



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

OPEN PUBLIC MEETING AT 7:00 PM
Monday, 2017 February 06

A G E N D A

1.	<u>CALL TO ORDER</u>	<u>PAGE</u>
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4.	<u>MANAGER'S REPORTS</u>	
1.	2017 UPLAND CONSENT AGREEMENT RENEWALS	77
	Purpose: To obtain Council approval for the assignment and/or extension of terms of four existing upland consent agreements.	
2.	CONTRACT AWARD SUPPLY AND DELIVERY OF GARBAGE AND YARD WASTE CONTAINERS	84
	Purpose: To obtain Council approval to award a contract for the supply and delivery of garbage and yard waste containers.	
3.	CONTRACT INCREASE REPAIR AND MAINTENANCE OF STREET LIGHTS AND TRAFFIC SIGNALS	85
	Purpose: To obtain Council approval for a contract increase of \$700,000 including GST to Crown Contracting Limited for the repair and maintenance of streetlights and traffic signals.	

4. REZONING REFERENCE #17-02 86
5676 LAUREL STREET AND UNOPENED PORTIONS OF
FULWELL STREET AND LAUREL STREET ROAD RIGHTS-
OF-WAY

Purpose: To seek Council authorization to forward this
application to a Public Hearing on 2017 February 28.

5. BYLAWS

A) First Reading

- A) #13705 - Burnaby Zoning Bylaw 1965, Amendment Bylaw **13705**
No. 1, 2017 - Rez. #16-01 (1010 Sperling Avenue)
From CD Comprehensive Development District (based on
P5 Community Institutional District) to Amended CD
Comprehensive Development District (based on P5
Community Institutional District, and in accordance with the
development plan entitled "Margaret's Housing for Older
Women" prepared by Boni Maddison Architects)
Purpose - to permit the conversion of an underutilized
common space to a two-bedroom suite in an existing
supportive housing development
(Item 6(14), Manager's Report, Council 2017 January 23)
- B) #13706 - Burnaby Zoning Bylaw 1965, Amendment Bylaw **13706**
No. 2, 2017 - Rez. #16-16 (4350 Still Creek Drive)
From CD Comprehensive Development District (based on
M5, M5r Light Industrial Districts) to Amended CD
Comprehensive Development District (based on M5, M5r
Light Industrial Districts and Willingdon Business Park
guidelines, and in accordance with the development plan
entitled "Skysign Proposal for HUB International Insurance
Brokers" prepared by Galaxie Signs Ltd.)
Purpose - to permit the installation of a skysign on the
Grandview Highway (south) frontage of the existing office
building at 4350 Still Creek Drive
(Item 6(15), Manager's Report, Council 2017 January 23)
- C) #13707 - Burnaby Zoning Bylaw 1965, Amendment Bylaw **13707**
No. 3, 2017 - Rez. #16-36 (6056 Gilley Avenue)
From CD Comprehensive Development District (based on
R4 Residential District) to R4 Residential District
Purpose - to permit development of a new single family
dwelling under the R4 Residential District
(Item 6(16), Manager's Report, Council 2017 January 23)

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- D) #13708 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 4, 2017 - Rez. #16-47 (Portion of 2316 Beta Avenue) From P3 Park and Public Use District to CD Comprehensive Development District (based on P2 Administration and Assembly District and Brentwood Town Centre Development Plan guidelines, and the development plan entitled "Beta Pump Station Replacement" prepared by Feenstra Architecture)
Purpose - to permit the development of a single storey sanitary station, with public washroom facilities, surface parking, loading area, underground wet well and sanitary sewer infrastructure
(Item 6(17), Manager's Report, Council 2017 January 23) **13708**
- E) #13709 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 5, 2017 - Rez. #16-49 (Unit #2 - 2900 Bainbridge Avenue)
From CD Comprehensive Development District (based on C1 Neighbourhood Commercial District) to Amended CD Comprehensive Development District (based on C1 Neighbourhood Commercial District and C2h Community Commercial District, and in accordance with the development plan entitled "Bainbridge Liquor Store" prepared by John McNally Designers Inc.)
Purpose – to permit the development of a private liquor store
(Item 6(18), Manager's Report, Council 2017 January 23) **13709**
- F) #13710 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 6, 2017 - Rez. #17-01 (7335 to 7359 14th Avenue (north side))
R12 area rezoning
Purpose - to permit the development of single and two family dwellings on small lots in accordance with the R12 District
(Item 3(F), PDC Report, Council 2017 February 06)
Subject to approval of PDC Report Item 3(F) **13710**
- G) #13720 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 7, 2017 - Rez. #17-02 (5676 Laurel Street)
From R5 Residential District to M2 General Industrial District
Purpose - to bring the subject properties and unopened road rights-of-way into conformance with their designated use as a public works yard
(Item 4(4), Manager's Report, Council 2017 February 06)
Subject to approval of Manager's Report Item 4(4) **13712**

- H) #13721 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 8, 2017 - Rez. #16-49A (7000 Lougheed Hwy / 5 - 2909 Bainbridge Avenue) **13721**
A bylaw to repeal Bylaw No. 11951, Rez. #05-12 - the C2h Community Commercial District (existing private liquor store)
(Item 6(18), Manager's Report, Council 2017 January 23)

B) First, Second and Third Reading

- I) #13712 - Burnaby Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 3, 2017 **13712**
A bylaw authorizing the expenditure of monies in the Capital Works, Machinery and Equipment Reserve Fund - \$6,751,400 to finance the design and construction of Willingdon Linear Park
(Item 6(1), Manager's Report, Council 2017 January 23)
- J) #13713 - Burnaby Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 4, 2017 **13713**
A bylaw authorizing the expenditure of monies in the Capital Works, Machinery and Equipment Reserve Fund - \$3,145,420 to finance twenty four Parks, Recreation and Cultural Services Projects
(Item 6(12), Manager's Report, Council 2017 January 23)
- K) #13714 - Burnaby Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 5, 2017 **13714**
A bylaw authorizing the expenditure of monies in the Capital Works, Machinery and Equipment Reserve Fund - \$4,106,500 to finance 2017 Engineering Capital Building Infrastructure projects
(Item 6(C), FMC Report, Council 2017 January 30)
- L) #13715 - Burnaby Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 6, 2017 **13715**
A bylaw authorizing the expenditure of monies in the Capital Works, Machinery and Equipment Reserve Fund - \$5,536,000 to finance 2017 Willingdon Infrastructure Upgrade projects
(Item 6(D), FMC Report, Council 2017 January 30)

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- M) #13716 - Burnaby Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 7, 2017 **13716**
A bylaw authorizing the expenditure of monies in the Capital Works, Machinery and Equipment Reserve Fund - \$2,395,000 to finance 2017 Engineering Capital Infrastructure Replacement projects
(Item 6(E), FMC Report, Council 2017 January 30)
- N) #13717 - Burnaby Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 8, 2017 **13717**
A bylaw authorizing the expenditure of monies in the Capital Works, Machinery and Equipment Reserve Fund - \$451,000 to finance 2017 Engineering Capital Infrastructure Design & Early Tender projects
(Item 6(F), FMC Report, Council 2017 January 30)
- O) #13718 - Burnaby Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 9, 2017 **13718**
A bylaw authorizing the expenditure of monies in the Capital Works, Machinery and Equipment Reserve Fund - \$3,099,096 to finance 2017 Information Technology Capital Program
(Item 6(G), FMC Report, Council 2017 January 30)
- P) #13719 - Burnaby Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 10, 2017 **13719**
A bylaw authorizing the expenditure of monies in the Capital Works, Machinery and Equipment Reserve Fund - \$650,000 to finance 2017 City Hall & Deer Lake Precinct Parking Lots Project
(Item 6(I), FMC Report, Council 2017 January 30)
- C) Second Reading**
- Q) #13684 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 52, 2016 - Rez. #15-04 (5521/23/25 Hastings Street) **13684**
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)

- R) #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)

- S) #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)

D) Consideration and Third Reading

- T) #13596 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 14, 2016 - Rez. #14-44 (6050 Sussex Avenue, 4769 Hazel Street and 4758 Grange Street) **13596**
From P1 Neighbourhood Institutional District and RM5 Multiple Family Residential District to CD Comprehensive Development District (based on RM5s Multiple Family Residential District, P1 Neighbourhood Institutional District, and Metrotown Town Centre Development Plan guidelines, and in accordance with the development plan entitled "Proposed Multi-Family Residential/Church Development" prepared by Chris Dikeakos Architect Inc.)
Purpose - to permit the construction of two high-rise apartment towers (one 31 storey rental apartment building and one 41 storey strata apartment building), with a church fronting Sussex Avenue
(Item 7(13), Manager's Report, Council 2016 April 25)

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E) Reconsideration and Final Adoption

- U) #13570 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 3, 2016 - Rez. #15-12 (8288 North Fraser Way) **13570**
From CD Comprehensive Development District (based on M2 General Industrial District and M5 Light Industrial District) to Amended CD Comprehensive Development

District (based on M2 General Industrial District, M5 Light Industrial District and Burnaby Business Park Concept Plan as guidelines, and in accordance with the development plan entitled "Crescent Business Centre East Building" prepared by Chip Barrett Architect)

Purpose - to permit the construction of a multi-tenant industrial development in accordance with the Burnaby Business Park Concept Plan

(Item 4(2), Manager's Report, Council 2016 January 25)

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- V) #13711 - Burnaby Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 2, 2017 **13711**
A bylaw authorizing the expenditure of monies in the Capital Works, Machinery and Equipment Reserve Fund -
\$3,889,000 to finance the acquisition of 2017 Engineering New Vehicles & Equipment
(Item 6(B), FMC Report, Council 2017 January 30)

6. **NEW BUSINESS**

7. **INQUIRIES**

8. **ADJOURNMENT**



COUNCIL MEETING MINUTES

Monday, 2017 January 30

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, 2017 January 30 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. Chad Turpin, Deputy City Manager
 Mr. Leon Gous, Director Engineering
 Mr. Bob Klimek, Deputy Director Finance
 Mr. Dave Ellenwood, Director Parks, Recreation & Cultural Services
 Mr. Lou Pelletier, Director Planning and Building
 Mr. Dave Critchley, Director Public Safety & Community Services
 Ms. May Leung, City Solicitor
 Mr. Dennis Back, City Clerk
 Ms. Kate O'Connell, Deputy City Clerk

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR KANG

THAT the Open Council meeting do now reconvene.

CARRIED UNANIMOUSLY

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

2. PROCLAMATIONS**A) BC Aware Days (2017 January 30 - February 10)**

Councillor Dhaliwal, on behalf of His Worship, Mayor Derek R. Corrigan proclaimed 2017 January 30 to February 10 as **"BC Aware Days"** in the City of Burnaby.

B) World Interfaith Harmony Week (2017 January 30 - February 3)

Councillor McDonell, on behalf of His Worship, Mayor Derek R. Corrigan proclaimed the week of 2017 January 30 to February 3 as **"World Interfaith Harmony Week"** in the City of Burnaby.

3. MINUTES**A) Open Council Meeting held 2017 January 23**

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR WANG

THAT the minutes of the Open Council meeting held on 2017 January 23 be now adopted.

CARRIED UNANIMOUSLY

4. DELEGATIONS

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR WANG

THAT the delegations be heard.

CARRIED UNANIMOUSLY

A) Ram Bansal
Re: Animal Control Bylaw
Speaker: Ram Bansal

Mr. Ram Bansal appeared before Council and requested amendments to the Animal Control Bylaw. Mr. Bansal owns a pit bull and does not agree with the restrictions and controls for pit bulls in the bylaw. The speaker requested that breed specific language and in-home confinement requirements be repealed. In conclusion, Mr. Bansal recently received a bylaw ticket related to his pit bull.

The Mayor requested that staff provide Mr. Bansal with the most recent Animal Control Bylaw report that addresses dangerous dog breeds. The Mayor also requested a memorandum from staff outlining the circumstances upon which an Animal Control Bylaw infraction ticket was issued to Mr. Bansal.

B) Tourism Burnaby

Re: Update on the 2016 World Taekwondo Junior Championships and the 2016 Pat Quinn Classic

Speakers: Nancy Small, Executive Director, Tourism Burnaby
Jennifer Scott, Senior Manager, Sport Burnaby
Larry Hayes, Burnaby Minor Hockey Association

Ms. Nancy Small, Executive Director, Tourism Burnaby, appeared before Council to highlight the successes of the World Taekwondo Junior Championships and the 2nd Pat Quinn Classic Hockey Tournament.

The 2016 World Taekwondo Junior Championship was the largest in the World Taekwondo Federation history with 843 athletes representing 102 countries from 5 continents. The Championship was well attended and viewed by over 270,000 people globally via web streaming. The Championship relied on local partners, sponsors and 250 volunteers that worked hard to create an unforgettable Burnaby experience for attending international guests, athletes and dignitaries.

Ms. Jennifer Scott, Senior Manager, Sport Burnaby, appeared before Council to share the successes of the 2016 Pat Quinn Classic Hockey Tournament. The Minor Hockey Tournament was attended by 36 teams including 720 athletes and 100 coaches/managers from Alaska to Los Angeles. There was great interest in the tournament as media coverage included the Burnaby Now, Global TV and Shaw TV. The event was made possible through partners, planning committee members, City staff and volunteers from the Burnaby Minor Hockey Association.

Mr. Larry Hayes, Executive Administrator of the Burnaby Minor Hockey Association, outlined the participation of the Association and support for the annual event. Future goals for the event include attracting international participants and other experience enhancements.

C) Zhi J. Sun

Re: 7076 Fielding Court

Speaker: Zhi J. Sun

Mr. Zhi J. Sun, 7076 Fielding Court, Burnaby, appeared before Council to speak to the City's intent to file a notice in the Land Title Office with respect to his property being in contravention of City Bylaws. Mr. Sun informed Council that he is working with City staff to address the outstanding bylaw infractions.

5. CORRESPONDENCE

MOVED BY COUNCILLOR KANG
SECONDED BY COUNCILLOR DHALIWAL

THAT the correspondence be received.

A) Burnaby Artists Guild
Re: Request to Place Temporary Event Signs on Burnaby Public Property

Correspondence was received from Mr. James Koll, Burnaby Artists Guild, regarding the placement of temporary signs to publicize the annual Spring and Fall Original Art Shows at the Shadbolt Centre.

MOVED BY COUNCILLOR CALENDINO
SECONDED BY COUNCILLOR WANG

THAT Council approve the request from the Burnaby Artists Guild for temporary signs to be placed on public property to advertise their Spring and Fall Original Art Shows, and that staff work with the organizers to determine appropriate timing, location and number of signs to be placed on City boulevards.

CARRIED UNANIMOUSLY

6. REPORTS

MOVED BY COUNCILLOR WANG
SECONDED BY COUNCILLOR JOHNSTON

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

CARRIED UNANIMOUSLY

A) His Worship, Mayor Derek R. Corrigan
Re: 2017 City Appreciation Dinner

His Worship, Mayor Derek R. Corrigan submitted a report requesting Council approval for the costs associated with the 2017 City Appreciation Dinner.

His Worship, Mayor Derek R. Corrigan recommended:

1. THAT Council authorize payment of the cost of hosting the 2017 City Appreciation Dinner.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR CALENDINO

THAT the recommendation of His Worship, Mayor Derek R. Corrigan be adopted.

CARRIED UNANIMOUSLY

B) Financial Management Committee
Re: 2017 Engineering Capital Infrastructure New Vehicle and
Equipment Acquisition Bylaw Funding Request

The Financial Management Committee submitted a report seeking Council funding approval for 2017 Engineering New Vehicles/Equipment.

The Financial Management Committee recommended:

1. THAT Council approve the capital expenditure of \$3.715M for new vehicle and equipment acquisitions as outlined in this report.
2. THAT Council authorize staff to bring down a Capital Reserves bylaw in the amount of \$3.889M (inclusive of GST), to finance the capital acquisitions outlined in this report.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR JORDAN

THAT the recommendations of the Financial Management Committee be adopted.

CARRIED UNANIMOUSLY

C) Financial Management Committee
Re: 2017 Engineering Capital Building Infrastructure Bylaw
Funding Request

The Financial Management Committee submitted a report seeking Council funding approval for the 2017 Mechanical System Replacement Program and the 2017 Re-Roofing Program.

The Financial Management Committee recommended:

1. THAT Council approve the capital expenditure of \$3.923 Million for facilities capital projects, as outlined in this report.

2. THAT Council authorize staff to bring down a Capital Reserves Bylaw in the amount of \$4.1065 Million (inclusive of GST) to finance the capital projects, as outlined in this report.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR JORDAN

THAT the recommendations of the Financial Management Committee be adopted.

CARRIED UNANIMOUSLY

D) Financial Management Committee
Re: 2017 Capital Infrastructure Bylaw Funding Request –
Willingdon Infrastructure Upgrades

The Financial Management Committee submitted a report seeking Council approval of funding for the Willingdon Infrastructure Upgrades.

The Financial Management Committee recommended:

1. THAT Council approve the capital expenditure of \$5.289M for the Willingdon Infrastructure upgrades, as outlined in this report.
2. THAT Council authorize staff to bring down a Capital Reserves bylaw in the amount of \$5.536M (inclusive of GST) to finance the Willingdon Infrastructure Upgrades as outlined in this report.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR MCDONELL

THAT the recommendations of the Financial Management Committee be adopted.

CARRIED UNANIMOUSLY

E) Financial Management Committee
Re: 2017 Engineering Capital Infrastructure Replacements
Bylaw Funding Request

The Financial Management Committee submitted a report seeking Council approval of funding for 2017 Engineering capital infrastructure replacement.

The Financial Management Committee recommended:

1. THAT Council approve the additional capital expenditure of \$6.352 Million for infrastructure capital improvements, as outlined in this report.

2. THAT Council authorize staff to bring down a Capital Reserves Bylaw in the amount of \$2.395 Million (inclusive of GST), and draw from the Sanitary Sewer Capital Fund the amount of \$0.529 Million (inclusive of GST) and the Waterworks Utility Capital Fund the amount of \$3.725 Million (inclusive of GST) to finance the capital programs, as outlined in this report.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR KANG

THAT the recommendations of the Financial Management Committee be adopted.

CARRIED UNANIMOUSLY

F) Financial Management Committee
Re: 2017 Engineering Capital Infrastructure Design and
Early Tender Projects Bylaw Funding Request

The Financial Management Committee submitted a report seeking Council approval of funding for 2017 Engineering capital infrastructure design and early tender projects.

The Financial Management Committee recommended:

1. THAT Council approve capital expenditures of \$0.959 Million for infrastructure capital improvements, as outlined in this report.
2. THAT Council authorize staff to bring down a Capital Reserves bylaw in the amount of \$0.451 Million (inclusive of GST), and the use of Waterworks Utility Capital Funds in the amount of \$0.553 Million (inclusive of GST) to finance the capital programs, as outlined in this report

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR MCDONELL

THAT the recommendations of the Financial Management Committee be adopted.

CARRIED UNANIMOUSLY

G) Financial Management Committee
Re: 2017 Information Technology Capital Program

The Financial Management Committee submitted a report seeking Council approval of funding for capital expenditure and funding for capital expenditure and funding bylaw for Information Technology Capital Program.

The Financial Management Committee recommended:

1. THAT Council approve the capital expenditure of \$2,960,744 for the 2017 Information Technology program, as outlined in this report.
2. THAT Council authorize staff to bring down a Capital Reserves Bylaw in the amount of \$3,099,096 (inclusive of GST of \$138,352) finance the program.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR MCDONELL

THAT the recommendations of the Financial Management Committee be adopted.

CARRIED UNANIMOUSLY

H) Financial Management Committee
Re: "Burnaby Then and Now"
Celebrating Burnaby 125 with Heritage Markers

The Financial Management Committee submitted a report seeking Council approval of funding for a project to celebrate the City's 125th anniversary, as outlined in this report.

The Financial Management Committee recommended:

1. THAT Council approve expenditure not to exceed \$60,000 (including 5% GST) from the City's Gaming Fund to implement the Burnaby 125 Heritage Marker project, as outlined in this report.
2. THAT a copy of this report be sent to the Parks, Recreation and Culture Commission and the Community Heritage Commission for information purposes.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR MCDONELL

THAT the recommendations of the Financial Management Committee be adopted.

CARRIED UNANIMOUSLY

I) Financial Management Committee
Re: City Hall / Deer Lake Precinct Parking Lots Project

The Financial Management Committee submitted a report seeking Council authorization to advance design of parking facilities within the City Hall / Deer Lake precinct.

The Financial Management Committee recommended:

1. THAT Council authorize staff to initiate civil design for three parking lots and to bring down a capital reserves expenditure bylaw in the amount of \$650,000 (inclusive of GST at \$30,954) to finance the expenditure.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR JORDAN

THAT the recommendation of the Financial Management Committee be adopted.

CARRIED UNANIMOUSLY

J) City Manager's Report, 2017 January 30

The City Manager submitted a report dated 2017 January 30 on the following matters:

7. MANAGER'S REPORTS

1. BRITISH COLUMBIA CLIMATE ACTION CHARTER

The City Manager submitted a report from the Director Planning and Building informing Council of actions taken by the City to reduce its corporate greenhouse gas emissions, and seeking Council approval in becoming a member of the BC Climate Action Charter.

The City Manager recommended:

1. THAT Council approve City membership in the BC Climate Action Charter.
2. THAT a copy of this report be sent to:
 - a) The Environment Committee; and

- b) Ms. Tara Faganello, Assistant Deputy Minister, Local Government Division, Ministry of Community, Sport and Cultural Development, PO Box 9490 Stn Prov Gov., Victoria, BC, V8W 9N7.

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR KANG

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

2. 7076 FIELDING COURT, BURNABY, BC
LOT 41, DL 78, NWP30600

The City Manager submitted a report from the Director Planning and Building seeking a Council resolution to file a notice in the Land Title Office pursuant to Section 57 of the Community Charter, with respect to a property in contravention of City Bylaws.

The City Manager recommended:

1. THAT Council direct the City Clerk to file a notice in the Land Title Office against title to the subject property stating that:
 - a) A resolution relating to the land has been made under Section 57 of the Community Charter; and
 - b) Further information respecting the resolution may be inspected at the offices of the City Clerk, City of Burnaby.
2. THAT a copy of this report be sent to the registered owners:
 - i) Zhi J. Sun and Jin Zhong
7076 Fielding Court
Burnaby, BC V5A 1Y5

MOVED BY COUNCILLOR CALENDINO
SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

3. HATS OFF DAY PARADE – SATURDAY, 2017 JUNE 03

The City Manager submitted a report from the Director Engineering seeking Council approval for the Hats off Day Parade to be held Saturday, 2017 June 03.

The City Manager recommended:

1. THAT Council approve the parade and related street closures, as outlined in this report.
2. THAT a copy of this report be sent to Mischa Greenwood, Chair, Hats Off Day Committee, c/o Heights Merchants Association, 4019 Hastings St., Burnaby BC V5C 2J1.

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

4. NAGAR KIRTAN PARADE – SATURDAY, 2017 MARCH 11

The City Manager submitted a report from the Director Engineering seeking Council approval for the Nagar Kirtan Parade to be held Saturday, 2017 March 11.

The City Manager recommended:

1. THAT Council approve the parade, as discussed in this report.
2. THAT the coordinator of the event, Amarjit Singh Lealh, president of Shri Guru Ravidass Sabha, 7271 Gilley Ave, Burnaby, BC V5J 4W9, be sent a copy of this report.

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

5. SITING APPROVAL APPLICATION #16-92
3971 THURSTON STREET
PROPOSED NEW SINGLE-FAMILY DWELLING WITH
SECONDARY SUITE AND DETACHED GARAGE
METROTOWN TOWN CENTRE COMMUNITY PLAN

The City Manager submitted a report from the Director Planning and Building informing Council of a request to construct a new single-family dwelling under existing zoning within the Metrotown Town Centre Community Plan, Sub-Area 11.

The City Manager recommended:

1. THAT this report be received for information purposes.

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR KANG

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

6. REZONING APPLICATIONS

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

Item #01

Rez #16-54 Application for the Rezoning of:
Lots 2, 3 and 4, Block 44, DL 98, Group 1, NWD Plan 2066

From: R5 Residential District

To: CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Royal Oak Community Plan as guidelines)

Address: 5168, 5180 and 5192 Sidley Street

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit the construction of a townhouse development of up to three-storeys with full underground parking.

The City Manager recommended:

1. THAT the sale be approved in principle of City-owned property for inclusion within the subject development site in accordance with the terms outlined in Section 4.3 of this report, and subject to the applicant pursuing the rezoning proposal to completion.
2. THAT the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

MOVED BY COUNCILLOR JORDAN
SECONDED BY COUNCILLOR CALENDINO

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

Item #02

Rez #16-55 Application for the Rezoning of:
Lot 1, DL 74, Group 1, NWD Plan 77777

From: M2 General Industrial District and M6 Truck Terminal District

To: CD Comprehensive Development District (based on M2 General Industrial District)

Address: 5495 Regent Street

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit construction of multi-tenant industrial buildings.

The City Manager recommended:

1. THAT the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

MOVED BY COUNCILLOR CALENDINO
SECONDED BY COUNCILLOR MCDONELL

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

Item #03

Rez #16-56 Application for the rezoning of:
Lot 2, DLs' 162, 163 and 165, Group 1, NWD Plan LMP40993
Except Plans LMP46623, BCP47255 and EPP30960

From: CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District, P8 Parking District and Glenlyon Concept Plan as guidelines)

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

Address: Portion of 5115 North Fraser Way

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit the construction of a two-storey light industrial and office building.

The City Manager recommended:

1. THAT the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

MOVED BY COUNCILLOR KANG

SECONDED BY COUNCILLOR WANG

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

Item #04

Rez #16-57 Application for the Rezoning of:
Lot 104, DL 42, Group 1, NWD Plan 45236

From: M5 Light Industrial District

To: CD Comprehensive Development District (based on M5r Light Industrial District)

Address: A Portion of 7650, 7652 and 7654 Winston Street

Purpose: The purpose of the proposed rezoning bylaw amendment is to bring the existing restaurant (El Comal Mexican restaurant) into compliance with the Zoning Bylaw, to serve the day-to-day needs of adjacent industrial developments and their employees.

The City Manager recommended:

1. THAT the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

MOVED BY COUNCILLOR MCDONELL

SECONDED BY COUNCILLOR WANG

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR JORDAN

THAT the Committee now rise and report.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR KANG
SECONDED BY COUNCILLOR CALENDINO

THAT the report of the Committee be now adopted.

CARRIED UNANIMOUSLY

8. BYLAWS

First, Second and Third Reading

- A) Burnaby Capital Works, Machinery and Equipment Reserve #13711
Fund Expenditure Bylaw No. 2, 2017

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR WANG

THAT Bylaw No. 13711 be now introduced and read three times.

CARRIED UNANIMOUSLY

Third Reading, Reconsideration and Final Adoption

- B) Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 21, #13491
2015 - Rez. #06-62 (6500 & 6620 Hastings Street)
- C) #13689 - Burnaby Zoning Bylaw 1965, Amendment Bylaw #13689
No. 57, 2016 - Text Amendment

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR JOHNSTON

THAT Bylaw No. 13491 and 13689 be now read a third time, reconsidered and Finally Adopted, signed by the Mayor and Clerk and the Corporate Seal affixed thereto.

CARRIED UNANIMOUSLY

Reconsideration and Final Adoption

- D) Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 40, #13557
2015 - Rez. #15-13 (4350/56 Albert Street)
- E) Burnaby Capital Works, Machinery and Equipment Reserve #13704
Fund Expenditure Bylaw No. 1, 2017

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR KANG

THAT Bylaw No. 13557 and 13704 be now reconsidered and Finally Adopted,
signed by the Mayor and Clerk and the Corporate Seal affixed thereto.

CARRIED UNANIMOUSLY

Abandonment

- F) Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 9, 2013 #13187
- Rez. #12-04 (5309 Lane Street)

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR KANG

THAT Bylaw No. 13187 be now Abandoned.

CARRIED UNANIMOUSLY

9. NEW BUSINESS**Councillor Jordan – Letter of Condolence, Quebec City Mosque Shooting**

MOVED BY COUNCILLOR JORDAN
SECONDED BY COUNCILLOR MCDONELL

THAT the Mayor send a letter on behalf of Council to the Mayor of Quebec City
expressing the City of Burnaby's deepest condolences for the recent shooting at
the Centre Culturel Islamique De Quebec.

CARRIED UNANIMOUSLY

10. INQUIRIES

There were no inquiries brought before Council at this time.

11. ADJOURNMENT

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR JOHNSTON

THAT this Open Council meeting do now adjourn.

CARRIED UNANIMOUSLY

The Open Council meeting adjourned at 8:27 p.m.

Confirmed:

Certified Correct:

MAYOR

CITY CLERK



PUBLIC HEARING MINUTES

Tuesday, 2017 January 31

A Public Hearing (Zoning) was held in the Council Chamber, Burnaby City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2017 January 31 at 7:00 p.m.

CALL TO ORDER

PRESENT: His Worship, Mayor Derek 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. Lou Pelletier, Director Planning and Building
Mr. Ed Kozak Assistant Director Current Planning
Ms. Kate OConnell, Deputy City Clerk

His Worship, Mayor Derek R. Corrigan, called the meeting to order at 7:02 p.m.

ZONING BYLAW AMENDMENTS

1) **Burnaby Zoning Bylaw 1965,**
Amendment Bylaw No. 58, 2016 - Bylaw No. 13702

Rez . #15-34

4331 Dominion Street

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)

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

The Advisory Planning Commission advised it supports the rezoning application.
No letters were received in response to the proposed rezoning application.
No speakers appeared before Council in support or opposition to the proposed zoning bylaw amendment.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR CALENDINO

THAT this Public Hearing for Rez. #15-34, Bylaw #13702 be terminated.

CARRIED UNANIMOUSLY

2) **Burnaby Zoning Bylaw 1965,**
Amendment Bylaw No. 59, 2016 - Bylaw No. 13703

Rez. #15-27

7611 Mayfield Street

From: R3 Residential District

To: R3a Residential District

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

The Advisory Planning Commission advised it supports the rezoning application.

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

Trevor Bencze, 7629 Mayfield Street, Burnaby

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

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR DHALWIAL

THAT this Public Hearing for Rez. #15-27, Bylaw #13703 be terminated.

CARRIED UNANIMOUSLY

3) **Burnaby Zoning Bylaw 1965,**
Amendment Bylaw No. 52, 2016 - Bylaw No. 13684

Rez. #15-04

5521, 5523, 5525 (Lots 9 and 10) 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.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a four-storey mixed-use development with a live-work component.

The Advisory Planning Commission advised it supports the rezoning application.

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

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

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR CALENDINO

THAT this Public Hearing for Rez. #15-04, Bylaw #13684 be terminated.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR MCDONELL

That this Public Hearing do now adjourn.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 7:10 p.m.

Derek Corrigan
MAYOR

Kate O'Connell
DEPUTY CITY CLERK



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:

#17.01.p Burnaby Hospice Society
Hike for Hospice Palliative Care

RECOMMENDATION:

1. THAT an in-kind grant up to the amount of \$1,500 be awarded to the Burnaby Hospice Society for the 15th annual Hike for Hospice Burnaby to be held on 2017 May 07 in Central Park.

REPORT

An application was received from the Burnaby Hospice Society requesting an in-kind grant for printing of promotional materials (brochures, posters, banners, etc.) for the 15th annual Hike for Hospice Burnaby to be held on 2017 May 07 in Central Park. Event proceeds support the Society's hospice palliative care and bereavement support programs, offered at no cost to Burnaby residents and their families and friends.

Request: \$1,500 *in-kind printing*

CPA: 2016 - \$1,500 (in-kind printing)
2015 - \$1,500 (in-kind printing)
2014 - \$1,500 (in-kind printing)

The Executive Committee of Council recommends that an in-kind grant of \$1,500 be awarded to the Burnaby Hospice Society for the 15th annual Hike for Hospice Burnaby in 2017.

<p>Copy: City Manager Deputy City Manager Director Finance Director Parks, Recreation & Cultural Services Printshop Supervisor</p>

To: His Worship, the Mayor and Councillors
 From: Executive Committee of Council
 Re: Grant Applications
 2017 February 06.....Page 2

#17.02.p The Society to End Homelessness in Burnaby
Coldest Night of the Year

RECOMMENDATION:

1. THAT an in-kind grant of \$520 be awarded to the Society to End Homelessness in Burnaby for the Coldest Night of the Year walk to be held on 2017 February 25.

REPORT

An application was received from the Society to End Homelessness in Burnaby requesting an in-kind grant for printing two banners – one for the Society, to raise the awareness of homelessness in Burnaby and services provided to citizens living in extreme poverty and homelessness, and one for the first annual Coldest Night of the Year Walk to be held on 2017 February 25. The Coldest Night of the Year event is a fun, family-friendly fundraiser to raise money in support and provide services for Burnaby's homeless citizens.

Request: \$520 *in-kind printing*

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

The Executive Committee of Council recommends that an in-kind grant of \$520 be awarded to the Society to End Homelessness in Burnaby for the Coldest Night of the Year walk in 2017.

#17.03. BullyingCanada Inc.
Programming Support

RECOMMENDATION:

1. THAT this grant request be denied.

REPORT

An application was received from BullyingCanada Inc. requesting a grant to assist with the cost of services and programs provided by the organization for 2017. Programs and services include: national 24/7 telephone support network, and youth voices speaking program, and workshops.

Request: \$5,000

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

To: His Worship, the Mayor and Councillors
 From: Executive Committee of Council
 Re: Grant Applications
 2017 February 06.....Page 3

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

#17.04. Moscrop Secondary School
Dry Grad 2017

RECOMMENDATION:

1. THAT a grant in the amount of \$200 be awarded to Moscrop Secondary School in support of the Dry Grad event.

REPORT

An application was received from Moscrop Secondary School requesting a grant in support of their Dry Grad event in 2017.

Request: Unspecified

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

The Executive Committee of Council recommends that a grant in the amount of \$200 be awarded to Moscrop Secondary School Dry Grad in 2017.

#17.05. Sandra's Closet, LLC
Clothing for Communities

RECOMMENDATION:

1. THAT this grant request be denied.

REPORT

An application was received from Ms. Sandra Allen, Owner of Sandra's Closet, LLC seeking a grant to assist with the business operations financial to open Sandra's Closet in British Columbia. Sandra's Closet, LLC is a community-based program that helps low and moderate-income individuals and families, as well as provides clothing for its communities.

Request: Unspecified

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 grants.

To: His Worship, the Mayor and Councillors
 From: Executive Committee of Council
 Re: Grant Applications
 2017 February 06.....Page 4

#17.06. Stoney Creek Environment Committee
Bee Pollinator Awareness Project

RECOMMENDATION:

1. THAT a grant in the amount of \$500 be awarded to the Stoney Creek Environment Committee for a Bee Pollinator Awareness Project in 2017.

REPORT

An application was received from the Stoney Creek Environment Committee seeking a grant to assist with the cost of a Bee Pollinator Awareness Project at the upcoming Great Salmond Send-Off to be held on 2017 May 13. The purpose of the project is to educate the public regarding the issue of the lack of bee habitat and the important role bees play in our ecosystems and food systems.

Request: \$500

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

The Executive Committee of Council recommends that a grant in the amount of \$500 be awarded to the Stoney Creek Environment Committee for a Bee Pollinator Awareness Project in 2017.

#17.07. p Rotary Club of Burnaby Metrotown
2017 Wine, Food and Music Festival

RECOMMENDATION:

1. THAT an in-kind grant of \$2,500 be awarded to the Rotary Club of Burnaby Metrotown for the 2017 Wine, Food and Music Festival to be held on 2017 April 22 at the Nikkei National Museum and Cultural Centre.

REPORT

An application was received from Rotary Club of Burnaby Metrotown requesting a grant in support of the 2017 Wine, Food and Music Festival scheduled to take place on 2017 April 22 at the Nikkei National Museum and Cultural Centre. Proceeds raised support the charitable work in Burnaby, as well as contribute funds to build an outdoor fitness circuit at Fraser Foreshore Park.

Request: \$3,000 *in-kind printing*

CPA: 2016 - \$2,500 (in-kind printing)
 2015 - \$2,500 (in-kind printing)
 2014 - \$2,000 (in-kind printing)

To: His Worship, the Mayor and Councillors
 From: Executive Committee of Council
 Re: Grant Applications
 2017 February 06.....Page 5

The Executive Committee of Council recommends that a grant in the amount of \$2,500 be awarded to the Rotary Club of Burnaby Metrotown for the 2017 Wine, Food and Music Festival.

#17.08. Burnaby Community Services
Core Programs and Publications

RECOMMENDATION:

1. THAT a grant in the amount of \$28,000 be awarded to Burnaby Community Services for core programs and publications in 2017.

REPORT

An application was received from Burnaby Community Services requesting a grant to assist with the cost of services and programs provided by the Society for 2017. Programs and services include: the Burnaby Camping Bureau (\$6,000), various publications (\$9,000), Seniors Transportation (\$8,000), and the Burnaby Christmas Bureau (\$5,000).

Request: \$28,000	CPA: 2016 - \$28,000
	2015 - \$28,000
	2014 - \$28,000

The Executive Committee of Council recommends that a grant in the amount of \$28,000 be awarded to Burnaby Community Services for core programs and publications in 2016.

#17.09.p Burnaby Community Services
Various Publications

RECOMMENDATION:

1. THAT an in-kind grant up to the amount of \$3,875 be awarded to Burnaby Community Services for various publications in 2017.

REPORT

An application was received from Burnaby Community Services requesting an in-kind grant to assist with the printing cost of various publications provided by the Society. These publications include: Senior Outreach Cards in multiple languages (\$2,500), Ready, Set, Learn brochures (\$3,250), and Community Outreach Cards (\$2,000).

Request: \$7,750 in-kind printing	CPA: 2016 - No Application
	2015 - No Application
	2014 - No Application

To: His Worship, the Mayor and Councillors
From: Executive Committee of Council
Re: Grant Applications
2017 February 06.....Page 6

The Executive Committee of Council recommends that an in-kind grant up to the amount of \$3,875 be awarded to Burnaby Community Services for various publications in 2017.

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-001 Scandinavian Cultural Society *Leif Erikson Day Festival*

RECOMMENDATION:

1. THAT a Festivals Burnaby grant – *Neighbourhood Event* in the amount of \$2,000 be awarded to the Scandinavian Cultural Society for the Leif Erikson Day Festival to be held on 2017 September 30 to October 1 at the Scandinavian Cultural Centre.

REPORT

An application was received from the Scandinavian Cultural Society for the Leif Erikson Day Festival to be held on 2017 September 30 to October 1 at the Scandinavian Cultural Centre. The festival will feature Finland as the country of focus showcasing its history, current endeavours and the contributions made to Canada by its immigrants. Other components of the festival include presentations, music and folk dance performances, craft workshops, photography and art displays, film screenings, cultural foods and children's activities.

Request: \$2,000

CPA: 2016 - \$2,500 (Neighbourhood Grant)
2015 - \$2,500 (Neighbourhood Grant)
2014 - No Application

The Executive Committee of Council recommends that a grant in the amount of \$2,000 be awarded to the Scandinavian Cultural Society for the Leif Erikson Day Festival in 2017.

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
 2017 February 06.....Page 2

#17-N-004 South Burnaby Lawn Bowls Club
Centennial Celebrations

RECOMMENDATION:

1. THAT a Festivals Burnaby grant – *Neighbourhood Event* in the amount of \$2,400 be awarded to the South Burnaby Lawn Bowls Club for the Centennial Celebrations to be held 2017 February to July at their Clubhouse at Kingsway and Inman.

REPORT

An application was received from the South Burnaby Lawn Bowls Club for their Centennial Celebrations to be held 2017 February to July at the Clubhouse at Kingsway and Inman. The club celebrations include a member luncheon, an official opening luncheon and two celebrations related to Canada's 150.

Request: \$6,000

CPA: 2016 - No Application
 2015 - No Application
 2014 - \$7,000 (Small Scale Grant)

The Executive Committee of Council recommends that a grant in the amount of \$2,400 be awarded to the South Burnaby Lawn Bowls Club for their Centennial Celebrations in 2017.

#17-S-004 Vancouver Cantonese Opera
Reunion of a White Hare

RECOMMENDATION:

1. THAT a Festivals Burnaby grant – *Small Scale Event* in the amount of \$3,500 be awarded to the Vancouver Cantonese Opera for the performance of the Reunion of a White Hare to be held on 2017 July 22 at the Michael J. Fox Theatre.

REPORT

An application was received from the Vancouver Cantonese Opera for the performance of Reunion of a White Hare to be held on 2017 July 22 at the Michael J. Fox Theatre. Cantonese opera is a unique combination of performing arts including singing, dancing, acting, miming and acrobatic movements. The Reunion of a White Hare by Tong Dik San is a challenging musical that eulogizes the theme of love and devotion. Three international and renowned Cantonese opera performers from Hong Kong and Seattle have been invited to participate with the local professional Cantonese artists for this performance.

To: His Worship, the Mayor and Councillors
 From: Executive Committee of Council
 Re: Festivals Burnaby Grant Program Applications
 2017 February 06.....Page 3

Request: \$8,000

CPA: 2016 - \$3,500 (Small Scale Grant)
 2015 - \$3,500 (Small Scale Grant)
 2014 - \$5,000 (Small Scale Grant)

The Executive Committee of Council recommends that a grant in the amount of \$3,500 be awarded to the Vancouver Cantonese Opera for the Reunion of a White Hare in 2017.

#17-L-003 Ocean Canada Inc.
Kariktan Festival

RECOMMENDATION:

1. THAT this grant request be denied.

REPORT

An application was received from Ocean Canada Inc. for the Kariktan Festival to be held on 2017 August 27 at the Central Park Triangle Playing Fields at Patterson and Kingsway. The one day festival will showcase multicultural, ethnic and traditional culture and arts including dance, music and cuisine in celebration of Burnaby's 125th anniversary. The Festival goals include promoting unity, showcasing pride and the various traditions of ethnic communities, and delivering a high impact family oriented festival.

Request: \$25,000

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 grants.

Respectfully submitted,

Councillor S. Dhaliwal
 Chair

Councillor P. McDonell
 Vice Chair

Councillor D. Johnston
 Member



Meeting 2017 February 06

COUNCIL REPORT

FINANCIAL MANAGEMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

SUBJECT: CITY INVESTMENTS – 2016 YEAR END REPORT

RECOMMENDATION:

1. THAT this report be received for information purposes.

REPORT

The Financial Management Committee, at its meeting held on 2017 January 25, received and adopted the attached report providing a 2016 Investment Program update and presenting the 2017 Investment Program forecast.

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 2017 Jan 25

COMMITTEE REPORT

TO: CHAIR AND MEMBERS
FINANCIAL MANAGEMENT COMMITTEE

DATE: 2017 January 17

FROM: DIRECTOR FINANCE

FILE: 7500-01

SUBJECT: CITY INVESTMENTS – 2016 YEAR END REPORT

PURPOSE: To provide a 2016 Investment Program update and to present the 2017 Investment Program forecast.

RECOMMENDATION:

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

REPORT

Part 6, Division 3, Section 183 of the Community Charter states that the City may invest or reinvest money that is not immediately required for expenditures. Council has assigned the responsibility for the management of the investment portfolio to the Director Finance (Bylaw No. 11553). This report highlights significant events that have occurred in the investment program during 2016 and the forecast for 2017.

The City's investments on 2016 December 31 totaled \$1,100,947,412.54 (2015 – \$923,955,890). This is represented by a single investment portfolio – City of Burnaby Investment Fund – and includes restricted funds such as Development Cost Charges and all other reserve funds. Schedule B lists the institutions the City invests in and the investment limits that have been placed on these institutions for 2017.

1.0 2016 SIGNIFICANT EVENTS**1.1 Investment Funds**

A portion of the portfolio's investments is held in money market instruments until cash is required for expenditures. The City's Investment Fund is directly impacted by any movement in short-term interest rates during the year, particularly from July onward, when the investment fund significantly increases by over \$1.4 billion upon receipt of tax revenue and then decreases to approximately \$1.0 billion in May.

To: Financial Management Committee
 From: Director Finance
 Re: CITY INVESTMENTS – 2016 YEAR END REPORT
 2017 January 25 Page 2

The Bank of Canada bank rate, which governs the level of short-term interest rates, opened the year at 0.75% and closed on 2016 December 31 at the same rate. The average yield for 90 day Bankers Acceptance's was 0.83%, one basis point lower than the average for 2015.

Despite the continuation of low annual yields throughout 2016 the City's investment strategy generated \$44 million (3.62%) return on investments (2015 – \$41.5 million at 3.91%). The impact of fluctuations in short-term interest rates on investment income is offset by a portion of fund surplus in longer term investment grade bonds with annual yields of 3.00% – 7.35%. These longer term investments have continued to provide income and yield stabilization for the portfolio year-over-year despite historical lows in money market and bond market yields. However, the percentage of the portfolio in these longer term investments has decreased as maturities have occurred.

In 2016, Canadian ten-year and thirty-year bond rates were volatile with yearly highs of 1.84% and 2.42% respectively and lows of 0.95% and 1.55% respectively. Both bonds saw lower average rates in 2016 with the ten-year bond average 1.25% (2015 – 1.52%) and the thirty-year bond average 1.92% (2015 – 2.19%).

An alternative investment option for British Columbia municipalities is to place funds with the Municipal Finance Authority of British Columbia (MFA-BC). The MFA-BC offers three investment fund alternatives and reports the returns annually, with the most recent information provided below for the period ending 2016 December 31, along with a corresponding yield for a comparable benchmark indices. All three funds offered by the MFA-BC include corporate debt. The Community Charter restricts the City from investing in corporate debt unless we invest directly into the MFA-BC's funds. The City's investments performed well in 2016 when broken down by term as a means of comparison to the Municipal Finance Authority (MFA) Pooled funds and noted indices benchmark returns as shown in Table 1.

Table 1 – Breakdown of Yield Comparisons

Fund Type	Fund/Benchmark	1 year return	City of Burnaby
Money Market	MFA Money Market Fund (for investments less than 1 year)	0.79%	1.47%
	MFA Custom Benchmark-FTSE TMX Canada 30-day T-Bill Index	0.32%	
Intermediate	MFA Intermediate Fund (for investments from 1 – 3 years)	1.13%	1.90%
	FTSE TMX Canada 365- Day Treasury Bill Index	0.23%	
Bond Fund	MFA Bond Fund* (for investments of more than 3 years)	1.43%	4.99%
	FTSE TMX Canada Short Term Overall Bond Index	0.81%	

* The MFA Bond Fund maximum term to maturity is seven years, the City of Burnaby's comparable includes all remaining portfolio investments with a term greater than three years.

To: Financial Management Committee
 From: Director Finance
 Re: CITY INVESTMENTS – 2016 YEAR END REPORT
 2017 January 25 Page 3

Generally the portion of the Investment Fund that is not expected to be needed in the near future is invested in longer term investments with higher yields. Approximately \$618 million is invested in long-term investments (one year and longer); the balance in shorter term investments that mature within one year.

Table 2 – Breakdown for Portfolio Maturities by Term at 2016 December 31

City of Burnaby Investment Fund	Face Value (\$)	%	Cost Amount (\$)	%
Maturities in 2017	515,869,053.00	35.06%	493,635,436.97	44.84%
Maturities 2018 to 2022	451,704,752.25	30.70%	336,322,896.71	30.55%
Maturities 2023 to 2027	256,914,574.00	17.46%	106,958,346.05	9.72%
Maturities 2028 +	<u>246,771,465.00</u>	16.77%	<u>164,030,732.81</u>	14.90%
Total	1,471,259,844.25		1,100,947,412.54	

1.2 Banking Relationships and Counterparties

The City of Burnaby's investment portfolio consists of debt issued by Canadian banks as identified in both Schedule A and Schedule B. Securities issued by the banks do not have an investment guarantee from the Canadian Federal Government. Retail depositors receive deposit insurance from the Canadian Deposit Insurance Corporation (CDIC) in the amount of \$100,000 for investments with a term to maturity less than five years. The City of Burnaby is not considered a retail depositor and therefore, CDIC coverage does not apply. Treasury Operations monitors the counterparties that we invest as part of our ongoing risk mitigation strategy and investment procedures.

The City's investment banking relationships remained consistent during 2016 for long-term fixed income products. RBC Capital Markets, TD Securities, CIBC-Wood Gundy, Scotia Capital and Canaccord Genuity were the City's lead investment bankers. For short-term money market investments, the City invested with BC, Alberta and Saskatchewan Credit Unions who provided a premium over bank BA's and continue to receive investment guarantees by their respective insurance funds; the Credit Union Deposit Insurance Corporation in BC, the Credit Union Deposit Guarantee Corporation in Alberta and the Saskatchewan Credit Union Deposit Guarantee Corporation. While each is a legislated provincial government insurance corporation funded by the credit unions, in Alberta the Credit Union Act provides for the provincial guarantee of all Credit Union Deposit Guarantee Corporations obligations. The Province of British Columbia and the Province of Saskatchewan does not guarantee the liabilities of the respective provincial corporations.

The City's portfolio growth over the last decade means increased investment limits are required to remain well diversified. The City has made counterparty changes (identified in Schedule B) to provide increased product and investment diversification and to ensure the City's continued ability to deploy funds into the market with the flexibility that a large portfolio requires. Diversification is essential for managing investment risk and return.

To: Financial Management Committee
 From: Director Finance
 Re: CITY INVESTMENTS – 2016 YEAR END REPORT
 2017 January 25 Page 4

The Province of British Columbia portfolio limit has been increased from \$150 million to \$160 million and the Province of Alberta limit has been increased from \$140 million to \$160 million. The remaining provincial limits have not been changed. For the five major Canadian, banks their limits have been increased from \$150 million to \$160 million each. National Bank has been increased by \$20 million to \$80 million.

Limits are unchanged for each individual credit union in BC; however the maximum limit for the BC credit union total has been increased by \$10 million to \$160 million. Alberta and Saskatchewan credit union limits have also increased by \$10 million to \$150 million and \$60 million respectively. The Alberta and Saskatchewan credit union individual limits have increased by \$5 million each.

2.0 OUTLOOK FOR 2017

At the end of 2016 the dichotomy between Canada and the US became greater as economic indicators for employment, growth, inflation and future central bank policy continues going in different directions. Globally, very accommodative interest rate policies remain in place. While Canada's output and economy has been slower in growth when compared to the US, Canada is still affected by commodity pricing and historically high household debt.

The challenges to maintain positive real returns on investments will become greater in 2017 and future years. Market volatility has increased due to many unknowns surrounding global security and leadership. This has meant varying degrees of market volatility, producing swings in price and yield.

A major concern for Canadian municipalities is the 2016 implementation of *Bill 15-C, Budget Implementation Act 2016, Division 5 – Bank Recapitalization Regime*. As a result of the 2007/2008 global recession and as a means of protecting tax payers from “bailing-out” Canadian financial institutions under extreme economic conditions, the legislation ensures risk is born by the debt holders of the banks. The intention is to have the banks issue long term investments into products that are convertible to common shares should a bank become non-viable. This will recapitalize the bank. However, the ramifications for the City of Burnaby under the *Community Charter* guidelines could mean a significant decrease in the bank investments we hold. Thus, shifting holdings to federal and provincial investments and short term GIC's that have lower yields and limited product access; the result being reduced yields and income for the City going forward.

Treasury staff is monitoring the activities around this legislation and await the impending Department of Finance Canada publication slated for mid-February that will provide specific and clear guidelines around the changes. From this we can determine the severity of the impact.

To: Financial Management Committee
From: Director Finance
Re: CITY INVESTMENTS – 2016 YEAR END REPORT
2017 January 25 Page 5

For the City of Burnaby, economic factors suggest that 2017 investments will continue to be affected by the extreme low interest rate environment. As longer term investments mature, reinvestment of large principal amounts at lower interest rates will result in lower annual portfolio yields and lower income. The City is projecting an annual yield of 3.00% for 2017 and \$40.5 million in investment income. Of this investment income amount, \$6 million is the current 2017 operating budget contribution (2016 – \$6.5 million) with the remainder of funds distributed to reserve funds.

3.0 CONCLUSION

Diversification and a conservative investment strategy have provided the City with a 2016 return of \$44 million at an annual yield of 3.62% on the City's Investment Fund. For 2017, Treasury Operations will continue to monitor money and fixed income markets for investment opportunities to provide liquidity, capital preservation and yield management.



Denise Jorgenson
DIRECTOR FINANCE

DJ:DS/mm

Attachments: Schedule A – 2016 City of Burnaby Investments Update
Schedule B – 2017 City of Burnaby Investment Limits

Copied to: City Manager

2016 City of Burnaby Investments Update

Dominion Bond Rating Service (DBRS) is the leading Canadian institutional credit rating agency, the authority on the fiscal strength of financial and governmental bodies.

Schedule B provides an updated listing of each institution and the limits currently in place for the combined capital and operating investment portfolios. The investment portfolio contains a preferred mix by category of security and maintains a dollar limits for each investment issuer.

Table 1 provides a breakdown of the ratings used in Schedule B:

Table 1 – DBRS Ratings

Term	Meaning
Schedule I Bank	Canadian-owned Bank
Schedule II Bank	Foreign-owned Bank
Senior Debt	A bond or other form of debt that takes priority over other debt securities sold by the issuer.
Subordinated Debt	A bond or other form of debt that ranks below senior debt but higher than other debt securities sold by the issuer.
Not Rated	Financial Institutions who do not require a rating agencies review of their financial position. This decision is typically associated with the type of debt the institution issues.
DBRS investment quality categories for short-term securities:	
R-1	High (investment grade) credit quality
R-2	Medium (average grade) credit quality
R-3	Low (speculative) credit quality
High	The relative standing within each rating classification, e.g. R-1 High is, by definition the highest credit quality available.
Middle	
Low	
DBRS investment quality categories for bonds and long-term debt are:	
AAA	Highest quality credit
AA	Superior credit
A	Upper mid grade credit

CITY OF BURNABY

INVESTMENT LIMITS FOR 2017

SCHEDULE B

<u>SECURITIES CATEGORY</u>	<u>Short-term Investments DBRS Ratings</u>	<u>Long-term Investments DBRS Ratings</u>	<u>Investment Limits</u>	<u>Portfolio % Mix</u>
Federal & Federal Guaranteed	R1 – High	AAA	No Limit	
TOTAL FEDERAL & FEDERAL GUARANTEED			No Limit	No Limit
Coast Capital Savings CU (\$60M max)	Not Rated	Not Rated	\$ 160,000,000	
Gulf & Fraser Credit Union (\$30M max) (dba G&F Financial)	Not Rated	Not Rated		
North Shore Credit Union (\$30M max) (aka BlueShore Financial)	Not Rated	Not Rated		
VanCity Savings CU (\$60M max)	R1 – Low	Not Rated		
Westminster Savings CU (\$30M max)	Not Rated	Not Rated		
TOTAL BRITISH COLUMBIA CREDIT UNIONS *			\$ 160,000,000	25% Max.
Servus Credit Union (\$75M max)	Not Rated	Not Rated	\$ 150,000,000	
First Calgary Financial (\$75M max)	Not Rated	Not Rated		
TOTAL ALBERTA CREDIT UNIONS **			\$ 150,000,000	25% Max.
Conexus Credit Union (\$30M max)	Not Rated	Not Rated	\$ 60,000,000	
Affinity Credit Union (\$30M max)	Not Rated	Not Rated		
TOTAL SASKATCHEWAN CREDIT UNIONS ***			\$ 60,000,000	10% Max.
Alberta	R1 – High	AA High	\$ 160,000,000	60% Max.
British Columbia	R1 – High	AA High	\$ 160,000,000	
Manitoba	R1 – Middle	A High	\$ 70,000,000	
New Brunswick	R1 – Middle	A High	\$ 70,000,000	
Nova Scotia	R1 – Middle	A High	\$ 70,000,000	
Ontario	R1 – Middle	AA Low	\$ 100,000,000	
Prince Edward Island	R1 – Low	A Low	\$ 60,000,000	
Saskatchewan	R1 – High	AA	\$ 100,000,000	
Quebec	R1 – Middle	A High	\$ 90,000,000	
TOTAL PROVINCES			\$ 880,000,000	
Bank of Montreal	R1 – High	AA	\$ 160,000,000	60% Max.
CIBC	R1 – High	AA	\$ 160,000,000	
Royal Bank	R1 – High	AA	\$ 160,000,000	
ScotiaBank	R1 – High	AA	\$ 160,000,000	
Toronto Dominion Bank (aka TD-Canada Trust)	R1 – High	AA	\$ 160,000,000	
Canadian Western Bank	R1 – Low	A Low	\$ 60,000,000	
Manulife Bank of Canada	R1 – Middle	A High	\$ 60,000,000	
National Bank of Canada	R1 – Middle	AA Low	\$ 80,000,000	
TOTAL SCHEDULE 'I' BANKS			\$ 1,000,000,000	
TOTAL SCHEDULE 'II' BANKS			\$ 0	10% Max.

* British Columbia Credit Unions are CUDIC guaranteed

** Alberta Credit Unions are CUDGC guaranteed and ensured by the Province of Alberta

*** Saskatchewan Credit Unions are CUDGC guaranteed



Meeting 2017 February 06

COUNCIL REPORT

FINANCIAL MANAGEMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

SUBJECT: 2017 BC HOME OWNER GRANT PROGRAM

RECOMMENDATION:

1. THAT this report be received for information purposes.

REPORT

The Financial Management Committee, at its meeting held on 2017 January 25, received and adopted the attached report providing information on the 2017 BC Home Owner Grant 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 2017 January 25

COMMITTEE REPORT

TO: CHAIR AND MEMBERS
FINANCIAL MANAGEMENT COMMITTEE

DATE: 2017 January 17

FROM: DIRECTOR FINANCE

FILE: 7400-03

SUBJECT: 2017 BC HOME OWNER GRANT PROGRAM

PURPOSE: To provide information on the 2017 BC Home Owner Grant Program.

RECOMMENDATION:

1. **THAT** This report is received for information purposes.

REPORT

This report is to provide information regarding the recent announcements made by the Minister of Finance of increases to the Home Owner Grant Program thresholds for 2017.

1.0 BACKGROUND

In 2016 April, the Financial Management Committee submitted a report to Council with a recommendation that Council request the Union of British Columbia Municipalities to petition the Minister of Finance to undertake a Provincial review of the Home Owner Grant Program to determine if a more equitable distribution of the Grant across all regions of the Province could be achieved.

The recent announcement of increases in Home Owner Grant threshold levels in the Province failed to address the concerns of Burnaby Council. The practice of establishing one assessment threshold value for the entire Metro Vancouver area, and the methodology of providing higher thresholds and higher grant amounts for Northern and Rural areas has not changed.

Despite the large increase in threshold levels, the ability for Burnaby households to claim a full basic grant continues to decline in 2017.

2.0 2017 PROVINCIAL HOME OWNER GRANT PROGRAM**2.1 Basic Grant**

The basic and additional Provincial grant amounts remain unchanged for 2017. Under the Home Owner Grant Program qualified property owners within the regional districts of the Greater Vancouver Regional District, the Capital Regional District and the Fraser Valley Regional District are entitled to claim a Basic Grant of \$570, which has not increased since 2006. For

To: Financial Management Committee
 From: Director Finance
 Re: 2017 BC Home Owner Grant Program
 2017 January 25..... Page 2

seniors aged 65 or older, they are entitled to claim an additional amount of \$275 for a total grant of \$845. Higher grant amounts are provided within Northern and Rural areas.

2.2 Home Owner Grant Threshold Level

On 2017 January 10, the Province of BC announced an increase in eligibility thresholds. The lower threshold, before which the grant is reduced, is now \$1.6m (2016 - \$1.2m). The upper threshold for the basic grant now stands at \$1.714m (2016 - \$1.314m), and the additional grant at \$1.769m (2016 - \$1.369m).

The Province sets a target for the percentage of homes Province wide that will be eligible to claim the full grant, based on an assessed value that is below the lower threshold. For 2017 this target remains at 91%, although the Province has stated that for Metro Vancouver, only 83% of homes will be below the threshold. The grant is reduced by \$5 for each \$1,000 of assessed value over \$1.6 million up to the upper threshold.

2.3 Threshold Level

Table 1 provides the Provincial threshold assessment values for the Greater Vancouver Regional District, Capital Regional District, and Fraser Valley Regional District, as compared to threshold assessment values for Northern and Rural Areas.

Table 1: 2012 – 2017 Provincial Home Owner Grant Thresholds

Greater Vancouver Regional District, Capital Regional District, and Fraser Valley Regional District						
ASSESSMENT VALUES	2012 (\$)	2013 (\$)	2014 (\$)	2015 (\$)	2016 (\$)	2017 (\$)
Lower threshold	1,285,000	1,295,000	1,100,000	1,100,000	1,200,000	1,600,000
Upper threshold BASIC \$ 570	1,399,000	1,409,000	1,214,000	1,214,000	1,314,000	1,714,000
Upper threshold Seniors \$ 845	1,454,000	1,464,000	1,269,000	1,269,000	1,369,000	1,769,000
Northern and Rural Areas						
ASSESSMENT VALUES	2012 (\$)	2013 (\$)	2014 (\$)	2015 (\$)	2016 (\$)	2017 (\$)
Lower threshold	1,285,000	1,295,000	1,100,000	1,100,000	1,200,000	1,600,000
Upper threshold BASIC \$ 770	1,439,000	1,449,000	1,254,000	1,254,000	1,354,000	1,754,000
Upper threshold Seniors \$1,045	1,494,000	1,504,000	1,309,000	1,309,000	1,409,000	1,809,000
% OF ELIGIBLE PROPERTIES IN BC	95.5%	95.5%	93.8%	93.0%	91.0%	91.0%

To: Financial Management Committee
 From: Director Finance
 Re: 2017 BC Home Owner Grant Program
 2017 January 25 Page 3

2.4 Burnaby's Average Home Assessment

The average residential property in Burnaby (gross value inclusive of new growth) is now \$1.087m as of 2017 January. This equates to a 32.5% increase over 2016. The Provincial increase in the Home Owner Grant lower threshold equates to a 33% increase. In Burnaby the gain from the increased grant threshold is mostly offset by the significant 2017 assessment increases in Burnaby. While some households will benefit from the threshold increase, the average assessed value for Single Family Dwellings for 2017 is just over \$1.6m (gross value). For Burnaby in 2017, as in previous years, Single Family Dwellings continue to remain around the lower threshold amount, resulting in a reduced grant for many property owners. Based on 2017 January roll figures from BC Assessment, around 47% (51.31% in 2016) of Single Family Dwellings have an assessed value of less than the lower threshold.

3.0 HOME OWNER GRANT THRESHOLD BURNABY IMPLICATIONS

3.1 Eligible Properties

The Provincial target for the percentage of homes that fall below the lower threshold at 91% continues not to be realised in Burnaby. For 2017, 77.8% (2016 – 78.7%) of residential properties in Burnaby fall below the lower threshold. Significant assessed value growth in the lower mainland continues to erode the ability for Burnaby households to claim a full basic grant. The City at 77.8%, also falls significantly below the revised Metro Vancouver threshold target of 83% as quoted by the Province on 2017 January 10.

Although the Province has made a significant increase of \$400,000 in the three threshold levels of the Home Owner Grant, the number of Burnaby residents being able to avail themselves of the grant in 2017 continues to fall. Table 2 below provides details for the number and percentage of households that are able to claim a full grant (excluding vacant land), based on property assessed values at less than the lower threshold. Other factors that may result in home owners not being eligible to claim a grant are excluded.

Table 2: Burnaby Eligible Properties below the Provincial Threshold (excludes vacant land)

Burnaby Eligible Residential Properties	2012	2013	2014	2015	2016*	2017
Number of residential properties	64,656	66,012	66,826	67,801	70,129	70,215
Number of properties below the lower threshold	59,803	60,700	58,535	59,166	55,186	54,605
% of properties eligible for a full grant	92.5%	92.0%	87.6%	87.3%	78.7%	77.8%
Provincial % target	95.5%	95.5%	93.8%	93.0%	91.0%	91.0%

* Updated for 2016 Revised Roll BC Assessment figures

To: Financial Management Committee
From: Director Finance
Re: 2017 BC Home Owner Grant Program
2017 January 25..... Page 4

Unfortunately the Province's increase in threshold levels in the Province has failed to address the practice of establishing one assessment threshold value for the entire Metro Vancouver area, and the methodology of providing higher thresholds and higher grant amounts for Northern and Rural areas.

4.0 RECOMMENDATION

It is recommended that Financial Management Committee receive this report for information purposes.



Denise Jorgenson
DIRECTOR FINANCE

DJ:RR/mm

Copied to: City Manager



Meeting 2017 February 06

COUNCIL REPORT

FINANCIAL MANAGEMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

**SUBJECT: EDMONDS COMMUNITY CENTRE
INSTALLATION OF A HVAC UNIT**

RECOMMENDATION:

1. THAT this report be received for information purposes.

REPORT

The Financial Management Committee, at its meeting held on 2017 January 25, received and adopted the attached report providing information regarding the proposed installation of HVAC to serve the lobby area of the Edmonds Community Centre.

Respectfully submitted,

Councillor D. Johnston
Chair

Councillor C. Jordan
Vice Chair

Councillor P. McDonell
Member

Copied to:	City Manager Deputy City Manager Director Public Safety & Com. Services Director Planning & Building Director Engineering Director Parks, Recr. & Cult. Services Director Finance Purchasing Manager Chief Building Inspector
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Meeting 2017 Jan. 25

COMMITTEE REPORT

TO: CHAIR AND MEMBERS
FINANCIAL MANAGEMENT COMMITTEE

DATE: 2017 JANUARY 09

FROM: MAJOR CIVIC BUILDING PROJECT
COORDINATION COMMITTEE

FILE: 4220 08

SUBJECT: EDMONDS COMMUNITY CENTRE
INSTALLATION OF A HVAC UNIT

PURPOSE: To provide the Committee and Council information regarding the proposed installation of HVAC to serve the lobby area of the Edmonds Community Centre.

RECOMMENDATION:

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

REPORT

The Edmonds Community Centre was officially opened on 2013 July 01. Based on the feedback from users, the facility has been well received by the general public.

Edmonds Community Centre is a state-of-the art recreational facility which incorporates LEED energy and environmentally sustainable features throughout its design. The design recognizes the need to both provide quality air temperature controls and cost-effective energy solutions within the various activity spaces in the 95,000 sq. ft. building complex.

In order to accomplish these goals and objectives, the consulting team evaluated spaces within the complex that could rely primarily on standard ventilation system(s) without full HVAC capability. In particular, the large main lobby space which extends from Edmonds Street frontage to the Park has a ventilation system which provides basic heating and air changes but has no cooling capacity.

In general, this approach provides for a moderate and comfortable air temperature within the lobby space for most of the year but the equipment does not have the cooling capacity during the hot summer season (June – September) when outdoor temperatures can approach 25°C or higher. The high summer temperatures make the space uncomfortable for users of the Centre. The lobby space is a very interactive area where visitors congregate prior to and after using the facility and, as such, could benefit from the cooling equipment.

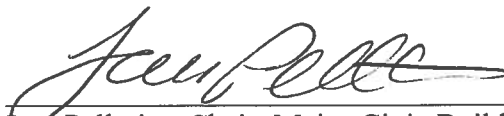
To: Financial Management Committee
 From: Major Civic Building Project Coordination Committee
 Re: Edmonds Community Centre – Installation of a
 HVAC System - Lobby
 2017 January 09..... Page 2

Given the temperature-related concerns over the past three summers, staff have explored the feasibility and costs of adding a new rooftop HVAC unit which would provide conditioned air to the lobby space. Based on the design work completed, it has been determined that it is feasible to air condition the space without affecting the day-to-day programmed activities and operations at the Edmonds Community Centre. All construction will be confined within a hoarded off area in order to allow the public to access all areas of the facility with very little disruption to the users.

It has been estimated that the addition of the HVAC system to cool the lobby space will cost in the range of approximately \$350,000. The cooling portion of the system would operate primarily during the summer period and would improve the air quality and comfort of the lobby space for the users of the Edmonds Community Centre.

Tender documents have been prepared by the City's consultant and the project will be tendered through the Purchasing Department in the coming weeks unless otherwise directed by the Committee.

There are sufficient funds in the original Edmonds Community Centre capital project budget to cover the proposed expenditure.



Lou Pelletier, Chair, Major Civic Building Project
 Coordination Committee



Leon A. Gous, Director Engineering



Dave Ellenwood, Director Parks, Recreation and
 Cultural Services

JC:ap

q:\project management\edmonds community centre\report\committee\edmonds community centre - installation of hvac unit
 (2017.01.25).doc

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



Meeting 2017 February 06

COUNCIL REPORT

PLANNING AND DEVELOPMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

**SUBJECT: R12 DISTRICT AREA REZONING PUBLIC CONSULTATION RESULTS
– 7335 TO 7359 14TH AVENUE (NORTH SIDE)**

RECOMMENDATIONS:

1. THAT Council authorize the preparation of a Rezoning Bylaw to rezone 7335 to 7359 14th Avenue (north side), as referenced in Schedule A (*attached*), from the R5 Residential District to the R12 Residential District, and that the bylaw be advanced to First Reading on 2017 February 06 and to Public Hearing on 2017 February 28 at 7:00 p.m.
2. THAT a copy of this report be sent to the property owners and residents in the petition and consultation areas.

REPORT

The Planning and Development Committee, at its meeting held on 2017 January 31, received and adopted the attached report reviewing the results of the consultation process regarding a request for an area rezoning from the R5 to the R12 District, and recommending that the subject area be advanced through the rezoning process.

Respectfully submitted,

Councillor C. Jordan
Chair

Councillor D. Johnston
Vice Chair

Councillor S. Dhaliwal
Member

Copied to:	City Manager Director Planning & Building Director Engineering Director Finance Chief Building Inspector City Solicitor
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Item
Meeting2017 January 31

COMMITTEE REPORT

TO: CHAIR AND MEMBERS
PLANNING AND DEVELOPMENT
COMMITTEE

DATE: 2017 January 26

FROM: DIRECTOR PLANNING AND BUILDING

FILE: 49500 10
Reference: R12 7335-7359 14th Ave

SUBJECT: R12 DISTRICT AREA REZONING PUBLIC CONSULTATION RESULTS
FOR 7335 TO 7359 14TH AVENUE (NORTH SIDE)

PURPOSE: To review the results of the consultation process regarding a request for an area rezoning from the R5 to the R12 District and to recommend that the subject area be advanced through the rezoning process.

RECOMMENDATIONS:

1. **THAT** the Planning and Development Committee recommend that Council authorize the preparation of a Rezoning Bylaw to rezone 7335 to 7359 14th Avenue (north side), as referenced in Schedule A (*attached*), from the R5 Residential District to the R12 Residential District, and that the bylaw be advanced to First Reading on 2017 February 06 and to Public Hearing on 2017 February 28 at 7:00 p.m.
2. **THAT** a copy of this report be sent to the property owners and residents in the petition and consultation areas.

REPORT

1.0 BACKGROUND

A petition requesting the rezoning of 7335 to 7359 14th Avenue (north side) from the R5 Residential District to the R12 Residential District was received in the Planning Department. The petition represents an area consisting of five legal lots (Sketch #1 *attached*). The petition was signed by four (80%) of the five property owners.

On the recommendation of the Planning and Development Committee, Council at its regular meeting of 2016 July 11 authorized staff to initiate a consultation process to determine the level of support for the proposed area rezoning. This report reviews the results of the consultation process and recommends that the area rezoning be advanced.

To: Planning and Development Committee
 From: Director Planning and Building
 Re: R12 District Area Rezoning Public Consultation Results
 2017 January 26.....Page 2

2.0 CONSULTATION PROCESS

The approved consultation process for the subject area rezoning involved the distribution of a brochure and questionnaire to the property owners and residents in the proposed rezoning area and to owners and residents in the consultation area, which extends 100 m (328.08 ft.) from the rezoning area.

In addition, a community open house was held on 2016 November 24 at Stride Avenue Community School and was attended by eight residents.

2.1 Responses in the Rezoning Area

There were four responses to the questionnaire from the property owners of the five lots in the rezoning area, which is an 80% response rate. The table below contains the questionnaire results for owners in the rezoning area.

Questionnaire Results – Owners in the Rezoning Area

	Support	Oppose	Undecided	Did Not Respond
Resident Owner	1	0	0	1
Absentee Owner	3	0	0	0
Total	4	0	0	1

This return shows that four of the owners favour the proposed area rezoning. The four positive responses represent 80% of the total number of lots in the subject area.

There were no responses from tenants in the rezoning area.

2.2 Responses in the Consultation Area

There was one questionnaire returned from the 276 questionnaires sent out to residents and property owners in the broader consultation area. The one respondent did not express support or opposition to the proposed area rezoning.

3.0 DISCUSSION

The key factor in recommending whether an area rezoning should proceed through the rezoning process is evidence of majority support for the rezoning within the proposed rezoning area. The adopted guidelines for area rezonings state that responses to the questionnaire from within the proposed rezoning area should meet the following criteria, in order for the proposal to be forwarded to Public Hearing:

1. Where the response rate is 100%, at least 50% of the property owners have indicated that they support an area rezoning; or,
2. Where the response rate is less than 100%, at least 50% of the property owners have responded and at least 70% of those who responded support the area rezoning.

To: Planning and Development Committee
 From: Director Planning and Building
 Re: R12 District Area Rezoning Public Consultation Results
 2017 January 26..... Page 3

The response rate for the subject area rezoning does not meet the first criteria, because 100% of the property owners within the rezoning area did not respond. However the response rate does meet the second criteria as 80% (four) of the property owners in the rezoning area did respond. Of these respondents, all support the area rezoning proposal which represents 100% of the respondents. This result meets the 70% support requirement. One property owner did not respond.

As such, the proposal meets the Council adopted guidelines for area rezoning as there is majority support among the property owners within the rezoning area. Therefore it is recommended that this proposal be advanced through the rezoning process.

Should the rezoning process conclude to establish the R12 District, all five lots would be eligible for a two family dwelling. Development potential is subject to meeting all City bylaw requirements.

4.0 CONCLUSION

The results of the public consultation process for the proposed R12 area rezoning for 7335 to 7359 14th Avenue (north side) have been reviewed and are included in this report. Of the five property owners in the rezoning area, four indicated support. As such, the proposal has achieved the required percentage of support under the City's adopted guidelines for area rezoning.

It is recommended that the Planning and Development Committee forward this report to Council with the recommendation that the proposed R12 area rezoning bylaw be advanced to a Public Hearing, and that a copy of this report be sent to the property owners and residents for their information.

The purpose of the rezoning is to permit the development of single and two family dwellings on small lots in accordance with the R12 District.


 Lou Pelletier, Director
 PLANNING AND BUILDING

LS:spf
Attachment

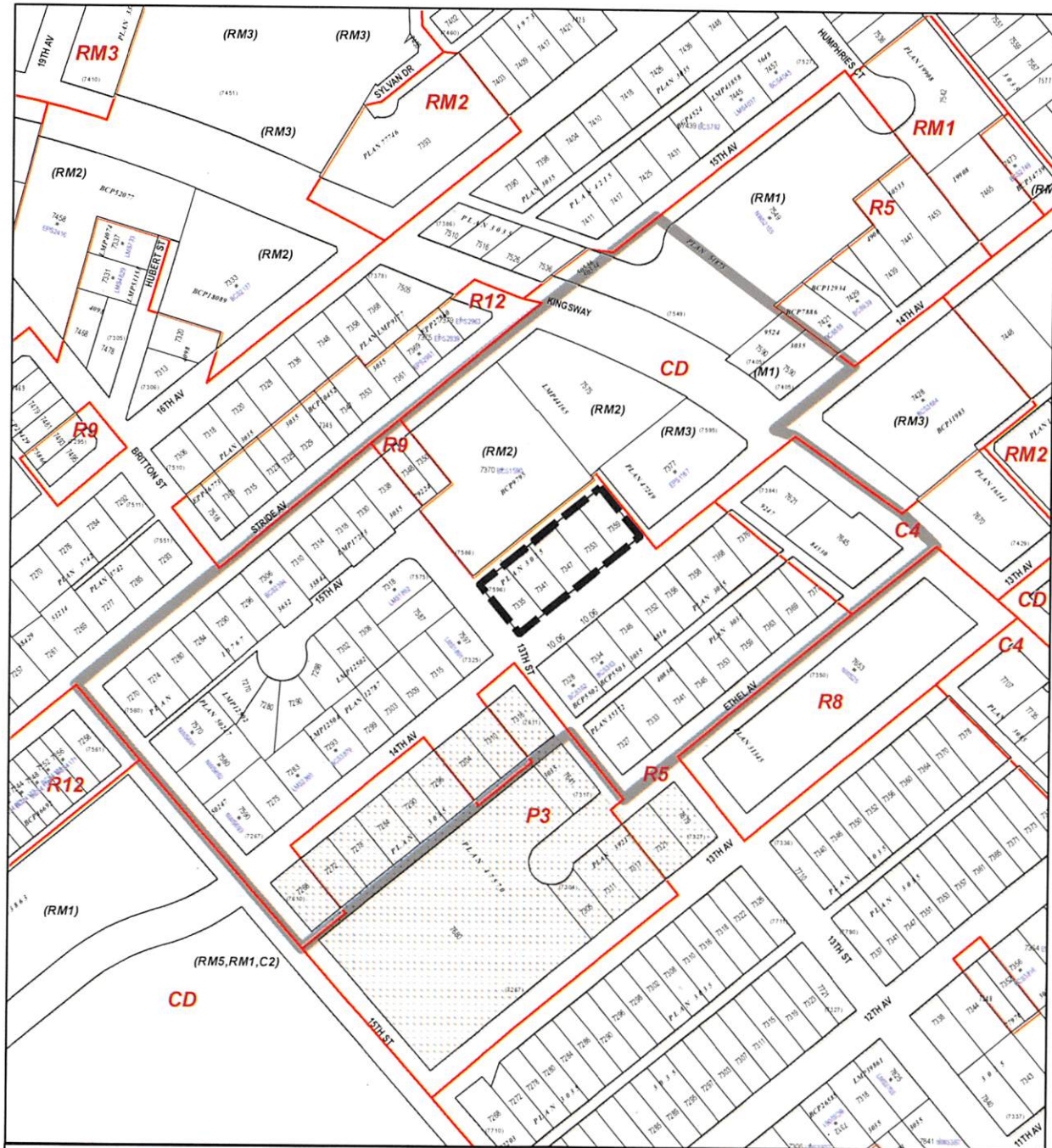
cc:	City Manager	Director Finance
	Director Engineering	Chief Building Inspector
	City Solicitor	City Clerk

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**AREA REZONING #17-01
R5 TO R12 DISTRICT
7335 TO 7359 FOURTEENTH AVENUE**

SCHEDULE "A"

ADDRESS	LEGAL DESCRIPTION	PID
7335 14 th Avenue	Lot 24, Block 2, DL 29, Group 1, NWD Plan 3035	010-806-407
7341 14 th Avenue	Lot 23, Block 2, DL 29, Group 1, NWD Plan 3035	010-806-393
7347 14 th Avenue	Lot 22, Block 2, DL 29, Group 1, NWD Plan 3035	003-407-659
7353 14 th Avenue	Lot 21, Block 2, DL 29, Group 1, NWD Plan 3035	003-008-266
7359 14 th Avenue	Lot 20, Block 2, DL 29, Group 1, NWD Plan 3035	002-218-089



PLANNING & BUILDING DEPARTMENT



DATE:
JAN 12 2017

SCALE:
1:3,504

DRAWN BY:
AY

NORTH SIDE OF 7300 BLOCK 14TH AVENUE R12



Rezoning Area



Consultation Area

Sketch #1



Meeting 2017 February 06

COUNCIL REPORT

PLANNING AND DEVELOPMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

**SUBJECT: R12S DISTRICT AREA REZONING PUBLIC CONSULTATION RESULTS
– 4036 TO 4098 KINCAID STREET (SOUTH SIDE)**

RECOMMENDATIONS:

1. THAT Council not advance the request for the R5 to R12S area rezoning for 4036 to 4098 Kincaid Street (south side).
2. THAT a copy of this report be sent to the property owners and residents in the petition and consultation areas.

REPORT

The Planning and Development Committee, at its meeting held on 2017 January 31, received and adopted the attached report reviewing the results of the consultation process regarding a request for an area rezoning from the R5 to the R12S District, and recommending that the subject area not be advanced through the rezoning process.

Respectfully submitted,

Councillor C. Jordan
Chair

Councillor D. Johnston
Vice Chair

Councillor S. Dhaliwal
Member

Copied to:	City Manager Director Planning & Building Director Engineering Director Finance Chief Building Inspector City Solicitor
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Item.....
Meeting.....2017 January 31

COMMITTEE REPORT

TO: CHAIR AND MEMBERS
PLANNING AND DEVELOPMENT
COMMITTEE

DATE: 2017 January 26

FROM: DIRECTOR PLANNING AND BUILDING

FILE: 49500 10
*Reference: R12S 4036 to 4098 Kincaid
Street (south side)*

**SUBJECT: R12S DISTRICT AREA REZONING PUBLIC CONSULTATION
RESULTS – 4036 TO 4098 KINCAID STREET (SOUTH SIDE)**

PURPOSE: To review the results of the consultation process regarding a request for an area rezoning from the R5 to the R12S District and to recommend that the subject area not be advanced through the rezoning process.

RECOMMENDATIONS:

1. **THAT** the Planning and Development Committee recommend that Council not advance the request for the R5 to R12S area rezoning for 4036 to 4098 Kincaid Street (south side).
2. **THAT** a copy of this report be sent to the property owners and residents in the petition and consultation areas.

REPORT

1.0 BACKGROUND

A petition requesting the rezoning of the south side of 4036 to 4098 Kincaid Street from the R5 Residential District to the R12S Residential District was received in the Planning Department. The petition represents an area consisting of ten legal lots containing eight single family dwellings and one strata two family dwelling (two legal lots) (see attached *Sketch #1*). The petition was signed by six (60%) of the ten property owners in the proposed rezoning area.

On the recommendation of the Planning and Development Committee, Council at its regular meeting of 2016 July 11 authorized staff to initiate a consultation process to determine the level of support for the proposed area rezoning. This report reviews the results of the consultation process and recommends that the area rezoning not be advanced.

To: Planning and Development Committee
 From: Director Planning and Building
 Re: R12S District Area Rezoning Public Consultation Results
 2017 January 26.....Page 2

2.0 CONSULTATION PROCESS

The approved consultation process for the subject area rezoning involved the distribution of a brochure and questionnaire to the property owners and residents of the ten properties in the proposed rezoning area and to 65 owners and residents in the consultation area. In addition, a community open house was held on 2016 November 17 at Cascade Heights Elementary School and was attended by approximately five residents.

2.1 Responses in the Rezoning Area

There were eight responses to the questionnaire from the property owners of the ten properties in the rezoning area, which is an 80% response rate. The table below contains the questionnaire results for owners in the rezoning area.

Questionnaire Results – Owners in the Rezoning Area

	Support	Oppose	Undecided	Did Not Respond
Resident Owner	2	2	1	2
Absentee Owner	3	0	0	0
Total	5	2	1	2

This return shows that five of the owners favour the proposed area rezoning while two are opposed and one is undecided. The five positive responses represent 50% of the total number of properties in the subject area.

There were no responses from tenants in the rezoning area.

2.2 Responses in the Consultation Area

There were three questionnaires returned from the 65 residents and property owners in the broader consultation area. Two respondents supported the proposed rezoning and one respondent, who indicated they would also like to have their property rezoned, did not express either support or opposition to the proposed rezoning.

3.0 DISCUSSION

The key factor in recommending whether an area rezoning should proceed through the rezoning process is evidence of majority opinion in support of the rezoning within the proposed rezoning area. The adopted guidelines for area rezonings state that a proposal should meet the following criteria, in terms of responses to the questionnaire, in order to be forwarded to Public Hearing:

1. Where the response rate is 100%, at least 50% of the property owners have indicated that they support an area rezoning; or,
2. Where the response rate is less than 100%, at least 50% of the properties have responded and at least 70% of those who responded support the area rezoning.

To: Planning and Development Committee
 From: Director Planning and Building
 Re: R12S District Area Rezoning Public Consultation Results
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The response rate for the subject area rezoning does not meet the first criteria because less than 100% of the properties within the rezoning area responded. However the response rate does meet the second criteria as 80% (eight) of the property owners in the rezoning area responded. Of these respondents, five supported the area rezoning proposal which represents 62.5% of the respondents. This result does not meet the 70% support requirement. There were two property owners opposed, representing 25% of the respondents, and one property owner undecided, representing 12.5% of the respondents. Two property owners did not respond.

As such, the proposal does not meet the Council adopted guidelines for area rezoning as there is not adequate support among the owners within the rezoning area. Therefore it is recommended that this proposal not be advanced through the rezoning process.

4.0 CONCLUSION

The results of the public consultation process for the south side of 4036 to 4098 Kincaid Street have been reviewed and are included in this report. Of the ten property owners in the rezoning area, five indicated support, two objected, and one was undecided. As such, the proposal has failed to reach the required percentage of support under the City's adopted guidelines for the Area Rezoning program.

Therefore, it is recommended that the Planning and Development Committee advance this report to Council recommending that the proposed R12S area rezoning process not be advanced, and that a copy of this report be sent to the property owners and residents for their information.


 Lou Pelletier, Director
 PLANNING AND BUILDING

LS:spf
Attachment

cc: City Manager
 Director Finance
 Director Engineering
 Chief Building Inspector
 City Solicitor
 City Clerk



PLANNING & BUILDING DEPARTMENT



DATE:
JUN 13 2016

SCALE:
1:5,919

DRAWN BY:
AY

SOUTH SIDE OF 4000 BLOCK KINCAID STREET R12S



Rezoning Area



Consultation Area

Sketch #1



Meeting 2017 February 06

COUNCIL REPORT

PLANNING AND DEVELOPMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

SUBJECT: PROPOSED ZONING BYLAW TEXT AMENDMENTS – 2017 JANUARY

RECOMMENDATION:

1. THAT Council be requested to authorize the preparation of a bylaw amending the Burnaby Zoning Bylaw, as outlined in Section 2.0 of this report, for advancement to a Public Hearing at a future date.

REPORT

The Planning and Development Committee, at its meeting held on 2017 January 31, received and adopted the attached report proposing a number of text amendments to the Burnaby Zoning Bylaw.

Respectfully submitted,

Councillor C. Jordan
Chair

Councillor D. Johnston
Vice Chair

Councillor S. Dhaliwal
Member

Copied to: City Manager Director Planning & Building Director Public Safety & Community Services Director Engineering Chief Building Inspector Chief Licence Inspector City Solicitor



Meeting 2017 January 31

COMMITTEE REPORT

TO: CHAIR AND MEMBERS
PLANNING AND DEVELOPMENT
COMMITTEE

DATE: 2017 January 26

FROM: DIRECTOR PLANNING AND BUILDING

FILE: 42000 20
Reference: Bylaw Text Amendment

SUBJECT: PROPOSED ZONING BYLAW TEXT AMENDMENTS – 2017 JANUARY

PURPOSE: To propose a number of text amendments to the Burnaby Zoning Bylaw.

RECOMMENDATION:

1. **THAT** Council be requested to authorize the preparation of a bylaw amending the Burnaby Zoning Bylaw, as outlined in Section 2.0 of this report, for advancement to a Public Hearing at a future date.

REPORT

1.0 BACKGROUND INFORMATION

As part of the ongoing review of the Burnaby Zoning Bylaw, which usually takes place in the context of development enquiries and discussions regarding the intent of the bylaw and the general need to update the bylaw, text amendments are brought forward from time to time. These text amendment reports are submitted in order to provide clarification and improvements to the wording of the bylaw, and to respond to changes in related legislation and changes in forms of development, land uses, and social trends.

This report presents five Zoning Bylaw text amendments regarding: (1) required parking spaces for liquor licence and similar establishments for the sale and consumption of food or beverages on the premises; (2) mobile retail carts; (3) public assembly and entertainment uses; (4) maximum height of fences/walls located anywhere on a property; and (5) minimum clearance of required off-street parking spaces.

2.0 PROPOSED BYLAW TEXT AMENDMENTS

2.1 Parking Requirements for Liquor Licence and Similar Establishments

Issue

Section 800.4(19) of the Zoning Bylaw requires “liquor licence and similar establishments for the sale and consumption of food or beverage on the premises” to provide one parking space per

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 From: Director Planning and Building
 Re: Burnaby Zoning Bylaw Text Amendments – January 2017
 2017 January 26..... Page 2

five seats, regardless of the number of seats in the facility. This contrasts from the parking requirements for “restaurants or eating establishments”, which have varying parking requirements based on the number of seats. The parking standard in Section 800.4(19) therefore unnecessarily restricts the permitted number of seats in liquor licence and similar establishments with 50 seats or less.

Discussion

On July 20, 2016, Council received a report regarding a lounge endorsement application for Dageraad Brewing, a liquor manufacturer located at #114 and #116 – 3191 Thunderbird Crescent. The purpose of the application was to propose an accessory lounge¹ with a total area of approximately 79.19 m² (852 sq.ft.) and a maximum of 50 seats. The report supported the proposed accessory lounge use and also recommended a text amendment to the parking requirements of the Zoning Bylaw.

“Liquor licence and similar establishments for the sale and consumption of food or beverages on the premises” are similar to “restaurants and eating establishments” with regards to parking needs. However, the Zoning Bylaw defines different parking requirements for these two uses. Section 800.4(19) of the Zoning Bylaw requires liquor licence and similar establishments to provide one parking space per five seats. This differs from the parking requirements for restaurants and eating establishments, which are as follows:

- a) establishments with more than 50 seats: one parking space per five seats;
- b) establishments with 50 seats or less not located in a shopping centre: one parking space per 46 m² (495 sq.ft.) of gross floor area; and,
- c) establishments with 50 seats or less located in a shopping centre: equal number to that required for a retail store occupying equal floor space in a shopping centre.

Based on these requirements, the Zoning Bylaw requires more parking spaces for liquor licence and similar establishments than the same size restaurant or eating establishment with 50 seats or less. In many cases, this parking requirement unnecessarily restricts the permitted number of seats in liquor licence and similar establishments with less than 50 seats. For instance, based on the eight parking spaces available at the subject site for Dageraad Brewing lounge customers, the maximum number of seats permitted is 40. A restaurant occupying the same space would be permitted 50 seats. A text amendment to the parking requirements of the Zoning Bylaw is therefore recommended in order to align the parking requirements of “liquor licence and similar

¹ A liquor licence establishment requires a liquor primary licence or a liquor primary club licence under the *Liquor Control and Licensing Act*. An “accessory lounge” is distinct from a liquor licence establishment in that a lounge endorsement is an accessory use that is permitted as an endorsement to a liquor manufacturer’s licence. The accessory lounge use is considered as a “similar establishment” to the liquor licence establishment in the Zoning Bylaw.

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 Re: Burnaby Zoning Bylaw Text Amendments – January 2017
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establishments for the sale and consumption of food or beverages on the premises” with that of “restaurants and eating establishments”.

It should be noted that the implications of the proposed text amendment on other existing liquor licence and similar establishments in the City would be minimal, as only three existing establishments (two within hotels and one within a bowling alley) have 50 seats or less. The parking requirements for establishments having more than 50 seats would remain the same.

Recommended Bylaw Amendment

1. **THAT** Section 800.4(19) of the Zoning Bylaw be amended to require liquor licence and similar establishments for the sale and consumption of food or beverages on the premises having more than 50 seats, to provide one parking space for each five seats.
2. **THAT** Section 800.4(19a) of the Zoning Bylaw be amended to require liquor licence and similar establishments for the sale and consumption of food or beverages on the premises having 50 seats or less and are not located in a shopping centre, to provide one parking space per 46 m² (495.16 sq.ft.) of gross floor area.
3. **THAT** Section 800.4(19b) of the Zoning Bylaw be amended to require liquor licence and similar establishments for the sale and consumption of food or beverages on the premises that are located in a shopping centre and have 50 seats or less to provide an equal number of parking spaces to that required for a retail store occupying equal floor space in a shopping centre.

2.2 Mobile Retail Carts

Issue

The mobile retail cart² is a permitted use in the C2 Community Commercial, C3 General Commercial, C4 Service Commercial, C8 Urban Village Commercial (Hastings), and M1 Manufacturing Districts. These zoning districts require that all permitted businesses and undertakings be conducted within a completely enclosed building, as a condition of use. This limits the location and operation of mobile retail carts in the subject districts to the indoors..

Discussion

The Zoning Bylaw requires that all permitted businesses and undertakings in most commercial and industrial districts be located within an enclosed building, with the exception of certain outdoor uses.

² A mobile retail cart is defined in the Zoning Bylaw as a cart having maximum ground coverage of 3.72 m² (40 sq.ft.) that is capable of being moved by one person and is intended for use as a temporary location for the retail of goods or services on an appropriately zoned property.

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“Mobile retail carts” were first introduced as a permitted use in Burnaby when the Zoning Bylaw was amended in 1993, to permit their operation in the finished and pedestrian-oriented open spaces in the C3 District. The Bylaw was also amended to exclude mobile retail carts from being enclosed within a building. In 1995, the Zoning Bylaw was further amended to permit “mobile retail carts” as an accessory use to principal retail uses in the C2, C4, C8, M1, M2 and M3 Districts. The Bylaw was not amended at that time to exclude mobile retail carts operating in the C2, C4, C8, M1 and M2 districts from being enclosed within a building.

Considering mobile retail cart businesses often operate outdoors and cater to pedestrians, it is recommended that mobile retail carts be excluded from being enclosed within a building in the subject districts of C2, C4, C8, M1 and M2.

Recommended Bylaw Amendment

1. **THAT** Section 302.2(1) of the Zoning Bylaw (C2 Community Commercial District’s Conditions of Use) be amended to include “mobile retail cart”.
2. **THAT** Section 304.2(1) of the Zoning Bylaw (C4 Service Commercial District’s Conditions of Use) be amended to include “mobile retail cart”.
3. **THAT** Section 308.3(1) of the Zoning Bylaw (C8 Urban Village Commercial (Hastings) District’s Conditions of Use) be amended to include “mobile retail cart”.
4. **THAT** Section 401.2(1) of the Zoning Bylaw (M1 Manufacturing District’s Conditions of Use) be amended to include “mobile retail cart”.
5. **THAT** Section 402.2(1) of the Zoning Bylaw (M2 General Industrial District’s Conditions of Use) be amended to include “mobile retail cart”.

2.3 Public Assembly and Entertainment Uses

Issue

Public assembly and entertainment uses are permitted in the C2 Community Commercial, C3 General Commercial, C4 Service Commercial, and C8 and C9 Urban Village Commercial Districts. Each zoning district schedule lists examples of the type of public assembly and entertainment uses, but no definition is contained in the Bylaw. To address this matter, a definition is proposed.

Discussion

Due to the evolving nature of entertainment and lifestyle needs, many of the examples, such as catering establishments, roller rinks, and etc. that were specified at the time the Zoning Bylaw was first adopted in 1965 are no longer common or relevant. The inclusion of a definition for the

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“public assembly and entertainment uses” in the Zoning Bylaw will support clarity in the Bylaw for accommodation of contemporary assembly/entertainment uses.

In order to better accommodate emerging uses while also addressing the community’s assembly/entertainment needs at the neighbourhood, local, and municipal levels, it is recommended that: (1) “Public Assembly and Entertainment Use” be defined in the Zoning Bylaw; and (2) “Public Assembly and Entertainment Use” be permitted in the C2, C3 and C4 Districts as a general use, with examples of specific uses only being provided in the definition. It is anticipated that this amendment would better accommodate assembly/entertainment uses that meet market demand and needs into the future. It should be noted the public assembly and entertainment uses are currently permitted in the C8 and C9 Districts without providing examples of specific uses.

Recommended Bylaw Amendment

1. **THAT** Section 3 of the Zoning Bylaw be amended to include a definition of “Public Assembly and Entertainment Use”, same or similar to the following definition:

“Public Assembly and Entertainment Use” means the use of a building or an establishment for assembly or entertainment, including bowling alleys, meeting halls, theaters, auditoriums, swimming pools, curling rinks and similar uses, but excludes amusement arcades, billiard halls, discotheques, gaming facilities and gaming houses.

2. **THAT** Section 302.1(7) of the Zoning Bylaw (C2 Community Commercial District’s Permitted Uses) be replaced with the same or similar wording as follows:

Public assembly and entertainment uses, excluding drive-in theatres.

3. **THAT** Section 303.1(13) of the Zoning Bylaw (C3 General Commercial District’s Permitted Uses) be replaced with the same or similar wording as follows:

Public assembly and entertainment uses, excluding drive-in theatres.

4. **THAT** Section 304.1(23) of the Zoning Bylaw (C4 Service Commercial District’s Permitted Uses) be replaced with the same or similar wording as follows:

Public assembly and entertainment uses.

2.4 Maximum Height of Fences/Walls Located Anywhere on the Property

Issue

Sections 6.14(5)(a) of the Zoning Bylaw allows fences or walls not greater than 1.0 m (3.28 ft.) in height to be located anywhere on a property in all zoning districts. Section 6.13(1) further

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 From: Director Planning and Building
 Re: Burnaby Zoning Bylaw Text Amendments – January 2017
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regulates this maximum 1.0 m (3.28 ft.) height within defined vision clearance areas at intersections. This specified height is not consistent with the BC Building Code's (BCBC) minimum height requirement for exterior guards.

Discussion

Section 9.8.8.3(1) of the 2012 BCBC requires that all exterior guards, with some exceptions, be not less than 1.07 m (3.51 ft.) in height. However, sections 6.13(1) and 6.14(5a) of Zoning Bylaw limits fence or wall height to a maximum 1.0 m (3.28 ft.).

The BCBC requires that all municipal bylaws regulating construction of buildings and structures comply with the Code. Accordingly, a variance to the Zoning Bylaw is required on a case by case basis to ensure the BCBC's minimum 1.07 m (3.51 ft.) height requirement is met. Considering the minor difference (0.07 m [0.23 ft.]) between the height limitation of the Zoning Bylaw and the minimum height requirement of the BCBC for the fence, wall, or guard, it is recommended that the height specifications in sections 6.13(1) and 6.14(5)(a) of the Zoning Bylaw be amended to be consistent with the minimum height requirement of the BCBC. The proposed amendment will not impact the Bylaw's objective of ensuring vision clearance at intersections.

Recommended Bylaw Amendment

1. **THAT** Section 6.13(1) of the Zoning Bylaw (Vision Clearance at Intersections) be amended to increase the maximum height of a fence, wall or structure, other than a permitted street canopy in a C2, C3 or C4 District or a permitted principal building, from 1.0 m (3.28 ft.) to 1.07 m (3.51 ft.).
2. **THAT** Section 6.14(5)(a) of the Zoning Bylaw (Fences) be amended to increase the maximum height of fences or walls located anywhere on the lot, in all zoning districts, from 1.0 m (3.28 ft.) to 1.07 m (3.51 ft.).

2.5 Minimum Clearance Required for Off-Street Parking Spaces

Issue

Section 800.7(2) of the Zoning Bylaw requires a minimum clear height of 2.1 m (6.89 ft.) for off-street parking spaces. This provision of the Bylaw is not consistent with the minimum height requirement of the British Columbia Building Code (BCBC) for a storage garage.

Discussion

The 2012 BCBC requires that the clear height in a storage garage shall be not less than 2.0 m (6.56 ft.). However, the Zoning Bylaw specifies a minimum clear height of 2.1 m (6.89 ft.) for off-street parking. The purpose of this bylaw provision is to ensure adequate ceiling height of the parking spaces.

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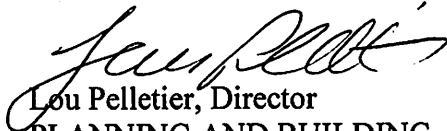
Given the BCBC requires that all municipal bylaws regulating construction of buildings and structures comply with the Code, it is recommended that Section 800.7(2) of the Zoning Bylaw be amended to reflect the minimum clear height requirement of the BCBC for a storage garage. The proposed amendment will not impact the Bylaw's objective of ensuring the adequate ceiling height of the parking spaces.

Recommended Bylaw Amendment

1. **THAT** Section 800.7(2) of the Zoning Bylaw (the minimum dimensions of off-street parking spaces) be amended to reduce the minimum height of the parking spaces from 2.1 m (6.89 ft.) to 2.0 m (6.56 ft.).

3.0 CONCLUSION

The above zoning bylaw text amendments are proposed in order to clarify certain aspects of the bylaw, make amendments in support of existing practices, as well as respond to changes in related legislation. It is recommended that Council approve the above proposed text amendments, as outlined in Section 2.0, of this report for advancement to a Public Hearing at a future date.


 Lou Pelletier, Director
 PLANNING AND BUILDING

PS:spf

cc: City Manager
 Director Engineering
 Director Public Safety and Community Services
 Chief Building Inspector
 Chief Licence Inspector
 City Solicitor
 City Clerk

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SOCIAL PLANNING COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

SUBJECT: LOCAL GOVERNMENT AWARENESS WEEK 2017

RECOMMENDATION:

1. THAT Council approve the City's involvement in Local Government Awareness Week 2017, as outlined in Section 2.2 of this report.

REPORT

The Social Planning Committee, at its meeting held on 2017 February 01, received and adopted the attached report proposing activities for Burnaby's participation in Local Government Awareness Week 2017.

Respectfully submitted,

Councillor N. Volkow
Chair

Councillor A. Kang
Vice Chair

Councillor J. Wang
Member

<p>Copy: City Manager Deputy City Manager Director Planning and Building Director Engineering Director Finance Director Parks, Recreation and Cultural Services Director Public Safety and Community Services OIC - RCMP Chief Librarian</p>



2017 February 01

COMMITTEE REPORT

TO: CHAIR AND MEMBERS
SOCIAL PLANNING COMMITTEE

DATE: 2017 January 19

FROM: DIRECTOR PLANNING AND BUILDING

FILE: 2125 20
Reference: UBCM

SUBJECT: LOCAL GOVERNMENT AWARENESS WEEK 2017

PURPOSE: To propose activities for Burnaby's participation in Local Government Awareness Week 2017.

RECOMMENDATION:

1. **THAT** Council approve the City's involvement in Local Government Awareness Week 2017, as outlined in Section 2.2 of this report.

REPORT

1.0 BACKGROUND

Local Government Awareness Week (LGAW) is an annual Union of BC Municipalities (UBCM) initiative held in May to educate the public about the roles and responsibilities of local government, and to encourage public participation in local government processes.

LGAW was undertaken as a regular program item of the UBCM from 1987 to 2003. In 2010, following an endorsed resolution at the 2009 UBCM Convention, the initiative was reinstated with additional support provided by the UBCM for associated activities. UBCM now delivers LGAW in partnership with CivicInfo BC¹, the Local Government Management Association², the Ministry of Community, Sport and Cultural Development, the Ministry of Education, the BC School Trustees Association and the Public Works Association of BC³. Burnaby has participated since 2011.

Over the past few years, the City of Burnaby has implemented civic engagement and awareness initiatives that are ongoing today: City Hall stays open late on Thursdays in order to better serve

¹ CivicInfo BC is a co-operative information service for those who work, or have an interest in British Columbia's local government sector. The main goal of CivicInfo BC is to facilitate the free and open exchange of local government information, which is done primarily through the web site: www.civicinfo.bc.ca.

² The Local Government Management Association works to promote professional management and leadership excellence in local government in BC: www.lgma.ca.

³ The Public Works Association of BC is a non-profit organization that supports individuals working for municipalities, utility companies and engineering consulting firms by providing opportunities for information sharing, education and professional development: <http://pwabc.cpwa.net/Index.html>.

To: Social Planning Committee
 From: Director Planning and Building
 Re: Local Government Awareness Week 2017
 2017 January 19..... Page 2

the public and staff and the mayor's office offer tours to the general public and elementary students to introduce them to City Hall and civic government.

Last year, LGAW took place from 2016 May 15 – 21. The City continued its effort to increase citizen awareness of the many avenues for Burnaby residents to get involved in their local government and community. The City issued an official proclamation recognizing 2016 May 15 – 21 as LGAW, encouraged exploration of the new Heritage website through an online scavenger hunt and hosted a joint Open House with the RCMP. Information on the Heritage Scavenger Hunt was included in the Spring edition of InfoBurnaby. Between 2016 April 1 and June 30, 73 per cent of visitors to the Heritage website were new, which indicates a strong level of engagement. The Burnaby City Hall and RCMP Open House happened on 2016 September 17. This well attended event provided an opportunity for residents to have fun while learning about City services and for City Council, the RCMP and City staff to enjoy a day engaging with citizens.

The purpose of this report is to propose activities for Burnaby's participation in Local Government Awareness Week 2017. The UBCM is encouraging municipalities to develop their own theme.

2.0 PROPOSED LOCAL GOVERNMENT AWARENESS WEEK 2017 IN BURNABY

The dates for LGAW in 2017 have not yet been announced. Typically, LGAW takes place the third week of May. The *Burnaby Social Sustainability Strategy* supports the City's continued participation in Local Government Awareness Week. Two of the seven strategic priorities identified in the Strategy were 'Getting Involved' and 'Learning for Life'. Through the Strategy's development process, it became evident that Burnaby residents place great value on the many existing opportunities in Burnaby to be involved, aware and engaged in civic matters and to have access to opportunities for informal learning.

In support of the Social Sustainability Strategy, Local Government Awareness Week provides an appropriate opportunity for the City to highlight its history, roles and functions and to encourage and educate its citizens about how to become involved civically, socially and culturally.

With Council's approval, this would be the seventh annual observance of LGAW in Burnaby.

2.1 Proposed Theme

The proposed theme for Local Government Awareness Week 2017 is '*Celebrating and Connecting Burnaby*'. This theme would promote local government awareness and opportunities to be engaged in civic life through the City's public celebratory events and online resources. As 2017 marks Burnaby's 125th birthday, LGAW and its activities can be co-ordinated to highlight the 125th birthday activities.

To: Social Planning Committee
 From: Director Planning and Building
 Re: Local Government Awareness Week 2017
 2017 January 19..... Page 3

2.2 Suggested Activities for Local Government Awareness Week 2017

Based on the 'Celebrating and Connecting Burnaby' theme, the following activities are proposed to recognize LGAW in 2017:

- City Proclamation: issue an official City proclamation recognizing Local Government Awareness Week in Burnaby.
- Drawing contest: develop and implement a themed drawing contest for school aged children, related to larger City initiatives such as either asking children to draw what they love about Burnaby or how they are going to celebrate Burnaby's 125th/Canada's 150th Birthdays. In keeping with the 'Celebrating and Connecting Burnaby' theme, winning drawings will be featured in social media, the City's website and in InfoBurnaby. To further engage children in local government, the winners will be invited to attend a Council meeting where their art work will be officially recognized by the Mayor. In the future, staff could also choose to use these drawings to promote other civic initiatives.
- Civic Awareness videos: explore the creation of short information videos to promote civic awareness and engagement. The aim of the videos would be to reach new (younger) residents and foster stronger online connections. This larger initiative would be explored in 2017 with potential delivery in 2018.
- Refresh of the 'Be Involved' portal: develop a new, more dynamic interface and update information in the 'Be Involved' portal of the City's website. The new portal would then be promoted through an InfoBurnaby article, on social media, and through the City Hall Tours program.
- Public Wi-Fi Network and Open Data Portal: inform the public about the locations of the City's public Wi-Fi network and about the City of Burnaby's online open data resources in an issue of InfoBurnaby. The Wi-Fi network will also be mapped and featured on the City's website.
- 125th/150th Birthday Celebration Promotional Support: celebrating civic and federal birthdays will help create stronger connections amongst residents. Celebratory related initiatives will be promoted through InfoBurnaby articles and other social media.

All of the suggested activities would be undertaken with existing staff and budget resources.

3.0 CONCLUSION

As demonstrated through the development of the *Burnaby Social Sustainability Strategy (June 2011)*, Burnaby residents place great value on the opportunity to be civically engaged and active in their community, and pursue life long learning. Local Government Awareness Week (LGAW) is an opportunity for the City to build upon this strong base to develop greater awareness among

To: Social Planning Committee
 From: Director Planning and Building
 Re: Local Government Awareness Week 2017
 2017 January 19..... Page 4

the public of the roles and responsibilities of local government and improve access to this information.

The proposed 2017 theme of '*Celebrating and Connecting Burnaby*' would focus on engaging children through a drawing contest, exploring the creation of civic awareness and engagement videos, updating the Be Involved portal, promoting the City's Public Wi-Fi network and Open Data Portal and supporting celebratory initiatives through articles in InfoBurnaby and social media.

As such, this report recommends that Council approve the City's involvement in Local Government Awareness Week 2017 through six proposed activities, as outlined in Section 2.2 of this report.


 Lou Pelletier, Director
 PLANNING AND BUILDING

KL/sa

Copied to: City Manager
 Deputy City Manager
 Director Engineering
 Director Finance
 Director Parks, Recreation and Cultural Services
 Director Public Safety and Community Services
 OIC – RCMP
 Chief Librarian
 Chief Information Officer
 City Clerk

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SOCIAL PLANNING COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

SUBJECT: BURNABY ACCESS ADVISORY COMMITTEE 2017 WORKPLAN

RECOMMENDATION:

1. THAT Council approve the proposed Burnaby Access Advisory Committee 2017 workplan, as outlined in Section 3.0 of this report.

REPORT

The Social Planning Committee, at its meeting held on 2017 February 01, received and adopted the attached report providing a summary of the Burnaby Access Advisory Committee's activities in 2016 and proposing a workplan for 2017.

Respectfully submitted,

Councillor N. Volkow
Chair

Councillor A. Kang
Vice Chair

Councillor J. Wang
Member

<p>Copy: City Manager Deputy City Manager Director Planning and Building Director Engineering Director Finance Director Parks, Recreation and Cultural Services Chief Librarian Fire Chief</p>



Meeting 2017 February 01

COMMITTEE REPORT

TO: CHAIR AND MEMBERS
SOCIAL PLANNING COMMITTEE

DATE: 2017 January 19

FROM: DIRECTOR PLANNING AND BUILDING

FILE: 1750 20
Reference: BAAC

SUBJECT: BURNABY ACCESS ADVISORY COMMITTEE 2017 WORKPLAN

PURPOSE: To provide a summary of the Burnaby Access Advisory Committee's activities in 2016 and to propose a workplan for 2017.

RECOMMENDATION:

1. **THAT** the Committee request Council to approve the proposed Burnaby Access Advisory Committee 2017 workplan, as outlined in Section 3.0 of this report.

REPORT

1.0 BACKGROUND

The Burnaby Access Advisory Committee (BAAC) was established in 1988 to provide advice and direction to the Planning and Building Department on access and inclusion issues. The Committee is comprised of Burnaby residents, as well as staff from a number of City Departments and the Fraser Health Authority. Some citizen members of BAAC are also members of organizations representing persons with disabilities, but they do not formally represent these organizations on BAAC. Planning staff coordinate the Committee's bi-monthly meetings and facilitate the work program.

Since its establishment, the Committee has pursued several initiatives directed toward the improvement of private and public services and facilities to better accommodate persons with disabilities. Examples include:

- recommendations for amendments to Burnaby's Zoning Bylaw to specify requirements for designated parking spaces, as well as public awareness activities about the regulations;
- provision of recommendations to the Engineering Department regarding the installation of curb cuts and accessible bus stops at various street intersections; and
- participation in or sponsorship of annual 'Access Awareness Day' and 'United Nations Day of Persons with Disabilities' community events.

To: Social Planning Committee
 From: Director Planning and Building
 Re: Burnaby Access Advisory Committee 2016 Workplan
 2015 January 19..... Page 2

Each year, BAAC develops a workplan which is submitted to the Social Planning Committee and Council for approval. This report describes the Committee's 2016 activities and outlines proposed activities for BAAC's 2017 workplan.

2.0 OVERVIEW OF 2016 ACTIVITIES

2.1 Access Improvements in City Facilities

In 2016, funds were included in the Planning and Building Department's Operating Budget to finance access and inclusion improvements in City facilities. BAAC, in consultation with City staff, annually establishes a list of priority access improvements to be supported with the available funds. The following items were completed under a \$50,000 allocation provided in 2016:

Bonsor Recreation Complex

- Purchase of an aquatics wheelchair to enable access to the pool deck, change rooms and showers.

Eileen Dailly Leisure Pool

- Installation of a lift to enable easy transfer from a wheelchair to the hot tub.

Burnaby Lake Rowing Pavilion

- Installation of automatic doors to the main entrance of the building to improve access.

Burnaby City Hall

- Installation of automatic doors to cafeteria entrance to improve access.

Kensington Arena

- Installation of automatic doors to the main entrance of the building to improve access.

McGill Library

- Installation of automatic doors on family washroom to improve access.

2.2 Awareness Events

In early June 2016, BAAC celebrated Access Awareness Day by holding a Human Library event. For this initiative, two BAAC members volunteered to be "human books" for grades 6 and 7 students from Edmonds Community School. The BAAC members shared personal stories with the students about living with a disability.

To mark the 2016 United Nations Day of Persons with Disabilities, which falls on December 3 each year, BAAC planned to host a guest speaker and film night at Tommy Douglas Library. The film selected was "Darius Goes West", which features a wheelchair-bound, young man living with Duchenne Muscular Dystrophy who travels the country to test wheelchair-accessibility.

To: Social Planning Committee
 From: Director Planning and Building
 Re: Burnaby Access Advisory Committee 2016 Workplan
 2015 January 19..... Page 3

This event was scheduled for December 7, 2016 however due to winter conditions (snow and ice) it has been rescheduled for February 6, 2017.

2.3 Other Activities

In 2016, the Burnaby Access Advisory Committee continued to monitor needs for curb cuts, audible pedestrian traffic signals, sidewalk improvements, street furniture and other access improvements to City facilities. Issues and areas of concern were advanced to staff for consideration in determining priority improvements for 2017 and future years.

3.0 PROPOSED 2017 WORKPLAN

Staff, in consultation with BAAC, propose the following accessibility and inclusion-related initiatives for the Committee's 2017 workplan:

1. Assist staff in the identification of priority accessibility and inclusion improvements in City facilities for 2017/2018 under the capital program;
2. Support community events and initiatives for Access Awareness Day in June 2017;
3. Support community events and initiatives for the United Nations International Day of Disability in December 2017;
4. Support the implementation, as appropriate, of accessibility and inclusion-related actions contained in the Social Sustainability Strategy;
5. Revise the Burnaby Access Guidebook to reflect updates at community facilities;
6. Support staff with the development of a training opportunity for City staff to build awareness of accessibility and inclusion for persons with disabilities;
7. Monitor accessible transportation services including public transit and taxi service, and identify any need for better transit routing and accessible bus stops;
8. Liaise with relevant external organizations (including the Voices of Burnaby Seniors) that work on accessibility-related issues in Burnaby;
9. Provide accessibility-related comments on major plans and new civic developments early in the process, with appropriate follow-up;
10. Identify the need for curb cuts, audible pedestrian traffic signals, sidewalk improvements, and access improvements to City facilities; and
11. Connect with other municipal accessibility advisory bodies to share information and lessons learned.

To: Social Planning Committee
 From: Director Planning and Building
 Re: Burnaby Access Advisory Committee 2016 Workplan
 2015 January 19..... Page 4

Acknowledging the availability of Committee resources and staff time, it should be noted that workplan items six to eleven are anticipated to occur on an 'as needed' basis. The Committee's priorities will be focused on workplan items one to five. It is expected that all of the suggested activities can be undertaken with existing staff resources and within the existing departmental budget.

From time to time, other issues of interest to BAAC may arise. Staff will advise the Social Planning Committee of any significant additions to the proposed 2017 workplan for BAAC.

4.0 CONCLUSION

Since its establishment 29 years ago, BAAC has played an important role providing valuable advice and recommendations to the City regarding accessibility and inclusion issues. Implementation of items identified in the workplan for 2017 will enable BAAC to continue to assist the City to enhance access to facilities and inclusion in services for all Burnaby residents.

As such, it is recommended that the Committee request Council to approve the proposed Burnaby Access Advisory Committee 2017 workplan, as outlined in Section 3.0 of this report.


 Lou Pelletier, Director
 PLANNING AND BUILDING

KL:sa

Copied to: City Manager
 Deputy City Manager
 Director Engineering
 Director Finance
 Director Parks, Recreation and Cultural Services
 Chief Librarian
 Fire Chief
 OIC, RCMP
 City Clerk

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MANAGER'S REPORT February 06, 2017

Unless otherwise noted, the departmental recommendations contained in this Manager's Report are approved and recommended by the City Manager to the Mayor and Council

HIS WORSHIP THE MAYOR AND MEMBERS OF COUNCIL;

The following report is submitted for your consideration:

Item

01 2017 UPLAND CONSENT AGREEMENT RENEWALS

PURPOSE: To obtain Council approval for the assignment and/or extension of terms of four existing upland consent agreements.

02 CONTRACT AWARD SUPPLY AND DELIVERY OF GARBAGE AND YARD WASTE CONTAINERS

PURPOSE: To obtain Council approval to award a contract for the supply and delivery of garbage and yard waste containers.

03 CONTRACT INCREASE REPAIR AND MAINTENANCE OF STREET LIGHTS AND TRAFFIC SIGNALS

PURPOSE: To obtain Council approval for a contract increase of \$700,000 including GST to Crown Contracting Limited for the repair and maintenance of streetlights and traffic signals.

Item

**04 REZONING REFERENCE #17-02
 5676 LAUREL STREET AND UNOPENED PORTIONS OF
 FULWELL STREET AND LAUREL STREET ROAD RIGHTS-OF-WAY**

PURPOSE: To seek Council authorization to forward this application to a
Public Hearing on 2017 February 28.

Yours respectfully,

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

Lambert Chu
City Manager



Item
Meeting 2017 Feb 06

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2017 February 01

FROM: DIRECTOR FINANCE **FILE:** 9100-50

SUBJECT: 2017 UPLAND CONSENT AGREEMENT RENEWALS

PURPOSE: To obtain Council approval for the assignment and/or extension of terms of four existing upland consent agreements.

RECOMMENDATIONS:

1. **THAT** Council approve the assignment and extension of terms of the existing upland consent agreements; and
2. **THAT** the City Solicitor be authorized to prepare new Upland Consent Agreements as outlined in this report.

REPORT

On 2015 January 01, the Ministry of Forests, Lands and Natural Resource Operations (FLNR), took over responsibility for administration of Crown land in the Lower Fraser River estuary from Port Metro Vancouver (PMV). Existing water lot tenure agreements with PMV were set to expire on 2017 January 01, and the Ministry has since been making efforts to ensure that Water Lot tenure holders have valid upland consent agreements in place with each applicable municipality, as the Province seeks to enter into longer-term replacement agreements with each tenure holder.

The City of Burnaby currently has eight Upland Consent agreements with Water Lot tenure holders.

1. MAYBERRY FARMS (Existing Contract # 10000209)

Mayberry Farms Ltd operates a large cranberry farm on 165 acres of land they purchased from Burnaby Business Park Ltd. Since 1998 they have drawn water from the Fraser River for irrigation and harvesting. They have a pump facility located at the foot of Tillicum Street. The water flows from the pump into a main which is primarily located on private lands on the east side of Tillicum. The intake and outlet screens and pipes are located within a waterlot at the foot of Tillicum. A portion of the irrigation line is located within the Tillicum Street road allowance with the pump itself being located on the adjacent City lands immediately east of Tillicum. These lands comprise part of the Burnaby Fraser Foreshore Park System. (See Schedule A for location)

To: City Manager
 From: Director Finance
 Re: 2017 UPLAND CONSENT RENEWALS
 2017 February 06 Page 2

Permission for this upland consent was initially approved for a five year period from 1998 October 15 to 2003 October 14. A further five year term was approved in 2003. In 2008 Mayberry Farms asked for a new 10 year approval stating that their land would not be a viably producing cranberry farm without its current water supply.

While Mayberry Farms' agreement with the City actually runs through until 2018 November 21 they have approached the City to secure an additional ten years to that term. Planning has indicated that it has no objection to the term, so long as the farm use continues. Mayberry Farms prepaid \$200 + GST for their existing agreement. The new rate for the ten years from 2018 November 21 through 2028 November 20 shall be \$400 + GST for the term.

2. INTERNATIONAL FOREST PRODUCTS LTD. ASSIGNMENT TO PACIFIC CUSTOM LOG SORTING (Existing contract # 10000211)

International Forest Products Ltd. has held a waterlot agreement and an Upland Consent with the City since at least 1997. The agreement has been regularly renewed with the last approved term running from 2013 October 01 through until 2017 October 16. Although Interfor still has about 10 months remaining on its current agreement it is looking for an additional five year term, since it is in the process of reassigning their Water Lot Licence #913492 to Pacific Custom Log Sorting (1950 Brigantine Drive, Coquitlam, B.C., V3K 7B5). The Upland Consent area is shown on Schedule "B".

It is proposed to extend the agreement for another five year term which would run from 2017 October 17 through 2022 October 16 at the rates shown in the following table rates:

		Year	Rate (\$)
International Forest Products Ltd. to be assigned to Pacific Custom Log Sorting	Lot 6317	2017 October 17 to 2018 October 16	2,300.00
		2018 October 17 to 2019 October 16	2,369.00
		2019 October 17 to 2020 October 16	2,440.07
		2020 October 17 to 2021 October 16	2,513.27
		2021 October 17 to 2022 October 16	2,588.67

The rates are subject to GST.

3. WESTERN FOREST PRODUCTS INC. (Existing contract # 10000206, and # 10000212)

Western Forest Products (and its predecessors MacMillan Bloedel; Weyerhaeuser Company Limited; Cascadia Forest Products) have held three waterlot agreements and two associated upland consents with the City of Burnaby since at least 1991. (See Schedule "C" for the Upland Consents.) This company has assigned two of its waterlot agreements to another company, specifically Harken Towing Co. Ltd. (P.O. Box 7, 1990 Argue Street, Port Coquitlam, BC V3C

To: City Manager
 From: Director Finance
 Re: 2017 UPLAND CONSENT RENEWALS
 2017 February 06.....Page 3

3V5). The third waterlot agreement is in the process of being assigned to Hodder Tugboat Co. Ltd. (16031 River Road, Richmond, BC V6V 1X5).

Given that PMV's responsibility has passed to the MFLNR, the Ministry wants its waterlot holders to show that the upland consent agreements are in place. Western Forest Products had another year (to 2017 December 31) remaining on its existing upland agreements with the City; However, its assignee Harken Towing Co. Ltd. has offered to pay the City one flat fee for the two upland consents as the waterlots are physically adjoining. They are offering \$2,500/year plus GST which is a substantial increase over the previous arrangement. The information is summarized in the table below:

			Term	Annual Rent (\$)
Western Forest Products	Assigned to Harken Towing	Wheaton Street End; Former Waterlot Lease NO. 8021 now #2411434 (WSMIA)	2017 January 01 - December 31	2,500
Western Forest Products	Assigned to Harken Towing	Formerly Waterlot Lease 8004, Now #2411441 (Harken Big Bend)	2017 January 01 - December 31	2,500
			2017 January 01 - December 31	2,500
			2017 January 01 - December 31	2,500
			2017 January 01 - December 31	2,500
			2017 January 01 - December 31	2,500

All rates are subject to GST.

Western Forest Products' third waterlot is being transferred to Hodder Tugboat Co. Ltd. The following table summarizes the proposed term for their upland consent:

			Term	Annual Rent (\$)
Western Forest Products	Assigned to Hodder Tugboat Co. Ltd.	Formerly Waterlot 8005-8016; Now #2411433	2017 January 01- December 31	1,600
			2018 January 01- December 31	1,600
			2019 January 01- December 31	1,600
			2020 January 01- December 31	1,600
			2021 January 01- December 31	1,600

All rates are subject to GST.

The water lot leases are of varying dimensions in the river, therefore the adjoining upland dimensions are also of varying lengths. The rates are reflective of the length of the respective Upland Consent. The Mayberry Farms rate is very low because it reflects a very small water lot. The Upland Consents do not allow the log booms to be secured to or connect to the land at either high or low tide. The Consents are subject to termination by the City of Burnaby upon issuance of a minimum 30 day notice to the Consent Holders.

To: City Manager
 From: Director Finance
 Re: 2017 UPLAND CONSENT RENEWALS
 2017 February 06 Page 4

The Consent holders are required to erect and maintain signs forbidding the public to trespass on the water lot. The Consent holders are required to indemnify the City of Burnaby for any circumstance resulting from any act or omission by them, related to the relationship.

4. Other Upland Consent Agreements

The City has four remaining Upland Consent agreements with Island Timberlands and Properties for which renewal discussions have yet to take place. The City has reached out to the company to establish if they wish to enter into new agreements prior to expiration this year:

- Contract # 10000208 - 2012/10/14 – 2017/10/14
- Contract # 10000210 - 2012/10/14 – 2017/10/14
- Contract # 10000214 - 2012/10/14 – 2017/10/14
- Contract # 10000215 - 2012/10/14 – 2017/10/14

RECOMMENDATION

It is recommended that Council approve the assignment and extension of terms of the existing upland consents as outlined in this report and that the City Solicitor be authorized to prepare the new Upland Consent Agreements as outlined in this report.



for Denise Jorgenson
 DIRECTOR FINANCE

DJ:RR/mm

Copied to: Director Planning and Building
 City Solicitor

Attachments: 1 – Schedule “A”
 2 – Schedule “B”
 3 – Schedule “C”

To: City Manager
 From: Director Finance
 Re: 2017 UPLAND CONSENT RENEWALS
 2017 February 06.....Page 5

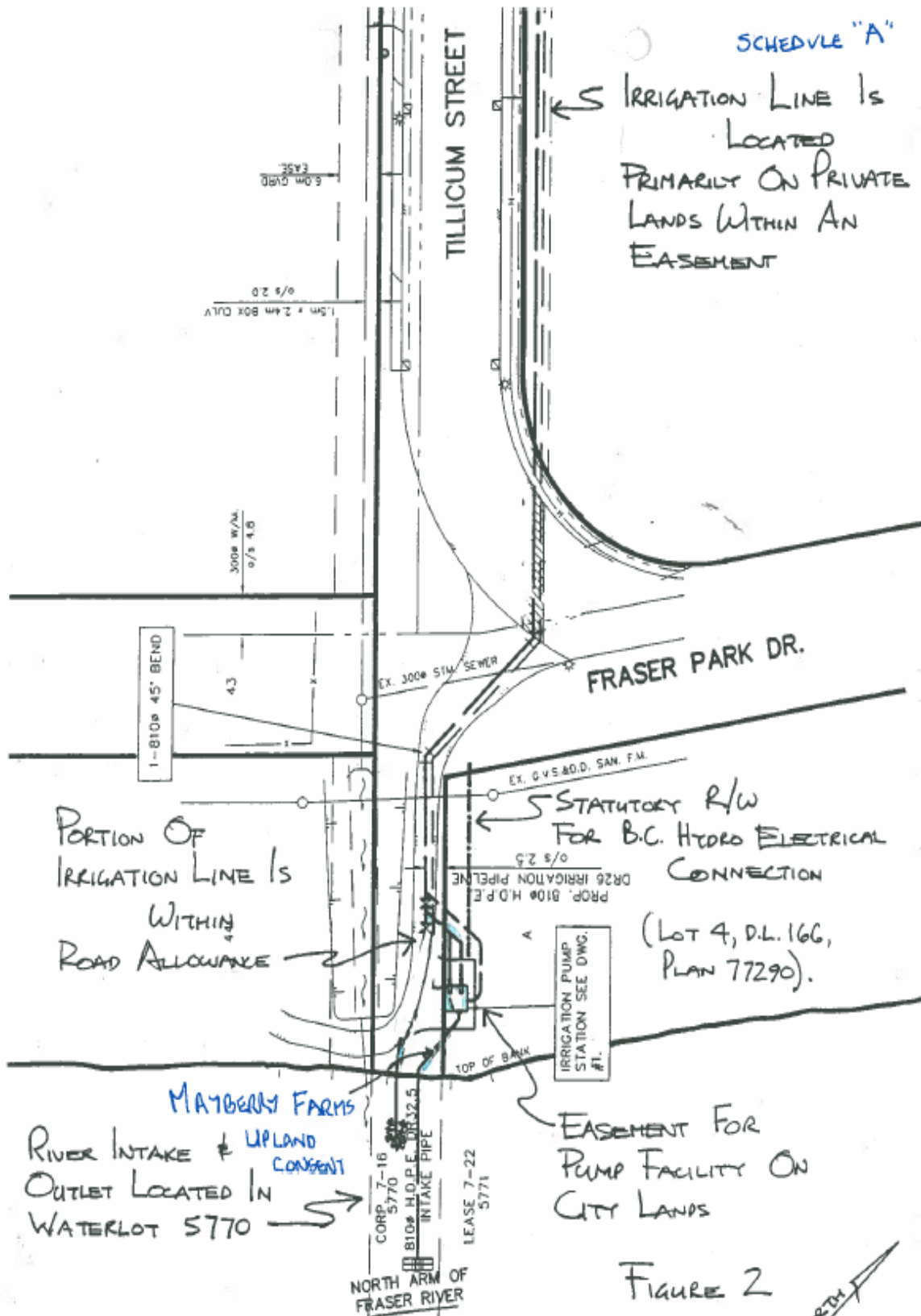
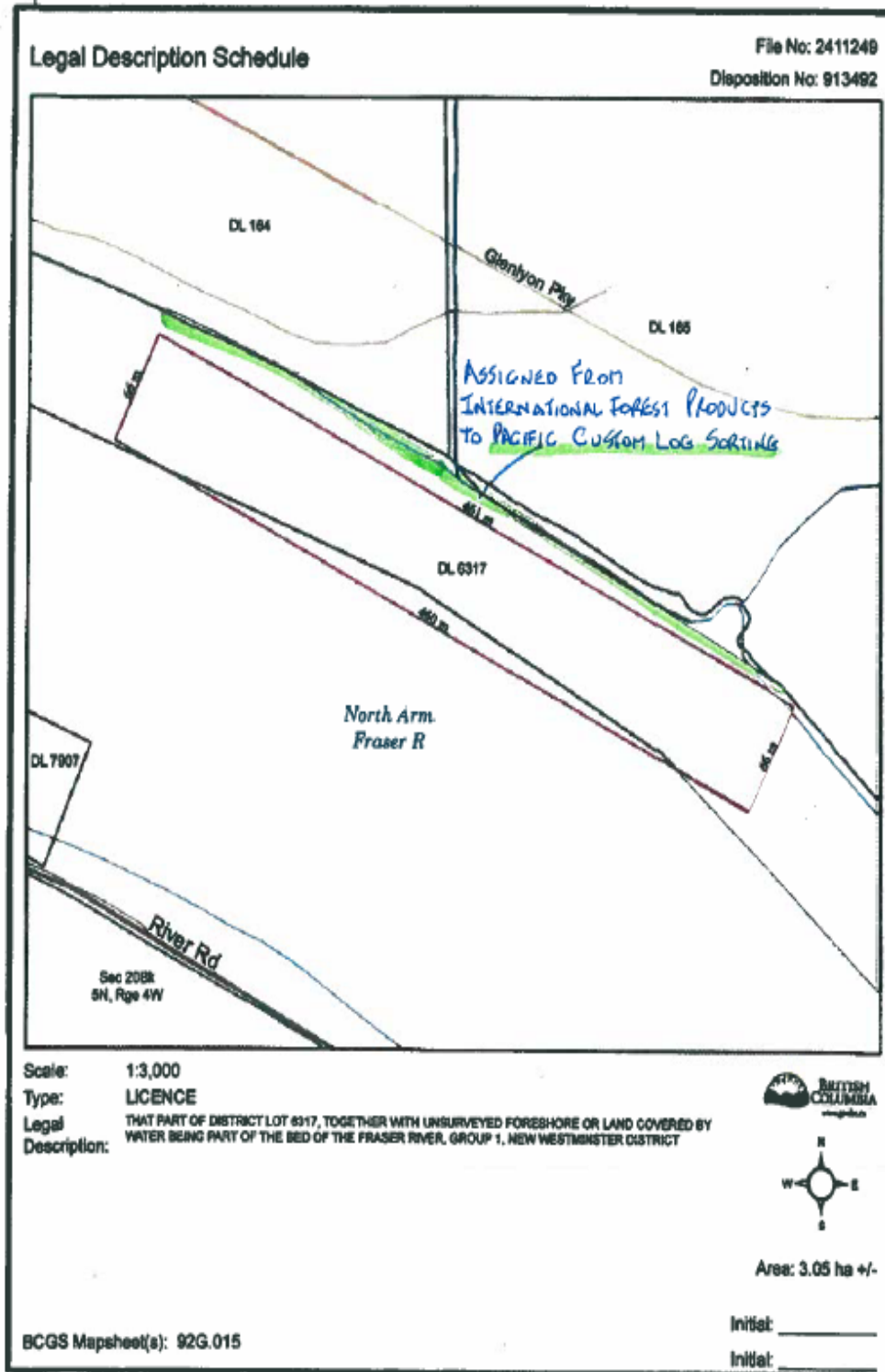


FIGURE 2
 98 JULY 06

To: City Manager
 From: Director Finance
 Re: 2017 UPLAND CONSENT RENEWALS
 2017 February 06.....

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SCHEDULE "B"





Item
Meeting 2017 Feb 06

COUNCIL REPORT

TO: CITY MANAGER

DATE: 2017 February 01

FROM: DIRECTOR FINANCE

FILE: 5820-20
183-10/16

**SUBJECT: CONTRACT AWARD
SUPPLY AND DELIVERY OF GARBAGE AND YARD WASTE CONTAINERS**

PURPOSE: To obtain Council approval to award a contract for the supply and delivery of garbage and yard waste containers.

RECOMMENDATION:

1. **THAT** Council approve a contract award to Toter, LLC for a value not to exceed \$1,620,000 including taxes in the amount of \$173,572. Final payment will be based on actual quantity of goods delivered and services provided.

REPORT

Three proposals for this contract were received by the closing time on 2016 November 30. This contract includes the supply and delivery of up to 18,000 new garbage and yard waste containers. The estimated value of this contract is \$1,620,000 including taxes of \$173,572. The totter containers will be used by the City to facilitate the curbside collection and Toter Exchange Program for residents.

The recommended bidder, Toter, LLC, has provided similar services in the past with a proven track record for material quality, performance and reliability to the satisfaction of the City. The Director Engineering concurs with the above recommendation.

This project is provided for under the following WBS: ENY.0016 (\$1,450,000). Award of this contract is subject to final adoption by Council of Bylaw No. 13711 which appears elsewhere on this agenda.

for 
Denise Jorgenson
DIRECTOR FINANCE

GC:SC/tis

Copied to: Director Engineering



Item
Meeting..... 2017 Feb 06

COUNCIL REPORT

TO: CITY MANAGER**DATE:** 2017 January 31**FROM:** DIRECTOR FINANCE**FILE:** 5820-20*Reference:* 19-01/16

**SUBJECT: CONTRACT INCREASE
REPAIR AND MAINTENANCE OF STREET LIGHTS AND TRAFFIC SIGNALS**

PURPOSE: To obtain Council approval for a contract increase of \$700,000 including GST to Crown Contracting Limited for the repair and maintenance of streetlights and traffic signals.

RECOMMENDATION:

1. **THAT** Council approve a contract increase to Crown Contracting Limited in the amount of \$700,000 for the total contract value of \$900,000 including GST in the amount of \$42,857 as outlined in this report. Final payment will be based on actual quantity of goods and services provided.

REPORT

On 2016 April 14 one submission for a Request for Proposal was received for work that involved the repair and maintenance of City street lights and traffic signals. No contract award was made as result of this Request for Proposal.

On 2016 July 11, after direct negotiation with Crown Contracting Limited, a contract was awarded for the repair and maintenance of street lights and traffic signals in the amount of \$200,000 including GST for the period 2016 July 11 to 2017 December 31.

The recommended company, Crown Contracting Limited has completed work under this contract to the satisfaction of the City. Review by City's Engineering staff indicates the contractor has the equipment and personnel to perform additional maintenance and repair work required by the City during 2017. A contract increase of \$700,000 to a total contract value of \$900,000 including GST in the amount of \$42,857 is required to address the additional requirements for 2017. The Director Engineering concurs with this recommendation.

Funding for this contract work is included in various Engineering department operating budgets within the 2016 – 2020 Annual Financial Plan.

for

Denise Jorgenson
DIRECTOR FINANCE

GC:SL/tis

Copied to: Director Engineering



Item
Meeting2017 February 06

COUNCIL REPORT

TO: CITY MANAGER 2017 February 01

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #17-02
5676 Laurel Street and unopened portions of Fulwell Street and Laurel Street road rights-of-way

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2017 February 28.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2017 February 06, and to a Public Hearing on 2017 February 28 at 7:00 pm.
2. **THAT** the following be established a prerequisite to the completion of the rezoning:
 - a. The approval of the Ministry of Transportation to the rezoning application.
3. **THAT** staff be authorized to complete the necessary subdivision/consolidation of City lands, and that the introduction of a Highway Closure Bylaw be authorized according to the terms outlined in Section 4.3 of this report, contingent upon the granting by Council of Second Reading of the subject Rezoning Bylaw.

REPORT

1.0 GENERAL INFORMATION

- 1.1 Applicant:** City of Burnaby
4949 Canada Way
Burnaby, B. C. V5G 1M2
- 1.2 Subject:** Application for the rezoning of:
Lot 30, Except Part in Plan BCP25873, DL 76, Group 1, Plan NWD
Plan 39661; and portions of unopened Fulwell Street and Laurel Street road rights-of-way.
- From:** R5 Residential District
- To:** M2 General Industrial District

To: City Manager
 From: Director Planning and Building
 Re: Rezoning #17-02
 2017 February 01 Page 2

1.3 Address: 5676 Laurel Street

1.4 Location: The subject site is located on Laurel Street, east of Douglas Road and the portions of unopened Fulwell Street and Laurel Street road rights-of-way (Sketch #1 *attached*).

1.5 Rezoning Purpose: The purpose of the proposed rezoning bylaw amendment is to bring the subject properties and unopened road rights-of-way into conformance with their intended use for the City's public works yard.

2.0 NEIGHBOURHOOD CHARACTERISTICS

2.1 The subject City-owned property and unopened portions of the Fulwell Street and Laurel Street rights-of-way, form part of the planned Laurel Street public works yard. The works yard is bounded by the Trans Canada Highway to the east; R5 District single and two-family dwellings and R9 single-family dwellings to the north across Laurel Street and to the west across a lane with Douglas Road beyond; and R5 and R12 District single- and two-family dwellings to the south across a lane.

3.0 BACKGROUND INFORMATION

3.1 The overall Laurel Street public works yard, including the subject City-owned property and unopened road rights-of-way is approximately 10.3 acres in area. The subject yard currently serves as the main yard for the City and has been in operation for over 50 years.

3.2 From time to time, City-owned properties are rezoned as an administrative land designation procedure to bring them into conformance with their planned and current use.


3.3 The development of City facilities is pursued by the Financial Management Committee in accordance with an overall capital budgeting program. Consolidation of City-owned property with the works yard site and road closure area will follow under subdivision and road closure administrative processes.

4.0 GENERAL INFORMATION

4.1 In 2003 November, Council adopted a report recommending that a multi-phased Burnaby Works Yard Development Plan be undertaken for the redevelopment of the works yard sites. In 2005 November, the City engaged Omicron Consulting Group to undertake the master plan for the Laurel Street works yard site. In 2010 December, Council received and endorsed the Redevelopment Master Plan concept prepared by Omicron Consulting Group for the Laurel Street Works Yard site as a basis for advancement of the preliminary design of the facility. On 2014 October 06, Council also authorized advancement of detailed design work for the site.

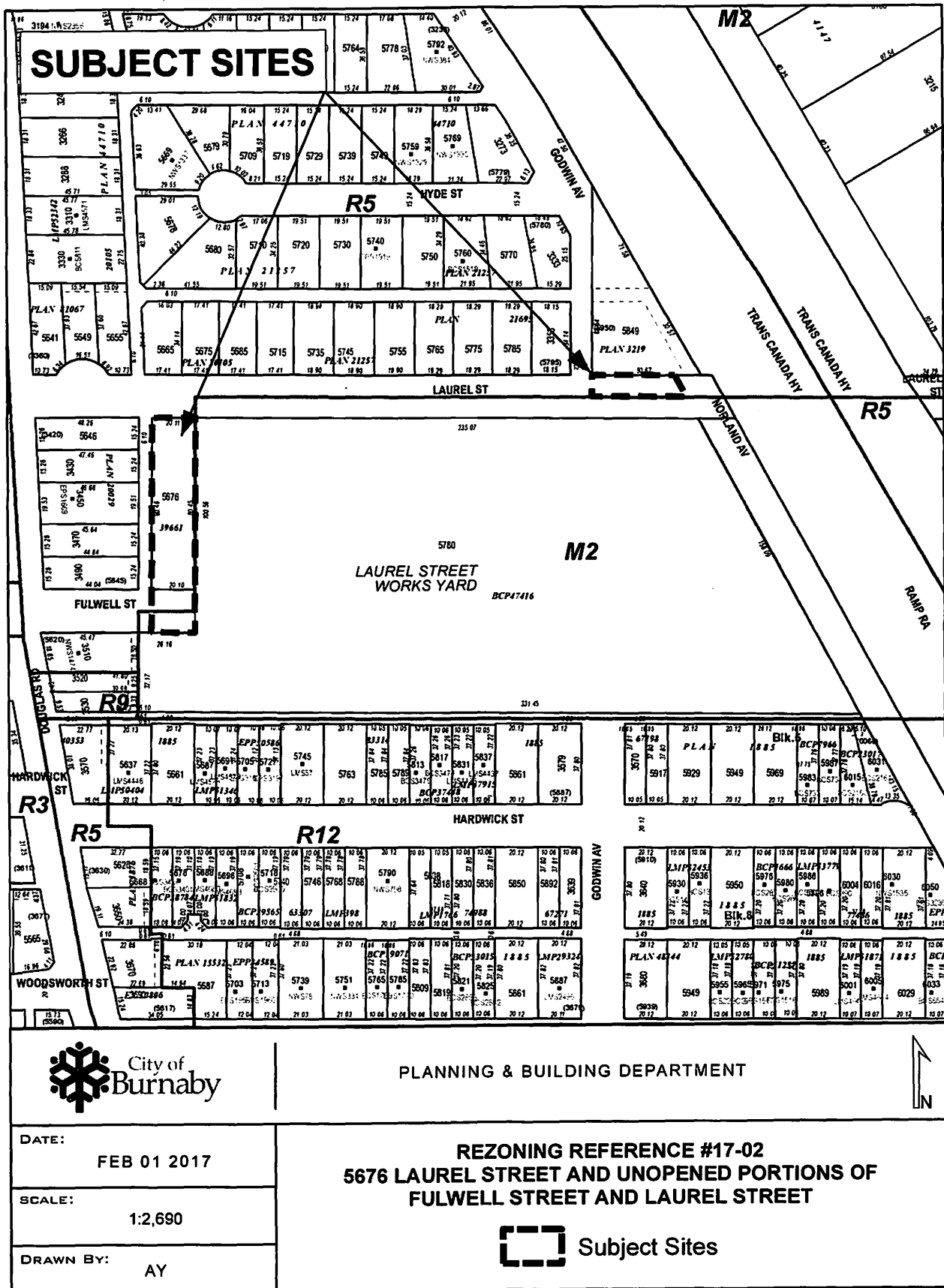
To: City Manager
 From: Director Planning and Building
 Re: Rezoning #17-02
 2017 February 01 Page 3

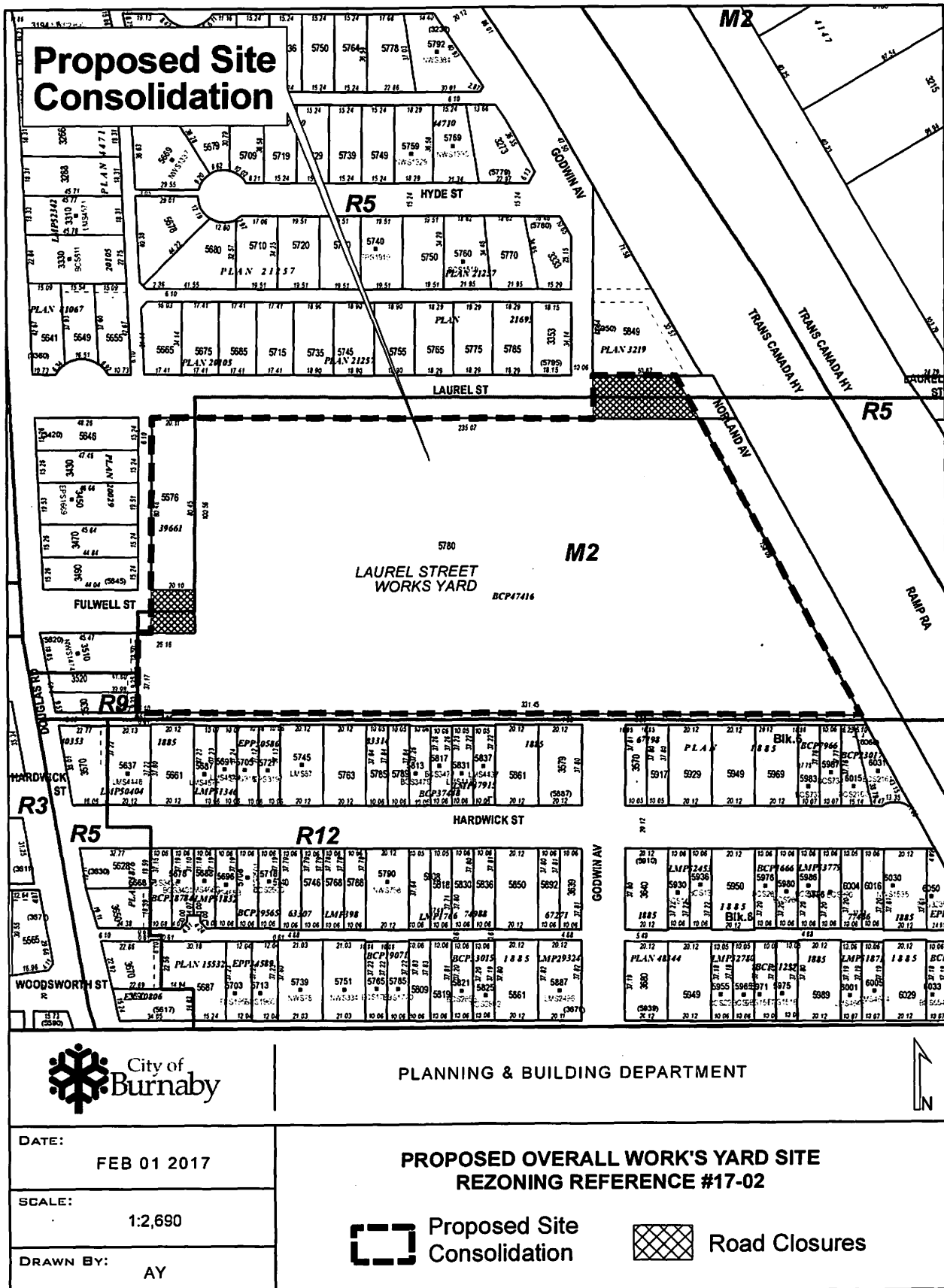
- 4.2 The properties under this rezoning application include the City-owned property at 5676 Laurel Street, which is vacant, and the adjacent unopened portions of Fulwell Street and Laurel Street road rights-of-way, both of which serve as part of the subject works yard (see *attached* Sketch #1).
- 4.3 The overall works yard site is approximately 10.3 acres and includes the existing works yard site, and the property under this rezoning (see *attached* Sketch #2). The adjacent portions of unopened road rights-of-way within the works yard site to be closed for inclusion in the consolidation include a portion of Fulwell Street east of Douglas Road and a portion of Laurel Street at Godwin Avenue. A Highway Closure Bylaw will be required to enable the overall site to be consolidated, and will be pursued in connection with a future subdivision application.
- 4.4 The Engineering Department will be requested to prepare and provide the requisite road closure and subdivision consolidation plans in the future for completion of the administration process for consolidation of the lands for the works yard.
- 4.5 Bylaw funds for the related minor document preparation and registration fees for the requisite road closure and subdivision consolidation are in place under the approved City works yard redevelopment project.
- 4.6 Any necessary servicing requirements will be pursued in conjunction with the future specific development proposal for the works yard and the subdivision/consolidation process.
- 4.7 Granting by Council of Final Adoption to this rezoning will bring the properties into conformance with their planned and approved operational use for the City's public works yard.


 Lou Pelletier, Director
 PLANNING AND BUILDING

SMN:tn
Attachments

cc: Director Engineering
 City Solicitor
 City Clerk







Building Department

2017 January 31

City of Burnaby Planning Dept.

SUBJECT: LETTER OF INTENT - 5676 LAUREL STREET, BURNABY

I, Tim Van Driel, of the City of Burnaby Building Department, wish to rezone

- the property at 5676 Laurel Street, and;
- the unopened northern portion of Laurel Street at Godwin Ave, and;
- a portion of unopened Fulwell Street east of Douglas Rd. immediately adjacent to the existing works yard site;

from R5 Single-Family Residential to M2 Light Industrial in order to bring the sites into conformance with their long-term intended use as a public works yard.

Regards,

A blue ink signature of Tim Van Driel.

Tim Van Driel, P. Eng.
Assistant Project Manager

Phone: 604-570-3673

Email: Tim.VanDriel@burnaby.ca



INTER-OFFICE COMMUNICATION

TO: CITY CLERK 2017 February 01

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #14-44**
AMENDMENT BYLAW NO. 14/16 ; BYLAW #13596
High Rise Strata Apartment, High Rise Rental Apartment and Low Rise Church
Third Reading

ADDRESS: 6050 Sussex Avenue, 4769 Hazel Street and 4758 Grange Street

LEGAL: Schedule A (*attached*)

FROM: P1 Neighbourhood Institutional District and RM5 Multiple-Family Residential District

TO: CD Comprehensive Development District (based on RM5s Multiple Family Residential District, P1 Neighbourhood Institutional District, and Metrotown Town Centre Development Plan Guidelines, and in accordance with the development plan entitled "Proposed Multi-Family Residential/Church Development" prepared by Chris Dikeakos Architect Inc.)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2016 May 09;
- b) Public Hearing held on 2016 May 31; and,
- c) Second Reading given on 2016 July 25.

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.

City Clerk
 Rezoning Reference #14-44
 Third Reading
 2017 February 01 Page 2

- *The applicant has submitted engineering design drawings for review and has agreed in a letter dated 2017 January 17 to deposit the necessary funds including 4% inspection fees and complete the servicing agreement prior to Final Adoption.*
- 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 2017 January 17.*
- 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 agreed to this prerequisite in a letter dated 2017 January 17.*
- e. The utilization of an amenity bonus in accordance with Section 3.4 of this report.
 - *The applicant has agreed to this prerequisite in a letter dated 2017 January 17, and will deposit the necessary funds prior to Final Adoption.*
- f. The consolidation and re-subdivision of the net project site into two legal parcels.
 - *The requisite subdivision plan of consolidation has been submitted and will be deposited in the Land Title Office prior to Final Adoption.*
- g. The granting of any necessary covenants, easements or statutory rights-of-way, including but not necessary limited to:
 - Section 219 Covenant restricting enclosure of balconies;
 - Section 219 Covenant indicating that project surface driveway access will not be restricted by gates;
 - Section 219 Covenant guaranteeing the provision and maintenance of public art;
 - Section 219 Covenant ensuring that 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 a single, integrated development;

City Clerk
 Rezoning Reference #14-44
 Third Reading
 2017 February 01 Page 3

- Section 219 Covenant ensuring that proposed rental housing is held in common ownership;
 - 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;
 - Section 219 Covenant ensuring compliance with the approved acoustic study;
 - Section 219 Covenant ensuring the provision and ongoing maintenance of EV cars and EV plug-in stations;
 - Section 219 Covenant restricting the use of guest rooms;
 - Statutory Right-of-way for public pedestrian/cycling access along Sussex Avenue, Grange Street and McMurray Avenue; and,
 - Easement providing reciprocal access to parking facilities.
- *The applicant has agreed to this prerequisite in a letter dated 2017 January 17, and the requisite covenants, easements or statutory rights-of-way will be deposited in the Land Title Office prior to Final Adoption.*
- h. The review of a detailed Sediment Control System by the Director Engineering.
- *The applicant has agreed to this prerequisite in a letter dated 2017 January 17. A detailed Sediment Control System plan has been submitted to the Engineering Department – Environmental Services for approval prior to Final Adoption.*
- i. 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 2017 January 17. A suitable on-site stormwater management system has been submitted for the 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.*
- j. The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering.
- *The applicant has agreed to this prerequisite in a letter dated 2017 January 17. A detailed Solid Waste and Recycling Plan has been submitted to the Engineering Department – Environmental Services for approval prior to Final Adoption.*

City Clerk
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Third Reading
2017 February 01 Page 4

- k. The design and provision of units adaptable to persons with disabilities (the provision of special 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 2017 January 17, and the necessary provisions are indicated on the development plans.*
- l. 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 2017 January 17 committing to implement the recycling provisions.*
- m. Compliance with the guidelines for underground parking for residential visitors and commercial patrons.
- *The applicant has agreed to this prerequisite in a letter dated 2017 January 17 and the necessary provisions have been indicated on the development plans.*
- n. The review of on-site residential loading facilities by the Director Engineering.
- *The applicant has agreed to this prerequisite in a letter dated 2017 January 17. An on-site residential loading plan has been submitted to the Engineering Department – Traffic Division for approval prior to Final Adoption.*
- o. The submission of an acoustic study to ensure 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 study will be achieved prior to Final Adoption.*
- p. The undergrounding of existing overhead wiring abutting the site.
- *The applicant has agreed to this prerequisite in a letter dated 2017 January 17, and will deposit the necessary funds prior to Final Adoption.*
- q. The submission of a heritage assessment.
- *The applicant has agreed to this prerequisite in a letter dated 2017 January 17 and a heritage assessment has been submitted for review.*

City Clerk
 Rezoning Reference #14-44
 Third Reading
 2017 February 01 Page 5

- r. The deposit of the applicable Parkland Acquisition Charge.
 - *The applicant has agreed in a letter dated 2017 January 17 to make the necessary deposits prior to Final Adoption.*
- s. The deposit of the applicable Metrotown Public Open Space Charge.
 - *The applicant has agreed in a letter dated 2017 January 17 to make the necessary deposits prior to Final Adoption.*
- t. The deposit of the applicable GVS & DD Sewerage Charge.
 - *The applicant has agreed in a letter dated 2017 January 17 to make the necessary deposits prior to Final Adoption.*
- u. The deposit of the applicable School Site Acquisition Charge.
 - *The applicant has agreed in a letter dated 2017 January 17 to make the necessary deposits prior to Final Adoption.*
- 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.
 - *The applicant has provided a letter of undertaking dated 2017 January 17 and the area plan notification signs are in place.*

As the prerequisite conditions to this rezoning are now substantially complete, could you please arrange to return this amendment bylaw to Council for Consideration and Third Reading on 2017 February 06, 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

JBS/spf
Attachment

cc: City Manager

SCHEDULE A
REZONING 14-44

ADDRESS	LEGAL DESCRIPTION	PID
4758 Grange Street	Lot 1, DL 32, Group 1, NWD Plan LMP8	017-228-603
4769 Hazel Street	Lot 130, DL 32, Group 1, NWD Plan 36641	007-349-149
6050 Sussex Avenue	Lot A, DL 153, Group 1, NWD Plan 3641	010-968-008
Portion of McKercher Avenue Right-of-Way	N/A	N/A

P:\REZONING\Applications\2014\14-44 Sussex and Hazel\Schedule A 14-44.docx

BURNABY ZONING BYLAW 1965,
AMENDMENT BYLAW NO. 14, 2016 – BYLAW NO. 13596

Rez. #14-44

6050 Sussex Avenue, 4769 Hazel Street and 4758 Grange Street

From: P1 Neighbourhood Institutional District and RM5 Multiple-Family Residential District

To: CD Comprehensive Development District (based on RM5s Multiple Family Residential District, P1 Neighbourhood Institutional District, and Metrotown Town Centre Development Plan Guidelines, and in accordance with the development plan entitled "Proposed Multi-Family Residential/Church Development" prepared by Chris Dikeakos Architect Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of two high-rise apartment towers (one 31 storey rental apartment building and one 41 storey strata apartment building), with a church fronting Sussex Avenue.

The Advisory Planning Commission advised it supports the rezoning application.

Twenty-five letters were received in opposition to the proposed zoning bylaw amendment:

Vladimir Kajdan, 2150-4825 Hazel Street, Burnaby
Jean Bowman, 1104-6070 McMurray Avenue, Burnaby
Eric Swanson, 6055 Nelson Avenue, Burnaby
Kitty Chui, 1007-6070 McMurray Avenue, Burnaby
Paul Lazar, 1-6070 McMurray Street, Burnaby
David and Enwei Poon, 1601-4788 Hazel Street, Burnaby
Agnes Ng, 2106-6055 Nelson Avenue, Burnaby
He Tian, 1502-4689 Hazel Street, Burnaby
Tim & Tracy Walsh, 1101-6055 Nelson Avenue, Burnaby
Jenny S. Mok, 1702-4689 Hazel Street, Burnaby
Eileen Hall, 1901-6070 McMurray Avenue, Burnaby
Jean-Claude Dompierre, 1003-4788 Hazel Street, Burnaby
Sanda and Milenko Aleksic, 703-6055 Nelson Avenue, Burnaby
Teri Hitchen, 1601-6070 McMurray Avenue, Burnaby
Melanie Ho, 6070 McMurray Avenue, Burnaby
Glenice English, 1404-6070 McMurray Avenue, Burnaby
Bernice Hirakida, 1340-4825 Hazel Street, Burnaby
Freda Jenkins, 1205-6070 McMurray Avenue, Burnaby
Chung Ming Cheng, 702-4788 Hazel Street, Burnaby
Ethan Liu, 2408-4808 Hazel Street, Burnaby
Nancy Chu, 905-6055 Nelson Avenue, Burnaby
Yuen Wah Ho, 520-4825 Hazel Street, Burnaby
Christina Leung, 604-5899 Wilson Avenue, Burnaby
Ada Mok, 402-4657 Hazel Street, Burnaby
Yuan Yun (Gloria) Gao and Xiu Fang Dong, 802-4788 Hazel Street, Burnaby

Nine letters were received in support of the proposed zoning bylaw amendment:

Jason Kelders, 1703-4390 Grange Street, Burnaby

Fran & Judy Jin, 5910 McKee Street, Burnaby

GuanQun Fang, 102-5788 Sidley Street, Burnaby

Sophia Zhang, 113-5889 Irmin Street, Burnaby

Kevin Aquilario, 4952 Dominion Street, Burnaby

Qui-Hang Wu, 5842 Portland Street, Burnaby

Michael Ferreira, Urban Analytics, 210-2323 Quebec Street, Vancouver

David Hutniak, LandlordBC, 203-1847 West Broadway, Vancouver

Xiao Ling Zhu, 405-4657 Hazel Street, Burnaby

Three petitions were submitted in opposition to the proposed zoning bylaw amendment:

Owners/Residents of Strata Plan NW 2489, 6070 McMurray Avenue (Tower 1), 6055 Nelson Avenue (Tower 2), Burnaby (187 signatories)

Owners of the Spectrum Building, 4788 Hazel Street, Burnaby (40 signatories)

Al Iman Education – Muslim Education and Welfare Foundation of Canada, 101-6125 Sussex Avenue, Burnaby (175 signatories)

The following speakers appeared before Council and spoke to the proposed zoning bylaw amendment:

Freda Jenkins, 1205-6770 McMurray Avenue, Burnaby, spoke in opposition to the proposed zoning bylaw amendment. Ms. Jenkins stated concerns with: traffic on McMurray, dust, noise (children, emergency services, garbage services, and traffic), construction pollution and decreased standard of living as a result of increased neighbourhood density and ongoing development.

Councillor Kang arrived at the Public Hearing at 7:08 p.m.

Councillor Wang arrived at the Public Hearing at 7:10 p.m.

Teri Hitchen, 1601-6070 McMurray Avenue, Burnaby, spoke in opposition to the proposed zoning bylaw amendment. Ms. Hitchen stated concerns regarding: the height of the building and the impact on the skyline, the imposition of the building on existing towers and homes in the area, increased vehicle traffic and the impact on emergency service response times, stress on existing medical services, pedestrian and traffic safety, parking, temporary loss of the food bank services and access to existing underground parking facilities. Ms. Hitchen commented on the condition of the existing buildings and questioned the need to replace them.

Councillor Dhaliwal left the Public Hearing at 7:53 p.m.

Councillor Dhaliwal returned to the Public Hearing at 7:57 p.m.

Hilda Hamilton, 1608-6070 McMurray Avenue, Burnaby, spoke in opposition to the proposed zoning bylaw amendment. Ms. Hamilton stated her concerns regarding: increased traffic, traffic-light management, traffic congestion and safety, inadequate underground parking, illegal guest parking, access to existing parking facilities, impact on emergency service response times, construction dust and noise, increase pollution, decreased quality of life and the likelihood that investment properties will sit vacant.

Alex Fung, 808-6070 McMurray Avenue, Burnaby, spoke in opposition to the proposed zoning bylaw amendment. Mr. Fung expressed concerns with increased traffic, noise, pollution and subsequent damage to the environment, and the negative impact of development on the community.

Paul Lazar, 404-6770 McMurray Avenue, Burnaby, spoke in opposition to the proposed zoning bylaw amendment. Mr. Lazar stated concerns with increased noise, construction dust, pollution and increased traffic as a result of population growth.

David Soon, 2203-6055 Nelson Avenue, Burnaby, spoke in opposition to the proposed zoning bylaw amendment. Mr. Soon stated his concerns regarding the loss of Fraser River and Central Park views, increase air and water pollution, diminished property values and the accessibility of existing green spaces and services.

Ireana Dejanov, 1503-6055 Nelson Avenue, Burnaby, spoke in opposition to the proposed zoning bylaw amendment. Ms. Dejanov stated concerns regarding: unclear information provided in the public notice (specially the subject zone schematic), increased traffic congestion, air pollution, noise, crime, demand on local community services, loss of sunlight, height of the proposed buildings and the loss of views (circulated a photo to Council of the view from her apartment and explained the impact of the development on her existing view). Ms. Dejanov recommended the City consider lower high-rise buildings as they would have less of a negative impact on the surrounding community than the towers proposed.

Dimitrije Dejanov, 1503-6055 Nelson Avenue, Burnaby, spoke in opposition to the proposed zoning bylaw amendment. Mr. Dejanov expressed concerns including: increased stress on existing educational infrastructure, shade over school playgrounds, increased demand on community centre programs and healthcare infrastructure.

Jelica Poldrugovac, 303-6070 McMurray Avenue, Burnaby, spoke in opposition to the proposed zoning bylaw amendment. Ms. Poldrugovac shared concerns with the loss of views and sunshine.

Reverend Graham Brown Miller, West Burnaby United Church, 6050 Sussex Avenue, Burnaby, spoke in support of the proposed zoning bylaw amendment. Reverend Miller believes that the redevelopment of the church space is necessary to foster the growth of the congregation and will increase access and availability of much needed program space. The speaker confirmed that the proposed parking allocation is in compliance with City regulations and that congregants will be encouraged to take public transit to church services. Reverend Miller spoke to the rental units and highlighted the inclusive and accessible design of the building and apartments. Reverend Miller also confirmed that the existing food bank services would continue throughout the development process as the South Slope United Church will assume the interim operation of the service.

Stanley Lam, 907-6070 McMurray Avenue, Burnaby, spoke in opposition to the proposed zoning bylaw amendment. Mr. Lam expressed concerns about the lack of visitor parking, lack of unit-allocated parking and suggested that the City consider installing street parking meters in the area. Mr. Lam also shared concerns regarding: traffic congestion, impact on emergency service response times and the ability of existing emergency service levels to support an increase in service demand resulting from densification.

May Fong Cheng, 1004-6070 McMurray Avenue, Burnaby, spoke in opposition to the proposed zoning bylaw amendment. Ms. Cheng asserted that the proposed new buildings on the west of the development site will impact her privacy and that the increase in population would result in higher pollution levels.

Jamal Siddiqui, Metrotown Islamic Organization, 2440 Wilson Avenue, Port Coquitlam, spoke in opposition to the proposed zoning bylaw amendment. Mr. Siddiqui shared concerns regarding the protection and loss of heritage and community assets. The speaker spoke about the space limitations of the current Metrotown Islamic Organization and their interest in purchasing the existing church. Mr. Siddiqui sought clarification as to why the City owned road was being offered to the applicant and not to the open market for purchase.

Nasir Dafus, President of the Greater Vancouver Islamic Association, 101- 6125 Sussex Avenue, Burnaby, spoke in opposition to the zoning bylaw amendment. Mr. Dafus highlighted the lack of space in the community to accommodate existing services and questioned why the United Church did not market the property for sale more broadly as other existing community groups may have been interested in purchasing the property.

Councillor Kang left the Public Hearing at 8:18 p.m.

Councillor Kang returned to the Public Hearing at 8:20 p.m.

Roger Whitehouse, 2000-6521 Bonsor Avenue, Burnaby, spoke in opposition to the proposed zoning bylaw amendment. Mr. Whitehouse stated concerns with the lack of parking available for residents wanting to attend the Public Hearing due to traffic conflicts with a Deer Lake concert event, and requested that Council adjourn the meeting to another date and time. The speaker also shared concerns regarding the short public notice of the rezoning application and the confusing image provided in the notification. Mr. Whitehouse asked if there were any burials on the existing property and if the United Church would remain the owners of the land parcel. The speaker laments the potential loss of sunshine and mountain views for existing owners in the area.

Peter Schalle, 506-605 Nelson Avenue, Burnaby, spoke in opposition to the proposed rezoning application. Mr. Schalle suggested that community infrastructure be built in advance of new buildings instead of after.

Burt Ray Hass, 2310-4825 Hazel Street, Burnaby, spoke in opposition to the proposed rezoning application. Mr. Hass suggested that the City locate high-rises along Kingsway instead of the proposed site. Mr. Hass stated concerns with the impact of the increased population on arterial traffic routes, overall increased traffic and rat racing, and highlighted concerns about a potential increase in vehicle/pedestrian (including children) conflicts resulting in serious injury or death.

Terry Harrison, 301-1075 Burnaby Street, Vancouver, spoke in support of the proposed rezoning application. Ms. Harrison stated that the development of the new church space will ensure the continuation of community-provided services into the future. Ms. Harrison assured Council that a traffic impact study had been conducted and that traffic concerns and issues have been considered and provided for. Ms. Harrison acknowledged the importance of preserving history, but that the priority of the church is to grow the congregation and ensure continued service to the community – which the new Church space will facilitate.

Jay Olson, Interim Minister at South Burnaby United Church, 1404-3083 Kent Avenue, Vancouver, spoke in support of the proposed rezoning application. Ms. Kent stated that the two Burnaby United Church congregations would be combining and would continue to promote belonging and service provision in the community. Ms. Olson assured Council that service is at the forefront of the design and purpose of the building, and that those community groups currently seeking program space will have increased options in the new building. The intent of the new building is to promote belonging, safety and encourage interaction amongst all members of the community.

Douglas Jay, Association of Owners of Evergreen, VW3353, 830-4825 Hazel Street, Burnaby, spoke in support of the proposed rezoning application with reservations. Mr. Jay shared concerns regarding: negative impacts of development on the community, illegal dumping, increased car accidents in the area, poor traffic sight lines, traffic congestion, lack of parking, crime, pressure on existing educational infrastructure, negative impact on property values, loss of views, increased noise from construction/children/renters and overall liability of the area. The speaker recommended that the City: correct sight line triangles, eliminate parking close to intersection corners, install pedestrian controlled intersection lights and consider traffic calming measures. Mr. Jay was not supportive of another rental building in the area as he believes rental units would attract tenants that may be disrespectful to the neighbourhood. Lastly, Mr. Jay encouraged the City to increase the notification period given to residents affected by rezoning bylaw amendments.

Vladimir Lazie, 1020-4825 Hazel Street, Burnaby, spoke in opposition to the proposed rezoning application. Mr. Lazie stated concerns with the ability of existing road, transit, city and educational infrastructure to accommodate an increase in the local population. The loss of views and the increased height of the proposed buildings are also concerns as it does not align with the skyline aesthetics of surrounding buildings. Mr. Lazie also commented on the increasing competition for community centre programs and questioned how recreation services plans will meet future demand.

Beverly Huggins, 1750-4825 Haze Street, Burnaby, spoke in opposition to the proposed rezoning application. Ms. Huggins stated concerns regarding: the rapid speed of development and the amount of development in the neighbourhood, traffic from construction, healthcare infrastructure capacity, crime, decreased emergency service response times and the close proximity of the proposed buildings to each other and those surrounding the development site. Ms. Huggins requested that the City consider architectural design for lower buildings instead of high-rises.

Jason Calders, 4390 Grange Street, Burnaby, spoke in support of the proposed rezoning application. Mr. Calders favours increasing transportation options in the area and is excited about the addition of a new rental building as it will increase available rental stock in the area. The speaker expressed support that the rental building will be managed by a professional rental company rather than owner rentals - as management companies tend to do more to upkeep the rental units and common spaces. The speaker pointed out that owner-rental units leave renters vulnerable as they are often sold during market peaks causing housing insecurity for renters. Mr. Calders would like the City to consider adding more rental units to the area.

Richard Chong, 302-4788 Hazel Street, Burnaby, spoke in opposition to the proposed rezoning application. The speaker is supportive of the development of rental buildings, but opposes the proposed location. Mr. Chong stated his concerns regarding: distance between the proposed buildings, loss of existing views and the potential (through continued development) the loss of any views remaining. The speaker requested that the City conduct a traffic assessment prior to any development approval and consider means of slowing traffic in the area to decrease the conflicts between vehicles and pedestrians. Mr. Chong does not agree with the amount of buildings proposed to be located on the development site as noise from existing rental units is already disruptive to his daily life.

John Mo, 1730-4825 Hazel Street, Burnaby, spoke in opposition to the proposed zoning bylaw amendment. Mr. Mo stated concerns regarding the proposed height of the building relative to the height allowed by the current zoning. The speaker requested that more information be included in the public notification, specifically how the City will address increased infrastructure services requirements. Mr. Mo supports the Church, but not its redevelopment as proposed. The speaker does not believe the proposed development is in compliance with the Comprehensive Development Plan. Mr. Mo requested that the City improve surrounding traffic lights and consider mechanisms to improve access to underground parking sites. Mr. Mo supports the development of high-rises at major intersections but not on arterial streets.

MOVED BY COUNCILLOR JORDAN
SECONDED BY COUNCILLOR VOLKOW

THAT Public Hearing for Rez. #14-44, Bylaw #13596 be adjourned and reconvene on another day, the date and time to be determined.

-LOST

(Councillors Dhaliwal, Johnston, Kang and Wang opposed)

Jenny Ho, 801-4788 Hazel Street, Burnaby, spoke in opposition to the proposed zoning bylaw amendment. Ms. Ho stated concerns with the loss of views and privacy impacts for the surrounding buildings.

Mohamed Aboud, 102-4758 Granger Street, Burnaby, spoke in opposition to the proposed zoning bylaw amendment. Mr. Aboud does not see a reason to replace the existing buildings as they have been recently updated and the landscaping is mature and in good condition. Mr. Aboud stated that there were other community groups interested in purchasing the existing church to accommodate the increased demand for prayer space.

At this point in the proceedings, Councillor Dhaliwal rose on a Point of Order to inquire as to the relevancy of the comments related to the rezoning application. Councillor Calendino, Chair, indicated that the comments were not in order and requested that the speaker limit comments to the rezoning application.

Mr. Aboud would like to see the City strive for a balance of socioeconomic diversity and facilitate the integration of projects amongst community groups.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR KANG

THAT this Public Hearing for Rez. #14-44, Bylaw #13596 be terminated.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR JORDAN
SECONDED BY COUNCILLOR JOHNSTON

THAT staff report back to Council on the issues raised by the delegations at the Public Hearing held on 2016 May 31 prior to 2nd reading of the bylaw amendment by Council; and

THAT a copy of the report be sent to the applicant and those who spoke at, or submitted correspondence, to the Public Hearing for Rezoning Reference #14-44.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR JORDAN



INTER-OFFICE COMMUNICATION

TO: CITY CLERK **DATE:** 2017 February 01

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE # 15-12**
BYLAW 13570, AMENDMENT BYLAW NO. 03/16
Multi-Tenant Light Industrial Development
Final Adoption

ADDRESS: 8288 North Fraser Way (Formerly Portion of 8398 North Fraser Way)

LEGAL: Lot 2, DL 155C, Group 1, NWD Plan EPP53033

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

TO: Amended CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District and Burnaby Business Park Concept Plan as guidelines and in accordance with the development plan entitled "Crescent Business Centre East Building" prepared by Chip Barrett Architect)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2016 February 01;
- b) Public Hearing held on 2016 February 23;
- c) Second Reading given on 2016 March 07; and,
- d) Third Reading given on 2016 November 07.

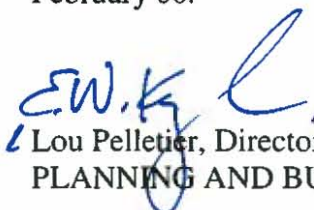
The prerequisite conditions have been completely satisfied as follows:

- 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

- *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 16.*
- d) The review of a detailed Sediment Control System by the Director Engineering.
- *The applicant has submitted the required Sediment Control System plans for approval by the Engineering Environmental Services Division and has agreed in a letter dated 2016 June 16 to install the system as approved prior to commencing construction.*
- e) The granting of a Section 219 Covenant respecting flood proofing requirements.
- *The required 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 covenants.
- *The requisite statutory rights-of-way, easements and 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.
- *This provision is indicated on the development plans and the applicant has submitted a letter dated 2016 June 16 agreeing to meet this prerequisite.*

- j) The provision of 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 16 committing to implement the recycling provisions.*
- k) The submission of a detailed comprehensive sign plan.
- *An approvable detailed comprehensive sign plan has been achieved.*
- l) The submission of a Site Profile and resolution of any arising requirements.
- *The applicant has submitted the required Site Profile for the development site, and has committed to obtaining an appropriate instrument from the Ministry of Environment prior to release of any Occupancy Permits. The required Covenant governing this arrangement has been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- m) The review of on-site commercial loading facilities by the Director Engineering.
- *This provision is indicated on the development plans and the applicant has submitted a letter dated 2016 June 16 agreeing to meet this prerequisite.*
- n) 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.*

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 2017 February 06.


 Lou Pelletier, Director
 PLANNING AND BUILDING

GT:tn