



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

**OPEN PUBLIC MEETING AT 7:00 PM**  
**Monday, 2017 March 27**

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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>MINUTES</u></b>	
	A) Open Council Meeting held 2017 March 20	1
	B) Parcel Tax Roll Review Panel held 2017 March 21	10
<b>3.</b>	<b><u>REPORTS</u></b>	
	A) Financial Management Committee Re: 2017 Engineering Capital Infrastructure Bylaw Funding Request	13
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**4. MANAGER'S REPORTS**

- |           |   |           |
|-----------|---|-----------|
| <b>1.</b> | <b>ANNUAL FARMERS' MARKET - 4949 CANADA WAY</b>   | <b>36</b> |
|           | <p>Purpose: To request Council approval for the 2017 Seasonal Farmers' Market at the Burnaby City Hall north parking lot.</p>                         |           |
| <b>2.</b> | <b>CONTRACT AWARD<br/>WILLINGDON LINEAR PARK</b>  | <b>38</b> |
|           | <p>Purpose: To obtain Council approval to award a contract for the road rehabilitation and construction of a Linear Park along Willingdon Avenue.</p> |           |
| <b>3.</b> | <b>CONTRACT AWARD<br/>SUPPLY AND DELIVERY OF FOOD PRODUCTS</b>  | <b>40</b> |
|           | <p>Purpose: To obtain Council approval to award a contract for the supply and delivery of food products.</p>  |           |
| <b>4.</b> | <b>REZONING REFERENCE #16-09<br/>MULTIPLE-FAMILY INFILL DEVELOPMENT<br/>EDMONDS TOWN CENTRE PLAN</b>  | <b>41</b> |
|           | <p>Purpose: To seek Council authorization to forward this application to a Public Hearing on 2017 April 25.</p>                                       |           |
| <b>5.</b> | <b>REZONING REFERENCE #16-14<br/>LOW RISE APARTMENT AND TOWNHOUSE DEVELOPMENT<br/>AND EXPANDED COMMUNITY PARK</b>                                     | <b>48</b> |
|           | <p>Purpose: To seek Council authorization to forward this application to a Public Hearing on 2017 April 25.</p>                                       |           |
| <b>6.</b> | <b>REZONING REFERENCE #16-17<br/>APARTMENT DEVELOPMENT WITH UNDERGROUND<br/>PARKING<br/>BROADVIEW COMMUNITY PLAN</b>                                  | <b>58</b> |
|           | <p>Purpose: To seek Council authorization to forward this application to a Public Hearing on 2017 April 25.</p>                                       |           |

5. **BYLAWS**

**A) First, Second and Third Reading**

- A) #13733 - Burnaby Business Improvement Area (Hastings) **13733**  
Bylaw 2014, Amendment Bylaw No. 1, 2017  
A bylaw respecting Hastings Business Improvement Area  
(enlargement)

**B) Consideration and Third Reading**

- B) #13644 - Burnaby Zoning Bylaw 1965, Amendment Bylaw **13644**  
No. 39, 2016 - Rez. #15-26 (6668/88, 6710/12/30 Dunblane  
Avenue and 6661/87, 6709 Marlborough Avenue)  
From RM3 Multiple Family Residential District and CD  
Comprehensive Development District (based on RM3  
Multiple Family Residential District) to CD Comprehensive  
Development District (based on RM5s Multiple Family  
Residential District and Metrotown Town Centre  
Development Plan as guidelines, and in accordance with the  
development plan entitled "Vittorio" prepared by Buttjes  
Architecture Inc. dated 2016 August 07)  
Purpose - to permit a 38-storey apartment building with  
street-oriented townhouses fronting Dunblane and  
Marlborough Avenues  
(Item 6(12), Manager's Report, Council 2016 August 29)

***Memorandum - Director Planning & Building - 2017 March 22 - Page 67***

**C) Abandonment**

- C) #11458 - Burnaby Zoning Bylaw 1965, Amendment Bylaw **11458**  
No. 38, 2002 - Rez. #00-25 (4120/60/70/80 Lougheed Hwy  
& 4161/71 Dawson Street)  
From M1 Manufacturing District, CD Comprehensive  
Development District (based on P2 Administration and  
Assembly District, C1 Neighbourhood Commercial District  
and M5 Light Industrial District), CD Comprehensive  
Development District (based on M5 Light Industrial District  
and M1r Manufacturing District) to Amended CD  
Comprehensive Development District (based on C3 General  
Commercial District, C9 Royal Oak Commercial District, P2  
Administration and Assembly District and the Brentwood  
Town Centre Development Plan as guidelines, and in  
accordance with the development plan prepared by the City  
of Burnaby entitled "Community Plan Guidelines - 4120,  
4160, 4170 and 4180 Lougheed Highway, 4161 and 4171

Dawson Street" and as supported by the document entitled "Development Plan for Standard Life Lands" prepared by Tielker Sim & Associates)

Purpose - to establish Community Plan Guidelines to accommodate higher density office and Dawson Street oriented mixed-use commercial/residential development in accordance with the Brentwood Town Centre Development Plan

(Manager's Report, Council 2002 October 28)

***This Bylaw was authorized for abandonment by Manager's Report Item 5(4), Council 2017 March 20***

- D) #11952 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 40, 2005 - Rez. #05-31 (7799 18th Street) **11952**  
From M1 Manufacturing District to CD Comprehensive Development District (based on RM3 Multiple Family Residential District and Edmonds Town Centre Plan guidelines, and in accordance with the "Attachment A" Development Guidelines prepared by the City of Burnaby)  
Purpose - to accommodate subdivision of the property into two lots and establishment of development guidelines for future development (subject to specific amendment rezonings) of the lots  
(Item 5 of 19, Manager's Report, Council 2005 July 25)  
***This Bylaw was authorized for abandonment by Manager's Report Item 5(4), Council 2017 March 20***
- E) #12211 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 1, 2007 - Rez. #05-40 (3861/75/91 Kingsway) **12211**  
From P1 Neighbourhood Institutional District and R5 Residential District to CD Comprehensive Development District (based on P5 Community Institutional District, RM3 Multiple Family Residential District, Heritage Revitalization Agreement and Metrotown Development Plan, and in accordance with the development plan entitled "Central Park Manor 3861/75/91 Kingsway & 3880/92 Sandell Street, Burnaby, B.C." prepared by Scott Gordon Architect)  
Purpose - to retain the historic St. John the Divine Anglican Church (Heritage Church) as a designated heritage building on the south portion of the site within a separate subdivided lot and to permit seniors' rental supportive housing on the north portion of the site  
(Item 01, Manager's Report, Council 2007 January 08)  
***This Bylaw was authorized for abandonment by Manager's Report Item 5(4), Council 2017 March 20***

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- F) #12218 - Burnaby Heritage Revitalization Agreement Bylaw No. 1, 2007 (3891 Kingsway) **12218**  
Purpose – to provide for the economic viability of St. John the Divine Anglican Church and its renovation and upgrade to modern building code standards for continued use as a church facility  
(Item 01, Manager's Report, Council 2007 January 08)  
***This Bylaw was authorized for abandonment by Manager's Report Item 5(4), Council 2017 March 20***
- G) #12313 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 38, 2007 - Rez. #06-02 (6030 and Ptn. of 6010 Elgin Ave.) **12313**  
From R4 Residential District to R4a Residential District  
Purpose - to permit additional gross floor area beyond that currently permitted under the prevailing zoning  
(Item 08, Manager's Report, Council 2007 August 27)  
***This Bylaw was authorized for abandonment by Manager's Report Item 5(4), Council 2017 March 20***
- H) #12556 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 55, 2008 - Rez. #08-40 **12556**  
(7270/74/80/84/94/96/7306/08/10/14/18/30/38/48/50 Stride Avenue)  
From R5 and R9 Residential Districts to R12 Residential District  
Purpose - to respond to a neighbourhood request for a zoning boundary adjustment  
(Item 4(C), CDC Report, Council 2008 November 03)  
***This Bylaw was authorized for abandonment by Manager's Report Item 5(4), Council 2017 March 20***
- I) #12674 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 30, 2009 - Rez. #05-63 (3841 Canada Way) **12674**  
From C4 Service Commercial District to CD Comprehensive Development District (based on C2 Community Commercial District, RM3 Multiple Family Residential District and Community Plan Eight guidelines, and in accordance with the development plan entitled "Proposed Mixed-Use Commercial and Residential Development" prepared by Chris Dikeakos Architects Inc.)  
Purpose - to permit the construction of a four storey mixed-use development, including 30 residential units and at-grade and second floor commercial retail and office floor area, with full underground parking  
(Item 03, Manager's Report, Council 2009 June 22)  
***This Bylaw was authorized for abandonment by Manager's Report Item 5(4), Council 2017 March 20***

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- J) #12873 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 39, 2010 - Rez. #10-07 (3175 - known as 3185 - Willingdon Green) **12873**  
From CD Comprehensive Development District (based on M5 Light Industrial District) to Amended CD Comprehensive Development District (based on M5 Light Industrial District, and in accordance with the development plan entitled "Premier Diagnostic Health Services" prepared by Cass Parel Designs)  
Purpose - to permit the expansion of floor area on the underground parking level of the existing building to accommodate a medical cyclotron  
(Item 04, Manager's Report, Council 2010 October 25)  
***This Bylaw was authorized for abandonment by Manager's Report Item 5(4), Council 2017 March 20***
- K) #12874 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 40, 2010 - Rez. #10-08 (4193 North Road) **12874**  
From C4 Service Commercial District to CD Comprehensive Development District (based on C4 Service Commercial District for car wash use only and C6b Gasoline Service Station District and Lougheed Town Centre Plan as guidelines, and in accordance with the development plan entitled "Shell Canada Products Retail Facility" prepared by Dialog)  
Purpose - to permit an upgrade and expansion of the existing gasoline service station and retail convenience store on site  
(Item 03, Manager's Report, Council 2010 October 25)  
***This Bylaw was authorized for abandonment by Manager's Report Item 5(4), Council 2017 March 20***
- L) #13024 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 46, 2011 - Rez. #09-23 (6709 Marlborough) **13024**  
From RM3 Multiple Family Residential District to CD Comprehensive Development District (based on RM2 Multiple Family Residential District, Metrotown Development Plan guidelines, and in accordance with the development plan entitled "6-Unit Townhouse Development" prepared by Matthew Cheng Architect Inc.)  
Purpose - to permit the construction of a 6-unit infill townhouse development with full underground parking  
(Item 07, Manager's Report, Council 2011 November 28)  
***This Bylaw was authorized for abandonment by Manager's Report Item 5(4), Council 2017 March 20***

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- M) #13155 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 48, 2012 - Rez. #12-02 (8540 Greenall Ave.) **13155**  
From M5 Light Industrial District to CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District and Big Bend Development Plan as guidelines, and in accordance with the development plan entitled "Proposed Industrial Development for Mogil Modular Structures" prepared by Brock Croome Architect)  
Purpose - to permit the construction of a new light-industrial development in accordance with the Big Bend Development Plan  
(Item 04, Manager's Report, Council 2012 November 19)  
***This Bylaw was authorized for abandonment by Manager's Report Item 5(4), Council 2017 March 20***
- N) #13283 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 3, 2014 - Rez. #13-17 (6616/42/68 Nelson Ave., 6635 Dunblane Ave) **13283**  
From RM3 Multiple Family Residential District to CD Comprehensive Development District (based on RM5s Multiple Family Residential District and Metrotown Centre Development Plan as guidelines, and in accordance with the development plan entitled "Proposed Multi-Family Residential Development, Burnaby, B.C." prepared by Chris Dikeakos Architects Inc.)  
Purpose – to permit a 38-storey high-rise apartment tower with street fronting townhouses on Nelson Avenue and Dunblane Avenue, and with full underground parking  
(Item 02, Manager's Report, Council 2013 December 09)  
***This Bylaw was authorized for abandonment by Manager's Report Item 5(4), Council 2017 March 20***
- O) #13304 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 10, 2014 - Rez. #13-02 (4005 & 4075 Myrtle St.) **13304**  
From M6 Truck Terminal District and R5 Residential District to CD Comprehensive Development District (based on M2 General Industrial District and M5 Light Industrial District, and in accordance with the development plan entitled "4005 - 4075 Myrtle Street, Burnaby, B.C." prepared by Christopher Bozyk Architects Ltd.)  
Purpose - to permit a new two-storey light industrial building with surface parking  
(Item 07, Manager's Report, Council 2014 February 24)  
***This Bylaw was authorized for abandonment by Manager's Report Item 5(4), Council 2017 March 20***

- P) #13441 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 4, 2015 - Rez. #14-07 (9060 Stormont Ave.) **13441**  
From CD Comprehensive Development District (based on P2 Administration and Assembly District) to Amended CD Comprehensive Development District (based on P2 Administration and Assembly District and Lougheed Town Centre Plan guidelines, and in accordance with the development plan entitled "Stormont Avenue Addition" prepared by KPL James Architecture)  
Purpose – to permit the expansion of the existing RCMP E-Division Port Mann Freeway Patrol office  
(Item 06, Manager's Report, Council 2015 January 26)  
***This Bylaw was authorized for abandonment by Manager's Report Item 5(4), Council 2017 March 20***

6. **NEW BUSINESS**

7. **INQUIRIES**

8. **ADJOURNMENT**





## **COUNCIL MEETING MINUTES**

**Monday, 2017 March 20**

An Open meeting of the City Council was held in the Council Committee Room, Burnaby City Hall, 4949 Canada Way, Burnaby, B.C. on Monday, 2017 March 20 at 6:30 p.m. followed immediately by a Closed meeting from which the public was excluded. At the conclusion of the Closed meeting, the Open meeting was reconvened at 7:00 p.m. in the Council Chamber.

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

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

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

STAFF: Mr. Lambert Chu, City Manager  
 Mr. Leon Gous, Director Engineering  
 Mr. Bob Klimek, Acting Director Finance  
 Mr. Dave Ellenwood, Director Parks, Recreation & Cultural Services  
 Mr. Ed Kozak, Deputy Director Current Planning  
 Mr. Dave Critchley, Director Public Safety & Community Services  
 Ms. Jennifer Wong, Staff Solicitor  
 Mr. Dennis Back, City Clerk  
 Ms. Kate O'Connell, Deputy City Clerk

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR JORDAN

THAT the Open Council meeting do now reconvene.

CARRIED UNANIMOUSLY

The Open Council meeting reconvened in the Council Chamber at 7:03 p.m.

**2. PROCLAMATIONS****A) International Day for the Elimination of Racial Discrimination (2017 March 21)**

His Worship Mayor Derek R. Corrigan proclaimed Tuesday, 2017 March 21 as "***International Day for the Elimination of Racial Discrimination***" in the City of Burnaby.

**B) Purple Day (2017 March 26)**

Councillor Johnston, on behalf of His Worship Mayor Derek R. Corrigan proclaimed Sunday, 2017 March 26 as "***Purple Day***" in the City of Burnaby.

**C) World Down Syndrome Day (2017 March 21)**

Councillor Jordan on behalf of His Worship Mayor Derek R. Corrigan proclaimed Tuesday, 2017 March 21 as "***World Down Syndrome Day***" in the City of Burnaby.

**3. MINUTES****A) Open Council Meeting held 2017 March 06**

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR MCDONELL

THAT the minutes of the Open Council meeting held on 2017 March 06 be now adopted.

CARRIED UNANIMOUSLY

**4. REPORTS**

MOVED BY COUNCILLOR MCDONELL  
SECONDED BY COUNCILLOR KANG

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

CARRIED UNANIMOUSLY

**A) His Worship, Mayor Derek R. Corrigan**  
**Re: Changes to Committee Membership**

His Worship, Mayor Derek R. Corrigan submitted a report requesting Council approval of minor consequential amendments to the Public Safety Committee, the Sustainable City Advisory Committee, and the Community Heritage Commission.

His Worship, Mayor Derek R. Corrigan recommended:

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.

**MOVED BY COUNCILLOR MCDONELL**  
**SECONDED BY COUNCILLOR WANG**

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

CARRIED UNANIMOUSLY

**B) City Clerk**  
**Re: Certificate of Sufficiency - Resident Initiated**

The City Clerk submitted a report of the resident Initiated Local Area Service Project petitions which were not successful.

The City Clerk recommended:

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

**MOVED BY COUNCILLOR MCDONELL**  
**SECONDED BY COUNCILLOR WANG**

THAT the recommendations of the City Clerk be adopted.

CARRIED UNANIMOUSLY

**C) City Manager's Report, 2017 March 20**

The City Manager submitted reports dated 2017 March 20 on the following matters:

**5. MANAGER'S REPORTS****1. REGIONAL SANITARY SEWERAGE AREA BOUNDARY AMENDMENT**

The City Manager submitted a report from the Director Engineering seeking Council approval to amend the Regional sanitary sewerage area boundary to accurately reflect how existing properties are currently being serviced.

The City Manager recommended:

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

MOVED BY COUNCILLOR DHALIWAL  
SECONDED BY COUNCILLOR WANG

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

**2. PETITION RESULTS - HASTINGS BIA ENLARGEMENT**

The City Manager submitted a report from the City Clerk seeking Council approval to enlarge the Hastings Business Improvement Area.

The City Manager recommended:

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.

MOVED BY COUNCILLOR MCDONELL  
SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

**3. UNSIGHTLY PREMISE AT 3873 PENDER STREET**

The City Manager submitted a report from the Acting Director Finance seeking 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.

The City Manager recommended:

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.

MOVED BY COUNCILLOR MCDONELL  
SECONDED BY COUNCILLOR KANG

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

**4. PROPOSED REZONING BYLAW ABANDONMENTS**

The City Manager submitted a report from the Director Planning and Building seeking Council approval to abandon outstanding Rezoning Amendment Bylaws in accordance with the adopted Council process.

The City Manager recommended:

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

MOVED BY COUNCILLOR KANG  
SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

**5. 2017 ROTARY GRAND PRIX**

The City Manager submitted a report from the Director Engineering seeking Council approval for road closures for the 2017 Rotary Grand Prix.

The City Manager recommended:

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.

MOVED BY COUNCILLOR MCDONELL  
SECONDED BY COUNCILLOR KANG

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

**6. ROAD CLOSURE – DO IT FOR DAD**

The City Manager submitted a report from the Director Engineering seeking Council approval for a road closure for the 19th Annual "Do It For Dad Walk/Run" for prostate cancer on Sunday, 2017 June 18.

The City Manager recommended:

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 55th Avenue, Surrey, BC V3S 6CS.

MOVED BY COUNCILLOR KANG  
SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

**7. BUILDING PERMIT TABULATION REPORT NO. 2  
FROM 2017 FEBRUARY 01 - 2017 FEBRUARY 28**

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

The City Manager recommended:

1. THAT this report be received for information purposes.

MOVED BY COUNCILLOR MCDONELL  
SECONDED BY COUNCILLOR KANG

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR KANG  
SECONDED BY COUNCILLOR MCDONELL

THAT the Committee now rise and report.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR JORDAN  
SECONDED BY COUNCILLOR DHALIWAL

THAT the report of the Committee be now adopted.

CARRIED UNANIMOUSLY

**6. BYLAWS**

**Consideration and Third Reading**

- |    |  |        |
|----|--|--------|
| A) | #13600 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 18, 2016 - Rez. #15-30 (2242 Alpha Avenue)                         | #13600 |
| B) | #13626 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 26, 2016 - Rez. #15-51 (2285 Willingdon, 4455/67/83 Juneau Street) | #13626 |
| C) | #13632 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 31, 2016 - Rez. #16-07 (3433 North Road)                           | #13632 |

- D) #13642 - Burnaby Zoning Bylaw 1965, Amendment Bylaw #13642  
No. 37, 2016 - Rez. #15-25 (7121 Fourteenth Avenue)

MOVED BY COUNCILLOR KANG  
SECONDED BY COUNCILLOR MCDONELL

THAT Bylaw No. 13600, 13626, 13632 and 13642 be now considered and read a third time.

CARRIED UNANIMOUSLY

**Third Reading, Reconsideration and Final Adoption**

- E) #13710 - Burnaby Zoning Bylaw 1965, Amendment Bylaw #13710  
No. 6, 2017 - Rez. #17-01 (7335 to 7359 14th Avenue (north side))

MOVED BY COUNCILLOR KANG  
SECONDED BY COUNCILLOR MCDONELL

THAT Bylaw No. 13710 be now read a third time, reconsidered and Finally Adopted, signed by the Mayor and Clerk and the Corporate Seal affixed thereto.

CARRIED UNANIMOUSLY

**Reconsideration and Final Adoption**

- F) #13530 - Burnaby Zoning Bylaw 1965, Amendment Bylaw #13530  
No. 34, 2015 - Rez. #13-40 (6980/92 Buller Avenue and 6977/91 Waltham Avenue)
- G) #13732 - Burnaby Capital Works, Machinery and Equipment #13732  
Reserve Fund Expenditure Bylaw No. 13, 2017

MOVED BY COUNCILLOR KANG  
SECONDED BY COUNCILLOR MCDONELL

THAT Bylaw No. 13530 and 13732 be now reconsidered and Finally Adopted, signed by the Mayor and Clerk and the Corporate Seal affixed thereto.

CARRIED UNANIMOUSLY



**7. NEW BUSINESS****Councillor Jordan – Clean Water and Wastewater Fund Announcement**

Councillor Jordan referenced a media event that took place on 2017 March 17 at Burnaby City Hall, at which it was announced that the City of Burnaby would be receiving a \$4.8 million Federal-Provincial grant in support of Burnaby's 2017 Combined Sewer Separation Program.

Mayor Corrigan undertook, on behalf of Council, to send a letter of appreciation to The Honorable Amarjeet Sohi, Minister of Infrastructure and Communities, and The Honorable Peter Fassbender, Minister of Community, Sport and Cultural Development.

**8. INQUIRIES**

There were no inquiries brought before Council at this time.

**9. ADJOURNMENT**

MOVED BY COUNCILLOR MCDONELL  
SECONDED BY COUNCILLOR DHALIWAL

THAT this Open Council meeting do now adjourn.

CARRIED UNANIMOUSLY

The Open Council meeting adjourned at 7:19 p.m.

Confirmed:

Certified Correct:

\_\_\_\_\_  
MAYOR

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



## **PARCEL TAX ROLL REVIEW PANEL MINUTES**

**Tuesday, 2017 March 21**

A meeting of the Parcel Tax Roll Review Panel was held in the Council Chamber, Main Floor, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2017 March 21 at 6:00 p.m.

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

PRESENT: His Worship, Mayor Derek R. Corrigan  
Councillor Sav Dhaliwal  
Councillor Dan Johnston  
Councillor Colleen Jordan  
Councillor Paul McDonell

ABSENT: Councillor Pietro Calendino  
Councillor Anne Kang  
Councillor Nick Volkow (*due to illness*)  
Councillor James Wang

STAFF: Mr. Jonathan Helmus, Assistant Director Engineering  
Ms. Denise Letkeman, Manager, Revenue & Taxation Services  
Ms. Rosa Govorcina, Tax Clerk 3  
Mr. Dennis Back, City Clerk  
Ms. Nikolina Vracar, Administrative Officer

The Parcel Tax Roll Review Panel was called to order at 6:00 p.m.

### **2. REPORTS**

#### **A) Report from Director Finance** **Re: 2017 Parcel Taxes**

The Director Finance submitted a report providing the Parcel Tax Roll Review Panel with an overview of the parcel tax process.

The Director Finance recommended:

1. THAT this report be received for information purposes.

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR DHALIWAL

THAT the recommendation of the Director Finance be adopted.

CARRIED UNANIMOUSLY

**B) Report from Director Finance**  
**Re: Local Area Service Foot Frontage Rules**

The Director Finance submitted a report providing an overview of the foot frontage rules used to charge the Local Area Service Taxes that form part of the Parcel Tax Roll.

The Director Finance recommended:

1. THAT this report be received for information purposes.

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR MCDONELL

THAT the recommendation of the Director Finance be adopted.

CARRIED UNANIMOUSLY

**C) Appeals:**

**i) Report from Director Engineering**  
**Foot Frontage Assessment – 7693 Dow Avenue**

The Director Engineering submitted a report reviewing the Local Area Services foot frontage assessment for Local Area Service Project No. 16-602.

The Director Engineering recommended:

1. THAT the taxable frontage assessment of property at 7693 Dow Avenue be reaffirmed at 20.06 meters (65.81 feet).

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR MCDONELL

THAT the recommendation of the Director Engineering be adopted.

CARRIED UNANIMOUSLY

There were no further appeals received.

**D) Report from Director Finance**  
**Re: Confirmation and Authentication of the 2017 Parcel Tax Rolls**

The Director Finance submitted a report requesting confirmation and authentication of the 2017 Sewer Parcel Tax Roll and the 2017 Local Area Service Tax Roll.

The Director Finance recommended:

1. THAT the 2017 Sewer Parcel Tax Roll as received by the Parcel Tax Roll Review Panel be confirmed and authenticated.
2. THAT the 2017 Local Area Service Tax Roll as received by the Parcel Tax Roll Review Panel be confirmed and authenticated.

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR MCDONELL

THAT the recommendations of the Director Finance be adopted.

CARRIED UNANIMOUSLY

**3. ADJOURNMENT**

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR MCDONELL

THAT this Parcel Tax Roll Review Panel do now adjourn.

CARRIED UNANIMOUSLY

The Parcel Tax Roll Review Panel adjourned at 6:03 p.m.

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Derek R. Corrigan  
MAYOR

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Dennis Back  
CITY CLERK



Meeting 2017 March 27

COUNCIL REPORT

### **FINANCIAL MANAGEMENT COMMITTEE**

*HIS WORSHIP, THE MAYOR  
AND COUNCILLORS*

**SUBJECT: 2017 ENGINEERING CAPITAL INFRASTRUCTURE BYLAW FUNDING  
REQUEST**

### **RECOMMENDATIONS:**

1. THAT Council approve the capital expenditure of \$21.068 Million for infrastructure capital improvements, as outlined in this report.
2. THAT Council authorize staff to bring down a Capital Reserves bylaw in the amount of \$11.408 Million (inclusive of GST), and draw from the Sanitary Sewer Capital Fund the amount of \$6.106 Million (inclusive of GST) and the Waterworks Utility Capital Fund the amount of \$4.537 Million (inclusive of GST).

### **REPORT**

The Financial Management Committee, at its meeting held on 2017 March 22, received and adopted the attached report seeking Council's approval and funding for multi-year Engineering capital infrastructure improvements.

Respectfully submitted,

Councillor D. Johnston  
Chair

Councillor C. Jordan  
Vice Chair

Copied to:	City Manager Director Engineering Director Finance City Solicitor
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Meeting 2017 Mar 22

## COMMITTEE REPORT

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**TO:** CHAIR AND MEMBERS  
FINANCIAL MANAGEMENT COMMITTEE

**DATE:** 2017 March 10

**FROM:** DIRECTOR ENGINEERING

**FILE:** 32000-05

**SUBJECT:** 2017 ENGINEERING CAPITAL INFRASTRUCTURE BYLAW FUNDING REQUEST

**PURPOSE:** To request approval and funding for multi-year Engineering capital infrastructure improvements.

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**RECOMMENDATIONS:**

1. **THAT** Council approve the capital expenditure of \$21.068 Million for infrastructure capital improvements, as outlined in this report.
2. **THAT** Council authorize staff to bring down a Capital Reserves bylaw in the amount of \$11.408 Million (inclusive of GST), and draw from the Sanitary Sewer Capital Fund the amount of \$6.106 Million (inclusive of GST) and the Waterworks Utility Capital Fund the amount of \$4.537 Million (inclusive of GST).

**REPORT**

The 2017 – 2021 Provisional Capital Plan provides funding for various multi-year capital improvements. In order to proceed in a timely manner with the contracts for design and construction, funding approval is requested for the below listed projects. Sufficient Capital Reserves are available to complete these works.

**1.0 2017 CAPITAL PROGRAM**

For capital programs that have plan in multiple years, the funding for all years is being raised here in order to be able to award upcoming contracts for construction.

**1.1 Combined Sewer Separation Program****\$5,703,107**

EJA.0015	Watermain Renewals	\$ 1,259,696
EKA.0015	Sanitary Main	4,099,731
EMC.0011	Local Road Network	27,276
EMF.0051	Minor Traffic Mgmt Projects	32,731
ERA.0063	Gilmore, Union to Pender	283,673
		<u>\$ 5,703,107</u>

To: Chair and Members Financial Management Committee

From: Director Engineering

Re: 2017 ENGINEERING CAPITAL INFRASTRUCTURE BYLAW FUNDING REQUEST

2017 March 10 ..... Page 2

This sewer separation project is part of the City's ongoing infrastructure renewal program involving separation of combined sewer as required under the Liquid Waste Management Plan (ILWRMP). Sewer separation minimizes volumes of combined sewer over-flow to the environment and the amount of wastewater that needs to be treated resulting in better allocation of resources, lower energy use and reduced environmental impact.

To optimize the combined sewer separation program, this project also includes replacement of aged watermain alongside the affected sewers, where applicable. A total of 2.2km of watermain replacement is anticipated.

The separation of combined sewers also includes road rehabilitation on all affected streets and lanes.

This is the second and final request for funding for this project. There was \$3.3 M raised in February.

### **1.2 Northeast Burnaby Roads Intersection Improvements \$7,304,000**

AEC.0015	Civic Communications	\$ 250,000
EJA.0015	Watermain Renewals	350,000
ERA.0056	Streetlight & Sidewalk Program	950,000
ERA.0059	North Rd Upgrade	2,169,000
ERA.0060	Gamma Upgrade - Cambridge to Albert	1,985,000
ERA.0062	Shellmont – Arden to Underhill	<u>1,600,000</u>
		<b>\$ 7,304,000</b>

Transportation Planning (Planning), Transportation Services (Engineering), and Infrastructure Planning & Development (Engineering) have identified road improvements at a number of locations to improve traffic flow, accessibility and safety for all users. This includes street upgrades to the urban standard, intersection improvements, installation of new or upgrade of existing sidewalks/urban trails, etc.

### **1.3 Hastings Street Renewal Phase 5 of 5 \$3,351,500**

EJA.015	Watermain Renewals	\$ 942,500
EKA.0015	Sanitary Main	1,309,000
EMA.0008	MRN	<u>1,100,000</u>
		<b>\$ 3,351,500</b>

Replace existing AC and CI watermain with new DI watermain as part of the City's ongoing infrastructure renewal program. Rehabilitation of the affected roads and accessibility improvements to be coordinated with watermain replacements as part of an integrated project, where applicable.

To: Chair and Members Financial Management Committee

From: Director Engineering

Re: 2017 ENGINEERING CAPITAL INFRASTRUCTURE BYLAW FUNDING REQUEST

2017 March 10 ..... Page 3

**1.4 10<sup>th</sup> Ave PRV & System Upgrade \$652,000**

EJB.0011 Pump Stn, Reservoirs, PRVs

Upgrade the existing 10<sup>th</sup> Av PRV Station and related works as part of the City's ongoing infrastructure renewal program.

**1.5 Water Meter Reading Project \$750,000**

EJB.0012 Water Meters

Upgrade existing water meters to include automated metering reading technology, as part of the City's ongoing infrastructure renewal program. New meter reading technology improves meter reading accuracy and billing, and is anticipated to lead to significant cost saving compared to manual reading and data collection methods.

**1.6 Trenchless Rehabilitation \$250,000**

EKA.0015 Sanitary Main

Rehabilitation or replacement of sanitary sewer mains using Trenchless Technology (including Relining/Bursting, etc.).

**1.7 Laurel St Works Yard On-Site Contamination Cleanup \$779,400**

ENX.3042 Laurel Works Yard On-Site Contamination Cleanup

Soil remediation at the Laurel St Works Yard to prepare the site for the construction of the new works yard buildings.

**1.8 Developer Coordinated Roads \$700,000**

EMD.0022 DCW – Roads

This is an allotment of funds to complete road rehabilitation work in coordination with development projects.

**1.9 Coordinated Works - Storm \$550,000**

ELA.0025 Coordinated Works – Storm

This project involves development coordinated works related to storm sewers and drainage. Through development services review, the Engineering Department may identify offsite improvements adjacent to development that are more effective and/or cost efficient to be delivered by or together with development projects.



To: Chair and Members Financial Management Committee  
 From: Director Engineering  
 Re: 2017 ENGINEERING CAPITAL INFRASTRUCTURE BYLAW FUNDING REQUEST  
 2017 March 10 ..... Page 4

**1.10 Water Coordinated Works \$343,000**

EJA.0015 Watermain Renewals

Engineering Development Services will identify opportunities to coordinate City water infrastructure upgrades with development work. Location and scope to be determined based on emerging Development requirements.

**1.11 Sanitary Coordinated Works \$150,000**

EKA.0015 Sanitary Main

Allocation of funds from Sewer for potential coordinated works by Development. Location and scope to be determined based on emerging Development requirements.

**1.12 Centennial Way – Horizons Ph II \$25,000**

EJB.0011 Pump Stns, Reservoirs, PRVs, Scada

Work to include design of future flow control (PRV) chamber in conjunction with Phase II of the Centennial Main project (from 2016). Construction anticipated in 2018.

**1.13 Right-of-Way Acquisitions \$20,000**

EME.0001 ROW Acquisitions

This is budget allocation for right of way acquisition as required by road related projects.

**1.14 Prior Year Projects \$489,500**

EJA.0014	Watermain Renewal	\$ 12,500
ELA.0021	2016 Storm Sewers	202,000
ELD.0013	Byrne Creek Fish Barrier	250,000
EKB.0016	Wiggins Pump Station Upgrade	<u>25,000</u>
		\$ 489,500

Funding required to complete construction on prior year projects.

To: Chair and Members Financial Management Committee

From: Director Engineering

Re: 2017 ENGINEERING CAPITAL INFRASTRUCTURE BYLAW FUNDING REQUEST

2017 March 10 ..... Page 5

## **2.0 RECOMMENDATION**

It is recommended that Council approve the capital expenditure of \$21.068 Million for multi-year Infrastructure projects, as outlined in this report and that Council authorize staff to bring down a Capital Reserves Bylaw in the amount of \$11.408 Million (inclusive of GST), and draw from the Sanitary Sewer Capital Fund the amount of \$6.106 Million (inclusive of GST) and the Waterworks Utility Fund the amount of \$4.537 Million (inclusive of GST) to finance the capital programs as outlined in this report.



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

FV/ac

Copied to: City Manager  
Director Finance  
City Solicitor



Meeting 2017 March 27

COUNCIL REPORT

### **FINANCIAL MANAGEMENT COMMITTEE**

*HIS WORSHIP, THE MAYOR  
AND COUNCILLORS*

**SUBJECT: INSURANCE CONTRACT RENEWALS – NINE PROGRAMS**

#### **RECOMMENDATION:**

1. THAT Council approve the award of nine (9) contracts of insurance as specified in this report. The total amount, payable to Willis Canada Inc., to fund the insurance premiums is \$900,000. Actual payment will be based on the final insurance agreements.

### **REPORT**

The Financial Management Committee, at its meeting held on 2017 March 22, received and adopted the attached report seeking Council's approval to award insurance contracts for the annual Property and Liability insurance programs maintained by the City.

Respectfully submitted,

Councillor D. Johnston  
Chair

Councillor C. Jordan  
Vice Chair

Copied to:	City Manager Director Public Safety & Community Services Director Finance Risk Manager City Solicitor
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Meeting 2017 March 22

## COMMITTEE REPORT

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**TO:** CHAIR AND MEMBERS  
FINANCIAL MANAGEMENT COMMITTEE

**DATE:** 2017 March 10

**FROM:** DIRECTOR PUBLIC SAFETY &  
COMMUNITY SERVICES

**FILE:** 5820-01  
*Reference: Willis Canada*

**SUBJECT: INSURANCE CONTRACT RENEWALS - NINE PROGRAMS**

**PURPOSE:** To request approval to award insurance contracts for the annual Property and Liability insurance programs maintained by the City.

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**RECOMMENDATION:**

1. **THAT** the Financial Management Committee recommend Council approve the award of nine (9) contracts of insurance as specified in this report. The total amount, payable to Willis Canada Inc., to fund the insurance premiums is \$900,000. Actual payment will be based on the final insurance agreements.

**REPORT**

Working closely with the City's insurance consultants at Willis Canada in Vancouver, the Risk Management Department manages the process of marketing, selecting, and arranging insurance coverage for the City. In consideration of an annual fee Willis Canada provides a wide range of professional services that include: advice and negotiation of coverage and policy wording; marketing of the City's risk in the global insurance market; binding coverage and paying premium on behalf of the City; and, as necessary, acting as claims advocate with insurers.

All City insurance programs renew annually on May 01 with the exception of the ICBC fleet program which renews on January 01. Insurance premium is determined by multiplying the total insured value by the insuring rate. Any increase in the total insured value results in a corresponding premium increase even if the rate remains unchanged from one year to the next. In February, 2017 Willis Canada was instructed to research and approach markets for the City's insurance programs. The following is based upon the most up to date information available from Willis Canada.

**1.0 PROPERTY INSURANCE**

The City's property assets are appraised annually by Universal Appraisal Services. The total insured value for 2017 is currently \$787 million (2016 value was \$742 million). Changes, almost always increases, in the total insured value from year to year are attributable to new facilities constructed during the past year; the ever-rising cost of replacement construction due to inflation; and, the accumulating building code and bylaw update requirements for replacement construction. A major marketing campaign was completed four years ago from which the Royal

To: Chair and Members Financial Management Committee  
 From: Director Finance  
 Re: Insurance Contract Renewals - Nine Programs  
 2017 March 10 .....Page 2

& Sun Alliance Insurance Company (RSA) was selected. RSA remains a very strong insurer with an "A" credit rating. RSA has sufficient capacity to underwrite this program. We are awaiting final renewal terms but based on global market conditions do not anticipate an increase in the rate and expect that premium for the major Property program will not exceed \$545,000 in 2017.

Boiler & Machinery coverage for all insured assets is purchased separately from RSA. As the cost of this program is also tied directly to the total insured value the cost this year is expected to rise proportionately. We do not expect the cost of this insurance to exceed \$30,000 in 2017.

## **2.0 COMMERCIAL GENERAL AND EXCESS LIABILITY**

The past year was the second of a three year program offered by the incumbent liability insurer, QBE London. The insurer provides \$30 million of Primary and Excess/Umbrella liability coverage to the City. The total annual premium for the next two years is expected to be not more than \$210,000 per year.

## **3.0 OTHER PROGRAMS**

Willis Canada actively markets several other smaller insurance programs, including the Crime and Fidelity policy with Travelers; two lesser Property programs, currently placed with RSA, that apply to commercial properties at Deer Lake I & II, the Hart House Restaurant, and Brentwood Community Resource Centre; a primary Commercial General Liability policy specific to the Deer Lake I and II operations placed with Aviva Canada; and, a corporate Non-Owned Auto policy provided by ICBC. In each case, based on other recent renewals of similar classes of business, Willis Canada advises that the incumbent insurers have offered favorable renewals that are not higher than expiring contracts. Total premium for these programs is expected to be not more than \$115,000.

## **4.0 RECOMMENDATION**

The cost of maintaining insurance programs is a necessary operating expense included in the City's 2017 portion of the 2014 – 2018 Annual Financial Plan. Insurance charges are exempted from PST and GST. It is recommended that the Financial Management Committee request Council to approve and authorize staff to award these nine insurance contracts. The total 2017 premium, payable to Willis Canada to fund the nine insurance programs, is \$900,000 (2016 premium was \$850,000).

  
 Dave Critchley  
 DIRECTOR PUBLIC SAFETY & COMMUNITY SERVICES

cc: City Manager  
 Risk Manager



Meeting 2017 March 27

COUNCIL REPORT

### **FINANCIAL MANAGEMENT COMMITTEE**

*HIS WORSHIP, THE MAYOR  
AND COUNCILLORS*

**SUBJECT: EMERGENCY POWER AT SELECT KEY CITY FACILITIES -  
FEASIBILITY STUDY**

### **RECOMMENDATION:**

1. THAT Council bring down a Capital Reserves Bylaw in the amount of \$250,000 (inclusive of GST in the amount of \$11,905) to finance the Feasibility Study to install an emergency power supply at select City facilities, as described in Section 2.1 of this report.

### **REPORT**

The Financial Management Committee, at its meeting held on 2017 March 22, received and adopted the attached report seeking Bylaw funding for the Feasibility Study to examine and assess identified building sites for emergency power.

Respectfully submitted,

Councillor D. Johnston  
Chair

Councillor C. Jordan  
Vice Chair

Copied to:	City Manager Deputy City Manager Director Planning & Building Director Engineering Director Public Safety & Com. Services Director Finance Chief Information Officer Purchasing Manager Chief Building Inspector City Solicitor
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Meeting 2017 March 22

COMMITTEE REPORT

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**TO:** CHAIR AND MEMBERS  
FINANCIAL MANAGEMENT COMMITTEE

**DATE:** 2017 MARCH 07

**FROM:** MAJOR CIVIC BUILDING PROJECT  
COORDINATION COMMITTEE

**FILE:** 23000 01

**SUBJECT:** EMERGENCY POWER AT SELECT KEY CITY FACILITIES -  
FEASIBILITY STUDY

**PURPOSE:** To request Bylaw funding for the Feasibility Study to examine and assess identified building sites for emergency power.

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**RECOMMENDATION:**

1. **THAT** Financial Management Committee recommend that Council be requested to bring down a Capital Reserves Bylaw in the amount of \$250,000 (inclusive of GST in the amount of \$11,905) to finance the Feasibility Study to install an emergency power supply at select City facilities described in Section 2.1 of this report.

**REPORT****1.0 BACKGROUND**

At its meeting on 2015 October 26, Council approved a report from the Financial Management Committee on the post-2015 August 29 wind-storm event. The report recommended a work program to review future emergency response. Included in the approved work program was a staff review of the advisability and feasibility of expanding the provision of emergency back-up power to select key City facilities throughout the City to provide public access, service provision and, if necessary, centres for respite during extended power outages.

Subsequently, at its meeting on 2016 October 03, Council approved a framework for the provision of emergency back-up power at select key City facilities. This report seeks Council approval to bring down a Capital Reserves Bylaw in the amount of \$250,000 to finance a feasibility study for the implementation of the first phase of the emergency power framework.

**2.0 EMERGENCY POWER SUPPLY FRAMEWORK**

During power outages, emergency back-up power would allow key City facilities to provide continued public access, service provision and, if necessary, places of respite to residents impacted by extended power outages.

In addition, emergency back-up power would enhance the City's capacity to deliver Emergency Support Services (ESS) following an emergency or disaster by increasing the number of key facilities capable of supporting ESS operations in areas where Hydro power was interrupted.

To: Financial Management Committee  
 From: Major Civic Building Project Coordination Committee  
 Re: Emergency Power at select Key City Facilities –  
 Feasibility Study  
 2017 March 07 ..... Page 2

The approved framework considers both existing and planned facilities, as well as geographic distribution of facilities and a facility's suitability for public access and potential emergency support services. The framework includes an existing or planned facility in each quadrant of the City, as well as consideration for a facility in the Civic Centre area.

## **2.1 Phase 1 – Emergency Power Supply Program**

This report seeks funding approval to finance a feasibility study to examine the capital budget, siting and installation considerations of Phase 1 of the emergency power supply program. The first phase will consider the existing Edmonds and Bonsor Community Centres, as well as a facility in the Civic Centre area. For the purposes of the proposed feasibility study, staff considered existing and planned facilities (future potential replacement facilities at CG Brown and Burnaby Lake Ice Rink) in the Civic Centre area. It was determined that the Shadbolt Centre for the Arts would be the most suitable facility to equip with emergency power supply based on its site configuration, including parking, dry floor space and on-site amenities.

### ***Edmonds and Bonsor Community Centres, and Shadbolt Centre for the Arts***

The feasibility study will:

- assess the existing building conditions to determine site limitations and considerations of each site;
- identify the improvements and/or major renovations required to the interior and exterior of each building;
- determine cost and siting considerations (electrical, mechanical, structural and architectural) of installing/upgrading emergency back-up power supply;
- determine the degree of disruptiveness during construction;
- provide a preliminary cost estimate; and,
- provide a preliminary design concept.

## **2.2 Phase 2 – Emergency Power Supply Program**

For Phase 2 of the Emergency Power Supply program, it is recommended that emergency back-up power be considered through the design development and cost estimate process for a new Community Centre planned for the Brentwood Town Centre (northwest quadrant) and for the replacement of the Cameron Community Centre (northeast quadrant). Funding is not required at this time for the second phase.

## **3.0 PROJECT FINANCING**

In order to advance the first phase of the Emergency Power Supply Program, it is recommended that the Financial Management Committee recommend that Council authorize staff to bring down a Capital Reserves Bylaw in the amount of \$250,000 (inclusive of GST in the amount of \$11,905) to finance the feasibility study to examine and assess identified building sites for the program.



To: Financial Management Committee  
 From: Major Civic Building Project Coordination Committee  
 Re: Emergency Power at select Key City Facilities –  
 Feasibility Study  
 2017 March 07 ..... Page 3

• Feasibility Study .....	\$ 238,095.00
GST @ 5% .....	\$ 11,905.00
	<hr/>
	\$ 250,000.00

A capital funding allocation for this expenditure has been accounted for in the 2017-2021 Annual Financial Plan under the City Hall / Buildings component.

#### 4.0 CONCLUSION

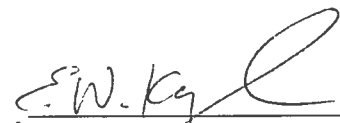
Subject to receiving the necessary funding approval, staff will prepare a Request for Proposal (RFP) to engage a consulting firm in the coming weeks for the Feasibility Study.

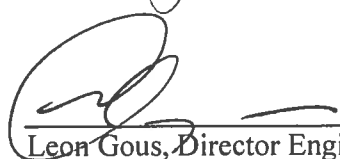
At the end of this feasibility study, staff will advance the findings of the consultant, which will also include a preliminary cost estimate, to undertake the upgrades and work required at each of the identified building locations.

In order to facilitate the feasibility study, it will be necessary to obtain funding for the project as outlined in the report.

It is recommended that the Financial Management Committee recommend Council bring down a Capital Reserves Bylaw in the amount of \$250,000 (inclusive of GST of \$11,905) to finance the Feasibility Study to examine and assess the identified building sites for emergency power.

These expenditures are included in the 2017-2021 Provisional Financial Plan under the City Hall Buildings component, and sufficient Capital Reserves are available to cover the expenditures.

  
 Lou Pelletier, Chair, Major Civic Building  
 Project Coordination Committee

  
 Leon Gous, Director Engineering

JC/MP/PS:ap

Q:\Project Management\Emergency Power\Report\Committee\Emergency Power at select key City facilities Feasibility Study (2017.03.22).doc

cc: City Manager  
 Director Public Safety & Community Services  
 Chief Information Officer  
 City Solicitor

Deputy City Manager  
 Director Finance  
 Purchasing Manager  
 Chief Building Inspector



Meeting 2017 March 27

COUNCIL REPORT

### **FINANCIAL MANAGEMENT COMMITTEE**

*HIS WORSHIP, THE MAYOR  
AND COUNCILLORS*

#### **SUBJECT: FESTIVALS BURNABY GRANT PROGRAM APPLICATIONS**

The Financial Management Committee submits the following recommendations for Council's approval:

#### **#17-N-005 Korean Writers' Association of Canada** *Canada-Korean Literary Festival*

#### **RECOMMENDATION:**

1. THAT a Festivals Burnaby grant – *Neighbourhood Event* in the amount of \$1,500 be awarded to the Korean Writers' Association of Canada for the Canada-Korean Literary Festival to be held on 2017 July 9 at Shadbolt Centre for the Arts.

#### **REPORT**

An application was received from the Korean Writers' Association of Canada for the Canada-Korean Literary Festival to be held on 2017 July 9 at the Shadbolt Centre for the Arts. This annual event is held to create an understanding between the Canadian and Korean cultures and forge a bond through multi-cultural performances, readings and interpretation of foreign language poems.

Request: \$4,000

CPA: 2016 - \$1,500 (Neighbourhood Grant)  
2015 - \$2,000 (Neighbourhood Grant)  
2014 - \$2,500 (Neighbourhood Grant)

Following consideration, the Financial Management Committee submits the foregoing recommendation.

Copied to:	City Manager Deputy City Manager Director Finance Director Parks, Recreation & Cultural Services
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To: His Worship, the Mayor and Councillors  
 From Financial Management Committee  
 Re: Festivals Burnaby Grant Program Applications  
 2017 March 27 .....Page 2

**#17-S-006 Bula! Fiji Association of British Columbia**  
*2017 Fiji Festival*

**RECOMMENDATION:**

1. THAT a Festivals Burnaby grant – *Small Scale Event* in the amount of \$4,000 be awarded to the Bula! Fiji Association of British Columbia for the Fiji Festival to be held on 2017 July 15 at Swangard Stadium.

**REPORT**

An application was received from the Bula! Fiji Association of British Columbia for the Fiji Festival to be held on 2017 July 15 at Swangard Stadium. This free annual festival in its 16th year will showcase a traditional Fijian ceremony and welcome remarks, entertainment, talent and a fashion show, ethnic foods, cultural display and soccer tournament.

Request: \$6,340

CPA: 2016 - \$4,000 (Neighbourhood Grant)  
 2015 - \$4,000 (Small Scale Grant)  
 2014 - \$4,000 (Small Scale Grant)

Following consideration, the Financial Management Committee submits the foregoing recommendation.

**#17-S-007 Malakurd Association**  
*Newroz Kurdish New Year Celebration*

**RECOMMENDATION:**

1. THAT a Festivals Burnaby grant – *Small Scale Event* in the amount of \$2,500 be awarded to the Malakurd Association for the Newroz Kurdish New Year Celebration to be held on 2017 March 19 at Barnet Marine Park.

**REPORT**

An application was received from the Malakurd Association for the Newroz Kurdish New Year Celebration to be held on 2017 March 19 at Barnet Marine Park. This free event will celebrate the Kurdish New Year through entertainment, food, kids' activities and a cultural dance around fire.

Request: \$8,000

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

Following consideration, the Financial Management Committee submits the foregoing recommendation.

To: His Worship, the Mayor and Councillors  
From Financial Management Committee  
Re: Festivals Burnaby Grant Program Applications  
2017 March 27 .....Page 3

**#17-S-008 Edmonds City Fair and Classic Car Show Committee**  
*Edmonds City Fair and Classic Car Show*

**RECOMMENDATION:**

1. THAT a Festivals Burnaby grant – *Small Scale Event* in the amount of \$5,500 be awarded to Edmonds City Fair and Classic Car Show Committee for the Edmonds City Fair and Classic Car Show to be held on 2017 July 16 along Edmonds Street.

**REPORT**

An application was received from the Edmonds City Fair and Classic Car Show Committee for the Edmonds City Fair and Classic Car Show to be held on 2017 July 16 along Edmonds Street, from Canada Way to Kingsway. The local event will highlight Burnaby's 125th anniversary with free activities, entertainment and food. The event will feature an old fashion City Fair with rides, petting zoo, children and family activities, International Village and community displays and the Classic Car Show for the public to view and enjoy.

Request: \$8,000

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

Following consideration, the Financial Management Committee submits the foregoing recommendation.

Respectfully submitted,

Councillor D. Johnston  
Chair

Councillor C. Jordan  
Vice Chair



### **FINANCIAL MANAGEMENT COMMITTEE**

*HIS WORSHIP, THE MAYOR  
AND COUNCILLORS*

#### **SUBJECT: GRANT APPLICATIONS**

The Financial Management Committee submits the following recommendations for Council's approval:

#### **#17.15. Scouts Canada Scouting Programs**

#### **RECOMMENDATION:**

1. THAT a grant in the amount of \$5,000 be awarded to Scouts Canada for their Scouting Programs in 2017.

#### **REPORT**

An application was received from Scouts Canada Pacific Coast Council requesting a grant to support Burnaby based scouting programs for Beavers, Cubs, Scouts, Venturers and Rovers for 2017.

Request: \$6,000

CPA: 2016 - \$5,000  
2015 - \$5,000  
2014 - \$5,000

Following consideration, the Financial Management Committee submits the foregoing recommendation.

Copy: City Manager Deputy City Manager Director Finance
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To: His Worship, the Mayor and Councillors  
 From: Financial Management Committee  
 Re: Grant Applications  
 2017 March 27 .....Page 2

**#17.16. Cumberland Place Community**  
*Canada 150<sup>th</sup> Cumberland Place Block Party*

**RECOMMENDATION:**

1. THAT a grant in the amount of \$300 be awarded to the Cumberland Place Community for their Canada 150<sup>th</sup> Block Party to be held on 2017 July 1.

**REPORT**

An application was received from the Cumberland Place Community requesting a grant to celebrate Canada's 150<sup>th</sup> birthday with a block party in the neighbourhood. Festivities will include a bouncy castle for the kids, barbeque hot dogs, popcorn, performances as well as a petting zoo.

Request: \$2,350

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

Following consideration, the Financial Management Committee submits the foregoing recommendation.

**#17.17. The Maple Leaf Singers**  
*Annual Spring Show*

**RECOMMENDATION:**

1. THAT a grant in the amount of \$200 be awarded to the Maple Leaf Singers for their Annual Spring Show 'From the Heart' to be held on 2017 May 27 and 28 at the Massey Theatre, New Westminster.

**REPORT**

An application was received from the Maple Leaf Singers requesting a grant to assist with the cost of funding of their Annual Spring Show 'From the Heart' to be held at the Massey Theatre, New Westminster on 2017 May 27 and 28.

Request: \$200

CPA: 2016 - \$200  
 2015 - \$200  
 2014 - \$200

Following consideration, the Financial Management Committee submits the foregoing recommendation.

To: His Worship, the Mayor and Councillors  
 From: Financial Management Committee  
 Re: Grant Applications  
 2017 March 27 .....Page 3

**#17.18. Inclusion BC**  
*Canada 150 Celebrations*

**RECOMMENDATION:**

1. THAT this grant request be denied.

**REPORT**

An application was received from Inclusion BC requesting a grant to help celebrate Canada's 150<sup>th</sup> birthday, inclusively. This year, Inclusion BC will present the first ever Disability Pride celebration including a parade in BC as part of Canada 150<sup>th</sup>. As well, throughout 2017 the foundation will be giving grants to individuals, families and community organizations to participate in existing celebrations, parades and marches in their own communities. As an Inclusive Communities Partner, the City will get included on the geo map with local events featured.

Request: \$1,000

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

Following consideration, the Financial Management Committee submits the foregoing recommendation.

**#17.19. Burnaby Neighbourhood House**  
*North House*

**RECOMMENDATION:**

1. THAT a grant in the amount of \$20,000 be awarded to Burnaby Neighbourhood House towards programs and services offered by the organization to Burnaby residents.

**REPORT**

An application was received from Burnaby Neighbourhood House requesting a grant to assist with expenses associated with the organization's expansion and creation of a second location (North House) in North Burnaby. Burnaby Neighbourhood House provides programs and services to Burnaby residents of all ages and backgrounds, and promotes volunteering with meaningful experiences that help residents gain employment skills.

Request: \$20,000

CPA: 2016 – No Application  
 2015 – Denied (\$1,500 in-kind)  
 2014 – \$5,000 (Gilpin Daycare)

To: His Worship, the Mayor and Councillors  
 From: Financial Management Committee  
 Re: Grant Applications  
 2017 March 27 .....Page 4

Following consideration, the Financial Management Committee submits the foregoing recommendation.

**#17.20. – Burnaby Minor Hockey Association**  
*Provincial Tournament*

**RECOMMENDATION:**

1. THAT a grant in the amount of \$1,000 be awarded to the Burnaby Minor Hockey Association to assist with travel expenses for the Bantam A1 Hockey Team to participate at the BC Hockey Provincial tournament to be held on 2017 March 18 – 23 in Kamloops, BC.

**REPORT**

An application was received from the Burnaby Minor Hockey Association (Bantam A1 Team) requesting a grant to assist with travel expenses for 17 players, Burnaby residents, to participate at the BC Hockey Provincial tournament to be held on 2017 March 18 – 23 in Kamloops, BC.

Request: Unspecified

CPA: 2016 – No Application  
 2015 – No Application  
 2014 – No Application

Following consideration, the Financial Management Committee submits the foregoing recommendation.

**#17.21. – Variety – The Children’s Charity of BC**  
*Variety Kids Campaign 2017/2018*

**RECOMMENDATION:**

1. THAT this grant request be denied.

**REPORT**

An application was received from Variety – The Children’s Charity of BC requesting a grant to assist with their new Variety Kids Campaign in 2017/2018. Variety’s goal is to improve the quality of life for children who have special needs and to support them in their development. The organization helps over 1,600 children each year, spending an average of \$2,500 per child.

Request: \$10,000

CPA: 2016 – No Application  
 2015 – No Application  
 2014 – No Application



To: His Worship, the Mayor and Councillors  
From: Financial Management Committee  
Re: Grant Applications  
2017 March 27 .....Page 5

Following consideration, the Financial Management Committee submits the foregoing recommendation.

Respectfully submitted,

Councillor D. Johnston,  
Chair

Councillor C. Jordan,  
Vice Chair



## MANAGER'S REPORT March 27, 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      ANNUAL FARMERS' MARKET – 4949 CANADA WAY**

**PURPOSE:** To request Council approval for the 2017 Seasonal Farmers' Market at the Burnaby City Hall north parking lot.

**02      CONTRACT AWARD  
WILLINGDON LINEAR PARK**

**PURPOSE:** To obtain Council approval to award a contract for the road rehabilitation and construction of a Linear Park along Willingdon Avenue.

**03      CONTRACT AWARD  
SUPPLY AND DELIVERY OF FOOD PRODUCTS**

**PURPOSE:** To obtain Council approval to award a contract for the supply and delivery of food products.

**04      REZONING REFERENCE #16-09  
MULTIPLE-FAMILY INFILL DEVELOPMENT  
EDMONDS TOWN CENTRE PLAN**

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2017 April 25.

**Item**

**05      REZONING REFERENCE #16-14  
         LOW RISE APARTMENT AND TOWNHOUSE DEVELOPMENT AND  
         EXPANDED COMMUNITY PARK**

**PURPOSE:** To seek Council authorization to forward this application to a  
Public Hearing on 2017 April 25.

**06      REZONING REFERENCE #16-17  
         APARTMENT DEVELOPMENT WITH UNDERGROUND PARKING  
         BROADVIEW COMMUNITY PLAN**

**PURPOSE:** To seek Council authorization to forward this application to a  
Public Hearing on 2017 April 25.

Yours respectfully,



Lambert Chu  
City Manager



Item.....
Meeting .....2017 Mar 27

## COUNCIL REPORT

**TO:** CITY MANAGER **DATE:** 2017 March 20

**FROM:** ACTING DIRECTOR FINANCE **FILE:** 9100-25

**SUBJECT:** ANNUAL FARMERS' MARKET - 4949 CANADA WAY

**PURPOSE:** To request Council approval for the 2017 Seasonal Farmers' Market at the Burnaby City Hall north parking lot.

**RECOMMENDATION:**

1. **THAT** Council authorize staff to enter into a Licence Agreement for the use of the Burnaby City Hall north parking lot for the 2017 Summer Season as outlined in this report.

**REPORT**

Since 2007 Burnaby Council has endorsed the Farmers' Market concept as part of its initiatives to support local agriculture and farmers. Artisan Farmers' Market Society was granted a Licence Agreement in 2008 to operate a farmers' market and have obtained Council approval each year since that time to operate a seasonal market.

**1.0 2017 ACTIVITIES****1.1 *Farmer's Market***

The Market Season will commence 2017 May 06 and operate through 2017 October 28, on Saturdays from 9:00am until 2:00pm.

The market will participate in province-wide activities including both the Farmer Appreciation Week and Organic Week. As well, they will continue to host monthly community events including: children's activities; May Mothers' Day Crafts; June Fathers' Day Crafts; July Teddy Bear Picnic; August Zucchini Races; September Dog Days; and the October Harvest Festival. The specific dates for these events have not yet been determined.

There will also be events focusing on #BCBuyLocal including a May Cooking Demo; a June Fresh Food Nutrition event; a July Berry Baking event; and in August; a Vegetable Salsas event. There will be a Native Foods feature in September and a Harvest Preserving activity in October.

On Saturday, 2017 May 27 the Farmers' Market will be presented in conjunction with the City's annual Environment Festival, which takes place in the outer courtyard and walkways surrounding City Hall.

To: City Manager  
 From: Acting Director Finance  
 Re: ANNUAL FARMERS' MARKET - 4949 CANADA WAY  
 2017 March 27 .....Page 2

A special market event is planned for 2017 July 01 to celebrate Canada's 150<sup>th</sup> anniversary of Confederation.

## 2.0 MARKET EVENTS AND ZONING

To accommodate a greater range of services and activities Council allowed the Artisan Markets Society to add 12 additional stalls last year. Burnaby's licensed manufacturers may sell and offer samples of beer, wine, cider and spirits subject to approval from market management and compliance with local bylaws.

Section 502.1B (2) of the Burnaby Zoning Bylaw # 1355 defines the scope of events that may be held at the market. "Farmers Markets for the retail sale of agriculture products, prepared foods and crafts, and the following accessory uses: non-amplified entertainment, personal services including massage and similar wellness services, community information booths, book exchange programs, children's recreational activities, and, for each market, a maximum of three licensed liquor manufacturers authorized to sell at farmers markets under the BC Liquor Control and Licensing Act." The 2017 Licence Agreement will reflect the permitted uses of the P2 (g) Zone. The fee for the 2017 Licence Agreement shall be seventy-five dollars (\$75) and the operating Licence will require the Artisan Markets Society to provide an accessible portable toilet onsite.

## 3.0 RECOMMENDATION

It is recommended that Council authorize staff to enter into a Licence Agreement (for a \$75 fee) with Artisan Farmers' Market Society, to operate a weekly market in the City Hall north parking lot for the 2017 summer season as outlined in this report.



Bob Klimek  
 ACTING DIRECTOR FINANCE

BK:RR/mm

Copied to: City Manager  
 City Solicitor  
 Director Planning & Building



Item .....
Meeting .....2017 Mar 27

## COUNCIL REPORT

**TO:** CITY MANAGER**DATE:** 2017 March 22**FROM:** ACTING DIRECTOR FINANCE**FILE:** 5820-20  
ICCA-16-17**SUBJECT: CONTRACT AWARD  
WILLINGDON LINEAR PARK****PURPOSE:** To obtain Council approval to award a contract for the road rehabilitation and construction of a Linear Park along Willingdon Avenue.**RECOMMENDATION:**

1. **THAT** Council approve a contract award to Eurovia British Columbia Inc. for a total value of \$9,761,862.42 including taxes in the amount of \$464,850.59. Final payment will be based on the actual quantity of goods and services delivered and unit prices as tendered.

**REPORT**

Four tenders ranging from \$9,761,862.42 to \$11,222,736.57 were received by the closing time on 2017 March 08. This is a large infrastructure renewal program that includes the design and construction of the Willingdon Linear Parkway located North of Lougheed Highway through to Hastings Street. The scope of this two year project includes milling of existing asphalt, asphalt replacement, construction of a new multi-user pathway, extensive landscaping, retaining walls and custom features for the creation of plaza spaces.

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

The estimate provided for within the 2017-2021 Provisional Financial Plan for the Willingdon Linear Parkway portion of this project work is not sufficient. The total tender amount for the work exceeds the planned amount by \$1,053,200. Sufficient Community Amenity Funds are available to finance this work and budget room is available to proceed with this project. Upon Council approval of this contract award, an increase in the 2017-2018 planned amount for the work will be included in the 2017-2021 Annual Financial Plan. This capital work is provided for within the 2017-2021 Provisional Financial Plan under the following WBS elements: EMA.3000 (\$1,249,300), EMC.3000 (\$2,601,700), and AEC.3000 (\$228,700); cost element DPW.0276 will

To: City Manager  
From: Acting Director Finance  
Re: CONTRACT AWARD  
WILLINGDON LINEAR PARK

2017 March 27..... Page 2

be increased from \$6,450,000 to \$7,503,200. To date, \$850,000 of the funding required for EMA.3000 has been requested. Bridge financing of an additional \$400,000 for EMA.3000 will be provided through capital contingency with these funds being repaid upon approval of a capital bylaw for this same amount, which will be submitted to the April Financial Management Committee meeting.



Bob Klimek  
ACTING DIRECTOR FINANCE

GC:SC/tis

Copied to: Director Engineering  
Director Parks, Recreation and Cultural Services



Item .....  
Meeting ..... 2017 Mar 27

## COUNCIL REPORT

**TO:** CITY MANAGER **DATE:** 2017 March 17

**FROM:** ACTING DIRECTOR FINANCE **FILE:** 5820-20  
01-01/16

**SUBJECT: CONTRACT AWARD  
SUPPLY AND DELIVERY OF FOOD PRODUCTS**

**PURPOSE:** To obtain Council approval to award a contract for the supply and delivery of food products.

**RECOMMENDATION:**

1. **THAT** Council approve a contract award to Centennial General Partner Inc. Centennial Foodservice, Gordon Food Service Canada Ltd., Snow Cap Enterprise Ltd., and Sysco Vancouver for a total value of \$1,500,000 (GST & PST exempt). Final payment will be based on actual quantity of goods delivered and services provided.

**REPORT**

Four proposals for this contract were received by the closing time on 2017 February 16. This contract includes the supply and delivery of food products to the City of Burnaby. The contract is for a one year term effective 2017 April 01 to 2018 March 31 with options to renew the contract for up to four one year extensions at the discretion of the City.

Below is the summary for 2016 payments and 2017 April to 2018 March proposed award amounts:

Vender	2016 Spend \$ (SOFI)	Proposed 2017-2018 Award (\$)
Centennial Foodservice	\$113,359	120,000
Gordon Food Service	\$563,787	580,000
Sysco Vancouver	\$685,307	700,000
Snow Cap Enterprise	\$66,491	100,000
<b>Total</b>		<b>\$ 1,500,000</b>

All four vendors have a proven track record for the supply and delivery of food products to the City and their prices are competitive and reflective of current market conditions. The Director of Parks, Recreation, & Cultural Services concurs with this recommendation.

It is anticipated that revenues from the food operations will fully recover the costs. Funding for these expenditures is provided under the 2017 – 2021 Provisional Financial Plan.

Bob Klimek  
ACTING DIRECTOR FINANCE

GC:DZ/tis

Copied to: Director Parks, Recreation, and Cultural Services  
Manager Food Services





Item .....
Meeting ..... 2017 March 27

## COUNCIL REPORT

**TO:** CITY MANAGER 2017 March 22

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** REZONING REFERENCE #16-09  
MULTIPLE-FAMILY INFILL DEVELOPMENT  
Edmonds Town Centre Plan

**ADDRESS:** 7419 Britton Street (see *attached* Sketches #1 and #2)

**LEGAL:** Lot 28, DL 95, Group 1, NWD Plan 1915

**FROM:** R5 Residential District

**TO:** CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Edmonds Town Centre Plan guidelines, and in accordance with the development plan entitled "7419 Britton Street, Burnaby B.C., 4-Unit Residential Building" prepared by Salikan Architecture Inc.)

**APPLICANT:** Bob Cheema  
#1 – 5730 Carnarvon Street  
Vancouver, BC V6N 4E7

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2017 April 25.

## RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2017 April 03 and to a Public Hearing on 2017 April 25 at 7:00 p.m.
2. **THAT** a copy of this report be forwarded to the property owners of 7280, 7288, and 7296 18<sup>th</sup> Avenue.
3. **THAT** the following be established as prerequisites to the completion of the rezoning:
  - a) The submission of a suitable plan of development.
  - b) The deposit of sufficient monies including a 4% Engineering Inspection Fee to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One

To: City Manager  
 From: Director Planning and Building  
 Re: REZONING REFERENCE #16-09  
 Multiple-Family Infill Development  
 2017 March 22 ..... Page 2

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

- c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- d) The submission of an undertaking to remove all existing improvements from the site prior to or within six months of the rezoning bylaw being effected. Demolition of any improvements will be permitted at any time, provided that the applicant acknowledges that such permission does not fetter Council's ability to grant or not to grant Second Reading, Third Reading and/or Final Adoption of the Rezoning Bylaw.
- e) The granting of any necessary statutory rights-of-way, easements and/or covenants including the granting of Section 219 Covenants:
  - restricting enclosure of balconies;
  - assuring that any individually secured parking spaces allocated to a specific residential unit cannot be utilized for any other purpose; and,
  - protecting the identified existing tree on the site.
- f) The review of a detailed Sediment Control System by the Director Engineering.
- g) The pursuance of Storm Water Management Best Practices in line with established guidelines.
- h) The provision of facilities for cyclists in accordance with this report.
- i) The deposit of the applicable Parkland Acquisition Charge.
- j) The deposit of the applicable GVS & DD Sewerage Charge.
- k) The deposit of the applicable School Site Acquisition Charge.
- l) The submission of a written undertaking to distribute area plan notification forms, prepared by the City, with disclosure statements; and, to post area plan notification signs, also prepared by the City, on the development site and in the sales office in prominent and visible locations prior to Third Reading, or at the time marketing for the subject development commences, whichever is first, and remain posted for a period of one year, or until such time that all units are sold, whichever is greater.

To: City Manager  
 From: Director Planning and Building  
 Re: REZONING REFERENCE #16-09  
 Multiple-Family Infill Development  
 2017 March 22 ..... Page 3

## REPORT

### 1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the construction of a four-unit multiple family residential development with at-grade detached garage parking.

### 2.0 BACKGROUND

- 2.1 The subject property is located on the west side of Britton Street between 17<sup>th</sup> Avenue and 18<sup>th</sup> Avenue. The site is improved with a single-family dwelling that was constructed in 1920, which is in poor condition. Immediately to the west is a single-family dwelling, beyond which is a townhouse development. To the immediate north are single-family dwellings, while to the east across Britton Street are single-family dwellings and a small commercial building. To the south, across a lane, is a townhouse development. Vehicular access to the site is currently from Britton Street.
- 2.2 The subject site, located within the Sub-Area 2 of the Council-adopted Edmonds Town Centre Plan, is intended to form a larger site consolidation that includes 7280, 7288, and 7296 18<sup>th</sup> Avenue for redevelopment under the Comprehensive Development District based on RM2 Multiple Family District guidelines (see *attached* Sketch #1 and Sketch #2). The applicant has indicated that they have made efforts to acquire the three adjacent lots on 18<sup>th</sup> Avenue for inclusion in the development site, but have been unsuccessful. The Realty and Land Division have reviewed the submitted offers and advised that the offers reflect market value.
- 2.3 It is noted that the subject property on its own does not meet the minimum width and area requirements for RM2 development. However, as an alternative to single-family development, and consistent with current practices, this Department would support a smaller infill townhouse development. The remaining properties in the desired assembly meet the minimum width and area requirements for RM2 development, and would be viable as a future consolidated development site. As such, the subject rezoning application is considered supportable.
- 2.4 On 2016 April 04, Council received the report of the Planning and Building Department concerning the rezoning of the subject site (see *attached* Sketch #1) and authorized the Department to work with the applicant in the preparation of a suitable plan of development with the understanding that a further and more detailed report would be submitted at a later date.

To: City Manager  
 From: Director Planning and Building  
 Re: REZONING REFERENCE #16-09  
 Multiple-Family Infill Development  
 2017 March 22 ..... Page 4

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

### **3.0 GENERAL COMMENTS**

- 3.1 The development proposal is for an infill two-storey multiple-family residential building, with four ground-oriented units. Vehicular access is proposed to be from the abutting lane. The maximum proposed density of the project is 0.7 F.A.R. with at-grade detached garage parking.
- 3.2 The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site including, but not necessarily limited to: construction of Britton Street abutting the site to its final Town Centre standard; and, water, sanitary, and storm upgrades as required.
- 3.3 Any necessary easements, covenants, and statutory rights-of-way for the site are to be provided, including, but not necessarily limited to Section 219 Covenants restricting enclosure of balconies and assuring that any individually secured parking spaces allocated to a specific residential unit cannot be utilized for any other purpose (i.e. storage).
- 3.4 One visitor parking stall is required and an appropriately screened garbage handling and recycling holding area will be provided on site.
- 3.5 Engineering Environmental Services Division will need to review a submission of a detailed plan of an engineered Sediment Control System prior to Final Adoption. The proposed Sediment Control System will then be the basis after Final Adoption for the necessary Preliminary Plan Approval and Building Permit.
- 3.6 Given the size of the site, best management practices are acceptable in lieu of a formal storm water management plan.
- 3.7 A tree survey has been undertaken and one 8 in. diameter Beech tree located within the southeast corner of the site has been identified for retention and will be protected by a Section 219 Covenant. The existing tree identified for retention is to be protected by 4ft. high temporary chain link fencing, on steel posts for the duration of construction. The deposit of sufficient monies to ensure the protection of the identified existing tree is required, which will be refunded one year after the release of occupancy permits, upon satisfactory inspection.
- 3.8 Applicable Development Cost Charges are:
  - a) Parkland Acquisition Charge of \$3.84 per sq. ft. of gross floor area

To: City Manager  
 From: Director Planning and Building  
 Re: REZONING REFERENCE #16-09  
 Multiple-Family Infill Development  
 2017 March 22 ..... Page 5

- b) GVS & DD Sewerage Charge of \$1,515 per dwelling unit
- c) School Site Acquisition Charge of \$800 per unit

#### 4.0 DEVELOPMENT PROPOSAL

4.1 **Site Area** - 848 m<sup>2</sup> (9,128 sq.ft.)

4.2 **Site Coverage** - 46 %

#### 4.3 **Density and Gross Floor Area**

Floor Area Ratio - 0.7 FAR  
 Gross Floor Area - 593.6 m<sup>2</sup> (6,389 sq.ft.)

#### 4.4 **Unit Mix**

4 – Three bedroom units - 147.3 m<sup>2</sup> to 151.7 m<sup>2</sup>  
 (1,586 sq.ft. to 1,633 sq.ft.)

4.5 **Building Height** - 2 storeys

#### 4.6 **Vehicle Parking**

4 units @ 1 resident space per unit - 5 spaces total (includes 1 visitor space)

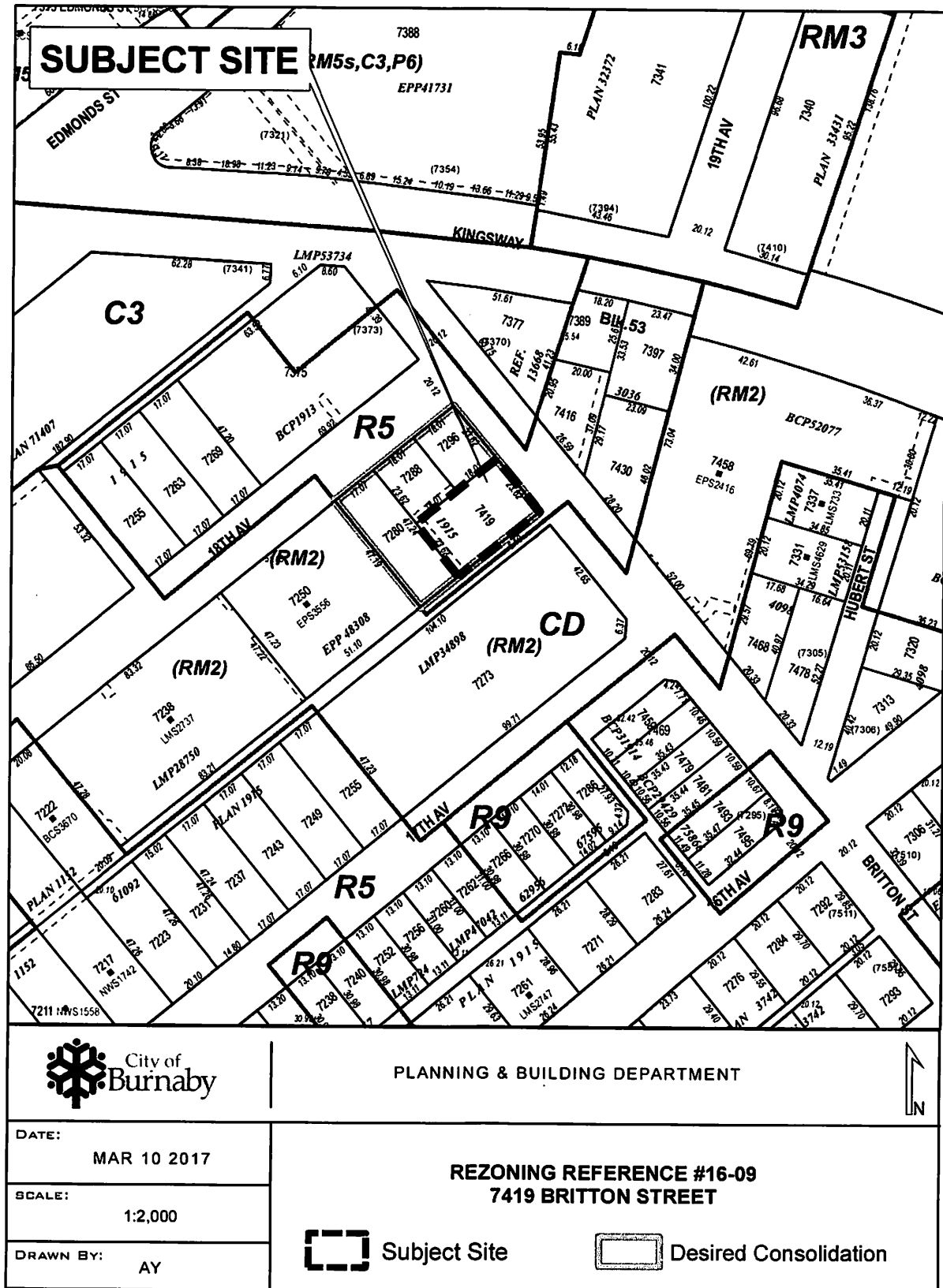
#### 4.7 **Bicycle Parking**

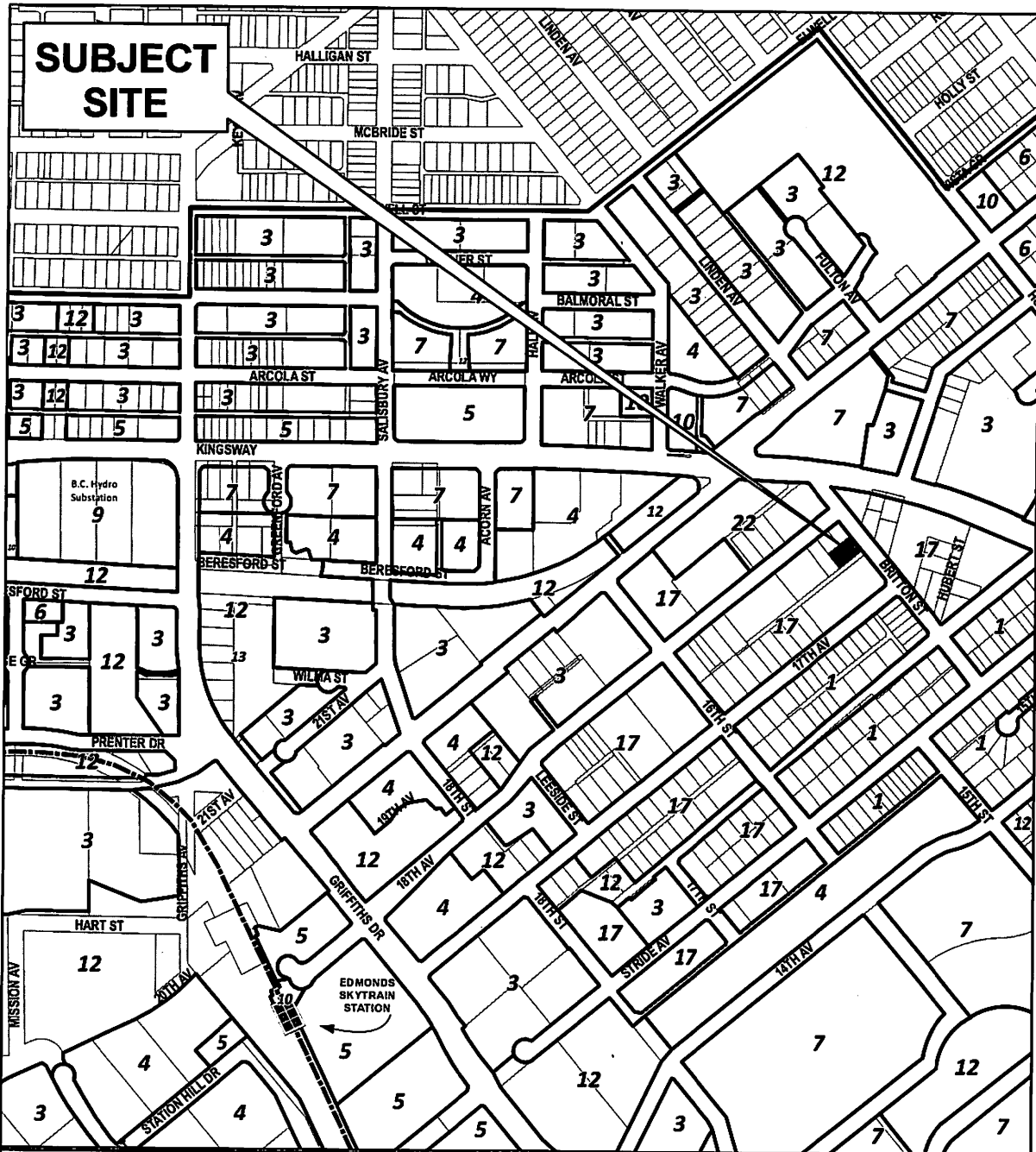
4 units @ 1 residential space per unit - 7 spaces total (includes 3 visitor spaces)

  
 Lou Pelletier, Director  
 PLANNING AND BUILDING

SMN:spf  
*Attachments*

cc: Director Engineering  
 City Solicitor  
 City Clerk





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

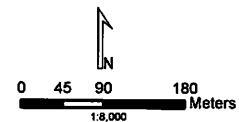
## Edmonds Town Centre Plan Development Guidelines



PLANNING & BUILDING DEPARTMENT

Note: Composite Sketch Subject to Change

Printed on March 10, 2017





Item .....
Meeting ..... 2017 March 27

## COUNCIL REPORT

**TO:** CITY MANAGER 2017 March 22

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** **REZONING REFERENCE #16-14**  
**Low Rise Apartment and Townhouse Development and**  
**Expanded Community Park**

**ADDRESS:** 9411 and 9755 University Crescent (see *attached* Sketches #1 and #2)

**LEGAL:** Lots 31 and 32, DL 211, Group 1, NWD Plan EPP29187

**FROM:** CD Comprehensive Development District (based on P11e SFU Neighbourhood District)

**TO:** Amended CD Comprehensive Development District (based on the P11e SFU Neighbourhood District and SFU Community Plan as guidelines, and the development plan entitled "The Slopes Parcel 31, SFU - UniverCity" prepared by Perkins + Will Architects Canada Co.)

**APPLICANT:** Mosaic Avenue Developments Ltd.  
500 – 2609 Granville Street  
Vancouver, BC V6H 3H3  
**Attn: Chris Lee**

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2017 April 25.

**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2017 April 03 and to a Public Hearing on 2017 April 25 at 7:00 p.m.
2. **THAT** the following be established as prerequisites to the completion of the rezoning:
  - a. The submission of a suitable plan of development.
  - b. The deposit of sufficient monies, including a 4% Engineering Inspection Fee, to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of



To: City Manager  
 From: Director Planning and Building  
 Re: Rezoning Reference #16-14  
 2017 March 22 ..... Page 2

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

- c. The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- d. The completion of the necessary subdivision.
- e. The granting or amendment of any necessary statutory rights-of-way, easements, or covenants.
- f. The review of a detailed Sediment Control System by the Director Engineering.
- g. 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.
- h. The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering.
- i. 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.
- j. Compliance with the guidelines for underground parking for visitors.
- k. The deposit of the applicable GVS & DD Sewerage Charge.
- l. The submission of a written undertaking to distribute area plan notification forms, prepared by the City, with disclosure statements; and, to post area plan notification signs, also prepared by the City, on the development site and in the sales office in prominent and visible locations prior to Third Reading, or at the time marketing for the subject development commences, whichever is first, and remain posted for a period of one year, or until such time that all units are sold, whichever is greater.

## REPORT

### 1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to transfer residential density potential from 9411 University Crescent to 9755 University Crescent; permit construction of an expanded community park at 9411 University Crescent; and permit construction of a low rise apartment building with attached garden townhomes, three townhouse buildings, and underground parking at 9755 University Crescent.

To: City Manager  
 From: Director Planning and Building  
 Re: Rezoning Reference #16-14  
 2017 March 22 ..... Page 3

## 2.0 BACKGROUND

- 2.1 The subject site, comprised of two properties, is located east of Tower Road, between University Crescent and Slopes Mews (Sketch #1 *attached*). 9755 University Crescent (Lot 31) has an area of 7,842.7 m<sup>2</sup> (84,419 sq.ft.). The northerly portion of this property is improved with a surface parking lot, while the southerly portion is primarily treed. 9411 University Crescent (Lot 32) has an area of 2,000.4 m<sup>2</sup> (21,532 sq.ft.) and is improved with a surface parking lot. To the north across Slopes Mews are low to mid-rise multi-family residential developments. To the east and south across University Crescent are sites that are currently treed and undeveloped or improved with surface parking lots, and planned for future multi-family residential development. 9633 University Crescent (Lot 38), located between the two subject properties, is primarily treed, undeveloped, and designated for community park development. To the west is a multi-family residential development that is currently under construction.
- 2.2 On 2016 March 30, Council received the report of the Planning and Building Department regarding the rezoning of the subject site, and authorized the Department to continue to work with the applicant in the preparation of a suitable plan of development with the understanding that a further and more detailed report would be submitted at a later date.
- 2.3 The subject site is located within a designated residential area of the Simon Fraser University Community Plan (Sketch #2 *attached*). It comprises Lot 31 and Lot 32 within the Phase 4 "Slopes" neighbourhood of the UniverCity community, which was created by Rezoning Reference #11-36 and Subdivision Reference #11-47. The site slopes down towards the southeast.
- 2.4 The master rezoning for the Phase 4 lands envisioned Lot 31 to be developed with up to 102 residential units within two or more buildings stepping down from Slopes Mews to University Crescent. The maximum density specified is 1.21 FAR, or 9,489.8 m<sup>2</sup> (102,147 sq.ft.) of gross floor area. As part of the master rezoning, a 5.0 m statutory right-of-way crossing the centre of Lot 31 from east to west was secured, together with a shared 5.0 m north-south statutory right-of-way along the west property line (2.5 m on Lot 31 and 2.5 m on the adjacent property at 9877 University Crescent) to facilitate pedestrian movement and connectivity in the Slopes neighbourhood. Lot 32 was envisioned for smaller scale development with up to 36 residential units, a maximum density of 1.65 FAR, and a maximum gross floor area of 3,300.7 m<sup>2</sup> (35,528 sq.ft.). As aforementioned, Lot 38, located between the two subject properties, is designated for community park development, with construction based on an approved park plan, with construction to commence following completion of development at Lot 31 and Lot 32. It is noted that the park is to be owned and maintained by SFU Community Trust (the Trust).
- 2.5 In 2013, the City and the Trust discussed turning Lot 32 into an expansion of the community park at Lot 38, while transferring the available density from Lot 32 to Lot 31. This alternative was considered to have merit as it would provide additional park space in the Slopes neighbourhood and more efficient and cost-effective development of residential units

To: City Manager  
 From: Director Planning and Building  
 Re: Rezoning Reference #16-14  
 2017 March 22 ..... Page 4

on sloping terrain, while still generally meeting the intent and development guidelines specified in the Phase 4 master rezoning. The Trust has prepared an expanded park plan for Lot 32 and has reconfirmed its intent is commence park construction upon occupancy of Lot 31.

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

### 3.0 GENERAL COMMENTS

- 3.1 The proposed density transfer would enable up to 12,790.4 m<sup>2</sup> (137,675 sq.ft.) of residential gross floor area to be developed on Lot 31, translating to an FAR of 1.63. The maximum number of units permitted would be 138, in line with the combined maximum number of units specified for Lots 31 and 32 in the master rezoning. All other development parameters that have been established for Lot 31 through the master rezoning, including maximum building height, building character, and building form, remain unchanged.

As part of this application, the applicant is proposing to subdivide Lot 31 along the east-west pedestrian statutory right-of-way into two smaller lots and distribute density in four buildings that step from north to south to follow the site's contours. The northerly parcel is proposed to be developed with a five-storey wood frame apartment building fronting Slopes Mews, with attached, three-storey garden townhomes at the rear and fronting the east-west pedestrian pathway. The garden townhomes will also share a common, secondary access off the east side yard, with a pathway connecting to Slopes Mews via the community park, to be secured by easement. Two levels of underground parking, accessed off Slopes Mews, will be provided. In total, the northerly parcel will accommodate 99 units. The southerly parcel is proposed to be developed with two four-storey townhouse buildings fronting University Crescent and one three-storey townhouse building facing the east-west pedestrian pathway. All units within these buildings will have direct access to a single-level underground parkade, which will be accessed off University Crescent. Thirty-two units are proposed for the southerly parcel.

A total of 131 units are proposed, of which 84 units are single-level apartment units and 47 are multi-level townhouse units. Of the single-level units, 19 are adaptable, which exceeds the minimum 20% of single-level units that are required to be adaptable in accordance with Council adopted policy. As permitted under the adopted policy, 1.86 m<sup>2</sup> (20 sq.ft.) for each adaptable unit is exempt from gross floor area, resulting in a total adaptable unit exemption of 35.3 m<sup>2</sup> (380 sq.ft.).

The buildings are proposed to be primarily clad with brick and hardiplank, with metal and wood detailing. All residential units include private outdoor space. Extensive landscaping is proposed throughout the site, including raingardens, planter beds, pathways, an adventure play zone for children, and a group picnic area. The development will be required to meet UniverCity's current stormwater, habitat protection, building, and energy requirements.

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 2017 March 22 ..... Page 5

With respect to expanded community park uses on Lot 32, the Trust is proposing to develop a ball hockey court, a park pavilion and picnic shelter, seating terraces, and lawn areas. These facilities would, in part, provide teens and youth with additional active recreation and play space, and complement the facilities for young children and the broader community that are available at Richard Bolton Park and University Highlands Elementary School and those planned for the community park on Lot 38. The park pavilion and picnic shelter also provide a weather-protected venue for community events and gatherings. In order to integrate the two park parcels, gravel pathway connections and a stair case are proposed to be located within the stand of trees between Lots 32 and 38. A minor adjustment to an existing Tree Retention Covenant will be necessary to permit such works, with all proposed works subject to the City Arborist's review and approval to ensure continued protection of the trees. The Trust will be required to commence construction of the community park on Lots 32 and 38 within six months of completion of development of Lot 31.

Overall, the rezoning proposal is supportable as it is generally consistent with the Simon Fraser University Community Plan and the combined development parameters and statistics established for Lots 31 and 32. It also achieves development of an expanded community park in the Slopes neighbourhood.

- 3.2 The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site. The servicing requirements will include, but not necessarily be limited to:
  - standard requirements for water main, sanitary sewers, and storm sewers; and,
  - provision of a concrete curb and gutter, boulevard grass, landscaping, trees, paver sidewalk, paver driveway, and streetlighting adjacent Lots 31, 32, and 38.
- 3.3 Subdivision of Lot 31 into two smaller parcels, as described in Section 3.1 of this report will be required.
- 3.4 Any necessary statutory right-of-ways and easements are to be provided, including:
  - blanket statutory right-of-way, including indemnification agreement, over Lots 32 and 38 for public access, with design, operations, and maintenance of the community park to remain the responsibility of SFU Community Trust; and,
  - easement over a portion of pathway area on Lot 38 in favour of Parcel 31 for residential pedestrian access.
- 3.5 Any necessary covenants are to be provided, including, but not necessarily limited to Section 219 Covenants:
  - reallocating residential development potential from Lot 32 to Lot 31;
  - ensuring density of development on Lot 31 complies with the approved CD zoning;

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- restricting enclosure of balconies;
  - ensuring that all accessible parking spaces remain as common property to be administered by the Strata Corporation; and,
  - ensuring that SFU Community Trust commits to commence construction of the community park on Lots 32 and 38 within six months of issuance of the occupancy permit of Lot 31.
- 3.6 The required Community Association Covenant, which includes the Community Amenities Agreement, will need to be submitted and reviewed by the City Solicitor.
- 3.7 An amendment to the existing Tree Retention Covenant over Lots 31, 32, and 38 is required, in order to permit pedestrian connections between the two park parcels, with all proposed work subject to the City Arborist's review and approval.
- 3.8 The Engineering Environmental Services Division will need to review a submission of a detailed plan of an engineered Sediment Control System prior to Final Adoption.
- 3.9 A suitable engineered design to the approval of the Director Engineering will be required for the on-site stormwater management system as well as a Section 219 Covenant to guarantee its provision and continuing operation. The deposit of sufficient monies to guarantee the provision of the stormwater drainage and landscape features will be required.
- 3.10 Provision of an adequately sized and sited garbage handling and recycling material holding space, as well as separate car wash stalls are required.
- 3.11 The GVS&DD Sewerage Charge of \$1,082 per apartment unit and \$1,515 per townhouse unit applies. The Parkland Acquisition Charge and School Site Acquisition Charge do not apply as park and school sites have been provided in conjunction with the overall subdivision of the neighbourhood.

#### 4.0 DEVELOPMENT PROPOSAL

##### 4.1 Site Area

Lot 31 – North Site	- 4,278.7 m <sup>2</sup> (46,056 sq.ft.)
<u>Lot 31 – South Site</u>	<u>- 3,564.0 m<sup>2</sup> (38,363 sq.ft.)</u>
Lot 31 Total	- 7,842.7 m <sup>2</sup> (84,419 sq.ft.)
Lot 32 – New Park	- 2,000.4 m <sup>2</sup> (21,532 sq.ft.) (no change)
Lot 38 – Existing Park	- 3,055.1 m <sup>2</sup> (32,885 sq.ft.) (no change)

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#### 4.2 Site Coverage

Lot 31 – North Site	- 42.8%
Lot 31 – South Site	- 34.2%

#### 4.3 Density and Gross Floor Area

Lot 31 – North Site	- 1.96 FAR, 8,365.3 m <sup>2</sup> (90,043 sq.ft.)
<u>Lot 31 – South Site</u>	- 1.24 FAR, 4,421.7 m <sup>2</sup> (47,595 sq.ft.)
Lot 31 Total	- 1.63 FAR, 12,787.0 m <sup>2</sup> (137,638 sq.ft.)
Lot 32 – New Park	- No development potential
Lot 38 – Existing Park	- No development potential (no change)

#### 4.4 Unit Mix

##### Lot 31 – North Site

20 Studio units	- 50.4 m <sup>2</sup> (543 sq.ft.) per unit
2 One BR units	- 56.3 m <sup>2</sup> (606 sq.ft.) per unit
9 One BR adaptable units	- 56.2 m <sup>2</sup> (605 sq.ft.) per unit
43 Two BR units	- 68.6 m <sup>2</sup> to 79.0 m <sup>2</sup> (738 to 850 sq.ft.) per unit
10 Two BR adaptable units	- 79.0 m <sup>2</sup> (850 sq.ft.) per unit
7 Two BR + den townhouse units	- 114.1 m <sup>2</sup> (1,228 sq.ft.) per unit
1 Three BR townhouse units	- 121.6 m <sup>2</sup> (1,309 sq.ft.) per unit
<u>7 Three BR + den townhouse units</u>	- 123.7 m <sup>2</sup> (1,332 sq.ft.) per unit
<b>99 units total</b>	

##### Lot 31 – South Site

16 Three BR townhouse units	- 141.4 m <sup>2</sup> to 147.5 m <sup>2</sup> (1,522 to 1,588 sq.ft.) per unit
11 Three BR + den townhouse units	- 147.6 m <sup>2</sup> (1,589 sq.ft.) per unit
2 Four BR townhouse units	- 155.8 m <sup>2</sup> (1,677 sq.ft.) per unit
<u>3 Four BR + den townhouse units</u>	- 147.5 m <sup>2</sup> to 155.4 m <sup>2</sup> (1,588 to 1,673 sq.ft.) per unit
<b>32 units total</b>	

#### 4.5 Building Height

Lot 31 – North Site	- 5 storeys, 15.4 m (50.5 ft.)
Lot 31 – South Site	- 4 storeys, 14.4 m (47.2 ft.)

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#### 4.6 Vehicle Parking – Required and Provided

Lot 31 – North Site	- 118 spaces, plus 10 spaces offsite
- Residential	- 107 spaces
- Car wash stall	- 1 space
- Visitor @ 0.2 per unit	- 10 spaces, plus 10 spaces offsite*
Lot 31 – South Site	- 44 spaces, plus 3 spaces offsite
- Residential	- 39 spaces
- Car wash stall	- 1 space
- Visitor @ 0.2 per unit	- 4 spaces, plus 3 spaces offsite*

#### 4.7 Bicycle Parking

Lot 31 – North Site	- 109 spaces
- Residential @ 1 per unit	- 99 spaces
- Visitor @ 0.1 per unit	- 10 spaces
Lot 31 – South site	- 36 spaces
- Residential @ 1 per unit	- 32 spaces (in unit)
- Visitor @ 0.1 per unit	- 4 spaces

#### 4.9 Communal Facilities (Excluded from FAR Calculations)

Residents of the five storey apartment have access to an 18.3 m<sup>2</sup> (197 sq.ft.) amenity room on the ground floor, which is well within the 5% gross floor area exemption permitted by the Zoning Bylaw. Extensive landscaping is also proposed throughout the site, including a children's adventure play zone within a 5.0 m public access statutory right-of-way crossing the centre of Lot 31 from east to west.

  
 Lou Pelletier, Director  
 PLANNING AND BUILDING

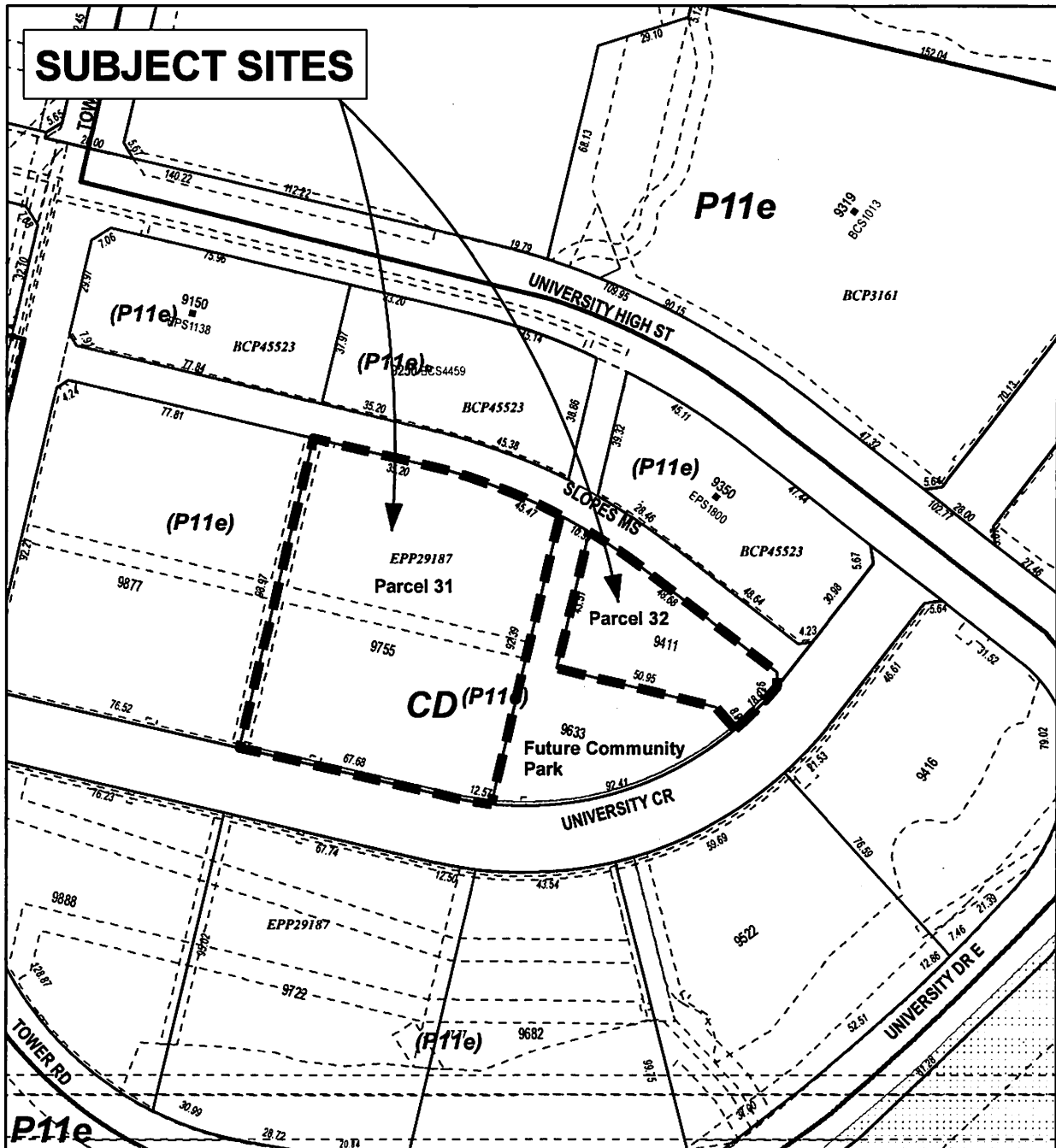
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#### ***Attachments***

cc: Director Engineering  
 City Solicitor  
 City Clerk

P:\REZONING\Applications\2016\16-14 9411 & 9755 University Crescent (Parcel 31 & 32)\01 Council Reports\Rezoning Reference 16-14 PH Report 2017.03.27.Docx

\* These offsite visitor parking spaces are provided within the public parking area at the Lot 25 "Centreblook" development, in accordance with the provisions of the P11e District and Rezoning References #11-36 and #13-09.



PLANNING & BUILDING DEPARTMENT




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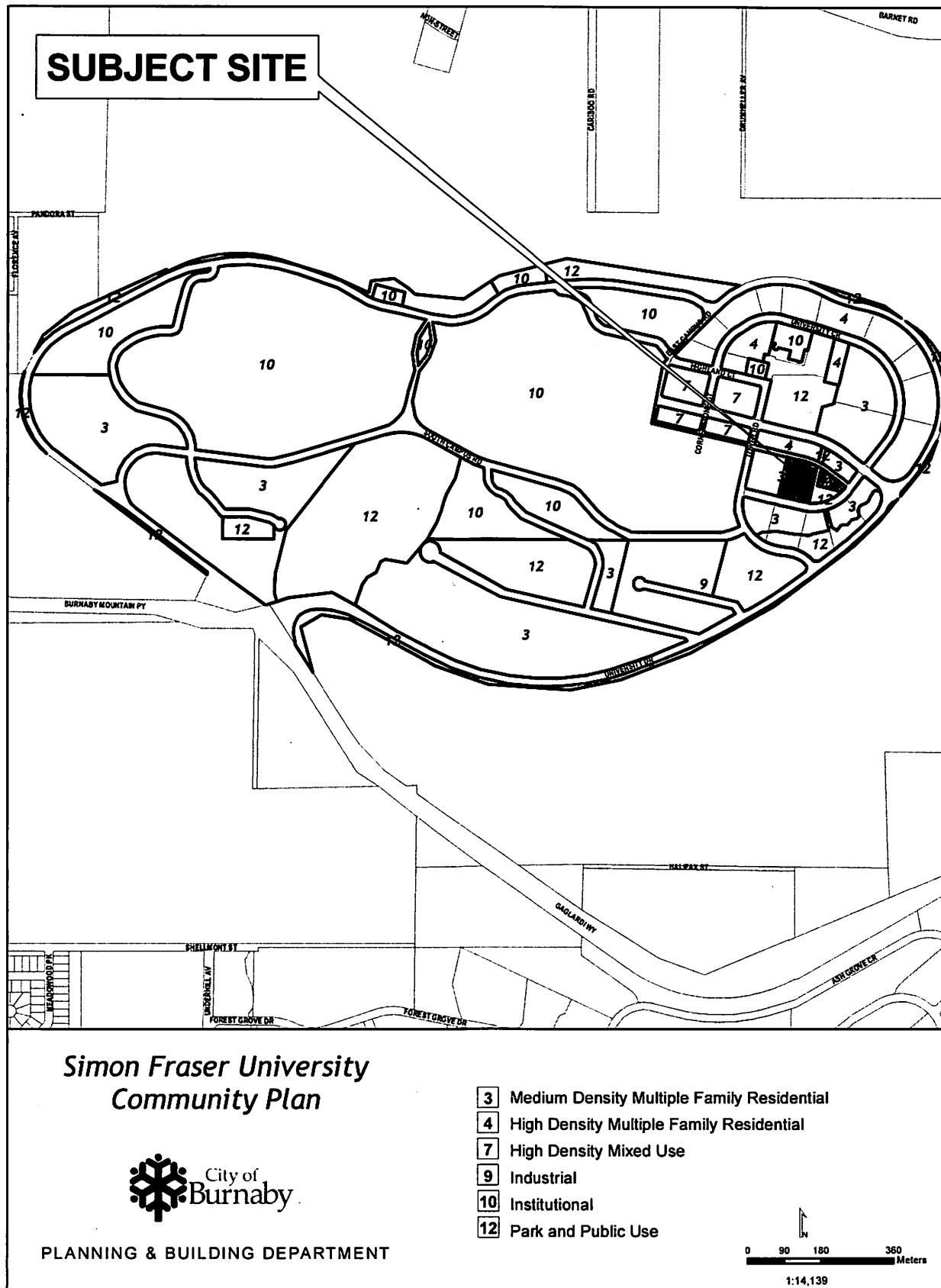
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REZONING REFERENCE #16-14  
9411 AND 9755 UNIVERSITY CRESCENT

 Subject Site

Sketch #1







Item .....
Meeting ..... 2017 March 27

## COUNCIL REPORT

**TO:** CITY MANAGER 2017 March 22

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT: REZONING REFERENCE #16-17**  
**Apartment Development with Underground Parking**  
**Broadview Community Plan**

**ADDRESS:** 3737 Canada Way, 3748 Norfolk Street, and abutting lane and Esmond Avenue road rights-of-way (see *attached* Sketches #1 and #2)

**LEGAL:** Lot 7, DL 69, Group 1, NWD Plan 4369; Lot 2, DL 69, Group 1, NWD Plan LMP7656

**FROM:** CD Comprehensive Development District (based on RM3/RM4 Multiple Family Residential Districts), C4 Service Commercial District and R5 Residential District

**TO:** Amended CD Comprehensive Development District (based on RM3 Multiple Family Residential District and Broadview Community Plan guidelines and the development plan entitled "Residential Bldg. 3737 Canada Way, Burnaby, B.C." prepared by Gerry Blonski Architect.)

**APPLICANT:** Norfolk Terrace Holdings Ltd.  
810 Greenwood Road  
West Vancouver, B.C. V7S 1X7  
**Attn: Abdul Ladha**

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2017 April 25.

---

**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2017 April 03 and to a Public Hearing on 2017 April 25 at 7:00 p.m.
2. **THAT** the introduction of a Highway Closure Bylaw be authorized according to the terms outlined in Section 3.3 of this report, contingent upon the granting by Council of Second Reading of the subject Rezoning Bylaw.
3. **THAT** the sale be approved in principle of City-owned property for inclusion within the subject development site in accordance with the terms outlined in Section 3.3 of this report, and subject to the applicant pursuing the rezoning proposal to completion.

To: City Manager  
 From: Director Planning and Building  
 Re: REZONING REFERENCE #16-17  
 Multiple-Family Development  
 2017 March 22 ..... Page 2

4. **THAT** the following be established as prerequisites to the completion of the rezoning:

- a. The submission of a suitable plan of development.
- b. The deposit of sufficient monies, including a 4% Engineering Inspection Fee, to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
- c. The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- d. The completion of the Highway Closure Bylaw.
- e. The completion of the sale of City property.
- f. The consolidation of the net project site into one legal parcel.
- g. The granting of any necessary statutory rights-of-way, easements and/or covenants, including but not necessarily limited to:
  - Section 219 Covenant requiring all disabled parking be held as common property;
  - Section 219 Covenant restricting the enclosure of balconies;
  - Section 219 Covenant ensuring compliance with the submitted acoustical analysis; and,
  - Section 219 Covenant ensuring provision, operation and continuing maintenance of the public walkway as identified on the development plans.
- h. The undergrounding of existing overhead wiring abutting the site.
- i. Compliance with the guidelines for underground parking for residential visitors.
- j. The pursuance of Stormwater Management Best Practices in line with established guidelines.
- k. The design and provision of units adaptable to persons with disabilities and the provision of customized hardware and cabinet work being subject to the sale/lease of the unit to a disabled person, with an allocated disabled parking space protected by a Section 219 Covenant.

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 Re: REZONING REFERENCE #16-17  
 Multiple-Family Development

2017 March 22 ..... Page 3

- l. The submission of a Site Profile and resolution of any arising requirements.
- m. The review of a detailed Sediment Control System by the Director Engineering.
- n. The provision of a covered car wash stall and an adequately sized and appropriately located garbage handling and recycling material holding space, to the approval of the Director Engineering and a commitment to implement the recycling provisions.
- o. The provision of facilities for cyclists in accordance with Section 4.7 of the rezoning report.
- p. Compliance with the Council-adopted sound criteria.
- q. The approval of the Ministry of Transportation to the rezoning application.
- r. The undergrounding of existing overhead wiring abutting the site.
- s. The deposit of the applicable Parkland Acquisition Charge.
- t. The deposit of the applicable GVS & DD Sewerage Charge.
- u. The deposit of the applicable School Site Acquisition Charge.
- v. The submission of a written undertaking to distribute area plan notification forms, prepared by the City, with disclosure statements; and, to post area plan notification signs, also prepared by the City, on the development site and in the sales office in prominent and visible locations prior to Third Reading, or at the time marketing for the subject development commences, whichever is first, and remain posted for a period of one year, or until such time that all units are sold, whichever is greater.

## R E P O R T

### 1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the construction of a four-storey apartment development with 43 units and full underground parking.

### 2.0 BACKGROUND

- 2.1 The site is comprised of a vacant commercial lot at 3737 Canada Way, a vacant City-owned lot at 3748 Norfolk Street, the redundant lane right-of-way north of 3737 Canada Way, and the redundant portion of Esmond Avenue road right-of-way between Canada

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Way and Norfolk Street (see *attached* Sketch #1). The southern half of the redundant Esmond Avenue road right-of-way currently accommodates a parking lot, while the northern portion contains an asphalt pedestrian walkway. Immediately to the west, as well as north and northeast across Norfolk Street, are low-rise apartment buildings developed in accordance with the Council-adopted Plan. Abutting the proposed site to the east is a vacant City-owned lot at 3754 Norfolk Street, and a small two-storey commercial building at 3757 Canada Way which would form a future consolidation for a four-storey mixed use development in accordance with the Council-adopted Plan. Vehicular access to the site is currently from Canada Way.

- 2.2 The subject site is located within the Council-adopted Broadview Community Plan area, and is designated for low-rise multiple-family development under the CD Comprehensive Development District based on the RM3 Multiple Family Residential District as a guideline (see Sketch #2 *attached*).
- 2.3 On 2016 May 30, Council received the report of the Planning and Building Department concerning the rezoning of the subject site and authorized the Department to continue to work with the applicant in the preparation of a suitable plan of development, with the understanding that a further and more detailed report would be submitted at a later date.

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

### 3.0 GENERAL COMMENTS

- 3.1 The development proposal is for a four-storey apartment development with 43 units. The maximum proposed density of the project is 1.1 F.A.R with full underground parking. Vehicular access is to be provided from Norfolk Street.
- 3.2 The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site. The servicing requirements will include, but not necessarily be limited to:
- Construction of new curb, gutter and a separated sidewalk with boulevard grass and street trees along the Norfolk Street frontage;
  - A detailed road geometric for Canada Way, from Boundary Road to Smith Avenue, in order to determine the final road standard adjacent to the site will be required; and,
  - A 6.1 m wide statutory right-of-way along the eastern edge of the site between Norfolk Street and Canada Way will be required for underground services, and provision of a public pedestrian walkway with lighting, to be constructed by the developer, and maintained by the future strata corporation.

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A road widening dedication from 3737 Canada Way measuring 7.6 m at the west end tapering to 7.3 m at the east end will be required to replace the existing statutory right-of-way, that currently accommodates road, sidewalk, and boulevard works.

- 3.3 The property at 3748 Norfolk Street is City-owned and is intended to be sold to the applicant and consolidated into the proposed development site as a requirement of the subject rezoning. The property has an area of approximately 1,143 m<sup>2</sup> (12,303 sq.ft.) (subject to detailed survey). The completion of the sale of City-owned property is a prerequisite of this rezoning application. The Realty and Lands Division of the Public Safety and Community Services Department will determine a recommended purchase price for the City-owned property, which will be submitted to Council for its consideration and approval as part of a future report prior to Third Reading of the rezoning bylaw amendment.

The proposed development site encompasses the closure of a redundant east-west lane right-of-way and a portion of the Esmond Avenue road right-of-way for inclusion in the proposed development site. The proposed road closure area to be sold to the applicant is approximately 1,154 m<sup>2</sup> (12,422 sq.ft.) after required road dedications of approximately 147.9 m<sup>2</sup> (1,592 sq.ft.) (subject to detailed survey). A Highway Closure Bylaw will be required, contingent upon the granting by Council of Second Reading of the Subject Rezoning Bylaw. The Realty and Lands Division will determine a recommended purchase price for the City-owned property, which will be submitted to Council for its consideration and approval as part of a future report prior to Third Reading of the rezoning bylaw amendment.

- 3.4 In line with Council-adopted policy on adaptable housing, the development is providing eight adaptable units, with a corresponding floor area exemption of 14.9 m<sup>2</sup> (160 sq.ft.). One disabled accessible parking stall will be provided in accordance with the Zoning Bylaw. The disabled accessible parking stall will be protected by a Section 219 Covenant as common property to be administered by the Strata Corporation.
- 3.5 Any necessary easements, covenants and statutory rights-of-way for the site are to be provided, including, but not necessarily limited to:
- Section 219 Covenant requiring all disabled parking be held as common property;
  - Section 219 Covenant restricting the enclosure of balconies;
  - Section 219 Covenant ensuring compliance with the submitted acoustical analysis; and,
  - Section 219 Covenant ensuring provision, operation and continuing maintenance of the public walkway as identified on the development plans.
- 3.6 In light of the proximity to Canada Way, a noise study is required to ensure compliance with the Council-adopted sound criteria.

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 From: Director Planning and Building  
 Re: REZONING REFERENCE #16-17  
 Multiple-Family Development

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- 3.7 One car wash stall is required and an appropriately screened garbage handling and recycling holding area will be provided on-site.
- 3.8 The applicant is responsible for the undergrounding of overhead wiring along the east side of the site, from Norfolk Street to the redundant lane right-of-way.
- 3.9 Engineering Environmental Services Division will need to review a submission of a detailed plan of an engineered Sediment Control System prior to Final Adoption. The proposed Sediment Control System will then be the basis, after Final Adoption, for the necessary Preliminary Plan Approval and Building Permit.
- 3.10 Given that the development site area is less than one acre, stormwater management best practices in line with established guidelines will be required.
- 3.11 Applicable Development Cost Charges are:  
 a) Parkland Acquisition Charge of \$3.84 per sq.ft. of residential gross floor area  
 b) School Site Acquisition Charge of \$800.00 per unit  
 c) GVS & DD Sewerage Charge of \$590 per unit
- 3.12 Due to the commercial history of the site, a site profile and resolution of any resultant conditions is required.
- 3.13 Due to the development footprint and provision of underground parking, there are no trees suitable for retention on the subject site. The removal of any trees over 20 cm (8 in.) in diameter will require a Tree Cutting Permit.

#### 4.0 DEVELOPMENT PROPOSAL

##### 4.1 Site Area (Subject to detailed survey)

Gross Site (Includes road and lane areas)	-	3,073.6 m <sup>2</sup> (33,084 sq.ft.)
Road and Lane Closure Area	-	1,301.9 m <sup>2</sup> (14,014 sq.ft.)
Road Dedication	-	147.9 m <sup>2</sup> (1,592 sq.ft.)
Net Site	-	2,925.7 m <sup>2</sup> (31,492 sq.ft.)

##### 4.2 Density and Gross Floor Area

Floor Area Ratio	-	1.1 F.A.R.
Gross Floor Area	-	3,218.3 m <sup>2</sup> (34,641 sq.ft.)

##### 4.3 Site Coverage - 30 %

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- 4.4 **Height**
- 4 Storeys (Canada Way Frontage)
  - 3 Storeys (Norfolk Street Frontage)
- 4.5 **Unit Mix**
- 4 studio units: - 40.1 m<sup>2</sup> (432 sq.ft.)
  - 22 one-bedroom: - 56.1 – 56.9 m<sup>2</sup> (604 sq.ft.) – (612 sq.ft.)
  - 17 two-bedrooms: - 71.8 – 105.4 m<sup>2</sup> (773 sq.ft.) – (1,134 sq.ft.)
  - 43 Total Units

4.6 **Vehicle Parking**


- Vehicle @ 1.6 spaces / unit - 71 (includes 11 visitor spaces)
- Disabled Space - 1 space (included in total)
- Car Wash Stall - 1 space

4.7 **Bicycle Parking**

- Secure Residential @ 1 space / unit - 43
- Visitor Racks @ 0.2 spaces / unit - 9

4.8 **Communal Facilities**

Communal facilities are proposed for the ground floor in the form of a common room and outdoor patio. The proposed 69.2 m<sup>2</sup> (745 sq.ft.) of gross floor area to be exempted from F.A.R. calculations, is below the permitted maximum exemption of 5% of the permitted gross floor area, or 160.9 m<sup>2</sup> (1,732 sq.ft.) permitted in the Zoning Bylaw.

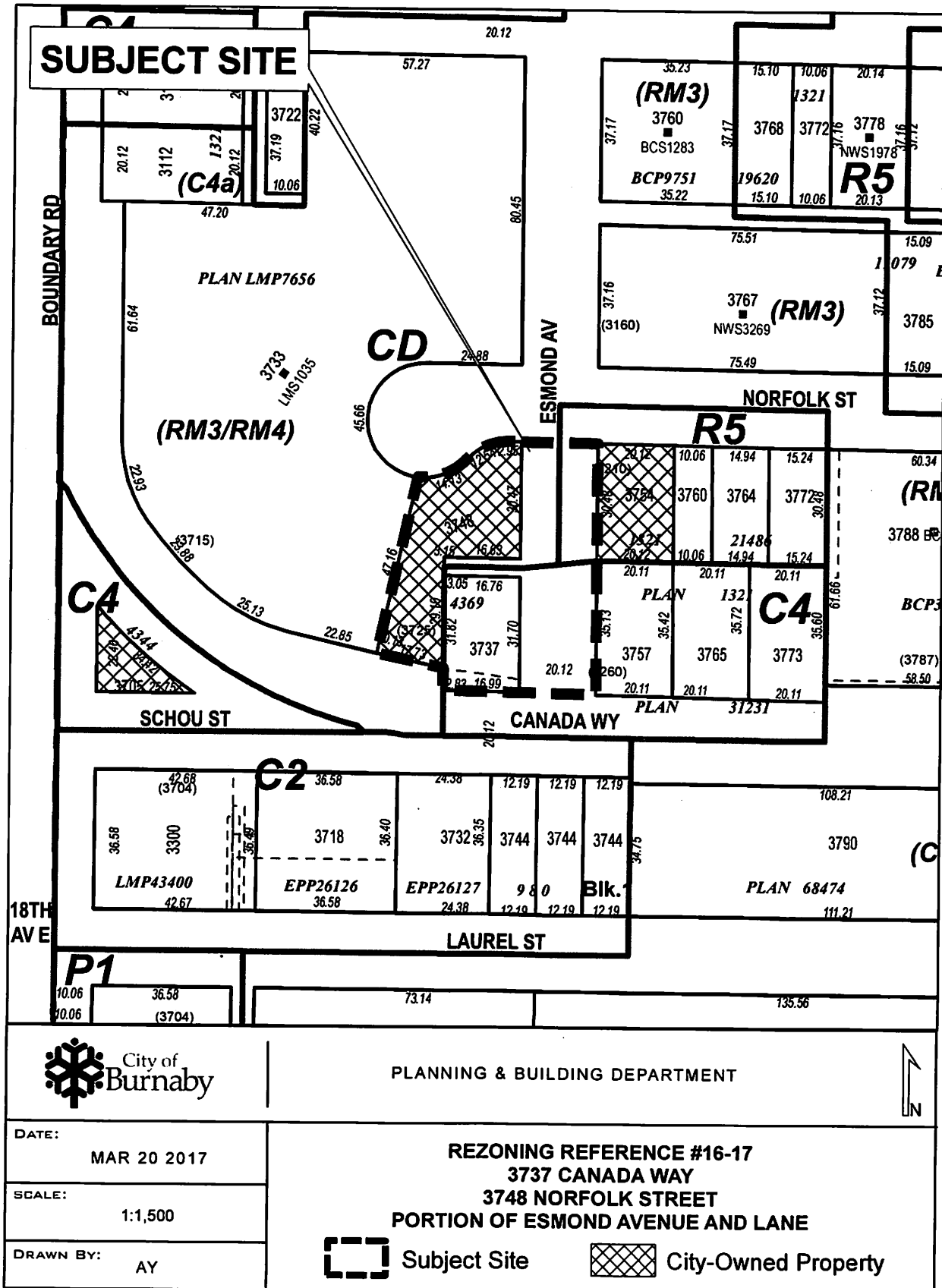
  
 Lou Pelletier, Director  
 PLANNING AND BUILDING

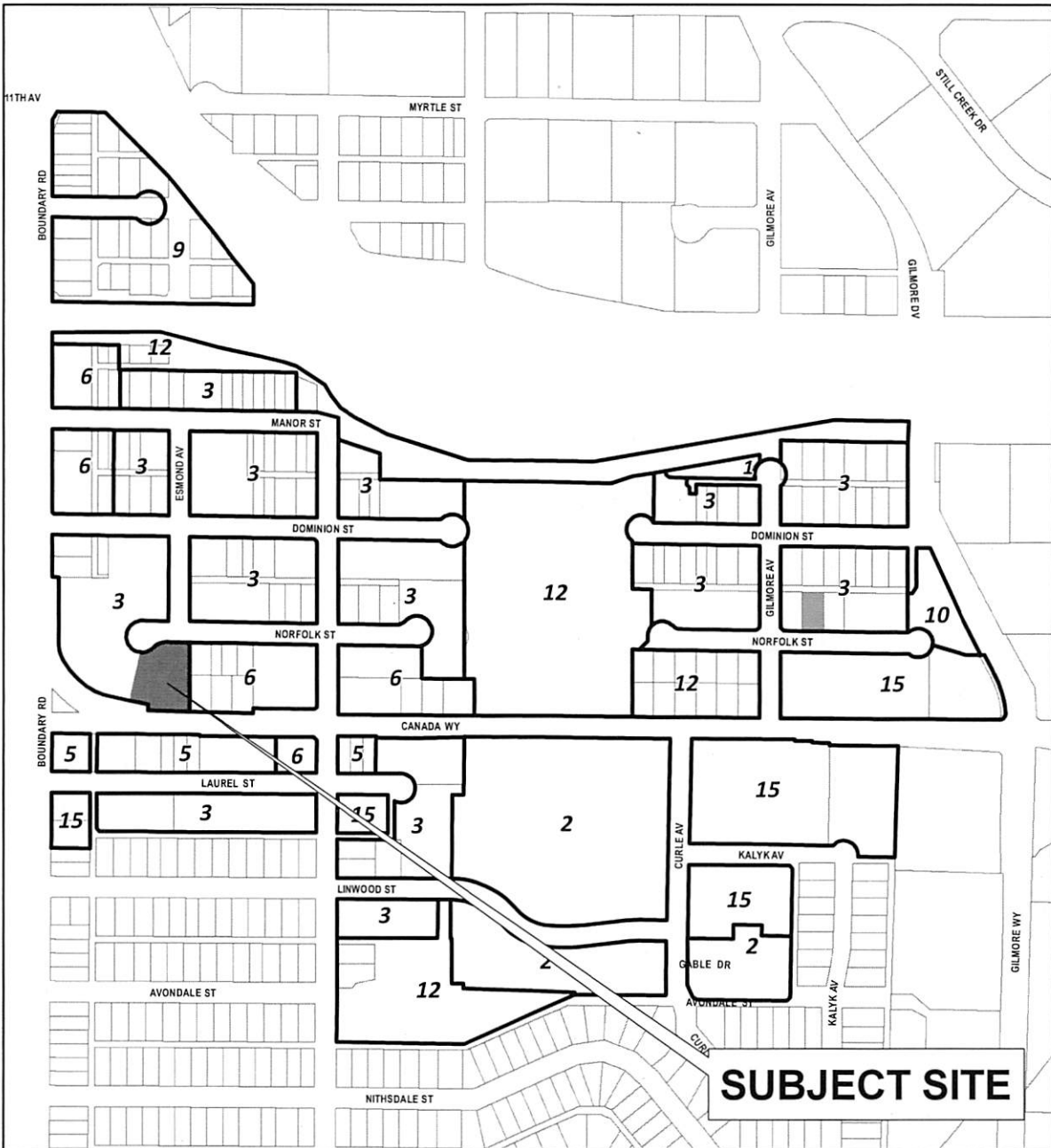
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**Attachments**

cc: Director Engineering  
 City Solicitor  
 City Clerk







**General Land Use Designations**

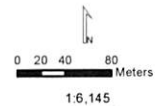
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| 1 Single and Two Family Residential          | 9 Industrial                         |
| 2 Low Density Multiple Family Residential    | 10 Institutional                     |
| 3 Medium Density Multiple Family Residential | 12 Park and Public Use/Public School |
| 5 Commercial                                 | 15 Community Institutional           |
| 6 Medium Density Mixed Use                   |                                      |



Planning and Building Dept

Printed on March 13, 2017

**Broadview Community Plan**  
(Community Plan Eight)



Sketch #2



## INTER-OFFICE COMMUNICATION

**TO:** CITY CLERK 2017 March 22

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** **REZONING REFERENCE #15-26**  
**AMENDMENT BYLAW NO. 39/16 ; BYLAW #13644**  
**Apartment tower with street-oriented townhouses**  
**Third Reading**

**ADDRESS:** 6668, 6688, 6710/6712, 6730 Dunblane Avenue and 6661, 6687, 6709 Marlborough Avenue

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

**FROM:** RM3 Multiple Family Residential District and CD Comprehensive Development District (based on RM3 Multiple Family Residential District)

**TO:** CD Comprehensive Development District (based on RM5s Multiple Family Residential District and Metrotown Town Centre Development Plan as guidelines, and in accordance with the development plan entitled "Vittorio" prepared by Buttjes Architecture Inc. dated 2016 August 07)

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 #15-26  
Third Reading  
2017 March 22 ..... Page 2

- *The applicant has submitted engineering design drawings for review and has agreed in a letter dated 2017 March 14 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 (as well as underground switching and transformer/service boxes in town centre locations), and to the point of connection to the existing service where sufficient facilities are available to serve the development.
  - *The applicant has agreed to this prerequisite in a letter dated 2017 March 14.*
- d) The submission of an undertaking to remove all improvements prior to Final Adoption of the Bylaw, but not prior to Third Reading of the Bylaw. Demolition of any improvements will be permitted after Second Reading of the Rezoning Bylaw has been granted provided that the applicant acknowledges that such permission does not fetter Council's ability to grant or not to grant Third Reading and/or Final Adoption of the Rezoning Bylaw. In addition, the demolition of any improvements will be permitted at any time if they are vacant and considered by staff to be subject to misuse and vandalism. If requested, demolition may be delayed to more closely coincide with approval of building permits.
  - *The applicant has agreed to this prerequisite in a letter dated 2017 March 14.*
- e) The utilization of an amenity bonus through the provision of a cash in-lieu contribution in accordance with 3.5 of this report.
  - *The applicant has agreed to this prerequisite in a letter dated 2017 March 14, and will deposit the necessary funds prior to Final Adoption.*
- f) 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.*
- g) The consolidation of the net project site into one legal parcel.
  - *The requisite subdivision plan of consolidation has been submitted and will be deposited in the Land Title Office prior to Final Adoption.*
- h) The granting of any necessary statutory rights-of-way, easements and/or covenants.
  - *The applicant has agreed to this prerequisite in a letter dated 2017 March 14, and the requisite covenants, easements or statutory rights-of-way will be deposited in the Land Title Office prior to Final Adoption.*

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- i) The granting of Section 219 Covenants, including, but not limited to:
- restricting enclosure of balconies;
  - indicating that project surface driveway access will not be restricted by gates;
  - guaranteeing the provision and maintenance of public art;
  - ensuring compliance with the approved acoustical study;
  - guaranteeing the provision and ongoing maintenance of stormwater management facilities;
  - ensuring the provision and ongoing maintenance of the storage/bicycle repair room, and to ensure that it remains common property to be administered by the Strata Corporation;
  - ensuring the provision and ongoing maintenance of a minimum of three electric vehicle and three Level 2 Electric Vehicle Charging Stations, and to ensure that they remain as common property to be administered by the Strata Corporation; and,
  - ensuring that handicap accessible parking stalls in the underground parking areas be held in common property to be administered by the Strata Corporation.
- *The applicant has agreed to this prerequisite in a letter dated 2017 March 14, and the requisite covenants will be deposited in the Land Title Office prior to Final Adoption.*
- j) The review of a detailed Sediment Control System by the Director Engineering.
- *The applicant has agreed to this prerequisite in a letter dated 2017 March 14. A detailed Sediment Control System plan has been submitted to the Engineering Department – Environmental Services for approval prior to Final Adoption.*
- k) The submission of a suitable on-site stormwater management system to the approval of the Director Engineering, the deposit of sufficient monies for its provision, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation.
- *The applicant has agreed to this prerequisite in a letter dated 2017 March 14. A suitable on-site stormwater management system has been submitted for the approval of the Director Engineering. The required Covenant will be deposited in the Land Title Office and the required funds to guarantee this provision will be deposited prior to Final Adoption.*
- l) The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering.

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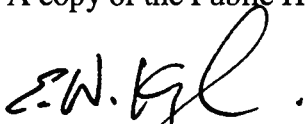
- *The applicant has agreed to this prerequisite in a letter dated 2017 March 14. A detailed Solid Waste and Recycling Plan has been submitted to the Engineering Department – Environmental Services for approval prior to Final Adoption.*
- m) The design and provision of units adaptable to persons with disabilities, the provision of customized hardware and cabinet work being subject to the sale/lease of the unit to a disabled person and with allocated disabled parking spaces.
  - *The applicant has agreed to this prerequisite in a letter dated 2017 March 14, and the necessary provisions are indicated on the development plans.*
- n) The provision of 3 covered car wash stalls and an adequately sized and appropriately located garbage handling and recycling material holding space to the approval of the Director Engineering and a commitment to implement the recycling provisions.
  - *The necessary provisions are indicated on the development plans and the applicant has submitted a letter of undertaking dated 2017 March 14 committing to implement the recycling provisions.*
- o) 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 14. An on-site residential loading plan has been submitted to the Engineering Department – Traffic Division for approval prior to Final Adoption.*
- p) The submission of a tenant assistance plan.
  - *The applicant has agreed to this prerequisite in a letter dated 2017 March 14. A detailed tenant assistance plan has been submitted and is to be executed prior to the demolition of the existing rental buildings on the site.*
- q) The provision of facilities for cyclists in accordance with this report.
  - *The applicant has agreed to this prerequisite in a letter dated 2017 March 14, and the necessary provisions are indicated on the development plans.*
- r) Compliance with the Council-adopted sound criteria.
  - *The applicant has agreed to this prerequisite in a letter dated 2017 March 14. An acoustic study has been submitted to the Engineering Department – Environmental Services for approval prior to Final Adoption.*
- s) The undergrounding of existing overhead wiring abutting the site.

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- *The applicant has agreed to this prerequisite in a letter dated 2017 March 14.*
- t) The deposit of the applicable Parkland Acquisition Charge.
  - *The applicant has agreed in a letter dated 2017 March 14 to make the necessary deposits prior to Final Adoption.*
- u) The deposit of the applicable GVS & DD Sewerage Charge.
  - *The applicant has agreed in a letter dated 2017 March 14 to make the necessary deposits prior to Final Adoption.*
- v) The deposit of the applicable School Site Acquisition Charge.
  - *The applicant has agreed in a letter dated 2017 March 14 to make the necessary deposits prior to Final Adoption.*
- w) 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 14 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 27, 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

**REZONING REFERENCE #15-00026****SCHEDULE "A"**

<b>ADDRESS</b>	<b>LEGAL DESCRIPTION</b>
6668 Dunblane Avenue	Strata Lots' 1, 2, 3 & 4, DL 152, Group 1, NWD Strata Plan BCS936
6688 Dunblane Avenue	Lot 20, DL 152, Group 1, NWD Plan 1292
6710/12 Dunblane Avenue	Strata Lots' 1 & 2, DL 152, Group 1, NWD Strata Plan BCS52
6730 Dunblane Avenue	Lot 22, DL 152, Group 1, NWD Plan 1292
6661 Marlborough Avenue	Lot 8, DL 152, Group 1, NWD Plan 1292
6687 Marlborough Avenue	Lot 7, DL 152, Group 1, NWD Plan 1292
6709 Marlborough Avenue	Lot 6, DL 152, Group 1, NWD Plan 1292



**Burnaby Zoning Bylaw 1965,**  
**Amendment Bylaw No. 39, 2016 - Bylaw No. 13644**

Rez. #15-26

6668, 6688, 6710/6712, 6730 Dunblane Avenue and 6661, 6687, 6709 Marlborough Avenue

From: RM3 Multiple Family Residential District and CD Comprehensive Development District  
(based on RM3 Multiple Family Residential District)

To: CD Comprehensive Development District (based on RM5s Multiple Family Residential District and Metrotown Town Centre Development Plan as guidelines, and in accordance with the development plan entitled "Vittorio" prepared by Buttjes Architecture Inc. dated 2016 August 07)

The purpose of the proposed zoning bylaw amendment is to permit a 38-storey apartment building with street-oriented townhouses fronting Dunblane and Marlborough Avenues.

The Advisory Planning Commission advised it supports the rezoning application.

One letter was received in support of the proposed rezoning application:

Eva Anderson, 101-6730 Dunblane Avenue, Burnaby

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

Trevor Gibbens, 312-6695 Dunblane Ave, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. Mr. Gibbens sought clarification from City staff on the width of a local alleyway and the results of the shadow impact assessment. The speaker stated concerns regarding traffic safety, loss of public park land, loss of community values, inaccessibility of services for pedestrians and bicycles, the inadequacy of the City's tenant assistance program and the negative impacts on displaced residents. Mr. Gibbens requested traffic calming measures such as pedestrian controlled cross walks, the addition of pedestrian and bicycle infrastructure, improvement of the tenant assistance program including compensation and relocation processes. The speaker urged Council to require developers to provide a larger percentage of social housing units in new developments.

Mr. Gibbens was also concerned with the loss of park space located at Royal Oak and Dover. City staff advised Mr. Gibbens that the property was not park space. Council requested a memorandum from staff providing information on the green space at the aforementioned location and that a copy of the memorandum be sent to Mr. Gibbens for information.

Wanda Mulholland, Coordinator for the Society to End Homelessness in Burnaby, 7476 13<sup>th</sup> Avenue, Burnaby, spoke in opposition to the proposed rezoning application. Ms. Mulholland shared concerns regarding the loss of affordable housing and the negative impacts of displacement on residents. The speaker urged Council to create bylaws and zoning that would protect affordable housing, and requested that the City dedicate City-owned land to social housing development and continue to advocate to senior levels of government for the creation of senior and affordable rental housing options.

Lorne Wolinsky, Development Manager, Polygon Homes Ltd., 900-1333 West Broadway, Vancouver, appeared before Council and offered to answer any questions they or residents may have regarding the proposed rezoning application.

Murray Martin, 7235 Salisbury Ave, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. Mr. Martin shared concerns with the loss of affordable rental housing and challenges faced by displaced residents that are trying to find new homes. By not protecting affordable housing stock, displaced residents are at risk of homelessness or are required to pay substantially higher rental rates to remain in the community.

Mathew Hunter, 6585 McKay Ave, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. Mr. Hunter stated concerns with the loss of affordable rental housing and the unaffordability of newly developed units. The high cost of newly developed units is discriminatory against low income renters and residents that play a vital role in the community. Mr. Hunter highlighted the high demand and competition for existing rental housing and requested that Council consider policy options that would increase rental stock.

Rick Erb, 503-6555 Bonsor Ave, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. Mr. Erb posed questions to staff regarding the Community Housing Fund and asked how the funds have been used. The speaker shared concerns regarding the loss of rental units and the displacement of residents that may need to consider more affordable rental options outside of their community.

Sadie Morris, 6721 Dow Avenue, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. Ms. Morris appreciates the welcoming and supportive community she lives in and is saddened by the possibility that she will have to seek affordable housing elsewhere. The speaker requested that Council consider creating affordable housing options that would allow residents of all incomes and backgrounds to benefit from local medical and educational services.

Shari Miller, 6688 Dunblane Avenue, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. This is the second time in five years that the speaker has been evicted from her home as a result of development and is now considering leaving Burnaby as affordable housing options are limited and in high demand. The speaker has applied for co-op housing options but is discouraged by long wait lists and competition for existing units. Ms. Miller shared that she has experienced discrimination as a renter with small children, and purchasing a home is not an option due to financial reasons. The speaker is not opposed to development, but would like Council to consider development options that include Burnaby residents of all income levels.

James Bender, 20 East Royal Avenue, New Westminster, appeared before Council and requested additional information about any tenant assistant programs and policies the City has in place. Mr. Bender requested that Council consider giving evicted residents priority for newly developed rental and social housing units.

Anthea Alexander, 5-6687 Marlborough Avenue, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. Ms. Alexander shared concerns regarding the lack of affordable rental housing options and encouraged Council to require developers to include social and senior housing options in new developments. The speaker also requested that Council dedicate City land to social housing development and that social housing be created in advance of development to provide housing security to evicted residents. Ms.

Alexander pointed out, that the high cost of entry into the housing market will mean more residents will rely on the availability of rental options.

Erika Schinzel, 6366 Cassie Ave, Burnaby, spoke in opposition to the proposed rezoning application. Ms. Schinzel shared concerns regarding the rapid demolition of affordable rental units in the community and highlighted the negative impacts of eviction and displacement on residents. The speaker requested that Council consider the replacement of rental housing prior to demolition so existing residents are able to remain in the communities they love.

Leslie Madison, 204-5190 Hastings Street, Burnaby, spoke in opposition to the proposed rezoning application. Ms. Madison stated concerns regarding the loss of seven affordable rental buildings and highlighted the negative impacts on displaced and evicted residents. The speaker urged Council to require developers to create non-market housing before demolishing and evicting residents. Housing is a Federal, Provincial and Municipal issue, and the speaker requested that Council not approve the rezoning application as approval encourages demolition and displacement.

Charter Lau, 104-5340 Hastings Street, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. Mr. Lau asked Council how the funding promised by the Federal, Provincial and Municipal governments will help displaced residents.

Derek Sahota, 418-9339 University Crescent, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. Mr. Sahota stated concerns with the higher rental rates displaced residents will face after eviction and requested that Council consider creating housing solutions before development.

Maria Wallstam, 25 East 12<sup>th</sup>, Vancouver, appeared before Council and spoke in opposition to the proposed rezoning application. Ms. Wallstam, spoke to the negative impacts of displacement and the increase in homelessness as a result. The speaker requested that Council stop future property speculation and approve a moratorium on rezoning to discourage demolitions. Ms. Wallstam also requested that social housing be built to home the residents that are being displaced.

Erika Schinzel, 6366 Cassie Ave, Burnaby, appeared before Council and spoke for a second time. Ms. Schinzel stated that when several apartment buildings within an area are rezoned competition for nearby rental units is substantially increased.

Nancy Lee, Coquitlam, appeared before Council and spoke in opposition to the proposed rezoning application. Ms. Lee has recently relocated to Coquitlam as she was not able to find an affordable rental unit in Burnaby. The speaker requested Council implement rental specific zoning to maintain affordable rental rates in the community.

David Miller, 6688 Dunblane Avenue, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. Mr. Miller does not want to leave the community, but rental rates are unaffordable. The speaker stated that the high cost of renting is leaving little to no housing options for seniors, families with children and young people, resulting in a loss of community diversity.

Kathleen Yang, 5545 Braelawn Drive, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. Ms. Yang inquired about public consultation processes and is concerned with the loss of affordable housing options.

Ivan Drury, Alliance Against Displacement, 7006 Kitchner Street, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. Mr. Drury stated concerns regarding the loss of housing options for low-income renters and highlighted the negative impacts of displacement. Many of the residents displaced by development are not able to find homes and are at high risk of homelessness. The speaker requested that Council eliminate density bonuses as they encourage demolition and that a social impact study be conducted. Mr. Drury also requested that the Metrotown Plan be reconsidered as it will result in increased evictions and displacement of residents.

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR VOLKOW

THAT this Public Hearing for Rez. #15-26, Bylaw #13644 be terminated.

CARRIED UNANIMOUSLY