



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

OPEN PUBLIC MEETING AT 7:00 PM
Monday, 2017 May 01

A G E N D A

1.	<u>CALL TO ORDER</u>	<u>PAGE</u>
2.	<u>MINUTES</u>	
	A) Open Council Meeting held 2017 April 24	1
	B) Public Hearing (Zoning) held 2017 April 25	17
3.	<u>PROCLAMATIONS</u>	
	A) BC Children's Hospital Jeans Day (2017 May 4)	
	B) Burnaby Youth Week (2017 May 1 - 7)	
	C) Child Care Month (2017 May) and Child Care Provider Appreciation Day (2017 May 21)	
	D) Emergency Preparedness Week (2017 May 7 - 13)	
	E) Global Love Day (2017 May 1)	
	F) Music Monday (2017 May 1)	
	G) Neighbourhood House Week (2017 May 7 - 13)	
	H) Tzu Chi Day (2017 May 14)	

4. **PRESENTATIONS**

- A) Performance by Sound Wave Handbell Choir (Grades 7 - 10)
Directed by Jane Nordstrand

- B) Youth Citizenship Awards
Presenter: His Worship, Mayor Derek R. Corrigan

Certificate of Recognition Recipients:

Alisha Rahemtulla, Alyana Lalani, Alyssa Wong, Amanda Lee, Aameena Davison, Bijoux Umukundwa, Bill Hsu, Chaewon Song, David Vallejera, Enrique Perez, Guneet Pooni, Hnat Cheung, Ibreez Asaria, Jasper Chan, Jennifer Phan, Jessica Xu, Joshua Vallejera, Kyle Tadeo, Logan Khan, Mahi Hussain, Maiya Kazuta, Mandy Kwan, Mernin Anne Orog, Michael Young, Nicole Hou, Ramin Najar, Wel Deng

Certificate of Recognition Recipients and Bursary Winners:

Angelina Ge, Dante Wong, Phyllis Cherng, Sameer Esmail, Sonya Kung

Certificate of Recognition Recipient and Youth Week Logo Winner:

Giorgia De Giovanni

5. **DELEGATION**

- A) Elsie Dean 21
Re: Climate Accountability
Speakers: Elsie Dean
Anjali Appadurai, West Coast Environmental Law

6. **REPORTS**

- A) Audit Committee 25
Re: 2016 Annual Municipal Report
- B) Financial Management Committee 29
Re: Grant Applications
- C) Financial Management Committee 33
Re: Festivals Burnaby Grant Program Applications
- D) Financial Management Committee 38
Re: 2017 Engineering Capital Infrastructure Bylaw Funding
Request April - Completion of 2016 Projects

- | | | |
|----|--|----|
| E) | Financial Management Committee
Re: 2017 Engineering Capital Infrastructure Bylaw Funding
Request April | 42 |
| F) | Financial Management Committee
Re: 2017 Information Technology Capital Program | 49 |
| G) | City Manager's Report, 2017 May 01 | 55 |

7. MANAGER'S REPORTS

- | | | |
|----|---|----|
| 1. | PROPOSED ZONING BYLAW TEXT AMENDMENT - ADDITION
OF A PERMITTED USE TO THE M4 SPECIAL INDUSTRIAL
DISTRICT | 57 |
|----|---|----|

Purpose: To seek Council authorization to forward the proposed text amendment to the Burnaby Zoning Bylaw to a Public Hearing on 2017 May 30 at 7:00 pm.

- | | | |
|----|---|----|
| 2. | REZONING REFERENCE #16-51
HIGH-RISE APARTMENT (TOWER 2) IN THE LOUGHEED
TOWN CENTRE PHASE 1 SITE
LOUGHEED TOWN CENTRE PLAN | 59 |
|----|---|----|

Purpose: To seek Council authorization to forward this application to a Public Hearing on 2017 May 30.

- | | | |
|----|---|----|
| 3. | REZONING REFERENCE #16-25
TWO HIGH RISE APARTMENT TOWERAS
BRENTWOOD TOWN CENTRE PLAN | 70 |
|----|---|----|

Purpose: To seek Council authorization to forward this application to a Public Hearing on 2017 May 30.

- | | | |
|----|--|----|
| 4. | REZONING REFERENCE #15-48
THREE-STOREY TOWNHOUSE DEVELOPMENT
ROYAL OAK COMMUNITY PLAN | 85 |
|----|--|----|

Purpose: To seek Council authorization to forward this application to a Public Hearing on 2017 May 30.

- | | | |
|----|---|----|
| 5. | REZONING REFERENCE #15-32
INSTALLATION OF ROOFTOP ANTENNA FACILITY | 94 |
|----|---|----|

Purpose: To seek Council authorization to forward this application to a Public Hearing on 2017 May 30.

8. **BYLAWS**

A) First, Second and Third Reading

- A) #13750 - Burnaby Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 20, 2017 **13750**
A bylaw authorizing the expenditure of monies in the Capital Works, Machinery and Equipment Reserve Fund - \$601,869 to finance 2017 April - Parks, Recreation & Cultural Services Capital Projects
(Item 8(5), Manager's Report, Council 2017 April 24)
- B) #13756 - Burnaby Freedom of Information Bylaw, Amendment Bylaw No. 1, 2017 **13756**
A bylaw amending the Burnaby Freedom of Information Bylaw
(Item 8(2), Manager's Report, Council 2017 April 24)

B) Second Reading

- C) #13735 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 14, 2017 - Rez. #16-14 (9411 & 9755 University Crescent) **13735**
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.)
Purpose - 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
(Item 4(5), Manager's Report, Council 2017 March 27)
- D) #13736 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 15, 2017 - Rez. #16-17 (3737 Canada Way, 3748 Norfolk, and abutting lane and Esmond Avenue road rights-of-way) **13736**
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)
Purpose - to permit the construction of a four-storey apartment development with 43 units and full underground parking
(Item 4(6), Manager's Report, Council 2017 March 27)

- E) #13742 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 16, 2017 - Rez. #17-06 (4276 Norland Avenue) **13742**
From CD Comprehensive Development District (based on P2 Administration and Assembly District and C1 Neighbourhood Commercial District) to Amended CD Comprehensive Development District (based on P2 Administration and Assembly District, P8 Parking District, C1 Neighbourhood Commercial District and Central Administrative Area Plan guidelines, and the development plan entitled "Norland Avenue Parking Lot" prepared by Vector Engineering Services Ltd.)
Purpose - to permit construction of a parking lot
(Item 7(6), Manager's Report, Council 2017 April 03)

C) Consideration and Third Reading

- F) #13554 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 38, 2015 - Rez. #15-24 (6755 Canada Way) **13554**
From C4 Service Commercial District to R5 Residential District
Purpose - to permit the subdivision of the site into three two family residential lots
(Item 8(9), Manager's Report, Council 2015 November 23)

Memorandum - Director Planning & Building - 2017 April 26 - Page 99

- G) #13588 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 12, 2016 - Rez. #15-08 (4453/63/75 Hastings Street) **13588**
From C8a Urban Village Commercial District (Hastings) to CD Comprehensive Development District (based on C8 Urban Village Commercial District, Hastings Street Area Plan guidelines, and in accordance with the development plan entitled "Proposed Mixed Use Development" prepared by Burrowes Huggins Architects)

Purpose - to permit the construction of a five (5) storey mixed-use development, with commercial/retail at grade, and residential uses above

(Item 5(1), Manager's Report, Council 2016 March 21)

Memorandum - Director Planning & Building - 2017 April 26 - Page 104

D) Reconsideration and Final Adoption

- | | | |
|------|--|--------------|
| H) | #13737 - Burnaby Community Heritage Commission Bylaw, Amendment Bylaw No. 1, 2017
A bylaw amending the Burnaby Community Heritage Commission Bylaw
(Item 4(A), City Clerk, Council 2017 March 20) | 13737 |
|
 | | |
| I) | #13747 - Burnaby Rates Bylaw 2017
A bylaw to establish tax rates upon all taxable land and improvements pursuant to Section 197 of the Community Charter
(Item 7(C), FMC Report, Council 2017 April 24) | 13747 |
|
 | | |
| J) | #13748 - Burnaby Financial Plan Bylaw 2017
A bylaw to adopt the 2017-2021 Financial Plan
(Item 7(C), FMC Report, Council 2017 April 24) | 13748 |
|
 | | |
| K) | #13749 - Burnaby Local Service Tax Bylaw 2017
A bylaw to establish the annual charge for each foot of taxable foot-frontage to be specially charged against parcels of land benefitting from certain local area service works
(Item 8(3), Manager's Report, Council 2017 April 24) | 13749 |

9. NEW BUSINESS

10. INQUIRIES

11. ADJOURNMENT



COUNCIL MEETING MINUTES

Monday, 2017 April 24

An Open meeting of the City Council was held in the Council Chamber, Burnaby City Hall, 4949 Canada Way, Burnaby, B.C. on Monday, 2017 April 24 at 6:30 p.m. followed immediately by a Closed meeting from which the public was excluded. At the conclusion of the Closed meeting, the Open meeting was reconvened at 7:00 p.m. in the Council Chamber.

1. CALL TO ORDER

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

ABSENT: Councillor Anne Kang
Councillor James Wang

STAFF: Mr. Lambert Chu, City Manager
Mr. Leon Gous, Director Engineering
Ms. Noreen Kassam, Director Finance
Mr. Dave Ellenwood, Director Parks, Recreation & Cultural Services
Mr. Lou Pelletier, Director Planning and Building
Mr. Dave Critchley, Director Public Safety & Community Services
Ms. May Leung, City Solicitor
Mr. Dennis Back, City Clerk
Ms. Blanka Zeinabova, Administrative Officer

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR MCDONELL

THAT the Open Council meeting do now reconvene.

CARRIED UNANIMOUSLY

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

2. MINUTES**A) Open Council Meeting held 2017 April 10**

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR JOHNSTON

THAT the minutes of the Open Council meeting held on 2017 April 10 be now adopted.

CARRIED UNANIMOUSLY

3. PRESENTATION**A) Impact of Kinder Morgan's Proposed Pipeline Routing Plan
Presenter: Dipak Dattani, Deputy Director Engineering**

Mr. Dipak Dattani, Deputy Director Engineering, provided an overview of the impacts that Kinder Morgan's proposed pipeline routing plan will have on the City of Burnaby.

The speaker advised that the Project components consists of: 980 km of new pipeline, 193 km reactivated pipeline, 12 new pump stations, 19 new storage tanks to existing terminals (13 new tanks including one replacement tank in Burnaby alone), and expansion of three new tanker berths at Westridge Marine Terminal in Burnaby.

Mr. Dattani noted that the City remains opposed to the Project, and it is challenging the Federal Governor in Council decision in the Federal Courts.

The speaker further noted that on 2017 March 3, Kinder Morgan filed the Plan, Profile and Book of Reference (PPBoR) with the NEB as part of the detailed pipeline route approval process. There is a 30 day time limit starting from the date a landowner receives the notice from Kinder Morgan to submit Statement of Opposition to the NEB. The City was served with notices for City-owned lands on 2017 April 6. However, adjacent landowners, leaseholders or occupants did not receive a direct notice from Kinder Morgan. These persons have 30 days from the last publication of the notice in the local newspaper to submit their Statement of Opposition to the NEB.

As part of the City's public information and awareness program, the City delivered letters to residents and businesses adjacent to the proposed pipeline route alignment, details on the City's website and advertised in the Burnaby Now and Sing Tao newspapers.

In conclusion, Mr. Dattani advised that significant impacts will be at the following key areas:

- Cottonwood Park – sterilizes park land for future public uses, and significant impacts to Stoney Creek;
- Forest Hill/Meadowood Park Neighbourhood – diminished value of City's buffer area covenant, and loss of forested area that serves as a buffer to the Shellmont Tank Farm;
- Brunette Conservation Area – significantly decreased conservation value through loss of forest, and significant impacts to Brunette River watershed.

4. **PROCLAMATIONS**

A) Elizabeth Fry Week (2017 May 7-13)

Councillor Dhaliwal, on behalf of His Worship, Mayor Derek R. Corrigan proclaimed the week of 2017 May 7-13 as "**Elizabeth Fry Week**" in the City of Burnaby.

B) Human Values Day (2017 April 24)

Councillor McDonell, on behalf of His Worship, Mayor Derek R. Corrigan proclaimed Monday, 2017 April 24 as "**Human Values Day**" in the City of Burnaby.

C) MS Awareness Month (May 2017)

Councillor Volkow, on behalf of His Worship, Mayor Derek R. Corrigan proclaimed the month of 2017 May as "**MS Awareness Month**" in the City of Burnaby.

D) National Day of Mourning (2017 April 28)

See page 5 of the minutes, immediately following the delegation Item 5(B)

E) National Volunteer Week (2017 April 23 - 29)

Councillor McDonell, on behalf of His Worship, Mayor Derek R. Corrigan proclaimed the week of 2017 April 23-29 as "**National Volunteer Week**" in the City of Burnaby.

F) Rail Safety Week (2017 April 24 - 30)

Councillor Calendino, on behalf of His Worship, Mayor Derek R. Corrigan proclaimed the week of 2017 April 24-30 as "**Rail Safety Week**" in the City of Burnaby.

5. **DELEGATIONS**

MOVED BY COUNCILLOR CALENDINO
SECONDED BY COUNCILLOR JOHNSTON

THAT the delegations be heard.

CARRIED UNANIMOUSLY

A) Community Volunteer Resources
Re: Annual Report
Speaker: Anne Waller, Administrator

Ms. Anne Waller, Administrator, Citizen Support Services, appeared before Council to present their Annual Report. **Ms. Michele Wilson**, Coordinator, introduced a guest speaker, a newcomer and volunteer - Ms. Saba Muhamed.

Ms. Muhamed provided an overview of her volunteering experience as a new Canadian noting that volunteering contributes both to the society and to the volunteer themselves by developing important social skills and gaining valuable work experience at the same time.

B) New Westminster & District Labour Council
Re: Day of Mourning
Speaker: Sam Otim

Mr. Sam Otim, representing the New Westminster and District Labour Council, appeared before Council to present information regarding the Annual Day of Mourning for workers killed or injured on the job.

The speaker noted the presentation is to raise awareness of workplace health and safety, as the impact of work related injury and death reaches beyond the workplace and into the communities.

Mr. Otim advised that the United Steelworkers Westray Campaign led to Bill C-45, which amended the Criminal Code of Canada to assign criminal liability to organizations for acts of their representatives. The Westray Amendment came into a law in early 2004. In 2013, the Steelworkers began a campaign called 'Stop the Killing, Enforce the Law', and have lobbied to ensure that police, Crown Prosecutors and regulators are better educated and trained on the Westray Amendment and that there is coordination between agencies responding to workplace fatalities.

In conclusion, Mr. Otim encouraged everyone to commemorate the Day of Mourning for Workers' Killed and Injured on the Job on Friday, 2017 April 28 at 11 a.m. at Pier Park in New Westminster.

His Worship, Mayor Derek R. Corrigan proclaimed Friday, 2017 April 28 as **"National Day of Mourning"** in the City of Burnaby.

A minute of silence was held in memory of those workers killed and injured on the job.

6. **CORRESPONDENCE**

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR JOHNSTON

THAT the correspondence be received.

CARRIED UNANIMOUSLY

A) **Stoney Creek Community School**
Re: Request to Post Signs for Fun Fair

Correspondence was received from Stoney Creek Community School requesting permission to post signs for the purpose of publicizing their Fun Fair.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR CALENDINO

THAT Council approve the request from Stoney Creek Community School to permit the temporary placement of signs on street rights-of-way for this event and staff will work with event organizers to determine the appropriate location and number of signs to be placed on City boulevards near the venue.

CARRIED UNANIMOUSLY

B) **Burnaby Potters' Guild**
Re: Request for Summer Show Signs

Correspondence was received from Burnaby Potters' Guild requesting permission to post signs for the purpose of publicizing their summer and winter show and sale.

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR JOHNSTON

THAT Council approve the request from the Burnaby Potters' Guild to permit the temporary placement of signs on street rights-of-way for this event and staff will work with event organizers to allow the same 16 locations approved last year in close proximity to the venue.

CARRIED UNANIMOUSLY

7. **REPORTS**

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR CALENDINO

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

CARRIED UNANIMOUSLY

A) Community Heritage Commission
Re: City Award Sponsorship for the Rivers to Sea Regional
Heritage Fair, 2017 May 12 & 13

The Community Heritage Commission submitted a report to Council for approval to fund the City of Burnaby Award for the 2017 "Rivers to Sea Regional Heritage Fair".

The Community Heritage Commission recommended:

1. THAT Council approve \$500 to fund the City of Burnaby Award for the 2017 "Rivers to Sea Regional Heritage Fair", as outlined in this report.

MOVED BY COUNCILLOR JORDAN
SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendation of the Community Heritage Commission be adopted.

CARRIED UNANIMOUSLY

B) Community Heritage Commission
Re: Heritage BC Annual Conference, Victoria, BC
2017 May 04 – 06

The Community Heritage Commission submitted a report seeking Council authorization to fund Commission members to attend the Heritage BC Annual Conference.

The Community Heritage Commission recommended:

1. THAT Council authorize an expenditure up to \$4,000 for Community Heritage Commission members to attend the Heritage BC Annual Conference to be held in Victoria, BC in May 2017.

MOVED BY COUNCILLOR JORDAN
SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendation of the Community Heritage Commission be adopted.

CARRIED UNANIMOUSLY

C) Financial Management Committee
Re: 2017 - 2021 Financial Plan

The Financial Management Committee submitted a report to obtain Council approval for the five year 2017 - 2021 Financial Plan.

The Financial Management Committee recommended:

1. THAT Council approve the 2017 – 2021 Financial Plan.
2. THAT Council authorize staff to bring down the Burnaby Financial Plan Bylaw 2017 authorizing the proposed funding sources, proposed expenditures, and proposed transfers between funds as set out for each year in the planning period as shown in Schedule A attached hereto and forming part of this report.
3. THAT Council authorize staff to bring down the Burnaby Rates Bylaw 2017 in the amount of \$250,575,300 to provide funding for the 2017 fiscal year included within the 2017 – 2021 Financial Plan.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR JORDAN

THAT the recommendations of the Financial Management Committee be adopted.

CARRIED UNANIMOUSLY

D) Public Safety Committee
Re: Crosswalk - Oakland Street and Dufferin Avenue

The Public Safety Committee submitted a report to Council to review the pedestrian safety concerns at the intersection of Oakland Street and Dufferin Avenue.

The Public Safety Committee recommended:

1. THAT Council approve the installation of a roadside mounted special crosswalk on Oakland Street at Dufferin Avenue, as detailed in this report.

MOVED BY COUNCILLOR CALENDINO
SECONDED BY COUNCILLOR MCDONELL

THAT the recommendation of the Public Safety Committee be adopted.

CARRIED UNANIMOUSLY

The City Manager submitted a report dated 2017 April 24 on the following matters:

8. MANAGER'S REPORTS

1. IMPACT OF KINDER MORGAN'S PROPOSED PIPELINE ROUTING PLAN

The City Manager submitted a report from the Director Engineering, Director Planning and Building and City Solicitor to inform Council of the impact of Kinder Morgan's proposed pipeline routing plan and request approval from Council to file formal Statements of Opposition with the National Energy Board.

The City Manager recommended:

1. THAT Council authorize staff to file Statements of Opposition with the National Energy Board related to Kinder Morgan's proposed pipeline routing plan.
2. THAT a copy of this report be forwarded to all Burnaby Members of Parliament and the Sustainable City Advisory Committee.

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

Councillor Jordan also requested this report be forwarded to the Old Interurban Forest Preservation Society.

2. FREEDOM OF INFORMATION BYLAW - HEAD OF THE LOCAL PUBLIC BODY

The City Manager submitted a report from the City Clerk to Council to recommend a change in the designated head of the City of Burnaby for purposes of the Freedom of Information and Protection of Privacy Act.

The City Manager recommended:

1. THAT Council designate the City Manager as Head for the purposes of the Freedom of Information and Protection of Privacy Act.
2. THAT the City Solicitor be authorized to bring forward an amendment to the Burnaby Freedom of Information Bylaw No. 10183 to designate the City Manager as head for the purposes of the Freedom of Information and Protection of Privacy Act.

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR VOLKOW

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

3. 2017 LOCAL SERVICE TAX BYLAW

The City Manager submitted a report from the Director Finance seeking Council approval to bring forward a Local Service Tax Bylaw to impose parcel taxes for local improvement works completed between 2016 June 01 and 2016 December 31.

The City Manager recommended:

1. THAT City Solicitor bring forward a Local Service Tax Bylaw to impose parcel taxes for completed local improvement works on benefiting properties included in Attachment 1, as outlined in this report.

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR VOLKOW

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

4. 2017/2018 FACILITY USE, PROGRAM AND SERVICES FEE SCHEDULE

The City Manager submitted a report from the Director Parks, Recreation & Cultural Services seeking Council approval of the 2017/2018 Facility Use Fee Schedule.

The City Manager recommended:

1. THAT the 2017/2018 Facility Use Fee Schedule (Attachment #1) be approved as outlined in this report.
2. THAT the City Solicitor be requested to bring forward the necessary amendments to the following bylaws for consideration:
 - Burnaby Recreation Fees and Admissions Bylaw 2017
 - Burnaby Shadbolt Centre and Burnaby Art Gallery Rental Fee Bylaw 2017
 - Burnaby Village Museum Fees Bylaw 2017

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR CALENDINO

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

**5. 2017 APRIL – PARKS, RECREATION & CULTURAL
SERVICES CAPITAL FUNDING BYLAW**

The City Manager submitted a report from the Director Parks, Recreation & Cultural Services seeking Council approval to authorize staff to bring down a bylaw to appropriate \$601,869 (inclusive of GST) from Capital Reserves to finance five projects.

The City Manager recommended:

1. THAT Council authorize staff to bring down a bylaw to appropriate \$601,869 (inclusive of GST) from Capital Reserves to finance five projects.

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR CALENDINO

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

6. GIRO DI BURNABY

The City Manager submitted a report from the Director Parks, Recreation & Cultural Services seeking Council approval for the road closure for the Giro di Burnaby and approval to maintain the current practice of depositing surplus Giro donations in a reserve for future Giro events.

The City Manager recommended:

1. THAT approval be granted for the road closure for the Giro di Burnaby as identified in the attached report.
2. THAT approval be granted to maintain the current practice of depositing surplus Giro donations in a reserve for future Giro events.

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR VOLKOW

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

7. BURNABY FESTIVAL OF LEARNING

The City Manager submitted a report from the Director Parks, Recreation & Cultural Services providing Council with information regarding the partnership with Simon Fraser University to facilitate Burnaby Festival of Learning.

The City Manager recommended:

1. THAT this report be received for information.

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

8. ROAD CLOSURE - REMI STREET

The City Manager submitted a report from the Director Engineering seeking Council approval for a road closure.

The City Manager recommended:

1. THAT Council approve the road closure as discussed in this report.

2. THAT the coordinator of the event, Cynde Downs, Executive Assistant & Facility Coordinator, Spartan Controls, 7500 Winston St, Burnaby, BC, V5A 4X5, be sent a copy of this report.

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

9. UNSIGHTLY PREMISES AT 7647 WILLARD STREET

The City Manager submitted a report from the Director Public Safety and Community Services seeking Council authority for City Staff and/or agents to enter onto the property at 7647 Willard Street in order 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 7647 Willard Street to remove and dispose of all overgrowth, materials and debris contributing to the unsightliness of the property at the expense of the property owner.
2. THAT on completion of the cleanup the directors of Globe Foundry Limited be invoiced for the actual work performed, and if the charges for such work should remain unpaid on the 31st day of December of the year in which the expenses are incurred, they be added to and form part of the taxes payable in respect of the real property, as taxes in arrears.

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR VOLKOW

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

10. BUILDING PERMIT TABULATION REPORT NO. 3
FROM 2017 MARCH 01 - 2017 MARCH 31

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 JOHNSTON
SECONDED BY COUNCILLOR MCDONELL

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

11. CONTRACT AWARD
2017 COMBINED SEWER SEPARATION PROGRAM
TRINITY & YALE LANES

The City Manager submitted a report from the Director Finance obtaining Council approval to award a contract for the 2017 Combined Sewer Separation Program - Trinity and Yale Lanes.

The City Manager recommended:

1. THAT Council approve a contract award to Sandpiper Contracting Ltd. for an estimated total cost of \$1,770,829.41 including GST in the amount of \$84,325.21 as outlined in this report. Final payment will be based on the actual quantity of goods and services delivered and unit prices as tendered.

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR CALENDINO

THAT the Committee now rise and report.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR CALENDINO
SECONDED BY COUNCILLOR JOHNSTON

THAT the report of the Committee be now adopted.

CARRIED UNANIMOUSLY

9. **BYLAWS**

First, Second and Third Reading

- | | |
|---|--------|
| A) Burnaby Community Heritage Commission Bylaw, Amendment Bylaw No. 1, 2017 | #13737 |
| B) Burnaby Highway Closure Bylaw No. 1, 2017 (Road Closure #17-01) | #13743 |
| C) Burnaby Rates Bylaw 2017 | #13747 |
| D) Burnaby Financial Plan Bylaw 2017 | #13748 |
| E) Burnaby Local Service Tax Bylaw 2017 | #13749 |

MOVED BY COUNCILLOR CALENDINO
SECONDED BY COUNCILLOR JOHNSTON

THAT Bylaw No. 13737, 13743, 13747, 13748 and 13749 be now introduced and read three times.

CARRIED UNANIMOUSLY

Consideration and Third Reading

- | | |
|--|--------|
| F) Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 33, 2015 - Rez. #14-29 (6960 Royal Oak Avenue) | #13529 |
|--|--------|

MOVED BY COUNCILLOR CALENDINO
SECONDED BY COUNCILLOR JOHNSTON

THAT Bylaw No. 13529 be now considered and read a third time.

CARRIED UNANIMOUSLY

Third Reading, Reconsideration and Final Adoption

- G) Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 3, 2017 #13707
- Rez. #16-36 (6056 Gilley Avenue)

MOVED BY COUNCILLOR CALENDINO
SECONDED BY COUNCILLOR JOHNSTON

THAT Bylaw No. 13707 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

- H) Burnaby Capital Works, Machinery and Equipment Reserve #13744
Fund Expenditure Bylaw No. 18, 2017
- I) Burnaby Capital Works, Machinery and Equipment Reserve #13745
Fund Expenditure Bylaw No. 19, 2017
- J) Burnaby Golf Fees Bylaw 2017 #13746

MOVED BY COUNCILLOR CALENDINO
SECONDED BY COUNCILLOR JOHNSTON

THAT Bylaw No. 13744, 13745 and 13746 be now reconsidered and Finally Adopted, signed by the Mayor and Clerk and the Corporate Seal affixed thereto.

CARRIED UNANIMOUSLY

10. NEW BUSINESS**Councillor Jordan – Salish Sea as UNESCO World Heritage Site**

Councillor Jordan made reference to Item H of the Council Correspondence package received up 2017 April 20 from Ms. Kait Burgan, Sea Legacy Society, Salish Sea Trust, seeking support for the Salish Sea UNESCO World Heritage Site Application.

MOVED BY COUNCILLOR JORDAN
SECONDED BY COUNCILLOR CALENDINO

THAT staff report back on the implications for the City of the UNESCO World Heritage Site Application for Salish Sea proposal.

CARRIED UNANIMOUSLY

Councillor Jordan – Chevron Refinery

Councillor Jordan requested an update on the sale of the Chevron Refinery.

MOVED BY COUNCILLOR JORDAN
SECONDED BY COUNCILLOR JOHNSTON

THAT staff provide a memorandum with an update on the sale of the Chevron Refinery.

CARRIED UNANIMOUSLY

11. INQUIRIES

There were no inquiries brought before the Council at this time.

12. ADJOURNMENT

MOVED BY COUNCILLOR VOLKOW
SECONDED BY COUNCILLOR MCDONELL

THAT this Open Council meeting do now adjourn.

CARRIED UNANIMOUSLY

The Open Council meeting adjourned at 8:58 p.m.

Confirmed:

Certified Correct:

MAYOR

CITY CLERK



PUBLIC HEARING MINUTES

Tuesday, 2017 April 25

A Public Hearing (Zoning) was held in the Council Chamber, Burnaby City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2017 April 25 at 7:00 p.m.

CALL TO ORDER

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

ABSENT: Councillor Anne Kang
 Councillor Nick Volkow

STAFF: Mr. Lou Pelletier, Director Planning and Building
 Mr. Ed Kozak, Assistant Director Current Planning
 Mr. Dennis Back, City Clerk
 Ms. Eva Prior, Administrative Officer

His Worship, Mayor Derek R. Corrigan, called the meeting to order at 7:00 p.m.

1) Burnaby Zoning Bylaw 1965,
Amendment Bylaw No. 14, 2017 - Bylaw No. 13735

Rez. #16-14

9411 and 9755 University Crescent

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.)

The purpose of the proposed zoning 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.

The subject rezoning application, Rezoning Reference #16-14, references a development plan that proposes subdivision of Lot 31 into two smaller lots. A revision to the development plan is now proposed by the applicant to retain a single Lot 31. The proposal does not change the building form, overall site density or any other aspect of the development plan submitted to the Public Hearing. With consideration of this revised proposal, subdivision of Lot 31 into two lots would no longer be a condition of this rezoning.

One item of correspondence was received in response to the proposed rezoning application:

Susan Payne, #405 - 9350 University High Street, Burnaby

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

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR JORDAN

THAT this Public Hearing for Rez. #16-14, Bylaw #13735 be terminated.

CARRIED UNANIMOUSLY

2) **Burnaby Zoning Bylaw 1965,**
Amendment Bylaw No. 15, 2017 - Bylaw No. 13736

Rez. #16-17

3737 Canada Way, 3748 Norfolk Street, and abutting lane and Esmond Avenue road rights-of-way

From: CD Comprehensive Development District (based on RM3/MR4 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)

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

Two items of correspondence were received in response to the proposed rezoning application:

Corinne Marino, 310 - 3183 Esmond Avenue, Burnaby

Lee Varseveld, Pacific Coast Fishermen's Mutual Marine Insurance Co., 3757 Canada Way, Burnaby

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

MOVED BY COUNCILLOR JOHNSTON

SECONDED BY COUNCILLOR JORDAN

THAT this Public Hearing for Rez. #16-17, Bylaw #13736 be terminated.

CARRIED UNANIMOUSLY

3) **Burnaby Zoning Bylaw 1965,**
Amendment Bylaw No. 16, 2017 - Bylaw No. 13742

Rez. #17-06

4276 Norland Avenue

From: CD Comprehensive Development District (based on P2 Administration and Assembly District and C1 Neighbourhood Commercial District)

To: Amended CD Comprehensive Development District (based on P2 Administration and Assembly District, P8 Parking District, C1 Neighbourhood Commercial District and Central Administrative Area Plan guidelines, and the development plan entitled "Norland Avenue Parking Lot" prepared by Vector Engineering Services Ltd.)

The purpose of the proposed rezoning bylaw amendment is to permit construction of a parking lot.

One item of correspondence was received in response to the proposed rezoning application:

Mary Rowles, B.C. Government and Service Employees' Union, 4911 Canada Way, Burnaby

The following speaker appeared before Council in support or opposition to the proposed zoning bylaw amendment:

Jonathon Musser, 314 - 4363 Halifax Street, Burnaby, advised that he has worked in the Norland Avenue area for the past seven years and is very aware of the parking requirements. The speaker referenced the City's Social Sustainability Strategy and Transportation Plan, and suggested there are better uses for this site than more parking. More parking is not required in this neighbourhood.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR JORDAN

THAT this Public Hearing for Rez. #17-06, Bylaw #13736 be terminated.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR MCDONELL

That this Public Hearing do now adjourn.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 7:12 p.m.

Derek Corrigan
MAYOR

Dennis Back
CITY CLERK

DELEGATION 2017 MAY 01

April 13, 2017

Office of the City Clerk
Burnaby City Hall
4949 Canada Way
Burnaby, BC, V5G 1M2

This is a request to appear as a delegation before Burnaby Council meeting on April 24, 2017.

This request is a follow-up to a letter sent to you on 25 January 25, 2017 by 50 BC based community groups about holding fossil fuel companies responsible for climate change, "Climate Law in our Hands Initiative."

I, Elsie Dean, will be the spokesperson and will introduce a spokesperson from West Coast Environmental Law, the initiators of *Climate Law in Our Hands*, to provide expert details.

Thank you for considering our request,


Elsie Dean

5285
585 Empire Drive

Burnaby, BC V5B 1N1

604-294-5834

ewdean@telus.net

Copied to:
City Manager
Dir. Engineering

OPEN LETTER TO BC LOCAL GOVERNMENTS
ATTN: Mayor & Council, all BC local governments
 January 25, 2017

Dear Sirs/Mesdames:

Re: We must hold fossil fuel companies responsible for climate change

Wildfires. Drought. Flooding. Rising sea levels. Climate change is already reshaping and impacting BC communities in profound and frightening ways. As unchecked fossil fuel pollution continues to push global temperatures ever higher, we are frightened for our communities, for communities around the world, and for the world we leave our children. These impacts are still more challenging for vulnerable groups - the poor, Indigenous people, women and children - who are often unable to respond to unexpected weather or other climate impacts.

But there is hope. If the fossil fuel companies - whose products are the major drivers of climate change - had to pay even a fraction of the associated climate costs, they would not be able to out-compete renewables and would pivot towards sustainable alternatives without delay. BC communities can play a key role in demanding accountability from the fossil fuel industry for the harm that they are causing our communities, and challenge the myth that the fossil fuel economy can continue business as usual despite the destruction it is causing to our atmosphere.

The fossil fuel industry is keen to avoid a conversation about its responsibility for climate change. Just 90 entities - primarily fossil fuel companies - have caused almost 2/3 of human caused greenhouse gas emissions, and just three - Chevron, Exxon Mobil and Saudi Aramco - are responsible for almost 10%¹. Like the tobacco industry before it, Big Oil relies on the perception that individual consumers are responsible for climate change while pocketing billions of dollars in profits from products that they know are disastrous for our atmosphere and communities around the world.²

BC and Canadian taxpayers will end up paying the costs of climate change in many different ways. But unless our communities demand that fossil fuel companies pay their fair share of these costs, this industry will continue pushing products that the world cannot afford to burn.

1. Heede, R. "Tracing anthropogenic carbon dioxide and methane emissions to fossil fuel and cement producers, 1854-2010" *Climatic Change* (2014) 122: 229. doi:10.1007/s10584-013-0786-y. See also <http://www.climateaccountability.org/> for emissions figures through to 2013.

2. <https://www.smokeandfumes.org/>; <https://insdeclimate.org/content/Exxon-The-Road-Not-Taken>.

SECTION 2 COUNCIL CORRESPONDENCE (2017.02.16)
 Environment Committee (2017.03.14)
 City Manager
 Deputy City Manager
 Dir. Engineering



FRIENDS OF WILD SALMON



wildsight



GREENPEACE



WILDERNESS
COMMITTEE



VTACC
VOTERS
UNITED ACTION ON
CLIMATE
CHANGE



EARTHKEEPERS
Christians for Climate Justice



Public Health
Association of BC



Salmon Coast
Field Station



BROKE
Burnaby Residents Opposing
Kinder-Morgan Expansion



THE
COUNCIL
OF CANADIANS



LE
CONSEIL
DES CANADIENS

Fraser Voices



Climate Change in Focus

SFU350



KAIROS
BC-Yukon



OUR CLIMATE.CA
CANADIAN YOUTH CLIMATE COALITION



PACIFIC WILD



Georgia Strait Alliance
Caring for Our Coastal Waters



SAANICH INLET
NETWORK

DIVEST VICTORIA

leadnow.ca

people powered change

BC's local governments are well placed to play a global leadership role by demanding accountability. We can come together to start a new global conversation about the moral and legal responsibility of the fossil fuel industry for its role in fueling climate change.

We – as BC-based community groups – support the Climate Law in our Hands Initiative and are asking you to:

1. DEMAND FOSSIL FUEL ACCOUNTABILITY

It has been rare for anyone to even ask the fossil fuel industry to take responsibility for its role in causing the global crisis – and the local climate impacts like floods, wildfires and droughts. This avoidance of responsibility ends in BC – when you, and other local governments across the province, write to the world's fossil fuel companies asking them to take their fair share of responsibility for climate change.

This demand can take the form of a detailed invoice for climate costs or a letter simply enquiring as to the company's position on paying a fair share. It can be tailored to reflect the needs and capacity of each community.³

2. WORK TOWARDS A CLASS ACTION LAWSUIT

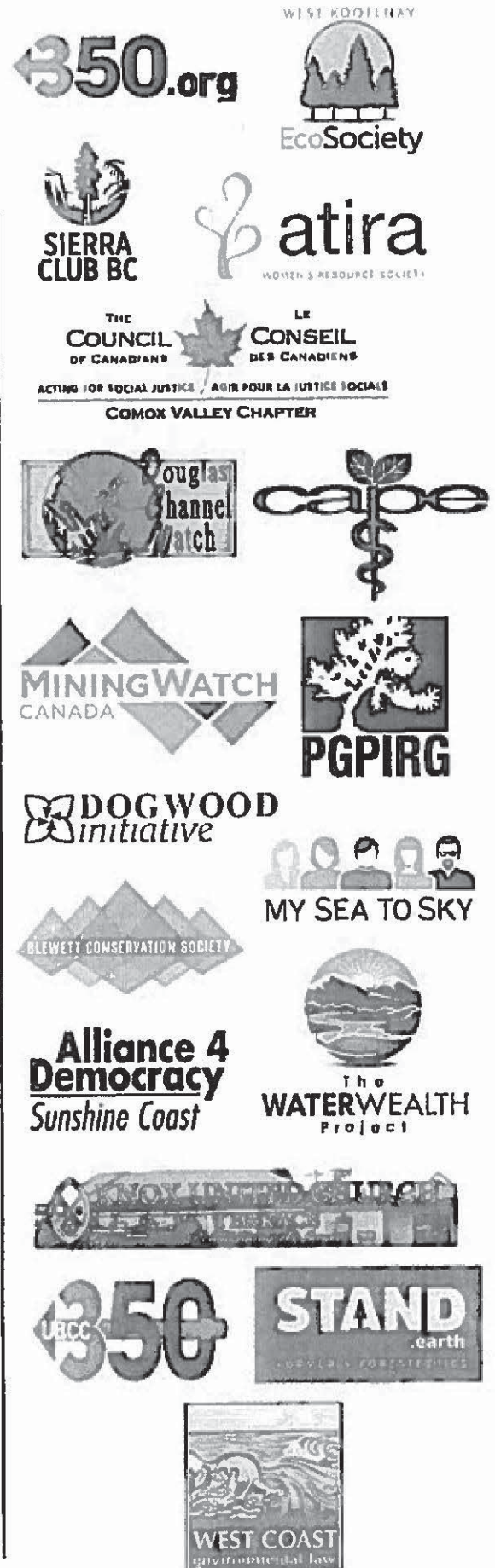
BC communities can demand accountability from the fossil fuel industry in a variety of ways, but if necessary, we may need local governments to demand accountability through the courts.

Lawyers at West Coast Environmental Law have exhaustively researched how a class action – a joint legal action brought by one or more “representatives” of BC's local governments – could be brought against major fossil fuel companies for their role in causing climate change.

We ask you to consider whether your municipality would be willing to launch a class action as a representative and/or how you might support a case launched by other local governments. BC communities need to come together and get behind this type of legal action. Bringing this case will make it clear that fossil fuel companies cannot avoid a legal conversation about accountability – and if we win, we will set a precedent that could change the world – putting us on a global path that will avoid more dangerous climate change.⁴

3. Sample accountability letters are available online at www.climatelawinourhands.org/demand-accountability.

4. See <http://www.climatelawinourhands.org/lx/classaction> or have your lawyers speak with the Climate Law in our Hands team at West Coast Environmental Law for more information on the legal basis for a class action.



Conclusion

Both of these actions, as well as a general public discussion about the role of fossil fuels in our future economy, are most likely to move forward if our communities understand how we are being, and will be, impacted by climate change. We urge you to work with your citizens, climate scientists and other experts in a publicly transparent way to explore what needs to be done to prepare your community for climate change.

Whether we realize it or not, our communities are facing a tidal wave of costs, debt and disaster relief arising from the many effects of climate change. It is time to ask whether we alone are going to bear those expenses, or whether the companies that have made billions of dollars creating this situation also bear some responsibility.

By demanding that those who profit the most from climate change pay their fair share, BC local governments can dramatically reshape the global conversation about climate change and the fossil fuel industry. Community groups around BC will be calling on fossil fuel companies to take responsibility for their role in causing the climate crisis and we hope that you will join us.

Signed by:

West Coast Environmental Law Association	350.org Canada	Canadian Association of Physicians for the Environment
Coalition to Protect East Kamloops	Douglas Channel Watch	Public Health Association of BC
Kelowna Chapter Council of Canadians	BC Yukon Kairos	KAIROS Metro Van
KAIROS BC/Yukon Kootenay Subregion	Pacific Wild	Prince George Public Interest Research Group
Silva Forest Foundation	Sierra Club BC	Climate Change in Focus
Blewett Conservation Society	Dogwood Initiative	We Love This Coast
West Kootenay EcoSociety	Gibson Alliance of Business and Community Society	Comox Valley Global Awareness Network
SFU350	Alliance4Democracy	Earthkeepers: Christians for Climate Justice
UBC Environmental Law Group	Sunshine Coast Conservation Association	Burnaby Residents Opposing Kinder Morgan Expansion-BROKE
Voters Taking Action on Climate Change	Comox Valley Council of Canadians	LeadNow
Wilderness Committee	Parksville Qualicum Beach KAIROS	Fraser Voices Association
The WaterWealth Project	Georgia Strait Alliance	Stand.earth
UBC350	Northwest Institute	Knox United Church
Citizens Against Urban Sprawl Society (CAUSS)	Friends of Wild Salmon Coalition	Association of Whistler Area Residents for the Environment
Atira Women's Resource	Friends of Morice Bulkley	Salmon Coast Field Station Society
MiningWatch Canada	My Sea to Sky	Saanich Inlet Network
The Canadian Youth Climate Coalition	Divest Victoria	
Council of Canadians	Wildsight	
Kitimat Terrace Clean Air Coalition	Greenpeace Canada	
	Burnaby Pipeline Watch	
	Environmental Defense Working Group	

Please direct any reply to this letter, including notice of any resulting agenda items or resolutions, to us c/o West Coast Environmental Law, 200-2006 West 10th Avenue, Vancouver, BC V6J 2B3, Fax: 604-684-1312, Email: agage@wcel.org.



Meeting 2017 April 24

COUNCIL REPORT

AUDIT COMMITTEE

HIS WORSHIP, THE MAYOR
AND COUNCILLORS

SUBJECT: 2016 ANNUAL MUNICIPAL REPORT

RECOMMENDATION:

1. **THAT** Council receive the City of Burnaby 2016 Annual Municipal Report and audited Consolidated Financial Statements for the year ended 2016 December 31.

REPORT

The Audit Committee, at its meeting held on 2017 April 13, received and adopted the attached 2016 Annual Municipal Report which includes the audited Consolidated Financial Statements (*provided under separate cover*).

Respectfully submitted,

Councillor D. Johnston
Chair

Councillor C. Jordan
Vice Chair

Copied to:	City Manager Deputy City Manager Director Finance Director Engineering Director Parks, Rec. & Cult. Services Director Planning and Building Director Public Safety & Com. Services Chief Librarian Chief Information Officer Fire Chief OIC, RCMP
------------	---



Meeting 2017 April 13

COMMITTEE REPORT

TO: CHAIR AND MEMBERS
AUDIT COMMITTEE

DATE: 2017 April 05

FROM: DIRECTOR FINANCE

FILE: 7620-20

SUBJECT: 2016 ANNUAL MUNICIPAL REPORT

PURPOSE: To present the 2016 Annual Municipal Report which includes the audited Consolidated Financial Statements.

RECOMMENDATION:

1. **THAT** the Audit Committee recommend Council receive the City of Burnaby 2016 Annual Municipal Report and audited Consolidated Financial Statements for the year ended 2016 December 31.

REPORT

The purpose of the City of Burnaby's 2016 Annual Municipal Report is to present to readers the financial results for the City for the year ended 2016 December 31. This report includes the City's audited Consolidated Financial Statements that reflect the accounts of all funds of the City on a consolidated basis. This presentation emphasizes the City's ability to meet its current commitments and finance its future liabilities.

The City's financial position continued to be very strong throughout 2016 with an increase in annual surplus of \$188.3 million (2015 – \$128.2 million), bringing the Accumulated Surplus to \$3.8 billion (2015 – \$3.6 billion).

Annual Surplus

The consolidated actual annual surplus of \$188.3 million exceeded the annual budget surplus of \$119.2 million, which generates a \$69.1 million favourable variance. The favourable variance is made up of a net operating surplus of \$15.5 million (\$7.2 million in Utilities and \$8.3 million in General Operations) across all City programs and the remaining variance of \$53.6 million is mainly due an increase in reserve surplus for Community Benefit Bonus revenues and Contributed Asset revenues which are difficult to estimate due to the timing of development approval processes.

To: Audit Committee
 From: Director Finance
 Re: 2016 ANNUAL MUNICIPAL REPORT
 2017 April 13..... Page 2

Operating Surplus

The majority of the operating surplus of \$15.5 million relates to expenditure savings of \$9.0 million and excess revenue of \$6.5 million. Major drivers of the operating surplus are explained as follows:

- \$6.5 million in excess revenue is primarily attributable to higher than anticipated building permit, utility, food services and engineering fee revenues
- \$6.0 million in compensation savings realized across all service programs as a result of staff vacancies and the challenges associated with replacing an aging workforce
- \$1.5 million in unused contingency within the utilities was not required
- \$1.2 million less in water charges than anticipated
- \$0.3 million savings in RCMP contract.

Reserve Surplus

The majority of the reserve budget variance relates to strong residential and mixed use development, which results in favourable variances in the following revenue sources:

- \$45 million in Community Benefit Bonus Contributions
- \$10 million in Contributed Assets.

Accumulated Surplus

The increase in Accumulated Surplus of \$188.3 million is a reflection of the City's strong financial position and long term financial sustainability developed through Council's continued support of prudent financial practices. The following contributed to the change in Accumulated Surplus for 2016:

- \$93.3 million capital contributions received by the City from Community Benefit Bonus Program including interest earnings on the fund
- \$46.8 million increase in capital tangible assets and land held for resale
- \$17.8 million increase in general revenue funds from prior year surplus, stabilization and designated funds used to fund one-time operating expenditures to reduce the impact on property taxes
- \$14.9 million increase in capital reserves from interest income, land sales, development cost charges and general revenue contributions for replacement
- \$10.4 million increase in Provincial Gaming fund for one time capital projects that improve the environment and support public safety, arts and culture
- \$5.1 million increase in the utility reserves for maintenance and capital replacement of water and sewer infrastructure.

To: Audit Committee
From: Director Finance
Re: 2016 ANNUAL MUNICIPAL REPORT
2017 April 13..... Page 3

Capital reserves provide funding for City capital projects without incurring debt in the external markets. Capital funds are used to renew and replace City assets, for capital investments in new capital infrastructure and to provide special amenities from the City's Community Benefit Funds to meet the needs of our growing City.

RECOMMENDATION

It is recommended that Council receive the City of Burnaby 2016 Annual Municipal Report and audited Consolidated Financial Statements for the year ended 2016 December 31.



Noreen Kassam
DIRECTOR FINANCE

NK:BK /ml

Copied to: City Manager
Members of Management Committee
City Clerk



FINANCIAL MANAGEMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

SUBJECT: GRANT APPLICATIONS

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

#17.22. Quest Outreach Society
Food Recovery and Redistribution Program

RECOMMENDATION:

1. THAT this grant request be denied.

REPORT

An application was received from the Quest Outreach Society requesting a grant to assist with the Food Recovery and Redistribution Program for food-insecure individuals and families in Burnaby. The program provides healthy, affordable food in a setting that improves dignity, self-esteem, health, well-being and quality of life while reducing food waste and increasing environmental sustainability.

Request: \$5,000

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

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

Copy: City Manager Deputy City Manager Director Finance

To: His Worship, the Mayor and Councillors
 From: Financial Management Committee
 Re: Grant Applications
 2017 May 01Page 2

#17.23.o United Way of the Lower Mainland
Street Banner Program

RECOMMENDATION:

1. THAT an in-kind grant up to the amount of \$15,000 for labour costs be awarded to the United Way of the Lower Mainland in support of the 2017 United Way Fall Campaign to cover banner installation and removal costs along Kingsway within the Metrotown Town Centre.

REPORT

An application was received from United Way of the Lower Mainland requesting a grant in support of the 2017 United Way Fall Campaign in the amount of \$15,000 to cover banner installation and removal costs along Kingsway, between Boundary Road and Royal Oak Avenue. The banners would be installed 2017 September and removed at the end of December.

Request: \$15,000

CPA: *in-kind for labour cost*

2016 - \$15,000 (*used \$4,566*)

2015 - \$15,000 (*used \$2,250*)

2014 - \$15,000 (*used \$5,725*)

*** NOTE: request for \$15,000 is due to unforeseen circumstance such as the need for hardware replacement*

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

#17.24. St. Michael's School
Odyssey of the Mind – World Finals

RECOMMENDATION:

1. THAT a grant in the amount of \$1,000 be awarded to St. Michael's School for travel expenses for Team Odyssey of the Mind members to participate at the World Finals to be held on 2017 May 24-28 at the Michigan State University.

REPORT

An application was received from St. Michael's School requesting a grant to assist with travel expenses for a Division 2 team to participate at the Odyssey of the Mind World Finals competition to be held on 2017 May 24-28 at the Michigan State University. The team competed and won at the provincial tournament on April 08.

To: His Worship, the Mayor and Councillors
 From: Financial Management Committee
 Re: Grant Applications
 2017 May 01Page 3

Request: Unspecified
 CPA: 2016 - \$2,000 (\$1,000 per school)
 2015 - \$2,000 (\$1,000 per school)
 2014 - \$3,000 (\$1,000 per school)

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

#17.25. Leave Out Violence (LOVE) Society BC
Media Arts Program

RECOMMENDATION:

1. THAT this grant request be denied.

REPORT

An application was received from the Leave Out Violence (LOVE) Society BC requesting a grant to assist with its Media Arts Program – Indigenous, Newcomer and Youth of Colour (MAP-INC) which empowers multi-cultural, at-risk youth in Burnaby impacted by violence to gain the life, work and leadership skills, and the support they need to realize their full potential and become positive contributors to the social and economic fabric of the community.

Request: \$5,000
 CPA: 2016 - No Application
 2015 - No Application
 2014 - No Application

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

#17.26. My Artist's Corner (MAC) Society BC
On-Line Marketing

RECOMMENDATION:

1. THAT this grant request be denied.

REPORT

An application was received from My Artist's Corner (MAC) Society BC requesting a grant to support the launch of an on-line marketing program. Through on-line sales, the Society hopes to increase art sales by 15% and offer the program to a larger number of artists. The Society supports artists on their journey of mental health recovery. There are 35 artists currently in the program.

To: His Worship, the Mayor and Councillors
From: Financial Management Committee
Re: Grant Applications
2017 May 01Page 4

Request: \$5,000

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

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

#17.27. École Alpha Secondary School
Dry Grad 2017

RECOMMENDATION:

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

REPORT

An application was received from École Alpha Secondary School requesting a grant in support of their Annual Dry Grad event for 2017.

Request: Unspecified

CPA: 2016 - \$200
2015 - \$200
2014 - No Application

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

Respectfully submitted,

Councillor D. Johnston,
Chair

Councillor C. Jordan,
Vice Chair



Meeting 2017 May 01

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-007 Burnaby Neighbourhood House Society *Burnaby National Aboriginal Day Celebration*

RECOMMENDATION:

1. THAT a Festivals Burnaby grant – *Neighbourhood Event* in the amount of \$3,000 be awarded to the Burnaby Neighbourhood House Society for the Burnaby National Aboriginal Day Celebration to be held on 2017 June 21 at Burnaby Civic Square.

REPORT

An application was received from the Burnaby Neighbourhood House Society for the Burnaby National Aboriginal Day Celebration to be held on 2017 June 21 at Burnaby Civic Square. This one day event is a Canada-wide opportunity to celebrate the unique heritage, diverse cultures and outstanding achievements of First Nations, Inuit and Metis peoples in Canada. This free community celebration will bring together local Aboriginal individuals and families along with Burnaby's diverse multicultural residents to share and learn about Aboriginal cultures and history.

Request: \$4,000

CPA: 2016 - Denied (Neighbourhood Grant)
2015 - No Application
2014 - No Application

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

Copied to:	City Manager Deputy City Manager Director Finance Director Parks, Recreation & Cultural Services
------------	---

To: His Worship, the Mayor and Councillors
 From: Financial Management Committee
 Re: Festivals Burnaby Grant Program Applications
 2017 May 01Page 2

#17-N-008 Chinese Taoism Kuan Kung Association
Tian Jin Festival 2017

RECOMMENDATION:

1. THAT a Festivals Burnaby grant – *Neighbourhood Event* in the amount of \$3,000 be awarded to the Chinese Taoism Kuan Kung Association for the Tian Jin Festival 2017 to be held on 2017 May 6 at Jian Tin Temple.

REPORT

An application was received from the Chinese Taoism Kuan Kung Association for the Tian Jin Festival 2017 to be held on 2017 May 06 at Jian Tin Temple, 3426 Smith Avenue, Burnaby. This free family oriented festival will showcase Chinese arts and culture through stage performances, exhibits, family activities and food, while promoting an understanding of Chinese and Taoist culture.

Request: \$3,000

CPA: 2016 - \$3,000 (Neighbourhood Grant)
 2015 - \$3,000 (Neighbourhood Grant)
 2014 - \$3,000 (Neighbourhood Grant)

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

#17-S-005 Edo Friends of British Columbia Association
Africa Musical/Cultural Festival

RECOMMENDATION:

1. THAT a Festivals Burnaby grant – *Small Scale Event* in the amount of \$3,500 be awarded to the Edo Friends of British Columbia Association for the Africa Musical/Cultural Festival to be held on 2017 August 5 at Confederation Park.

REPORT

An application was received from the Edo Friends of British Columbia Association for the Africa Musical/Cultural Festival to be held on 2017 August 5 at Confederation Park. This event will showcase African music and dance performances, a wide variety of cultural foods, unique arts and crafts, cultural information booths, games and storytelling.

Request: \$8,000

CPA: 2016 - No Application
 2015 - No Application
 2014 - \$3,500 (Small Scale Grant)

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 May 01Page 3

#17-S-009 Bosnian and Herzegovinian Cultural Center Vancouver Canada Society
Bosnia Fest International 2017 – Burnaby Cultural Diversity Celebration

RECOMMENDATION:

1. THAT a Festivals Burnaby grant – *Small Scale Event* in the amount of \$2,500 be awarded to the Bosnian and Herzegovinian Cultural Center Vancouver Canada Society for the Bosnia Fest International 2017 – Burnaby Cultural Diversity Celebration to be held on 2017 May 20 at 6540 Thomas Street, Burnaby.

REPORT

An application was received from the Bosnian and Herzegovinian Cultural Center Vancouver Canada Society for the Bosnia Fest International 2017 - Burnaby Cultural Diversity Celebration to be held on 2017 May 20 at 6540 Thomas Street, Burnaby. This one day festival is envisioned to celebrate Burnaby's diversity and community spirit through arts and culture, music and dance, sport and family fun activities, local performances and exhibitors from neighbouring cities along with a marketplace featuring souvenirs, food and drinks.

Request: \$7,950

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

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

#17-S-010 Burnaby Arts Council
46th Annual Deer Lake Craft Festival

RECOMMENDATION:

1. THAT a Festivals Burnaby grant – *Small Scale Event* in the amount of \$4,000 be awarded to the Burnaby Arts Council for the 46th Annual Deer Lake Craft Festival to be held on 2017 November 24-26 at the Shadbolt Centre for the Arts.

REPORT

An application was received from the Burnaby Arts Council for the 46th Annual Deer Lake Craft Festival to be held on 2017 November 24-26 at the Shadbolt Centre for the Arts. This three day festival includes a variety of performance artists scheduled throughout the weekend and a maximum of 50 artisans selling high quality arts and crafts. This festival provides an opportunity for performers in the community to showcase their talents.

Request: \$4,500

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

To: His Worship, the Mayor and Councillors
 From Financial Management Committee
 Re: Festivals Burnaby Grant Program Applications
 2017 May 01Page 4

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

#17-L-004 Nikkei National Museum & Cultural Centre
Nikkei Place Matsuri Family Festival 2017

RECOMMENDATION:

1. THAT a Festivals Burnaby grant – *Large Scale Event* in the amount of \$11,000 be awarded to the Nikkei National Museum & Cultural Centre for the Nikkei Place Matsuri Family Festival 2017 to be held on 2017 September 2-3 at Nikkei Place.

REPORT

An application was received from the Nikkei National Museum & Cultural Centre for the Nikkei Place Matsuri Family Festival 2017 to be held on 2017 September 2-3 at Nikkei Place. This event, in its 5th year, is a celebration of Japanese culture that enables all of the diverse cultures in the City of Burnaby to join in a family festival. The festival has grown to be one of the largest festivals in Metro Vancouver with projected attendance of over 12,000. This event will showcase two days of family fun, Japanese entertainment, ethnic foods and games.

Request: \$24,850

CPA: 2016 - \$11,000 (Large Scale Grant)
 2015 - \$10,000 (Large Scale Grant)
 2014 - \$18,000 (Large Scale Grant)

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

#17-L-005 Heights Merchants Association BIA
Hats Off Day 2017

RECOMMENDATION:

1. THAT a Festivals Burnaby grant – *Large Scale Event* in the amount of \$8,000 be awarded to the Heights Merchants Association BIA for Hats Off Day 2017 to be held on 2017 June 3 on Hastings Street.

REPORT

An application was received from the Heights Merchants Association BIA for Hats Off Day 2017 to be held on 2017 June 3 on Hastings Street between Boundary Road and Gamma Avenue. This event is the largest parade and street festival in Burnaby. The festival features music, entertainment, performers, kids' activities, vintage car show, multicultural food and more.

To: His Worship, the Mayor and Councillors
From Financial Management Committee
Re: Festivals Burnaby Grant Program Applications
2017 May 01Page 5

Request: \$10,000

CPA: 2016 - \$8,000 (Small Scale Grant)
2015 - \$8,000 (Small Scale Grant)
2014 - \$8,000 (Small Scale Grant)

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

Respectfully submitted,

Councillor D. Johnston
Chair

Councillor C. Jordan
Vice Chair



Meeting 2017 May 01

COUNCIL REPORT

FINANCIAL MANAGEMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

**SUBJECT: 2017 ENGINEERING CAPITAL INFRASTRUCTURE BYLAW FUNDING
REQUEST APRIL – COMPLETION OF 2016 PROJECTS**

RECOMMENDATIONS:

1. THAT Council approve the capital expenditure of \$5,514,100 for infrastructure capital improvement projects, as outlined in this report.
2. THAT Council authorize the City Solicitor to bring forward a Capital Reserves bylaw in the amount of \$4,542,385 (inclusive of GST of \$202,785.05), and authorize staff to draw from the Sanitary Sewer Capital Fund the amount of \$548,486 (inclusive of GST of \$24,485.98) and the Waterworks Utility Capital Fund the amount of \$680,897 (inclusive of GST of \$30,397.20).

REPORT

The Financial Management Committee, at its meeting held on 2017 April 26, received and adopted the attached report seeking Council's approval and funding for multi-year Engineering capital infrastructure improvement projects.

Respectfully submitted,

Councillor D. Johnston
Chair

Councillor C. Jordan
Vice Chair

Copied to:	City Manager Director Engineering Director Finance City Solicitor
------------	--



Meeting 2017 Apr 26

COMMITTEE REPORT

TO: CHAIR AND MEMBERS
FINANCIAL MANAGEMENT COMMITTEE

DATE: 2017 April 20

FROM: DIRECTOR ENGINEERING

FILE: 32000-05

SUBJECT: 2017 ENGINEERING CAPITAL INFRASTRUCTURE BYLAW FUNDING
REQUEST APRIL – COMPLETION OF 2016 PROJECTS

PURPOSE: To request Council approval and funding for multi-year Engineering capital infrastructure improvement projects.

RECOMMENDATIONS:

1. **THAT** Financial Management Committee recommend Council approve the capital expenditure of \$5,514,100 for infrastructure capital improvement projects, as outlined in this report.
2. **THAT** Financial Management Committee recommend Council authorize the City Solicitor to bring forward a Capital Reserves bylaw in the amount of \$4,542,385 (inclusive of GST of \$202,785.05), and authorize staff to draw from the Sanitary Sewer Capital Fund the amount of \$548,486 (inclusive of GST of \$24,485.98) and the Waterworks Utility Capital Fund the amount of \$680,897 (inclusive of GST of \$30,397.20).

REPORT

The 2017 – 2021 Provisional Capital Financial Plan provides funding for various multi-year capital improvement projects. The following projects were started in 2016 and will be completed in 2017. Contracts for all projects have been awarded and planned spending in 2017 is within those contract values. Sufficient Capital Reserves are available to complete these works.

1.0 2017 CAPITAL PROGRAM**1.1 Prior Year Water Projects** **\$650,500**

EJA.0013	Watermain Renewals	\$16,000
EJA.0014	Watermain Renewals	487,500
EJB.0006	Gilpin, Pandora PRV	17,000
EJB.0008	Watermeters	60,000
EJB.0010	Pump Station, Reservoirs	<u>70,000</u>
		\$650,500

To: Chair and Members Financial Management Committee

From: Director Engineering

Re: 2017 ENGINEERING CAPITAL INFRASTRUCTURE BYLAW FUNDING REQUEST APRIL –
COMPLETION OF 2016 PROJECTS

2017 April 20..... Page 2

Completion of prior year water projects.

1.2 Prior Year Sewer Projects \$524,000

EKA.0014	Sanitary Main	\$100,000
EKA.0013	Sanitary Main	180,000
EKB.0010	Myrtle Pump Station	4,000
EKC.0007	Sanitary Services	<u>240,000</u>
		\$524,000

Completion of prior year sewer projects.

1.3 Prior Year Storm Projects \$88,300

ELD.0012	Storm Water Management	\$77,000
ELD.0016	Cedar Creek Erosion Mitigation	<u>11,300</u>
		\$88,300

Completion of prior year storm projects.

1.4 Prior Year Road Projects \$4,251,300

EMC.0010	LRN	\$2,399,300
EMC.0009	LRN	100,000
EMD.0021	Developer Coordinated Works Roads	101,300
EMJ.0008	Lougheed Hwy Bridge	310,700
ERA.0057	Gilpin St. Upgrade	990,000
ERA.0055	Streetlight & Sidewalk Program	235,000
ERA.0014	Dover, Royal Oak to Nelson	105,000
ERA.0038	Edmonds S. of Kingsway	<u>10,000</u>
		\$4,251,300

Completion of prior year road projects.

To: Chair and Members Financial Management Committee

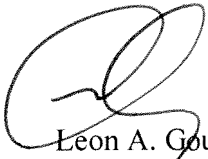
From: Director Engineering

Re: 2017 ENGINEERING CAPITAL INFRASTRUCTURE BYLAW FUNDING REQUEST APRIL –
COMPLETION OF 2016 PROJECTS

2017 April 20 Page 3

2.0 RECOMMENDATION

It is recommended that Financial Management Committee recommend Council approve the capital expenditure of \$5,514,100 for multi-year Infrastructure capital improvement projects, as outlined in this report and that Financial Management Committee recommend Council authorize the City Solicitor to bring forward a Capital Reserves Bylaw in the amount of \$4,542,385 (inclusive of GST of \$202,785.05), and authorize staff to draw from the Sanitary Sewer Capital Fund the amount of \$548,486 (inclusive of GST of \$24,485.98) and the Waterworks Utility Fund the amount of \$680,897.20 (inclusive of GST of \$30,397.20) to finance the capital projects outlined in this report.



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

FV/ac

Copied to: City Manager
Director Finance
City Solicitor



FINANCIAL MANAGEMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

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

RECOMMENDATIONS:

1. THAT Council approve the capital expenditure of \$13,436,150 for infrastructure capital improvement projects, as outlined in this report.
2. THAT Council authorize the City Solicitor to bring forward a Capital Reserves bylaw in the amount of \$9,379,790 (inclusive of GST of \$418,740.65), and authorize staff to draw from the Sanitary Sewer Capital Fund the amount of \$3,448,239 (inclusive of GST of \$153,939.25) and the Waterworks Utility Capital Fund the amount of \$1,235,977 (inclusive of GST of \$55,177.57).

REPORT

The Financial Management Committee, at its meeting held on 2017 April 26, received and adopted the attached report seeking Council's approval and funding for multi-year Engineering capital infrastructure improvement projects.

Respectfully submitted,

Councillor D. Johnston
Chair

Councillor C. Jordan
Vice Chair

Copied to:	City Manager Director Engineering Director Finance City Solicitor
------------	--



Meeting 2017 Apr 26

COMMITTEE REPORT

TO: CHAIR AND MEMBERS
FINANCIAL MANAGEMENT COMMITTEE

DATE: 2017 April 20

FROM: DIRECTOR ENGINEERING

FILE: 32000-05

SUBJECT: 2017 ENGINEERING CAPITAL INFRASTRUCTURE BYLAW FUNDING REQUEST APRIL

PURPOSE: To request Council approval and funding for multi-year Engineering capital infrastructure improvement projects.

RECOMMENDATIONS:

1. **THAT** Financial Management Committee recommend Council approve the capital expenditure of \$13,436,150 for infrastructure capital improvement projects, as outlined in this report.
2. **THAT** Financial Management Committee recommend Council authorize the City Solicitor to bring forward a Capital Reserves bylaw in the amount of \$9,379,790 (inclusive of GST of \$418,740.65), and authorize staff to draw from the Sanitary Sewer Capital Fund the amount of \$3,448,239 (inclusive of GST of \$153,939.25) and the Waterworks Utility Capital Fund the amount of \$1,235,977 (inclusive of GST of \$55,177.57).

REPORT

The 2017 – 2021 Provisional Capital Financial Plan provides funding for various multi-year capital improvement projects. In order to proceed with the award of contracts for design and construction, funding approval is requested for the projects listed below. 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 Willingdon Linear Park **\$500,000**

EMA.3000 MRN \$500,000

To: Chair and Members Financial Management Committee

From: Director Engineering

Re: 2017 ENGINEERING CAPITAL INFRASTRUCTURE BYLAW FUNDING REQUEST APRIL

2017 April 20.....Page 2

The Willingdon Linear Park will provide a link to the Brentwood Town Centre with the Hastings neighbourhood and community amenities. At a high-level, the project will include an urban trail, landscaping, street furniture, pedestrian lighting, and public art, along with infrastructure upgrades including watermain replacement, road and sidewalk rehabilitation, three new pedestrian signals, and a new left turn bay at the intersection of Willingdon and Parker.

The project will be phased over three years, with design components and initial utility construction in 2016, the major components of road, trail, and intersection upgrades in 2017, and completion of landscaping and public art installation in 2018.

This is the second and final request for funding for this project and relates to road rehabilitation. The initial request was made in January.

1.2 Integrated Stormwater Management Plan

\$6,030,850

EJA.3020	Watermain Renewals	\$ 289,800
ELA.3020	Culvert Insp'n & Rehab	522,000
ELA.3020	Storm Sewers	839,000
ELA.3020	Storm Water Mgmt	198,200
ELA.3020	Storm Water Mgmt (culvert rehab)	2,081,850
EMC.3020	LRN	2,040,000
EMC.3020	Sidewalk & Urban Trail	<u>60,000</u>
		\$ 6,030,850

This project includes drainage and environmental works for the implementation of the City's Integrated Stormwater Management Plans and improvement of an existing raingarden. ISMP's for Eagle Creek, Stoney Creek, Kaymar Creek and Byrne Creek are addressed in this project. The works vary from installation of detention ponds and oil/grit separators to culvert rehabilitation (Grey Creek \$1.113M and Kingsland Culvert \$.969M) and erosion mitigation in a creek. Completion of these projects will help alleviate erosion and flooding concerns, enhance aquatic habitat and fish passage, and remediate existing and/or potential stormwater quality problems. The road portion of this project will provide full width rehabilitation for all streets that had storm sewer work from 2016 and 2017 and include work at the following locations:

Street	From	To
Greenall Av	Marine Way	Marine Dr
Keith St	Greenall Av	Roseberry Av
Greenall Av	Keith St intersection	
Roseberry Av	Marine Way	Marine Dr
Joffre Av	Keith St	Marine Way

1.3 Beta Sanitary Pump Stations

\$1,871,300

EKA.3057	Beta Sanitary Pump Station	1,871,300
----------	----------------------------	-----------

To: Chair and Members Financial Management Committee

From: Director Engineering

Re: 2017 ENGINEERING CAPITAL INFRASTRUCTURE BYLAW FUNDING REQUEST APRIL

2017 April 20.....Page 3

Upgrades to the existing Beta Pump Station facility are required to accommodate anticipated increases in peak sanitary flows resulting from growth and re-development within the (southern) Brentwood Town Centre area. This is the final funding request with several previous funding requests totaling \$2.85M.

Developer funding has been collected and will continue to be collected to cover the growth-related portion of this pump station replacement (2017 contribution = \$325/ residential unit and \$35/ 100 sq. ft. of industrial, institutional, or commercial floor area.)

1.4 Douglas Sanitary Pump Station Replacement \$161,000

EKB.3017 Douglas Pump Station \$161,000

Replacement of the existing Douglas Pump Station facility is required to accommodate anticipated increases in peak sanitary flows resulting from growth and re-development within the local service area, and to reduce risk of flooding of Still Creek. The project is initiated so that construction can be coordinated with development activity at this location (2590 Douglas Road).

1.5 Riverside Area Improvements Ph II \$16,000

EJA.0013 Watermain Renewal \$16,000

Completion of outstanding work started in 2016 in the Riverside Area.

1.6 Phase 1 of 3 Water/ Sewer Pump Station Controls Upgrade \$1,190,000

EJA.3010 Pump Stn, Reservoirs, PRVs, SCADA \$570,000

EKA.3010 SCADA System Upgrade 620,000
\$1,190,000

Upgrade or replace existing water and sewer pump station remote terminal units (RTU's) and programmable logic controllers (PLC's) as part of the City's ongoing infrastructure renewal program.

1.7 Gagliardi, Canada Way, And Broadway Bridge \$470,000

EMC.3024 Gagliardi, Canada Way and Broadway Bridge \$470,000

The City is committed to ongoing maintenance and rehabilitation of our roadway structures, which include road bridges and pedestrian bridges. A structures rehabilitation program is in place to address recommendations provided from the bridge inspections program and input from Operations.

To: Chair and Members Financial Management Committee

From: Director Engineering

Re: 2017 ENGINEERING CAPITAL INFRASTRUCTURE BYLAW FUNDING REQUEST APRIL

2017 April 20.....Page 4

This Bridge Rehabilitation Program involves an expansion joint replacement program and rehabilitation work to the Gagliardi Way Pedestrian Overpass, Canada Way Pedestrian Overpass, and the Broadway Avenue Bridge.

1.8 Future Year Pre Design \$622,000

EKA.3071	2018 Combined Sewer Sep'n & Water	\$442,000
EKA.3076	Genset Replacements	100,000
EJA.3080	PRV Ash Grove & Forest Grove	<u>80,000</u>
		\$622,000

Design money for future year projects.

1.9 Rumble Street Upgrades: McKay to Royal Oak Ph III \$400,000

EJA.3004	Watermain Renewals	\$200,000
EMC.3004	Rumble St, McKay to Royal Oak	<u>200,000</u>
		\$400,000

Transportation Services (Engineering) and Transportation Planning (Planning) have identified road improvements on Rumble Street to provide street beautification, improve the flow of vehicle traffic, and improve bicycle and pedestrian accessibility and safety.

This project is the continuation of street upgrade east of McKay Avenue on Rumble Street. Watermain replacement and storm sewer upgrades are also completed as part of an integrated project, and this funding will enable early design to be prepared for tendering in 2018.

1.10 Wheel Chair Ramp Construction \$250,000

EMC.3088	Sidewalks	\$250,000
----------	-----------	-----------

Council indicated a desire to accelerate installation of wheelchair ramps as well as take advantage of existing projects to install wheelchair ramps where they don't currently exist.

1.11 Willingdon Sanitary Pump Station \$25,000

EKA.3032	Willingdon Pump Station	\$25,000
----------	-------------------------	----------

Preliminary investigation (Feasibility Review) required to define the ultimate pump station requirements to suit existing conditions and capacity requirements for anticipated local growth and re-development, located within the recently acquired ROW, fronting Still Creek Drive.

1.12 Kaymar Pump Station \$75,000

EKA.3035	Kaymar Pump Station	\$75,000
----------	---------------------	----------

To: Chair and Members Financial Management Committee

From: Director Engineering

Re: 2017 ENGINEERING CAPITAL INFRASTRUCTURE BYLAW FUNDING REQUEST APRIL

2017 April 20.....Page 5

Preliminary investigation (Feasibility Review) required to define ultimate pump station requirements that will meet capacity requirements for anticipated growth and re-development in the catchment.

1.13 Kingsgate Pump Station \$25,000

EJA.3003 Kingsgate Pump Station \$25,000

Investigate, design and make repairs or upgrades to existing station components.

1.14 City Hall/ Deer Lake Parking Lots \$1,200,000

BAX.0010 City Administrative Complex \$1,200,000

Additional parking is needed to service growth and provide improved customer parking around City Hall and the Deer Lake Complex. The initial funding request in January for \$650,000 was to fund the design of 3 parking lots for the City Hall Complex: Norland/ Canada Way, Deer Lake Avenue/Rowan, and a parkade between RCMP and West Building. The funding being asked for here is to construct the parking lot at the Norland/ Canada Way location.

1.15 Salt Storage Shed \$600,000

ENX.3060 Salt Storage Shed \$600,000

The Laurel Works Yard project requires the ground to be remediated for hydrocarbons and salt prior to any work beginning on building the new yard. In advance of performing the work to clean up the soil, the existing salt pile needs to be relocated out of its existing spot on the north side of the current yard. The salt pile and brine tanks will be relocated to Norland Transfer Site.

To: Chair and Members Financial Management Committee
From: Director Engineering
Re: 2017 ENGINEERING CAPITAL INFRASTRUCTURE BYLAW FUNDING REQUEST APRIL
2017 April 20.....Page 6

2.0 RECOMMENDATION

It is recommended that Financial Management Committee recommend Council approve the capital expenditure of \$13,436,150 for multi-year Infrastructure capital improvement projects, as outlined in this report and that Financial Management Committee recommend Council authorize the City Solicitor to bring forward a Capital Reserves Bylaw in the amount of \$9,379,790 (inclusive of GST of \$418,740.65), and authorize staff to draw from the Sanitary Sewer Capital Fund the amount of \$3,448,239 (inclusive of GST of \$153,939.25) and the Waterworks Utility Fund the amount of \$1,235,977 (inclusive of GST of \$55,177.57) to finance the capital projects outlined in this report.

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

FV/ac

Copied to: City Manager
Director Finance
City Solicitor



Meeting 2017 May 01
COUNCIL REPORT

FINANCIAL MANAGEMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

SUBJECT: 2017 INFORMATION TECHNOLOGY CAPITAL PROGRAM

RECOMMENDATIONS:

1. THAT Council approve the capital expenditure of \$2,363,600 for the 2017 Information Technology Program, as outlined in this report.
2. THAT Council authorize the City Solicitor to bring forward a Capital Reserves Bylaw in the amount of \$2,474,050 (inclusive of GST of \$110,450) to finance the program.

REPORT

The Financial Management Committee, at its meeting held on 2017 April 26, received and adopted the attached report seeking Council's approval of a funding bylaw for the 2017 Information Technology Capital Program.

Respectfully submitted,

Councillor D. Johnston
Chair

Councillor C. Jordan
Vice Chair

Copied to:	City Manager Deputy City Manager Chief Information Officer Director Finance Director Engineering Director Planning & Building Director Public Safety & Community Services City Solicitor
------------	---



Meeting 2017 April 26

COMMITTEE REPORT

TO: CHAIR AND MEMBERS
FINANCIAL MANAGEMENT COMMITTEE

DATE: 2017 April 26

FROM: CHIEF INFORMATION OFFICER

FILE:

SUBJECT: 2017 INFORMATION TECHNOLOGY CAPITAL PROGRAM

PURPOSE: To request Council approval of a funding bylaw for the 2017 Information Technology Capital Program.

RECOMMENDATIONS:

1. **THAT** Financial Management Committee recommend Council approve the capital expenditure of \$2,363,600 for the 2017 Information Technology program as outlined in this report.
2. **THAT** Financial Management Committee recommend Council authorize the City Solicitor to bring forward a Capital Reserves Bylaw in the amount of \$2,474,050 (inclusive of GST of \$110,450) to finance the program.

REPORT**1.0 INTRODUCTION**

The 2017-2021 Provisional Financial Plan includes a provision for the annual information technology capital program. This program facilitates the replacement, expansion and upgrading of enterprise and departmental hardware and software in order to enhance City's services to the public and improve the efficiency of internal processes.

2.0 IT INFRASTRUCTURE PROGRAM**\$1,460,000**

The 2017 IT Infrastructure Program includes replacement and growth initiatives to replace aging computer equipment, upgrade or expand infrastructure to support technical applications throughout City departments, and to enhance service to the public and internal stakeholders.

To: Chair and Members Financial Management Committee
 From: Chief Information Officer
 Re: 2017 Information Technology Capital Program
 2017 April 26Page 2

The 2017 IT Infrastructure Program includes the following key projects:

- Civic Communication Project
- Telephony (VoIP) System Replacement Project
- 2017 Net New Desktop Equipment

Projects descriptions and 2017 cost estimates for IT Infrastructure Program are presented in Appendix 1.

3.0 BUSINESS SOLUTIONS PROGRAM

\$903,549

The City develops an annual plan to replace and upgrade business applications for the purposes of enhancing citizen service through quicker and easier access to City information and services online, and to ensure internal systems are robust, sustainable and continue to evolve to meet the changing needs of the business.

The initiatives, which comprise the proposed 2017 program, have been selected based on input from City departments and prioritized based on criteria established by the City's IT/ERP Executive Steering Committee which consists of senior staff from all user departments.

The 2017 Business Solutions Program includes the following key initiatives:

- CLASS System Replacement
- Engineering Work Order Management System (Hansen Upgrade)
- Project Portfolio Management Tool
- IT Service Management System
- Other Departmental applications upgrades and enhancements

Projects descriptions and 2017 cost estimates for the Business Solutions Program are presented in Appendix 2.

4.0 RECOMMENDATION

It is recommended that the Financial Management Committee recommend Council approve the capital expenditure of \$2,363,600 for the 2017 Information Technology Program as outlined in this report, and that the Financial Management Committee recommend Council authorize the

To: Chair and Members Financial Management Committee
From: Chief Information Officer
Re: 2017 Information Technology Capital Program
2017 April 26Page 3

City Solicitor to bring forward a Capital Reserves Bylaw in the amount of \$2,474,050 (inclusive of GST of \$ 110,450) to finance the program.



Shari Wallace
CHIEF INFORMATION OFFICER

SW:DB /dd

Copied to: City Manager
Deputy City Manager
Director Finance
Director Engineering
Director Planning and Building
Director Public Safety and Community Services
City Solicitor

To: Chair and Members Financial Management Committee
 From: Chief Information Officer
 Re: 2017 Information Technology Capital Program
 2017 April 26Page 4

Appendix -1

IT Infrastructure Capital Program for 2017 – Supplementary Information

1.0 IT INFRASTRUCTURE \$1,460,000

1. CIVIC COMMUNICATION PROJECT \$252,000
 This is a multi-year project that will help the City transition from using third party network services to City-owned high-speed networks. IT is looking to use multiple approaches to meet this goal such as building our own capacity, partnering with other municipalities and utilities' providers, and using microwave links. The fibre network backbone also supports the delivery of free Wi-Fi services to citizens at City locations.

2. TELEPHONY (VOIP) SYSTEM REPLACEMENT PROJECT - PHASE 1 \$708,000
 This project will implement a new Voice over Internet Protocol (VoIP) system to replace the current VoIP telephone system which is almost ten years old and struggling to meet the needs of City departments, resulting in increased unplanned and extended outages. The primary purpose of the project is to update the legacy telephony environment by implementing current Internet Protocol Telephony (IPT) technology in a secure, scalable and highly available way. New telephony systems in the marketplace offer enhanced administration and reporting to streamline ongoing operations, as well as new customer features such as integrated messaging. Internal staff training will ensure City staff can manage and optimize the system, resulting in better service for City facilities and citizens. This funding request represents initial funding to start the initial phase of the project. The total project is expected to cost in the region of \$2M spread over multiple years.

3. 2017 NET NEW DESKTOP EQUIPMENT \$500,000
 Deployment of minor hardware items and software packages that support departmental operations at the City, provides new equipment for new staff, and extends the life of existing desktop workstations and peripherals through minor incremental upgrades.

To: Chair and Members Financial Management Committee
 From: Chief Information Officer
 Re: 2017 Information Technology Capital Program
 2017 April 26Page 5

Appendix -2

IT Business Solutions Capital Program for 2017 – Supplementary Information

2.0	<u>BUSINESS SOLUTIONS</u>	<u>\$903,600</u>
1.	CLASS SYSTEM REPLACEMENT A study to determine the best suitable software replacement for the current Program Registration and Facilities' Booking System (CLASS). The vendor of the current system (Active Networks) has stated that CLASS will be 'end of life' as of the end of 2017. CLASS is also limited in functionality. Both conditions present a number of operational and technical challenges for the City.	\$79,900
2.	ENGINEERING WORK ORDER (HANSEN) SYSTEM UPGRADE Engineering would like to upgrade its Work Order Management System to a newer version to reduce immediate business and technical risks. The upgraded version of Hansen (IPS 8.5) is web-based technology.	\$223,600
3.	PROJECT PORTFOLIO MANAGEMENT TOOL Continue the enhancement and expansion of the existing Engineering portfolio management tool and increase the user base.	\$107,000
4.	IT SERVICE MANAGEMENT SYSTEM This project will start the replacement process for the end of life Magic Help Desk system by initiating a requirements gathering study to determine the best fit for the City's needs and to scope out subsequent phases. This project will also include a review of IT service management best practices (e.g., ITIL) with a view to optimizing IT service delivery.	\$82,100
5.	Other Departmental applications upgrades and enhancements <ul style="list-style-type: none"> ○ Business Intelligence / Analytics Dashboard: The business intelligence/analytics dashboard project will provide departments with the ability to use operational data for analytical purposes, and to display key performance indicators on accessible, easy to read dashboards. ○ Software Upgrades: There are a number of small departmental software applications that require upgrading, such as Honeywell software upgrade, Reliable Controls software upgrade and Opticom Camera Management system upgrade. 	\$411,000



MANAGER'S REPORT May 1, 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 PROPOSED ZONING BYLAW TEXT AMENDMENT – ADDITION OF A PERMITTED USE TO THE M4 SPECIAL INDUSTRIAL DISTRICT**
- PURPOSE:** To seek Council authorization to forward the proposed text amendment to the Burnaby Zoning Bylaw to a Public Hearing on 2017 May 30 at 7:00 pm.
-
- 02 REZONING REFERENCE #16-51
High-Rise Apartment (Tower 2) in the Lougheed Town Centre Phase 1 Site
Lougheed Town Centre Plan**
- PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2017 May 30.
-
- 03 REZONING REFERENCE #16-25
Two High Rise Apartment Towers
Brentwood Town Centre Plan**
- PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2017 May 30.

Item

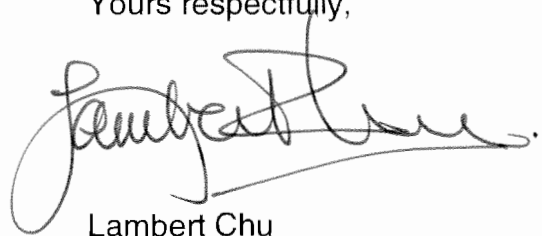
**04 REZONING REFERENCE #15-48
Three-Storey Townhouse Development
Royal Oak Community Plan**

PURPOSE: To seek Council authorization to forward this application to a
Public Hearing on 2017 May 30.

**05 REZONING REFERENCE #15-32
Installation of rooftop antenna facility**

PURPOSE: To seek Council authorization to forward this application to a
Public Hearing on 2017 May 30.

Yours respectfully,

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

Lambert Chu
City Manager



Item.....
Meeting..... 2017 May 01

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2017 April 26

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 42000 20
Reference: Bylaw Text Amendment

SUBJECT: PROPOSED ZONING BYLAW TEXT AMENDMENT – ADDITION OF A PERMITTED USE TO THE M4 SPECIAL INDUSTRIAL DISTRICT

PURPOSE: To seek Council authorization to forward the proposed text amendment to the Burnaby Zoning Bylaw to a Public Hearing on 2017 May 30 at 7:00 pm.

RECOMMENDATION:

1. **THAT** Council authorize the preparation of a bylaw amending the Burnaby Zoning Bylaw as outlined in Section 2.0 of this report, and that the bylaw be advanced to First Reading on 2017 May 15, and to a Public Hearing on 2017 May 30 at 7:00 p.m.

REPORT**1.0 BACKGROUND INFORMATION**

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

This report proposes one Zoning Bylaw text amendment to permit the manufacturing or finishing of household utensils, cutlery, hand and edge tools in the M4 Special Industrial District.

2.0 PROPOSED BYLAW TEXT AMENDMENT**Issue**

The manufacturing or finishing of household utensils, cutlery, hand and edge tools is permitted in the M1, M2, M3 and M5 Districts, but not in the M4 District. The restriction of the subject use in the M4 District is not consistent given comparable permitted uses within the M4 District, and its inclusion in similar Industrial Districts such as the M1 and M5 Districts.

Discussion

At its meeting on 2017 March 28, the Planning and Development Committee, in response to a delegation from North Arm Knives Ltd., requested a text amendment to the Zoning Bylaw to permit

To: City Manager
 From: Director Planning and Building
 Re: Burnaby Zoning Bylaw Text Amendment
 2017 April 26..... Page 2

the manufacturing or finishing of household utensils, cutlery, hand and edge tools in the M4 Special Industrial District.

Currently, the manufacturing of household utensils, cutlery, hand and edge tools is permitted under the “manufacturing or finishing of wood, metal and paper products” in the M1 Manufacturing District, M2 General Industrial District, M3 Heavy Industrial District, and M5 Light Industrial District. A review of the original copy of the Zoning Bylaw from 1965, indicates that “manufacturing or finishing of household utensils, cutlery, hand and edge tools” was never permitted in the M4 Special Industrial District. It is not clear why the subject use was omitted from the M4 District, despite its inclusion in the M1 and M5 Districts, which similar to the M4 District, permit light industrial activities under conditions designed to minimize conflict with surrounding uses. Furthermore, a number of permitted uses within the M4 District are comparable to the manufacturing or finishing of household utensils, cutlery, hand and edge tools, both in scale and manufacturing process. Therefore, the inclusion of the subject use in the M4 District should not adversely affect surrounding uses.

Given the above, it is recommended that the subject use be permitted in the M4 Special Industrial District, to bring parity between the M1, M4, and M5 Industrial Districts in this regard.

Recommended Bylaw Amendment

1. **THAT** Section 404.1(3) of the Zoning Bylaw be amended to permit the manufacturing or finishing of household utensils, cutlery, hand and edge tools.

3.0 CONCLUSION

The above Zoning Bylaw text amendment is proposed to improve the consistency of permitted uses within the M4 Special Industrial District, and between districts with similar intent. It is recommended that Council approve the above proposed text amendment as outlined in Section 2.0 of this report, and that the bylaw be advanced to First Reading on 2017 May 15, and to a Public Hearing on 2017 May 30 at 7:00 p.m.


 Lou Pelletier, Director
 PLANNING AND BUILDING

MN:spf

cc: Director Public Safety and Community Services
 Director Engineering
 OIC, RCMP Burnaby Detachment
 Chief Building Inspector
 Chief Licence Inspector
 City Solicitor
 City Clerk

P:\Bylaw\Housekeeping Text Amendment\Bylaw Text Amendments- M4 Special Industrial District 20170501.Docx



Item
Meeting 2017 May 01

COUNCIL REPORT

TO: CITY MANAGER 2017 April 26

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #16-51**
High-Rise Apartment (Tower 2) in the Lougheed Town Centre Phase 1 Site
Lougheed Town Centre Plan

ADDRESS: Portion of 9855 Austin Road (see *attached* Sketches #1, #2 and #3)

LEGAL: Portion of Lot 79, DL 4, Group 1, NWD Plan 36145 Except Plans BCP5531 and EPP10716

FROM: CD Comprehensive Development District (based on Lougheed Town Centre Core Area Master Plan and Lougheed Town Centre Plan as guidelines)

TO: Amended CD Comprehensive Development District (based on C3 General Commercial District, RM5s Multiple Family Residential District, Lougheed Core Area Master Plan, and Lougheed Town Centre Plan as guidelines, and in accordance with the development plan entitled "Lougheed Town Centre – Phase 1 Tower 2" prepared by GBL Architects Inc.)

APPLICANT: Shape Properties Corp.
 2020 One Bentall Centre
 505 Burrard Street, Box 206
 Vancouver, BC V7X 1M6
 (Attn: Natanya Funk)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2017 May 30.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2017 May 15, and to a Public Hearing on 2017 May 30 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 utilization of an amenity bonus through the provision of a cash in-lieu contribution in accordance with Section 4.5 of this report.

To: City Manager
 From: Director Planning and Building
 Re: Rezoning Reference #16-51
 2017 April 26..... Page 2

- c) The granting of Section 219 Covenants in accordance with the subject rezoning and Rezoning Reference #15-28:
 - restricting enclosure of balconies;
 - ensuring compliance with the approved acoustical study;
 - ensuring that the density of development of air space parcels and strata lots complies with the approved CD zoning and density allocation covenant for the site and to ensure that the overall site continues to function as a single, integrated development; and,
 - restricting the use of guest rooms.
- d) 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.
- e) Compliance with the Council-adopted sound criteria.
- f) The submission of a suitable district energy pre-feasibility study to the approval of the Director Planning and Building.
- g) The submission of a sustainability report detailing the initiatives for Tower 2 to contribute towards the environmental commitment of LEED ND Gold for the entire Phase 1 Development.
- h) The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering.
- 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 completion of Rezoning Reference #15-28 and #15-29.
- m) 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 #16-51
 2017 April 26..... Page 3

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the construction of the second of four residential towers on the Lougheed Core Area Phase 1 site (see Sketch #1 *attached*), within the Lougheed Town Centre Core Area.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The proposed residential tower is located within the southwest quadrant of Lougheed Core Area Phase 1 site, atop a commercial podium and parking component proposed as part of Rezoning Reference #15-28 (see Sketch #1 *attached*). There are four residential towers being advanced through separate rezonings atop the commercial podium: Tower 1 (Rezoning Reference #15-29), Tower 2 (Rezoning Reference #16-51 – subject rezoning), Tower 3 (Rezoning Reference #16-52), and Tower 4 (Rezoning Reference #16-53). At present, a small portion of the existing mall's above-ground parking structure and a portion of the mall building are located within the Phase 1 site. The balance of the mall complex and related parking facilities are located west and north of the Phase 1 site. To the east across North Road in the City of Coquitlam are low rise commercial and multiple-family developments that are planned for future higher density mixed-use development. To the south of the subject site across Austin Road are commercial uses, with the Lougheed Town Centre SkyTrain Station and a bus exchange slightly beyond to the southwest, across Gatineau Place (see Sketches #2 and #3 *attached*).

3.0 BACKGROUND INFORMATION

- 3.1 On 2016 August 29, Council granted Final Adoption to Rezoning Reference #15-23, which established the Lougheed Town Centre Core Area Master Plan. The Master Plan represents a reconceptualization of a 29.1 hectare (72 acre) area, which includes the 14.9 hectare (37 acre) shopping mall – into a vibrant, pedestrian and transit-connected, mixed-use community with diverse housing, employment, service, and recreation opportunities. The Master Plan provides direction related to the general land use, form, massing, subdivision pattern, site servicing, development phasing, and distribution of applicable development densities in the Core Area. Upon Second Reading of the Master Plan rezoning on 2016 March 7, the Lougheed Town Centre Plan was amended to reflect RM5's' and C3 designations as development guidelines for lands within the Core Area south of Cameron Street (excluding land owned by Translink to accommodate transit uses), including the subject site. The intent of the Master Plan and the Lougheed Town Centre Plan amendment is to facilitate the phased development of the Lougheed Core Area into a high-density, mixed-use area with a variety of housing opportunities, a system of shopping streets, more diverse employment and service opportunities, strong pedestrian and transit orientation, and significant amounts of public open space.

To: City Manager
 From: Director Planning and Building
 Re: Rezoning Reference #16-51

2017 April 26..... Page 4

- 3.2 On 2016 November 21, Council authorized staff to continue to work with the applicant to facilitate the approval for the second of the four high-rise apartment towers (Rezoning Reference #16-51 – subject rezoning). At this meeting, Council authorized the Department to work with the applicant in the preparation of suitable plan of development with the understanding that a further and more detailed report would be submitted at a later date. The applicant has now submitted a plan of development for the subject rezoning that is suitable for presentation to a Public Hearing.
- 3.3 The Lougheed Town Centre Core Area Master Plan includes eight major development phases. Consistent with the Master Plan, the entire Phase 1 development will be comprised of the following:
- a commercial podium that will provide diverse shops, services, and employment opportunities;
 - four high rise residential towers, one of which is intended for purpose-built rental housing use;
 - extensive landscaping features that will contribute towards environmental sustainability and provide opportunities for community building; and,
 - significant public realm components that will help create a strong sense of place, community, and identity, and provide improved connections with the surrounding neighbourhood.

4.0 DEVELOPMENT CONCEPT

- 4.1 The intent of the subject rezoning bylaw amendment is to permit development of the second of four residential towers in the southwest quadrant of the Phase 1 site, atop four storey commercial development, the rezoning for which is being advanced separately under Rezoning Reference #15-28. The proposed residential building is intended to be a 48 storey apartment building. Street definition for four precincts identified in the Lougheed Core Area Master Plan is provided by the commercial podium: Austin Road, North Road, Cross Creek, and Grand Promenade. The development is in line with the Council adopted Lougheed Core Area Master Plan and the Lougheed Town Centre Plan.
- 4.2 In terms of the governing allowable residential form and density allocated to Tower 2, the allowable height is between 40 and 55 storeys with a residential gross floor area between 28,242.5 m² (304,000 sq.ft.) and 51,096.7 m² (550,000 sq.ft.). For Tower 2, the applicant has proposed a height of 48 storeys, and a gross floor area of 39,421.5 m² (424,330 sq.ft.) to accommodate 474 apartment units. The urban form and density of Tower 2 is consistent with the Master Plan density allocation covenant, and the approved design guidelines embedded in the Master Plan.
- 4.3 Overall, Tower 2 exemplifies exceptional urban design and architectural expression related to the building's siting, massing, pedestrian orientation and materiality, meeting

To: City Manager
 From: Director Planning and Building
 Re: Rezoning Reference #16-51
 2017 April 26..... Page 5

the standard expected for 's' category development in the City's Town Centre areas. At 48 storeys, Tower 2 is the second tallest of the four towers. The floor plates of the subject Tower 2 are arranged in two massing volumes that offer a different height extrusion of one part against the other. The larger of the two parts extends up to 48 storeys while the smaller part sits at 43 storeys. This arrangement provides for a visibly landscaped terrace. Exposed terraces and visible landscaping at the top of the building.

The primary entrance into Tower 2 faces an internally oriented courtyard atop the commercial podium. The courtyard is raised slightly above North Road, offering a quieter environment above the commercial activity that will occur at grade of the commercial podium. Residential amenity needs for all four towers are met with a two-level 1965 m² (21,150 sq.ft.) residential amenity building integrated into the top level of the commercial podium in the southwest quadrant of the Phase 1 site, which is being advanced separately under Rezoning Reference #15-29 (Tower 1). As such, Final Adoption of the amendment bylaw for Rezoning Reference #15-29 is a requirement of the subject rezoning application. In addition to the shared residential amenities, a 219.7 m² (2,365 sq.ft.) amenity lobby is proposed for Tower 2, which is less amenity space than the permitted 972.3 m² (21,230 sq.ft.) for Tower 2 (i.e. 5% of total Gross Floor Area).

- 4.4 Vehicular access to the residential parking is available from Grand Promenade, Austin Road, Cross Creek, and the internal courtyard via North Road. All parking for the entire Phase 1 development, including Tower 2, is being advanced separately under Rezoning Reference #15-28. With regard to the residential parking for the development, the required parking ratio is 1.1 spaces per unit (of which 0.1 is for visitor parking), commensurate with the proposed transportation alternatives proposed for the site. The following transportation alternatives will be provided:

- provision of a 50% subsidy on two-zone transit passes for all residential units within Tower 2 for 12 months;
- provision of bike wash and bike repair areas in the underground parkade;
- provision of twice the required residential bicycle parking spaces to be provided in secured residential bicycle lockers;
- provision of two electric strata vehicles and two Level 2 Electric Vehicle (EV) Charging Stations for the benefit of Tower 2 residents, with a trust with sufficient funds for the strata corporation to cover the maintenance cost of the vehicles for a ten year period;
- provision of eight parking stalls for public car share on-site and eight Level 2 Electric Vehicle (EV) Charging Stations for the entire Phase 1 development;
- 10% of the required parking stalls to have Level 2 Electric Vehicle (EV) charging stations for the entire Phase 1 development; and,
- delivery of a communication strategy to be used in the marketing of the project and for the initial strata meeting to properly inform potential and new residents of the various transportation alternatives provided.

To: City Manager
 From: Director Planning and Building
 Re: Rezoning Reference #16-51
 2017 April 26..... Page 6

- 4.5 Final Adoption of the Lougheed Town Centre Core Area Master Plan rezoning application included the registration of a density allocation covenant specifying the residential densities permitted for each individual development parcel on lands owned by the applicant, Shape Properties, including the subject site. Residential density on the subject site, which influences unit count and therefore required parking, has been allocated in accordance with the direction set by the Master Plan rezoning. The covenant clarifies that total residential density for each residential tower is calculated as 68% base density and 32% bonus density. Tower 2 proposes a gross floor area of 39,421.5 m² (424,330 sq.ft.), which would amount to a base density of 26,806.7 m² (288,544 sq.ft.) and a bonus density of 12,614.9 m² (135,786 sq.ft.). The Legal and Lands Department will provide an estimate of value for the bonus density in a future report.

Under the Priority Amenity Program, the community benefit funds received will be directed into the Lougheed Town Centre Account to be utilized in the future to achieve priority amenities, as established by Council, including a new community centre, library and pool.

In accordance with Council's adopted policy, 80% of the cash-in-lieu contributions are applied toward a Town Centre Financial Account and 20% to the Community Benefit Housing Fund.

- 4.6 Overall, the development proposal embodies the goals and ideals of the Lougheed Town Centre Plan and the Lougheed Town Centre Core Area Master Plan, to strengthen the surrounding community, promote exceptional urban design, encourage sustainable development, establish a transit oriented development and create a diverse and inclusive community. With these goals as a foundation, the realization of this development reinforces Burnaby as a destination for employment, residential livability and continued investment.

5.0 REZONING REQUIREMENTS

- 5.1 All necessary services to serve the subject site will be obtained through the Phase 1 commercial rezoning application (Rezoning Reference #15-28).
- 5.2 All necessary dedications will be obtained through the Phase 1 commercial rezoning application (Rezoning Reference #15-28).
- 5.3 In accordance with the City's policy for adaptable units, 99 units of the total 474 units meet adaptable standards. As permitted under the adopted policy, 1.86 m² (20 sq.ft.) for each adaptable unit is exempt from FAR, resulting in a total adaptable unit FAR exemption of 184.14 m² (1,980 sq.ft.). A total of 25 handicap accessible parking stalls are provided in connection with this development. Accessible parking stalls will be protected by a Section 219 Covenant.

To: City Manager
 From: Director Planning and Building
 Re: Rezoning Reference #16-51
 2017 April 26..... Page 7

- 5.4 Necessary easements, covenants, and statutory rights-of-way for the overall Phase 1 site will be registered in connection with Rezoning Reference #15-28 (Phase 1 Commercial). Additional covenants directly related to Tower 2 that are to be provided include, but are not limited to:
- Section 219 Covenant restricting enclosure of balconies;
 - Section 219 Covenant ensuring compliance with the approved acoustical study;
 - Section 219 Covenant ensuring that the density of development of air space parcels and strata lots comply with the approved CD zoning and density allocation covenant for the site and to ensure that the overall site continues to function as a single, integrated development; and,
 - Section 219 Covenant restricting the use of guest rooms in Tower 2.
- 5.5 An acoustical study is required to ensure compliance with Council-adopted noise criteria.
- 5.6 The submission of a district energy pre-feasibility study to the approval of the Director Planning and Building is required.
- 5.7 The submission of a sustainability report detailing the initiatives for the development to meets its environmental commitments of LEED ND Gold.
- 5.8 Given the reliance of the proposed residential building on the commercial podium and residential amenity space, completion of Rezoning Reference #15-28 and #15-29 is a requirement of adoption of the subject rezoning bylaw.
- 5.9
- a) Parkland Acquisition Charge of \$3.55 per sq.ft. of residential gross floor area
 - b) School Site Acquisition Charge of \$600.00 per unit
 - c) GVS&DD Sewerage Charge of \$1,082.00 per apartment unit

6.0 DEVELOPMENT PROPOSAL

Phase 1

Site Area	- 18,589 m ² (200,090 sq.ft.)
Total Site Coverage	- 79% (14,771 m ² 158,994 sq.ft.)

Tower 2 - Density and Gross Floor Area

Tower 2 Residential Total	- 2.1 FAR 39,421.5 m ² (424,330 sq.ft.)
Building Height – Residential (above podium)	- 48 storeys

To: City Manager
 From: Director Planning and Building
 Re: Rezoning Reference #16-51
 2017 April 26..... Page 8

Residential Unit Mix

Jr. One Bedroom	- 205 units
One Bedroom + Den	- 82 units
Two Bedroom	- 45 units
Two Bedroom + Den	- 131 units
Three Bedroom	- 4 units
Three Bedroom + Den	- 4 units
Penthouse Units (# of Bedrooms)	- 3 units (8 bedrooms total)
Total Units	- 474 units

Vehicle Parking

Tower 2	- 474 spaces required
474 units @ 1.0 spaces per unit	- 505 spaces provided

Bicycle Parking

Secure Residential Total	- 948 spaces required
474 units @ 2.0 spaces per unit	- 956 spaces provided
Residential Visitor Total	- 48 racks required
474 units @ 0.1 spaces per unit	- 48 racks provided

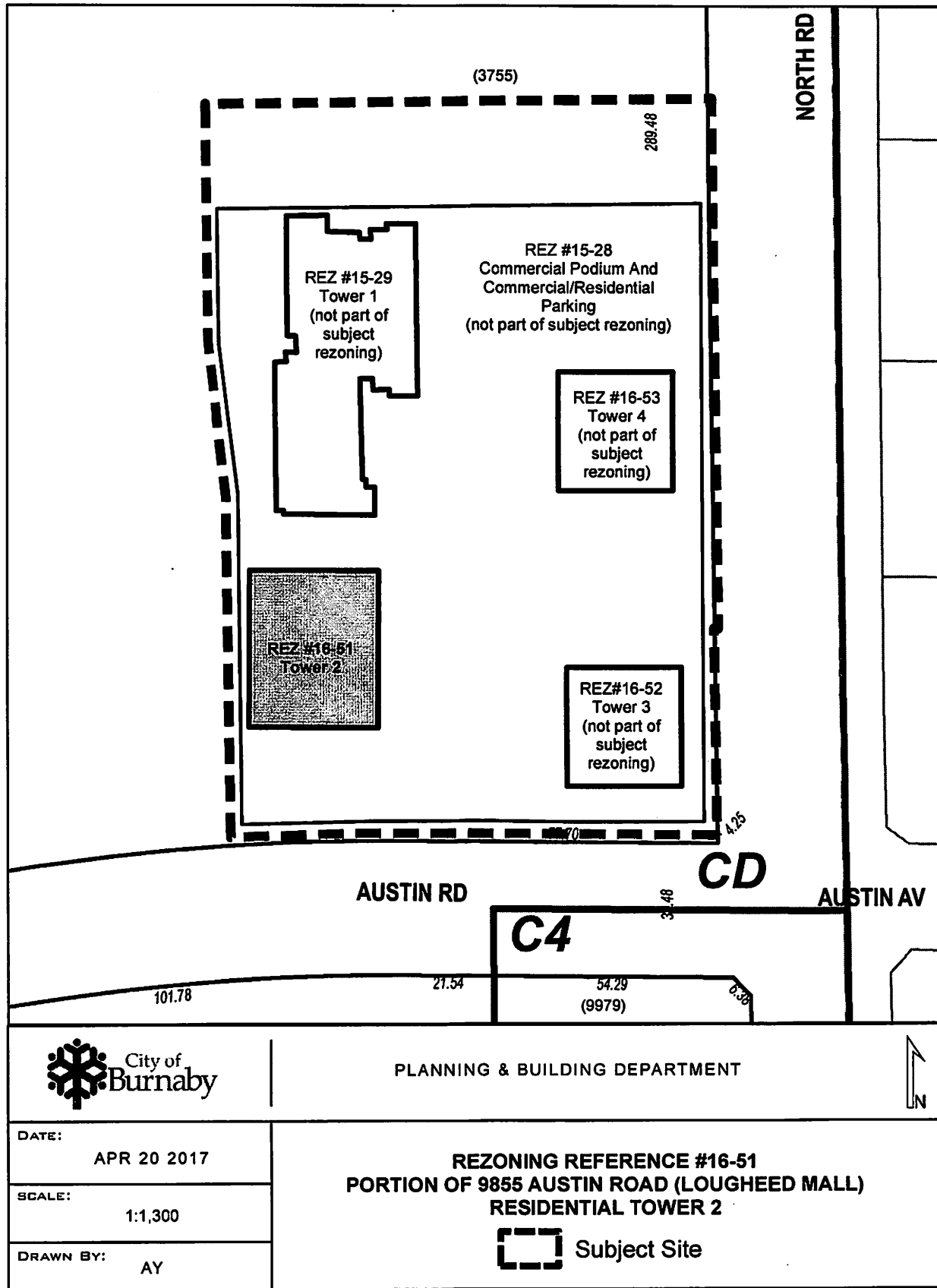
Communal Facilities

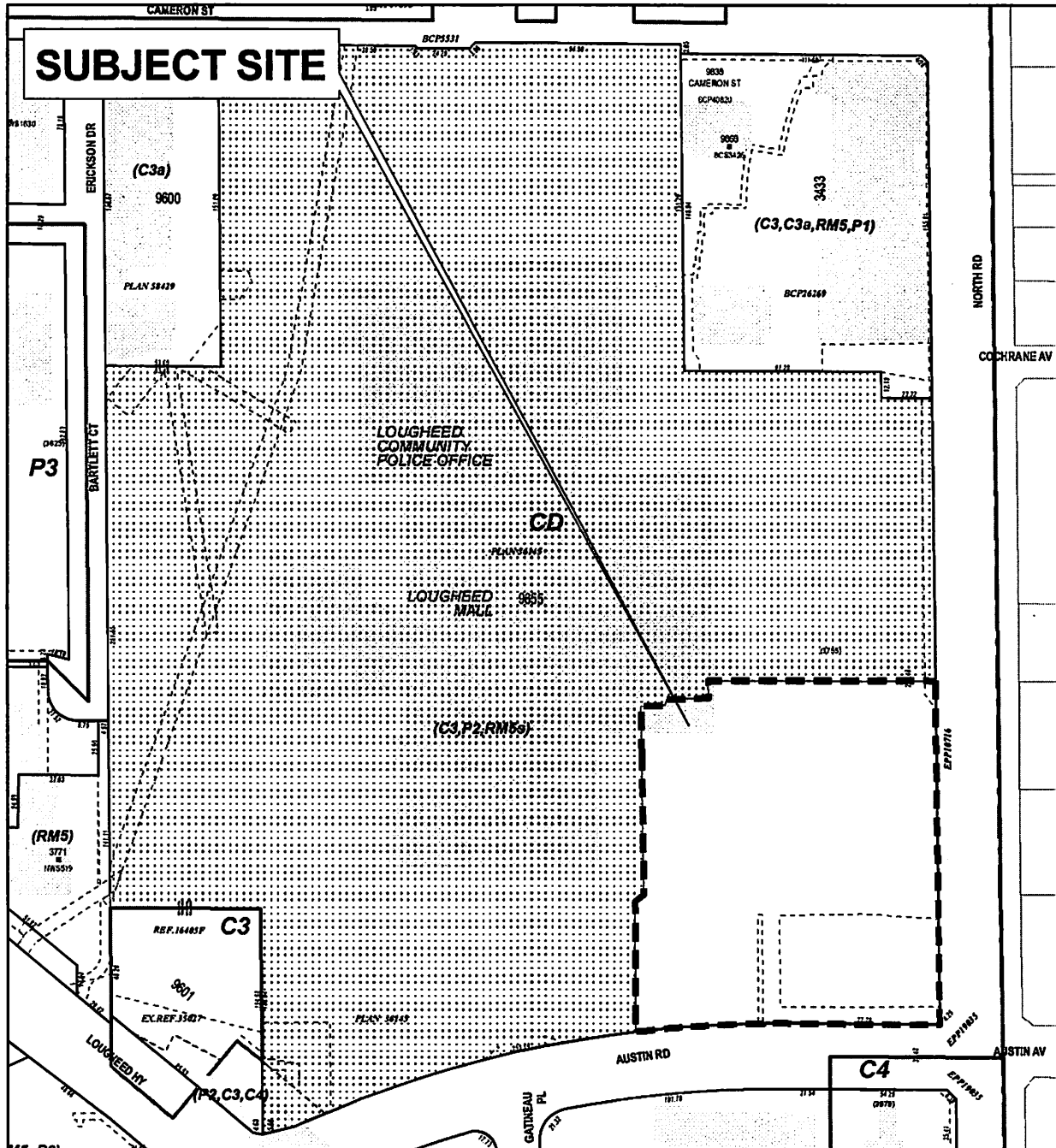
The amenity lobby area proposed for Tower 2 is 219.7 m² (2,365 sq.ft.), which is less than the permitted 1,971 m² (21,217 sq. ft.) for Tower 2 (i.e. 5% of total Gross Floor Area).


 Lou Pelletier, Director
 PLANNING AND BUILDING

JD:spf
Attachments

cc: Director Finance
 Director Parks, Recreation and Cultural Services
 Director Engineering
 City Solicitor
 City Clerk





PLANNING & BUILDING DEPARTMENT



DATE:
APR 12 2017

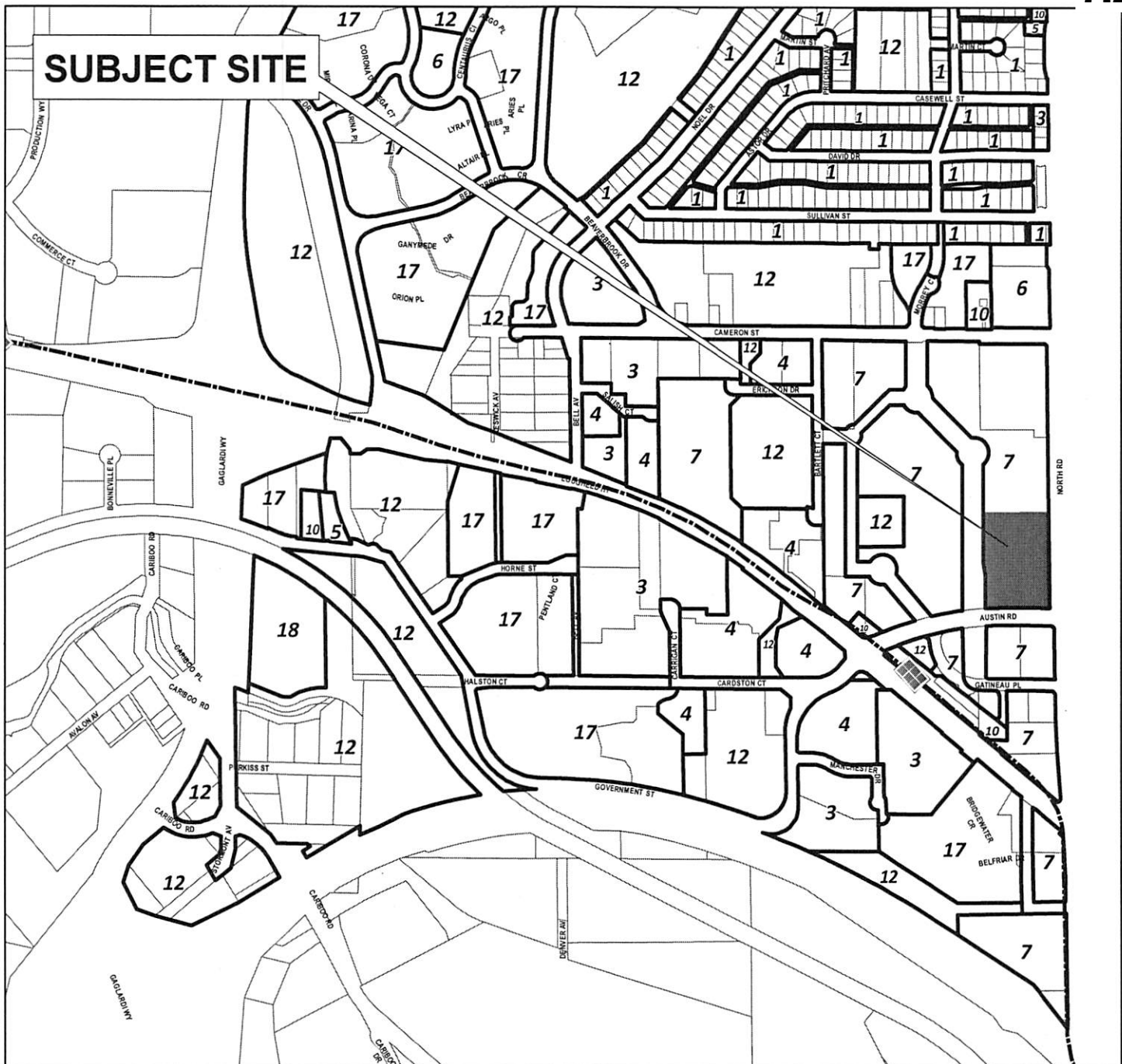
SCALE:
1:3,000

DRAWN BY:
AY

**REZONING REFERENCE #16-51
PORTION OF 9855 AUSTIN ROAD (LOUGHEED MALL)
PHASE 1, TOWER 2**

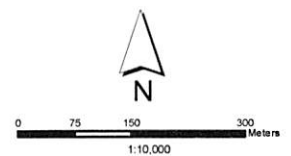
 Remnant Mall Site

Sketch #2



- 1 Single and Two Family Residential
- 3 Medium Density Multiple Family Residential
- 4 High Density Multiple Family Residential
- 5 Commercial
- 6 Medium Density Mixed Use
- 7 High Density Mixed Use

- 9 Industrial
- 10 Institutional
- 12 Park and Public Use/Public School
- 17 Low or Medium Density Multiple Family Residential
- 18 Recreational Vehicle Park



PLANNING & BUILDING DEPARTMENT

Lougheed Town Centre Plan



Item
Meeting 2017 May 01

COUNCIL REPORT

TO: CITY MANAGER 2017 April 26

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #16-25
Two High Rise Apartment Towers
Brentwood Town Centre Plan

ADDRESS: 4828, 4874 Lougheed Highway and 2099 Delta Avenue (see *attached* Sketches #1 and #2)

LEGAL: Lot 124, DL 124, Group 1, NWD Plan 36610; Lot 8, Block 84, DL 124, Group 1, NWD Plan 1543; That Part of DL 124, Group 1, NWD Shown on Plan EPP56449 as Parcel 2

FROM: CD Comprehensive Development District (based on RM4s and RM5s Multiple Family District)

TO: Amended CD Comprehensive Development District (based on RM4s and RM5s Multiple Family Residential District and Brentwood Town Centre Development Plan as guidelines, and in accordance with the development plan entitled "Concord Brentwood Phase 1B" prepared by Franc Architecture)

APPLICANT: Concord Pacific Holdings Ltd.
 9th Floor – 1095 West Pender Street
 Vancouver, BC V6E 2M6
 (Attn: Matt Meehan)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2017 May 30.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2017 May 15 and to a Public Hearing on 2017 May 30 at 7:00 p.m.
2. **THAT** the sale be approved in principle of City-owned property for inclusion within the subject development site, in accordance with the terms outlined in Section 3.5 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 #16-25
 Two High Rise Apartment Towers
 Brentwood Town Centre Plan

2017 April 26..... Page 2

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

- a. The submission of a suitable plan of development.
- b. The deposit of sufficient monies, including a 4% Engineering Inspection Fee, to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
- c. The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- d. The utilization of an amenity bonus through the provision of a cash in-lieu contribution in accordance with Section 3.3 of this report.
- e. The completion of the sale of City property.
- f. The dedication of any rights-of-way deemed requisite.
- g. The consolidation and re-subdivision of the net site into two legal lots.
- h. The granting of any necessary Covenants, including, but not necessarily limited to, Section 219 Covenants:
 - restricting enclosure of balconies;
 - indicating that project surface driveway access will not be restricted by gates;
 - guaranteeing provision and maintenance of public art;
 - guaranteeing the provision and continued operation of stormwater management facilities;
 - ensuring compliance with the approved acoustical study;
 - for the provision and ongoing maintenance of the Stickleback Creek Streamside Protection and Enhancement Area;
 - ensuring that handicap accessible parking stalls in the underground residential parking areas be held in common property to be administered by the Strata Corporation;

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #16-25
 Two High Rise Apartment Towers
 Brentwood Town Centre Plan

2017 April 26..... Page 3

- ensuring the provision and ongoing maintenance of EV cars and EV plug-in stations;
 - for the provision and ongoing maintenance of on-site car share vehicles and parking stalls;
 - ensuring the protection of suitable trees on-site during construction; and,
 - ensuring that the site can be used safely in accordance with the approved geotechnical report, and that the project does not draw down the water table.
- i. The execution of an indemnity agreement by the developer saving the City harmless from all liability associated with this development in relation to its geotechnical and hydrological (including any potential contaminated groundwater) impacts to surrounding infrastructure and other nearby development.
 - j. The design and provision of units adaptable to persons with disabilities with allocated handicap parking spaces protected by a Section 219 Covenant.
 - k. Compliance with the Council-adopted sound criteria.
 - l. Submission of a Site Profile and resolution of any arising requirements.
 - m. 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.
 - n. The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering.
 - o. The review of on-site residential loading facilities by the Director Engineering.
 - p. The provision of facilities for cyclists in accordance with this report.
 - q. The review of a detailed Sediment Control System by the Director Engineering.
 - r. Compliance with the guidelines for underground parking for visitors.
 - s. 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.

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #16-25
 Two High Rise Apartment Towers
 Brentwood Town Centre Plan

2017 April 26..... Page 4

- t. The deposit of the applicable Parkland Acquisition Charge.
- u. The deposit of the applicable GVS & DD Sewerage Charge.
- v. The deposit of the applicable School Site Acquisition Charge.
- 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.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the development of two high-rise buildings atop underground and structured parking.

2.0 BACKGROUND

- 2.1 On 2016 June 13, Council gave Final Adoption to Rezoning Reference #13-20, which established a Conceptual Master Plan framework and companion Design Guidelines and a detailed first phase of development for the subject site. The intent of the Master Rezoning was to guide site specific rezoning applications for the development of a multi-phased, mixed-use, high-rise apartment development, with ground-oriented townhousing, street-fronting commercial uses on Dawson Street and a neighbourhood park south of Dawson and east of Beta Avenue to serve the Brentwood Town Centre.
- 2.2 On 2016 May 25, 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 towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.
- 2.3 The site is comprised of portions of three lots (see Sketch #1 *attached*) and is currently vacant. Directly to the west is Phase Ia of the Woodlands Site Master Plan, which has been approved for the development of two high-rise multiple-family buildings (Rezoning Reference #13-20). To the east and west of the subject site are recent high-rise and low-rise multiple-family buildings developed under Rezoning References #04-19, #06-40 and

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #16-25
 Two High Rise Apartment Towers
 Brentwood Town Centre Plan

2017 April 26..... Page 5

#06-60. Across Lougheed Highway to the north is the Brentwood Gate multiple-family development (Rezoning Reference #03-69) and to the northwest is Brentwood Mall which is advancing under a Master Plan for mixed-use high-rise development under rezoning references #11-22, #12-44, #12-45, #12-46, #15-05 and #16-31. To the south are future phases of the Woodlands Site, including a new City-owned park, with the Burlington Northern Santa Fe (BNSF) Rail Tracks and the Still Creek Works Yard beyond. Vehicular access to the site is from both Lougheed Highway and Yukon Crescent.

- 2.4 The Brentwood Town Centre Development Plan designates the overall site for high density multiple-family development under the adopted master plan, and permits a blended average residential floor area ratio (FAR) of 3.0 for the overall site which permits concentrations of FAR on specific sites, as anticipated by the master plan. The subject site has a FAR of 6.43. This site is also considered suitable for the available 's' category parking standard of 1.1 spaces per unit given its strategic location in relation to the nearby Metrotown SkyTrain station, as well as the provision of an acceptable Transportation Demand Management (TDM) strategy for the site.
- 2.5 Burnaby has and continues to benefit from some very sound planning principles established early on in the City's development. Key to these is the Official Community Plan's designation of four Town Centres areas within the City which have and are intended to continue to accommodate a significant portion of the City's population and job growth, and which provide locations for the provision of community amenities going forward.

The creation of Town Centres at Metrotown, Brentwood, Edmonds and Lougheed have served the City well in protecting single- and two-family residential neighbourhoods from pressures to accommodate new growth, and have also allowed the City to preserve a significant component of its land base for park and open space. At the same time, they contribute to Regional Planning objectives, established by Metro Vancouver in the Regional Growth Strategy, that are of benefit both locally and more broadly. Within Burnaby, and other neighbouring cities, Town Centres are helping to meet regional goals to reduce pressures for development of habitat and agricultural lands; to focus jobs, people and services in walkable neighbourhoods that are and can be efficiently served by transit; and to reduce overall demands for travel by car with direct benefits to the environment, economy and the quality of life in the Region.

Further, Burnaby's Economic Development and Social Sustainability Strategies, in addition to the Town Centre Plan, encourage: a varied range of housing options (including ground orientation); improved neighborhood livability, stability and accessibility; transit access and alternative forms of transportation; as well as green building policies. The subject rezoning application is consistent with these regional and municipal plans and policies.

To: *City Manager*
 From: *Director Planning and Building*
 Re: *REZONING REFERENCE #16-25*
Two High Rise Apartment Towers
Brentwood Town Centre Plan

2017 April 26..... Page 6

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

3.0 GENERAL COMMENTS

- 3.1 “Phase Ib” is the second phase of Woodlands Master Plan development, and is located within the Hillside character area. The site measures approximately 11,268.1 m² (121,289 sq.ft.) in area (subject to detailed survey) and fronts Lougheed Highway with a secondary access via the Yukon Crescent cul-de-sac to the southwest. Phase Ib consists of two of the four residential high-rise apartment buildings within the Hillside character area, with Phase Ia approved under Rezoning Reference #13-20 comprising Tower 1 and Tower 2. Under the subject application, Tower 3 (west) measures 55 floors in height, and Tower 4 (east) measures 45 floors in height.

Overall, the subject proposal is considered to embody exceptional urban design and architectural expression in terms of the building’s siting, massing, pedestrian orientation and materiality; thus meeting the high standard for such development in the City’s town centre areas. As noted, the proposed development plan is for two high-rise apartment towers of 55 and 45 storeys. Both buildings are elevated three storeys above Lougheed Highway grade on elegant Y-shaped columns, with a one storey glass lobby connecting the two buildings at ground level. In the background of the site connecting the two towers is a glazed amenity podium, while in the foreground is an arrival court and central lobby that are accessed from a right-in / right-out driveway off Lougheed Highway. In line with the intent of the Master Plan, the elevated towers and amenity podium enables residents and passers-by at street level to have clear views of the Metrotown Skyline to the south.

To maximize the setbacks to the future multiple-family development in Phase II to the south, a naturalized planting area adjacent to the parkade is proposed with an active play area and pedestrian connection between Yukon Crescent and the Stickleback Creek walkway. To animate the southern facade, the exposed parkade is treated as an architectural feature with sculpted concrete panels that blend into the whimsical roofline of the amenity podium above. To the west of the site is the proposed grand stair, which provides access from Lougheed Highway to Yukon Crescent. Set within the middle of the stair feature is a cantilevered belvedere, which provides overlook to the future park to the south and unobstructed vistas of Metrotown. At its end is a glass elevator that provides universal access to Yukon Crescent, Dawson Street and the future park to the south.

The towers themselves, designed by Franc Architecture, are provided with unique details and features. The orientation and scale of the buildings are as prescribed in the Woodlands Master Plan, but as juxtaposition to the rectilinear nature of Towers 1 and 2,

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #16-25
 Two High Rise Apartment Towers
 Brentwood Town Centre Plan

2017 April 26..... Page 7

the subject Tower 3 and 4 are curvilinear in nature with undulating balcony slabs of varying sizes. To express this building form at the pedestrian level along the Lougheed Parkway, large reflective pools under the towers coupled with reflective metal panels on the underside of the towers allow light to react to changing light levels, intensities and sources throughout the day and time of year.

- 3.2 A total of 900 apartment units are proposed for Phase Ib. Due to the slope of the site, 3 levels of parking are to be located below Lougheed Highway grade, but above Yukon Crescent grade (cut into the hillside). The remaining 5 levels of parking are proposed to be located underground. Resident and visitors parking access is provided off of Lougheed Highway, and resident only access is provided from Yukon Crescent.

The development proposal meets the required Burnaby Zoning Bylaw parking ratio of 1.1 spaces per residential unit (0.1 of which is for visitor parking). To support the residential and commercial parking ratio, the developer has also provided for transportation alternatives. First, given the subject site's proximity to the Brentwood SkyTrain Station, the developer is providing 135 (15% of total residential units provided) transit passes (two zones) for two years to be made available to residents seeking an alternative to car use and ownership. Second, the proposed development is providing twice the required secured bicycle parking. Finally, the development will provide a minimum of 997 Electric Vehicle (EV) plug-in stations (100% of off street residential and visitor parking) including all necessary wiring, electrical transformer and mechanical ventilation modifications, as well as 9 electric vehicles to be owned, operated and maintained by the future strata corporation. This arrangement would provide greater access to alternative transportation for a greater number of residents in that the cars would be for the exclusive use of the development's residents, with ownership resting with the strata corporation. Moreover, by providing EV plug-ins for every parking spot, electric vehicle ownership in a multi-family context is facilitated, thus further enabling sustainable transportation choices. A Section 219 Covenant and sufficient security will be required to guarantee the provision and ongoing maintenance of Electric Vehicles (EV) and EV Plug-in stations.

The developer is also proposing to pursue green building design by committing to achieve a Leadership in Energy and Environmental Design (LEED-ND) Gold rating or equivalent for the site as a whole, and LEED Silver rating or equivalent for the two proposed towers.

- 3.3 Given the site's Town Centre location, the applicant is proposing to utilize the allowable supplemental density provisions indicated within the Zoning Bylaw. In so doing, the applicant would achieve an additional 140,342 sq.ft. of bonused gross floor area (GFA) included in the development proposal. The Realty and Lands Division of the Public Safety and Community Services Department has initiated discussion with the applicant on the amenity bonus value. A separate report detailing the value of the density bonus will be forwarded to Council for consideration and approval prior to the subject.

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #16-25
 Two High Rise Apartment Towers
 Brentwood Town Centre Plan

2017 April 26..... Page 8

amendment bylaw receiving Third Reading. Council approval of the density bonus value is a prerequisite condition of the rezoning.

Under the Priority Amenity Program, the community benefit funds received will be directed into the Brentwood Town Centre Account to be utilized in the future to achieve priority amenities, as established by Council, including a proposed Brentwood Community Centre, and the Willingdon Parkway.

In accordance with Council's adopted policy, 80% of the cash-in-lieu contributions are applied toward the appropriate Town Centre Financial Account and 20% to the City-wide Housing Fund.

3.4 The Director Engineering will assess the need for any further required services to the site, including, but not necessarily limited to:

- construction of Lougheed Highway across the development frontage to its final Town Centre arterial standard with separated sidewalks and bicycle lanes, street trees, rain gardens, street and pedestrian lighting, and related public amenities;
- construction of the Douglas Road and Lougheed Highway intersection to improve vehicular sightlines and pedestrian and cyclist safety;
- construction of Yukon Crescent to Town Centre local road standard with separated sidewalks, street trees, rain gardens, and street and pedestrian lighting;
- construction of a new public pedestrian walkway with cycling provisions adjacent Stickleback Creek and between Phase Ib and Phase 2;
- storm, sanitary sewer and water main upgrades as required;
- site design and proportionate contribution toward replacement of the Beta Avenue sanitary pump station; and,
- proportionate contribution toward proposed Beta Avenue pedestrian and cycling overpass.

To support the foregoing servicing requirements of Phase Ib, an approximate 8.5 m (28ft.) dedication from 4874 Lougheed Highway will be required as part of the subject rezoning application.

3.5 The consolidation of the proposed development site includes two City-owned properties at 4874 Lougheed Highway and 2099 Delta Avenue (former road right-of-way). Given that the dedications for Lougheed Highway, Yukon Crescent and Dawson Street, measuring 8,718 m² (93,839 sq.ft.), exceeds the road closure area within the Woodlands Site, measuring 8,485 m² (91,332 sq.ft.), Council in a report dated 2015 June 30 approved the transfer of road closure areas to the applicant at no cost through each site specific rezoning application. Based on this, 2099 Delta Avenue will be transferred to the

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #16-25
 Two High Rise Apartment Towers
 Brentwood Town Centre Plan

2017 April 26..... Page 9

applicant at no cost, with the exception of document and registration fees, and Provincial Property Transfer Tax. The City property at 4874 Lougheed Highway will be sold, net of required dedication, to the applicant at market value to be determined by the Realty and Lands Division of the Department of Public Safety and Community Services. The net area of 4874 Lougheed Highway measures approximately 260.0 m² (2,798 sq.ft.) (subject to detailed survey). A separate report detailing the value of the City property will be forwarded to Council for consideration. Council approval of the sale of City land is a prerequisite condition of the rezoning.

3.6 The developer is providing 184 adaptable units (20% of total number of single-level residential units), in line with the Council-adopted Adaptable Housing policy. A total of 10 handicapped parking stalls have been provided in relation to the residential components of the development. All of the handicapped stalls are located within the underground residential parking areas. Residential handicap parking stalls will be protected by a Section 219 Covenant as common property to be administered by the Strata Corporation.

3.7 Any necessary easements and covenants and statutory rights-of-way for the site are to be provided, including, but not necessarily limited to:

- Section 219 Covenant restricting enclosure of balconies;
- Section 219 Covenant indicating that project surface driveway access will not be restricted by gates;
- Section 219 Covenant guaranteeing the provision and maintenance of public art;
- Section 219 Covenant ensuring compliance with the approved acoustical study;
- Section 219 Covenant guaranteeing the provision and ongoing maintenance of stormwater management facilities;
- Section 219 Covenant ensuring the provision and ongoing maintenance of Electric Vehicles (EV) and EV plug-in stations, and to ensure that they remain common property;
- Section 219 Covenant to protect existing on-site trees;
- Section 219 Covenant ensuring that handicap accessible parking stalls in the underground residential parking areas be held in common property to be administered by the Strata Corporation;
- Section 219 Covenant for the provision and ongoing maintenance of on-site car share vehicles and parking stalls;
- Section 219 Covenant ensuring that the site can be used safely in accordance with the approved geotechnical report, and that the project does not draw down the water table;
- Section 219 Covenant for the protection and enhancement of the Stickleback Creek Streamside Protection and Enhancement Area (SPEA); and,

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #16-25
 Two High Rise Apartment Towers
 Brentwood Town Centre Plan

2017 April 26.....Page 10

- Statutory right-of-way guaranteeing public pedestrian access to the proposed staircase and trail along Stickleback Creek, and between Phase 1b and II, connecting Lougheed Highway and Yukon Crescent.
- 3.8 Due to the proximity of the subject site to the Millennium SkyTrain Line and Lougheed Highway, the applicant is required to provide an acoustical study showing that the proposed development would meet the Council-adopted noise criteria.
 - 3.9 Provision of nine separate car wash stalls is required.
 - 3.10 As the site will be extensively excavated for the proposed development and site remediation, an arbourist's report and tree survey will be required prior to Final Adoption identifying on-site trees to be removed or retained. The applicant will be required to obtain a tree removal permit for all trees over 20 cm (8 inches) in diameter. Any trees to be retained will be protected by Section 219 Covenant. A detailed landscape and tree planting plan has been provided as part of the suitable plan of development to replace existing trees to be removed from the site.
 - 3.11 A suitable engineered design to the approval of the Director Engineering will be required for a site specific on-site stormwater management system in line with the approved master storm water management plan, 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.
 - 3.12 Engineering Environmental Services Division will need to review a submission of a detailed plan of an engineered Sediment Control System for Phase Ib prior to Final Adoption. The proposed Sediment Control System will then be the basis, after Final Adoption, for the necessary Preliminary Plan Approval and Building Permit.
 - 3.13 The review of a site profile application and resolution of any resultant conditions is required.
 - 3.14 Bicycle storage space and surface parking racks are to be provided for the residential tenants and visitors of the Phase Ib development.
 - 3.15 The submission of a suitable Solid Waste and Recycling Plan for Phase Ib to the approval of the Director Engineering is required.
 - 3.16 The submission of a detailed residential loading management plan for Phase Ib to the approval of the Director Engineering is required.
 - 3.17 The review of a site profile application and resolution of any resultant conditions is required.

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #16-25
 Two High Rise Apartment Towers
 Brentwood Town Centre Plan

2017 April 26.....Page 11

- 3.18 a) Parkland Acquisition Charge of \$3.55 per sq.ft. of residential gross floor area
 b) School Site Acquisition Charge of \$600.00 per unit
 c) GVS&DD Sewerage Charge of \$1,082 per apartment unit

4.0 DEVELOPMENT PROPOSAL – PHASE Ib

4.1 Site Area

Phase Ia - 11,300 m² (121,632 sq.ft.)
 (subject to detailed survey)

4.2 Density

Permitted and Provided

Residential Floor Area Ratio FAR

- 6.43 FAR

Residential Gross Floor Area (GFA)

- 72,434.64 m² (779,680 sq.ft.)
 (inclusive of 140,342 sq.ft. amenity bonus)

Residential Amenity Space

- 1,217.68m² (13,107 sq.ft.)
 (exempted from FAR calculations)

Adaptable Unit Exemption (20 sq.ft. / unit)
 Site Coverage:

- 341.88m² (3,680 sq.ft.)
 - 20%

4.3 Height (all above grade)

- 55 storey high-rise apartment fronting Lougheed Highway
- 45 storey high-rise apartment fronting Lougheed Highway
- 1 storey amenity/lobby

4.4 Residential Unit Mix

Unit Type

Unit Size

Tower 3

157	Studio	521 – 533 sq.ft.
51	Studio (Adaptable)	533 sq.ft.
42	1 Bedroom	563 sq.ft.
1	1 Bedroom + Den	714 sq.ft.
123	2 Bedroom	756 - 757 sq.ft.
51	2 Bedroom + Den	873 – 1037 sq.ft.
51	2 Bedroom + Den (Adaptable)	915 - 1037 sq.ft.
20	3 Bedroom	1,272 sq.ft.

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #16-25
 Two High Rise Apartment Towers
 Brentwood Town Centre Plan

2017 April 26.....Page 12

2	2 Bedroom Penthouse	1,645 sq.ft.
2	3 Bedroom Penthouse	2,067 sq.ft.

TOTAL: 500 High Rise Apartment Units

Tower 4

127	Studio	521 – 533 sq.ft.
41	Studio (Adaptable)	533 sq.ft.
32	1 Bedroom	563 sq.ft.
1	1 Bedroom + Den	714 sq.ft.
93	2 Bedroom	756 - 757 sq.ft.
41	2 Bedroom + Den	873 – 1037 sq.ft.
41	2 Bedroom + Den (Adaptable)	915 - 1037 sq.ft.
20	3 Bedroom	1,272 sq.ft.
2	2 Bedroom Penthouse	1,645 sq.ft.
2	3 Bedroom Penthouse	2,067 sq.ft.

TOTAL: 400 High Rise Apartment Units

TOTAL UNITS: 900 UNITS

4.5 Parking

Vehicle Parking

Residential Parking

900 Units @ 1.1 spaces/unit

Required

- 990

Provided Spaces

997

(inclusive of 90 visitor spaces, 10 handicapped parking stalls and a minimum of 90 EV plug-in stations)

Car Wash Stalls

- 9

9

Electric Vehicles

- 9

9

Residential Loading

- 4

4

Bicycle Parking

Required

Provided Spaces

Resident – 2.0/unit @ 892 units

- 1800 lockers

905 double lockers

Visitor - 0.1/unit @892 units

- 90 spaces

90 spaces

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #16-25
 Two High Rise Apartment Towers
 Brentwood Town Centre Plan

2017 April 26.....Page 13

4.6 **Communal Facilities** (Excluded from FAR Calculations)

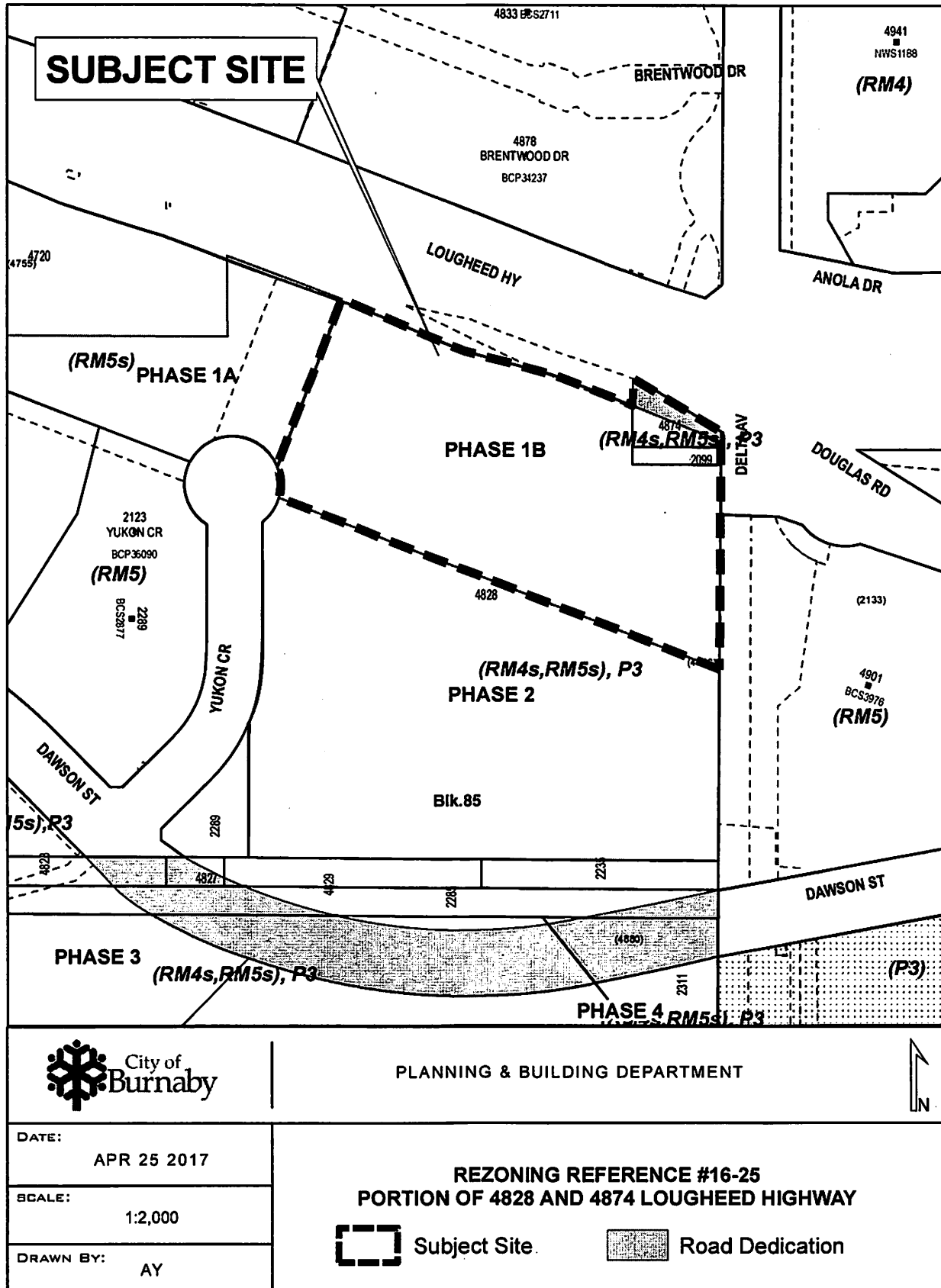
Communal facilities are located on the ground floor connecting both buildings. Amenities include amenity lobbies with seating area and concierge; multi-purpose lounge with kitchen facilities; games room; media/music rooms; and fitness rooms. There are also two outdoor amenity areas, one on the terrace off the amenity lobby area including covered seating, and fire pits with access to the lounge kitchen; and the other at ground level between Phase Ib and Phase II with a spray park, climbing mounds, unstructured play field, walking track and ping pong tables. The total internal amenity area measures 1,217.68m² (13,107 sq.ft.), which is less than the permitted 5% or 38,984 sq.ft. (3,621.73 m²) to be excluded from Gross Floor Area (GFA) by the Zoning Bylaw.


 Lou Pelletier, Director
 PLANNING AND BUILDING

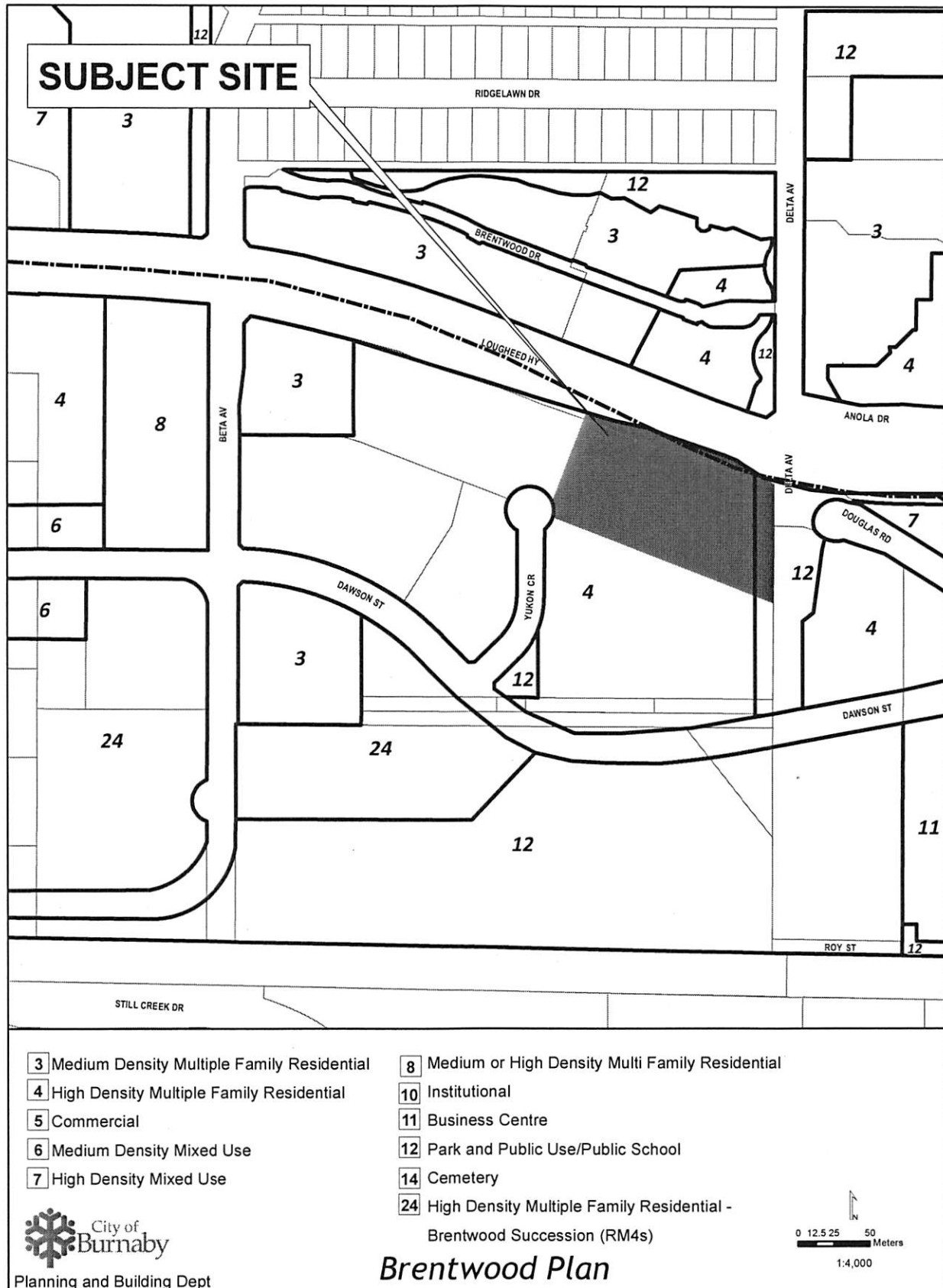
IW/JBS:spf
 Attachments

cc: Director Engineering
 City Solicitor
 City Clerk

P:\REZONING\Applications\2016\16-25 4828, 4874 Lougheed & 2099 Delta Ph 1B\Council Reports\Rezoning Reference 16-25 PH Report 20170501.Docx



Sketch #1



Sketch #2



Item
Meeting 2017 May 01

COUNCIL REPORT

TO: CITY MANAGER 2017 April 26

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #15-48**
Three-Storey Townhouse Development
Royal Oak Community Plan

ADDRESS: 7349 Gilley Avenue (see *attached* Sketches #1 and #2)

LEGAL: Lot 1, DL 97, Group 1, NWD Plan 4674

FROM: M2 General Industrial District

TO: CD Comprehensive Development District (based on RM3 Multiple Family Residential District and Royal Oak Community Plan guidelines and the development plan entitled "Multiple Family Development, 7349 Gilley Avenue, Burnaby, B.C." prepared by Wilson Chang Architect Inc.)

APPLICANT: South Seas Developments Ltd.
4521 Neville Street
Burnaby, BC V5J 2G4
(Attention: Gurpreet Rakhra)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2017 May 30.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2017 May 15 and to a Public Hearing on 2017 May 30 at 7:00 p.m.
2. **THAT** a copy of this report be sent to the owners of 7379, 7399, 7413 and 7423 Gilley Avenue for information.
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

To: City Manager
 From: Director Planning and Building
 Re: Rezoning Reference #15-48
 2017 April 26Page 2

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

- c. The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- d. Demolition of any improvements will be permitted after Second Reading of the Rezoning Bylaw has been granted provided that the applicant acknowledges that such permission does not fetter Council's ability to grant or not to grant Third Reading and/or Final Adoption of the Rezoning Bylaw. In addition, the demolition of any improvements will be permitted at any time if they are vacant and considered by staff to be subject to misuse and vandalism.
- e. The dedication of any rights-of-way deemed requisite.
- f. The granting of any necessary statutory rights-of-way, easements and/or covenants.
- g. The granting of any necessary Section 219 Covenants including:
 - restricting enclosure of balconies;
 - ensuring compliance with the approved acoustical study; and,
 - ensuring that handicap accessible parking stalls be held in common property to be administered by the Strata Corporation.
- h. Compliance with the guidelines for underground parking for residential visitors.
- i. The review of a detailed Sediment Control System by the Director Engineering.
- j. The submission of a suitable Solid Waste and Recycling plan to the approval of the Director Engineering.
- k. The design and provision of units adaptable to persons with disabilities, the provision of customized hardware and cabinet work being subject to the sale/lease of the unit to a disabled person, with allocated disabled parking spaces protected by a Section 219 Covenant.
- l. The provision of a covered car wash stall and an adequately sized and appropriately located garbage handling and recycling material holding space, to the approval of the Director Engineering and a commitment to implement the recycling provisions.

To: City Manager
 From: Director Planning and Building
 Re: Rezoning Reference #15-48
 2017 April 26Page 3

- m. The submission of a Site Profile and resolution of any arising requirements.
- n. The pursuance of Storm Water Management Best Practices in line with established guidelines.
- o. The provision of facilities for cyclists in accordance with this report.
- p. Compliance with the Council-adopted sound criteria.
- q. The undergrounding of existing overhead wiring abutting the site.
- r. The deposit of the applicable Parkland Acquisition Charge.
- s. The deposit of the applicable GVS & DD Sewerage Charge.
- t. The deposit of the applicable School Site Acquisition Charge.
- u. 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 permit the construction of a 3-storey stacked townhouse development (17 units) with full underground parking.

2.0 BACKGROUND

- 2.1 The subject site is located at the southwest corner of Gilley Avenue and Beresford Street (see *attached* Sketch #1). The site is within the Council-adopted Royal Oak Community Plan area and was intended to develop as part of a five lot consolidation, involving the four properties to the south at 7379, 7399, 7413 and 7423 Gilley Avenue and an unopened City-owned road (lane) right-of-way, for rezoning to the CD Comprehensive Development District based on the RM3 Multiple Family Residential District as a guideline (see *attached* Sketch #2).

To: City Manager
 From: Director Planning and Building
 Re: Rezoning Reference #15-48
 2017 April 26Page 4

- 2.2 The applicant has made reasonable attempts to achieve the desirable assembly under the Council-adopted Plan, which has been verified by staff, but ultimately has been unsuccessful in acquiring the additional properties to the south. As the subject property exceeds the minimum site area to accommodate a multiple-family development under the RM3 guidelines it is considered appropriate to advance the subject rezoning application is for 7439 Gilley Avenue. The remaining four properties within the planned assembly could be suitably developed as part of a future rezoning and subdivision application in accordance with the RM3 District as a guideline.
- 2.3 At its meeting of 2016 March 30, Council received the report of the Planning and Building Department regarding the rezoning of the subject property and authorized staff to work with the applicant towards a suitable plan of development in line with the RM3 Multiple Family Residential District, with the understanding that a further and more detailed report would be submitted at a later date. The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

3.0 GENERAL COMMENTS

- 3.1 The development proposal is for a 17-unit, three-storey stacked townhouse development, with full underground parking. The maximum proposed density of the project is 1.1 FAR. Vehicular access is provided from Gilley Avenue.
- 3.2 The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site, including but not necessarily be limited to:
- the construction of Gilley Avenue to its final (collector) standard, including the construction of new curb, gutter and separated sidewalk with boulevard grass, street lighting, and street trees on the west side across the development frontage;
 - the construction of Beresford Street to its final (local road) standard (14.6m), including the construction of curb and gutter on both sides, a new separated sidewalk with boulevard grass, street lighting, and street trees on the south side across the development frontage;
 - removal of invasive species, and grading and grassing of the Highland Park Line right-of-way adjacent across the development frontage;
 - the construction of a new interim asphalt curb on the north side of Beresford Street to tie into the existing concrete curb and gutter across from 6088 Beresford Street, including the grading and grassing of the former gravel parking area,
 - installation of a new signalized pedestrian crossing at Gilley Avenue and Beresford Street, and the realignment of the existing Highland Park Line urban trail and pedestrian crossing to the south of the right-of-way in order to connect to the new signalized pedestrian crossing, and;
 - the upgrade of sanitary storm and water services as required.

To: City Manager
 From: Director Planning and Building
 Re: Rezoning Reference #15-48
 2017 April 26Page 5

A 3.90m (12.8 ft.) dedication from the Beresford Street frontage, a 2.13m (7.0 ft.) dedication from the Gilley Avenue frontage and a 3.0m x 3.0m truncation at the corner of Gilley Avenue and Beresford Street are required to support the works described above. The total area of dedications is approximately 310.1 m² (3,338 sq.ft.) (subject to legal survey).

- 3.3 In regard to the re-alignment of the Highland Park Line trail and pedestrian crosswalk, and installation of a new pedestrian signal at Beresford Street and Gilley Avenue, the applicant would be responsible for the total costs associated with the design, trail construction and signal installation. However, additional road works on the north side of Beresford Street at Gilley Avenue are also necessary to improve intersection safety at this location. As these works are beyond the scope of the subject rezoning application, a funding allocation for the City component of the works will be advanced for consideration as part of the Development Coordinated Works – Roads component of the Financial Plan.
- 3.4 In accordance with the City's policy for adaptable units, one unit (20% of the total number of single-level residential units) has been provided meeting adaptable standards. As permitted under the adopted policy, 20 sq. ft. for each adaptable unit is exempt from F.A.R., resulting in a total adaptable unit F.A.R. exemption of 1.85 m² (20 sq. ft.). One handicap accessible parking stall is provided in connection with this development within the residential parking area. The 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 restricting the enclosure of balconies;
 - Section 219 Covenant providing that all disabled parking to remain as Common Property; and,
 - Section 219 Covenant ensuring compliance with the submitted acoustical analysis.
- 3.6 In light of the proximity to Gilley Avenue and the Expo SkyTrain Line, an acoustic study is required to ensure compliance with the Council-adopted sound criteria.
- 3.7 One car wash stall and an appropriately screened garbage handling and recycling holding area will be provided on site.
- 3.8 Due to the industrial history of the site, a Site Profile and the resolution of any arising issues will be required.
- 3.9 The developer is responsible for the undergrounding of overhead wiring abutting the site on Beresford Street.

To: City Manager
 From: Director Planning and Building
 Re: Rezoning Reference #15-48
 2017 April 26Page 6

- 3.10 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. The proposed Sediment Control System will then be the basis, after Final Adoption, for the necessary Preliminary Plan Approval and Building Permit.
- 3.11 Given the size of the site, best management practices are acceptable in lieu of a formal storm water management plan.
- 3.12 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 \$1,515.00 per townhouse unit.

4.0 DEVELOPMENT PROPOSAL

4.1 Site Area:

Gross Site	-	2,157.8 m ² (23,226 sq.ft.)
Dedications	-	310.1 m ² (3,338 sq.ft.)
Net Site	-	1,847.7 m ² (19,888 sq.ft.)
		(Subject to detailed survey)

4.2 Density:

FAR Permitted and Provided	-	1.1 FAR
Gross Floor Area (GFA)	-	2,030.6 m ² (21,857 sq.ft.)
Adaptable Unit Exemption (20 sq. ft./unit)	-	1.85 m ² (20 sq. ft.)
Amenity Space Exemption	-	34.7 m ² (374 sq. ft.)
Site Coverage	-	37.8 %

4.3 Height - 3 Storeys

4.4 Unit Mix:

15	three-bedroom units:	-	104.4 – 124.0 m ² (1,124 – 1,335 sq.ft.)
2	three-bedroom + den units:	-	134.4 – 142.2 m ² (1,447 – 1,531 sq.ft.)
TOTAL NUMBER OF UNITS		-	17 units (inclusive of 1 adaptable unit)

To: City Manager
 From: Director Planning and Building
 Re: Rezoning Reference #15-48
 2017 April 26Page 7

4.5 Vehicle Parking and Loading:

Residential @ 1.75 spaces/unit		<u>Required</u>	<u>Provided</u>
-	30		31 (incl. 5 visitor parking spaces)
Total Parking Provided	-	31	
Car Wash Stall Required and Provided	-	1	
Disabled spaces (included in parking total)	-	1 residential space provided underground	

4.6 Bicycle Parking:

		<u>Required</u>	<u>Provided</u>
Secure Residential @ 1 locker/unit	-	17	22
Visitor Racks @ 0.2 spaces/unit			
Required and Provided	-	4	

4.7 Communal Facilities (Excluded from FAR Calculations)

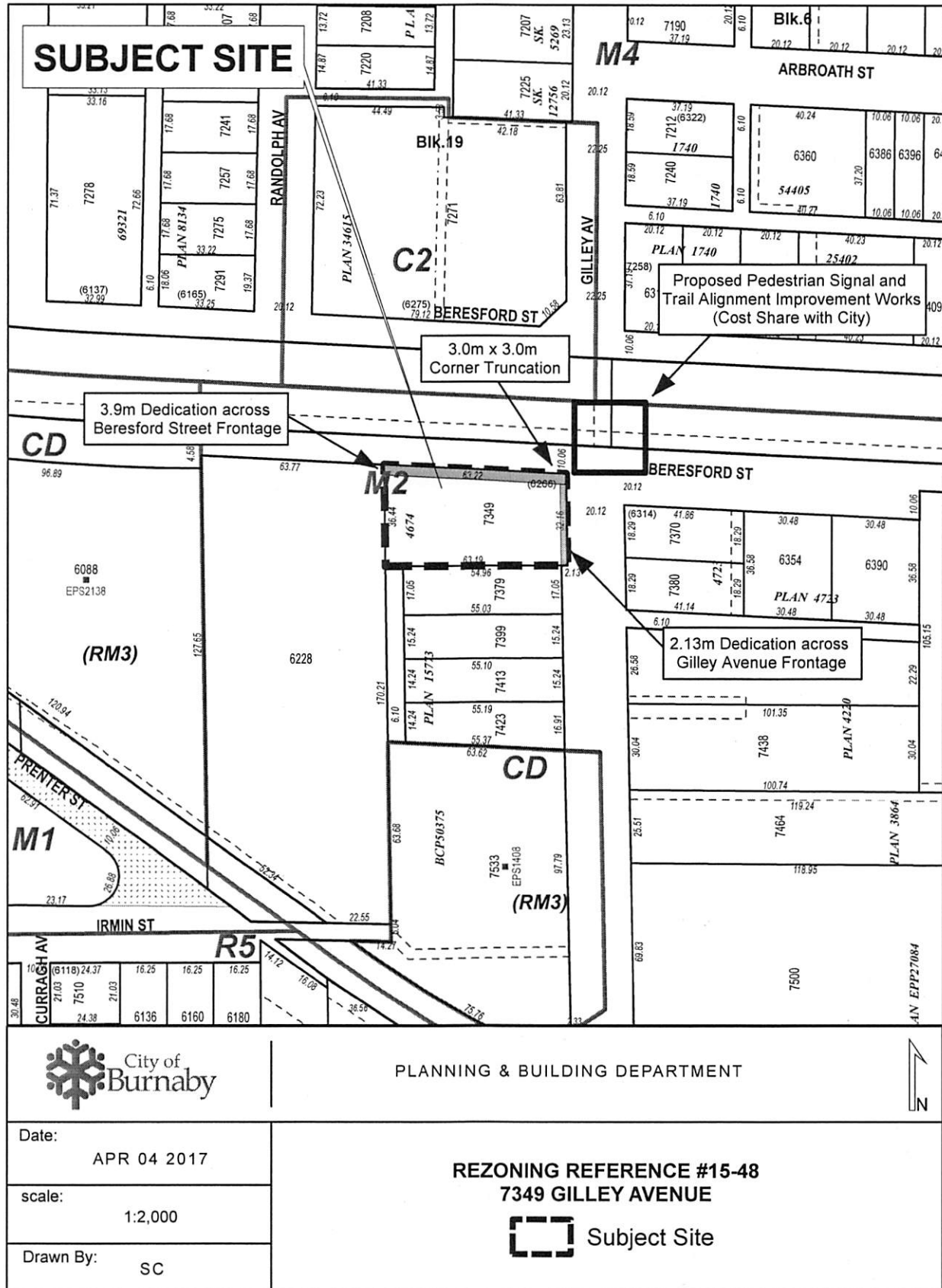
Communal facilities for residents are located on the ground floor of the development. Amenities include an amenity vestibule and handicapped accessible elevator. The total amenity area measures 34.7 m² (374 sq. ft.), which is less than the 101.6 m² (1,094 sq. ft.) permitted to be excluded from Gross Floor Area (GFA) by the Zoning Bylaw.

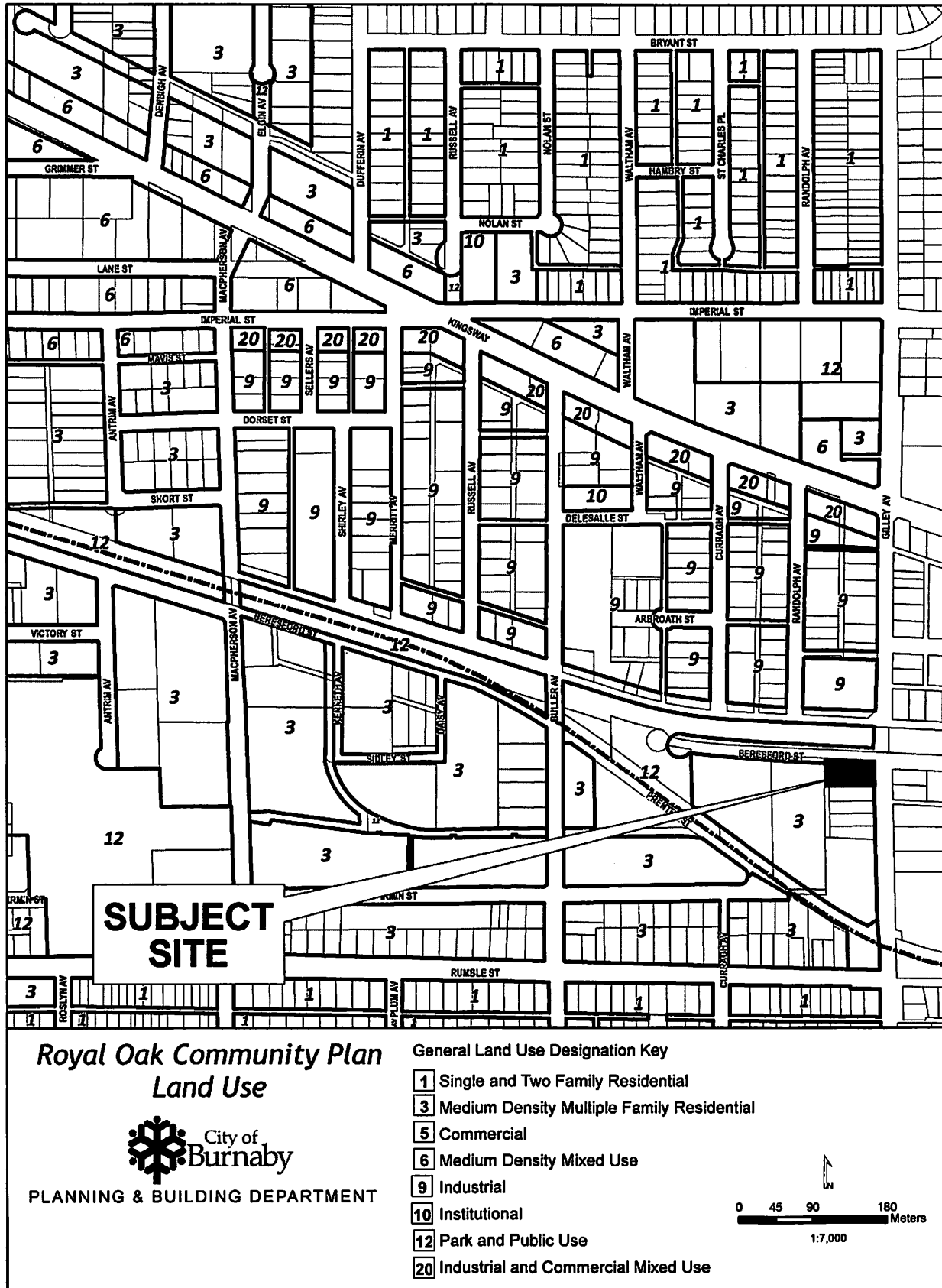

 Lou Pelletier, Director
 PLANNING AND BUILDING

GT:spf
 Attachments

cc: Director Engineering
 City Solicitor
 City Clerk

P:\REZONING\Applications\2015\15-00048 7349 Gilley Avenue\Rezoning Reference 15-48 PH Report 20170501.docx





Printed on April 04, 2017

Sketch #2



Item
Meeting 2017 May 01

COUNCIL REPORT

TO: CITY MANAGER 2017 April 26

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #15-32**
Installation of rooftop antenna facility

ADDRESS: 3846 Sunset Street (see *attached* Sketch #1)

LEGAL: Parcel "C" (Explanatory Plan 28705), Lot 14, DL 68, Group 1, NWD Plan 12188

FROM: RM2 Multiple Family Residential District

TO: CD Comprehensive Development District (based on RM2 Multiple Family Residential District, and in accordance with the development plan entitled "3846 Sunset Street" prepared by GS - Sayers Engineering Ltd.)

APPLICANT: TM Mobile Inc. (Telus)
c/o Cypress Land Services Inc.
120 – 736 Granville Street
Vancouver, BC V6Z 1G3
(Attention: Tawny Verigin)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2017 May 30.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2017 May 15 and to a Public Hearing on 2017 May 30 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.

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #15-32
 Installation of rooftop antenna facility
 2017 April 26..... Page 2

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the installation of rooftop antennas and an at-grade equipment compound.

2.0 BACKGROUND

- 2.1 The subject site is located on the south side of Sunset Street, between Smith Avenue and Ingleton Avenue, and is developed with a three-storey multiple-family residential building measuring approximately 841 m² (9,056 ft²) constructed in 1966. The building has a split-level design with two flat roofs; the higher roof is on the Sunset Street side of the building and the lower roof is on the lane side of the building. To the west of the subject site are one-storey commercial buildings. To the east are two- and three-storey multiple-family residential buildings, and across Ingleton Avenue is Burnaby Hospital. To the north across Sunset Street are two-storey commercial developments, a one-storey day care facility, and two- and three-storey multiple-family residential buildings. To the south across the lane are single-family dwellings zoned R5 Residential District.
- 2.2 The subject site is located within the Cascade Heights Community Plan Area, which is designated in Burnaby's Official Community Plan (OCP) as an urban village accommodating lower scale multiple family developments with a service commercial component.
- 2.3 On 2015 September 28, Council received a report from 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. The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

3.0 GENERAL COMMENTS

- 3.1 The applicant is seeking to rezone the site from the RM2 Multiple Family Residential District to the CD Comprehensive Development District (based on RM2 Multiple Family Residential District) for the purpose of installing a rooftop antenna facility and an at-grade equipment compound. The purpose of the proposed antenna development is to maintain and improve network services.
- 3.2 The proposed rooftop antenna installation is located on the higher roof of the apartment building and includes nine telecommunication antennas. Six of the proposed antennas measure approximately 1.83 m (6 ft.) high by 0.38 m (1.25 ft.) wide, and three of the proposed antennas measure approximately 2.02 m (6.63 ft.) high by 0.36 m (1.18 ft.)

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #15-32
 Installation of rooftop antenna facility
 2017 April 26..... Page 3

wide. The antennas would be mounted in groups of three – with two of the former size and one of the latter in each group – on the west, east, and south edges of the higher rooftop. In order to minimize the visual impacts of the antenna installation, the applicant is proposing to install a partial shroud on all sides of the higher rooftop as an addition of a parapet. The shroud colour and texture is proposed to match the existing building and, on the north elevation facing the street, includes details that reflect the building's architecture. In addition, in order to maintain the existing building's sense of proportion, the applicant is proposing to increase the height of the three existing chimneys by a height ranging from approximately 1.06 m (3.48 ft.) to 1.38 m (4.53 ft.).

It is noted that the addition of the parapet increases the height of the building by approximately 1.64 m (5.38 ft.) on the north side of the building and approximately 1.32 m (4.33 ft.) on the west, east, and south sides of the building. As the proposed total height of the building would be 13 m (42.65 ft.), which is above the maximum permitted height of 12 m (39.37 ft.) in the RM2 District, rezoning to the CD District is required. A maximum of 1 m (3.28 ft.) of the antennas would be visible above the parapet.

An accessory equipment compound, which includes four equipment cabinets in an approximately 3.8 m (12.47 ft.) by 3.0 m (9.84 ft.) area, is proposed to be located at grade on the west side of the property. The proposed compound would be enclosed on three sides by a 2.4 m (7.87 ft.) high wood fence with a double swing gate and a person gate.

- 3.3 Antenna developments and related infrastructure are recognized as a necessary utility that serves the mobile communications and information technology needs of Burnaby's businesses and residents. As such, this Department works with the telecommunications sector and its proponents to facilitate the development of antenna infrastructure as appropriate. In this case, the proposed antenna development meets the requirements of Section 6.21 of the Zoning Bylaw, as it is attached to a building, meets maximum dimensional standards, and, with the addition of the proposed parapet around the entire higher rooftop, would meet the maximum height requirement. As mentioned above, however, rezoning to the CD District is required to allow for a building height beyond what is permitted in the RM2 District, in order to appropriately screen the antenna installation.
- 3.4 The proposed antenna installation includes the extension of two chimneys on the north face of the building by 1.36 m (4.46 ft.) and 1.38 m (4.53 ft.), the extension of a third chimney in the middle of the building by 1.06 m (3.48 ft.), the addition of a maximum 1.64 m (5.38 ft.) parapet on the north face of the building, and the addition of a 1.32 m (4.33 ft.) parapet on the west, east, and south sides of the higher rooftop. This treatment will partially screen the proposed antennas from surrounding development, and the proposed parapet, in conjunction with the extended chimneys and the incorporation of architectural features on the north face, would help minimize the proposal's visual impacts from all directions. In doing so it would comply with Section 6.21 of the Zoning Bylaw.

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #15-32
 Installation of rooftop antenna facility

2017 April 26..... Page 4

- 3.5 Multiple family residences are located to the northeast and east of the subject site, and R5 District single-family homes are located directly across the lane to the south. The proposed antenna installation would be visible from all directions, including from the southern residential area which is at a higher elevation from the subject site. However, its visual impact is minimized by the proposed parapet, which would extend around the entire higher rooftop, and the proposed architectural integration on the north face of the building. Given the context of the antennas on a commercial street with multiple family residences, the visual impact is considered to be generally appropriately treated.
- 3.6 Regarding potential safety concerns, the proposed antenna installation must comply with the Safety Code 6 Guidelines administered by Health Canada. Overall, the proposed antenna facility is considered to be supportable.
- 3.7 The Director Engineering will be requested to provide an estimate for any required services to serve the site, including but not limited to:
- Design and payment in lieu of construction for a new 1.5 m (4.92 ft.) concrete separated sidewalk across the development frontage on Sunset Street.

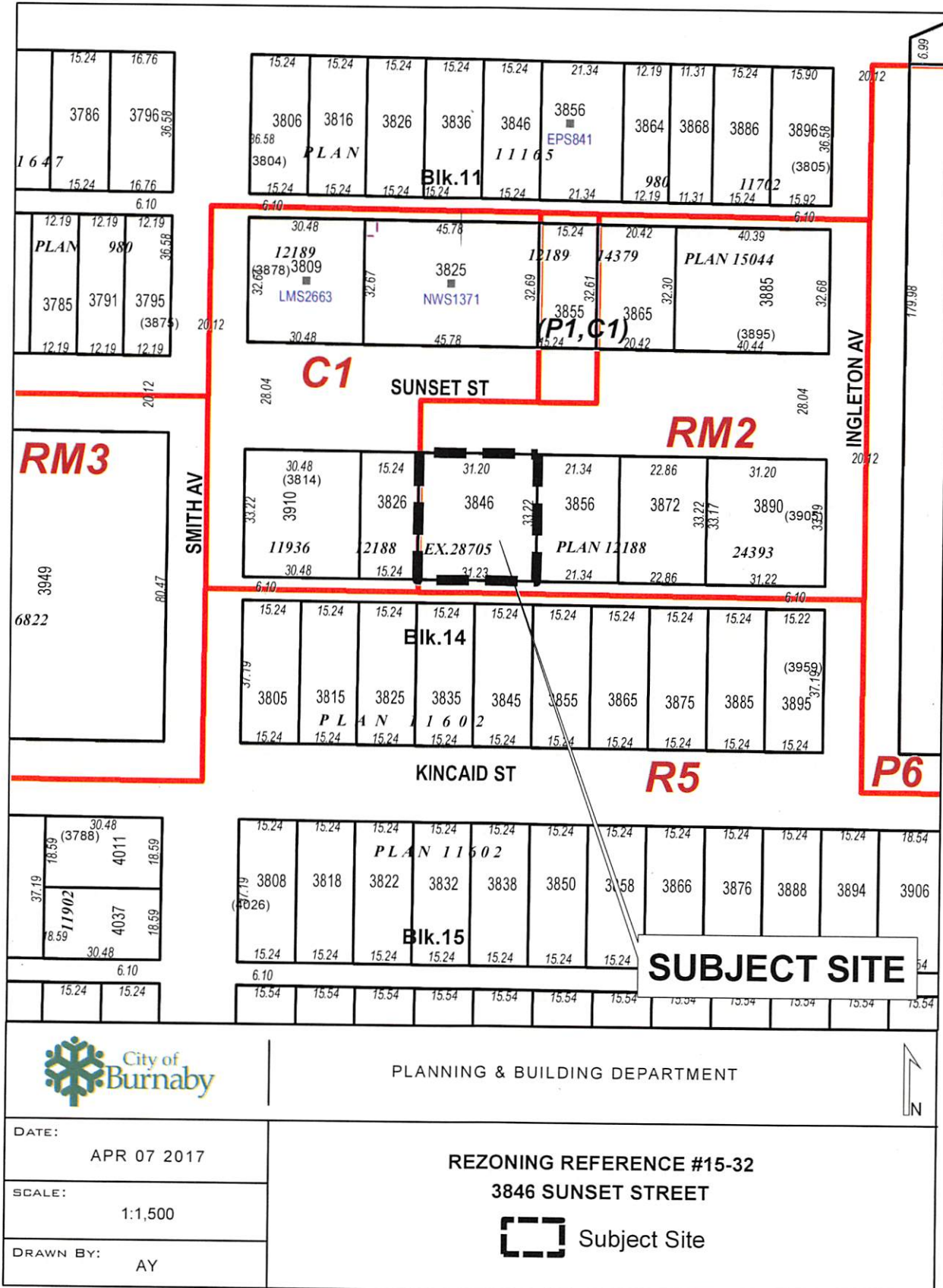
4.0 DEVELOPMENT PROPOSAL

- | | | | |
|-----|---------------------------------------|---|--|
| 4.1 | Site Area | - | 1,036.95 m ² (11,161.64 ft ²) (unchanged) |
| 4.2 | Existing Building Height | - | 11.36 m (37.27 ft.) |
| | Building Height with Parapet Addition | - | 13 m (42.65 ft.) |
| 4.3 | Parking Required/Provided | - | unchanged |


 Lou Pelletier, Director
 PLANNING AND BUILDING

LS:spf
Attachment

cc: Director Engineering
 City Solicitor
 City Clerk



Sketch #1



INTER-OFFICE COMMUNICATION

TO: CITY CLERK 2017 April 26
FROM: DIRECTOR PLANNING AND BUILDING
SUBJECT: REZONING REFERENCE #15-24
 AMENDMENT BYLAW NO. 38/15; BYLAW #13554
 Proposed Three-Lot Residential Subdivision
 Third Reading
ADDRESS: 6755 Canada Way
LEGAL: Lot 253, DL 91, Group 1, NWD Plan 41113
FROM: C4 Service Commercial District
TO: R5 Residential District

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2015 December 14;
- b) Public Hearing held on 2016 January 26; and,
- c) Second Reading given on 2016 February 01.

The prerequisite conditions have been partially satisfied as follows:

- a. The submission of a suitable plan of development, including the completion of the necessary subdivision.
 - *A suitable plan of development, including a subdivision plan, has been submitted. An Application to Deposit Plan will be submitted prior to Final Adoption.*
- b. The deposit of sufficient monies, including a 4% Engineering Inspection Fee, to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
 - *The applicant has submitted engineering design drawings for review and has agreed in a letter dated 2017 March 21 to deposit the necessary funds including 4% inspection fees and complete the servicing agreement prior to Final Adoption.*

City Clerk
Rezoning Reference #15-24
Third Reading
2017 April 26 Page 2

- 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 21.*
- d. The dedication of a 6.1 m wide rear lane extending from Ulster Street to Formby Street.
 - *The subdivision plan dedicating the required rear lane has been submitted. An Application to Deposit Plan, along with the required transfer documents, will be submitted prior to Final Adoption.*
- e. A Letter of Undertaking to offer to renew or upgrade fencing adjacent to the lane for the property owners of 7670 Formby Street and 7671 Ulster Street, with bonding if accepted, is required.
 - *The applicant has submitted a Letter of Undertaking, dated 2017 April 07, fulfilling this condition.*
- f. The granting of a Section 219 covenant to ensure that no vehicular access is to be taken via Canada Way.
 - *The applicant has agreed to this prerequisite in a letter dated 2017 March 21 and the required covenant will be deposited in the Land Title Office prior to Final Adoption.*
- g. The granting of a Section 219 covenant to ensure that the conditions outlined in “Schedule B” of the Certificate of Compliance issued on 2013 July 23 have been met.
 - *The applicant has agreed to this prerequisite in a letter dated 2017 March 21 and the required covenant will be deposited in the Land Title Office prior to Final Adoption.*
- h. The release of Restrictive Covenant Filing No. CA3321800 on Title.
 - *The applicant has agreed to this prerequisite in a letter dated 2017 March 21 and the covenant will be discharged prior to Final Adoption.*
- i. The pursuance of Storm Water Management Best Practices in line with established guidelines.
 - *The applicant has agreed to this prerequisite in a letter dated 2017 March 21. An*

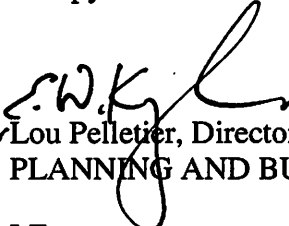
City Clerk
 Rezoning Reference #15-24
 Third Reading
 2017 April 26 Page 3

approved sediment control system will be required prior to Final Adoption.

- j. The submittal of a tree survey and arborist report, and issuance of a Tree Cutting Permit as required.
 - *The applicant has submitted a tree survey and arborist report dated 2016 November 08 and has agreed to fulfill all requirements of this prerequisite, including obtaining any required Tree Cutting Permit(s), in a letter dated 2017 March 21.*
- k. The deposit of the applicable Parkland Acquisition Charge.
 - *The applicant has agreed in a letter dated 2017 March 21 to make the necessary deposits prior to Final Adoption.*
- l. The deposit of the applicable School Site Acquisition Charge.
 - *The applicant has agreed in a letter dated 2017 March 21 to make the necessary deposits prior to Final Adoption.*
- m. The deposit of the applicable GVS & DD Sewerage Charge.
 - *The applicant has agreed in a letter dated 2017 March 21 to make the necessary deposits prior to Final Adoption.*

As the prerequisite conditions to this rezoning are now substantially complete, could you please arrange to return this amendment bylaw to Council for Consideration and Third Reading on 2017 May 01, 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

LF:
Attachment

cc: City Manager

**PUBLIC HEARING MINUTES
HELD ON: 2016 JANUARY 26
REZ. REF. NO. 15-24
PAGE 1 OF 2**

**BURNABY ZONING BYLAW 1965,
AMENDMENT BYLAW NO. 38, 2015 – BYLAW NO. 13554**

Rez. #15-24

6755 Canada Way

From: C4 Service Commercial District

To: R5 Residential District

The purpose of the proposed zoning is to permit the subdivision of the site into three two-family residential lots.

The Advisory Planning Commission advised it supports the rezoning application.

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

Dara Bring, 7670 Formby Street, Burnaby

A petition letter representing 17 residents was also submitted in opposition to the proposed bylaw amendment.

Antonio and Shirley Matias, 7671 Formby Street, Burnaby (17 residents)

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

Tony Matias, 7671 Formby Street, Burnaby, spoke in opposition to the rezoning application. Mr. Matias shared concerns regarding the lack of information provided in the notification, the radius of the notification, the negative impacts of the proposed alleyway, potential conflicts between pedestrians and vehicles due to increased traffic, increase in crime and parking issues.

Jacqueline Chay, 7644 Ulster Avenue, Burnaby, spoke in opposition to the rezoning application. Ms. Chay shared concerns with parking challenges resulting from a lack of overflow parking.

Jat Auja, 7661 Formby Street, Burnaby, spoke in support to the rezoning application. However, Mr. Ugula shared concerns regarding the number of units, noting his support for a 4 unit building not 6, highlighting that a 4 unit building would not require an alleyway.

**PUBLIC HEARING MINUTES
HELD ON: 2016 JANUARY 26
REZ. REF. NO. 15-24
PAGE 2 OF 2**

Raghu Bans, 7616 Ulster Street, Burnaby, spoke in opposition to the rezoning application. Mr. Bans voiced concerns with the amount of traffic and the safety risk to seniors in the neighbourhood as the streets become more congested.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR VOLKOW

THAT this Public Hearing for Rez. #15-24, Bylaw #13554 be terminated.

CARRIED UNANIMOUSLY



INTER-OFFICE COMMUNICATION

TO: CITY CLERK 2017 April 26

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #15-08**
AMENDMENT BYLAW NO. 12/16; BYLAW #13588
Five-Storey Mixed-Use Development
Hastings Street Area Plan
Third Reading

ADDRESS: 4453/63/75 Hastings Street

LEGAL: Lot 23, Blk. 5, DL 121, Grp 1, NWD Plan 1054; Lot 22, Blk 5, DL 121, Grp 1, NWD Plan 1054; Lot 1, DL 121, Grp 1, NWD Plan BCP9423

FROM: C8a Urban Village Commercial District (Hastings)

TO: CD Comprehensive Development District (based on C8 Urban Village Commercial District, Hastings Street Area Plan guidelines and in accordance with the development plan entitled, "Proposed Mixed Use Development" prepared by Burrowes Huggins Architects.)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2016 April 04;
- b) Public Hearing held on 2016 April 26; and,
- c) Second Reading given on 2016 May 09.

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

City Clerk
 Rezoning Reference #15-08
 Third Reading
 2017 April 26..... Page 2

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

- *The applicant has submitted engineering design drawings for review and has agreed in a letter dated 2017 April 24 to deposit the necessary funds including 4% inspection fees and complete the servicing agreement prior to Final Adoption.*
- c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
 - *The applicant has agreed to this prerequisite in a letter dated 2017 April 24.*
- d) The granting of any necessary statutory rights-of-way, easements and/or covenants including:
 - a Section 219 Covenant restricting enclosure of balconies;
 - a Section 219 Covenant ensuring all disabled parking spaces remain as common property;
 - a Section 219 Covenant ensuring compliance with the approved acoustic study; and,
 - a 1.5 m Statutory Right of Way on Hastings Street.
 - *The applicant has agreed to this prerequisite in a letter dated 2017 April 24 and the required covenants and statutory rights-of-way have been submitted and will be deposited in the Land Title Office prior to Final Adoption.*
- e) Consolidation of the net site into one legal parcel.
 - *The requisite subdivision plan of consolidation has been submitted and will be deposited in the Land Title Office prior to Final Adoption.*
- f) The pursuance of Storm Water Management Best Practices in line with established guidelines, and the granting of a Section 219 Covenant to ensure continued maintenance.
 - *The applicant has agreed to this prerequisite in a letter dated 2017 April 24. The required covenant has been submitted and will be deposited in the Land Title Office prior to Final Adoption.*
- g) The review of a detailed Sediment Control System by the Director Engineering.
 - *The applicant has submitted engineering design drawings, and has agreed to this prerequisite in a letter dated 2017 April 24.*

City Clerk
 Rezoning Reference #15-08
 Third Reading
 2017 April 26..... Page 3

- h) The submission of a Site Profile and resolution of any arising requirements.
 - *The applicant has submitted the required Site Profile which is being processed to determine if remediation measures are required.*
- i) 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.
 - *The necessary provisions are indicated on the development plans and the applicant has submitted a letter dated 2017 April 24 committing to implement the recycling provisions.*
- j) Compliance with the guidelines for surface and underground parking for residential visitors and commercial patrons.
 - *The applicant has agreed to this prerequisite in a letter dated 2017 April 24.*
- k) Compliance with Council-adopted sound criteria.
 - *The applicant has submitted an acoustical study which has been accepted by the Engineering Environmental Services Division and submitted a letter dated 2017 April 24 agreeing to comply with the Council-adopted sound criteria.*
- l) The undergrounding of existing overhead wiring abutting the site.
 - *The applicant has agreed to this prerequisite in a letter dated 2017 April 24.*
- m) The submission of a detailed comprehensive sign plan.
 - *The applicant has agreed to this prerequisite in a letter dated 2017 April 24.*
- n) The deposit of the applicable Parkland Acquisition Charge.
 - *The applicant has agreed to this prerequisite in a letter dated 2017 April 24 and the funds will be deposited prior to Final Adoption.*
- o) The deposit of the applicable GVS & DD Sewerage Charge.
 - *The applicant has agreed to this prerequisite in a letter dated 2017 April 24 and the funds will be deposited prior to Final Adoption.*
- p) The deposit of the applicable School Site Acquisition Charge.

City Clerk
 Rezoning Reference #15-08
 Third Reading
 2017 April 26..... Page 4

- *The applicant has agreed to this prerequisite in a letter dated 2017 April 24 and the funds will be deposited prior to Final Adoption.*
- q) 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 April 24 and the on-site area plan notification sign is in place.*

As the prerequisite conditions to this rezoning are now substantially complete, could you please arrange to return this amendment bylaw to Council for Consideration and Third Reading on 2017 May 01, with Reconsideration and Final Adoption to follow when the prerequisites are completely fulfilled and Planning notifies you to that effect.

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


 Lou Pelletier, Director
 PLANNING AND BUILDING

DR:spf
Attachment

cc: City Manager

P:\REZONING\Applications\2015\15-00008 4453.63.75 Hastings St\Rezoning Reference 15-08 Third Reading 20170501.doc

**PUBLIC HEARING MINUTES
HELD ON: 2016 APRIL 26
REZ. REF. NO. 15-08
PAGE 1 OF 1**

**BURNABY ZONING BYLAW 1965,
AMENDMENT BYLAW NO. 12, 2016 – BYLAW NO. 13588**

Rez. #15-08

4453/63/75 Hastings Street

From: C8a Urban Village Commercial District (Hastings)

To: CD Comprehensive Development District (based on C8 Urban Village Commercial District, Hastings Street Area Plan guidelines and in accordance with the development plan entitled, "Proposed Mixed Use Development" prepared by Burrowes Huggins Architects)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a five (5) storey mixed-use development, with commercial/retail at grade, and residential uses above.

The Advisory Planning Commission advised it supports the rezoning application.

One letter was received in opposition to the proposed bylaw amendment:

Ip Pui Y, 205-4458 Albert Street, Burnaby

The following speaker appeared before Council regarding the proposed zoning bylaw amendment:

Jay Sherwood, 4438 Albert Street, Burnaby, shared concerns about the building being five storeys. Mr. Sherwood asked staff if the approval of a five storey building would result in more five storey buildings being develop in the area.

The Director Planning and Building explained that the street face of the building, although called five storeys, would only be four storeys and that the five storey description is due to the double height of the bottom floor retail space and the mezzanine level to be located on the alley side of the building. Staff confirmed that the building height would not be greater than the maximum allowable height for a four storey building.

Mr. Sherwood also requested clarification as to the location of the parking access to the new building as he is concerned about vehicle conflicts between the new parking entrance and existing laneway parking entrances/exits.

**MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR MCDONELL**

CARRIED UNANIMOUSLY