



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

**OPEN PUBLIC MEETING AT 7:00 PM**  
**Monday, 2017 March 20**

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**A G E N D A**

<b>1.</b>	<b><u>CALL TO ORDER</u></b>	<b><u>PAGE</u></b>
<b>2.</b>	<b><u>PROCLAMATIONS</u></b>	
	A) International Day for the Elimination of Racial Discrimination (2017 March 21)	
	B) Purple Day (2017 March 26)	
	C) World Down Syndrome Day (2017 March 21)	
<b>3.</b>	<b><u>MINUTES</u></b>	
	A) Open Council Meeting held 2017 March 06	1
<b>4.</b>	<b><u>REPORTS</u></b>	
	A) His Worship, Mayor Derek R. Corrigan Re: Changes to Committee Membership	12
	B) City Clerk Re: Certificate of Sufficiency - Resident Initiated	14
	C) City Manager's Report, 2017 March 20	16

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**5. MANAGER'S REPORTS**

- |   |           |
|---|-----------|
| <b>1. REGIONAL SANITARY SEWERAGE AREA BOUNDARY AMENDMENT</b>  | <b>18</b> |
| <p>Purpose: To seek Council approval to amend the Regional sanitary sewerage area boundary, established in 1953, to accurately reflect how existing properties are currently being serviced, and proceed with a formal request to Metro Vancouver to approve the amendment.</p> |           |
| <b>2. PETITION RESULTS - HASTINGS BIA ENLARGEMENT</b>   | <b>25</b> |
| <p>Purpose: To seek Council approval to enlarge Hastings Business Improvement Area.</p>   |           |
| <b>3. UNSIGHTLY PREMISE AT 3873 PENDER STREET</b>   | <b>28</b> |
| <p>Purpose: To obtain Council authority for City Staff and/or agents to enter onto the property at 3873 Pender Street to bring the property into compliance with the Burnaby Unsightly Premises Bylaw, No. 5533.</p>  |           |
| <b>4. PROPOSED REZONING BYLAW ABANDONMENTS</b>  | <b>33</b> |
| <p>Purpose: To seek Council authorization to abandon outstanding Rezoning Amendment Bylaws in accordance with the adopted Council process.</p>  |           |
| <b>5. 2017 ROTARY GRAND PRIX</b>  | <b>35</b> |
| <p>Purpose: To seek Council approval for road closures for the 2017 Rotary Grand Prix.</p>  |           |
| <b>6. ROAD CLOSURE – DO IT FOR DAD</b>  | <b>38</b> |
| <p>Purpose: To seek Council approval for a road closure for the 19th Annual “Do It For Dad Walk/Run” for prostate cancer on Sunday, 2017 June 18.</p>   |           |
| <b>7. BUILDING PERMIT TABULATION REPORT NO. 2 FROM 2017 FEBRUARY 01 - 2017 FEBRUARY 28</b>  | <b>41</b> |
| <p>Purpose: To provide Council with information on construction activity as reflected by the building permits that have been issued for the subject period.</p>   |           |

## 6. **BYLAWS**

### **A) Consideration and Third Reading**

- A) #13600 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. **13600**  
18, 2016 - Rez. #15-30 (2242 Alpha Avenue)

From M2 General Industrial district to CD Comprehensive Development District (based on the RM4s Multiple Family Residential District and Brentwood Town Centre Development Plan as guidelines, and in accordance with the development plan entitled "2242 Alpha Avenue" prepared by CDA Architects)  
Purpose - to permit construction of a 23-storey residential apartment building with ground oriented townhouses and underground and above grade structured parking  
(Item 7(12), Manager's Report, Council 2016 April 25)

**Memorandum - Director Planning & Building - 2017 March 15 - Page 43**

- B) #13626 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. **13626**  
26, 2016 - Rez. #15-51 (2285 Willingdon, 4455/67/83 Juneau Street)

From M1 Manufacturing District to CD Comprehensive Development District (based on the RM4s Multiple Family Residential District and Brentwood Town Centre Development Plan as guidelines, and in accordance with the development plan entitled "Juneau Street Rezoning Proposal" prepared by IBI Group Inc.)

Purpose - to permit construction of a 23-storey residential apartment building with ground oriented townhouses and underground parking

(Item 5(19), Manager's Report, Council 2016 June 27)

**Memorandum - Director Planning & Building - 2017 March 15 - Page 49**

- C) #13632 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. **13632**  
31, 2016 - Rez. #16-07 (3433 North Road)

From CD Comprehensive Development District (based on C3, C3a General Commercial Districts, RM5 Multiple Family Residential District and P1 Neighbourhood Institutional District) to Amended CD Comprehensive Development District (based on C3, C3a General Commercial Districts and Lougheed Town Centre Plan guidelines, and in accordance with the development plan entitled "Northgate Movator Enclosure" prepared by HDR|CEI Architecture Associates, Inc.)

Purpose - to permit a small addition of commercial floor area generated by enclosing an existing covered building entrance area

(Item 7(24), Manager's Report, Council 2016 July 25)

**Memorandum - Director Planning & Building - 2017 March 15 - Page 55**

- D) #13642 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 37, 2016 - Rez. #15-25 (7121 Fourteenth Avenue) **13642**  
From CD Comprehensive Development District (based on RM1 Multiple Family Residential District and Edmonds Town Centre Plan) to Amended CD Comprehensive Development District (based on RM4 Multiple Family Residential District and Edmonds Town Centre Plan guidelines, and in accordance with the development plan entitled "Cedar Place" prepared by Integra Architecture Inc., Dys Architecture, and PWL Partnership Landscape Architects Inc.)  
Purpose - to permit the construction of one six-storey non-market seniors' residential building and five six-storey market multiple family buildings  
(Item 6(11), Manager's Report, Council 2016 August 29)  
**Memorandum - Director Planning & Building - 2017 March 15 - Page 59**

**B) Third Reading, Reconsideration and Final Adoption**

- E) #13710 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 6, 2017 - Rez. #17-01 (7335 to 7359 14th Avenue (north side)) **13710**  
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)  
**Memorandum - Director Planning & Building - 2017 March 15 - Page 64**

**C) Reconsideration and Final Adoption**

- F) #13530 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 34, 2015 - Rez. #13-40 (6980/92 Buller Avenue and 6977/91 Waltham Avenue) **13530**  
From M4 Special Industrial District to CD Comprehensive Development District (based on P2 Administration and Assembly District, M5 Light Industrial District and the Royal Oak Community Plan as guidelines, and in accordance with the development plan entitled "BCEHS Burnaby Buller Ambulance Centre" prepared by NSDA Architects)  
Purpose - to permit the construction of a new BC Ambulance Centre development within the Royal Oak Community Plan area  
(Item 7(13), Manager's Report, Council 2015 October 26)  
**Memorandum - Director Planning & Building - 2017 March 15 - Page 67**



- G) #13732 - Burnaby Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 13, 2017 **13732**  
A bylaw authorizing the expenditure of monies in the Capital Works, Machinery and Equipment Reserve Fund -  
\$1,935,000 to finance various 2017 Engineering Capital Infrastructure Traffic Management Projects  
(Item 5(B), FMC Report, Council 2017 February 27)

7. **NEW BUSINESS**

8. **INQUIRIES**

9. **ADJOURNMENT**



## **COUNCIL MEETING MINUTES**

**Monday, 2017 March 06**

An Open meeting of the City Council was held in the Council Chamber, Burnaby City Hall, 4949 Canada Way, Burnaby, B.C. on Monday, 2017 March 06 at 7:00 p.m. followed immediately by a Closed meeting from which the public was excluded. At the conclusion of the Closed meeting, the Open meeting was reconvened at 7:00 p.m. in the Council Chamber.

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

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

STAFF: Mr. Lambert Chu, City Manager  
 Mr. Chad Turpin, Deputy City Manager  
 Mr. Leon Gous, Director Engineering  
 Mr. Bob Klimek, Acting 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  
 Ms. Jennifer Wong, Staff Solicitor  
 Ms. Kate O'Connell, Deputy City Clerk  
 Ms. Blanka Zeinabova, Administrative Officer

**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.

*Councillor Volkow arrived at the Open Council Meeting at 7:05 p.m.*

**2. PROCLAMATIONS****A) Stop the Sexual Exploitation of Children & Youth Awareness Week (2017 March 6 - 12)**

Councillor Kang, on behalf of His Worship, Mayor Derek R. Corrigan proclaimed 2017 March 06 to 12 as "***Stop the Sexual Exploitation of Children & Youth Awareness Week***" in the City of Burnaby.

**3. MINUTES****A) Open Council Meeting held 2017 February 27**

MOVED BY COUNCILLOR MCDONELL  
SECONDED BY COUNCILLOR KANG

THAT the minutes of the Open Council meeting held on 2017 February 27 be now adopted.

CARRIED UNANIMOUSLY

**B) Public Hearing (Zoning) held 2017 February 28**

MOVED BY COUNCILLOR CALENDINO  
SECONDED BY COUNCILLOR JOHNSTON

THAT the minutes of the Public Hearing (Zoning) held on 2017 February 28 be now adopted.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR JORDAN  
SECONDED BY COUNCILLOR CALENDINO

THAT staff review the correspondence submitted by Ms. Terri Maire Perrault on 2017 February 28 in response to rezoning reference #16-01, and report to Council on issues of Municipal and Provincial Government jurisdiction.

CARRIED UNANIMOUSLY

**4. CORRESPONDENCE**

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR JORDAN

THAT the correspondence be received.

CARRIED UNANIMOUSLY

**A) Eagle Creek Streamkeepers Society**  
**Re: Request to Post Signs for the Fish Release**

A letter was received from Mr. Nick Kvenich, President, Eagle Creek Streamkeepers Society requesting permission to place temporary signs on City boulevards to publicize the salmon release on 2017 April 08.

MOVED BY COUNCILLOR CALENDINO  
SECONDED BY COUNCILLOR KANG

THAT the request from the Eagle Creek Streamkeepers for the placement of temporary signs on City boulevards be approved, and staff be directed to work with the organizers to determine appropriate locations.

CARRIED UNANIMOUSLY

**5. REPORTS**

MOVED BY COUNCILLOR MCDONELL  
SECONDED BY COUNCILLOR JOHNSTON

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

CARRIED UNANIMOUSLY

**I) His Worship, Mayor Derek R. Corrigan**  
**Re: Citizen Appointment to the Board of Variance**

His Worship, Mayor Derek R. Corrigan submitted a report requesting Council approval to appoint a citizen representative to the Board of Variance.

His Worship, Mayor Derek R. Corrigan recommended:

1. THAT Council appoint Mr. Wayne Peppard as a citizen representative on the Board of Variance for a three (3) year term.

MOVED BY COUNCILLOR MCDONELL  
SECONDED BY COUNCILLOR WANG

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

CARRIED UNANIMOUSLY

**A) Planning and Development Committee**  
**Re: 2017 Cycling and Walking Promotion**

The Planning and Development Committee submitted a report seeking Council funding in support of programs to promote cycling and walking in 2017.

The Planning and Development Committee recommended:

1. THAT Council authorize the expenditure of \$12,155 from the Boards, Committees and Commissions budget for programs to promote cycling and walking in 2017, as outlined in this report.

MOVED BY COUNCILLOR JORDAN  
SECONDED BY COUNCILLOR MCDONELL

THAT the recommendation of the Planning and Development Committee be adopted.

- amended

MOVED BY COUNCILLOR CALENDINO  
SECONDED BY COUNCILLOR MCDONELL

THAT the motion be AMENDED to include that a copy of the report be sent to the Healthy Community Partnership Committee for information.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR CALENDINO  
SECONDED BY COUNCILLOR MCDONELL

THAT the motion, as AMENDED, be approved.

CARRIED UNANIMOUSLY

**B) City Manager's Reports, 2017 March 06**

The City Manager submitted reports dated 2017 March 06 on the following matters:

**6. MANAGER'S REPORTS**

**1. CITY LANDS PROGRAM FOR NON-MARKET HOUSING PROJECTS - RESULTS OF THE REQUEST FOR EXPRESSIONS OF INTEREST (RFEOI) PROCESS**

The City Manager submitted a report from the Director Planning and Building providing Council with the results of the Request for Expressions of Interest (RFEOI) process for the City Lands Program for Non-Market Housing Projects, and provided recommendations for a revised Phase 3 selection process.

The City Manager recommended:

1. THAT Council amend Phase 3 of the adopted program to provide for an expedited selection process, as outlined in Section 3.0 of this report.
2. THAT Council approve preliminary selection and further review of the proposals submitted by SUCCESS and the New Vista Society for the sites at 3802 Hastings Street and 7898 Eighteenth Avenue respectively.
3. THAT correspondence be sent to all RFEOI respondents, to update them on the status of the selection process.

MOVED BY COUNCILLOR KANG  
SECONDED BY COUNCILLOR MCDONELL

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

**2. CONTRACT AWARD  
SUPPLY AND DELIVERY ARTWORK – WILLINGDON LINEAR  
PARK**

The City Manager submitted a report from the Acting Director Finance seeking Council approval to award a contract for the supply and delivery of artwork along Willingdon Linear Park.

The City Manager recommended:

1. THAT Council approve a contract award to Implosion Post Media Ltd. for an estimated value up to \$2,400,000.00 including taxes in the amount of \$114,285.71. Final payment will be based on actual quantity of goods delivered and services provided.

MOVED BY COUNCILLOR MCDONELL  
SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

**3. CONTRACT AWARD**  
**2017 COMBINED SEWER SEPARATION PROGRAM**  
**CAMBRIDGE LANES**

The City Manager submitted a report from the Acting Director Finance seeking Council approval to award a contract for the Cambridge Lanes under the 2017 Combined Sewer Separation Program.

The City Manager recommended:

1. THAT Council approve a contract award to Gemco Construction Ltd. for an estimated total cost of \$2,165,100 including GST in the amount of \$103,100 as outlined in this report. Final payment will be based on the actual quantity of goods and services delivered and unit prices as tendered.

MOVED BY COUNCILLOR MCDONELL  
SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

**4. CONTRACT AWARD**  
**SOUTH AND CENTRAL BURNABY**  
**ROAD REHABILITATION PROGRAM**

The City Manager submitted a report from the Acting Director Finance seeking Council approval to award a contract for the South and Central Burnaby Road Rehabilitation Program.

The City Manager recommended:

1. THAT Council approve a contract award to Winvan Paving Ltd. for an estimated total cost of \$3,254,583.83 including GST in the amount of \$154,980.18 as outlined in this report. Final payment will be based on the actual quantity of goods and services delivered and unit prices as tendered.

MOVED BY COUNCILLOR MCDONELL  
SECONDED BY COUNCILLOR CALENDINO

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR CALENDINO  
SECONDED BY COUNCILLOR MCDONELL

THAT the Committee now rise and report.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR CALENDINO  
SECONDED BY COUNCILLOR JORDAN

THAT the report of the Committee be now adopted.

CARRIED UNANIMOUSLY

## 7. **BYLAWS**

### **First Reading**

- |    |   |        |
|----|---|--------|
| A) | #13728 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 9, 2017 - Rez. #16-02 (7770 North Fraser Way)                   | #13728 |
| B) | #13729 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 10, 2017 - Rez. #16-08 (Portion of 7201 11th Avenue - Island 6) | #13729 |
| C) | #13730 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 11, 2017 - Rez. #16-46 (3550 Wayburne Drive)                    | #13730 |
| D) | #13731 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 12, 2017 - Text Amendment                                       | #13731 |



MOVED BY COUNCILLOR KANG  
SECONDED BY COUNCILLOR JOHNSTON

THAT Bylaw No. 13728, 13729, 13730 and 13731 be now introduced and read a first time.

CARRIED UNANIMOUSLY

**First, Second and Third Reading**

- E) #13732 - Burnaby Capital Works, Machinery and Equipment #13732  
Reserve Fund Expenditure Bylaw No. 13, 2017

MOVED BY COUNCILLOR KANG  
SECONDED BY COUNCILLOR VOLKOW

THAT Bylaw No. 13732 be now introduced and read three times.

CARRIED UNANIMOUSLY

**Second Reading**

- F) #13705 - Burnaby Zoning Bylaw 1965, Amendment Bylaw #13705  
No. 1, 2017 - Rez. #16-01 (1010 Sperling Avenue)
- G) #13706 - Burnaby Zoning Bylaw 1965, Amendment Bylaw #13706  
No. 2, 2017 - Rez. #16-16 (4350 Still Creek Drive)
- H) #13707 - Burnaby Zoning Bylaw 1965, Amendment Bylaw #13707  
No. 3, 2017 - Rez. #16-36 (6056 Gilley Avenue)
- I) #13708 - Burnaby Zoning Bylaw 1965, Amendment Bylaw #13708  
No. 4, 2017 - Rez. #16-47 (Portion of 2316 Beta Avenue)
- J) Considered separately
- K) #13710 - Burnaby Zoning Bylaw 1965, Amendment Bylaw #13710  
No. 6, 2017 - Rez. #17-01 (7335 to 7359 14th Avenue (north side))
- L) #13720 - Burnaby Zoning Bylaw 1965, Amendment Bylaw #13720  
No. 7, 2017 - Rez. #17-02 (5676 Laurel Street)
- M) #13721 - Burnaby Zoning Bylaw 1965, Amendment Bylaw #13721  
No. 8, 2017 - Rez. #16-49A (7000 Lougheed Hwy / 5 - 2909 Bainbridge Avenue)

MOVED BY COUNCILLOR KANG  
SECONDED BY COUNCILLOR VOLKOW

THAT Bylaw No. 13705, 13706, 13707, 13708, 13710, 13720 and 13721 be now read a second time.

CARRIED UNANIMOUSLY

- J) #13709 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 5, 2017 - Rez. #16-49 (Unit #2 - 2900 Bainbridge Avenue) #13709

MOVED BY COUNCILLOR KANG  
SECONDED BY COUNCILLOR VOLKOW

THAT Bylaw no. 13709 be now read a second time.

CARRIED

*(Mayor Corrigan, Councillors Jordan, Johnston, and McDonell opposed)*

**Consideration and Third Reading**

- N) #13615 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 23, 2016 - Rez. #15-40 (2360/90 Douglas Road and 5343 Goring Street) #13615

MOVED BY COUNCILLOR KANG  
SECONDED BY COUNCILLOR MCDONELL

THAT Bylaw No. 13615 be now considered and read a third time.

CARRIED UNANIMOUSLY

**Reconsideration and Final Adoption**

- O) #13584 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 8, 2016 - Rez. #14-27 (Portion of 7201 11th Avenue) #13584
- P) #13722 - Burnaby Storm Sewer Extension Contribution and Fee Bylaw 2017 #13722
- Q) #13724 - Burnaby Advisory Planning Commission Bylaw 1980, Repeal Bylaw 2017 #13724

- R) #13725 - Burnaby Development Cost Charges Reserve #13725  
Fund Expenditure Bylaw No. 1, 2017
- S) #13726 - Burnaby Capital Works, Machinery and Equipment #13726  
Reserve Fund Expenditure Bylaw No. 11, 2017
- T) #13727 - Burnaby Capital Works, Machinery and Equipment #13727  
Reserve Fund Expenditure Bylaw No. 12, 2017

MOVED BY COUNCILLOR KANG  
SECONDED BY COUNCILLOR VOLKOW

THAT Bylaw No.13584, 13722, 13724, 13725, 13726 and 13727 be now reconsidered and Finally Adopted, signed by the Mayor and Clerk and the Corporate Seal affixed thereto.

CARRIED UNANIMOUSLY

## 8. NEW BUSINESS

### Councillor Johnston – Federal Government Considering Privatization of Airports

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR JORDAN

THAT Mayor Derek R. Corrigan send a letter to the Prime Minister, the Minister of Finance, and the Minister of Transport opposing the privatization of Canadian airports and;

THAT a copy of the letter be sent to Burnaby MP's and the YVR Airport Authority for information.

CARRIED UNANIMOUSLY

## 9. INQUIRIES

There were no inquiries brought before Council at this time.

## 10. ADJOURNMENT

MOVED BY COUNCILLOR JORDAN  
SECONDED BY COUNCILLOR MCDONELL

THAT this Open Council meeting do now adjourn.

CARRIED UNANIMOUSLY

The Open Council meeting adjourned at 7:26 p.m.

Confirmed:

Certified Correct:

\_\_\_\_\_  
MAYOR

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

DRAFT



2017 March 20

## COUNCIL REPORT

TO: COUNCIL MEMBERS

DATE: 2017 March 14

FROM: MAYOR DEREK R. CORRIGAN

SUBJECT: **CHANGES TO COMMITTEE MEMBERSHIP**

**PURPOSE:** To seek Council approval of minor consequential amendments to the Public Safety Committee, the Sustainable City Advisory Committee, and the Community Heritage Commission.

**RECOMMENDATIONS:**

1. **THAT** Council approve the changes to the Committees and Commissions of Council, as set out in this report.
2. **THAT** Council approve the appointment of Burnaby organizational representatives to the Sustainable City Advisory Committee.
3. **THAT** the City Solicitor be directed to bring forward the necessary bylaw to amend the Community Heritage Commission Bylaw No. 9029, as outlined in this report.

**REPORT**

The purpose of this report is to outline changes to the Community Heritage Commission and the Public Safety Committee. This report also serves to appoint Burnaby organizational representatives to the Sustainable City Advisory Committee.

**1. COMMITTEES AND COMMISSIONS UPDATE**

Upon further review of existing Committees and Commissions the following structural changes are proposed for Council's consideration and approval:

***Community Heritage Commission – Bylaw Amendment***

The Commission has requested the following amendments to the Community Heritage Commission Bylaw No. 9029:

- 5.1 - Increase the number of members from nine (9) to ten (10)
- 5.1(a) - Increase the number of Councillors from two (2) to “up to three (3)”

To: Council Members  
 From: His Worship Mayor Derek R. Corrigan  
 Re: Committee Appointments and General Update  
 2017 March 20 .....Page 2

- Change all references to “Burnaby Parks and Recreation Commission” to “Burnaby Parks, Recreation, and Culture Commission”
- 5.1(e) to increase community member experts from one (1) to three (3) and expand the desired educational and experience backgrounds to include: history, architecture, landscape architecture, archival studies, building conservation and restoration or related field
- 5.1(f) – Repeal – amalgamated with section 5.1
- 5.4 – update to reflect current staff attendance

### ***Public Safety Committee***

- Coast Mountain Bus Company advisory representation is no longer required to attend the Public Safety Committee meetings. The Committee will reach out to Coast Mountain Bus Company should any relevant and related issues arise.

### ***Sustainable City Advisory Committee***

Appoint Organization Representatives: Baljinder K. Narang  
 Burnaby School Board

Tessa Vanderkop  
 Burnaby Board of Trade

The Mayor is an Ex-Officio member of all Committees for which he has not been specifically named.

Respectfully submitted,



Derek R. Corrigan  
 M A Y O R

Copy: City Manager  
 Director Engineering  
 Director Finance  
 Director Planning and Building  
 City Solicitor  
 City Clerk



Meeting 2017 March 20

COUNCIL REPORT

**CITY OF BURNABY**  
**CERTIFICATE OF SUFFICIENCY**  
**RESIDENT INITIATED**

*HIS WORSHIP, THE MAYOR  
 AND COUNCILLORS*


**RECOMMENDATIONS:**

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

**REPORT**

Sufficient petitions were **not** returned for Local Area Service Projects 17-002 – Stanley Street (Street Upgrade), 17-305 – Stanley Street (Lighting), and 17-501 – Stanley Street (Speed Humps). The *attached* schedule outlines the petition results. As no successful petitions were returned, Council is precluded from proceeding with these projects.

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

  
 \_\_\_\_\_  
 Dennis Back  
 City Clerk



<b>RESIDENT INITIATED</b> <b>2017 Local Area Service Program - Street Upgrade</b>								
Project #	Street	Limits	Number of Properties	50% Required to Support Project	Number of Supporters	Total Assessed Value of Land & Improvements	50% Required	Total Petitioners' Assessment
17-002	Stanley Street	Canada Way to 6th Street	28	14	6	\$ 46,999,700.00	\$ 23,499,850.00	\$9,223,300.00

<b>RESIDENT INITIATED</b> <b>2017 Local Area Service Program - Lighting Projects</b>								
Project #	Street	Limits	Number of Properties	50% Required to Support Project	Number of Supporters	Total Assessed Value of Land & Improvements	50% Required	Total Petitioners' Assessment
17-305	Stanley Street	Canada Way to 6th Street	28	14	5	\$ 46,999,700.00	\$ 23,499,850.00	\$7,831,500.00

<b>RESIDENT INITIATED</b> <b>2017 Local Area Service Program - Speed Humps</b>								
Project #	Street	Limits	Number of Properties	50% Required to Support Project	Number of Supporters	Total Assessed Value of Land & Improvements	50% Required	Total Petitioners' Assessment
17-501	Stanley Street	Canada Way to 6th Street	28	14	5	\$ 46,999,700.00	\$ 23,499,850.00	\$7,508,000.00





## MANAGER'S REPORT March 20, 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 REGIONAL SANITARY SEWERAGE AREA BOUNDARY AMENDMENT

**PURPOSE:** To seek Council approval to amend the Regional sanitary sewerage area boundary, established in 1953, to accurately reflect how existing properties are currently being serviced, and proceed with a formal request to Metro Vancouver to approve the amendment.

#### 02 PETITION RESULTS – HASTINGS BIA ENLARGEMENT

**PURPOSE:** To seek Council approval to enlarge Hastings Business Improvement Area.

#### 03 UNSIGHTLY PREMISE AT 3873 PENDER STREET

**PURPOSE:** To obtain Council authority for City Staff and/or agents to enter onto the property at 3873 Pender Street to bring the property into compliance with the Burnaby Unsightly Premises Bylaw, No. 5533.

#### 04 PROPOSED REZONING BYLAW ABANDONMENTS

**PURPOSE:** To seek Council authorization to abandon outstanding Rezoning Amendment Bylaws in accordance with the adopted Council process.

**Item****05        2017 ROTARY GRAND PRIX**

**PURPOSE:** To seek Council approval for road closures for the 2017 Rotary Grand Prix.

**06        ROAD CLOSURE – DO IT FOR DAD**

**PURPOSE:** To seek Council approval for a road closure for the 19<sup>th</sup> Annual “Do It For Dad Walk/Run” for prostate cancer on Sunday, 2017 June 18.

**07        BUILDING PERMIT TABULATION REPORT NO. 2  
FROM 2017 FEBRUARY 01 – 2017 FEBRUARY 28**

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

Yours respectfully,

A handwritten signature in black ink, appearing to read "Chad Turpin", with a long horizontal line extending to the right.

Chad Turpin  
Acting City Manager



Item .....
Meeting ..... 2017 Mar 20

## COUNCIL REPORT

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**TO:** CITY MANAGER **DATE:** 2017 March 09

**FROM:** DIRECTOR ENGINEERING **FILE:** 31000 12

**SUBJECT: REGIONAL SANITARY SEWERAGE AREA BOUNDARY AMENDMENT**

**PURPOSE:** To seek Council approval to amend the Regional sanitary sewerage area boundary, established in 1953, to accurately reflect how existing properties are currently being serviced, and proceed with a formal request to Metro Vancouver to approve the amendment.

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**RECOMMENDATIONS:**

1. **THAT** Council approve the proposed amendment of the Regional sanitary sewerage area boundary as detailed in this report.

**REPORT**

City staff have reviewed and found that Metro Vancouver's Regional sewerage area boundary line delineating properties within the Vancouver Sewerage Area (VSA) or the Fraser Sewerage Area (FSA) requires amendment to accurately reflect how properties along this boundary line are currently being serviced.

The Regional sanitary sewerage area boundary originated from a report titled "Sewerage and Drainage of the Greater Vancouver Area British Columbia" dated September, 1953. This report is utilized by Metro Vancouver to establish long-range goals, servicing strategies, and objectives for member municipalities.

Subsequent to this 1953 report, population growth and development has occurred within the City producing new sanitary infrastructure and services to be built. In addition, Metro Vancouver has stated that various attempts to digitize and present the boundary line have caused slight shifts from the original alignment. Consequently over the course of 64 years, both the City and Metro Vancouver recognize the need to update this boundary line to more accurately reflect how properties are being serviced.

To: City Manager  
 From: Director Engineering  
 Re: REGIONAL SANITARY SEWERAGE AREA  
 BOUNDARY AMENDMENT

2017 March 09 ..... Page 2

The City has completed a technical review and identified 142 parcels that require the boundary line to be amended. Figures 1 through 5 *attached* show the original Regional boundary line along with the proposed adjusted boundary line, as well as the parcels identified. Discussions with Metro Vancouver confirm this adjustment is administrative for their records and will not have any financial impacts to existing rates or parcels currently being serviced as such. This administrative adjustment would ensure that future development applications would receive the appropriate Metro Vancouver Development Cost Charge (DCC) rate.

Based on coordination of this figure and meetings held with Metro Vancouver, they require Council approval in order for the Metro Vancouver Sewerage Board to approve this amendment.

### RECOMMENDATION

Staff is recommending that Council approve the proposed amendment of the Regional sanitary sewerage area boundary, originating in 1953, to more accurately reflect how today's properties along this boundary line are currently being serviced. With Council approval, staff will prepare a formal request to Metro Vancouver for the adjustment to the Regional sanitary sewerage area boundary.



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

MP/ac

Attachments: Figure 1 Regional Sanitary Sewerage Area Boundary Amendment – Overall Map  
 Figures 2, 3, 4, 5 Regional Sanitary Sewerage Area Boundary Amendment – Local Area Maps

Copied to: Assistant Director, Infrastructure & Development  
 Director, Planning and Building



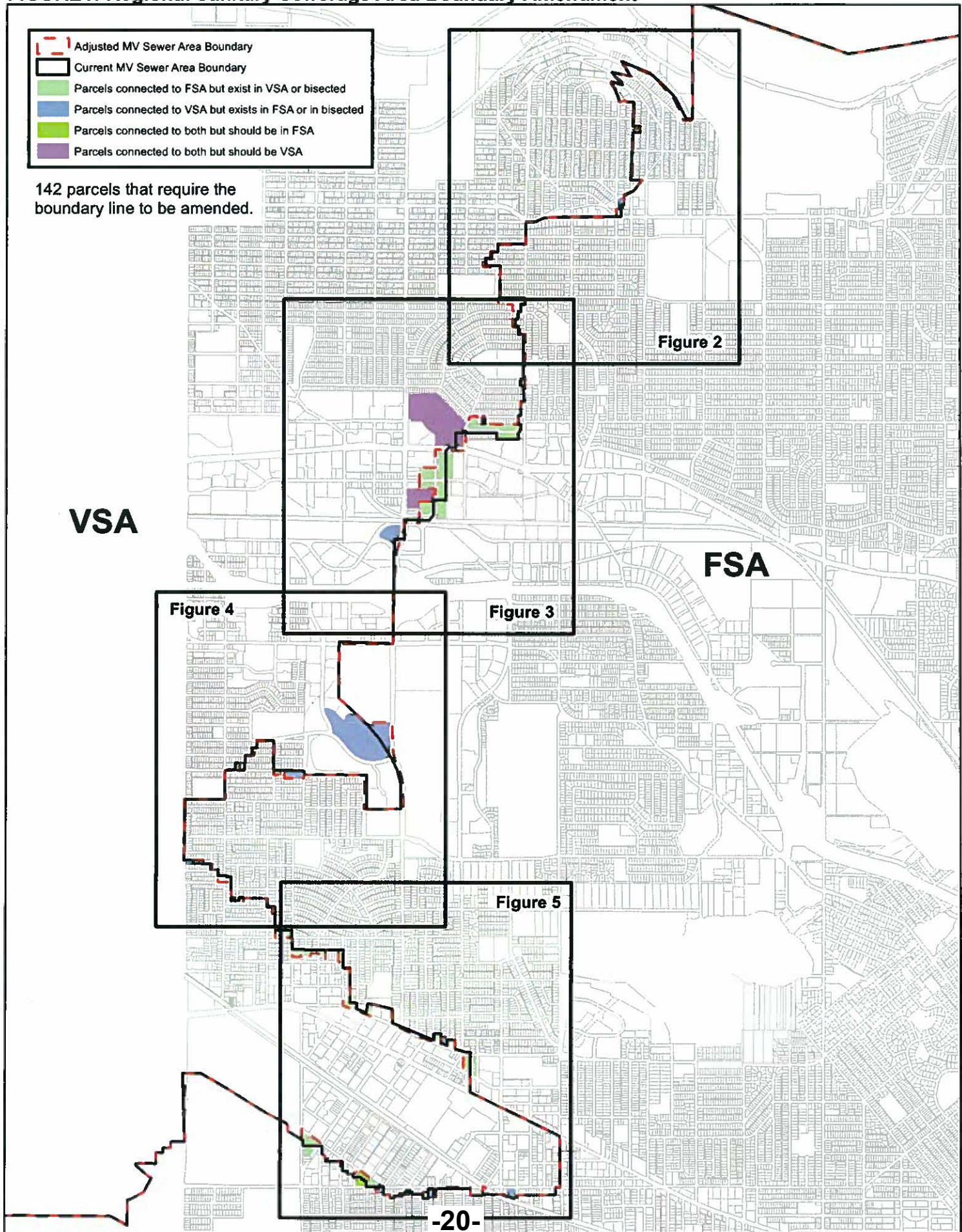
**FIGURE1: Regional Sanitary Sewerage Area Boundary Amendment**





Figure 3

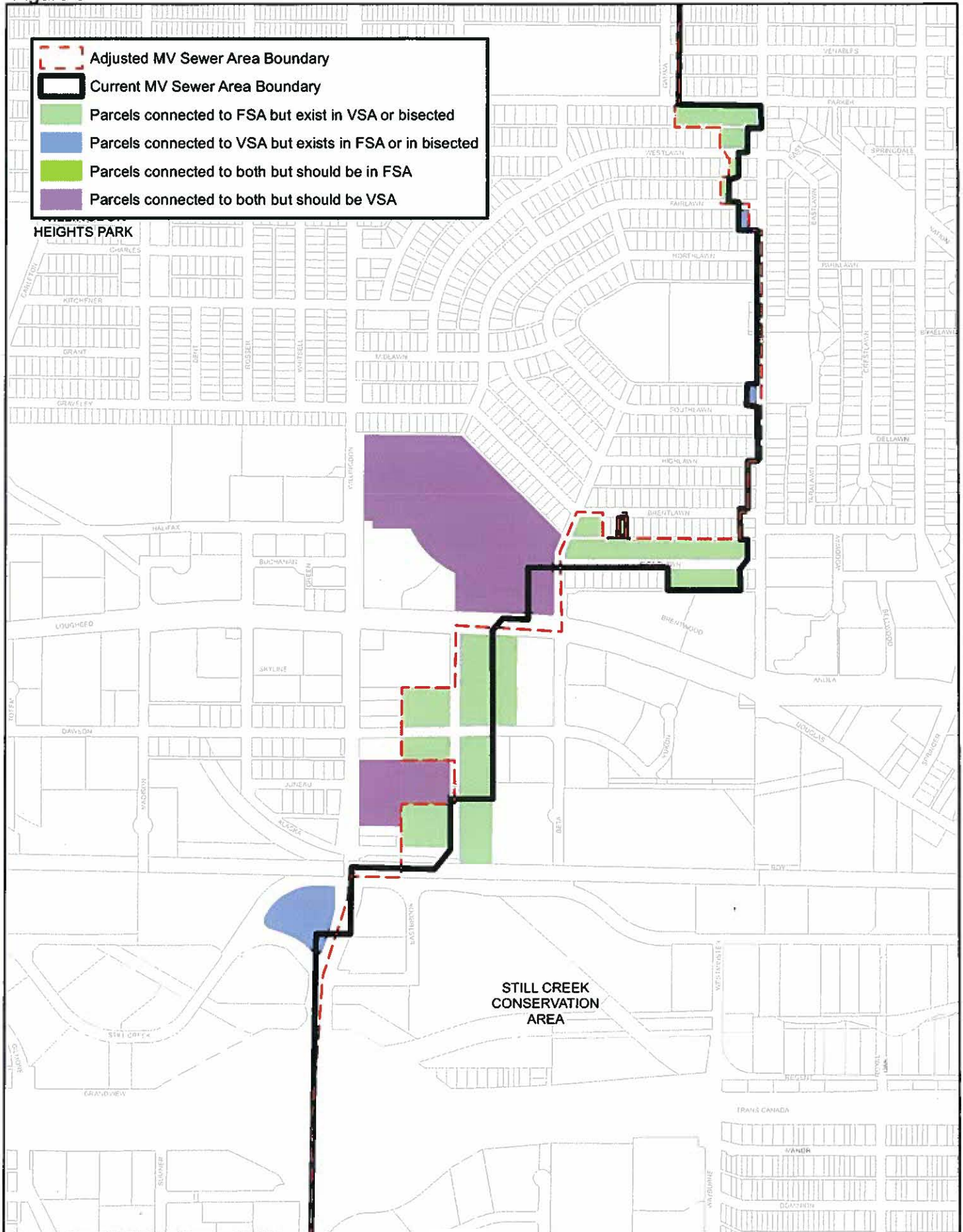
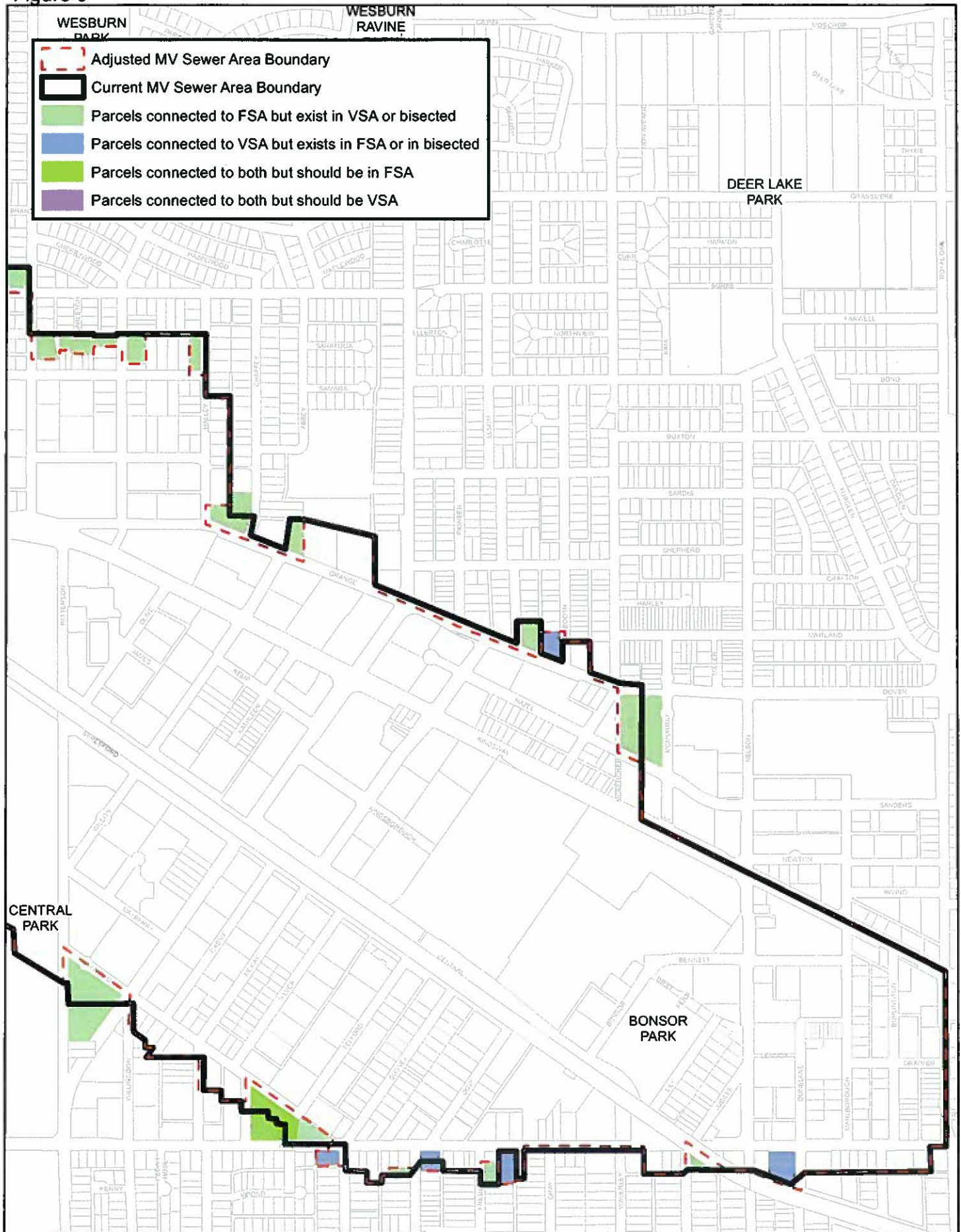








Figure 5





Item .....
Meeting ..... 2017 March 20

## COUNCIL REPORT

**TO:** CITY MANAGER **DATE:** 2017 March 13

**FROM:** CITY CLERK

**SUBJECT:** PETITION RESULTS – HASTINGS BIA ENLARGEMENT

**PURPOSE:** To seek Council approval to enlarge Hastings Business Improvement Area.

**RECOMMENDATIONS:**

1. **THAT** Council receive the petition results covering the enlargement of the Hastings Business Improvement Area (BIA).
2. **THAT** Council authorize the City Solicitor to amend the Bylaw No. 13296 to include 4853 Hastings Street in the BIA.
3. **THAT** a copy of this report be sent to the Heights Merchants Association, c/o Isabel Kolic, Executive Director, #102 – 4011 Hastings Street, Burnaby, BC V5C 2J1.

**REPORT****1.0 BACKGROUND**

On 2014 April 14, Council gave final adoption to Bylaw No. 13296, renewing the Hastings Business Improvement Area administered by the Heights Merchants Association.

The Heights Merchants Association has operated the BIA since 1994 assisting local businesses and property owners with upgrades and promotion of their local business district in order to improve its economic viability. The services provided by the Association to the BIA include joint marketing initiatives, physical improvements and research studies designed to benefit the existing designated BIA area which generally includes:

- Hastings Street between Boundary Road and just east of Gamma Avenue;
- North side of Pender Street between MacDonald Avenue and Ingleton Avenue;
- North side of Pender Street between Rosser Avenue and Willingdon Avenue;
- South side of Albert Street between Boundary Road and Esmond Avenue; and,
- Parts of the south side of Albert Street between Gilmore Avenue and Carlton Avenue.

The attached Schedule “A” indicates the existing BIA area.

To: City Manager  
 From: City Clerk  
 Re: Petition Results – Hastings BIA Enlargement  
 2017 March 20 ..... Page 2

The BIA is funded by a levy on commercial properties. The maximum amount of money to be granted by the City to the Association is \$2,692,569.92 over the ten year term which commenced in 2014 and ends on 2023 December 31. A tax levy, which is determined based on the assessed property value each year, is imposed on the commercial properties within the BIA to recover 100% of the cost of the grant.

## 2.0 ENLARGEMENT OF THE BIA

In February 2017, Ms. Isabel Kolic, Executive Director, the Heights Merchants Association, notified the City that a local business outside of the existing BIA area is interested in joining the BIA. The business, Reliance Insurance Agencies Ltd., is located at 4853 Hastings Street. The property ownership is registered under James M. Pate Ltd.

The Community Charter allows for enlargement of an existing BIA through a petition process. Since the Heights Merchants Association approached the City about enlargement of the BIA, the property owner was asked to submit a petition. The form of petition was prepared by the City, and was signed and submitted by the property owner on 2017 March 13.

In order for a petition to be deemed sufficient, it must be signed by the majority of the property owners. As the proposed BIA enlargement involves only one property, and the owner of the property has signed the required petition, the petition is deemed to be sufficient (100% support).

With addition of the new property, the boundary of the overall BIA would be enlarged to include Hastings Street between Boundary Road and just west of Delta Avenue. The attached Schedule "A" indicates the additional property.

The liabilities incurred by the BIA as it was prior to enlargement will be borne by all the property owners in the enlarged BIA area.

## 3.0 RECOMMENDATION

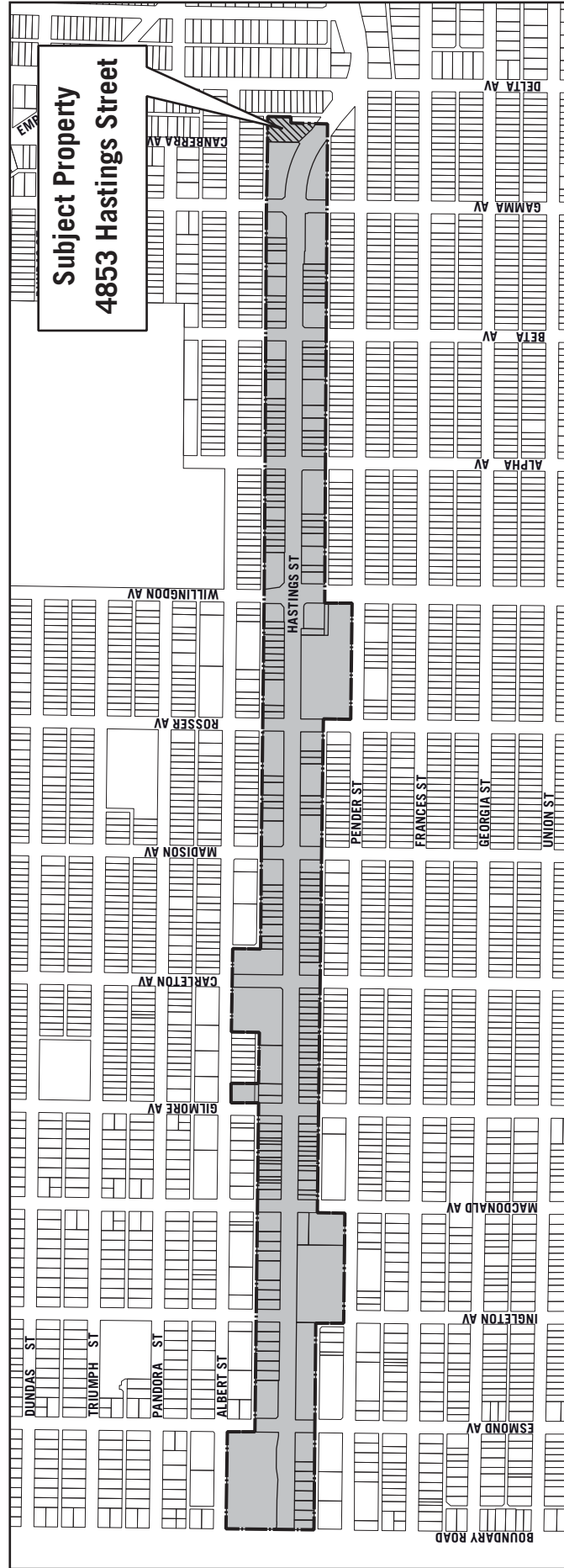
That Council authorize amendment to the Burnaby Business Improvement Area (Hastings) Bylaw 2014, Bylaw No. 13296 to include property located at 4853 Hastings Street.



Dennis Back  
 CITY CLERK

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





**Schedule "A".  
Amended Hastings Business Improvement Area**



Item .....
Meeting ..... 2017 Mar 20

## COUNCIL REPORT

---

**TO:** CITY MANAGER **DATE:** 2017 March 15

**FROM:** ACTING DIRECTOR FINANCE **FILE:** 4800-20

**SUBJECT: UNSIGHTLY PREMISE AT 3873 PENDER STREET**

**PURPOSE:** To obtain Council authority for City Staff and/or agents to enter onto the property at 3873 Pender Street to bring the property into compliance with the Burnaby Unsightly Premises Bylaw, No. 5533.

---

**RECOMMENDATION:**

1. **THAT** Council authorize City staff and/or agents to enter the property at 3873 Pender Street to remove and dispose of all overgrowth, materials and debris contributing to the unsightliness of the property at the expense of the property owners as permitted by Burnaby Unsightly Premises Bylaw, No. 5533.

**REPORT**

3873 Pender Street is zoned Multiple Family Residential District (RM3) and is improved with a licensed 9-suite apartment building. The property is registered to Canny Huey and Lewis Huey. Between 2012 and 2015 the Licence Office received ten public complaints concerning dumping at the rear of the subject property. The property was last brought into voluntary compliance on 2015 September 25.

In 2016 September the Licence Office received another complaint regarding unsightly conditions on the property. The most recent inspection by staff on 2017 March 14 confirm that the property remains unsightly with accumulations of green waste and refuse contrary to the Burnaby Unsightly Premises Bylaw (*Attachment 1*).

Since receiving the most recent complaint, attempts by staff to bring the property into voluntary compliance have proven unsuccessful. While some initial progress was made the property owners have never fully complied with the Bylaw. Correspondence sent to the property owners on 2016 September 09 and on 2016 October 04, as well as three sets of Bylaw Violation Notices, have failed to encourage Bylaw compliance. All three Bylaw Violation Notices remain unpaid to date.

To: City Manager  
 From: Acting Director Finance  
 Re: UNSIGHTLY PREMISE AT 3873 PENDER STREET  
 2017 March 20 ..... Page 2

## RECOMMENDATION

Staff now recommend that Council authorize the municipality by its workmen or others, to enter onto the property at 3873 Pender Street to effect the removal and the disposal of any overgrowth, debris or materials contributing to the unsightliness of the property at the expense of the property owner, under the provisions of the Burnaby Unsightly Premises Bylaw No.5533. If the charges for such work should remain unpaid on the 31<sup>st</sup> day of December of the year in which the expenses are incurred, they shall be added to and form part of the taxes payable in respect of those real properties, as taxes in arrears. The property owner will be invoiced for the actual work performed.



Bob Klimek  
 ACTING DIRECTOR FINANCE

BK:RG/ew

Copied to: Director Engineering

Attachments: 1 – Pictures of 3873 Pender Street  
 2 – Aerial Photo of subject property











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Item .....  
Meeting .....2017 March 20

## COUNCIL REPORT

**TO:** CITY MANAGER **DATE:** 2017 March 15  
**FROM:** DIRECTOR PLANNING AND BUILDING **FILE:** 49500 01  
*Reference: Rez Abandonments*  
**SUBJECT: PROPOSED REZONING BYLAW ABANDONMENTS**  
**PURPOSE:** To seek Council authorization to abandon outstanding Rezoning Amendment Bylaws in accordance with the adopted Council process.

**RECOMMENDATION:**

1. **THAT** Council authorize the abandonment of the outstanding Zoning Amendment Bylaws listed in *Appendix A (attached)* of this report.

**REPORT**

In accordance with established Council process, this report seeks Council approval to abandon outstanding, incomplete or superceded rezoning amendment bylaws.

On 2011 May 02, Council adopted a revised process for reviewing and abandoning outstanding, incomplete or superceded rezoning amendment bylaws. The revised process established an annual, rather than periodic, review of inactive rezoning amendment bylaws, and the submission of a report to Council with a recommendation that they be abandoned. Under the process, applicants of affected rezoning applications are notified of the Planning Department's intent to cancel the application and the corresponding bylaw amendment abandoned by Council, unless adequate progress has been made to further the application through the approvals process.

The amendment bylaws for the applications listed in *Appendix A (attached)* have been inactive for a significant period of time. As such, staff sent letters to the applicants and/or property owners on file advising them that, unless progress toward satisfying prerequisite conditions to their rezoning application can be demonstrated, the associated amendment bylaw would be included in a list to be recommended for abandonment by Council. In response to the above noted letters, several applicants or owners expressed a desire to keep their rezoning amendment bylaws active and committed to their advancement. In such instances, those rezoning amendment bylaws have not been advanced for abandonment at this time.

Given the foregoing, this report recommends the abandonment of fourteen (14) rezoning amendment bylaws. With Council adoption of this recommendation, staff will complete the administrative process to close the files associated with the abandoned rezoning amendment bylaws.

Lou Pelletier, Director  
PLANNING AND BUILDING

**Attachment**

cc: City Solicitor City Clerk

**APPENDIX A**  
**Abandonment of Bylaws 2017**

<b><u>Item</u></b>	<b><u>Rezoning Reference</u></b>	<b><u>Bylaw No.</u></b>	<b><u>Date of Last Bylaw Reading</u></b>
1	00-25	11458	2002 December 09
2	05-31	11952	2005 September 12
3	05-40	12211	2008 March 10
4	05-40 HRA	12218	2007 February 05
5	05-63	12674	2009 August 31
6	06-02	12313	2007 October 01
7	08-40	12556	2009 January 12
8	09-23	13024	2012 January 16
9	10-07	12873	2010 December 06
10	10-08	12874	2010 December 06
11	12-02	13155	2013 January 14
12	13-02	13304	2014 April 07
13	13-17	13283	2014 February 03
14	14-07	13441	2015 March 02



Item .....
Meeting ..... 2017 Mar 20

## COUNCIL REPORT

---

**TO:** CITY MANAGER **DATE:** 2017 March 07

**FROM:** DIRECTOR ENGINEERING **FILE:** 38000-40

**SUBJECT:** 2017 ROTARY GRAND PRIX

**PURPOSE:** To seek Council approval for road closures for the 2017 Rotary Grand Prix.

---

**RECOMMENDATIONS:**

1. **THAT** Council approve the road closures as discussed in this report.
2. **THAT** the coordinator of the event, Val Liddle, c/o Rotary Club of Burnaby, P.O. 7960 Lakefield Dr, Burnaby, BC V5E 3W8, be sent a copy of this report.
3. **THAT** The operator of Silent Waters Ltd. (Deer Lake Boat Rentals), Damien Liu, 5435 Sperling Avenue, Burnaby, BC V5E 2T2 be sent a copy of this report.

**REPORT****INTRODUCTION**

A request to use City streets on Saturday , 2017 June 10 and a rain date of 2017 June 11 to resurrect a soap box derby on Sperling Ave has been received from Val Liddle of the Rotary Club of Burnaby. Between 2008 and 2010, a soap box derby was organized by the Canary Foundation which was dedicated to funding early cancer detection and intervention. In the following years the Rotary Club of Burnaby had hoped to continue the derby on an annual basis but was unable to do so. For 2017, the Rotary Club of Burnaby has now resurrected the event under the new name of the Rotary Grand Prix, with all proceeds going to Burnaby Moresport which provides free access to sporting programs after school.

**ROAD CLOSURE**

The requested road closure would encompass Deer Lake Drive and Sperling Avenue adjacent to the Deer Lake park from 9:00 am to approximately 4:00 pm (See *Attachment# 1*). The races would run from 11:00 am to 4:00 pm. The organizers will provide a letter to all affected residents at least 2 weeks prior to the event. They will have designated volunteers manning the road barricades at both ends of the road closure to provide access to local residents and patrons of Deer Lake Boat Rentals during the entire event.



To: City Manager  
 From: Director Engineering  
 Re: 2017 ROTARY GRAND PRIX  
 2017 March 07 ..... Page 2

Public access to and from the parking lot at Deer Lake will be open via the north gate only. The event organizers are making the necessary arrangements with the Parks Department staff for use of the park space adjacent to the Deer Lake Boat Rentals.

## CONCLUSION

Council approval of the requested road closure is recommended.

The organizers are aware that approval is subject to the following conditions:

1. That the road closures be conducted under the supervision of one person as organizer.
2. That all participants be instructed to respect the rights and property of the individuals encountered en route.
3. That the barricades be manned by volunteers for the entire length of the road closures.
4. That the organizers provide a letter to all affected businesses and residents that will be impacted by the road closure.
5. That all emergency services are advised of the event.
6. That the road closures be covered with liability insurance in the minimum amount of \$2 million with the City of Burnaby named as co-insured, and that the insurance policy include a 30 day cancellation notice and a cross liability clause.
7. That a signed copy of the "City of Burnaby Permit For Short Term Use and Occupancy Of City Lands" be received no later than one week prior to the event.



Leon A. Gous, P. Eng. MBA  
 Director Engineering

SP/ac

Attachment

Copied to: RCMP – OIC Burnaby Detachment Chief Supt. Stephan Drolet  
 Deputy Fire Chief – Joe Robertson  
 Emergency Program Coordinator – Charmaine Pflugrath  
 Supervisor - Sports & Outdoor Recreation – Jill Porter





# Deer Lake Gravity Grand Prix

June 10th (Rain Date - June 11th)

1:2,737

-37-



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



ROAD CLOSURE 9:00 AM TO 4:00 PM

5-5





Item .....
Meeting ..... 2017 Mar 20

## COUNCIL REPORT

**TO:** CITY MANAGER **DATE:** 2017 March 07

**FROM:** DIRECTOR ENGINEERING **FILE:** 38000-40

**SUBJECT:** ROAD CLOSURE – DO IT FOR DAD

**PURPOSE:** To seek Council approval for a road closure for the 19<sup>th</sup> Annual “Do It For Dad Walk/Run” for prostate cancer on Sunday, 2017 June 18.

**RECOMMENDATIONS:**

1. **THAT** Council approve the road closure as discussed in this report.
2. **THAT** a copy of this report be sent to Shelley Werk, Prostate Cancer Foundation of BC, #4 – 17918 55<sup>th</sup> Ave, Surrey, BC V3S 6C8.

**REPORT**

The Prostate Cancer Foundation of BC has requested the closure and use of Roberts Street from 6:00 am to 2:00 pm, Glencarin Drive from 9:30 am to 11:30 am, and Sperling Avenue from Roberts Street to Glencarin Drive from 9:30 am to 11:30 am on Sunday, 2017 June 18<sup>th</sup> for their 19<sup>th</sup> Annual “Do It For Dad Walk/Run” for prostate cancer (see attached map). Council approval is required for the road closures by the Street & Traffic Bylaw.

The walk/run is one of their major fundraising activities for prostate cancer and over 1,200 – 1,700 participants are expected for this year’s event. Entertainment starts at 8:00 am at the Burnaby Rowing Pavilion followed by the run at 10:00 am, finishing at approximately 11:00 am. Other activities after the run/walk include face painting, picnic, bouncy castle, and music at the Burnaby Rowing Pavilion ending at 1:00 pm.

The organizers are aware that approval is subject to the following conditions:

1. That the road closure be conducted under the supervision of one person as organizer.
2. That all participants be instructed to respect the rights and property of the individuals encountered en route.
3. That the organizers are responsible for arranging for barricade volunteers for all barricade locations.

To: City Manager  
From: Director Engineering  
Re: Road Closure – Do It For Dad  
2017 March 07 ..... Page 2

4. That the road closure be covered with liability insurance in the minimum amount of \$2 million with the City of Burnaby named as co-insured, and that the insurance policy include a 30 day cancellation notice and a cross liability clause.
5. That the organizers send out letters to the residents of Glencarin Drive that are affected by the road closures one month prior to their event.
6. That a signed copy of the “City of Burnaby Permit For Short Term Use And Occupancy Of City Lands” be received no later than one week prior to the event.



Leon A. Gouls, P. Eng., MBA  
Director Engineering

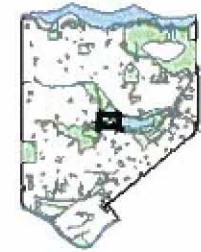
SP/ac

Enclosure

Copied to: Director Parks, Recreation and Cultural Services  
RCMP – OIC Burnaby Detachment Chief Supt. Stephan Drolet  
Fire Chief – Joe Robertson  
BC Ambulance Special Operations via email EMSO@bcehs.ca  
Emergency Program Coordinator – Charmaine Pflugrath  
Supervisor, Sports & Outdoor Recreation - Carol Chard



# Do It For Dad Walk/Run



City of Burnaby - Copyright (C) 2003 Accuracy and correctness not guaranteed.

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

 Road Closures

Map Scale  
1 : 7500



Item .....
Meeting ..... 2017 March 20

## COUNCIL REPORT

---

**TO:** CITY MANAGER **DATE:** 2017 MARCH 07

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

**SUBJECT: BUILDING PERMIT TABULATION REPORT NO. 2  
 FROM 2017 FEBRUARY 01 – 2017 FEBRUARY 28**

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

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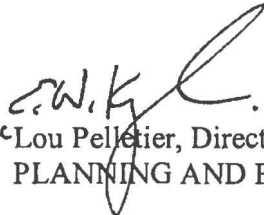
**RECOMMENDATION:**

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

**REPORT**

***Attached*** is Report No. 2 of the Building Permit Tabulation for the period **FROM 2017 February 01 TO 2017 February 28.**

This is for the information of Council.

  
 Lou Pelletier, Director  
 PLANNING AND BUILDING

 PS:ap  
*Attachment*

cc: Director Finance





## Building Permit Tabulation Report

Report #	2
From	2017 February 01
To	2017 February 28

This Period	Total Permits			New Buildings			Alterations or Repairs		
	No. of Permits	value	% of total this period	No. of Permits	value	% of total this period	No. of Permits	value	% of total this period
single family	39	\$16,900,472	30.79%	29	\$16,071,472	29.28%	10	\$829,000	1.51%
two family	0	\$0	0.00%	0	\$0	0.00%	0	\$0	0.00%
multi family	13	\$29,288,380	53.36%	6	\$28,539,330	51.99%	7	\$749,050	1.36%
commercial	43	\$5,677,880	10.34%	0	\$0	0.00%	43	\$5,677,880	10.34%
industrial	15	\$2,973,885	5.42%	1	\$30,000	0.05%	14	\$2,943,885	5.36%
public	1	\$50,000	0.09%	0	\$0	0.00%	1	\$50,000	0.09%
demolition	32			32					
<b>Period Total</b>	<b>143</b>	<b>\$54,890,617</b>	<b>100%</b>	<b>68</b>	<b>\$44,640,802</b>	<b>81.33%</b>	<b>75</b>	<b>\$10,249,815</b>	<b>18.67%</b>

Year to Date	Total Permits			New Buildings			Alterations or Repairs		
	No. of Permits	value	% of total YTD	No. of Permits	value	% of total YTD	No. of Permits	value	% of total YTD
single family	83	\$35,486,748	26.47%	59	\$33,138,253	24.72%	24	\$2,348,495	1.75%
two family	4	\$2,691,857	2.01%	4	\$2,691,857	2.01%	0	\$0	0.00%
multi family	20	\$32,828,880	24.49%	7	\$31,505,330	23.50%	13	\$1,323,550	0.99%
commercial	82	\$12,734,873	9.50%	0	\$0	0.00%	82	\$12,734,873	9.50%
industrial	29	\$30,307,893	22.61%	4	\$25,952,000	19.36%	25	\$4,355,893	3.25%
public	6	\$20,010,000	14.93%	0	\$0	0.00%	6	\$20,010,000	14.93%
demolition	66			66					
<b>Total Permits YTD</b>	<b>290</b>	<b>\$134,060,251</b>	<b>100%</b>	<b>140</b>	<b>\$93,287,440</b>	<b>69.59%</b>	<b>150</b>	<b>\$40,772,811</b>	<b>30.41%</b>

Previous Construction Totals (Year to Date)			Other Permits			New Dwelling Units		
	No. of Permits	value		This period	YTD		This period	YTD
2016	277	\$57,361,046	Electrical	306	581	SFD	29	59
2015	289	\$81,473,746	Plumbing	88	198	Duplex	0	8
2014	247	\$57,333,393	Gas	98	227	Coop 1-4 storey	0	0
			Heating	25	50	Coop 4+ storey	0	0
			Sprinkler	31	57	Rental 1-4 storey	0	0
						Rental 4+ storey	0	0
						Strata 1-4 storey	23	23
						Strata 4+ storey	129	129
			<b>Total</b>	<b>548</b>	<b>1113</b>	<b>Total</b>	<b>181</b>	<b>219</b>

Previous Construction Totals (Year End)		
2016	1799	\$819,492,990
2015	1774	\$879,352,602
2014	1737	\$698,524,017
2013	1674	\$674,683,580
2012	1803	\$514,669,315

Chief Building Inspector:

Date: March 07, 2017



## INTER-OFFICE COMMUNICATION

**TO:** CITY CLERK 2017 March 15

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** **REZONING REFERENCE #15-30**  
**AMENDMENT BYLAW NO. 18/16; BYLAW #13600**  
**High-rise apartment tower with street-oriented town housing**  
**Third Reading**

**ADDRESS:** 2242 Alpha Avenue

**LEGAL:** Lot 21, DL 124, Group 1, NWD Plan 3343

**FROM:** M2 General Industrial District

**TO:** CD Comprehensive Development District (based on the RM4s Multiple Family Residential District and Brentwood Town Centre Development Plan as guidelines, and in accordance with the development plan entitled "2242 Alpha Avenue" prepared by CDA Architects)

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 June 13.

The prerequisite conditions have been partially satisfied as follows:

- a. The submission of a suitable plan of development.
  - *The applicant has submitted a virtually complete suitable plan of development. A few remaining details will be resolved prior to Final Adoption.*
- b. 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 #15-30  
Third Reading  
2017 March 15 ..... Page 2

- *The applicant has submitted engineering design drawings for review and has agreed in a letter dated 2017 February 08 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 February 08.*
- d. Demolition of any improvements will be permitted after Second Reading of the Rezoning Bylaw has been granted provided that the applicant acknowledges that such permission does not fetter Council's ability to grant or not to grant Third Reading and/or Final Adoption of the Rezoning Bylaw. In addition, the demolition of any improvements will be permitted at any time if they are vacant and considered by staff to be subject to misuse and vandalism. If requested, demolition may be delayed to more closely coincide with approval of building permits.
  - *The applicant has agreed to this prerequisite in a letter dated 2017 February 08.*
- e. The utilization of an amenity bonus through the provision of a cash in-lieu contribution in accordance with Section 3.3 of this report.
  - *The applicant has agreed to this prerequisite in a letter dated 2017 February 08 and will deposit the funds prior to Final Adoption.*
- f. The dedication of any rights-of-way deemed requisite .
  - *The applicant has agreed to this prerequisite in a letter dated 2017 February 08.*
- g. The approval of the Ministry of Transportation to the rezoning application.
  - *The approval of the Ministry of Transportation has been obtained.*
- h. The granting of any necessary Covenants, including, but not necessarily limited to, Section 219 Covenants restricting enclosure of balconies; guaranteeing the provision and maintenance of public art; indicating that project surface driveway accesses will not be restricted by gates; guaranteeing the continued operation and maintenance of stormwater management facilities; to ensure the site can be used safely in accordance with the approved geotechnical report; ensuring the provision and ongoing maintenance of EV cars and EV plug-in stations; to ensure that the project does not draw down the water

City Clerk  
 Rezoning Reference #15-30  
 Third Reading  
 2017 March 15 ..... Page 3

table, providing that all disabled parking to remain as common property; and ensuring compliance with the submitted acoustical analysis.

- *The applicant has agreed to this prerequisite in a letter dated 2017 February 08 and the required covenants will be deposited in the Land Title Office prior to Final Adoption.*
- i. The execution of an indemnity agreement by the developer saving the City harmless from all liability associated with this development in relation to its geotechnical and hydrological (including any potential contaminated groundwater) impacts to surrounding infrastructure and other nearby development is required.
  - *The applicant has agreed to this prerequisite in a letter dated 2017 February 08.*
- j. The design and provision of units adaptable to persons with disabilities with allocated handicap parking spaces protected by a Section 219 Covenant.
  - *The applicant has submitted a letter dated 2017 February 08 agreeing to meet this prerequisite, this provision is indicated on the development plans and the requisite covenant will be deposited in the Land Title Office prior to Final Adoption.*
- k. The undergrounding of existing overhead wiring abutting the site.
  - *The applicant has agreed to this prerequisite in a letter dated 2017 February 08.*
- l. Compliance with the Council-adopted sound criteria.
  - *An acoustic study has been submitted for review by the Engineering Environmental Services Division. Agreement by the applicant to comply with the Council-adopted sound criteria and an acceptable acoustic study will be achieved prior to Final Adoption.*
- m. Submission of a Site Profile and resolution of any arising requirements.
  - *The applicant has submitted the required Site Profile which is being processed to determine if remediation measures are required.*
- n. The provision of covered car wash stalls and adequately sized and appropriately located garbage handling and recycling material holding space and a commitment to implement the recycling provisions.

City Clerk  
Rezoning Reference #15-30  
Third Reading  
2017 March 15 ..... Page 4

- *The necessary provisions are indicated on the development plans and the applicant has submitted a letter dated 2017 February 08 agreeing to meet this prerequisite.*
- o. The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering.
  - *The necessary provisions are indicated on the development plans and the applicant has submitted a letter dated 2017 February 08 agreeing to meet this prerequisite.*
- p. The review of on-site residential loading facilities by the Director Engineering.
  - *The necessary provisions are indicated on the development plans and the applicant has submitted a letter dated 2017 February 08 agreeing to meet this prerequisite.*
- q. The provision of facilities for cyclists in accordance with this report.
  - *The applicant has submitted a letter dated 2017 February 08 agreeing to meet this prerequisite.*
- r. The review of a detailed Sediment Control System by the Director Engineering.
  - *The applicant has agreed to this prerequisite in a letter dated 2017 February 08.*
- s. Compliance with the guidelines for underground parking for visitors.
  - *The applicant has agreed to this prerequisite in a letter dated 2017 February 08.*
- t. 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 February 08. A suitable on-site stormwater management system will require approval of the Director Engineering, the required covenant will be deposited in the Land Title Office and the required funds to guarantee this provision will be deposited prior to Final Adoption.*
- u. The deposit of the applicable Parkland Acquisition Charge.

City Clerk  
Rezoning Reference #15-30  
Third Reading  
2017 March 15 ..... Page 5

- *The applicant has agreed in a letter dated 2017 February 08 to make the necessary deposits prior to Final Adoption.*
- v. The deposit of the applicable GVS & DD Sewerage Charge.
  - *The applicant has agreed in a letter dated 2017 February 08 to make the necessary deposits prior to Final Adoption.*
- w. The deposit of the applicable School Site Acquisition Charge.
  - *The applicant has agreed in a letter dated 2017 February 08 to make the necessary deposits prior to Final Adoption.*
- x. The submission of a written undertaking to distribute area plan notification forms, prepared by the City, with disclosure statements; and, to post area plan notification signs, also prepared by the City, on the development site and in the sales office in prominent and visible locations prior to Third Reading, or at the time marketing for the subject development commences, whichever is first, and remain posted for a period of one year, or until such time that all units are sold, whichever is greater.
  - *The applicant has agreed to this prerequisite in a letter dated 2017 February 08 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 March 20, 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 Pellerin, Director  
PLANNING AND BUILDING

IW:spf  
**Attachment**

cc: City Manager

P:\REZONING\Applications\2015\15-00030 2242 Alpha Avenue\Rezoning Reference 15-30 Third Reading 20170320.doc



**BURNABY ZONING BYLAW 1965,**  
**AMENDMENT BYLAW NO. 18, 2016 – BYLAW NO. 13600**

Rez. #15-30

2242 Alpha Avenue

From: M2 General Industrial District

To: CD Comprehensive Development District (based on the RM4s Multiple Family Residential District and Brentwood Town Centre Development Plan as guidelines, and in accordance with the development plan entitled “2242 Alpha Avenue” prepared by CDA Architects)

The purpose of the proposed zoning bylaw amendment is to permit construction of a 23-storey residential apartment building with ground oriented townhouses and underground and above grade structured parking.

The Advisory Planning Commission advised it supports the rezoning application.

Two letters were received in response to the proposed zoning bylaw amendment.

John Hadley, Equities Consultants, 2421 Alpha Avenue, Burnaby  
Lloyd Karsenbarg, 2242 Alpha Avenue, Burnaby

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

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

THAT this Public Hearing for Rez. #15-30, Bylaw #13600 be terminated.

CARRIED UNANIMOUSLY



## INTER-OFFICE COMMUNICATION

**TO:** CITY CLERK 2017 March 15

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** **REZONING REFERENCE #15-51**  
**AMENDMENT BYLAW NO. 26/16; BYLAW #13626**  
**High-rise apartment tower with street-oriented town housing**  
**Third Reading**

**ADDRESS:** 2285 Willingdon and 4455, 4467, 4483 Juneau

**LEGAL:** Lot 10 Except: Part on Bylaw Plan 43361; DL 119, Group 1, NWD Plan 2855;  
 Lot 61, DL 119, Group 1, NWD Plan 43709; Lots 11 & 12, Block 10, DL 119,  
 Group 1, NWD Plan 2855

**FROM:** M1 Manufacturing District

**TO:** CD Comprehensive Development District (based on the RM4s Multiple Family Residential District and Brentwood Town Centre Development Plan as guidelines, and in accordance with the development plan entitled "Juneau Street Rezoning Proposal" prepared by IBI Group Inc.)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2016 July 11,
- b) Public Hearing held on 2016 July 26; and,
- c) Second Reading given on 2016 August 29.

The prerequisite conditions have been partially satisfied as follows:

- a. The submission of a suitable plan of development.
  - *The applicant has submitted a virtually complete suitable plan of development. A few remaining details will be resolved prior to Final Adoption.*
- b. 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 #15-51  
Third Reading  
2017 March 15..... Page 2

- *The applicant has submitted engineering design drawings for review and has agreed in a letter dated 2017 February 02 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 February 02.*
- d. Demolition of any improvements will be permitted after Second Reading of the Rezoning Bylaw has been granted provided that the applicant acknowledges that such permission does not fetter Council's ability to grant or not to grant Third Reading and/or Final Adoption of the Rezoning Bylaw. In addition, the demolition of any improvements will be permitted at any time if they are vacant and considered by staff to be subject to misuse and vandalism. If requested, demolition may be delayed to more closely coincide with approval of building permits.
  - *The applicant has agreed to this prerequisite in a letter dated 2017 February 02.*
- e. The utilization of an amenity bonus through the provision of a cash in-lieu contribution in accordance with Section 3.3 of this report.
  - *The applicant has agreed to this prerequisite in a letter dated 2017 February 02 and will deposit the funds prior to Final Adoption.*
- f. The dedication of any rights-of-way deemed requisite .
  - *The applicant has agreed to this prerequisite in a letter dated 2017 February 02.*
- g. The approval of the Ministry of Transportation to the rezoning application.
  - *The approval of the Ministry of Transportation has been obtained.*
- h. The granting of any necessary Covenants, including, but not necessarily limited to, Section 219 Covenants restricting enclosure of balconies; guaranteeing the provision and maintenance of public art; indicating that project surface driveway accesses will not be restricted by gates; guaranteeing the continued operation and maintenance of stormwater management facilities; to ensure the site can be used safely in accordance with the approved geotechnical report; to ensure that the project does not draw down the water table, providing that all disabled parking to remain as common property; and ensuring compliance with the submitted acoustical analysis.

City Clerk  
Rezoning Reference #15-51  
Third Reading  
2017 March 15..... Page 3

- *The applicant has agreed to this prerequisite in a letter dated 2017 February 02 and the required covenants will be deposited in the Land Title Office prior to Final Adoption.*
- i. The execution of an indemnity agreement by the developer saving the City harmless from all liability associated with this development in relation to its geotechnical and hydrological (including any potential contaminated groundwater) impacts to surrounding infrastructure and other nearby development is required.
  - *The applicant has agreed to this prerequisite in a letter dated 2017 February 02.*
- j. The design and provision of units adaptable to persons with disabilities with allocated handicap parking spaces protected by a Section 219 Covenant.
  - *The applicant has submitted a letter dated 2017 February 02 agreeing to meet this prerequisite, this provision is indicated on the development plans and the requisite covenant will be deposited in the Land Title Office prior to Final Adoption.*
- k. The undergrounding of existing overhead wiring abutting the site.
  - *The applicant has agreed to this prerequisite in a letter dated 2017 February 02.*
- l. Compliance with the Council-adopted sound criteria.
  - *An acoustic study has been submitted for review by the Engineering Environmental Services Division. Agreement by the applicant to comply with the Council-adopted sound criteria and an acceptable acoustic study will be achieved prior to Final Adoption.*
- m. Submission of a Site Profile and resolution of any arising requirements.
  - *The applicant has submitted the required Site Profile which is being processed to determine if remediation measures are required.*
- n. The provision of covered car wash stalls and adequately sized and appropriately located garbage handling and recycling material holding space and a commitment to implement the recycling provisions.
  - *The necessary provisions are indicated on the development plans and the applicant has submitted a letter dated 2017 February 02 agreeing to meet this prerequisite.*

City Clerk  
Rezoning Reference #15-51  
Third Reading  
2017 March 15..... Page 4

- o. The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering.
  - *The necessary provisions are indicated on the development plans and the applicant has submitted a letter dated 2017 February 02 agreeing to meet this prerequisite.*
- p. The review of on-site residential loading facilities by the Director Engineering.
  - *The necessary provisions are indicated on the development plans and the applicant has submitted a letter dated 2017 February 02 agreeing to meet this prerequisite.*
- q. The provision of facilities for cyclists in accordance with this report.
  - *The applicant has submitted a letter dated 2017 February 02 agreeing to meet this prerequisite.*
- r. The review of a detailed Sediment Control System by the Director Engineering.
  - *The applicant has agreed to this prerequisite in a letter dated 2017 February 02.*
- s. Compliance with the guidelines for underground parking for visitors.
  - *The applicant has agreed to this prerequisite in a letter dated 2017 February 02.*
- t. 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 February 02. A suitable on-site stormwater management system will require approval of the Director Engineering, the required covenant will be deposited in the Land Title Office and the required funds to guarantee this provision will be deposited prior to Final Adoption.*
- u. The deposit of the applicable Parkland Acquisition Charge.
  - *The applicant has agreed in a letter dated 2017 February 02 to make the necessary deposits prior to Final Adoption.*
- v. The deposit of the applicable GVS & DD Sewerage Charge.



City Clerk  
Rezoning Reference #15-51  
Third Reading  
2017 March 15..... Page 5

- *The applicant has agreed in a letter dated 2017 February 02 to make the necessary deposits prior to Final Adoption.*
- w. The deposit of the applicable School Site Acquisition Charge.
- *The applicant has agreed in a letter dated 2017 February 02 to make the necessary deposits prior to Final Adoption.*
- x. The submission of a written undertaking to distribute area plan notification forms, prepared by the City, with disclosure statements; and, to post area plan notification signs, also prepared by the City, on the development site and in the sales office in prominent and visible locations prior to Third Reading, or at the time marketing for the subject development commences, whichever is first, and remain posted for a period of one year, or until such time that all units are sold, whichever is greater.
- *The applicant has agreed to this prerequisite in a letter dated 2017 February 02 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 March 20, 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

IW:spf  
**Attachment**

cc: City Manager

P:\REZONING\Applications\2015\15-00051 2285 Willingdon and 4455.67.83 Juneau\Rezoning Reference 15-51 Third Reading 20170320.doc

**PUBLIC HEARING MINUTES  
HELD ON: 2016 JULY 26  
REZ. REF. NO. 15-51  
PAGE 1 OF 1**

**BURNABY ZONING BYLAW 1965,  
AMENDMENT BYLAW NO. 26, 2016 – BYLAW NO. 13626**

Rez. #15-51

2285 Willingdon, 4455, 4467 and 4483 Juneau Street

From: M1 Manufacturing District

To: CD Comprehensive Development District (based on the RM4s Multiple Family Residential District and Brentwood Town Centre Development Plan as guidelines, and in accordance with the development plan entitled "Juneau Street Rezoning Proposal" prepared by IBI Group Inc.)

The purpose of the proposed zoning bylaw amendment is to permit construction of a 23-storey residential apartment building with ground oriented townhouses and underground parking.

The Advisory Planning Commission advised it supports the rezoning application.

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

The following speaker appeared before Council and shared concerns regarding the rezoning application:

Edward Marchese, JS Auto Detail Ltd., 4437 Juneau Street, Burnaby, noted that he is not opposed to the rezoning, but stated concerns with the potential negative impact of the resulting construction on his auto detailing business. Mr. Marchese requested that the developer consider options to control or decrease construction related dust such as a wall and awning. The speaker further noted that construction workers parking around the development site will likely limit parking options for his customers making his business less accessible.

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

THAT this Public Hearing for Rez. #15-51, Bylaw #13626 be terminated.

CARRIED UNANIMOUSLY

Council requested that any accommodations implemented by the developer to address dust and parking challenges be shared with Council for their information.



## INTER-OFFICE COMMUNICATION

**TO:** CITY CLERK 2017 March 15

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** **REZONING REFERENCE #16-07**  
**AMENDMENT BYLAW NO. 31/16 ; BYLAW #13632**  
**Minor Addition to Existing Commercial Development**  
**Lougheed Town Centre**  
**Third Reading**

**ADDRESS:** 3433 North Road

**LEGAL:** Air Space Parcel 2, DL 4, Group 1, NWD Air Space Plan BCP40820

**FROM:** CD Comprehensive Development District (based on C3, C3a General Commercial Districts, RM5 Multiple Family Residential District and P1 Neighbourhood Institutional District)

**TO:** Amended CD Comprehensive Development District (based on C3, C3a General Commercial Districts and Lougheed Town Centre Plan guidelines, and in accordance with the development plan entitled "Northgate Movator Enclosure" prepared by HDR|CEI Architecture Associates, Inc.)

The following information applies to the subject rezoning bylaw:

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

The prerequisite conditions have been partially satisfied as follows:

- a) The submission of a suitable plan of development.
  - *A virtually complete suitable plan of development has been submitted. Any remaining details will be resolved prior to Final Adoption.*
- b) The submission of an updated comprehensive sign plan.
  - *The applicant has agreed to this prerequisite in a letter dated 2017 March 8.*

City Clerk  
Rezoning Reference #16-07  
Third Reading  
2017 March 20 ..... Page 2

c) The deposit of the applicable GVS & DD Sewerage Charge.

- *The applicant has agreed in a letter dated 2017 March 8 to make the necessary deposits prior to Final Adoption.*

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 March 20, 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

JD/spf  
**Attachment**

cc: City Manager

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**PUBLIC HEARING MINUTES  
HELD ON: 2016 AUGUST 30  
REZ. REF. NO. 16-07  
PAGE 1 OF 2**

**BURNABY ZONING BYLAW 1965,  
AMENDMENT BYLAW NO. 31, 2016 – BYLAW NO. 13632**

Rez. #16-07

3433 North Road

From: CD Comprehensive Development District (based on C3, C3a General Commercial Districts, RM5 Multiple Family Residential District and P1 Neighbourhood Institutional District)

To: Amended CD Comprehensive Development District (based on C3, C3a General Commercial Districts and Lougheed Town Centre Plan guidelines, and in accordance with the development plan entitled “Northgate Movator Enclosure” prepared by HDR|CEI Architecture Associates, Inc.)

The purpose of the proposed zoning bylaw amendment is to permit a small addition of commercial floor area generated by enclosing an existing covered building entrance area.

The Advisory Planning Commission advised it supports the rezoning application.

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

Tina Brusilo, Cosmetic Manager, Shoppers Drug Mart, 104-3433 North Road, Burnaby.

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

Hajera Baqi, Shoppers Drug Mart, 104-3433 North Road, Burnaby, appeared before Council and shared concerns regarding the proposed rezoning application. Ms. Baqi stated that the December 2016 construction start date will negatively impact the existing businesses during the holiday season. Ms. Baqi posed questions about the ventilation of the space and a potential loss of parking from construction activities.

Peter Hirny, 590 Whiting Way, Coquitlam, appeared before Council and stated that the on-site rezoning signage was not appropriately located on the subject property. Mr. Hirny showed Council a photo on his camera of the onsite signage attached to a street light standard facing the road. The location of the sign made access to the information contained therein difficult as the light standard directly abutted the roadway.



Christa Wilcock, 1600-650 West Georgia Street, Vancouver, appeared before Council representing the property owners. Ms. Wilcock stated that construction would be after December 2016, that parking will be maintained for customers and that the ventilation of the enclosure would be provided by exhaust fans and open air circulation.

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR JORDAN

THAT this Public Hearing for Rez. # 16-07, Bylaw #13632 be terminated.

CARRIED UNANIMOUSLY



## INTER-OFFICE COMMUNICATION

**TO:** CITY CLERK 2017 March 15

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** **REZONING REFERENCE #15-25**  
**AMENDMENT BYLAW NO. 37/16 ; BYLAW #13642**  
**Low-Rise Multi-Family and Non-Market Seniors' Housing Development**  
**Third Reading**

**ADDRESS:** 7121 Fourteenth Avenue

**LEGAL:** Lot 67, DL 53, Group 1, NWD Plan 33863

**FROM:** CD Comprehensive Development District (based on the RM1 Multiple Family Residential District and Edmonds Town Centre Plan)

**TO:** Amended CD Comprehensive Development District (based on the RM4 Multiple Family Residential District and Edmonds Town Centre Plan guidelines and in accordance with the development plan entitled "Cedar Place" prepared by Integra Architecture Inc., Dys Architecture, and PWL Partnership Landscape Architects Inc.)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2016 August 29;
- b) Public Hearing held on 2016 September 20; and,
- c) Second Reading given on 2016 October 03.

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 #15-25  
 Third Reading  
 2017 March 15..... Page 2

- *The applicant has submitted engineering design drawings for review and has agreed in a letter dated 2017 March 01 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 March 01.*
- d. The utilization of an amenity bonus in accordance with Section 3.7 of this report.
- *The applicant has agreed to this prerequisite in a letter dated 2017 March 01, and will deposit the necessary funds prior to Final Adoption. Appearing elsewhere on tonight's agenda is a closed report from the Director Public Safety and Community Services-Realty and Lands Division seeking Council's approval on the value (per sq. ft. buildable) of the density bonus related to Rezoning Reference #15-25. The applicant has agreed to the proposed density bonus value as outlined in that report.*
- e. The dedication of any rights-of-way deemed requisite.
- *A subdivision plan dedicating the requisite rights-of-way has been submitted and will be deposited in the Land Title Office prior to Final Adoption.*
- f. The completion of the necessary subdivision.
- *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 statutory rights-of-way, easements and/or covenants as described in Section 3.9 of this report.
- *The requisite statutory rights-of-way, easement and/or covenant plans have been submitted and 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 March 01. A detailed Sediment Control System plan will be submitted to the Engineering Department – Environmental Services for approval prior to Final Adoption.*

City Clerk  
Rezoning Reference #15-25  
Third Reading  
2017 March 15..... Page 3

- 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 in accordance with the adopted Southgate Master Storm Water Management Plan.
  - *The applicant has agreed to this prerequisite in a letter dated 2017 March 01. A suitable on-site stormwater management system will require approval of the Director Engineering, the required covenant will be deposited in the Land Title Office and the required funds to guarantee this provision will be deposited prior to Final Adoption.*
- j. The design and provision of units adaptable to persons with disabilities, the provision of customized hardware and cabinet work being subject to the sale/lease of the unit to a disabled person and with allocation disabled parking spaces.
  - *This provision is indicated on the development plans and the applicant has submitted a letter dated 2017 March 01 agreeing to meet this prerequisite.*
- k. The provision of three covered car wash stalls and an adequately sized and appropriately located garbage handling and recycling material holding space to the approval of the Direct 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 2017 March 01 committing to implement the recycling provisions.*
- l. The review of on-site residential loading facilities by the Director Engineering.
  - *The applicant has agreed to this prerequisite in a letter dated 2017 March 01. An on-site residential loading plan has been submitted to the Engineering Department – Traffic Division for approval prior to Final Adoption.*
- m. The deposit of the applicable Parkland Acquisition Charge.
  - *The applicant has agreed in a letter dated 2017 March 01 to make the necessary deposits prior to Final Adoption.*
- n. The deposit of the applicable GVS & DD Sewerage Charge.
  - *The applicant has agreed in a letter dated 2017 March 01 to make the necessary deposits prior to Final Adoption.*
- o. The deposit of the applicable School Site Acquisition Charge.

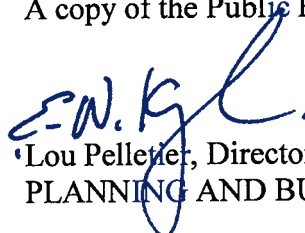


City Clerk  
Rezoning Reference #15-25  
Third Reading  
2017 March 15..... Page 4

- *The applicant has agreed in a letter dated 2017 March 01 to make the necessary deposits prior to Final Adoption.*
- p. The submission of a written undertaking to distribute area plan notification forms, prepared by the City, with disclosure statements; and, to post area plan notification signs, also prepared by the City, on the development site and in the sales office in prominent and visible locations prior to Third Reading, or at the time marketing for the subject development commences, whichever is first, and remain posted for a period of one year, or until such time that all units are sold, whichever is greater.
- *The applicant has provided a letter of undertaking dated 2017 March 01 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 March 20, 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

ZT:spf  
**Attachment**

cc: City Manager

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**PUBLIC HEARING MINUTES  
HELD ON: 2016 SEPT. 20  
REZ. REF. NO. 15-25  
PAGE 1 OF 1**

**Burnaby Zoning Bylaw 1965,  
Amendment Bylaw No. 37, 20216 - Bylaw No. 13642**

Rez. #15-25

7121 Fourteenth Avenue

From: CD Comprehensive Development District (based on RM1 Multiple Family Residential District and Edmonds Town Centre Plan)

To: Amended CD Comprehensive Development District (based on RM4 Multiple Family Residential District and Edmonds Town Centre Plan guidelines and in accordance with the development plan entitled "Cedar Place" prepared by Integra Architecture Inc., Dys Architecture, and PWL Partnership Landscape Architects Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of one six-storey non-market seniors' residential building and five six-storey market multiple family buildings.

The Advisory Planning Commission advised it supports the rezoning application.

Two letters were received in response to the proposed rezoning application:

R. Lowe, 106-7168 Stride Avenue, Burnaby  
Allen Hutton, 1304 14<sup>th</sup> Avenue, Burnaby

The following speakers appeared before Council and spoke in support of the proposed rezoning application:

Wanda Mulholland, Coordinator for the Society to End Homelessness in Burnaby, 7476 13<sup>th</sup> Avenue, Burnaby, appeared before Council and spoke in support of the proposed rezoning application. Ms. Mulholland encouraged the City and the Provincial Government to develop policy to support the creation of non-market housing for seniors and vulnerable residents. The speaker believes the proposed development is a model of collaboration between government and developers and would like to see this approach to development continued.

Ward McAllister, President, Ledingham McAllister, 300-1285 West Pender Street, Vancouver, appeared before Council and offered to answer any questions they or residents may have regarding the proposed rezoning application.

**MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR VOLKOW**

THAT this Public Hearing for Rez. #15-25, Bylaw #13642 be terminated.

CARRIED UNANIMOUSLY



## INTER-OFFICE MEMORANDUM

**TO:** CITY CLERK DATE: 2017 March 15

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** **REZONING REFERENCE # 17-01**  
**BYLAW 13710, AMENDMENT BYLAW NO. 6,2017**  
**Response to a neighbourhood request to rezone**  
**Third Reading and Final Adoption**

**ADDRESS:** 7335 to 7359 Fourteenth (14<sup>th</sup>) Avenue (north side)

**LEGAL:** Schedule A (*attached*)

**FROM:** R5 Residential District

**TO:** R12 Residential District

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2017 February 06;
- b) Public Hearing held on 2017 February 28;
- c) Second Reading given on 2017 March 06.

There are no prerequisite conditions to this rezoning.

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

  
 Lou Pelletier, Director  
 PLANNING AND BUILDING

LS:tn  
*Attachments*

cc: City Manager

P:\REZONING\APPLICATIONS\2017\17-01 7335-7359 14TH AVE\REZONING REFERENCE 17-01 THIRD READING AND FINAL ADOPTION 2017.03.20.DOCX

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

**SCHEDULE "A"**

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



**PUBLIC HEARING MINUTES  
HELD ON: 2017 February 28  
REZ. REF. NO. 17-01  
PAGE 1 OF 1**

**Burnaby Zoning Bylaw 1965,  
Amendment Bylaw No. 6, 2017 - Bylaw No. 13710**

Rez. #17-01

7335 to 7359 14th Avenue (north side)

From: R5 Residential District

To: R12 Residential District

The purpose of the proposed zoning bylaw amendment is to allow for single and/or two-family dwellings on small lots in accordance with the R12 Zoning District.

The Advisory Planning Commission advised it supports the rezoning application.

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

The following speaker appeared before Council and spoke to the proposed rezoning application:

Gary Puri, 4683 Kingsway, Burnaby, appeared before Council and spoke in support of the rezoning application. Mr. Puri believes the development will enhance affordable housing options in the neighbourhood for first-time buyers.

**MOVED BY COUNCILLOR JORDAN  
SECONDED BY COUNCILLOR DHALIWAL**

THAT this Public Hearing for Rez. #17-01, Bylaw #13710 be terminated.

**CARRIED UNANIMOUSLY**



## INTER-OFFICE COMMUNICATION

**TO:** CITY CLERK **DATE:** 2017 March 15

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** **REZONING REFERENCE # 13-40**  
**BYLAW 13530, AMENDMENT BYLAW NO. 34/15,**  
**BC Ambulance Facility**  
**Final Adoption**

**ADDRESS:** 6980/6992 Buller Avenue and 6977/6991 Waltham Avenue

**LEGAL:** Lots 58 – 61, DL 97, Group 1, NWD Plan 34562

**FROM:** M4 Special Industrial District

**TO:** CD Comprehensive Development District (based on P2 Administration and Assembly District, M5 Light Industrial District and the Royal Oak Community Plan as guidelines and in accordance with the development plan entitled "BCEHS Burnaby Buller Ambulance Centre" prepared by NSDA Architects)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2015 November 09;
- b) Public Hearing held on 2015 November 24;
- c) Second Reading given on 2015 December 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.*

City Clerk

Rezoning Reference #13-40

Final Adoption

2017 March 15 .....Page 2

- c. The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
  - *The applicant has agreed to this prerequisite in a letter dated 2016 June 03.*
- d. The dedication of any rights-of-way deemed requisite.
  - *A subdivision plan dedicating the requisite rights-of-way has been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- e. The completion of the sale of City property.
  - *The sale of City property has been completed according to the terms approved by Council.*
- f. The consolidation of the net project site into one legal parcel.
  - *The requisite subdivision plan of consolidation has been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- g. The granting of any necessary statutory rights-of-way, easements and/or covenants.
  - *The requisite statutory right-of-way plans have been submitted in registerable form and 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 submitted the required Sediment Control System plans for approval by the Engineering Environmental Services Division and has agreed in a letter dated 2016 June 03 to install the system as approved prior to commencing construction.*
- i. The pursuance of Storm Water Management Best Practices in line with established guidelines.
  - *The applicant has agreed to this prerequisite in a letter dated 2016 June 03 and the required covenant has been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- j. The submission of a Site Profile and resolution of any arising requirements.
  - *It has been determined that a Site Profile is not required for this site.*

- k. 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 03 committing to implement the recycling provisions.*
- l. 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 03 agreeing to meet this prerequisite.*
- m. The undergrounding of existing overhead wiring abutting the site.
  - *The applicant has agreed to this prerequisite in a letter dated 2016 June 03 and has deposited the necessary funds to guarantee the completion of this prerequisite.*
- n. The submission of a detailed comprehensive sign plan.
  - *An approvable detailed comprehensive sign plan has been achieved.*
- o. The deposit of the applicable GVS & DD Sewerage Charge.
  - *The required deposits have been made to meet this prerequisite.*

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 March 20.

  
 Lou Pelletier, Director  
 PLANNING AND BUILDING

GT:spf

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