approval to increase the existing contract for the Gilmore Pump Station Upgrade Project.

The City Manager recommended:

1. THAT Council approve a contract increase of \$271,817.83 including GST in the amount of \$12,943.70 to Carver Construction Ltd. for a total contract value of \$2,580,938.25 including GST in the amount of \$122,901.83 as outlined in this report.

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR JOHNSTON

THAT the Committee now rise and report.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR JOHNSTON

THAT the report of the Committee be now adopted.

CARRIED UNANIMOUSLY

5. BYLAWS**First, Second and Third Reading**

- | | | |
|----|--|--------|
| A) | Burnaby Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 39, 2016 | #13690 |
| B) | Burnaby Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 40, 2016 | #13691 |
| C) | Burnaby Waterworks Regulation Bylaw 1953, Amendment Bylaw No. 1, 2016 | #13692 |
| D) | Burnaby Sewer Parcel Tax Bylaw 1994, Amendment Bylaw No. 1, 2016 | #13693 |
| E) | Burnaby Sewer Charge Bylaw 1961, Amendment Bylaw No. 1, 2016 | #13694 |
| F) | Burnaby Solid Waste and Recycling Bylaw 2010, Amendment Bylaw No. 2, 2016 | #13695 |
| G) | Burnaby Fire Services Bylaw 2004, Amendment Bylaw No. 2, 2016 | #13696 |
| H) | Burnaby Board of Variance Bylaw 1971, Amendment Bylaw No. 1, 2016 | #13697 |
| I) | Burnaby Routine Transaction Authority Bylaw 1999, Amendment Bylaw No. 1, 2016 | #13698 |
| J) | Burnaby Parking Meter Bylaw 1998, Amendment Bylaw No. 1, 2016 | #13700 |

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR JOHNSTON

THAT Bylaw No. 13690, 13691, 13692, 13693, 13694, 13695, 13696, 13697, 13698 and 13700 be now introduced and read three times.

- amended

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR CALENDINO

THAT Bylaw No. 13692, 13693 and 13694 be **AMENDED** to reflect rate changes approved earlier in the meeting.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR CALENDINO

THAT Bylaw No. 13690, 13691, 13692, 13693, 13694, 13695, 13696, 13697, 13698 and 13700 be now introduced and read three times as **AMENDED**.

CARRIED UNANIMOUSLY

Second Reading

- | | | |
|----|--|--------|
| K) | Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 35,
2016 - Text Amendment | #13639 |
| L) | Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 46,
2016 - Text Amendment | #13665 |
| M) | Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 47,
2016 - Rez. #16-45 (3570/3650/70/90 Douglas & 5628
Hardwick) | #13671 |
| N) | Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 48,
2016 - Rez. #15-53 (4341/51 Rumble Street and 7451, 7557
Sussex Avenue) | #13672 |
| O) | Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 49,
2016 - Rez. #15-52 (6921/31/39/47/57/65 Arcola Street) | #13673 |
| P) | Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 50,
2016 - Rez. #14-47 (6837/57 and Portion of 6875 Royal Oak
Avenue) | #13674 |

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR JOHNSTON

THAT Bylaw No. 13639, 13665, 13671, 13672, 13673 and 13674 be now read a second time.

CARRIED UNANIMOUSLY

Consideration and Third Reading

- | | | |
|----|---|--------|
| Q) | Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 8, 2016
- Rez. #14-27 (Portion of 7201 11th Avenue) | #13584 |
|----|---|--------|

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR CALENDINO

THAT Bylaw No. 13584 be now considered and read a third time.

CARRIED UNANIMOUSLY

Reconsideration and Final Adoption

- R) Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 7, 2016 #13579
- Rez. #14-31 (Portion of 8255/8360 Wiggins Street and
5279 Riverbend Drive)
- S) Burnaby Local Improvement Fund Expenditure Bylaw No. 4, #13682
2016

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR JOHNSTON

THAT Bylaw No. 13579 and 13682 be now reconsidered and Finally Adopted,
signed by the Mayor and Clerk and the Corporate Seal affixed thereto.

CARRIED UNANIMOUSLY

Abandonment

- T) Burnaby Street and Traffic Bylaw 1961, Amendment Bylaw #13498
No. 2, 2015
- U) Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 30, #13519
2015 - Text Amendment

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR JOHNSTON

THAT Bylaw No. 13498 and 13519 be now Abandoned.

CARRIED UNANIMOUSLY

6. NOTICE OF MOTION

- A) Councillor Dan Johnston**
Re: Distribution of Non-Medical Marijuana

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR JORDAN

THAT WHEREAS the Federal Government is considering the legalization of
marijuana for non-medical use in Canada and will be introducing new legislation
in the spring of 2017; and

WHEREAS the BC Government Employees Union (BCGEU) and the BC Private
Liquor Store Association (BCPLSA) is proposing a non-medical marijuana
distribution model that permits retail sales only in licensed public and private
liquor stores; and

WHEREAS through their joint partnership, the Responsible Marijuana Retail
Alliance of BC, the BCGEU and BCPLSA are requesting local government
support for this initiative; and

WHEREAS the City of Burnaby wants to ensure that should marijuana be legalized, it is distributed in a responsible manner and does not fall into the hands of minors; and

WHEREAS liquor stores are an age-controlled environment with expertise in handling a controlled substance and a strong track record of checking identification; and

WHEREAS the City of Burnaby has zoning regulations and a policy framework in place that could be amended to similarly restrict marijuana sales should the proposed model be implemented

THEREFORE BE IT RESOLVED that Burnaby City Council is supportive of the approach taken by the Responsible Marijuana Alliance of BC in anticipation of new legislation from the Federal Government in spring 2017.

CARRIED UNANIMOUSLY

7. **NEW BUSINESS**

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

8. **INQUIRIES**

There were no inquiries brought before Council at this time.

9. **ADJOURNMENT**

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR JORDAN

THAT this Open Council meeting do now adjourn.

CARRIED UNANIMOUSLY

The Open Council meeting adjourned at 7:58 p.m.

Confirmed:

Certified Correct:

MAYOR

CITY CLERK



Item.....
Meeting..... 2016 December 12

COUNCIL REPORT

TO: COUNCIL MEMBERS **DATE:** 2016 December 12
FROM: MAYOR DEREK R. CORRIGAN
SUBJECT: 2017 APPOINTMENT OF MUNICIPAL DIRECTORS TO THE GREATER VANCOUVER REGIONAL DISTRICT BOARD OF DIRECTORS AND DISTRIBUTION OF VOTES
PURPOSE: To appoint members of Council as municipal directors to the Greater Vancouver Regional District Board and allocate the distribution of 12 votes.

RECOMMENDATION:

- 1. **THAT** the following appointments and respective vote allocations for the Greater Vancouver Regional District Board of Directors and Alternates be approved for a term of one year:

Director: Mayor Derek Corrigan 4 Votes
Alternate: Councillor Pietro Calendino
Alternate: Councillor Dan Johnston
Alternate: Councillor Paul McDonell

Director: Councillor Colleen Jordan 4 Votes
Alternate: Councillor Dan Johnston
Alternate: Councillor Pietro Calendino
Alternate: Councillor Paul McDonell

Director: Councillor Sav Dhaliwal 4 Votes
Alternate: Councillor Pietro Calendino
Alternate: Councillor Dan Johnston
Alternate: Councillor Paul McDonell

REPORT

This report recommends the above appointment of Burnaby’s current Greater Vancouver Regional District Directors and their respective Alternate Directors for a one year term.

To: Council Members
From: Mayor Derek R. Corrigan
Re: 2017 Appointment of Municipal Directors to the
GVRD Board of Directors and Distribution of Votes
2016 December 12..... Page 2

For Council's information, the Board changed its number of directors and votes in December 2012 as a result of the 2011 Federal Census population; the number of directors increased from 36 to 40 and the number of votes increased from 124 to 136.

Composition and voting rights of the board is established through the legislative requirements of Section 783 of the *Local Government Act (Act)* and by the GVRD Letters Patent which specify the voting unit as 20,000. For voting purposes, each member municipality or electoral area has one Board vote for every 20,000 of population, and a director may hold up to 5 votes.

The population for the City of Burnaby increased by more than 20,000 since the last Federal Census. As a result, the City of Burnaby's voting strength on the Board increased from 11 votes to 12 votes. In accordance with Section 783(6) of the *Act*, the votes are to be equally distributed by the Council and, as such, each Burnaby director will have 4 votes.

Respectfully submitted,



Derek R. Corrigan
MAYOR

cc: City Manager



EXECUTIVE COMMITTEE OF COUNCIL

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

SUBJECT: GRANT APPLICATIONS

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

#16.34. Big Sisters of BC Lower Mainland
Mentoring Programs

RECOMMENDATION:

1. THAT a grant in the amount of \$5,000 be awarded to Big Sisters of BC Lower Mainland to support mentoring services provided by the organization to girls in Burnaby for 2016.

REPORT

An application was received from Big Sisters of BC Lower Mainland requesting a grant in support of mentoring services provided by the organization to girls in Burnaby for 2016.

Request: \$12,000

CPA: 2015 – \$4,000
2014 – \$4,000
2013 – \$4,000

The Executive Committee of Council recommends that a grant in the amount of \$5,000 be awarded to Big Sisters of BC Lower Mainland for 2016.

Copy:	City Manager Deputy City Manager Director Finance Director Parks, Recreation & Cultural Services
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To: His Worship, the Mayor and Councillors
From: Executive Committee of Council
Re: Grant Applications
2016 December 12.....Page 2

#16.45. AIESEC SFU
Coastal Conference 2017

RECOMMENDATION:

- 1. THAT this grant request be denied.

REPORT

An application was received from AIESEC SFU requesting a grant to assist with the costs of organizing the Coastal Conference 2017 to be held on 2017 February 17 – 19 in Richmond. This three-day annual conference gathers the local AIESEC committees at SFU, UBC and UVic for a weekend of professional and personal development.

Request: \$700

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

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

Respectfully submitted,

Councillor S. Dhaliwal
Chair

Councillor P. McDonell
Vice Chair

Councillor D. Johnston
Member



EXECUTIVE COMMITTEE OF COUNCIL

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

SUBJECT: FESTIVALS BURNABY GRANT PROGRAM APPLICATIONS

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

#17-N-003 Rotary Club of Burnaby
Rotary Gravity Grand Prix 2017

RECOMMENDATION:

1. THAT this grant request be denied.

REPORT

An application was received from the Rotary Club of Burnaby for the Rotary Gravity Grand Prix 2017 to be held on 2017 June 10 on Sperling Avenue around Deer Lake Park. This is a one day community event featuring soap box derby races, family activities, entertainment, concessions and community displays.

Request: \$4,000

CPA: 2016 - No Application
2015 - No Application
2014 - No Application

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

Copied to: City Manager Deputy City Manager Director Finance Director Parks, Recreation & Cultural Services
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To: His Worship, the Mayor and Councillors
From Executive Committee of Council
Re: Festivals Burnaby Grant Program Applications
2016 December 12.....Page 2

#17-S-003 National Congress of Black Women Foundation
Black History Month

RECOMMENDATION:

- 1. THAT a *Festivals Burnaby* grant – *Small Scale Event* in the amount of \$5,000 be awarded to the National Congress of Black Women Foundation for Black History Month.

REPORT

An application was received from the National Congress of Black Women Foundation (NCBWF) for Black History Month programming. The 2017 programming includes three events: a free full day children’s event on BC Family Day, bringing the rhythms of Africa and the Caribbean to life, with traditional storytelling, interactive history and games, music, food and fashion; a full day youth symposium for high school students on the theme of social justice; and a closing event celebrating 35 years of the NCBWF in BC with an evening celebration of arts and music, and a tribute to BC African Canadians in politics.

Request: \$7,000

CPA: 2016 - \$7,000 (Small Scale Grant)
2015 - \$7,000 (Small Scale Grant)
2014 - \$7,000 (Small Scale Grant)

The Executive Committee of Council recommends that a grant in the amount of \$5,000 be awarded to the National Congress of Black Women Foundation for Black History Month in 2017.

Respectfully submitted,

Councillor S. Dhaliwal
Chair

Councillor P. McDonell
Vice Chair

Councillor D. Johnston
Member



FINANCIAL MANAGEMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

SUBJECT: STORM SEWER EXTENSION CONTRIBUTION AND FEE BYLAW

RECOMMENDATION:

1. THAT Council authorize staff to bring forward a bylaw to recover, from developers and benefitting property owners, the City's costs of extending storm sewer service to residential lots without this service.

REPORT

The Financial Management Committee, at its meeting held on 2016 November 24, received and adopted the attached report seeking Council authority to bring forward a new bylaw to implement a cost recovery mechanism for the City's costs of extending storm sewer mains to residential lots without this service.

Respectfully submitted,

Councillor D. Johnston
Chair

Councillor C. Jordan
Vice Chair

Councillor P. McDonell
Member

Copied to:	City Manager Director Engineering Director Planning & Building Director Finance City Solicitor
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Item
Meeting 2016 Nov 24

COMMITTEE REPORT

TO: CHAIR AND MEMBERS
FINANCIAL MANAGEMENT COMMITTEE

DATE: 2016 November 15

FROM: DIRECTOR ENGINEERING

FILE: 42000 05

SUBJECT: STORM SEWER EXTENSION CONTRIBUTION AND FEE BYLAW

PURPOSE: To seek Committee and Council's authority to bring forward a new bylaw to implement a cost recovery mechanism for the City's costs of extending storm sewer mains to residential lots without this service.

RECOMMENDATION:

1. **THAT** the Committee recommend Council authorize staff to bring forward a bylaw to recover, from developers and benefitting property owners, the City's costs of extending storm sewer service to residential lots without this service.

REPORT**1.0 BACKGROUND**

Approximately twenty percent of existing residential lots (6,000 of 30,000 lots) have no existing storm service to a storm sewer, with storm drainage currently provided through rock pits or ditches with varying but typically poor performance (see *Attachment 1*). Where new construction or significant renovation occurs on those un-serviced lots, and where there can be an likelihood of flooding, the City prefers to extend storm sewers to service these residential lots, unless an existing ditch or a rock pit can be proven to adequately manage site drainage. The City receives approximately 5 to 10 relevant development applications per year. This typically represents 30 – 50 lots in total.

Currently, the City requires the initiating homeowner to cover the cost for the first 45.7m (or 150ft) of storm main extension (approx. \$25,000), and the City covers any remaining cost, which typically ranges from \$30,000 – 150,000 per storm sewer extension. However, this funding approach costs the City approximately \$500,000 – \$1.0 million per year, depending on the annual number and scale of applicable applications. Furthermore, the initiating developer or property owner pays a portion of the cost, whereas future benefitting properties do not pay any portion of the cost. The purpose of this report is to review funding options and to seek Council authority to impose a fee to recover construction costs from future developers and benefitting property owners.

To: CHAIR AND MEMBERS
FINANCIAL MANAGEMENT COMMITTEE
From: DIRECTOR ENGINEERING
Re: STORM SEWER EXTENSION FEE BYLAW
2016 November 15 Page 2

2.0 FUNDING OPTIONS

The three main funding options for storm sewer extensions are listed below, with additional details in Attachment 2.

- 1. Fully Developer funded
(developer eligible to receive latecomer from future benefitting properties)
- 2. Developer and City cost-sharing, no cost recovery (CURRENT PROCESS)
(no cost recovery by City or Developer)
- 3. Developer and City cost-sharing, with cost recovery (PROPOSED PROCESS)
(City eligible to recover costs from future benefitting properties)

Regarding proposed Option 3 (Developer and City cost-sharing), sections 507 and 508 of the Local Government Act enable the City to require excess or extended services (i.e. services that benefit other properties) as part of a subdivision or development land and impose taxes, fees or charges to recover any costs paid by the City. This provision authorizes the City to seek recovery of the entire cost of the storm main extension, through a contribution from the initial developer or property owner and subsequent collection of fees from the other benefitting properties.

3.0 PROPOSED BYLAW PROCESS

A bylaw is required to implement the contributions and fees under Option 3 above. The proposed bylaw would establish the following process for cost recovery.

Upon receipt of a subdivision or building permit application for a residential property without an existing storm sewer service, the Director Engineering would assess the feasibility and cost of the storm sewer extension. If the storm sewer extension is technically feasible and the initiating developer or property owner agrees to their portion of the cost estimate, the Director Engineering would acquire a cash deposit from the initiating developer or property owner, and then begin design and construction. The full costs would initially be assigned to the City and upon construction completion and calculation of the actual construction costs, the initiating developer or property owner would be refunded any excess deposit or be required to pay an additional contribution (depending on whether the initial contribution exceeds or is less than the property’s proportionate share of the actual construction costs).

In respect to the properties that will benefit from the storm sewer extension but have not contributed, the bylaw would require payment of these properties proportionate shares at the time of subdivision approval or building permit issuance, whichever is earlier. In order to capture only significant renovations, payment is not required if the renovation is for a building permit values less than \$250,000.

To: CHAIR AND MEMBERS
FINANCIAL MANAGEMENT COMMITTEE
From: DIRECTOR ENGINEERING
Re: STORM SEWER EXTENSION FEE BYLAW
2016 November 15 Page 3

Each property’s proportionate share is proposed to be calculated on the basis of the total construction costs divided equally amongst the total area of the benefitting properties, as the contributing volume of storm water is typically directly related to the size of a property.

The initial bylaw will include a schedule identifying the benefitting properties and corresponding fees for previously completed storm sewer extension projects, as summarized in *Attachment 3*. Upon completion of future projects, the bylaw will be amended to impose fees on the benefitting properties for those projects.

The proposed bylaw will also include a delegation to the Director of Engineering to make the following determinations: a) feasibility of storm sewer extension projects and requirement for an initiating developer or property owner to contribute to a feasible project; b) portion of the extension that is considered excess or extended services; and c) the benefitting properties and proportion of cost to allocated to each benefitting property.

A detailed flow chart process has been included as *Attachment 4*.

3.1 SUMMARY & RECOMMENDATION

A draft bylaw has been prepared and includes the above cost recovery mechanism and fee apportionment for four historic projects, supporting future fee collection from the benefitting properties. Staff is seeking authority to bring forward this bylaw for Council for consideration.

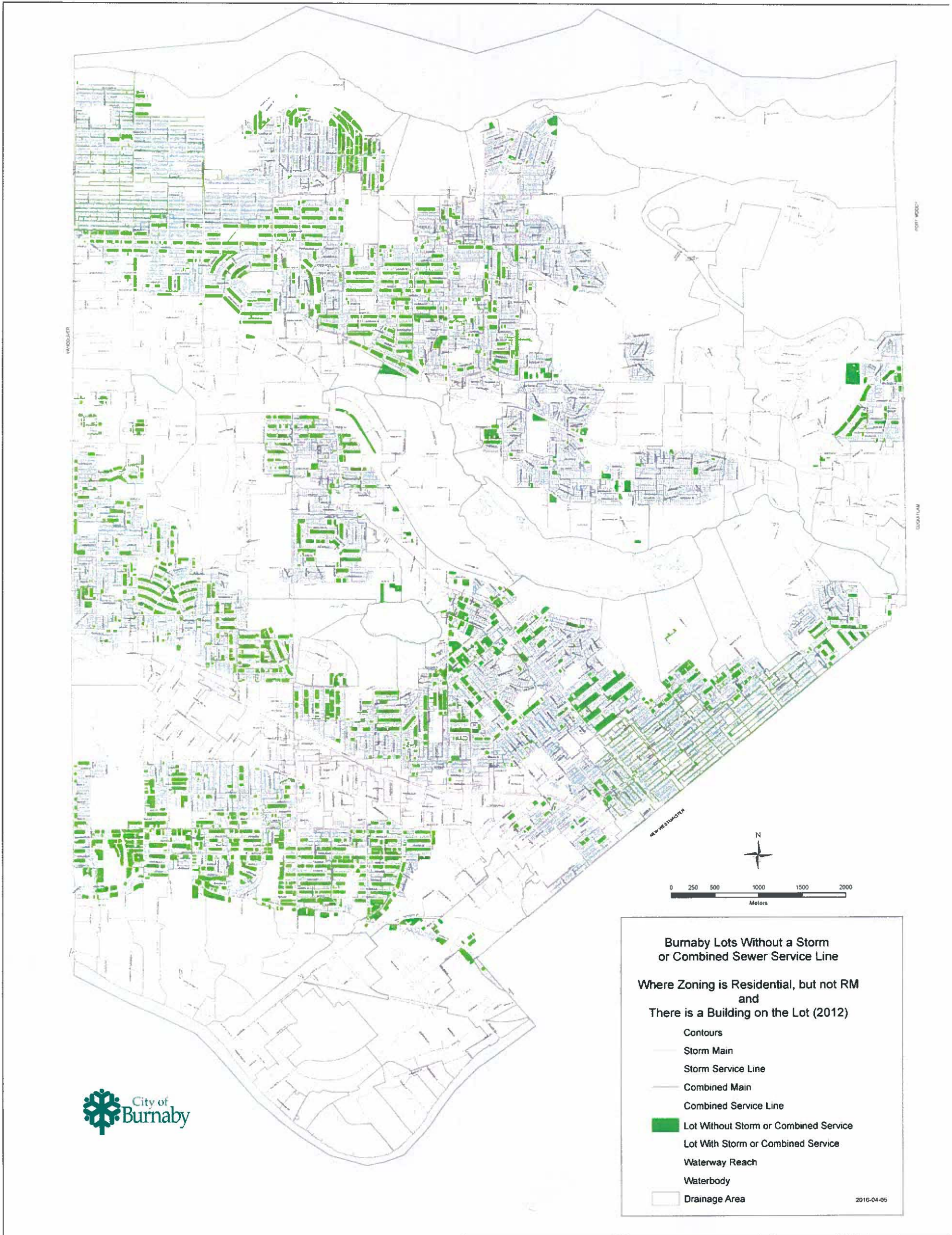


Leon A. Gous, P.Eng., MBA
DIRECTOR ENGINEERING

JWH:ac

Copied to: City Manager
Director Planning and Building
Director Finance
City Solicitor
City Clerk

Existing Single-Family Lots with No Storm Sewer Service



Storm Sewer Extensions – Funding Option Evaluation

1. Fully Developer funded

(Developer eligible to recover costs from future benefitting properties)

The initiating development covers the entire cost, and is eligible to recover costs from benefitting properties that redevelop within the following 10 to 15 years (latecomer process).

Pros

- No cost to the City of Burnaby.

Cons:

- Depending on the situation, the initial cost can be prohibitive to the initiating developer (up to \$150K or even more for longer extensions).

2. Developer and City cost-sharing, no cost recovery (CURRENT PROCESS)

(no cost recovery by City or Developer)

The initiating development covers the cost of the first 45.7m (150ft) and the City covers the remaining cost.

Pros

- Feasible and predictable cost to initiating development (currently estimated up to \$25-30K)

Cons

- The City is required to contribute toward the program, estimated at an annual cost of \$0.5M - \$1M (at the current rate of 5 to 10 typical applications per year).

3. Developer and City cost-sharing, with cost recovery (PROPOSED PROCESS)

(City eligible to recover costs from future benefitting properties)

The total cost is apportioned to each benefitting property, including the initiating development via contributing property area. The initiating development pays their portion of the cost, and the City initially covers the funding balance. The City applies a connection fee through bylaw to the remaining benefitting properties, which is collected upon any future subdivision or new construction or large renovation of a benefitting property.

Pros

- Consistent and equitable costs for each benefitting property, including the initiating development.
- City can eventually recover the full project cost.

Cons:

- City required to pre-fund the costs for benefitting properties (estimated at \$0.5M - \$1M per year, given 5 to 10 typical applications per year).

SCHEDULE A

Storm Extension – 2015 D-04 – 01 Holdom / Capitol

28 Holdom Avenue	\$15,259.26
26 Holdom Avenue	\$12,514.69
24 Holdom Avenue	\$12,514.69
16 Holdom Avenue	\$12,514.69

Storm Extension – 2015 D-04 – 02b Portland

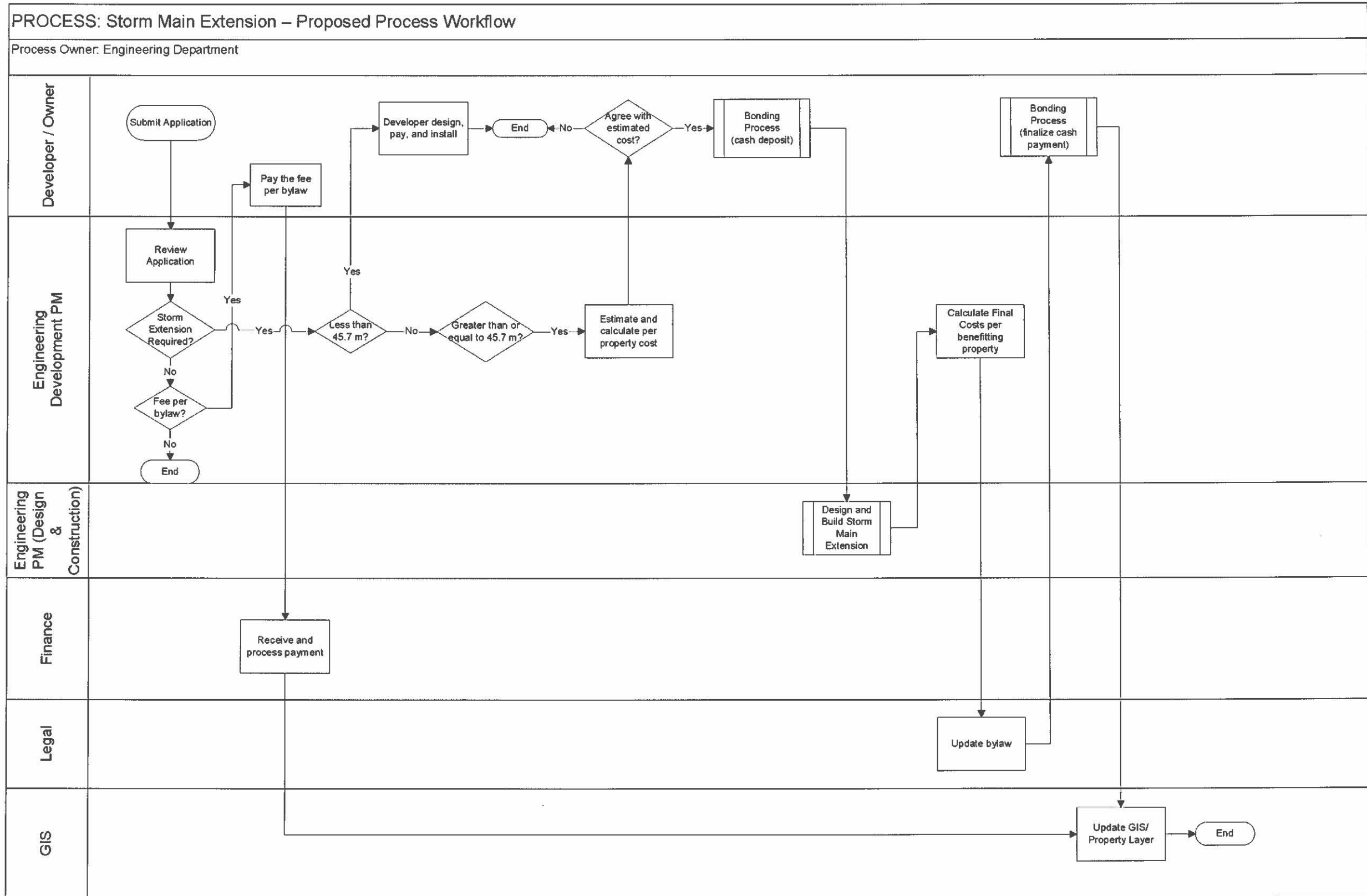
6212 Portland Street	\$42,248.16
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Storm Extension – 2015 D-04 – 03 Ellesmere

200 Ellesmere Avenue North	\$13,853.17
204 Ellesmere Avenue North	\$15,021.07
216 Ellesmere Avenue North	\$21,128.20
220 Ellesmere Avenue North	\$21,687.98
5620 Bessborough Drive	\$21,494.37

Storm Extension – 2015 D-04 – 04 Irmin

5970 Irmin Street	\$36,574.08
6010 Irmin Street	\$33,254.05
6030 Irmin Street	\$36,574.08



FINANCIAL MANAGEMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

SUBJECT: MONERIS SOLUTIONS – CREDIT CARD MERCHANT SERVICES

RECOMMENDATION:

1. THAT a contract be awarded to Moneris Solutions for merchant credit card and debit card services for a five year period commencing 2017 January 01 to 2021 December 31, as outlined in this report.

REPORT

The Financial Management Committee, at its meeting held on 2016 November 24, received and adopted the attached report seeking Council approval to award a contract to Moneris Solutions for the provision of merchant credit card and debit card services.

Respectfully submitted,

Councillor D. Johnston
Chair

Councillor C. Jordan
Vice Chair

Councillor P. McDonell
Member

Copied to:	City Manager Director Finance
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Meeting 2016 Nov 24

COMMITTEE REPORT

TO: CHAIR AND MEMBERS
FINANCIAL MANAGEMENT COMMITTEE

DATE: 2016 November 15

FROM: DIRECTOR FINANCE

FILE: 6400-20

SUBJECT: MONERIS SOLUTIONS – CREDIT CARD MERCHANT SERVICES

PURPOSE: To obtain Council approval to award a contract to Moneris Solutions for the provision of merchant credit card and debit card services.

RECOMMENDATION:

1. **THAT** a contract be awarded to Moneris Solutions for merchant credit card and debit card services for a five year period commencing 2017 January 01 to 2021 December 31 as outlined in this report.

REPORT**1.0 INTRODUCTION**

The City has offered credit and debit card payment options to Burnaby residents and patrons since 1993 through the merchant services platform offered by Moneris Solutions, a credit card acquirer wholly owned by the Royal Bank of Canada and the Bank of Montreal.

The City of Burnaby requires a credit card acquirer for access to the credit and debit card services platforms such as Interac, Visa, MasterCard and American Express. Moneris provides the City with PinPad rentals, payment processing and clearing, online payment services, payment technology solutions and electronic and online reporting services for reconciliation processes. The City's existing contract with Moneris Solutions expires 2017 February 28.

The City has seen exponential growth in the use of credit and debit card payments at Parks and Recreation facilities, Food Services locations and for various other payables at City Hall such as permits, building and planning applications, business licences and dog licences. With the growth in payment and transaction volumes, the City has seen a rise in merchant fees in step with increased volumes over the last decade. In 2015, the City paid approximately \$500,000 in total fees for merchant card services.

An RFP was conducted in 2016 July for acquirer services for the purpose of identifying the best fees and rates in the marketplace for an organization of the City's size and to identify a partner to support the City in the provision of card services in an efficient and effective manner.

To: Financial Management Committee
From: Director Finance
Re: MONERIS SOLUTIONS – CREDIT CARD MERCHANT SERVICES
2016 November 24.....Page 2

City staff evaluated three RFP submissions, the outcome of which identified Moneris Solutions as the lead proponent based on reduced costs, the provision of ongoing and uninterrupted services, and the lowest cost of implementation.

The City will move to an Interchange plus fee model that is expected to reduce fees by \$95,000 per annum. In addition, Moneris will provide the City with a cost recovery model to support the City’s credit card merchant fee recovery bylaw that will allow the City to expand online services without incurring additional payment processing costs.

Under this contract, the City will incur no implementation costs as the technical and pricing changes will be applied by Moneris to the City’s existing Moneris merchant profile. Equipment, merchant accounts, reporting and reconciliation processes are already in place at the City and do not require updates or changes.

2.0 RECOMMENDATION

Staff recommend proceeding with an award to Moneris Solutions subject to finalizing contract review and negotiations.

The City’s current contract with Moneris expires 2017 February 28, however the new five year contract award can take effect 2017 January 01 which would reduce fees two months earlier. Upon Council approval, City staff will conclude contract negotiations with Moneris for a final agreement on term, services and fees.



Denise Jorgenson
DIRECTOR FINANCE

DJ:DS/ew

Copied to: City Manager



FINANCIAL MANAGEMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

SUBJECT: RENEWAL OF CITY FLEET INSURANCE

RECOMMENDATION:

1. THAT Council approve an expenditure up to \$910,000 payable to Willis Towers Watson to fund the City's Fleet Auto Liability, Collision, and Comprehensive insurance programs as further specified in this report.

REPORT

The Financial Management Committee, at its meeting held on 2016 November 24, received and adopted the attached report seeking Council approval for an expenditure of up to \$910,000 to renew the City Vehicle Fleet Insurance Program

Respectfully submitted,

Councillor D. Johnston
Chair

Councillor C. Jordan
Vice Chair

Councillor P. McDonell
Member

Copied to:	City Manager Director Finance
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Meeting 2016 Nov 24

COMMITTEE REPORT

TO: CHAIR AND MEMBERS
FINANCIAL MANAGEMENT COMMITTEE

DATE: 2016 November 15

FROM: DIRECTOR FINANCE

FILE: 9900-05

SUBJECT: RENEWAL OF CITY FLEET INSURANCE

PURPOSE: To request approval for an expenditure of up to \$910,000 to renew the City Vehicle Fleet Insurance Program.

RECOMMENDATION:

1. **THAT** Financial Management Committee recommend Council approve an expenditure up to \$910,000 payable to Willis Towers Watson to fund the City's Fleet Auto Liability, Collision, and Comprehensive insurance programs as further specified in this report.

REPORT

The City operates a vehicle fleet that is currently comprised of 619 units. Each vehicle in the fleet is required by law to have automobile liability insurance. Vehicles that are currently valued at more than \$75,000 are insured for collision and comprehensive perils subject to a deductible of \$5,000 and \$300 per accident/incident respectively.

The City fleet insurance policy will renew on 2017 January 01. The Insurance Corporation of British Columbia (ICBC) requires that fleet premiums be paid prior to issuance of a new plate decal. The City contracts for insurance and other related services with Willis Towers Watson who is the City's insurance broker of record with ICBC.

The cost of maintaining the fleet insurance program is a necessary operating expense that is included in the City's 2017 Operating Budget in the Annual Financial Plan.

A handwritten signature in cursive script, appearing to read "Denise Jorgenson".

Denise Jorgenson
DIRECTOR FINANCE

DJ:MF /ml

Copied to: City Manager

FINANCIAL MANAGEMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

SUBJECT: RAINWATER MANAGEMENT AMENITY AND PUBLIC ART FUNDS

RECOMMENDATION:

1. THAT Council create a Rainwater Management Amenity Operating Fund and a Public Art Operating Fund.

REPORT

The Financial Management Committee, at its meeting held on 2016 November 24, received and adopted the attached report seeking Council approval to establish two operating funds, one for the maintenance of Rainwater Management Amenities and one for the maintenance of Public Art.

Respectfully submitted,

Councillor D. Johnston
Chair

Councillor C. Jordan
Vice Chair

Councillor P. McDonell
Member

Copied to:	City Manager Director Finance Director Engineering Director Planning & Building
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Meeting 2016 Nov 24

COMMITTEE REPORT

TO: CHAIR AND MEMBERS
FINANCIAL MANAGEMENT COMMITTEE

DATE: 2016 November 16

FROM: DIRECTOR FINANCE

FILE: 7300-01

SUBJECT: RAINWATER MANAGEMENT AMENITY AND PUBLIC ART FUNDS

PURPOSE: To establish two operating funds, one for the maintenance of Rainwater Management Amenities and one for the maintenance of Public Art.

RECOMMENDATION:

1. **THAT** Financial Management Committee recommend Council create a Rainwater Management Amenity Operating Fund and a Public Art Operating Fund.

REPORT**1.0 RAINWATER MANAGEMENT AMENITY OPERATING FUND**

As part of the Rezoning/Subdivision process, a developer may provide a non-refundable fee to the City for the future maintenance of a rainwater amenity during a set warranty period. A rainwater maintenance fee is only charged where a developer provides a rainwater amenity as part of their servicing requirements.

The purpose of a rainwater amenity is to improve storm water management by capturing and filtering out “first flush” contaminants, resulting in improved run-off quality prior to waste entering the City’s drainage system. Ongoing rainwater amenity maintenance includes landscape maintenance, removal of detritus from water-flow pathways, cleaning sumps and cisterns, pressure washing pervious paving, regular checks of piping and valves for signs of failure, replacement of underlying piping parts and any other maintenance work required to maintain the amenity.

It is proposed that the City establish an interest bearing Rainwater Management Amenity Operating Fund which would be used to fund required rainwater amenity maintenance works subsequent to the expiration of the rainwater amenity warranty period. Estimated rainwater maintenance expenditures would be budgeted on an annual basis and financed by funding provided from the Rainwater Management Amenity Operating Fund. As at 2016 October 30, rainwater management amenity fees collected totaled \$3,202,552. At year-end, all funds on deposit would be transferred to the Rainwater Management Amenity Operating Fund to be used for the established purpose.

To: Financial Management Committee
From: Director Finance
Re: Rainwater Management Amenity and Public Art Fund
2016 November 24..... Page 2

2.0 PUBLIC ART OPERATING FUND

As part of the Rezoning/Subdivision process, a private developer may provide a public art feature. The City may enter into a special agreement with the developer to receive funds for the purpose of undertaking maintenance of a public art feature over a specified period.

It is proposed that the City establish an interest bearing Public Art Operating Fund to track and use monies received from private developers for the future maintenance of a specific public art feature. The Public Art Operating Fund would contain an inventory of all public art agreements entered into. All monies collected from developers for the future maintenance of a public art feature would be used for the purpose for which monies were collected.

The City has received funds for two public art contributions that would be included in the Public Art Operating Fund. They include:

- Gold House Digital Screen - \$250,000
- Beresford Public Art Walk - \$ 25,000

Estimated public art maintenance expenditures would be budgeted on an annual basis and financed by the respective public art contributions contained within the Public Art Fund.

RECOMMENDATION

It is recommended that the Financial Management Committee approve and recommend to Council the establishment of a Rainwater Management Amenity Operating Fund and a Public Art Operating Fund as outlined in this report.



Denise Jorgenson
DIRECTOR FINANCE

DJ:NK /ml

Copied to: City Manager
Director Engineering
Director Planning and Building

FINANCIAL MANAGEMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

SUBJECT: SAP TREASURY MANAGEMENT SYSTEM - UPDATE

RECOMMENDATION:

1. THAT Council receive this report for information.

REPORT

The Financial Management Committee, at its meeting held on 2016 November 24, received and adopted the attached report providing a status update on the SAP Treasury Management System implementation.

Respectfully submitted,

Councillor D. Johnston
Chair

Councillor C. Jordan
Vice Chair

Councillor P. McDonell
Member

Copied to:	City Manager Director Finance Chief Information Officer
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Meeting 2016 Nov 24

COMMITTEE REPORT

TO: CHAIR AND MEMBERS
FINANCIAL MANAGEMENT COMMITTEE

DATE: 2016 November 15

FROM: DIRECTOR FINANCE

FILE: 5220-05

SUBJECT: SAP TREASURY MANAGEMENT SYSTEM – UPDATE

PURPOSE: To provide a status update on the SAP Treasury Management System implementation.

RECOMMENDATION:

1. **THAT** Financial Management Committee receive this report for information.

REPORT**1.0 INTRODUCTION**

The SAP Treasury Management project began in 2016 April and went live on 2016 October 24. It was successfully implemented as a single phase project over a seven month period by a City team working in close partnership with the City's implementation partner, Addmore Group Inc. The project was completed as planned, on time and on budget.

The new SAP Treasury Management module replaces the legacy TMAN system, which had reached the end of its service life after 19 years of service. TMAN was implemented in 1998 to meet banking, audit and investment standards and controls for the City's \$239 million investment portfolio. Today the Finance Department oversees a \$930 million investment portfolio consisting of various money market and fixed income products.

The following modules of SAP Treasury Management were implemented: transaction manager, credit risk analyzer, market risk analyzer and cash management. Standard features and functionality of the SAP Treasury Management module and submodules include investment record keeping, auto generation of investment correspondence, full cycle accounting, investment limit monitoring, analytics and reporting. The integration with the City's SAP electronic banking system enables more accurate cash forecasting and provides the City with greater opportunity to extract a higher yield from its investment portfolio. The extension of the City's SAP footprint with this new module also allows the City to leverage existing in-house sustainment resources without the need to enter into additional maintenance contracts with a vendor.

To: Financial Management Committee
 From: Director Finance
 Re: SAP TREASURY MANAGEMENT SYSTEM – UPDATE
 2016 November 24.....Page 2

2.0 IMPLEMENTATION

The core Treasury Management implementation team consisted of five Finance Department staff: Project Sponsor, Project Manager, Business Analyst and two Treasury subject matter experts. This core team was supported by Information Technology SAP specialists, testers and technical team members.

The project was led by the Assistant Director Treasury Services with the support of a Finance Project Manager and a strong team of Treasury and IT staff. The shared success of the project can be attributable to close monitoring and adherence to the project schedule and budget. Key activities such as documentation of business processes and training on SAP Treasury Management by Treasury and IT staff prior to the start of the project enabled Addmore Group Inc. to quickly obtain a good understanding of the City’s operations while facilitating productive discussions as early as the design and blue printing phases. Staff continued to build on their knowledge of the new module over the seven months of the project and are well positioned to provide sustainment support for the City. Treasury staff maintained close involvement in all phases of the project which ensured comprehensive testing of the new module, thus meeting stated requirements. This standard functionality has already delivered time savings during the period end close process and in preparing the 2017 investment income projection.

The project had an approved budget of \$897,500. Table 1 provides details of project costs and remaining surplus of \$105,297. If necessary, these funds will be used to cover any costs associated with stabilizing the new module over the warranty period.

Table 1 – Details of Project Costs

Project Element	Budget (\$)	Actual (\$)	Remaining Budget (\$)
Consulting Services for Implementation	715,688	683,122	32,566
IT Implementation Costs	105,000	67,010	37,990
SAP Treasury Management Licences	54,570	42,071	12,499
Contingency	22,242	-	22,242
Total	897,500	792,203	105,297

3.0 RECOMMENDATION

It is recommended this report be received by Financial Management Committee for information.



Denise Jorgenson
 DIRECTOR FINANCE

DS:RS/ml

Copied to: City Manager
 Chief Information Officer

TRAFFIC SAFETY COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

SUBJECT: 2017 LOCAL AREA SERVICE PROGRAM FOR SPEED HUMPS

RECOMMENDATIONS:

1. THAT Council advance the requested speed humps, as discussed and recommended in this report, to the 2017 LASP process.
2. THAT Council send a copy of this report to the residents who requested speed humps as part of the 2017 LASP.

REPORT

The Traffic Safety Committee, at its meeting held on 2016 December 06, received and adopted the attached report reviewing applications for the 2017 speed hump program and recommending streets that should proceed to the Local Area Service Program (LASP) process.

Respectfully submitted,

Councillor P. McDonell
Chair

Councillor P. Calendino
Vice Chair

Councillor J. Wang
Member

Copied to: City Manager Director Engineering



Meeting 2016 Dec 06

COMMITTEE REPORT

TO: CHAIR AND MEMBERS
TRAFFIC SAFETY COMMITTEE

DATE: 2016 November 29

FROM: DIRECTOR ENGINEERING

FILE: 34500 01

SUBJECT: 2017 LOCAL AREA SERVICE PROGRAM FOR SPEED HUMPS

PURPOSE: To review applications for the 2017 speed hump program and recommend streets that should proceed to the Local Area Service Program (LASP) process.

RECOMMENDATIONS:

1. **THAT** The Committee recommend that Council advance the requested speed humps, as discussed and recommended in this report, to the 2017 LASP process.
2. **THAT** The Committee recommend that Council send a copy of this report to the residents who requested speed humps as part of the 2017 LASP.

REPORT**BACKGROUND**

The Traffic Safety Committee annually reviews all requests for speed humps for inclusion in the following year's Local Area Service Program (LASP). Over the course of 2016, City staff has responded to numerous inquiries from residents about the process for installing speed humps along their street. Of those, a total of 11 residents have expressed a desire this year to initiate the LASP process for installing speed humps next year.

REVIEW OF REQUESTS

A review of the 11 applications for the 2017 Speed Hump LASP was completed and all were found to meet the general guidelines of the program (local residential road, less than 8% grade, and requested by a registered property owner).

As part of the review, the Fire Department was consulted to ensure that the proposed speed humps would not adversely affect their emergency response time significantly. It should be noted that speed humps are only installed on local streets to limit the cumulative impact of speed humps on emergency response times. Local collectors and other higher order streets are not eligible for speed hump installations.

The Fire Department has no objection to the program proposed and none are along Transit routes.

To: Traffic Safety Committee
 From: Director Engineering
 Re: 2015 LOCAL AREA SERVICE PROGRAM FOR
 SPEED HUMPS

2016 November 29..... Page 2

Brief descriptions of the 2016 applications are provided below.

Burnaby Heights Neighbourhood (Attachment #1)

Requests for speed humps along the 3 following streets within the Burnaby Heights Neighbourhood area were received:

3700 block Dundas St (Boundary Rd – Esmond Ave)
 4100 block McGill St (Carleton Ave – Gilmore Ave)
 4200 block Cambridge St (Carleton Ave – Madison Ave)

All 3 requests are along local streets that are constructed to an 8.5m wide finished standard with concrete curb and gutter and are fronted by single family homes.

The installation of speed humps throughout the Burnaby Heights and surrounding areas will help address the ongoing traffic concerns of some residents in the neighbourhood.

It is recommended that the requested LASP speed humps proceed.

Brentwood Neighbourhood (Attachment #2)

Request for speed humps along the 3 following streets within the Brentwood Neighbourhood were received:

1900 – 2000 block Bellwood Ave (Anola Dr – Ridgelawn Dr)
 4600 block Alpha Dr (Kitchener St – William St)
 4700 – 4800 block Southlawn Dr (Beta Ave – Delta Ave)

Both Southlawn Dr and Alpha Dr are fronted by single family homes and are constructed to an 8.5m wide finished standard, while the 1900 - 2000 block of Bellwood Ave between Anola Dr and Ridgelawn Dr is fronted by Springer Park on the west side and multifamily dwellings on the east side on an 11m wide finished standard road.

As Anola Dr, a cul-de-sac, is accessed off of the 1900 and 2000 block of Bellwood Ave, further consultation of residents will be required if the process proceeds.

It is recommended that the requested LASP speed humps proceed, with the Bellwood Ave application subject to wider consultation.

To: Traffic Safety Committee
From: Director Engineering
Re: 2015 LOCAL AREA SERVICE PROGRAM FOR
SPEED HUMPS
2016 November 29..... Page 3

Cascade Heights Neighbourhood (Attachment #3)

Request for speed humps along the two following streets within the Cascade Heights Neighbourhood were received:

- 3700 block Spruce St (Boundary Rd – Smith Ave)
- 3700 block Sunset St (Boundary Rd– Smith Ave)

Both Spruce St and Sunset St are fronted primarily by single family homes and are constructed to an 8.5m wide finished standard. The 3700 block of Sunset St is situated 1 block west of the Burnaby General Hospital while the 3700 block of Spruce St abuts Cascade Heights Elementary School. The close proximity to both the school and the hospital may have driven these applications.

It is recommended that the requested LASP speed humps proceed.

7900 Block 14th Avenue (4th St – 6th St) (Attachment #4)

The 7900 block of 14th Ave is fronted by single family homes and is constructed to an 8.5 m wide finished standard. This portion of 14th Ave is surrounded by other local streets with existing speed humps.

This section of 14th Ave was paved in the summer of 2016 and will be under warranty from the contractor until October 2017. If no issues arise under the warranty period and the petition is successful, the speed humps would need to be installed after the warranty expires.

Speed humps cannot be installed in late 2017 as the night time temperature reaches 10° Celsius or below and causes adhesive problems with the asphalt. This usually occurs between the end of September until approximately May. Therefore, the speed humps would be installed in the summer of 2018 with that year’s program.

It is recommended that the requested LASP for speed humps proceed.

5300 – 5500 Block Eglinton St (Gatenby Ave – Gilmon Ave) (Attachment #5)

Eglinton St between Gatenby Ave and Gilmon Ave is fronted by single family homes on the north side and a mixture of single family homes, Gilpin Elementary School and Gilpin Park on the south side on an 11m wide finished standard road. This installation would help to reinforce the 30km/h school/park speed zone in front of Gilpin Elementary School and Gilpin Park.

It is recommended that the requested LASP for speed humps proceed.

To: Traffic Safety Committee
From: Director Engineering
Re: 2015 LOCAL AREA SERVICE PROGRAM FOR
SPEED HUMPS
2016 November 29..... Page 4

6500 – 6700 Block Willingdon Ave (Imperial St – Willingdon Extension) (Attachment #6)

Willingdon Avenue between Imperial St and Willingdon Extension is fronted by multi-family dwelling units and is constructed to an 11 m wide finished standard. The road provides a short-cut route between two busy arterials bypassing the signalized intersection of Imperial St and Patterson Ave.

It is recommended that the requested LASP for speed humps proceed.

RECOMMENDATION

Staff recommend that all of the above requested LASPs for speed humps proceed, with the Bellwood Ave application subject to wider consultation.



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

SP/ac

Enclosures

Copied to: City Manager



Burnaby Heights Neighbourhood

November 16, 2016



1:4,831



-43-

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

 Proposed location of 2017 LASP Speed Humps

-  Existing speed humps
-  Existing rear lane speed humps





Brentwood Neighbourhood

November 16, 2016

1:8,052



44-

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

 Proposed locations of 2017 LASP Speed Humps

 Existing speed humps

 Existing rear lane speed bumps



Attac 4.1 12

-45-



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



Proposed locations of 2017 LASP Speed Humps



Existing speed humps



Existing rear lane speed bumps



14th Ave (4th St - 6th St)

November 16, 2016

1:4,831



-46-

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

 Proposed location of 2017 LASP Speed Humps



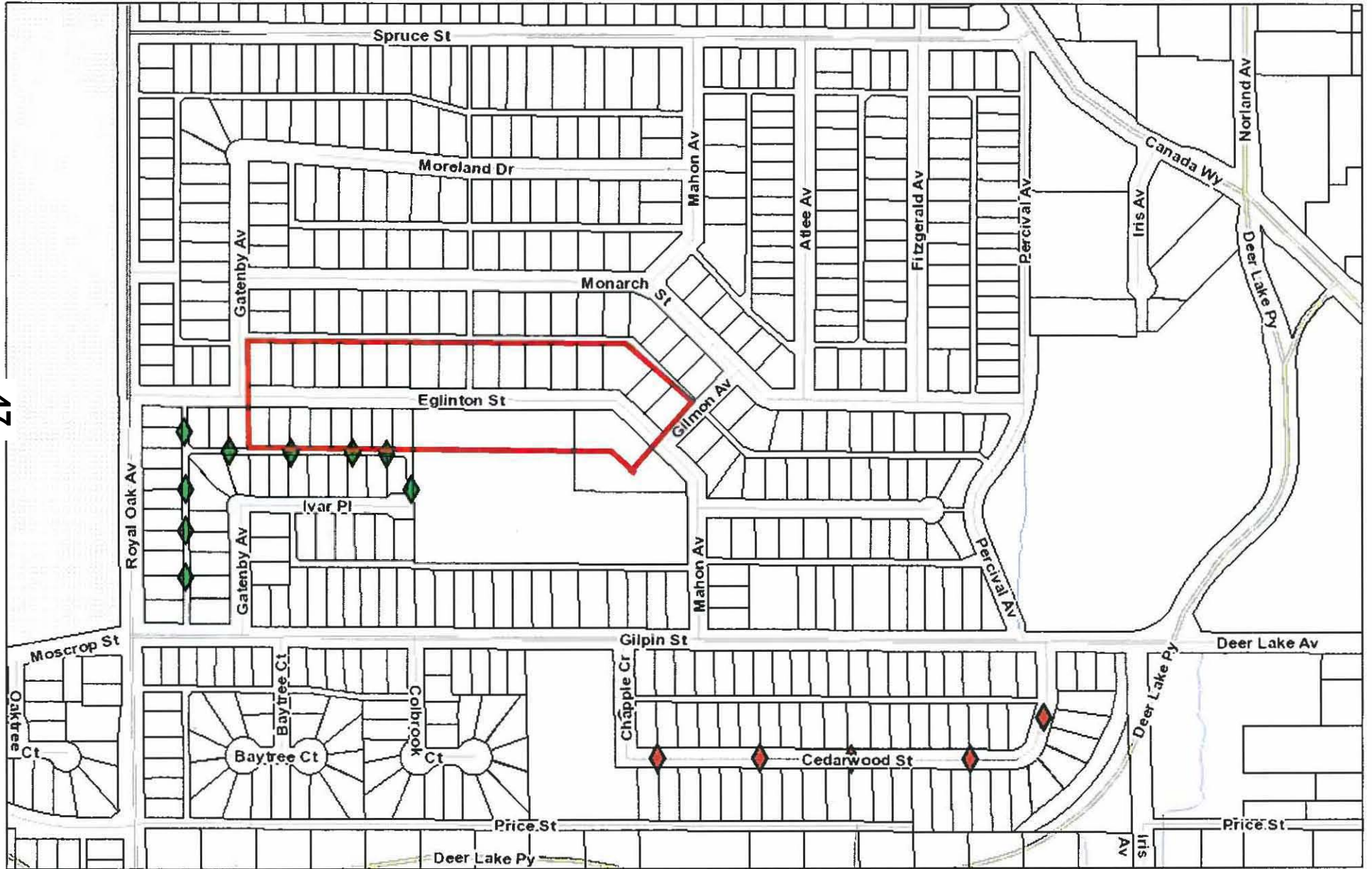
Existing speed humps



Existing rear lane speed bumps



-47-



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

Proposed location of 2017 LASP Speed Humps

- Existing speed humps
- Existing rear lane speed bumps



Attach 4.1)

-48-



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



Proposed location of 2017 LASP Speed Humps



Existing speed humps



Existing rear lane speed bumps



TRAFFIC SAFETY COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

**SUBJECT: MID-BLOCK CROSSINGS ALONG WILLINGDON AVENUE BETWEEN
KINGSWAY AND KINGSBOROUGH STREET**

RECOMMENDATION:

1. THAT Council approve the installation of a fence in the median along Willingdon Avenue between Kingsway and Kingsborough Street, as described in this report, to discourage mid-block pedestrian crossings at an estimated cost of \$25,000 to be funded from the 2016 Capital Budget (Minor Traffic Management Project EMF.0051).

REPORT

The Traffic Safety Committee, at its meeting held on 2016 December 06, received and adopted the attached report recommending the installation of a centre median fence along Willingdon Avenue between Kingsway and Kingsborough Street to discourage pedestrian mid-block crossings.

Respectfully submitted,

Councillor P. McDonell
Chair

Councillor P. Calendino
Vice Chair

Councillor J. Wang
Member

<p>Copied to: City Manager Director Engineering Director Planning and Building Director Finance</p>



Meeting 2016 Dec 06

COMMITTEE REPORT

TO: CHAIR AND MEMBERS
TRAFFIC SAFETY COMMITTEE

DATE: 2016 November 25

FROM: DIRECTOR ENGINEERING

FILE: 38000 20
Ref: Traffic Safety

**SUBJECT: MID-BLOCK CROSSINGS ALONG WILLINGDON AVE BETWEEN
KINGSWAY AND KINGSBOROUGH ST**

PURPOSE: To recommend the installation of a centre median fence along Willingdon Ave to discourage pedestrian mid-block crossings.

RECOMMENDATION:

1. **THAT** the Committee recommend that Council approve the installation of a fence in the median along Willingdon Ave between Kingsway and Kingsborough St as described in this report to discourage mid-block pedestrian crossings at an estimated cost of \$25,000 to be funded from the 2016 Capital Budget (Minor Traffic Management Project EMF.0051)

REPORT**1.0 BACKGROUND**

The section of Willingdon Ave between Kingsway and Kingsborough St has been monitored by staff due to concerns about pedestrian safety. This was prompted by a pedestrian fatality that occurred in late 2015 where mid-block crossing was a contributing factor. Figure 1 shows the subject 6000 block of Willingdon Ave. At this location, a bus stop is situated on the west side of Willingdon Ave just north of Kemp St. Kemp St is stop-controlled and intersects with Willingdon Ave to create a T-intersection. To the north is the signalized intersection of Willingdon Ave and Kingsway, and to the south is the signalized T-intersection of Willingdon Ave and Kingsborough St. The surrounding area is comprised of a variety of land uses including low and high density residential, office, and commercial. Most notable is Crystal Mall on the east side of Willingdon Ave.

To: Traffic Safety Committee
From: Director Engineering
Re: MID-BLOCK CROSSING ACROSS WILLINGTON
AVE BETWEEN KINGSWAY AND
KINGSBOROUGH ST

2016 November 25Page 2

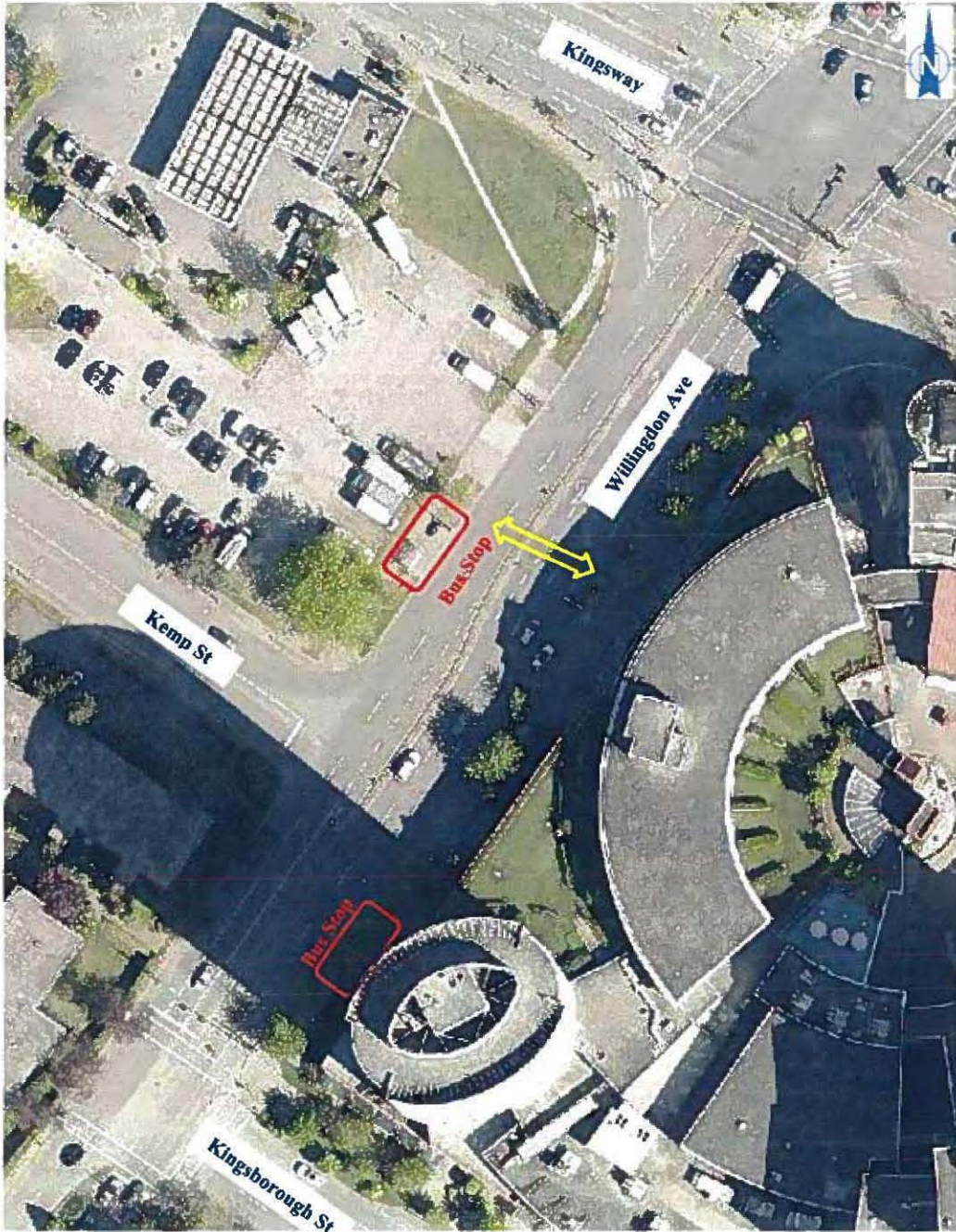


Figure 1: Willington Ave 6000 block, location of pedestrian crossing

To: Traffic Safety Committee
 From: Director Engineering
 Re: MID-BLOCK CROSSING ACROSS WILLINGDON
 AVE BETWEEN KINGSWAY AND
 KINGSBOROUGH ST

2016 November 25 Page 3

2.0 PEDESTRIAN CROSSING DEMAND

Field observations confirm a strong east-west pedestrian desire line across Willingdon Ave. The majority of pedestrians use the signalized intersection at Kingsway and at Kingsborough St where designated signalized crosswalks are provided. A recent weekday count conducted between noon and 1:00 pm recorded a total of 15 pedestrians crossing Willingdon Ave in the vicinity of Kemp St. Of these, 13 were mid-block crossings between Crystal Mall and the bus stop on the west side of Willingdon Ave, and the remaining two were crossing at the T-intersection of Willingdon Ave and Kemp St. In many instances, crossing pedestrians had to cross Willingdon in two phases because they had to wait within the center median for a gap in traffic. The existing center median on Willingdon is narrow and not intended to serve as a pedestrian refuge island.

From a design and operational point-of-view, a marked or signalized crosswalk at Kemp is not recommended because pedestrians would traverse across a left turn bay that extends across the intersection, and because there are two existing nearby signalized crossings (approximately 90 m to the north and 70 m south) that provide a good alternative. Also, a pedestrian signal at Kemp will increase traffic congestion due to its close proximity to existing signals, and a marked crosswalk will not necessarily deter pedestrians from crossing midblock.

3.0 DISCUSSION

A review of the crash history along the 6000 block of Willingdon Ave did not reveal any unusual patterns with one reported pedestrian crash within the last five years (2011 to 2015). Despite this, pedestrians wishing to cross between the two signalized intersections must do so with caution due to the volume and speed of traffic, the crossing distance, the interactions at the bus stops, and the southbound left turn queue lane at Kingsborough St. Mid-block pedestrian crossings are a particular concern to staff and the RCMP, and options to address this are discussed below.

- a) **Status Quo:** This scenario is least desirable because of the continuation of mid-block crossings at this location despite education and enforcement efforts by the RCMP. Although there is no historical trend of pedestrian crashes, observations indicate that the potential exist because of the many pedestrians crossing mid-block.
- b) **Crossing Prohibited Sign Only:** As a simple measure, regulatory traffic signs facing the road and sidewalk can be installed on both sides of Willingdon at the subject location. These would prohibit pedestrians from crossing at this location. Typically, this approach has low effectiveness. Another similar approach would be to provide signs directing pedestrians to the nearest crosswalk. Again this measure will likely be ignored by the majority of pedestrians who may be accustomed to crossing mid-block at this location.

To: Traffic Safety Committee
From: Director Engineering
Re: MID-BLOCK CROSSING ACROSS WILLINGDON
AVE BETWEEN KINGSWAY AND
KINGSBOROUGH ST

2016 November 25Page 4

- c) **Localized Fencing with Sign:** In addition to Scenario ‘b’, a small section of pipe rail fence could be added on the center median on Willingdon Ave at the subject location. This would reinforce the crossing prohibition message and improve effectiveness, but could be easily circumvented by pedestrians walking around it.

- d) **Full Block Median Fencing:** This measure would introduce a fence along the existing road center median between Kingsway and Kingsborough St. This approach is most effective because it provides a physical barrier to mid-block crossings, as well as deters pedestrians from crossing at Kemp which is also challenging. A similar treatment has been used successfully along Nelson Ave between Kingsway and Bennett St (see Figure 2). One disadvantage is the potential maintenance needs if damaged by errant vehicles.



Figure 2 – Existing median fencing along Nelson Ave.

To: Traffic Safety Committee
From: Director Engineering
Re: MID-BLOCK CROSSING ACROSS WILLINGDON
AVE BETWEEN KINGSWAY AND
KINGSBOROUGH ST

2016 November 25 Page 5

4.0 CONCLUSION

Based on the review above, the installation of a 1.2 m high median fence along Willingdon Ave between Kingsway and Kingsborough St is recommended to effectively prevent mid-block crossings. This treatment would be similar to the existing fence along Nelson Ave between Kingsway and Bennett St. The estimated cost of implementing this is \$25,000 including taxes. Funding is available from the 2016 Capital Budget (Minor Traffic Management Project EMF.0051). Cost sharing opportunities with ICBC will be pursued to offset some of the cost.



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

MH/DL/ac

Copied to: City Manager
Director of Planning and Building
Director of Finance

TRAFFIC SAFETY COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

SUBJECT: ROAD FATALITIES AND ENFORCEMENT IN BRITISH COLUMBIA

RECOMMENDATION:

1. THAT a copy of this correspondence be sent to the B.C. Minister of Transportation and Infrastructure.

REPORT

The Traffic Safety Committee, at its meeting held on 2016 December 06, received the attached correspondence expressing concerns over the number of road fatalities and lack of enforcement of speed limits in British Columbia. The writer recommended that the City of Burnaby set up a telephone line for citizens to report offenders and use speed cameras, higher fines, and removal of driving licenses to deter driving infractions.

Arising from discussion, the Committee recommended that, with Council's approval, correspondence be forwarded to the B.C. Minister of Transportation and Infrastructure.

Respectfully submitted,

Councillor P. McDonell
Chair

Councillor P. Calendino
Vice Chair

Councillor J. Wang
Member

Copied to: City Manager Director Engineering Director Planning and Building

Ibrahim, Sabreena

SECTION 2 COUNCIL CORRESPONDENCE (2016.11.03)
City Manager
Deputy City Manager
Dir. Public Safety & Community Services
Dir. Engineering
OIC, RCMP
Traffic Safety Committee (Dec. 6)

From: John Ratard [REDACTED]
Sent: November-01-16 12:43 PM
To: Clerks
Subject: Road Deaths and Enforcement

Dear Burnaby Council,

I am deeply concerned for the number of road fatalities in BC. I see these fatalities have decreased since 2002. Unfortunately, this does not convey a realistic view of the actual continuing cause for existing fatalities.

I am retired and have attended defensive and ice driving courses in my years at Bell Canada and Telus. Any collision has been on the rear end of my vehicle that has not been caused by myself. My experience with driving the roads in Vancouver and Burnaby are hazardous as follows:

- Many vehicles are following too close to the vehicle in front.
- Turn signals are often applied too late.
- The curb lane is a speeders delight travelling above the 10 Km allowance speed limit such that, when a parked car is in front, to duck into the moving traffic with signal applied at the last minute when pushing in. The assumption is that the cars will brake.
- A surprising survey from the BC Government included the message that the passing lane is for faster vehicles. Since most of the traffic is travelling above the 10 Km allowance, passing me travelling below the allowance in the center lane, this appears to be somehow acceptable.
- Some drivers always have to be in front so they weave in and out to get there. Even more dangerous is when two lanes converge into one after a traffic stop. The curb lane is used to pass the waiting cars lined up in the continuing lane. On green, the driver then accelerates at high speed to pass the front car in the lineup then duck into the single lane. Hopefully, the two front cars do not share the same enthusiasm.

As a defensive driving supporter, I find it difficult to maintain a 3 second rule between myself and the car in front when cars are ducking into my safety zone. If the car suddenly brakes, apart from the inconvenience, I would be now be considered at fault if I was unable to brake in time.

My conclusion is that although the number of police have increased to deal with some of the above we have lost control of the speed limits because most cars are driving above the 10 Km allowance limit. I have driven in Australia and England, where there are speed cameras that do a better job while we accept what is happening on a daily basis. In retirement, I do not drive as often as others yet I have experienced the following:

- On my way from Burnaby to Robert’s Creek I left at 9 am from home to arrive on the number 1 to find blocked traffic for approximately 1/4 mile in front of the underpass before the Iron Workers Memorial bridge. The delay to clear the multi car pileup was forecast to be about 3 hours so I went back home. While at home waiting for the all clear, I heard that there was a second accident then followed by a stalled truck. I finally left a 5 pm to continue my journey. Most if not all cars are speeding in the

tunnel and over the bridge that would be an ideal place for a speed camera if we were hopefully serious.

- I left home to travel from Burnaby to Surrey. Ten minutes from home, I was stopped for 15 minutes in a line of traffic. The radio information claimed all the routes that would have taken me to my destination were stopped because of accidents for up to an hour. I returned back home and missed my appointment.

Reputable citizens can help. There are car mounted cameras that can be used to capture infractions. The images from these can be assembled to review the frequency of infractions by the police. Adopt a call in number for citizens to report serious offenders as is the case in the USA. This may not be fool proof but may be a psychological incentive for drivers to be more careful.

I find the attitude in the greater Vancouver area to road fatalities to be unbelievable when there are alternatives. Rather than wait for the next death that appears to be an acceptable tradeoff with the expense for other alternatives e.g. seriously clamping down on infractions such as I have covered above with speed cameras, much heavier fines, and the removal of driving licenses, why not get serious.

Regards,

John Ratard P.Eng
3931 Marine Drive,
Burnaby
604-██████████



MANAGER'S REPORT December 12, 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 SOUTH BURNABY ARENA FEASIBILITY STUDY

PURPOSE: To advise Council of the advancement of the arena feasibility study.

02 ROAD CLOSURE REFERENCE #16-06 SUBDIVISION REFERENCE #16-30 REZONING REFERENCE #14-44 PROPOSED CLOSURE OF A 46.80 M² (503 SQ.FT.) PORTION OF MCMURRAY AVENUE

PURPOSE: To obtain Council authority to introduce a Highway Closure Bylaw for the closure, sale and consolidation of a portion of McMurray Avenue.

Item

**03 ROAD CLOSURE REFERENCE #16-07
SUBDIVISION REFERENCE #16-46
REZONING REFERENCE #15-49
PROPOSED CLOSURE OF A 36.88 M (121 FT.) PORTION OF LANE
BETWEEN 6695 DUNBLANE AVENUE AND
4971 IMPERIAL STREET**

PURPOSE: To obtain Council authority to introduce a Highway Closure Bylaw for the closure, sale and consolidation of a portion of lane between 6695 Dunblane Avenue and 4971 Imperial Street.

**04 BUILDING PERMIT TABULATION REPORT NO. 11
FROM 2016 NOVEMBER 01 – 2016 NOVEMBER 30**

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

**05 2017 ENGINEERING CAPITAL VEHICLE – FRONT LOADER REFUSE
PACKER**

PURPOSE: To request funding approval for a 2017 Engineering vehicle.

**06 CONTRACT AWARD 2016-34
2016 PARKS FACILITIES PAVEMENT REHABILITATION PROGRAM
PACKAGE 2**

PURPOSE: To obtain Council approval to award a contract for the 2016 Parks Facilities Pavement Rehabilitation Program Package 2.

**07 CONTRACT AWARD
CENTRAL PARK TRAIL CONSTRUCTION
BOUNDARY ROAD FRONTAGE**

PURPOSE: To obtain Council approval to award a contract for Central Park Trail Construction – Boundary Road Frontage.

Item

**08 CONTRACT AWARD
SAP HANA SOFTWARE LICENCE AND MAINTENANCE SUPPORT**

PURPOSE: To obtain Council approval to award a contract for SAP HANA software licence and maintenance support.

**09 REZONING REFERENCE #15-04
FOUR-STOREY MIXED-USE DEVELOPMENT
CAPITOL HILL AREA PLAN, APARTMENT STUDY 'B'**

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2017 January 31.

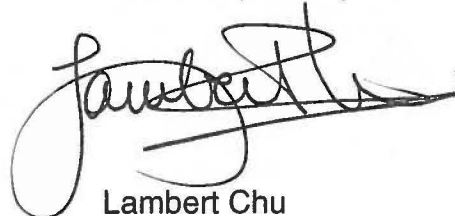
**10 REZONING REFERENCE #15-27
PROPOSED SINGLE-FAMILY RESIDENCE**

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2017 January 31.

**11 REZONING REFERENCE #15-34
NEW RESTAURANT PATIO**

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2017 January 31.

Yours respectfully,



Lambert Chu
City Manager



Item
Meeting2016 December 12

COUNCIL REPORT

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

FROM: MAJOR CIVIC BUILDING PROJECT **FILE:** 4230-08
COORDINATION COMMITTEE

SUBJECT: SOUTH BURNABY ARENA FEASIBILITY STUDY

PURPOSE: To advise Council of the advancement of the arena feasibility study.

RECOMMENDATION:

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

REPORT**1.0 BACKGROUND**

In 2016 August, the City issued a Request for Proposal (RFP) on BC BID inviting proposals from qualified consulting firms to undertake a Feasibility and Schematic Design Study for the proposed South Burnaby Arena project.

The preferred site at 10th Avenue and 18th Street is located within the Council-adopted Edmonds Town Centre Plan area (see *attached* Sketch #1). The site is made up of two parcels at 7789 and 7799 18th Street, which has a combined frontage on 18th Street of approximately 210 m (689 ft.), and an area of approximately 16,560m² (4.09 acres). Directly to the west and northwest is Byrne Creek Secondary School. To the northeast across 18th Street is the proposed Southgate Neighbourhood, which will accommodate a new 2.02 hectare (5 acre) City park surrounded by multiple-family and mixed-use development. To the southeast across 18th Street are existing institutional (Church) and single and two family uses fronting 10th Avenue. The preferred site is highly accessible to south Burnaby residents via Griffiths Drive, Southridge Drive and 10th Avenue. Bus access to the site is available via the 116 Edmonds Station / Metrotown Station and 112 Edmonds Station / New Westminster Station routes. The site is located approximately 950 m (3,116 ft.) walking distance from the Edmonds SkyTrain Station and is connected to the Urban Trail network in the area.

To: City Manager
From: Major Civic Building Project Coordination Committee
Re: South Burnaby Arena Feasibility Study
2016 December 07..... Page 2

A rezoning from the prevailing M1 Manufacturing District to the CD Comprehensive Development District (utilizing the P2 Administration and Assembly District) and related Community Plan amendment, would be required to permit the proposed arena facility development.

At the completion of the RFP process, a total of five (5) proposals were received by the Purchasing Department. Staff reviewed the proposal for compliance to the terms of reference in the RFP and short-listed four (4) consulting firms for further consideration.

On 2016 November 28, the Major Civic Building Project Coordination Committee and senior support staff conducted interviews of the short-listed firms. At the conclusion of the interview process, the Committee determined that the consulting proposal from HCMA Architecture + Design best met the City’s requirements and objectives for the feasibility and schematic design study.

2.0 RECOMMENDED CONSULTING FIRM

HCMA Architecture + Design is a well-established Vancouver-based design and planning firm that has extensive experience in planning community recreation facilities, including gymnasias, fitness facilities, ice facilities and aquatic facilities. Their portfolio covers 18 new community recreation projects in the past decade, including 14 ice sheets.

The firm advises that their approach to projects includes technological innovations, valuable community engagements, consultation and evaluation. In addition, their most sustainable designs are not only environmentally sensitive, but seek to improve user experience and building operational efficiency.

3.0 PROJECT FUNDING

Funding for the Feasibility and Schematic Design Study in the amount of \$250,000 is in place under Bylaw No. 13521 and is adequate to cover the work program which is estimated to cost in the range of \$200,000.

The remaining balance of Bylaw funds, approximately \$50,000, will be required to undertake geotechnical and environment assessments. Work in these areas is already in progress.

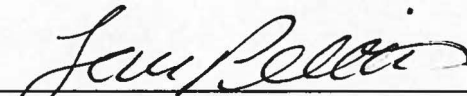
4.0 CONCLUSION

Based on the proposal submitted by HCMA Architecture + Design and information obtained during the interview process, staff will be preparing the Client/Architect Agreement to engage

To: City Manager
From: Major Civic Building Project Coordination Committee
Re: South Burnaby Arena Feasibility Study
2016 December 07..... Page 3

the firm and commence work on the South Burnaby Feasibility and Schematic Design Study in the coming weeks.

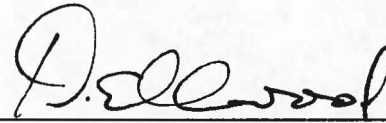
Updates on the progress of the Study will be reported through the Financial Management Committee.



Lou Pelletier, Chair, Major Civic Building Project Coordination Committee



Leon Gous, Director Engineering

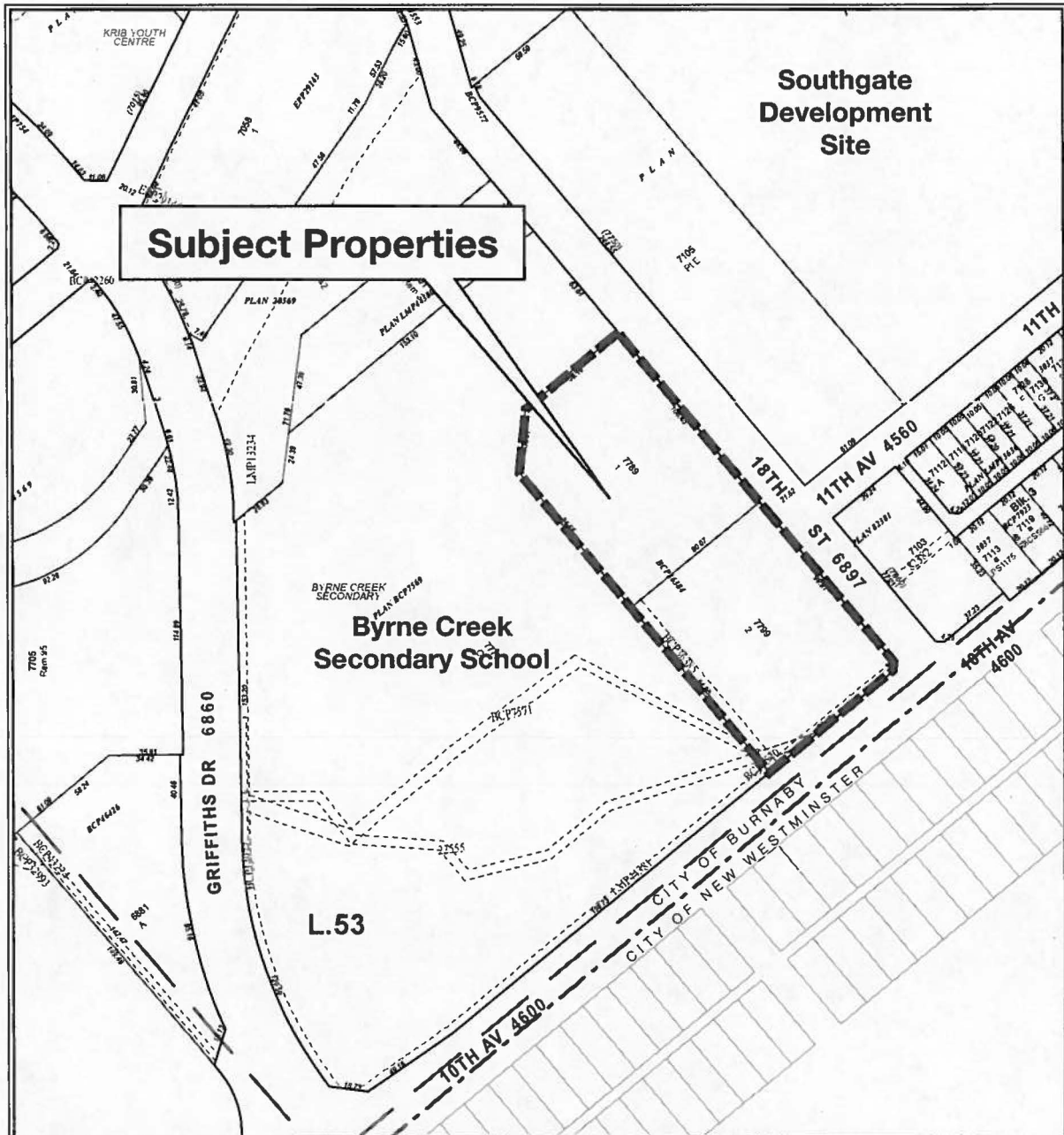


Dave Ellenwood, Director Parks, Recreation and Cultural Services

JC:ap

q:\project management\south burnaby arena\report\council\south burnaby arena feasibility study (2016.12.12).doc

- cc: Deputy City Manager
- Director Finance
- Director Public Safety and Community Services
- Fire Chief
- Chief Building Inspector
- Purchasing Manager
- Assistant Director – Recreation



PLANNING & BUILDING DEPARTMENT



DATE:
2016 12 07

SCALE:
NTS

DRAWN BY:
rcn

Subject Properties
7789 and 7799 18th Avenue

Sketch #1



Item
Meeting 2016 December 12

COUNCIL REPORT

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

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 87000 05
Reference: **ROD #16-06**

SUBJECT: ROAD CLOSURE REFERENCE #16-06
 SUBDIVISION REFERENCE #16-30
 REZONING REFERENCE #14-44
 Proposed closure of a 46.80m² (503 sq.ft.) portion of McMurray Avenue

PURPOSE: To obtain Council authority to introduce a Highway Closure Bylaw for the closure, sale and consolidation of a portion of McMurray Avenue

RECOMMENDATION:

1. **THAT** Council authorize staff to introduce a Highway Closure Bylaw for the closure, sale and consolidation of a 46.80m² (503 sq.ft.) portion of McMurray Avenue (see Sketch #1 *attached*), subject to the conditions outlined in this report.

REPORT**1.0 INTRODUCTION**

Rezoning Reference #14-44 was granted Second Reading of the Rezoning Amendment Bylaw on 2016 July 25. The development site is comprised of three properties at 6050 Sussex Avenue, 4769 and 4758 Hazel Street, as well as portions of the McKercher Avenue and McMurray Avenue rights-of-way (see Sketch #1 *attached*).

The consolidation of the proposed development site includes the closure of a portion the McKercher Avenue right-of-way measuring approximately 942.1m (10,140.68 sq.ft.) and a portion of the McMurray Avenue road right-of-way measuring approximately 46.80 m² (503 sq.ft.). Although the closure of a portion of McKercher Avenue was noted in section 3.8 of the rezoning report dated 2016 April 20, the portion of McMurray Avenue was not initially identified for closure and consolidation, and thus not included in that report. However, it has since been determined that this portion of McMurray Avenue is redundant to the City's needs. As such, approval for the closure and sale of this portion of McMurray Avenue as part of Road Closure Reference #16-06 is required to facilitate its consolidation with the development site. The Public Safety and Community Services Department - Lands Division has identified a value of \$70 per sq.ft. buildable for the McMurray Avenue road right-of-way area. As such a total value of \$35,210 would be attributed to the McMurray Avenue road closure area. The deposit of the necessary funds for the noted McMurray and McKercher Avenue road closure areas would be obtained prior to Final Adoption.

To: City Manager
From: Director Planning and Building
Re: Road Closure Reference #16-06
Proposed Closure of a portion of McMurray Avenue
2016 December 07..... Page 2

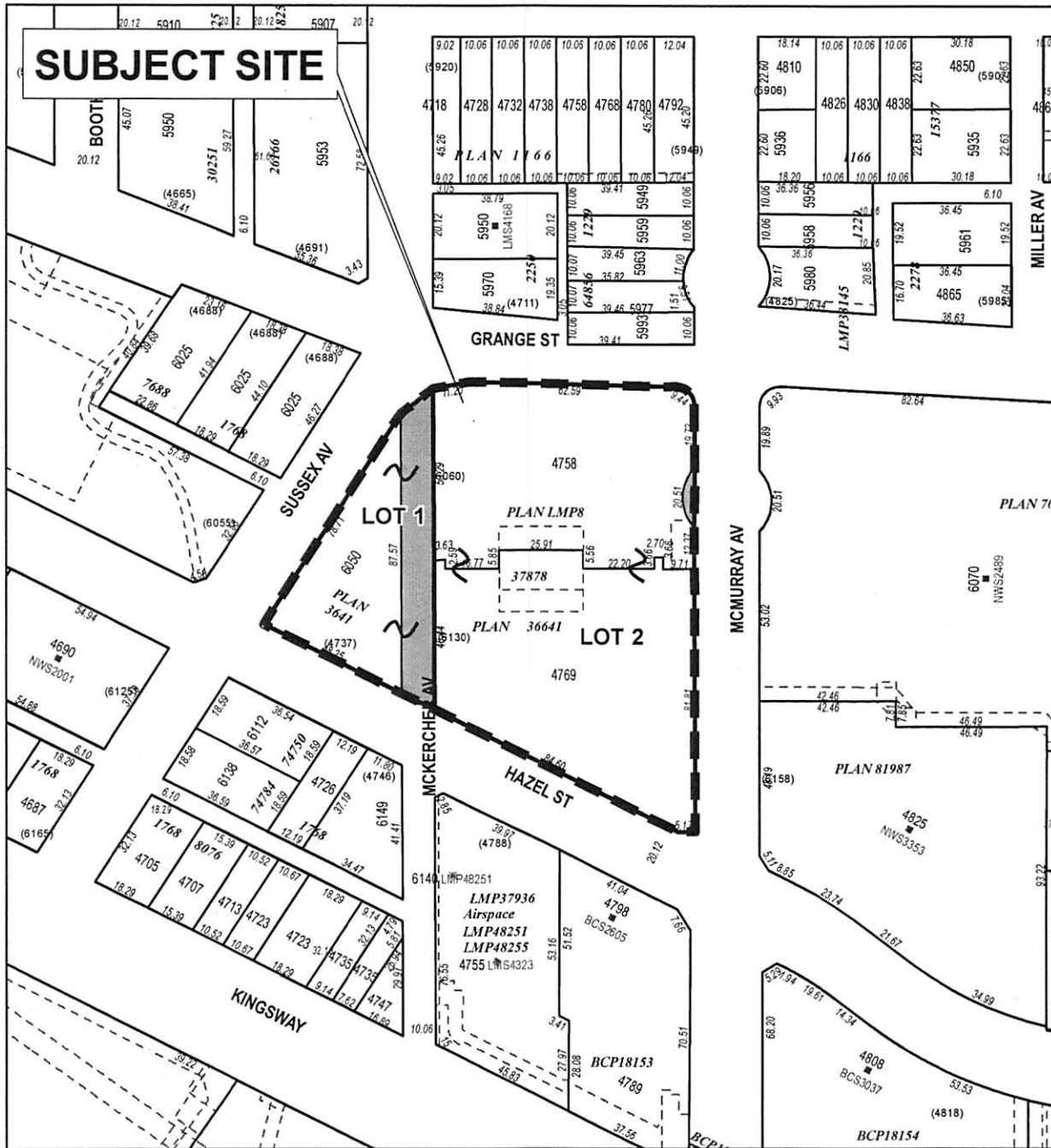
With Council authorization, staff would include the subject portion of McMurray Avenue, along with the previously identified portion of McKercher Avenue, in a Highway Closure Bylaw to provide for its closure and consolidation with the subject site, as indicated on Sketch #1. The Highway Closure Bylaw would be advanced through four readings of Council and will be advertised for a period of four consecutive weeks in line with Local Government Act requirements. With Council adoption of the Highway Closure Bylaw, the portion McMurray Avenue would be closed and consolidated with the development site as part of the completion of Rezoning Reference #14-44 and Subdivision Reference #16-30.





Lou Pelletier, Director
PLANNING AND BUILDING

JBS
Attachment

cc: Director Engineering
Director Public Safety and Community Services
City Solicitor
City Clerk

P:\ROAD CLOSURE\Applications\2016\ROD 16-06 Ptn.McKercher Ave.& Ptn. McMurray Ave\Council Report.docx



		PLANNING & BUILDING DEPARTMENT	
DATE: JUN 28 2016	SUBDIVISION REFERENCE #16-30 ROAD CLOSURE REFERENCE #16-06 REZONING REFERENCE #14-44		
SCALE: 1:2,000	6050 SUSSEX AVENUE, 4769 HAZEL STREET AND 4758 GRANGE STREET CLOSURE OF MCKERCHER AVENUE ROAD ALLOWANCE AND A PORTION OF MCMURRAY AVENUE CUL-DE-SAC BULB ADJACENT SAID PROPERTIES		
DRAWN BY: AY	 Subject Site		 Road Closure Area



Item
Meeting2016 December 12

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2016 December 07
FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 87000 05
Reference: ROD #16-07
SUBJECT: ROAD CLOSURE REFERENCE #16-07
SUBDIVISION REFERENCE #16-46
REZONING REFERENCE #15-49
Proposed closure of a 36.88 m (121 ft) portion of lane between
6695 Dunblane Avenue and 4971 Imperial Street

PURPOSE: To obtain Council authority to introduce a Highway Closure Bylaw for the closure, sale and consolidation of a portion of lane between 6695 Dunblane Avenue and 4971 Imperial Street

RECOMMENDATION:

- 1. **THAT** Council authorize staff to introduce a Highway Closure Bylaw for the closure and consolidation of a 36.88 m (121 ft) portion of lane between 6695 Dunblane Avenue and 4971 Imperial Street (see Sketch #1 *attached*), subject to the conditions outlined in this report.

REPORT

1.0 INTRODUCTION

Rezoning Reference #15-49 was advanced to First Reading on 2016 November 07 and a Public Hearing on 2016 November 22. The development site is comprised of four properties at 6695 Dunblane Avenue and 4909, 4929, 4971 Imperial Street, as well as a 36.88 m (121 ft.) portion of the east-west lane between 6695 Dunblane Avenue and 4971 Imperial Street (see Sketch #1 *attached*).

The consolidation of the proposed development site includes the closure of a portion of lane north of Imperial Street. The portion of the lane area to be closed and incorporated in the development site measures approximately 227.5 m² (2,449 sq. ft.), subject to a detailed survey. The lane area is not necessary to serve future development, and is proposed to be closed and included in the consolidated site. Given the Imperial Street road dedication area of 386.6 m² (4,161 sq. ft.) exceeds the proposed lane closure area, the portion of lane will be transferred to the applicant at no cost, with the exception of the necessary Property Transfer Tax requirements.

To: City Manager
From: Director Planning and Building
Re: Road Closure Reference #16-07
Proposed Closure of lane between 6695 Dunblane Avenue and
4971 Imperial Street
2016 December 07..... Page 2

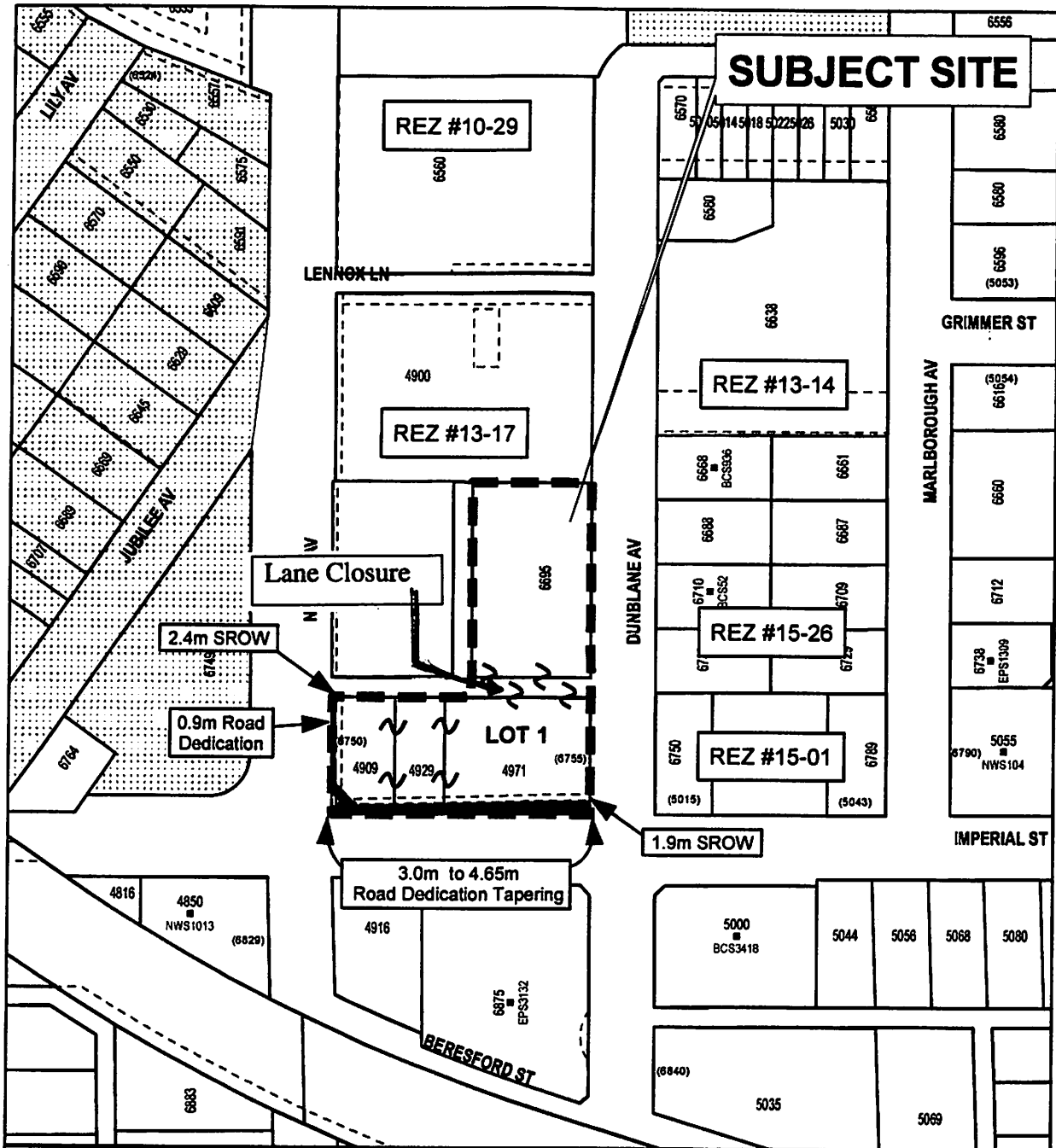
It is recommended that Council authorize the introduction of a Highway Closure Bylaw to provide for the closure and consolidation of the subject portion of the lane area, as indicated on Sketch #1. The Highway Closure Bylaw would be advanced through four readings of Council and will be advertised for a period of four consecutive weeks in line with Local Government Act requirements. With Council adoption of the Highway Closure Bylaw, the portion of the lane would be closed and consolidated with the development site as part of the completion of Rezoning Reference #15-49 and Subdivision Reference #16-46.


Lou Pelletier, Director
PLANNING AND BUILDING

JD
Attachment

cc: Director Engineering
Director Public Safety and Community Services
City Solicitor
City Clerk

P:\ROAD CLOSURE\Applications\2016\ROD 16-07 Ptn. Lane Allow. Bet 6695 Dunblane & 4971 Imperial St\Council Report.docx



PLANNING & BUILDING DEPARTMENT



DATE:	NOV 01 2016
SCALE:	1:2,000
DRAWN BY:	AY

SUBDIVISION REFERENCE #16-46
ROAD CLOSURE REFERENCE #16-07
REZONING REFERENCE #15-49
6995 DUNBLANE AVENUE
4909, 4929 AND 4971 IMPERIAL STREET

Subject Site

Sketch #1



Item
Meeting2016 December 12

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2016 DECEMBER 02

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

SUBJECT: **BUILDING PERMIT TABULATION REPORT NO. 11
FROM 2016 NOVEMBER 01 – 2016 NOVEMBER 30**

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


RECOMMENDATION:

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

REPORT

Attached is Report No. 11 of the Building Permit Tabulation for the period **FROM 2016 November 01 TO 2016 November 30.**

This is for the information of Council.


Lou Pelletier, Director
PLANNING AND BUILDING

 PS:ap
Attachment

cc: Director Finance

This Period	Total Permits			New Buildings			Alterations or Repairs		
	No. of Permits	value	% of total this period	No. of Permits	value	% of total this period	No. of Permits	value	% of total this period
single family	32	\$16,008,200	9.44%	26	\$15,854,990	9.35%	6	\$153,210	0.09%
two family	7	\$2,479,118	1.46%	4	\$2,193,618	1.29%	3	\$285,500	0.17%
multi family	13	\$139,385,096	82.23%	5	\$138,904,346	81.95%	8	\$480,750	0.28%
commercial	35	\$6,272,670	3.70%	0	\$0	0.00%	35	\$6,272,670	3.70%
industrial	10	\$1,707,000	1.01%	0	\$0	0.00%	10	\$1,707,000	1.01%
public	3	\$3,649,816	2.15%	0	\$0	0.00%	3	\$3,649,816	2.15%
demolition	27			27					
Period Total	127	\$169,501,900	100%	62	\$156,952,954	92.60%	65	\$12,548,946	7.40%

Year to Date	Total Permits			New Buildings			Alterations or Repairs		
	No. of Permits	value	% of total YTD	No. of Permits	value	% of total YTD	No. of Permits	value	% of total YTD
single family	452	\$192,628,453	28.37%	339	\$186,105,359	27.41%	113	\$6,523,094	0.96%
two family	45	\$18,424,987	2.71%	37	\$17,915,037	2.64%	8	\$509,950	0.08%
multi family	141	\$308,779,496	45.47%	42	\$290,022,465	42.71%	99	\$18,757,031	2.76%
commercial	433	\$78,414,602	11.55%	8	\$3,818,100	0.56%	425	\$74,596,502	10.99%
industrial	138	\$28,451,733	4.19%	9	\$11,136,893	1.64%	129	\$17,314,840	2.55%
public	48	\$52,360,686	7.71%	2	\$30,035,000	4.42%	46	\$22,325,686	3.29%
demolition	414			414					
Total Permits YTD	1671	\$679,059,957	100%	851	\$539,032,854	79.38%	820	\$140,027,103	20.62%

Previous Construction Totals (Year to Date)		
	No. of Permits	value
2015	1631	\$728,835,712
2014	1636	\$668,251,008
2013	1548	\$644,700,075

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

Other Permits		
	This period	YTD
Electrical	296	3332
Plumbing	105	1222
Gas	137	1518
Heating	31	379
Sprinkler	36	291
Total	605	6742

New Dwelling Units		
	This period	YTD
SFD	26	339
Duplex	8	74
Coop 1-4 storey	0	0
Coop 4+ storey	0	0
Rental 1-4 storey	0	0
Rental 4+ storey	0	105
Strata 1-4 storey	0	186
Strata 4+ storey	844	1174
Total	878	1878



Item
Meeting2016 Dec 12

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2016 December 07
FROM: DIRECTOR ENGINEERING **FILE:** 32000-05
SUBJECT: 2017 ENGINEERING CAPITAL VEHICLE – FRONT LOADER REFUSE PACKER
PURPOSE: To request funding approval for a 2017 Engineering vehicle.

RECOMMENDATIONS:

- 1. **THAT** Council approve capital expenditures of \$315,782 for Capital Infrastructure projects outlined in this report.
- 2. **THAT** Council authorize staff to bring down a Capital Reserves Bylaw in the amount of \$353,676 (inclusive of GST) to finance the capital projects as outlined in this report

REPORT

The 2017– 2021 Provisional Capital Plan contains vehicles identified to support the delivery of Solid Waste and Recycling services. The Front Loader Refuse Packer needs to be ordered early in 2017 ahead of the 2017 Capital Plan as the lead times for receiving this vehicle is quite long. Fleet and Purchasing currently have favourable quotations and are seeking approval for funding in order to award the contract as soon as possible. Sufficient Capital Reserves are available to purchase this vehicle.

1.0 RECOMMENDATION

It is recommended that Council authorize staff to bring down a Capital Reserves Bylaw in the amount of \$353,676 (inclusive of GST) to finance the capital purchase outlined in this report.

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

FV:ac

Copied to: Director Finance



Item
Meeting2016 Dec 12

COUNCIL REPORT

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

FROM: DIRECTOR FINANCE **FILE:** 5820-20
Reference: 152-08/16

**SUBJECT: CONTRACT AWARD 2016-34
2016 PARKS FACILITIES PAVEMENT REHABILITATION PROGRAM
PACKAGE 2**

PURPOSE: To obtain Council approval to award a contract for the 2016 Parks Facilities Pavement Rehabilitation Program Package 2.

RECOMMENDATION:

1. **THAT** Council approve a contract award to Jack Cewe Ltd. for an estimated total cost of \$578,723.67 including GST in the amount of \$27,558.27 as outlined in this report.

REPORT

Seven tenders ranging from \$578,723.67 to \$799,785.00 were received by the closing time on 2016 September 07. The scope of this project involves pavement rehabilitation works:

- Part A: Centennial Way (Burnaby Mountain Parkway to 625m North):
This work is valued at \$578,723.67 including GST in the amount of \$27,558.27 and consists of:
 - Rehabilitation of approximately 4,000 square meters of asphalt roadway;
 - Installation of approximately 625 meters of 200mm diameter watermain and appurtenances;
 - Installation of approximately 625 meters of fibre optic communication duct and appurtenances.

The lowest tenderer, Jack Cewe Ltd., has completed previous projects under contract to the satisfaction of the City. Review by City staff and our consultant indicates the contractor has the equipment and personnel capability to successfully complete the work required under this contract. The Director Engineering, and Director Parks, Recreation & Cultural Services concur with the above recommendation.

To: City Manager
From: Director Finance
Re: CONTRACT AWARD 2016-34 Parks Facility Pavement Rehabilitation Program Package 2
2016 December 12..... Page 2

The Waterworks Utility Capital Fund and Capital Reserves have sufficient funding for this project. Funding will be provided in the 2017 Capital Program in the Annual Financial Plan under the following WBS element: AEC.0009 (\$88,600), DPW.0266 (\$191,800) and EJA.0014 (\$270,900).



Denise Jorgenson
DIRECTOR FINANCE

GC:SC /ml

Copied to: Director Engineering



Item
Meeting 2016 Dec 12

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2016 December 05

FROM: DIRECTOR FINANCE **FILE:** 5820-20
Reference: 202-10/16

**SUBJECT: CONTRACT AWARD
CENTRAL PARK TRAIL CONSTRUCTION
BOUNDARY ROAD FRONTAGE**

PURPOSE: To obtain Council approval to award a contract for Central Park Trail Construction – Boundary Road Frontage.

RECOMMENDATION:

1. **THAT** Council approve a contract award to Arsalan Construction Ltd. for a total cost of \$1,384,404.00 including GST in the amount of \$65,925.00 as outlined in this report.

REPORT

Five (5) tenders ranging from \$1,384,404.00 to \$2,054,984.23 including optional work were received by the closing time on 2016 November 24. The scope of this project includes select tree removal, clearing and grubbing, removal/disposal of existing pavement and curbs, excavation with offsite disposal, supply and installation of granular materials, pedestrian lighting system and traffic signal relocation, fiber optic system conduit, trail construction, landscape grid tile, and all related work.

The lowest tenderer, Arsalan Construction Ltd., has completed previous projects for the City. Review by City staff and our consultant R.F. Binnie & Associates Ltd. indicates the contractor has the equipment, experience, and qualification to sufficiently complete the work required under this contract. Additional references were also undertaken and were satisfactory. The Director Parks, Recreation & Cultural Services concurs with the above recommendation.

Funding has been provided for this capital work within the 2016 – 2020 Annual Financial Plan under the following WBS element: DPW.0237 (\$1,318,479.00).

A handwritten signature in cursive script, appearing to read "Denise Jorgenson".

Denise Jorgenson
DIRECTOR FINANCE

GC:DZ/mm

Copied to: Director Parks, Recreation & Cultural Services



Item	
Meeting	2016 Dec 12

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2016 December 07
FROM: DIRECTOR FINANCE **FILE:** 5820-20
Reference: 2016-11/16
SUBJECT: CONTRACT AWARD
SAP HANA SOFTWARE LICENCE AND MAINTENANCE SUPPORT
PURPOSE: To obtain Council approval to award a contract for SAP HANA software licence and maintenance support.

RECOMMENDATION:

1. **THAT** Council approve a contract award to SAP Canada Inc. for a total cost of \$916,252.51 including GST and PST in the amount of \$98,170 as outlined in this report.

REPORT

The City purchased an enterprise resource planning system from SAP Canada Inc. in 2005. SAP software supports the City's core business processes including: asset and land management, human resource management and payroll, financial planning, purchasing, treasury services, capital project management, and financial reporting.

The current Oracle software database is 11 years old and scheduled for replacement. The replacement SAP database platform is called S/4 HANA high performance, in-memory database which will significantly improve the processing speed and the operating performance, while reducing storage requirements of the City's Enterprise Resource Planning system.

The software license purchase and support contract is for the period 2017 January 01 to 2020 December 31 at a total cost of \$916,252.51 including taxes of \$98,170. Approval of this contract award is subject to the final adoption of Bylaw No. 13691 which appears elsewhere on this agenda and final contract review and negotiations conducted by the Purchasing Manager.

The work of this contract includes the software license purchase for HANA Runtime, S/4 HANA and BW/4 HANA and the first year of support costs totaling \$594,589 including taxes, and three years of annual maintenance at \$107,221 per year for a total of \$321,663 including taxes for the period 2018 – 2020. A Notice of Intent to contract was advertised publicly to award this contract to SAP Canada. The City did not receive any objections to the award notice by the closing time of 2016 December 05.

To: City Manager
From: Director Finance
Re: SAP HANA SOFTWARE LICENCE AND MAINTENANCE SUPPORT
2016 December 12..... Page 2

The recommended company, SAP Canada Inc., has completed the previous contract to the satisfaction of the City. The Chief Information Officer concurs with this recommendation.

Funding for the software licence purchase and first year support costs of \$594,589 will be identified in the 2017 Capital Plan. On-going maintenance costs for this replacement software are included in the base 2018 – 2020 Operating Plan.



Denise Jorgenson
DIRECTOR FINANCE

GC:CA/mm

Copied to: Chief Information Officer
City Solicitor



Item
Meeting2016 December 12

COUNCIL REPORT

TO: CITY MANAGER 2016 December 07

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #15-04**
Four-Storey Mixed-Use Development
Capitol Hill Area Plan, Apartment Study 'B'

ADDRESS: 5521, 5523, 5525 (Lots' 9 and 10) Hastings Street
(see *attached* Sketches #1 and #2)

LEGAL: Lots' 7, 8, 9 & 10, Block 80, DL 127, Group 1, Plan NWD 4953

FROM: C2 Community Commercial District

TO: CD Comprehensive Development District (C2 Community Commercial District, RM4 Multiple Family Residential District and the Apartment Study 'B' [Capitol Hill Plan] as guidelines, and in accordance with the development plan entitled "Alto on Capitol Hill" prepared by Vivid Green Architecture Inc.)

APPLICANT: Vivid Green Architecture Inc.
1141 – 11871 Horseshoe Way
Richmond, BC V7A 5H5
Attn: Rosa Salcido

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2017 January 31.

RECOMMENDATIONS:

-
1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2016 December 12 and to a Public Hearing on 2017 January 31 at 7:00 p.m.
 2. **THAT** the following be established as prerequisites to the completion of the rezoning:
 - a) The submission of a suitable plan of development.
 - b) The deposit of sufficient monies including, a 4% Engineering Inspection Fee, to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #15-04
 Four-Storey Mixed-Use Development
 2016 December 07..... 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 existing improvements from the site prior to or within six months of the rezoning bylaw being effected. Demolition of any improvements will be permitted at any time, provided that the applicant acknowledges that such permission does not fetter Council's ability to grant or not to grant Second Reading, Third Reading and/or Final Adoption of the Rezoning Bylaw.
- e) The undergrounding of existing overhead wiring abutting the site.
- f) The consolidation of the net project site into one legal parcel.
- g) The granting of any necessary statutory rights-of-way and easements.
- h) The granting of any necessary Section 219 Covenants including, but not limited to:
 - restricting enclosure of balconies;
 - restricting uses permitted within the live-work components;
 - ensuring continued use of the outdoor amenity space for noncommercial recreational, social, or meeting space purposes only;
 - ensuring compliance with the approved acoustic study; and,
 - ensuring that handicap accessible parking stalls in the underground residential parking areas be held in common property to be administered by the Strata Corporation.
 - Statutory Right of Way (1.0 m on Hastings Street, and a 3.0 m x 3.0 m corner truncation) for separated sidewalk and enhanced boulevard provisions.
- i) The provision of facilities for cyclists in accordance with Section 4.5 of the rezoning report.

To: City Manager
From: Director Planning and Building
Re: REZONING REFERENCE #15-04
Four-Storey Mixed-Use Development
2016 December 07..... Page 3

- j) The design and provision of units adaptable to persons with disabilities and 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.
- k) The review of a detailed Sediment Control System by the Director Engineering.
- l) The submission of a Site Profile and resolution of any arising requirements.
- m) The pursuance of Storm Water Management Best Practices in line with established guidelines.
- n) The submission of an acoustical study to ensure compliance with the Council-adopted sound criteria.
- o) Compliance with the guidelines for underground parking for residential visitors and commercial patrons.
- p) The provision of a covered car wash stall and 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.
- q) The submission of a suitable Solid Waste and Recycling plan to the approval of the Director Engineering.
- r) The submission of a detailed comprehensive sign plan.
- s) The deposit of the applicable Parkland Acquisition Charge.
- t) The deposit of the applicable GVS & DD Sewerage Charge.
- u) The deposit of the applicable School Site Acquisition Charge.
- v) 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

To: City Manager
From: Director Planning and Building
Re: REZONING REFERENCE #15-04
Four-Storey Mixed-Use Development
2016 December 07..... Page 4

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 a live-work component.

2.0 BACKGROUND

2.1 The subject site is identified as a part of the Commercial Core of the Apartment Study ‘B’ (Capitol Hill) Area Plan. On 1997 June 19, Council adopted the amended designations for the Capitol Hill Commercial Core and designated the subject site for medium density mixed-use development (based on the RM3 Multiple Family Residential District and the C1, C2 and C3 Commercial Districts) with a residential density of 1.1 Floor Area Ratio (FAR) and a maximum commercial density of 1.0 FAR. It is noted that the Area B adopted design guidelines permit increased residential density should the project demonstrate superior design.

2.2 On 2015 March 25, Council received the rezoning report from the Planning and Building Department regarding the subject site and authorized the Department 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.

2.3 The subject site is comprised of four lots (5521, 5523 and two legal lots addressed to 5525 Hastings Street). One of the lots is vacant, one is occupied with a single family dwelling and two are occupied with an older single-storey commercial building. To the north is an older multi-family development; to the west is a used car lot; to the east, across Ellesmere Avenue are single storey commercial buildings; and, to the south, across Hastings Street, are two-storey commercial buildings.

2.4 The development being pursued is for a mixed-use development with commercial at grade fronting Hastings Street, live-work units on the second level and residential units on levels three and four above.

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 development with five commercial retail units at grade fronting Hastings Street, 10 live-work units on the second floor and 20 residential units on levels three and four, with full underground

To: *City Manager*
 From: *Director Planning and Building*
 Re: *REZONING REFERENCE #15-04*
Four-Storey Mixed-Use Development
 2016 December 07..... Page 5

parking. The proposed zoning is CD (C2, RM4) with C2 uses permitted in both the commercial retail units and the commercial component of the live-work units.

The applicant has proposed a commercial FAR of 0.69 FAR and a residential FAR of 1.4 FAR, for a total proposed density of 2.09 FAR. The adopted design guidelines for the Apartment Study Area 'B' (Capitol Hill) Plan notes that the "allowable commercial density shall not exceed 1.0 FAR" and the "maximum allowable residential density shall not exceed 1.1 FAR, except where a superior design meeting the area guidelines and objectives can be achieved through a minor increase." A total density of 2.1 FAR is permitted within the approved design guidelines.

In regard to "superior design" it is felt that this development sets a positive precedent for this area with respect to design and use. With articulated facades, stepped height profiles, and high-quality building materials such as metal cladding and cedar paneling it establishes strong architectural design in the evolving commercial centre and speaks to the predominately residential neighbourhood beyond. The development also incorporates live-work uses that will provide needed local services to the area. As such, it is felt that the slight increase in residential density is warranted in this case.

The primary objective for this area, as a designated Urban Village Centre in the 1998 Official Community Plan, is to provide residential uses in proximity to commercial services, transit and social and recreational amenities such that residents are able to live, work and play in a "complete community" and additionally, that development be oriented to the pedestrian as opposed to the automobile, to further enhance the desirability of walking. The design guidelines for Area B recognize that the provision of residential opportunities in an Urban Village Centre is a key component in creating a vibrant mixed use centre. In this regard the addition of the live-work component is considered appropriate as it meets the intended objectives within the plan.

- 3.2 On 2010 October 03, Council granted Final Adoption to Rezoning Reference #46-97, located one block south-east of the subject properties at 5656 Hastings Street, for the development of a mixed-used residential/commercial development with underground parking to CD Comprehensive Development District (utilizing RM4 Multiple Family Residential District, C2 Community Commercial District and Apartment Study Area "B" as guidelines) with a maximum residential density of 1.5 FAR and a maximum commercial density of 0.298 FAR for a total project density of 1.798 FAR. It is noted that this development was approved by Council for a residential density above the maximum allowable residential density of 1.1 FAR because it demonstrated superior design in line with the rational outlined in the approved design guidelines.
- 3.3 The proposed zoning for the small component of live-work units is C2/RM4 with the full range of C2 uses permitted within the commercial component. Permitted density provides flexibility for future owners to utilize live-work units as entirely commercial or a split

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #15-04
 Four-Storey Mixed-Use Development
 2016 December 07..... Page 6

between residential and commercial uses with no more than 50% of the floor area of each unit for residential uses. A Section 219 Covenant would protect the live-work purpose of the units and require a minimum of 50% of floor area in each live-work unit to be used for commercial purposes.

- 3.4 Design requirements for the live-work component of the subject development include live-work units exclusively on the second storey, a separate entrance for live-work occupants and visitors (made possible by the steeply sloping grade), a separate commercial elevator, commercial treatments in the common corridors including six foot corridors and glazing into the units, and a common meeting room for the exclusive use of live-work proprietors.
- 3.5 The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site. The servicing requirements will include, but not necessarily be limited to:
- construction of Hastings Street to its final standard with new concrete curb and gutter and separated sidewalks, and street trees and street lighting across the development frontage; and,
 - construction of Ellesmere Avenue to its final standard with separated sidewalks, street trees and street lighting across the development frontage, and corner curb bulges at Hastings Street.
- 3.6 A 1.0 m dedication is required along Hastings Street to allow for a separated sidewalk and improved boulevard provisions.
- 3.7 In line with Council-adopted policy on adaptable housing, the subject development is providing six adaptable units, with a corresponding floor area exemption of 11.1 m² (120 sq.ft.). Two handicap accessible parking stalls will be provided in accordance with the zoning bylaw. These parking stalls will be protected by a Section 219 Covenant as common property to be administered by the Strata Corporation.
- 3.8 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 restricting uses permitted within the live-work components;
 - Section 219 Covenant ensuring continued use of the outdoor amenity space for non-commercial recreational, social, or meeting space purposes only;
 - Section 219 Covenant ensuring compliance with the approved acoustic study;

To: *City Manager*
 From: *Director Planning and Building*
 Re: *REZONING REFERENCE #15-04*
Four-Storey Mixed-Use Development
 2016 December 07..... Page 7

- Section 219 Covenant ensuring that handicap accessible parking stalls in the underground residential parking areas be held in common property to be administered by the Strata Corporation; and,
 - Statutory Right of Way (1.0 m on Hastings Street, and a 3.0 m x 3.0 m corner truncation) for separated sidewalk and enhanced boulevard provisions.
- 3.9 As this site is influenced by traffic on Hastings Street, an acoustical study will be required to ensure compliance with the Council-adopted sound criteria.
- 3.10 Provision of one separate car wash stall is required.
- 3.11 Undergrounding of overhead wiring abutting the site on Hastings Street will be required. If undergrounding is determined to be unfeasible, preducting and a cash deposit for future undergrounding will be required.
- 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 A suitable on-site stormwater management system and a Section 219 Covenant to ensure its installation and maintenance will be required.
- 3.14 The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering is required.
- 3.15 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.
- 3.16 Bicycle storage space and surface parking racks are to be provided for the residential tenants and visitors of the development.
- 3.17 A Comprehensive Sign Plan detailing sign numbers, locations, sizes and attachment details will be required.
- 3.18 The following Development Cost Charges apply:
- Parkland Acquisition Charge of \$3.55 per sq.ft. of gross floor area;
 - School Site Acquisition Charge of \$700.00 per unit; and,
 - GVS & DD Sewerage Development Cost Charge of \$1,082.00 per apartment unit and \$0.811 per sq.ft. of commercial gross floor area.

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #15-04
 Four-Storey Mixed-Use Development
 2016 December 07..... Page 8

4.0 DEVELOPMENT PROPOSAL – 5521, 5523, AND 5525 HASTINGS STREET

4.1 Site Area

Gross Site Area	- 1,619.49 m ² (17,432 sq.ft.)
Road Dedication Area	- 40.23 m ² (433 sq.ft.)
Net Site Area	- 1,579.26 m ² (16,999 sq.ft.) (Subject to detailed survey)

4.2 Density

Floor Area Ratio (FAR)	<u>Permitted and Provided</u>
Commercial Uses	- 0.29
Work Uses (Commercial)	- 0.40
Live Uses (Residential)	- 0.25
Residential	- 1.15
 Total FAR	 - 2.09
 Gross Floor Area (GFA) provided	 - 3,312.6 m ² (35,657 sq.ft.)
Adaptable Unit Exemption (20 sq. ft. / unit)	- 11.1 m ² (120 sq.ft.)
 Total GFA	 - 3,301.5 m ² (35,537 sq. ft.)
 <u>Site Coverage</u>	 - 87%

4.3 <u>Height</u>	- 4 storeys (south elevation – Hastings Street)
	- 3 storeys (north elevation)

4.4 Residential Unit Mix

10 live-work studio	- 75.6 – 81.5 m ² (814 – 877 sq.ft.)
6 one-bedroom	- 56.7 – 58.5 m ² (610 – 630 sq.ft.)
6 one-bedroom + den	- 63.2 – 74.3 m ² (680 – 800 sq.ft.)
2 two-bedroom	- 74.5 m ² (802 sq.ft.)
4 two-bedroom + den	- 93.5 m ² (1,006 sq.ft.)
2 three-bedroom	- 108.0 m ² (1,163 sq.ft.)
 Total units	 - 30 units (inclusive of 6 adaptable units)

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #15-04
 Four-Storey Mixed-Use Development
 2016 December 07..... Page 9

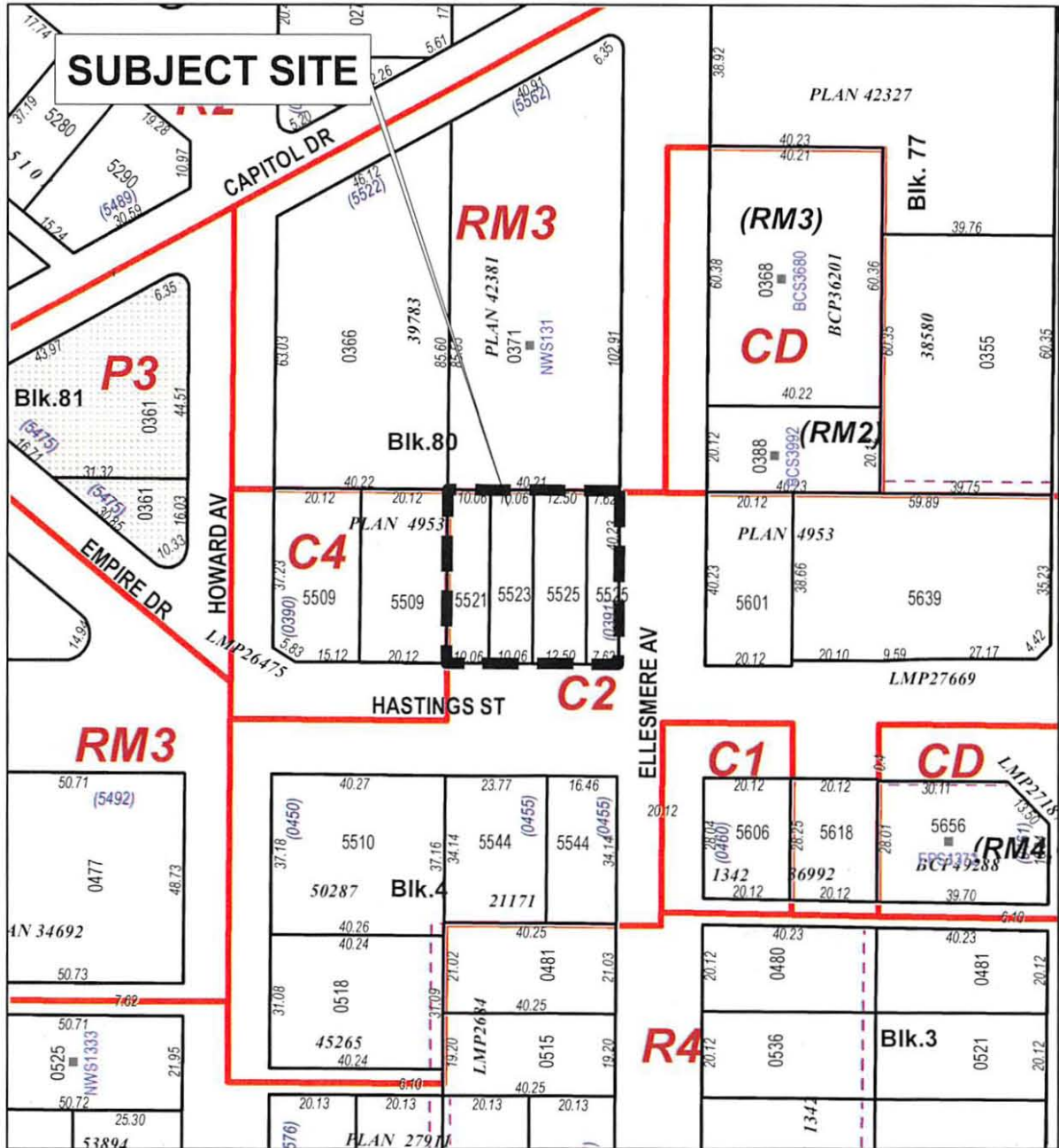
4.5 Parking

	<u>Required</u>	<u>Provided Spaces</u>
Vehicle Parking		
20 Residential Units @ 1.6 spaces/unit	- 32	32 (inclusive of 5 visitor spaces and 1 handicapped parking stall)
1,022 m ² Live-Work @ 1 space/46m ²	- 22	22 (inclusive of 9 visitor spaces and 1 handicapped parking stall)
463 m ² Commercial @ 1 space/46m ²	- 10	10
Total Vehicle Parking	- 64	64
Commercial Loading	- 1	1
Car Wash Stalls	- 1	1
Bicycle Parking:		
20 Residential Units @ 1 space/unit	- 20	20
10 Live-work units @ 1 space/unit	- 10	10
Visitor racks @ 0.2 spaces/unit + 10% of Commercial off-street parking	- 7	10
Total Bicycle Parking	- 37	40


 Lou Pelletier, Director
 PLANNING AND BUILDING

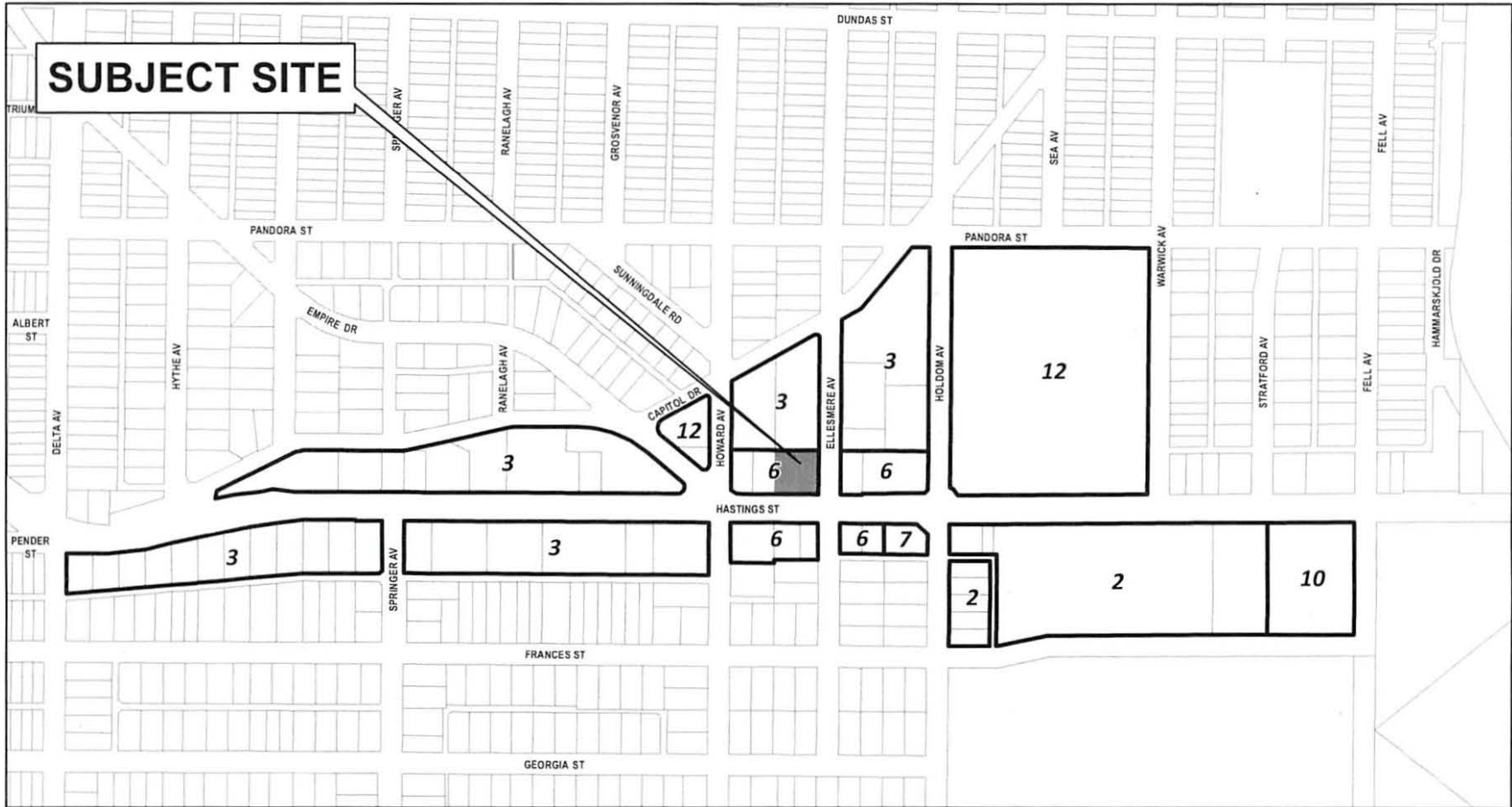
JS:spf
Attachments

cc: Director Engineering
 City Solicitor
 City Clerk



		PLANNING & BUILDING DEPARTMENT		
DATE: NOV 30 2016		REZONING REFERENCE #15-04		
SCALE: 1:1,500		5521, 5523 AND 5525 HASTINGS STREET		
DRAWN BY: AY		 Subject Site		

Sketch #1

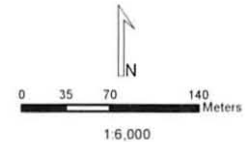


Capitol Hill Area
Development Plan



PLANNING & BUILDING DEPARTMENT

- 2 Low Density Multiple Family Residential
- 3 Medium Density Multiple Family Residential
- 6 Medium Density Mixed Use
- 7 High Density Mixed Use
- 10 Institutional
- 12 Park and Public Use/ Public School





Item.....
Meeting..... 2016 December 12

COUNCIL REPORT

TO: CITY MANAGER 2016 December 07

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE # 15-27**
Proposed single-family residence

ADDRESS: 7611 Mayfield Street (see *attached* Sketch #1)

LEGAL: Lot 38, DL 91, Group 1, NWD Plan 16067

FROM: R3 Residential District

TO: R3a Residential District

APPLICANT: Perry Saran
7572 Burris Street
Burnaby, BC V5E 1Y9

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2017 January 31.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2016 December 12 and to a Public Hearing on 2017 January 31 at 7:00 p.m.
2. **THAT** the following be established as prerequisites to the completion of the rezoning:
 - a) The submission of a suitable plan of development.
 - b) The deposit of sufficient monies including a 4% Engineering Inspection Fee to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
 - c) The registration of a Section 219 Covenant requiring the land to be developed in accordance with the approved building and landscape plans.

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #15-27
 Proposed single-family residence
 2016 December 07Page 2

REPORT

1.0 REZONING PURPOSE

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

2.0 BACKGROUND

2.1 The subject property at 7611 Mayfield Street is located in an R3 District neighbourhood in the Richmond Park area and is designated in the Official Community Plan as Single-Family Suburban. The subject property is located on the Mayfield Street cul-de-sac, along with five other properties. Three of these five properties, including the property located directly to the northeast of the subject property, are improved with relatively low scale single-family dwellings constructed in the mid-1950s. The fourth property, located directly to the southeast of the subject property, is improved with a two-storey single-family dwelling constructed in 2011. A Building Permit (BLD#16-00936) for a new two-storey single-family dwelling has been issued for the fifth property on the cul-de-sac. The properties across the lane to the northwest and southwest, zoned R5 and R9 Residential District and designated within the OCP as Single- and Two-Family Urban, are occupied by two-storey single- and two-family dwellings of various ages.

The nearest R3a District development, approved under Rezoning Reference #11-30, is located approximately 0.5 km southwest of the subject property, on the southeast corner of Malvern Avenue and Morley Street. No other R "a" District developments are located nearby.

2.2 The subject property contains an approximately 232.3 m² (2,500 sq. ft.) one-storey single-family dwelling with cellar/basement, constructed in 1956, and a detached garage.

2.3 On 2015 July 20, Council received the report of the Planning and Building Department regarding the rezoning of the subject site and authorized the Department to work with the applicant in preparing 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 now submitted a plan of development suitable for presentation to a Public Hearing.

3.0 GENERAL COMMENTS

3.1 The applicant proposes to rezone the subject property to the R3a District to allow for the construction of a new single-family dwelling with an attached garage on the 990.24 m² (10,658.8 sq. ft.) lot. Specific development plans include:

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #15-27
 Proposed single-family residence
 2016 December 07Page 3

- a two-storey 583.15 m² (6,277 sq. ft.) single-family dwelling with a flat roof and a two-storey appearance from all elevations;
 - an attached three-car garage measuring 56.39 m² (607 sq. ft.) with vehicular access from the cul-de-sac;
 - four bedrooms on the second floor; main living functions including one bedroom on the main floor; and a recreation room, an additional bedroom, and a two-bedroom secondary suite in the cellar; and,
 - a landscaped front and rear yard.
- 3.2 Under the prevailing R3 District, each lot shall have an area of not less than 557.40 m² (6,000 sq. ft.) and a width of not less than 15 m (49.2 ft.). Under the R3a District, each lot shall have an area of not less than 840 m² (9,041.9 sq. ft.) and a width of not less than 21 m (68.9 ft.). The subject property has a lot area of approximately 990.24 m² (10,658.8 sq. ft.) and an average width of approximately 22.98 m (75.39 ft.), and, as such, meets the minimum lot area and width requirements for rezoning to the R3a District.
- 3.3 With regard to development density, the R3 District permits a maximum gross floor area on the subject site of the lesser of 0.60 floor area ratio (FAR) or 370 m² (3,982.8 sq. ft.). The proposed R3a District permits a maximum gross floor area ratio of 0.60 FAR on lots, such as the subject site, that have a minimum width of 22.5 m (73.8 ft.). Applied to the subject property, the 0.60 FAR would permit a dwelling with a maximum gross floor area of 594.14 m² (6,395.28 sq. ft.).
- 3.4 On 1989 January 03, Council adopted design guidelines for assessing single-family development proposals in the R “a” Residential Districts. The following is an assessment of the proposed development based on these guidelines:
- i) *Limit the scale of the dwelling to a two-storey appearance or to the scale of the neighbouring dwellings, whichever is less.*

All elevations of the proposed development have a two-storey appearance and are considered to have minimal impact on the surrounding residential area. The height of the dwelling is 7.4 m (24.3 ft.) as measured from the average front elevation to the highest point of the structure, which is within the maximum permitted height for buildings with a flat roof in the R3 and R3a Districts.

Though there are three older one-storey dwellings on the cul-de-sac, including directly to the northeast, the newer dwelling directly to the southeast is a two-storey single-family dwelling with a cellar. In addition, as newer dwellings, including the one under construction on the subject cul-de-sac, are generally constructed with two storeys, the proposed dwelling is considered to be in line with the scale and character of the current and future neighbouring properties.

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #15-27
 Proposed single-family residence
 2016 December 07Page 4

- ii) *Maintain the existing pattern of front yard setbacks established along the street frontage, if the prevailing setback pattern is beyond the minimum required in the "R" District regulations.*

The front yard setback of the proposed dwelling is 7.47 m (24.5 ft.) and is consistent with the front yard setback required under the bylaw and the prevailing setback pattern of the properties on the cul-de-sac.

- iii) *Require a minimum rear yard setback of 35% of the depth of the lot and limit the depth of the dwelling to a maximum of 18.30 meters (60.0 feet).*

The proposed development provides an approximately 18.14 m (59.5 ft.) rear yard setback from the furthest of three rear property lines, which constitutes approximately 42% of the lot depth on this irregularly shaped lot. The depth of the dwelling is 18.3 m (60 ft.), which is within the recommended maximum building depth of the bylaw.

- iv) *Encourage the side yard setbacks for the development under R "a" zoning to be doubled from that required in the pertinent "R" District zone.*

The R3 District requires a minimum side yard setback of 1.5 m (4.9 ft.). Development under the R3a District zoning requires a minimum side yard setback of 3 m (9.8 ft.). The north and south side yard setbacks for the proposed dwelling are 3.05 m (10 ft.), which meet the recommended side yard setback requirements. Though a portion of the sunken patio on the south elevation encroaches approximately 1.37 m (4.5 ft.) into the side yard, the patio is separated from the property to the south by a new and existing hedge. The rest of the south elevation is within the recommended side yard setback requirements. It is also noted that much of the subject property is flanked by the neighbouring properties' driveways.

- v) *Encourage modeling and faceting by means such as indentations or additional setbacks, bay windows, balconies, porches and some variation in roof lines – particularly for any building face adjacent to a street.*

The proposed dwelling meets this guideline as it is to be constructed with varied setbacks, a covered porch entry, and some variation in roof lines to accent the front elevation.

- vi) *Eliminate large and excessive numbers of windows or active deck areas which are in close proximity to neighbouring dwellings.*

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #15-27
 Proposed single-family residence
 2016 December 07Page 5

The proposed dwelling's west (rear) elevation features six windows and a set of French doors which lead to an approximate 18.77 m² (202 sq. ft.) covered deck. While the windows and doors overlooking the covered deck area are relatively large, they do not pose significant privacy concerns due to the depth of the lot, the orientation of the house away from neighbouring dwellings (side elevations do not run parallel to each other), and the location of proposed trees and hedging. The side north and south elevations have a total of ten windows of various sizes, six of which are relatively small. Given the orientation of the house and that the windows are located more than 7.62 m (25 ft.) from adjacent dwellings, these windows do not pose significant privacy concerns.

- vii) *Encourage the preservation of as much existing landscaping and mature trees as possible and the provision of appropriate new soft landscaping while avoiding an excessively hard, urban look to the site.*

The proposed landscape plans show appropriate landscaping, including existing and new hedging along the northwest, south, and southwest property lines; soft landscaping in the front and back yards; three trees in the back yard; and one tree in the front yard. The City's Landscape Technician has determined that none of the existing trees on site are suitable for retention. Therefore, the existing trees may be removed, and all requirements of the Burnaby Tree Bylaw are to be met.

Overall, the proposed development is consistent with the guidelines for assessing single-family dwellings in the R3a District.

- 3.5 The Director Engineering will be requested to provide an estimate for any required services to serve the site, including but not limited to:
- Cash-in-lieu for the construction of a future separated sidewalk.
- 3.6 The owner will be required to register a Section 219 Covenant to restrict the development of the property to that presented at the Public Hearing.
- 3.7 The applicant has advised the Planning Department that he has approached the residents in the neighbourhood regarding the proposed rezoning application. Of the 10 neighbouring properties approached, nine residents signed a petition indicating they have no objection to the proposed development and one resident was unable to be contacted.

4.0 DEVELOPMENT PROPOSAL

- 4.1 Site Area - 990.24 m² (10,658.8 sq. ft.)

To: City Manager
From: Director Planning and Building
Re: REZONING REFERENCE #15-27
Proposed single-family residence
2016 December 07Page 6


- 4.2 Lot Coverage
 - Permitted - 40 %
 - Proposed - 26 %

- 4.3 Floor Area Ratio
 - Permitted - 0.60 FAR
 - Proposed - 0.59 FAR

- 4.4 Gross Floor Area
 - Permitted - 594.14 m² (6,395.28 sq. ft.)
 - Proposed - 583.15 m² (6,277 sq. ft.)

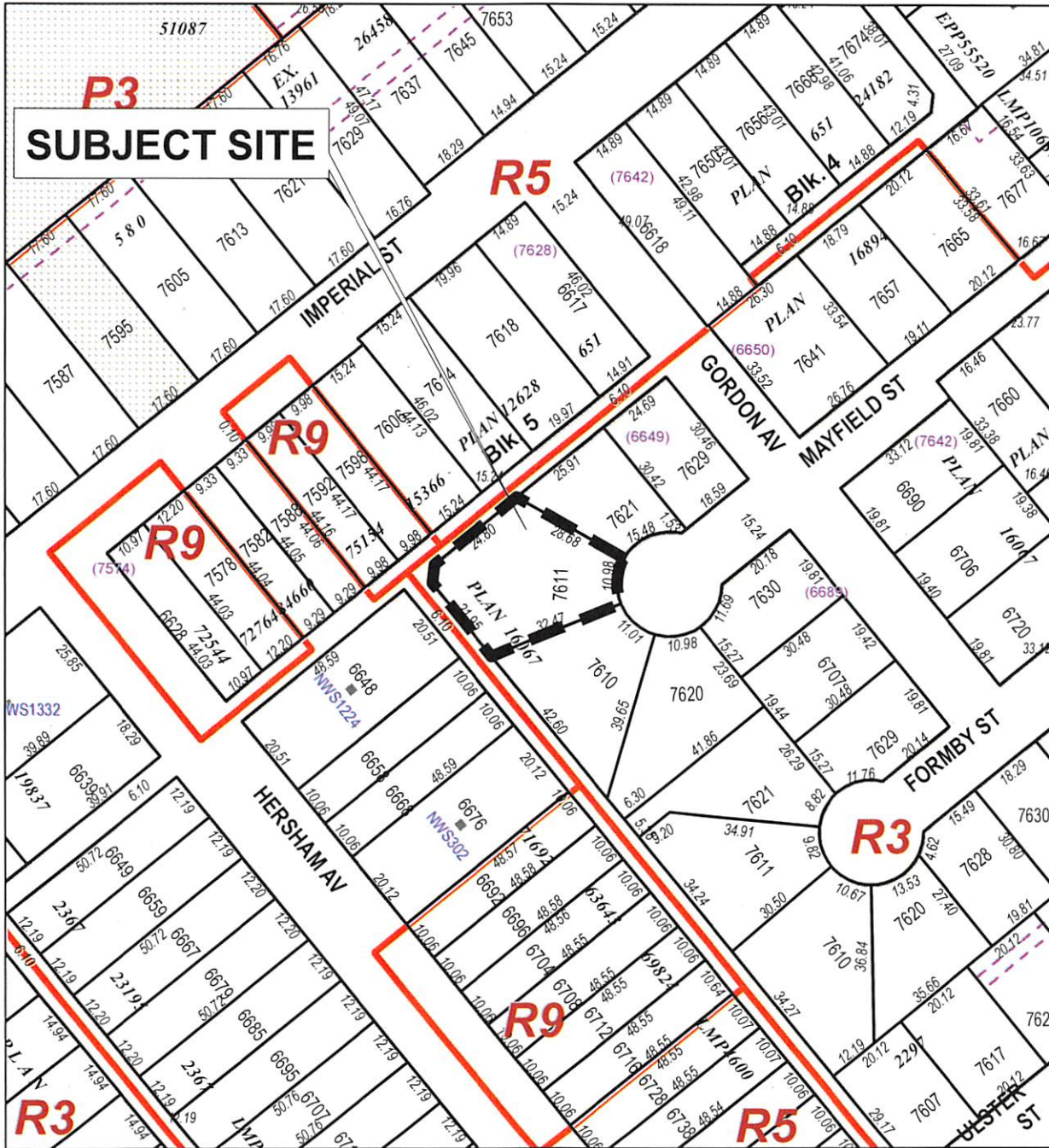
- 4.5 Above Grade Floor Area
 - Permitted - 396.09 m² (4,263.52 sq. ft.)
 - Proposed - 382.67 m² (4,119 sq. ft.)

- 4.6 Building Height
 - Permitted - 2 storeys
 - 7.4 m (24.3 ft.)
 - Proposed - 2 storeys
 - 7.4 m (24.3 ft.)


Lou Pelletier, Director
PLANNING AND BUILDING

LS:spf
Attachment

cc: Director Engineering
City Solicitor
City Clerk



PLANNING & BUILDING DEPARTMENT



Date: DEC 06 2016

Scale: 1:1,500

Drawn By: SC

REZONING REFERENCE #15-27
7611 MAYFIELD STREET

 Subject Site

Sketch #1



Item
Meeting2016 December 12

COUNCIL REPORT

TO: CITY MANAGER 2016 December 07

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #15-34
New Restaurant Patio

ADDRESS: 4331 Dominion Street

LEGAL: Lot 1, DL 70, Group 1, NWD Plan BCP21069

FROM: CD Comprehensive Development District (based on C3, C3d, C3f General Commercial District)

TO: Amended CD Comprehensive Development District (based on C3, C3d, C3f General Commercial District)

APPLICANT: Mallen Gowing Berzins Architecture
#300 - 7 East 6th Avenue
Vancouver, BC V5T 1J3
(Attn: Taylor Yee)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2017 January 31.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2016 December 12, and to a Public Hearing on 2017 January 31 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 approval of the Ministry of Transportation approval to the rezoning application.
3. **THAT** a copy of this report be sent to Brad Desmarais, Vice President, Casino and Community Gaming, British Columbia Lottery Corporation, 74 West Seymour Street, Kamloops, BC, V2C 1E2.

To: City Manager
From: Director Planning and Building
Re: Rezoning #15-34, New Restaurant Patio
2016 December 07 Page 2

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the construction of a new restaurant patio at the Grand Villa Casino / Delta Burnaby Hotel complex.

2.0 BACKGROUND

2.1 The subject site is located within the Willingdon/Canada Way Business Centre area. It is occupied by the Grand Villa Casino/Delta Burnaby Hotel complex which currently includes a 2 storey casino with associated food and beverage facilities, a 23 storey hotel tower with 200 guest rooms and related conference/banquet facilities, and 2 restaurants (see Sketch #1 *attached*). Highway #1 is located immediately north of the subject site, and Willingdon Avenue is to the east. To the south, across Dominion Street, is a 5 level above ground parkade at 4320 Dominion Street, which is connected to the casino/hotel complex by an overhead pedestrian walkway, a small surface parking area related to the casino at 4405 Norfolk Street, and two office buildings. To the west across Sumner Avenue are industrial properties zoned M1 District.

2.2 On 2015 September 28, 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 applicant has requested rezoning in order to permit the construction of a new 54 seat restaurant patio for *The Buffet* restaurant, which is located within the casino. The proposed 75 m² (805.8 sq. ft.) patio would be located in an area occupied by a raised landscaped area at the northwest corner of the building, fronting Sumner Avenue. The proposal includes a permanent covered roof and a retractable window system, in order to provide both weather protection and an open-air experience. The restaurant currently accommodates a total seating capacity of 88 seats. The proposal would provide for a 54 seat patio, accommodating a total seating capacity for the restaurant of 142 seats. The proposed materials and colours for the patio are in keeping with the existing building. A small storage area is also proposed, below the patio, within the existing raised landscaped area.

To: City Manager
 From: Director Planning and Building
 Re: Rezoning #15-34, New Restaurant Patio
 2016 December 07 Page 3

The applicant proposes to operate the patio year-round and provide liquor service from 11:00 a.m. to 2:00 a.m., in line with the Council-approved liquor service hours permitted for outdoor patios at the site. No live or amplified music is proposed for the patio.

It is noted that no additional parking is required for the proposed additional 54 patio seats, given that food and beverage facilities located within the casino do not require vehicle parking beyond that provided for the casino use.

- 3.2 The Liquor Control and Licencing Branch (LCLB), as part of their assessment process for amendments to liquor primary liquor licences, requests that local government provide comment on applications seeking the addition of a patio for liquor primary establishments. LCLB regulations also state that if the requested licence amendment may affect nearby residents, local government must gather the views of the residents.

In order to satisfy LCLB requirements, a separate liquor licence report addressing the new patio will be submitted to Council if this rezoning proceeds to Final Adoption. The Public Hearing process for this rezoning would be utilized to satisfy the provincial public input process.

- 3.3 No servicing is required in connection with this rezoning.

4.0 DEVELOPMENT PROPOSAL

- 4.1 **Site Area (no change):** - 1.5 hectares (3.69 acres)
- 4.2 **Site Coverage (no change):** - 51%
- 4.3 **Gross Floor Area:** - 37,446 m² (403,067 sq. ft.)
- 4.4 **Floor Area Ratio:** - 2.5
- 4.5 **Parking Required (no change):**

Casino: 5,296 m ² (57,009 sq. ft.) gaming area @ 1 per 9 m ² plus 1 per 3 slot machines	- 988 spaces
Freestanding Restaurants: 341 seats @ 1 per 5 seats	- 69 spaces
Hotel: 200 rooms @ 1 per 2 rooms	- 100 spaces
Conference / Banquet Centre: 390 m ² (4,200 sq. ft.) @ 1 per 9 m ² of assembly area	- 43 spaces

To: City Manager
From: Director Planning and Building
Re: Rezoning #15-34, New Restaurant Patio
2016 December 07..... Page 4

Office: 836 m² (9,000 sq. ft.) @ 1 per 46 m² - 18 spaces

Total Required: - 1,218 spaces

Parking Provided (no change):

- 869 spaces at parkade structure (4320 Norfolk Street)
- 307 spaces at Casino / Hotel site (4331 Dominion Street)
- 81 spaces at surface parking lot (4405 Norfolk Street)

Total Provided: - 1,257 spaces

4.6 Loading Required / Provided (no change): - 2 bays

4.7 Building Height (no change):

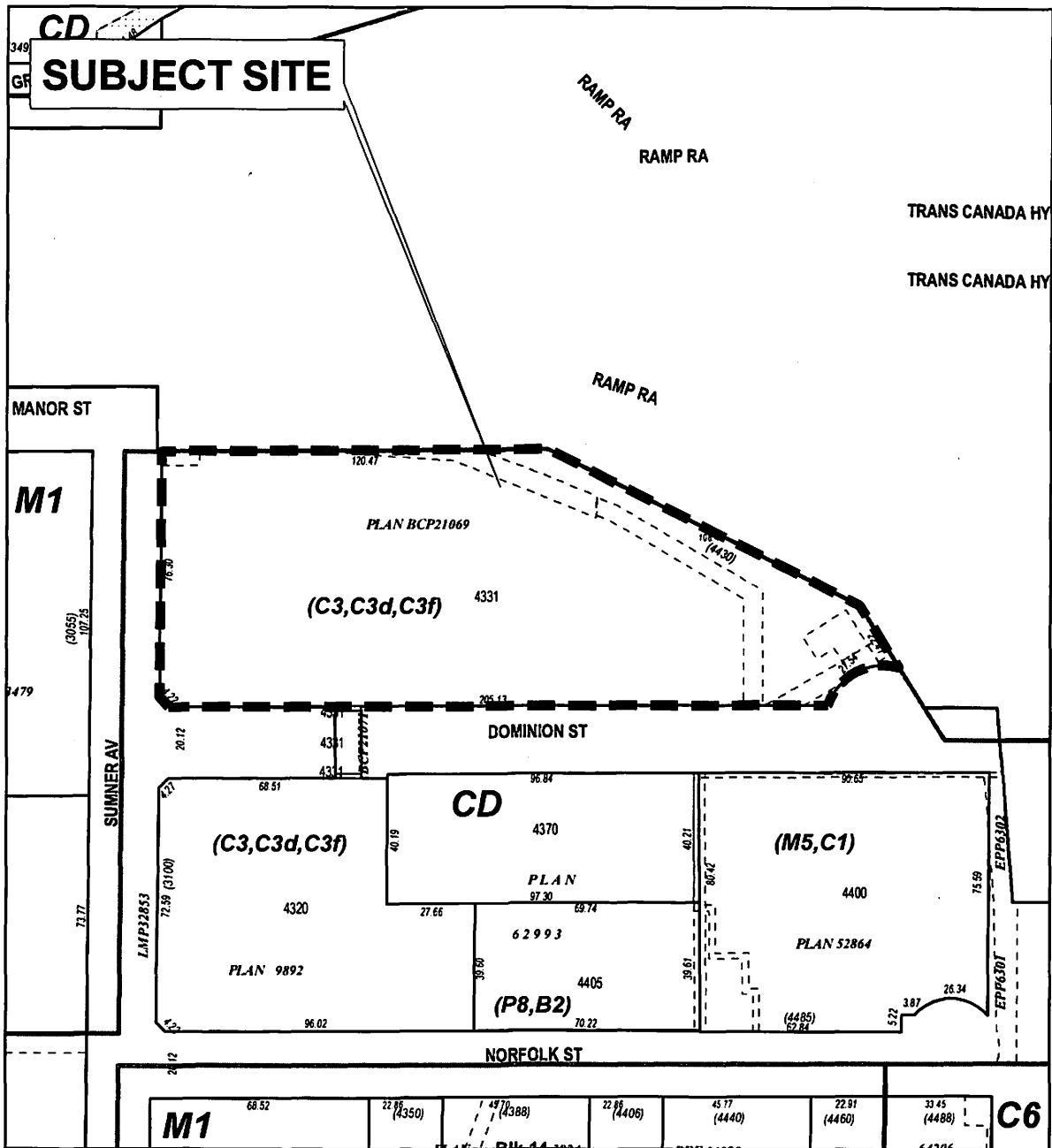
- Hotel Tower - 23 storeys
- Casino / Conference Centre - 3 storeys






Lou Pelletier, Director
PLANNING AND BUILDING

SMN:spf
Attachment

cc: Director Engineering
City Solicitor
City Clerk



		PLANNING & BUILDING DEPARTMENT			
DATE:	NOV 30 2016	REZONING REFERENCE #15-34 4331 DOMINION STREET  Subject Site			
SCALE:	1:2,000				
DRAWN BY:	AY				

Sketch #1



INTER-OFFICE COMMUNICATION

TO: CITY CLERK 2016 December 07

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #15-31**
AMENDMENT BYLAW NO. 05/16; BYLAW #13577
Three apartment towers with street-oriented townhouses
Brentwood Town Centre Plan
Third Reading

ADDRESS: 2425 Beta Avenue

LEGAL: Lot 126, DL 124, Group 1, NWD Plan 48051

FROM: M2 General Industrial District

TO: CD Comprehensive Development District (based on the RM4s Multiple Family Residential District, Brentwood Town Centre Plan as guidelines, and in accordance with the development plan entitled "The Residences at Brentwood Park South" prepared by Chris Dikeakos Architects Inc.)

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.*
- 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 November 29 to deposit the necessary funds including 4% inspection fees and complete the servicing agreement prior to Final Adoption.*

City Clerk
Rezoning Reference #15-31
Third Reading
2016 December 07 Page 2

- c. The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
 - *The applicant has agreed to this prerequisite in a letter dated 2016 November 29.*
- d. 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.
 - *The applicant has agreed to this prerequisite in a letter dated 2016 November 29.*
- e. The utilization of an amenity bonus through the provision of a cash in-lieu contribution in accordance with Section 3.4 of this report.
 - *The applicant has agreed to this prerequisite in a letter dated 2016 November 29 and will deposit the necessary funds prior to Final Adoption.*
- f. The granting of any necessary Covenants, including, but not necessarily limited to, Section 219 Covenants restricting enclosure of balconies; guaranteeing the provision and maintenance of public art; indicating that project surface driveway accesses will not be restricted by gates; guaranteeing the continued operation and maintenance of stormwater management facilities; to ensure the site can be used safely in accordance with the approved geotechnical report; to ensure that the project does not draw down the water table, providing that all disabled parking to remain as common property; and ensuring compliance with the submitted acoustical analysis.
 - *The requisite covenant plans have been submitted and will be deposited in the Land Title Office prior to Final Adoption.*
- g. The execution of an indemnity agreement by the developer saving the City harmless from all liability associated with this development in relation to its geotechnical and hydrological (including any potential contaminated groundwater) impacts to surrounding infrastructure and other nearby development.
 - *The applicant has agreed to this prerequisite in a letter dated 2016 November 29.*
- h. The approval of the Ministry of Transportation to the rezoning application.

City Clerk
Rezoning Reference #15-31
Third Reading
2016 December 07 Page 3

- *The preliminary approval of the Ministry of Transportation to the subject rezoning proposal has been obtained. Final approval of the rezoning bylaw will be obtained prior to Final Adoption.*
- i. The design and provision of units adaptable to persons with disabilities with allocated handicap parking spaces protected by a Section 219 Covenant.
 - *This provision is indicated on the development plans and the applicant has submitted a letter dated 2016 November 29 agreeing to meet this prerequisite.*
- j. The undergrounding of existing overhead wiring abutting the site.
 - *The applicant has agreed to this prerequisite in a letter dated 2016 November 29 and will deposit the necessary funds prior to Final Adoption.*
- k. Compliance with the Council-adopted sound criteria
 - *An acoustic study has been submitted for review by the Engineering Environmental Services Division. Agreement by the applicant to comply with the Council-adopted sound criteria and an acceptable acoustic study will be achieved prior to Final Adoption*
- l. 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.*
- m. Consolidation of the net site into one legal parcel.
 - *The requisite subdivision plan of consolidation has been submitted and will be deposited in the Land Title Office prior to Final Adoption.*
- n. The provision of covered car wash stalls and adequately sized and appropriately located garbage handling and recycling material holding space and a commitment to implement the recycling provisions.
 - *The necessary provisions are indicated on the development plans and the applicant has submitted a letter of undertaking dated 2016 November 29 committing to implement the recycling provisions.*
- o. 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.*

City Clerk
Rezoning Reference #15-31
Third Reading
2016 December 07 Page 4

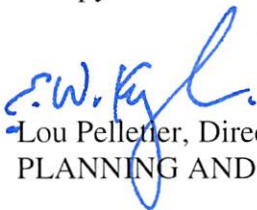
- p. The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering.
 - *The necessary provisions are indicated on the development plans and the applicant has submitted a letter of undertaking dated 2016 November 29 committing to implement the solid waste and recycling provisions.*
- q. The completion of the Highway Closure Bylaw.
 - *The Highway Closure Bylaw has been granted First, Second and Third Reading by Council. The Bylaw plans will be deposited in the Land Title Office prior to Final Adoption.*
- r. The review of on-site residential loading facilities by the Director Engineering.
 - *The applicant has agreed to this prerequisite in a letter dated 2016 November 29.*
- s. The provision of facilities for cyclists in accordance with this report.
 - *This provision is indicated on the development plans and the applicant has submitted a letter dated 2016 November 29 agreeing to meet this prerequisite.*
- t. The review of a detailed Sediment Control System by the Director Engineering.
 - *The applicant has agreed to this prerequisite in a letter dated 2016 June 16. A detailed Sediment Control System plan has been submitted to the Engineering Department - Environmental Services for approval prior to Final Adoption.*
- u. Compliance with the guidelines for underground parking for visitors.
 - *This provision is indicated on the development plans and the applicant has submitted a letter dated 2016 November 29 agreeing to meet this prerequisite.*
- v. 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 November 29. 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.*

City Clerk
Rezoning Reference #15-31
Third Reading
2016 December 07 Page 5

- w. The deposit of the applicable Parkland Acquisition Charge.
 - *The applicant has agreed in a letter dated 2016 November 29 to make the necessary deposits prior to Final Adoption.*
- x. The deposit of the applicable GVS & DD Sewerage Charge.
 - *The applicant has agreed in a letter dated 2016 November 29 to make the necessary deposits prior to Final Adoption.*
- y. The deposit of the applicable School Site Acquisition Charge.
 - *The applicant has agreed in a letter dated 2016 November 29 to make the necessary deposits prior to Final Adoption.*
- z. The submission of a written undertaking to distribute area plan notification forms, prepared by the City, with disclosure statements; and, to post area plan notification signs, also prepared by the City, on the development site and in the sales office in prominent and visible locations prior to Third Reading, or at the time marketing for the subject development commences, whichever is first, and remain posted for a period of one year, or until such time that all units are sold, whichever is greater.
 - *The applicant has provided a letter of undertaking dated 2016 November 29 and the area plan notification sign is in place.*

As the prerequisite conditions to this rezoning are now substantially complete, could you please arrange to return this amendment bylaw to Council for Consideration and Third Reading on 2016 December 12, 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

**PUBLIC HEARING MINUTES
HELD ON: 2016 MARCH 29
REZ. REF. NO. 15-31
PAGE 1 OF 1**

**BURNABY ZONING BYLAW 1965,
AMENDMENT BYLAW NO. 5, 2016 – BYLAW NO. 13577**

Rez. #15-31

2425 Beta Avenue

From: M2 General Industrial District

To: CD Comprehensive Development District (based on the RM4s Multiple Family Residential District, Brentwood Town Centre Plan as guidelines, and in accordance with the development plan entitled “The Residences at Brentwood Park South” prepared by Chris Dikeakos Architects Inc.)

The purpose of the proposed zoning bylaw amendment is to permit three residential apartment buildings ranging in height from 28-storeys to 39-storeys with ground oriented townhouses and underground and above grade structured parking.

The Advisory Planning Commission advised it supports the rezoning application.

One letter was received in support of the proposed zoning bylaw amendment.

John Hadley, (Equities Consultants Ltd.), 2421 Alpha Street, Burnaby

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

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR DHALIWAL

THAT this Public Hearing for Rez. #15-31, Bylaw #13577 be terminated.

CARRIED UNANIMOUSLY



INTER-OFFICE COMMUNICATION

TO: CITY CLERK 2016 December 07

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #14-33**
AMENDMENT BYLAW NO. 28/15; BYLAW #13504
Multi-Tenant Light Industrial Development
Big Bend Development Plan
Third Reading and Final Adoption

ADDRESS: 5108 North Fraser Way

LEGAL: Lot 3, D.L. 165, Group 1, NWD Plan BCP47738

FROM: CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District and the Glenlyon Concept Plan as guidelines)

TO: Amended CD Comprehensive Development District (based on M5 Light Industrial District and Glenlyon Concept Plan as guidelines and in accordance with the development plan entitled "Multi-Tenant Industrial Development" by Interface Architecture)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2015 September 14;
- b) Public Hearing held on 2015 September 29; and,
- c) Second Reading given on 2015 October 05.

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 deposit of sufficient monies, including a 4% Engineering Inspection Fee, to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.

City Clerk
Rezoning Reference #14-33
Third Reading & Final Adoption
2016 December 07..... Page 2

- *The applicant has submitted the necessary funds including a 4% inspection fee to cover the costs of all services necessary to serve the site and the servicing agreement has been completed.*
- c. The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
 - *The applicant has agreed to this prerequisite in a letter dated 2016 December 06.*
- d. The review of a detailed Sediment Control System by the Director Engineering.
 - *The applicant has submitted the required Sediment Control System plans for review by the Engineering Environmental Services Division.*
- e. The granting of a Section 219 Covenant respecting flood proofing requirements.
 - *The necessary covenant has been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- f. The submission of a geotechnical review regarding stability confirming that the site may be used safely for the intended use, for review by the Chief Building Inspector and granting of a Section 219 Covenant respecting the submitted report.
 - *The requisite geotechnical review has been approved by the Chief Building Inspector and the requisite covenant has been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- g. The granting of any necessary statutory rights-of-way, easements and/or covenants.
 - *The necessary covenants have been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption*
- h. The deposit of the applicable GVS & DD Sewerage Charge.
 - *The required deposits have been made to meet this prerequisite.*
- i. The provision of facilities for cyclists in accordance with Section 4.8 of the rezoning report.
 - *The applicant has agreed to this prerequisite in a letter dated 2016 December 06 and the necessary provisions have been indicated on the development plans.*
- j. The submission of a detailed comprehensive sign plan.

City Clerk
Rezoning Reference #14-33
Third Reading & Final Adoption
2016 December 07..... Page 3

- *The approvable detailed comprehensive sign plan has been achieved.*
- k. The submission of a Site Profile and resolution of any arising requirements.
- *The applicant has submitted the required Site Profile. No remedial works are required in connection with the proposed development.*
- l. The submission of a suitable on-site stormwater management system to the approval of the Director Engineering, the deposit of sufficient monies for its provision, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation.
- *A suitable on-site stormwater management system has been approved by the Director Engineering, the required covenant has been deposited in the Land Title Office and the required funds to guarantee this provision have been deposited.*

As the prerequisite conditions to this rezoning are now complete, could you please arrange to return this amendment bylaw to Council for Consideration and Third Reading and Reconsideration and Final Adoption on 2016 December 12.

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



Lou Pelletier, Director
PLANNING AND BUILDING

DR:
Attachment

cc: City Manager

P:\REZONING\Applications\2014\14-33 5108 N Fraser Way\Rezoning Reference 14-33 Third Reading and Final Adoption 20161212.doc

PUBLIC HEARING MINUTES
HELD ON: 2015 SEPT. 29
REZ. REF. NO. 14-33
PAGE 1 OF 2

**BURNABY ZONING BYLAW 1965,
AMENDMENT BYLAW NO. 28, 2015 – BYLAW NO. 13504**

Rez. #14-33

5108 North Fraser Way

From: CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District and the Glenlyon Concept Plan as guidelines)

To: Amended CD Comprehensive Development District (based on M5 Light Industrial District and Glenlyon Concept Plan as guidelines and in accordance with the development plan entitled "Multi-Tenant Industrial Development" by Interface Architecture)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a light-industrial development in accordance with the Glenlyon Concept Plan.

The Advisory Planning Commission advised it supports the rezoning application.

One letter was received in response to the proposed bylaw amendment.

OPPOSED:

Glen North, 9388 North Fraser Crescent, Burnaby

The following speakers appeared before Council in support or opposition to the proposed bylaw amendment.

Chris Bozyk, 1010 Braeside Ave, West Vancouver, appeared as a representative of President and CEO, Glen North, of PNP Pharmaceuticals and expressed concerns related to security, the esthetics of the existing business facades, exterior cleanliness and strata management.

Dr. Dennis Thneah, 9388 North Fraser Crescent, Burnaby, appeared as a representative of President and CEO, Glen North, of PNP Pharmaceuticals and expressed concerns related to security, the esthetics of the existing business facades, exterior cleanliness and strata management.

Harley Smith, 207- 4288 Lozells, Burnaby, appeared as a representative of Rockwell Pacific Properties and stated that the limited industrial uses of the proposed rezoning will mitigate any concerns of the previous speakers.

MOVED BY COUNCILLOR D. JOHNSTON
SECONDED BY COUNCILLOR P. MCDONELL

THAT this Public Hearing for Rez. #14-33 , Bylaw #13504 be terminated.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR P.MCDONELL
SECONDED BY COUNCILLOR D. JOHNSTON

That this Public Hearing do now adjourn.

CARRIED UNANIMOUSLY



INTER-OFFICE COMMUNICATION

TO: CITY CLERK 2016 December 07

FROM: DIRECTOR PLANNING AND BUILDING

**SUBJECT: REZONING REFERENCE #14-19
 AMENDMENT BYLAW NO. 17/15; BYLAW #13482
 Two High Rise Apartment Buildings with Townhouses and Low Rise
 Commercial Podium
 Final Adoption**

ADDRESS: 6380 and 6420 Silver Avenue

LEGAL: Lot 73, DL 153, NWD Plan 28967; Lot 72, DL 153, NWD Plan 28967

FROM: RM3 Multiple Family Residential District

TO: CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C2 Community Commercial District and Metrotown Town Centre Development Plan as guidelines and in accordance with the development plan entitled "6830 & 6420 Silver Avenue" prepared by IBI/HB Architects.)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2015 June 01;
- b) Public Hearing held on 2015 June 23;
- c) Second Reading given on 2015 November 09; and,
- d) Third Reading given on 2016 June 27.

The prerequisite conditions have been completely satisfied as follows:

- a. The submission of a suitable plan of development.
 - *The applicant has submitted a complete suitable plan of development.*
- b. The deposit of sufficient monies, including a 4% Engineering Inspection Fee, to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.

City Clerk
Rezoning Reference #14-19
Final Adoption
2016 December 07 Page 2

- *The applicant has submitted the necessary funds including a 4% inspection fee to cover the costs of all services necessary to serve the site and the servicing agreement has been completed.*
- c. The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
 - *The applicant has agreed to this prerequisite in a letter dated 2016 June 15.*
- d. 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.
 - *The applicant has requested that demolition of the existing improvements be permitted within six months of the rezoning being affected. A Section 219 Covenant has been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption, and sufficient security has been deposited to ensure the remaining improvements are demolished within six months of Final Adoption.*
- e. The utilization of an amenity bonus through the provision of a \$15,877,726 cash in-lieu contribution in accordance with Section 3.4 of this report.
 - *The necessary deposits have been made to meet this prerequisite.*
- f. The dedication of any rights-of-way deemed requisite.
 - *A subdivision plan dedicating the requisite rights-of-way has been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- g. The consolidation of the net project site into two legal parcels.
 - *The requisite subdivision plan of consolidation has been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- h. The granting of any necessary statutory rights-of-way, easements and/or covenants including provision of an east-west mews through the site from Silver Avenue to the lane, as outlined under Section 3.8 of this report.

City Clerk
Rezoning Reference #14-19
Final Adoption
2016 December 07 Page 3

- *The requisite statutory rights-of-way, easements and/or covenants have been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*

- i. The granting of any necessary Covenants, including but not necessary limited to, Section 219 Covenants:
 - restricting enclosure of balconies;
 - indicating that project surface driveway access will not be restricted by gates;
 - guaranteeing the provision and maintenance of public art;
 - providing for future air space parcels covering both the commercial and residential components to ensure that the density of development of air space parcels and strata lots comply with the approved CD zoning for the site and to ensure that the overall site continues to function as an integrated development;
 - ensuring that handicap accessible parking stalls in the underground residential parking areas be held in common property to be administered by the Strata Corporation;
 - ensuring compliance with the approved acoustic study;
 - ensuring the provision and ongoing maintenance of EV cars and EV plug-in stations;
 - ensuring the provision and ongoing maintenance of end-of-trip facilities; and,
 - restricting the use of guest rooms.

- *The requisite covenants have been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*

- j. The review of a detailed Sediment Control System by the Director Engineering.
 - *A detailed Sediment Control System plan has been reviewed and accepted by the Engineering Department – Environmental Services.*

- k. The submission of a suitable on-site stormwater management system to the approval of the Director Engineering, the deposit of sufficient monies for its provision, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation.
 - *A suitable on-site stormwater management system has been approved by the Director Engineering, the required covenant has been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption, and the required funds to guarantee this provision has been deposited.*

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

City Clerk
Rezoning Reference #14-19
Final Adoption
2016 December 07 Page 4

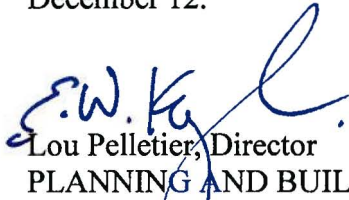
- *The necessary provisions are indicated on the development plans and the applicant has submitted a letter of undertaking dated 2016 June 15 committing to implement the solid waste and recycling provisions.*
- m. The design and provision of units adaptable to persons with disabilities, the provision of customized hardware and cabinet work being subject to the sale/lease of the unit to a disabled person.
 - *The applicant has agreed to this prerequisite in a letter dated 2016 June 15, and the necessary provisions are indicated on the development plans.*
- n. The provision of 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.
 - *The necessary provisions are indicated on the development plans and the applicant has submitted a letter of undertaking dated 2016 June 15 committing to implement the recycling provisions.*
- o. Compliance with the guidelines for underground parking for residential visitors and commercial patrons.
 - *The applicant has agreed to this prerequisite in a letter dated 2016 June 15, and the necessary provisions are indicated on the development plans.*
- p. The review of on-site residential and commercial loading facilities by the Director Engineering.
 - *The necessary provisions are indicated on the development plans and the applicant has submitted a letter dated 2016 June 15 agreeing to meet this prerequisite.*
- q. The submission of an acoustic study to ensure compliance with the Council-adopted sound criteria
 - *The applicant has submitted an acoustic study which has been accepted by Engineering Environmental Services Division, and a Section 219 Covenant to ensure compliance with the submitted study has been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- r. The undergrounding of existing overhead wiring abutting the site.

- *The applicant has agreed to this prerequisite in a letter dated 2016 June 15, and has deposited the necessary funds to guarantee the completion of this prerequisite.*
- s. The provision of a public pedestrian walkway statutory right-of-way from Silver Avenue to the lane, including the construction of concrete walk and lighting to the approval of the Director Engineering.
 - *The necessary provisions are indicated on the development plans, and the requisite statutory right-of-way has been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- t. The submission of a comprehensive sign plan.
 - *The required comprehensive sign plan has been submitted.*
- u. The submission of a tenant assistance plan.
 - *The required tenant assistance plan has been submitted.*
- v. The deposit of the applicable Parkland Acquisition Charge.
 - *The required deposits have been made to meet this prerequisite.*
- w. The deposit of the applicable Metrotown Public Open Space Charge.
 - *The required deposits have been made to meet this prerequisite.*
- x. The deposit of the applicable GVS & DD Sewerage Charge.
 - *The required deposits have been made to meet this prerequisite.*
- y. The deposit of the applicable School Site Acquisition Charge.
 - *The required deposits have been made to meet this prerequisite.*
- z. 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.

City Clerk
Rezoning Reference #14-19
Final Adoption
2016 December 07 Page 6

- *The applicant has provided a letter of undertaking dated 2016 June 15 and the area plan notification signs are in place.*

As the prerequisite conditions to this rezoning are now complete, could you please arrange to return this amendment bylaw to Council for Reconsideration and Final Adoption on 2016 December 12.


Lou Pelletier, Director
PLANNING AND BUILDING

JBS:spf
Attachment

P:\REZONING\Applications\2014\14-19 6380.6420 Silver Avenue\Rezoning Reference 14-19 Final Adoption 20161212.doc