



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

OPEN PUBLIC MEETING AT 7:00 PM
Monday, 2017 September 18

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 September 11	1
3.	<u>PROCLAMATIONS</u>	
	A) Cops for Cancer Day (2017 September 25)	
	B) United Way Day (2017 September 21)	
	C) Wrongful Conviction Day (2017 October 2)	
4.	<u>REPORTS</u>	
	A) Community Heritage Commission Re: Remembering Working People: "Plaques Around the Province" Project	8
	B) Community Heritage Commission Re: New Kapoor Singh Siddoo "Stop of Interest" Sign	15
	C) Community Heritage Commission Re: "Burnaby Then and Now" Celebrating Burnaby 125 with Heritage Markers	20

- | | | |
|----|---|-----------------|
| D) | Financial Management Committee
Re: Contract Award - SAP Hardware and Database
Replacement Project (Suite on HANA) - HANA Appliance
and Application Server Hardware | ON TABLE |
| E) | Financial Management Committee
Re: Contract Award - SAP Hardware and Database
Replacement Project (Suite on HANA) - Implementation
Services | ON TABLE |
| F) | Financial Management Committee
Re: Contract Award - Telephony Systems Hardware and
Software | ON TABLE |
| G) | Financial Management Committee
Re: 2018 Permissive Property Tax Exemptions | ON TABLE |
| H) | City Manager's Report, 2017 September 18 | 26 |

5. MANAGER'S REPORTS

- | | | |
|----|--|----|
| 1. | BUILDING PERMIT TABULATION REPORT NO. 8 FROM 2017
AUGUST 01 - 2017 AUGUST 31 | 27 |
| | Purpose: To provide Council with information on construction
activity as reflected by the building permits that have
been issued for the subject period. | |
| 2. | REZONING REFERENCE #16-27
HIGH RISE APARTMENT TOWER WITH COMMERCIAL
PODIUM
BRENTWOOD TOWN CENTRE DEVELOPMENT PLAN | 29 |
| | Purpose: To seek Council authorization to forward this
application to a Public Hearing on 2017 October 17. | |

6. BYLAWS

A) Third Reading, Reconsideration and Final Adoption

- | | | |
|----|---|--------------|
| A) | #13708 - Burnaby Zoning Bylaw 1965, Amendment Bylaw
No. 4, 2017 - Rez. #16-47 (Portion of 2316 Beta Avenue)
From P3 Park and Public Use District to CD
Comprehensive Development District (based on P2
Administration and Assembly District and Brentwood Town
Centre Development Plan guidelines, and the development | 13708 |
|----|---|--------------|

plan entitled "Beta Pump Station Replacement" prepared by Feenstra Architecture)

Purpose - to permit the development of a single storey sanitary station, with public washroom facilities, surface parking, loading area, underground wet well and sanitary sewer infrastructure

(Item 6(17), Manager's Report, Council 2017 January 23)

Memorandum - Director Planning & Building - 2017 September 13 - Page 43

7. **NEW BUSINESS**

8. **INQUIRIES**

9. **ADJOURNMENT**



COUNCIL MEETING MINUTES

Monday, 2017 September 11

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 September 11 at 7:00 p.m.

1. CALL TO ORDER

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

ABSENT: Councillor Pietro Calendino

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 & Building
 Mr. Dave Critchley, Director Public Safety & Community Services
 Ms. May Leung, City Solicitor
 Ms. Kate O'Connell, Deputy City Clerk
 Ms. Blanka Zeinabova, Administrative Officer

The Open Council meeting was called to order at 7:03 p.m.

2. MINUTES

A) Open Council Meeting held 2017 August 28

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR JOHNSTON

THAT the minutes of the Open Council meeting held on 2017 August 28 be now adopted.

CARRIED UNANIMOUSLY

B) Public Hearing (Zoning) held 2017 August 28

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR JORDAN

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

CARRIED UNANIMOUSLY

3. PROCLAMATION**A) Prostate Cancer Awareness Month (2017 September)**

Councillor Wang, on behalf of His Worship, Mayor Derek R. Corrigan proclaimed the month of 2017 September as "**Prostate Cancer Awareness Month**" in the City of Burnaby.

4. REPORTS

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR JOHNSTON

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

CARRIED UNANIMOUSLY

**A) Sustainable City Advisory Committee
Re: Environmental Sustainability Strategy (ESS) and
Community Energy and Emissions Plan (CEEP)
Implementation Approach and Phase 1 Priorities**

The Sustainable City Advisory Committee submitted a report outlining the implementation approach for the Environmental Sustainability Strategy and Community Energy and Emissions Plan.

The Sustainable City Advisory Committee recommended:

1. THAT Council approve the implementation approach for the Environmental Sustainability Strategy and Community Energy and Emissions Plan, and Phase 1 policy priorities, as outlined in this report.
2. THAT a copy of this report be sent to the Planning and Development Committee, Financial Management Committee and Parks, Recreation and Culture Commission for their information.

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR VOLKOW

THAT the recommendations of the Sustainable City Advisory Committee be adopted.

CARRIED UNANIMOUSLY

B) Sustainable City Advisory Committee
Re: Update on the Burnaby Healthier Community Partnership
for 2016-17

The Sustainable City Advisory Committee submitted a report providing an update on the initiatives of the Burnaby Healthier Community Partnership for 2016-17.

The Sustainable City Advisory Committee recommended:

1. THAT this report be received for the information of Council.
2. THAT a copy of this report be forwarded to Dr. Aamir Bharmal, Medical Health Officer for Burnaby, Ms. Sheila Finamore, Executive Director, Burnaby Health Services, Ms. Baljinder Narang, School Trustee, Burnaby Board of Education, and Dr. Davidicus Wong, Burnaby Division of Family Practice.

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR VOLKOW

THAT the recommendations of the Sustainable City Advisory Committee be adopted.

CARRIED UNANIMOUSLY

C) Sustainable City Advisory Committee
Re: Dementia-Friendly Community Action Plan

The Sustainable City Advisory Committee submitted a report presenting the draft Burnaby Dementia-Friendly Community Action Plan.

The Sustainable City Advisory Committee recommended:

1. THAT Council endorse the Burnaby Dementia-Friendly Community Action Plan.

2. THAT a copy of this report and the Burnaby Dementia-Friendly Community Action Plan be forwarded for information to:
 - Parks, Recreation and Culture Commission
 - Burnaby Public Library Board
 - Fraser Health
 - The Alzheimer Society of B.C.
 - The Voices of Burnaby Seniors
 - The UBCM Age-Friendly Community Planning and Project Grants Program
3. THAT a copy of this report and the Dementia-Friendly Community Action Plan be forwarded to members of the Burnaby Dementia-Friendly Working Group, along with a letter of appreciation from the Mayor acknowledging their participation on the working group.

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendations of the Sustainable City Advisory Committee be adopted.

CARRIED UNANIMOUSLY

D) City Manager's Report, 2017 September 11

The City Manager submitted a report dated 2017 September 11 on the following matters:

5. MANAGER'S REPORTS

1. DEMOLITION OF 7252 KINGSWAY

The City Manager submitted a report from the Director Planning and Building seeking Council approval of capital funding to pursue demolition of 7252 Kingsway.

The City Manager recommended:

1. THAT Council authorize an expenditure of \$700,000 from the Capital Program - Land Assembly and Development for demolition and advanced site preparation at 7252 Kingsway.

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

2. DEMOLITION OF 7282 KINGSWAY

The City Manager submitted a report from the Director Planning and Building seeking Council approval of capital funding to pursue demolition of 7282 Kingsway.

The City Manager recommended:

1. THAT Council authorize an expenditure of \$500,000 from the Capital Program - Land Assembly and Development for demolition and advanced site preparation at 7282 Kingsway.

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR VOLKOW

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

3. LIQUOR LICENCE APPLICATION #17-01
GRAND VILLA CASINO
4331 DOMINION STREET

The City Manager submitted a report from the Director Planning and Building with a recommendation for a new liquor primary licence within the Grand Villa Casino.

The City Manager recommended:

1. THAT Council authorize staff to gather public input regarding the subject liquor primary licence application, which involves a proposal for a new separate liquor primary licence with a Family Food Service Term & Condition for Personas restaurant/lounge, as described in Section 3.0 of this report.

2. THAT a copy of this report be forwarded to the General Manager, Liquor Control and Licensing Branch, P.O. Box 9292, Stn. Provincial Government, Victoria, BC V8W 9J8; and to the applicant, Mr. Glenn Atchison, Gateway Casino and Entertainment Ltd., Corporate Office, 4331 Dominion Street, Burnaby, BC V5G 1C7.

MOVED BY COUNCILLOR VOLKOW
SECONDED BY COUNCILLOR MCDONELL

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR JOHNSTON

THAT the Committee now rise and report.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR JORDAN

THAT the report of the Committee be now adopted.

CARRIED UNANIMOUSLY

6. **BYLAWS**

Second Reading

- A) Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 29, #13785
2017 - Rez. #16-52 (Portion of 9855 Austin Road)

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR VOLKOW

THAT Bylaw No. 13785 be now read a second time.

CARRIED UNANIMOUSLY

Reconsideration and Final Adoption

- B) Burnaby Capital Works, Machinery and Equipment Reserve #13786
Fund Expenditure Bylaw No.35, 2017

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR VOLKOW

THAT Bylaw No. 13786 be now reconsidered and Finally Adopted, signed by the Mayor and Clerk and the Corporate Seal affixed thereto.

CARRIED UNANIMOUSLY

7. **NEW BUSINESS**

a) **Councillor Volkow – Privatization of Canadian Airports**

Councillor Volkow referred to Item A of the Council Correspondence package received 2017 September 07 from the National Airlines Council of Canada. On 2017 March 22 Mayor Corrigan sent a letter to Prime Minister, Justin Trudeau stating the City of Burnaby's opposition to the privatization of Canadian Airports. A response from the Federal Government was received by the City of Burnaby on 2017 May 10 from The Honourable Marc Garneau, Minister of Transport.

8. **INQUIRIES**

There were no inquiries brought before Council at this time.

9. **ADJOURNMENT**

MOVED BY COUNCILLOR JORDAN
SECONDED BY COUNCILLOR MCDONELL

THAT this Open Council meeting do now adjourn.

CARRIED UNANIMOUSLY

The Open Council meeting adjourned at 7:47 p.m.

Confirmed:

Certified Correct:

MAYOR

DEPUTY CITY CLERK



Meeting 2017 September 18

COUNCIL REPORT

COMMUNITY HERITAGE COMMISSION

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

SUBJECT: REMEMBERING WORKING PEOPLE: “PLAQUES AROUND THE PROVINCE” PROJECT

RECOMMENDATIONS:

1. THAT Council approve the installation of two commemorative plaques for the BC Labour Heritage Centre’s “Plaques Around the Province” project, as outlined in Section 2.0 of this report.
2. THAT a copy of this report be sent to the Parks, Recreation and Culture Commission for their information.

REPORT

The Community Heritage Commission, at its meeting held on 2017 September 07, received and adopted the attached report seeking Council’s approval for the installation of two commemorative plaques under the BC Labour Heritage Centre’s “Plaques Around the Province” project.

Respectfully submitted,

Councillor C. Jordan
Chair

Councillor S. Dhaliwal
Vice Chair

Copied to:	City Manager Director Planning & Building Director Engineering Director Finance Director Parks, Rec. & Cult. Services
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Meeting 2017 Sep 07

COMMISSION REPORT

TO: CHAIR AND MEMBERS
COMMUNITY HERITAGE COMMISSION

DATE: 2017 August 28

FROM: DIRECTOR PLANNING AND BUILDING

FILE: 1650 01
Reference: Interpretive Plaques

SUBJECT: REMEMBERING WORKING PEOPLE: “PLAQUES AROUND THE PROVINCE” PROJECT.

PURPOSE: To seek Council approval for the installation of two commemorative plaques under the BC Labour Heritage Centre’s “Plaques Around the Province” project.

RECOMMENDATIONS:

1. **THAT** Council be requested to approve the installation of two commemorative plaques for the BC Labour Heritage Centre’s “Plaques Around the Province” project as outlined in Section 2.0 of this report.
2. **THAT** a copy of this report be sent to the Parks, Recreation and Culture Commission for their information.

REPORT**1.0 BACKGROUND**

On 21 November 2016, Council approved a Community Heritage Commission project initiative to nominate and fund two plaques under the BC Labour Heritage Centre’s Remembering Working People: “Plaques Around the Province” project. This project was initiated in 2015 to identify significant people, places or events that demonstrate the contributions of working people to the history of British Columbia. The BC Labour Heritage Centre expressed their support for both nominations in Burnaby put forth by the Community Heritage Commission earlier this year, and have worked with staff to produce the final plaque designs.

The plaque project would increase the public awareness of the history of working people in Burnaby by highlighting two often overlooked historic events that occurred in the City: the Barnet Lumber Company Mill Workers Strike in 1931 and the Japanese Workmen Railway Disaster near Lost Creek in 1909. This report provides an update on the status of the nominations as well as details of the plaque designs for the information of the Community Heritage Commission and Council.

To: Community Heritage Commission
 From: Director Planning and Building
 Re: Remembering Working People: Plaques Around the
 Province Project

2017 August 28..... Page 2

2.0 BURNABY COMMEMORATIVE PLAQUES

Burnaby's Community Heritage Commission supported the nomination to the "Plaques Around the Province" project to include two significant sites. This section outlines the design and proposed locations for these markers.

Plaque Design

The plaques measure 18" x 29" and are individually crafted and cast in bronze by a union foundry, Ornamental Bronze Limited. The layout and design of the two plaques (*Attachment 1*) are based on a standard template supplied by the BC Labour Heritage Centre with input from staff on the textual and graphic content. The Barnet Lumber Company Mill Workers Strike plaque will incorporate the logo of the Lumber Workers Industrial Union, who led the strike. For the plaque commemorating the Japanese Workmen Railway Disaster, staff reached out to the Nikkei National Museum and Cultural Centre for additional comments and community support for the project with a recommendation to incorporate Japanese characters or "kanji" on the plaque that translate to "Spirit of the Railway".

Location

Site visits were conducted to identify the most appropriate location for the plaques. The main criteria for these locations included good accessibility and exposure to the public, and connection and proximity to the event being commemorated.

The plaque commemorating the Barnet Lumber Company Mill Workers Strike will be located near the site of the original mill at the entrance to an unnamed trail/pathway which traverses Barnet Marine Park at the east end of the swimming beach. It will be mounted on a large natural stone and visible to park visitors walking west along the trail and near the concrete ruins of the former Barnet Lumber Company (*Attachment 2*).

The plaque for the Japanese Workmen Railway Disaster will be located along the Brunette-Fraser Greenway, and within the boundaries of the City's Brunette River Conservation Area to the immediate east of Lost Creek. It will be securely mounted on a metal stand where passersby can also catch a glimpse of the railway tracks above the embankment to the north (*Attachment 3*).

3.0 CONCLUSION

The Remembering Working People: "Plaques Around the Province" project is a unique collaboration between the BC Labour Heritage Centre and the Community Heritage Commission to acknowledge and raise awareness of two significant historic events in Burnaby involving working people. The two plaques will add considerable interest to two popular and well-used park trails in Barnet Marine Park and the Brunette River Conservation Area, and supplement the City's existing heritage interpretation plaque program.

To: Community Heritage Commission
From: Director Planning and Building
Re: Remembering Working People: "Plaques Around
the Province" Project
2017 August 28.....Page 3

With the concurrence of the Community Heritage Commission and Council, staff will work cooperatively with the BC Labour Heritage Centre to install the plaques at the approved locations.


Lou Pelletier, Director
PLANNING AND BUILDING

HL:sa
Attachments (3)

Copied to: City Manager
Director Engineering
Director Finance
Director, Parks, Recreation and Cultural Services
City Clerk

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Barnet Lumber Company Mill Workers Strike 1931

In September 1931, some 360 workers at Barnet Lumber Co., led by the Lumber Workers Industrial Union, went on strike to protest wage reductions. Four cuts in the previous two months, the last being 20 per cent, drove wages as low as 19 cents an hour. The action was sparked by a larger strike at Fraser Mills in Coquitlam, another instance of workers' resistance to the stark conditions of the depression years. In response to the walkout, the mill's U.S. owners locked the workers out and shut down operations. Picketing continued for several weeks amidst intervention by Provincial Police and infantry, but Barnet Lumber never re-opened and eventually fell into tax default. Formerly known as the North Pacific Lumber Company, the sawmill was originally one of the largest lumber producers in the British Empire, employing Japanese, Chinese and East Indian labourers. Many of the men affected by the 1931 lockout remained unemployed until World War 2.

BC LABOUR
HERITAGE
CENTRE

2017
Union Made



COMMUNITY HERITAGE COMMISSION

鐵道魂

Great Northern Railway Disaster, 1909

In the early hours of November 29, 1909, a Great Northern train transporting 43 railway labourers to carry out track repairs plunged into this ravine (Lost Creek). Twenty three men, mostly of Japanese descent, were killed in the crash, illuminating the dangerous conditions faced by early railway workers. Unlike the crew members, the Japanese workers had been crowded into a boxcar and could not jump to safety. Rescue efforts were hampered by darkness, the steep banks of the ravine and the torrent of water from Lost Creek. A coroner's inquest revealed that the accident was caused by the storm and unsafe track design, and recommended that a night track-walker be employed during severe rainstorms.

BC LABOUR
HERITAGE
CENTRE

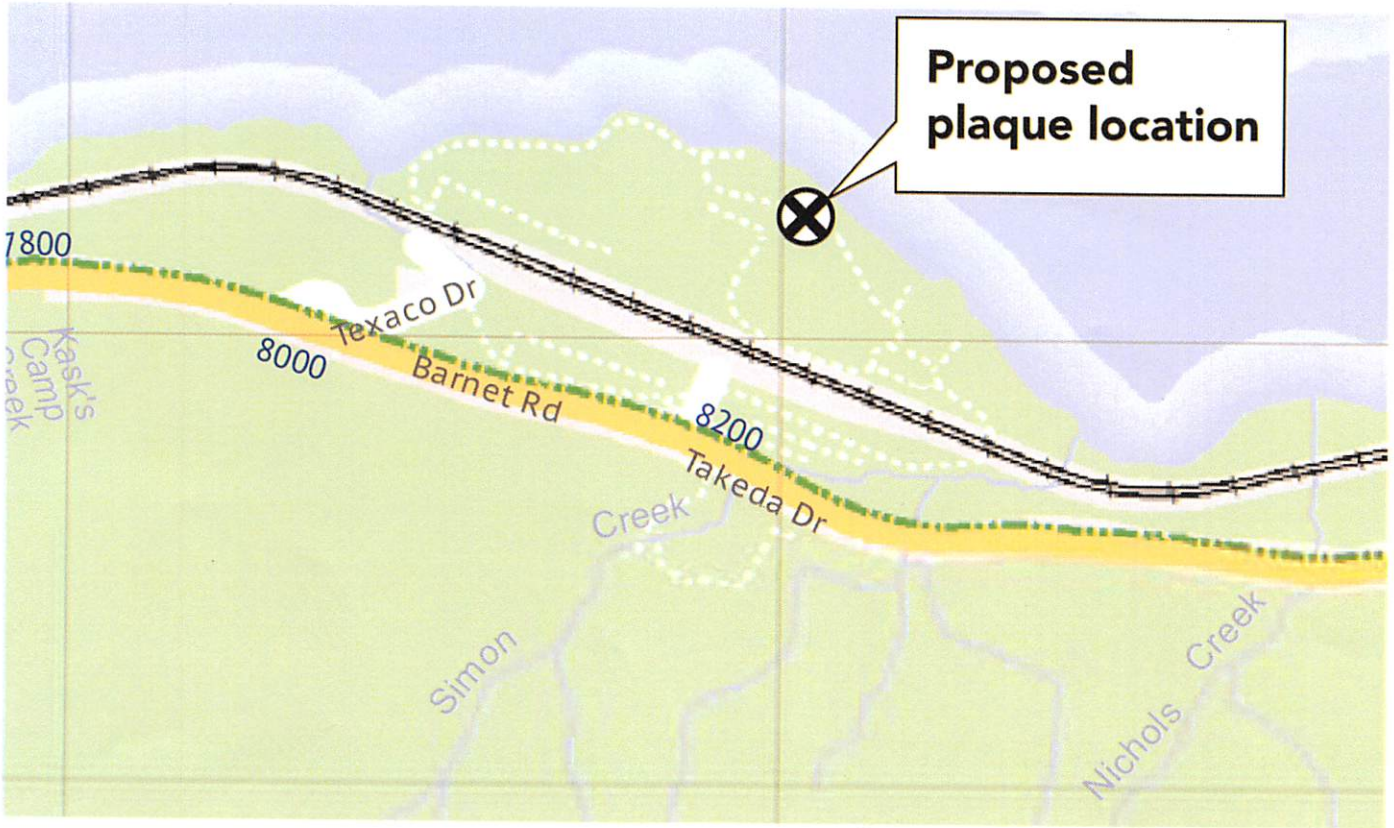
2017
Union Made



COMMUNITY HERITAGE COMMISSION

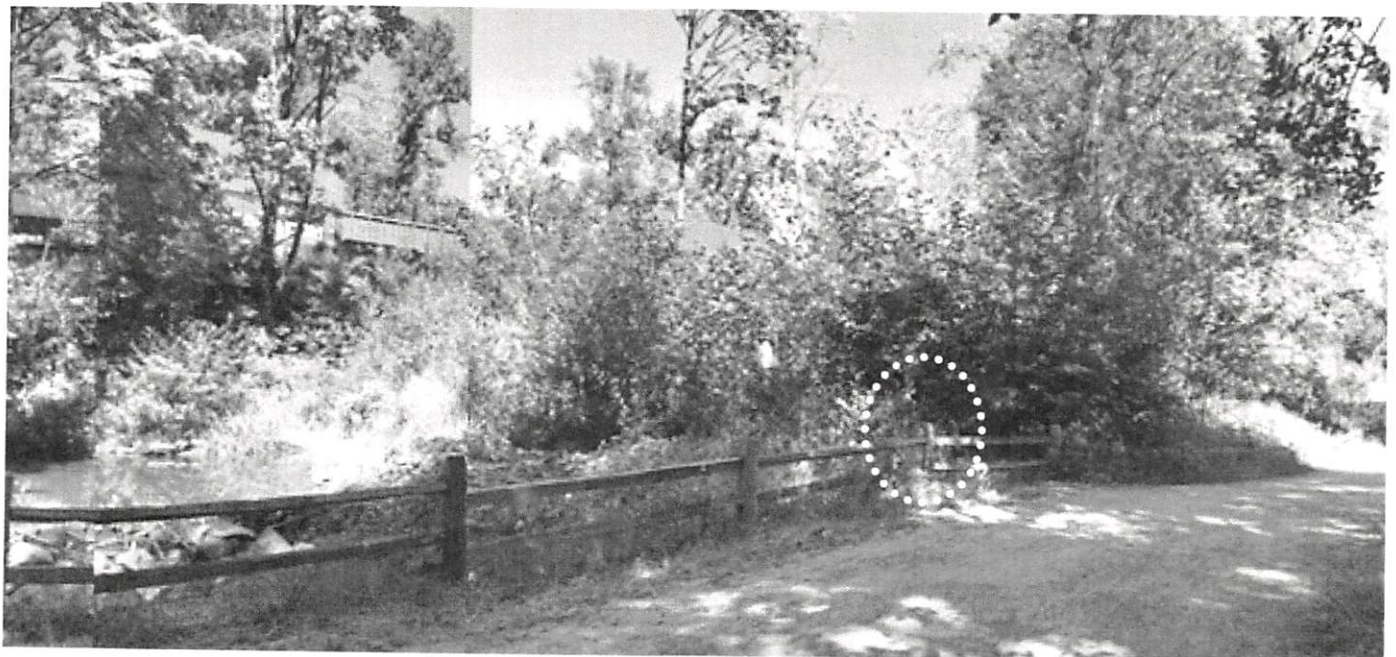
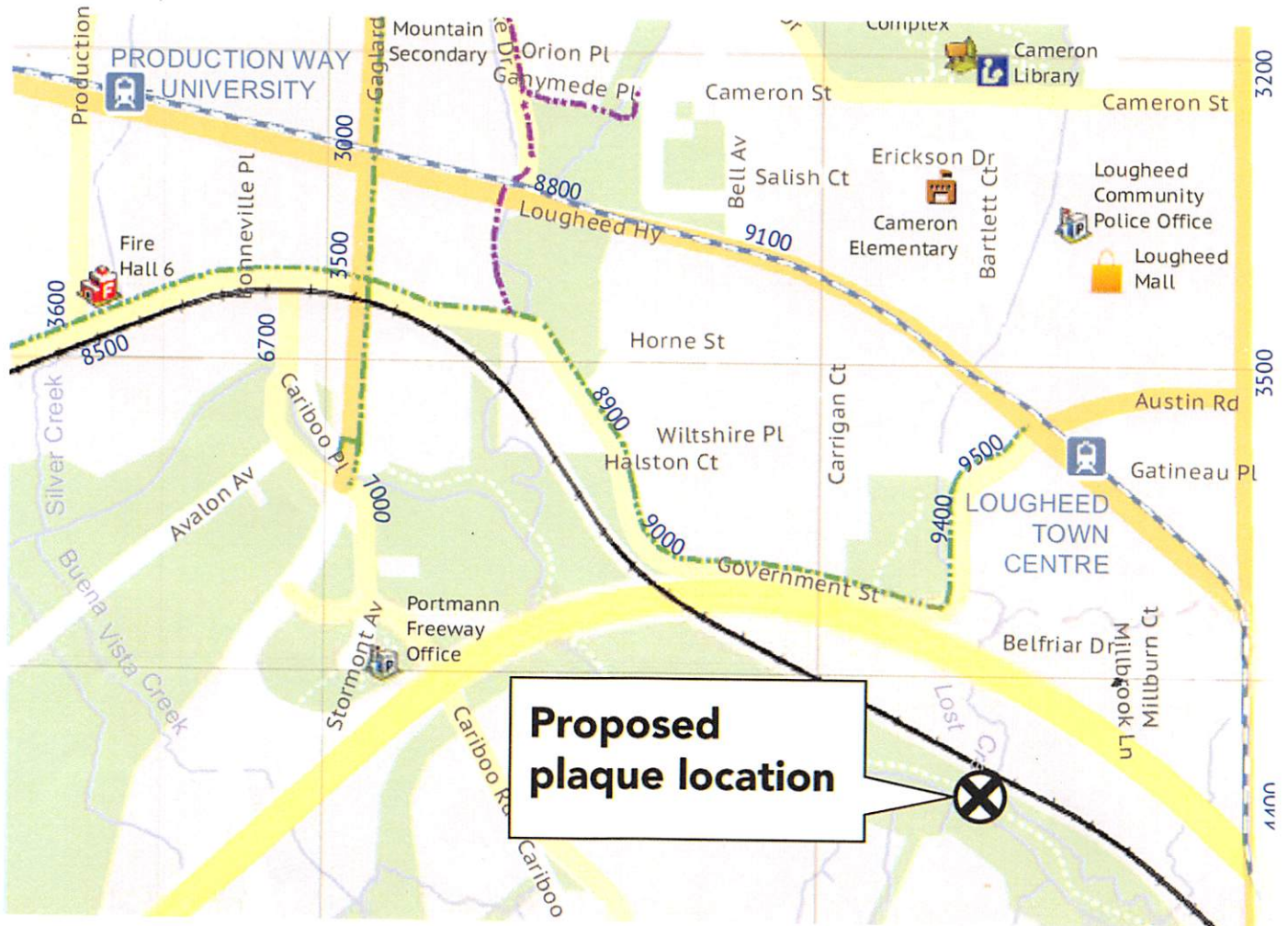
**Barnet Lumber Company Mill Workers' Strike, 1931
Proposed Plaque Location**

Attachment 2



Great Northern Railway Disaster, 1909 Proposed Plaque Location

Attachment 3





Meeting 2017 September 18

COUNCIL REPORT

COMMUNITY HERITAGE COMMISSION

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

SUBJECT: NEW KAPOOR SINGH SIDDOO “STOP OF INTEREST” SIGN

RECOMMENDATIONS:

1. THAT Council authorize staff to facilitate the installation of the proposed Provincial “Stop of Interest” sign for Kapoor Singh Siddoo in Barnet Marine Park, as outlined in Section 3.0 of this report.
2. THAT a copy of this report be sent to the Parks, Recreation and Culture Commission for their information.

REPORT

The Community Heritage Commission, at its meeting held on 2017 September 07, received and adopted the attached report seeking Council's concurrence with implementation of a new interpretive sign under the Provincial Government's “Stop of Interest” signage program.

Respectfully submitted,

Councillor C. Jordan
Chair

Councillor S. Dhaliwal
Vice Chair

Copied to:	City Manager Director Planning & Building Director Engineering Director Parks, Rec. & Cult. Services
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Meeting 2017 Sep 07

COMMISSION REPORT

TO: CHAIR AND MEMBERS
COMMUNITY HERITAGE COMMISSION

DATE: 2017 Aug 28

FROM: DIRECTOR PLANNING AND BUILDING

FILE: 3520 20
Reference: Interpretive Signs

SUBJECT: NEW KAPOOR SINGH SIDDOO "STOP OF INTEREST" SIGN

PURPOSE: To seek Council's concurrence with implementation of a new interpretive sign under the Provincial government's "Stop of Interest" signage program.

RECOMMENDATIONS:

1. **THAT** Council authorize staff to facilitate the installation of the proposed Provincial "Stop of Interest" sign for Kapoor Singh Siddoo in Barnet Marine Park, as outlined in Section 3.0 of this report.
2. **THAT** a copy of this report be sent to the Parks, Recreation and Culture Commission for their information.

REPORT**1.0 BACKGROUND**

At its meeting on 2016 November 03, the Community Heritage Commission received correspondence from the Ministry of Transportation and Infrastructure seeking nominations for new signs under its Stop of Interest signage program. The Commission requested staff to advance nominations to the program to recognize people and places in Burnaby that helped shape the history of British Columbia. When the nomination period closed at the end of January, over 500 nominations were received for 75 new signs. One of the new signs includes Burnaby's nomination of Mr. Kapoor Singh Siddoo, a pioneer Indo-Canadian Sikh who founded the Kapoor Sawmills Ltd. and was instrumental in increasing rights for the Southeast Asian community in British Columbia. This report outlines the new sign commemorating Mr. Siddoo and seeks Council's approval for the next steps of implementation of the project.

2.0 "STOP OF INTEREST" SIGNAGE PROGRAM

Between September 2016 and January 2017, the BC Ministry of Transportation & Infrastructure invited the public to submit nominations for 75 new signs as part of their Stop of Interest signage program. The program, originally introduced in 1958, displays signs along provincial routes to invite travellers to reflect on people, places and events that helped shape the history of British Columbia. Since then, more than 100 signs have been erected throughout the province.

To: Community Heritage Commission
 From: Director Planning and Building
 Re: Ministry of Transportation and Infrastructure - New
 "Stop of Interest" Signs

2017 August 28..... Page 2

The overall size and design of the "Stop of Interest" sign is based on a standard template developed by the Ministry of Transportation & Infrastructure, which measures approximately 3 feet by 3 feet in size, and will be manufactured and installed by the Ministry's contractors. The content for Mr. Siddoo's sign has been developed in conjunction with the Provincial government, Planning staff and the family of Mr. Siddoo who are still actively involved in Burnaby (see *Attachment 1*).

3.0 SIGN LOCATION

Installation of the sign is proposed for a location in Barnet Marine Park near the entrance to one of the trail junctions within the park (*Attachment 2*). Ongoing maintenance costs and replacement will be the responsibility of the Ministry of Transportation & Infrastructure in cooperation with City staff, who will help manage the sign under the City's existing heritage interpretive plaque program.

Augmenting the installation of this sign honouring Mr. Siddoo will be another set of interpretive plaques proposed for Barnet Marine Park as part of Burnaby's 125th anniversary. A separate report is included for consideration of the Commission and Council.

4.0 NEXT STEPS

The new "Stop of Interest" sign recognizing Mr. Kapoor Singh Siddoo provides a good opportunity to bring further awareness and recognition to both local and provincial heritage and history and build on the City's existing heritage interpretative plaque program.

With the concurrence of the Community Heritage Commission, staff will work with the Ministry of Transportation & Infrastructure to facilitate the manufacture and installation of the interpretive sign.


 Lou Pelletier, Director
 PLANNING AND BUILDING

HL:sa

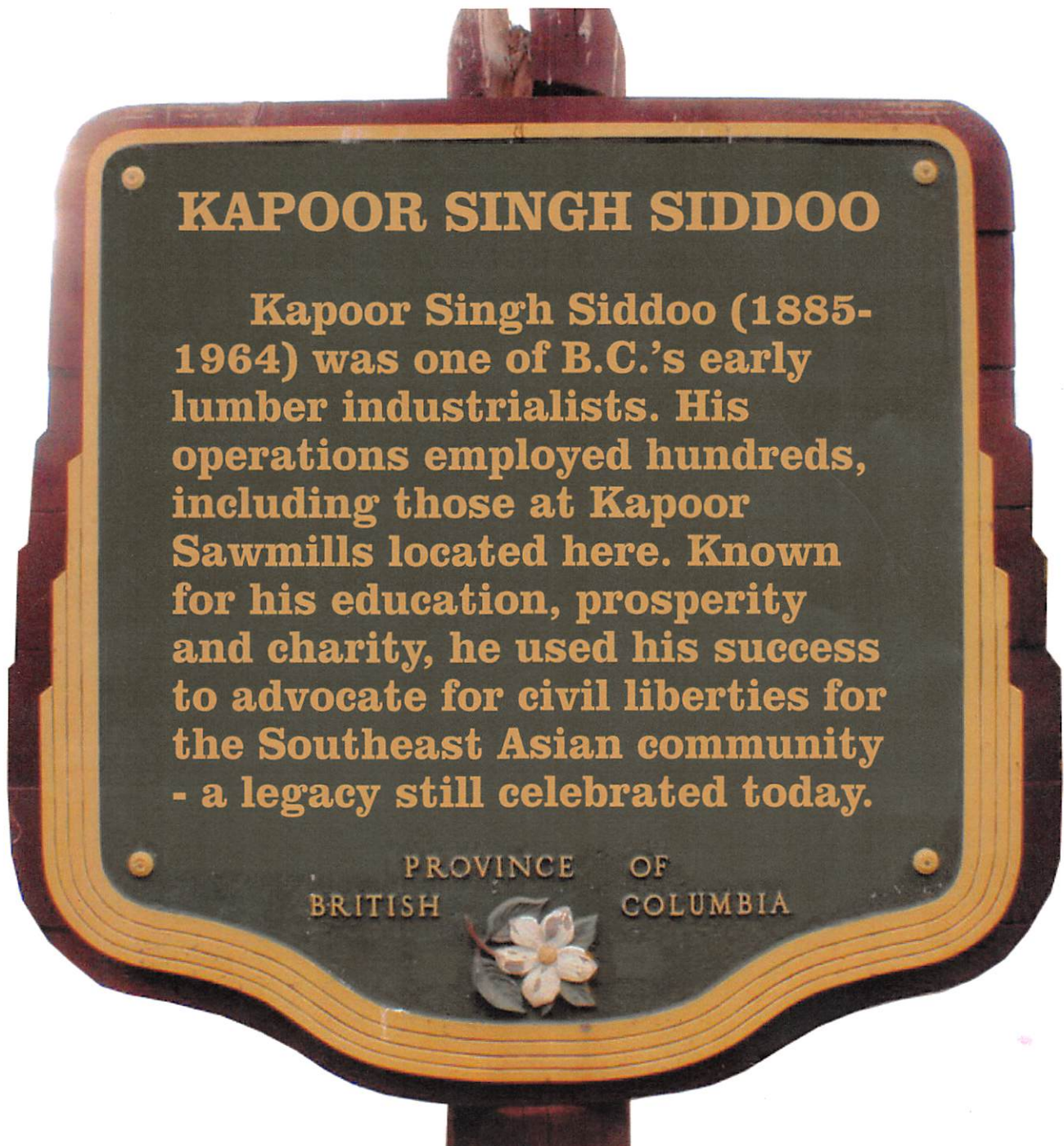
Attachments

Copied to: City Manager
 Director Engineering
 Director Parks, Recreation and Cultural Services
 City Clerks

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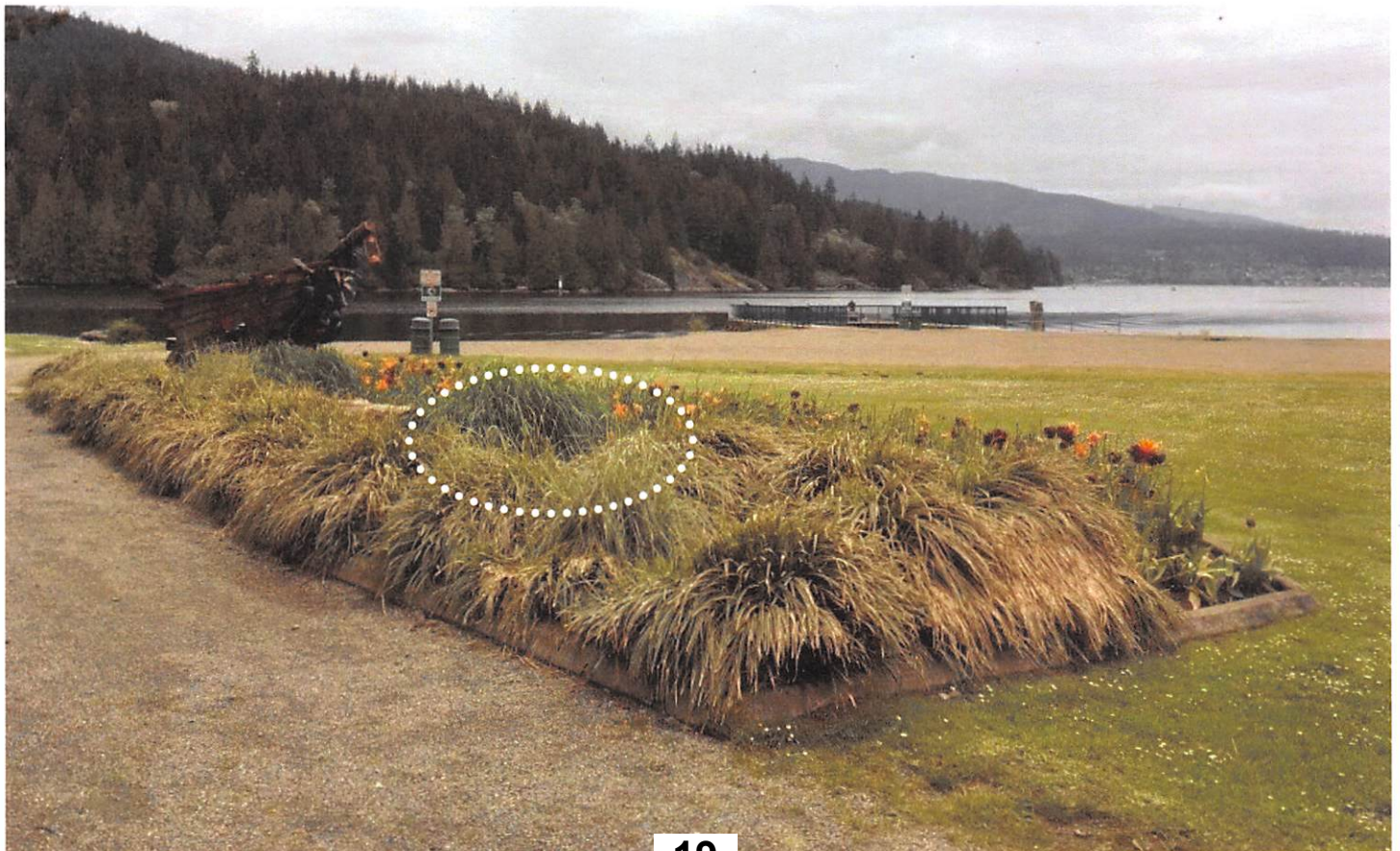
Mock-up of proposed "Stop of Interest"
sign for Mr. Kapoor Singh Siddoo

Attachment 1



Proposed Location of Sign at Barnet Marine Park

Attachment 2



COMMUNITY HERITAGE COMMISSION

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

**SUBJECT: “BURNABY THEN AND NOW”
CELEBRATING BURNABY 125 WITH HERITAGE MARKERS**

RECOMMENDATION:

1. THAT Council approve the final design and location for a series of plaques produced under the Burnaby 125 Heritage Markers project, as outlined in this report.

REPORT

The Community Heritage Commission, at its meeting held on 2017 September 07, received and adopted the attached report providing an update on the Burnaby 125 Heritage Markers project, and presenting the final design concept and proposed locations of 12 plaques.

Respectfully submitted,

Councillor C. Jordan
Chair

Councillor S. Dhaliwal
Vice Chair

Copied to:	City Manager Deputy City Manager Director Planning & Building Director Parks, Rec. & Cult. Services
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Meeting 2017 Sep 07

COMMISSION REPORT

TO: CHAIR AND MEMBERS
COMMUNITY HERITAGE COMMISSION

DATE: 2017 August 30

FROM: DIRECTOR PLANNING AND BUILDING

FILE: 1650-20
Reference: Burnaby 125

SUBJECT: "BURNABY THEN AND NOW"
CELEBRATING BURNABY 125 WITH HERITAGE MARKERS

PURPOSE: To present an overview of the design and location of the Burnaby 125 Heritage Markers project.

RECOMMENDATION:

1. **THAT** Council be requested to approve the final design and location for a series of plaques produced under the Burnaby 125 Heritage Markers project, as outlined in this report.

REPORT**1.0 BACKGROUND**

Earlier this year, Council approved an expenditure of \$60,000.00 from the City's Gaming Fund to implement the Burnaby 125 Heritage Marker project. An additional \$57,000.00 to expand the project was secured through the "British Columbia Canada 150: Celebrating B.C. Communities and Their Contributions to Canada" grant program. The Burnaby 125 Heritage Marker project is intended to create and install a series of heritage markers at key locations throughout the City and linked to additional interpretation on the Heritage Burnaby website to celebrate Burnaby's 125th anniversary and acknowledge its rich and diverse history. This report is intended to provide the Community Heritage Commission and Council with an update on the project and present the final design concept and proposed locations of 12 plaques.

2.0 BURNABY THEN AND NOW

The theme for Burnaby's 125 heritage markers is "Burnaby Then and Now" and celebrates Burnaby's unique stories provided by local residents based on the following five key themes: *Working People, Taking a Stand, Protecting the Environment, Celebrating Diversity and Urban Development.*

To: Community Heritage Commission
 From: Director Planning and Building
 Re: "Burnaby Then and Now" – Celebrating Burnaby
 125 with Heritage Markers

2017 August 30..... Page 2

Research and design for 12 heritage markers as listed below is complete. The plaque designs will be on display at City Hall's public foyer in September 2017. The distribution and location of these plaques are shown in *Attachment #1* and are distributed across each of the four quadrants of the City.

Map Ref.	General Topic	Location of Plaque
1	Burnaby's Response to the Great Depression	Tommy Douglas Library, 7311 Kingsway
2	Diversity of Workforce at Barnet Mill	8382 Burrard Inlet, Barnet Marine Park
3	Kapoor Singh Siddoo	8382 Burrard Inlet, Barnet Marine Park
4	Eileen Dailly	Confederation Park, 250 Willingdon Avenue
5	Chinese-Canadian Farmers of Big Bend	Riverway Golf Course, 9001 Bill Fox Way
6	Kingsway in the Post-War Era	Public area along Kingsway fronting Station Square – Tower 1, 4650 Kingsway
7.	Alan Emmott and Post-War Burnaby	Alan Emmott Centre, 6650 Southoaks Crescent
8	Saving Burnaby Lake	Burnaby Lake Regional Park (Piper Avenue)
9	Preserving the Brunette River	Central Valley Greenway (near Gaglardi Way)
10	Willingdon Heights	Willingdon Heights Park, 1491 Carleton Avenue
11	Dominion Bridge to Bridge Studios	Jim Lorimer Park, 2338 Gilmore Avenue
12	New Vista and Ernie Winch	Cafferky Park, 7604 Holly Street

Each plaque utilizes a colourful palette and combines a variety of images and text with interesting graphic styles to draw viewer's attention to its' content. The majority of these plaques will be located outdoors in park and civic areas with easy access and viewing by the public and secured to existing civic structures or new sign stands to prevent theft and/or damage. A sample design is attached showing the overall graphic design concept (*Attachment #2*).

Prior to their final installation, staff will be organizing special exhibits to display the plaques at civic facilities such as libraries and community centres to further promote the project and highlight Burnaby's 125th anniversary celebration. An article featuring this project will be included in the Fall Edition 2017 of InfoBurnaby.

These first plaques under the program have been advanced to coincide with Burnaby's 125th anniversary on September 22, 2017. Existing funding may provide for additional heritage markers, which will be advanced for separate approval, as required.

The additional funds secured through the BC Canada 150 grant program will also be used to produce a companion series of video vignettes to be featured on the City's social media channels

To: Community Heritage Commission
 From: Director Planning and Building
 Re: "Burnaby Then and Now" – Celebrating Burnaby
 125 with Heritage Markers

2017 August 30..... Page 3

and permanently retained and archived on the Heritage Burnaby website (www.heritageburnaby.ca).

3.0 NEXT STEPS

The Burnaby 125 Heritage Marker project celebrates the City's milestone anniversary by expanding public access to the City's historical information and photographs. The project will provide a more complete and inclusive picture of Burnaby's history that can be shared with the wider community. With the concurrence of the Commission and Council, staff will proceed to manufacture and install the heritage markers, as outlined in this report.



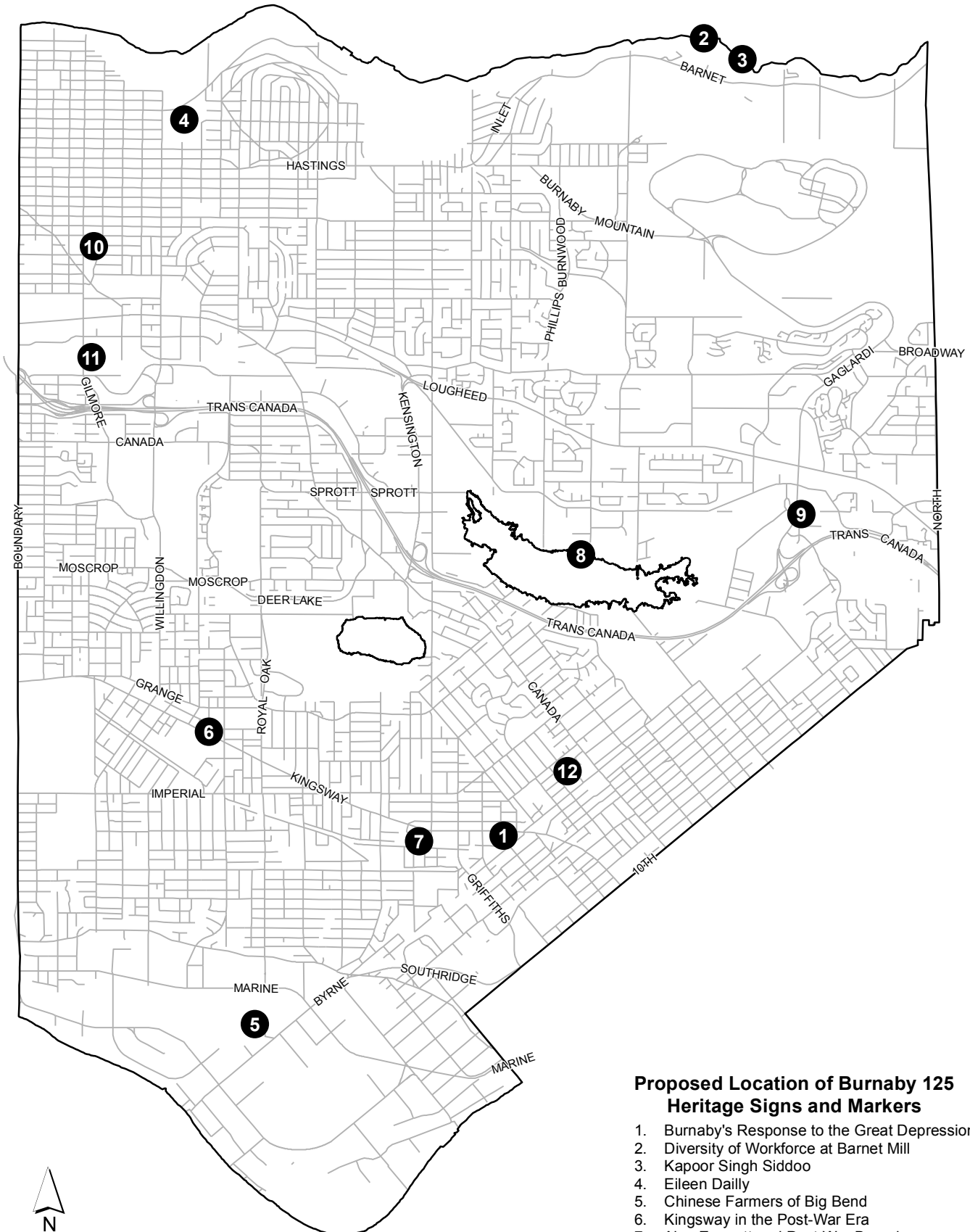
Lou Pelletier, Director
 PLANNING AND BUILDING

HL:sa

Attachments(2)

Copied to: City Manager
 Deputy City Manager
 City Clerk
 Director Parks, Recreation and Cultural Services

R:\Long Range Clerical\DOCS\HL\Reports\2017\Burnaby Then and Now (2017.09.07).docx



Proposed Location of Burnaby 125 Heritage Signs and Markers

1. Burnaby's Response to the Great Depression
2. Diversity of Workforce at Barnet Mill
3. Kapoor Singh Siddoo
4. Eileen Dailly
5. Chinese Farmers of Big Bend
6. Kingsway in the Post-War Era
7. Alan Emmott and Post-War Burnaby
8. Saving Burnaby Lake
9. Preserving the Brunette River
10. Willingdon Heights
11. Dominion Bridge to Bridge Studios
12. New Vista and Ernie Winch



PROTECTING THE ENVIRONMENT

Saving Burnaby Lake

EARLY HISTORY

Burnaby Lake was used as a transportation route and harvesting site for thousands of years by First Nations people. The water levels of the shallow lake naturally varied from season to season, with the lake expanding in size during peak rainfall periods.

INDUSTRY AND INTERVENTION

By the early 1900s, logging operations had removed the old growth forest surrounding the lake. Seasonal variation in water levels increased without the forest to filter run-off and absorb rainwater. A dam built on the Burnaby River in 1915 to regulate water levels slowed the flow of water, and by the 1950s the lake was filling with silt and aquatic plants.

Human intervention has disrupted the natural processes of Burnaby Lake. Since the 1970s, activists have been working hard to undo the damage.

PRESERVATION AND ADVOCACY

By the late 1960s, the lake was heavily polluted and inaccessible to the public. A coalition of naturalists and educators began working to improve the lake's health. The Burnaby Lake Advisory Association built a system of trails around the lake in the 1970s. Public support for the lake grew resulting in the creation of Burnaby Lake Regional Park in 1979.

KEEPING IT NATURAL

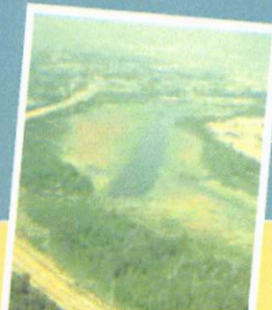
Burnaby Lake is slowly filling with peat and shrinking, which is a natural part of the lake's lifecycle. Today's challenge is to allow this natural process to take place, while preserving the lake as an important habitat for fish and wildlife.



1951: A channel was dredged through the lake to increase water flow between Old Creek, Deer Lake Brook, and the Burnaby River.



1966: The lake was being choked by silt and an invasive growth of water lilies. Much of the lake had less than 2 ft. deep of water cover in the summer months.



1973: A large rectangular channel was dredged in the lake. Some of the dredged material was deposited in the shoreline area of the lake, creating problems later.



1970s: Cleanup events were held regularly beginning in the 1970s. The 1988 cleanup event attracted 12 community groups and over 100 volunteers.

PEOPLE



Doreen Lawson advocated for preservation of Burnaby Lake for over 20 years.



HERITAGE BURNABY More info? heritageburnaby.ca



Meeting 2017 September 18

COUNCIL REPORT

FINANCIAL MANAGEMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

**SUBJECT: CONTRACT AWARD – SAP HARDWARE AND DATABASE
REPLACEMENT PROJECT (SUITE ON HANA) – HANA APPLIANCE
AND APPLICATION SERVER HARDWARE**

RECOMMENDATION:

1. THAT Council approve a contract award to Hewlett Packard Enterprise Canada Co. for an estimated value up to \$1,657,600 (including GST and PST in the amount of \$177,600), as outlined in this report.

REPORT

The Financial Management Committee, at its meeting held on 2017 September 14, received and adopted the attached report seeking Council's approval to award a contract for the SAP HANA appliance and application server hardware component of the SAP Hardware and Database Replacement project.

Respectfully submitted,

Councillor D. Johnston
Chair

Councillor C. Jordan
Vice Chair

Copied to:	City Manager Deputy City Manager Chief Information Officer Director Finance
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Meeting 2017 Sep 13

COMMITTEE REPORT

TO: CHAIR AND MEMBERS
FINANCIAL MANAGEMENT COMMITTEE

DATE: 2017 September 05

FROM: DIRECTOR FINANCE

FILE: 5820-20
Reference: 170-09/16

SUBJECT: **CONTRACT AWARD – SAP HARDWARE AND DATABASE REPLACEMENT PROJECT (SUITE ON HANA) – HANA APPLIANCE AND APPLICATION SERVER HARDWARE**

PURPOSE: To request approval to award a contract for the SAP HANA appliance and application server hardware component of the SAP Hardware and Database Replacement project.

RECOMMENDATION:

1. **THAT** Financial Management Committee recommend Council approve a contract award to Hewlett Packard Enterprise Canada Co. for an estimated value up to \$1,657,600 including GST and PST in the amount of \$177,600 as outlined in this report.

REPORT

The City's current SAP hardware environment is end-of-life and needs to be replaced for reasons of business continuity and performance. In addition, SAP will cease to support the City's existing version of its SAP enterprise resource planning (ERP) software in 2020. The combination of these factors provided the impetus for the Information Technology department to recommend upgrading the City's ERP environment to SAP's new HANA database in addition to the standard hardware replacement. Council approved the SAP Hardware and Database Replacement project on 2016 December 12.

Since the initial project approval, IT staff has conducted research to appropriately size and scope the hardware required to run the new SAP HANA database, followed by a detailed procurement process.

Seven submissions to a Request for Proposals (RFP) were received by the closing time on 2017 January 23. The work of this contract includes replacing the existing SAP hardware environment (IBM P-series) with new HANA-specific hardware appliances and servers. In addition, the current Oracle database will be upgraded to the new SAP HANA database.

The recommended company, Hewlett Packard Enterprise Canada Co., is the market leader for SAP HANA infrastructure and has deep experience, including implementation of this equipment in the municipal sector. The proposed system is scalable and performance-optimized for SAP

To: Finance Management Committee

From: Director Finance

Re: CONTRACT AWARD – SAP HARDWARE AND DATABASE REPLACEMENT PROJECT
(SUITE ON HANA) – HANA APPLIANCE AND APPLICATION SERVER HARDWARE

2017 September 13Page 2

HANA. The proposal from Hewlett Packard Enterprise Canada Co. was the lowest price bid and also offers the best value for the City.

The Chief Information Officer has reviewed the agreement and concurs with the recommendation.

The funding for SAP HANA project was approved on 2016 November 26 at \$4.14 million (inclusive of taxes). The total project cost includes hardware, software and implementation services. A breakdown of the cost estimate is as follows:

Project Component	Cost Estimate (\$)
HANA Hardware Contract	1,480,000
HANA Implementation Services Contract	1,021,450
Taxes	228,673
HANA Licensing	560,755
Project Planning and Scoping	84,000
Project Contingency (10%)	273,000
Internal Labour Cost	492,000
Total	\$4,140,000

Funding for HANA hardware purchase is included in the 2017-2021 Financial Plan under WBS Element: AEA.0083 (\$1,583,600).



Noreen Kassam
DIRECTOR FINANCE

GC:CA /mm

Copied to: City Manager
Deputy City Manager
Chief Information Officer



Meeting 2017 September 18

COUNCIL REPORT

FINANCIAL MANAGEMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

**SUBJECT: CONTRACT AWARD – SAP HARDWARE AND DATABASE
REPLACEMENT PROJECT (SUITE ON HANA) – IMPLEMENTATION
SERVICES**

RECOMMENDATION:

1. THAT Council approve a contract award to The Createch Group for an estimated value up to \$1,072,523 (including GST in the amount of \$51,073), as outlined in this report.

REPORT

The Financial Management Committee, at its meeting held on 2017 September 14, received and adopted the attached report seeking Council's approval to award a contract for the implementation services component of the SAP Hardware and Database Replacement (Suite on HANA) project.

Respectfully submitted,

Councillor D. Johnston
Chair

Councillor C. Jordan
Vice Chair

Copied to:	City Manager Deputy City Manager Chief Information Officer Director Finance
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Meeting 2017 Sep 13

COMMITTEE REPORT

TO: CHAIR AND MEMBERS
FINANCIAL MANAGEMENT COMMITTEE

DATE: 2017 September 05

FROM: DIRECTOR FINANCE

FILE: 5820-20
217-12/16

**SUBJECT: CONTRACT AWARD – SAP HARDWARE AND DATABASE
REPLACEMENT PROJECT (SUITE ON HANA) – IMPLEMENTATION
SERVICES**

PURPOSE: To request approval to award a contract for the implementation services component of the SAP Hardware and Database Replacement (Suite on HANA) project.

RECOMMENDATION:

1. **THAT** Financial Management Committee recommend Council approve a contract award to The Createch Group for an estimated value up to \$1,072,523 including GST in the amount of \$51,073 as outlined in this report.

REPORT

The City's current SAP hardware environment is at end-of-life and needs to be replaced for reasons of business continuity and performance. In addition, SAP will cease to support the City's existing version of its SAP enterprise resource planning (ERP) software in 2020. The combination of these factors provided the impetus for the Information Technology department to recommend upgrading the City's ERP environment to SAP's new HANA database in addition to the standard hardware replacement. Council approved the SAP Hardware and Database Replacement project on 2016 December 12.

The migration from a traditional relational database to an in-memory database is complex and new to the City. Since the SAP environment contains core financials and other key operational information, it is also essential to maintain the integrity of that data during the transition. Engaging an implementation services organization with previous experience in SAP HANA upgrades will ensure the project team leverages proven migration processes, tools, lessons learned and best practices. The skillsets offered by implementation services' firms are highly technical and specialized and will enable City staff to quickly build their own knowledge and capability in order to sustain the new and unfamiliar technology post migration.

The work of this contract includes the formulation and execution of a plan to migrate the City's current SAP database and software to SAP Suite on HANA and will include testing, custom code adaptation and database performance tuning to optimize the systems.

Twelve submissions to a Request for Proposals (RFP) were received by the closing time on 2017 March 20.

To: Finance Management Committee

From: Director Finance

Re: CONTRACT AWARD – SAP HARDWARE AND DATABASE REPLACEMENT PROJECT
(SUITE ON HANA) – IMPLEMENTATION SERVICES

2017 September 13Page 2

The recommended company, The Createch Group, is a leading Canadian provider of SAP solutions and has strong experience in HANA migrations, including delivery of a HANA migration for the Municipal Property Assessment Corporation in Ontario. In addition, The Createch Group has a deep Canadian based HANA-experienced resource team, and has shown that they provide the best value, experience and services for the requirements of this contract.

The Chief Information Officer has reviewed the agreement and concurs with the recommendation.

The funding for the SAP Hardware and Database Replacement (Suite on HANA) project was approved on 2016 November 26 at \$4.14 million (inclusive of taxes). The total project cost includes hardware, software and implementation services. A breakdown of the cost estimate is as follows:

Project Component	Cost Estimate (\$)
HANA Hardware Contract	1,480,000
HANA Implementation Services Contract	1,021,450
Taxes	228,673
HANA Licensing	560,755
Project Planning and Scoping	84,000
Project Contingency (10%)	273,000
Internal Labour Cost	492,000
Total	\$4,140,000

Funding for this project is provided under the following WBS element: AEA.0083 (\$1,021,450) within the 2017-2021 Financial Plan.



Noreen Kassam
DIRECTOR FINANCE

GC:CA/mm

Copied to: City Manager
Deputy City Manager
Chief Information Officer



Meeting 2017 September 18

COUNCIL REPORT

FINANCIAL MANAGEMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

SUBJECT: CONTRACT AWARD – TELEPHONY SYSTEMS HARDWARE AND SOFTWARE

RECOMMENDATION:

1. THAT Council approve a contract award to Long View Systems Corporation for an estimated value up to \$1,668,915 (including GST and PST in the amount of \$160,594), as outlined in this report.

REPORT

The Financial Management Committee, at its meeting held on 2017 September 14, received and adopted the attached report seeking Council's approval to award a contract for telephony hardware and software.

Respectfully submitted,

Councillor D. Johnston
Chair

Councillor C. Jordan
Vice Chair

Copied to:	City Manager Deputy City Manager Chief Information Officer Director Finance
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Meeting 2017 Sep 13

COMMITTEE REPORT

TO: CHAIR AND MEMBERS
FINANCIAL MANAGEMENT COMMITTEE

DATE: 2017 September 05

FROM: DIRECTOR FINANCE

FILE: 5820-20
Reference: 170-09/16

SUBJECT: **CONTRACT AWARD – TELEPHONY SYSTEMS HARDWARE AND SOFTWARE**

PURPOSE: To request approval to award a contract for telephony hardware and software.

RECOMMENDATION:

1. **THAT** Financial Management Committee recommend Council approve a contract award to Long View Systems Corporation for an estimated value up to of \$1,668,915.00 including GST and PST in the amount of \$160,594.00 as outlined in this report.

REPORT

The City purchased a Nortel VoIP telephony system in 2007. The telephony system supports the City's core communications needs for all departments, including basic telephone service, calling trees, voicemail and after hours messaging.

The current system has reached the end of its useful life and requires replacement. The hardware was purchased in 2007 and components have begun to fail, requiring short term fixes at increasing costs. The risk of technical failure has been increasing in the past few years due to the physical condition and increased demand on the equipment. Since our telephony hardware and software is a core operational system, any unplanned outage would result in down time for staff and a reduction in overall citizen services.

Seven submissions were received by the closing time on 2017 January 23. The work of this contract includes the supply, installation, configuration and integration of new telephony hardware and software to replace the existing Nortel VoIP telephony system.

Using the latest technology, the new system completely replaces the City's existing telephony system including the roll out of new telephone handsets. The new telephony system will provide the City with greater service reliability and fault tolerance. In addition, staff will have the option of integrating their voicemail with their e-mail account, allowing for remote access to their voicemails and several other features which will provide greater efficiency and better customer service.

To: Financial Management Committee

From: Director Finance

Re: CONTRACT AWARD – TELEPHONY SYSTEMS HARDWARE AND SOFTWARE

2017 September 13 Page 2

The recommended company, Long View Systems, has extensive experience implementing the proposed solution, including implementation of this equipment in the municipal sector. City staff will finalize the contract details in the coming weeks and the project cost will be within the estimated value. The Chief Information Officer concurs with this recommendation.

Funding for this project is provided in the 2017-2021 Financial Plan under the following WBS elements: AEC.0012 (\$1,613,903.47).



Noreen Kassam
DIRECTOR FINANCE

GC:CA/mm

Copied to: City Manager
Deputy City Manager
Chief Information Officer



Meeting 2017 September 18

COUNCIL REPORT

FINANCIAL MANAGEMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

SUBJECT: 2018 PERMISSIVE PROPERTY TAX EXEMPTIONS

RECOMMENDATION:

1. THAT Council authorize the City Solicitor to bring forward a Permissive Property Tax bylaw to exempt the properties listed in Attachment 4 from property taxation in 2018.

REPORT

The Financial Management Committee, at its meeting held on 2017 September 14, received and adopted the attached report seeking Council's approval for Permissive Property Tax Exemptions for 2018.

Respectfully submitted,

Councillor D. Johnston
Chair

Councillor C. Jordan
Vice Chair

Copied to:	City Manager Director Finance Director Planning & Building Director Parks, Rec. & Cult. Services City Solicitor Area Assessor, B.C.A.
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Meeting 2017 Sep 13

COMMITTEE REPORT

TO: CHAIR AND MEMBERS
FINANCIAL MANAGEMENT COMMITTEE

DATE: 2017 September 05

FROM: DIRECTOR FINANCE

FILE: 7800-02

SUBJECT: 2018 PERMISSIVE PROPERTY TAX EXEMPTIONS

PURPOSE: To obtain approval for Permissive Property Tax Exemptions for 2018.

RECOMMENDATION:

1. **THAT** the Financial Management Committee recommend Council authorize the City Solicitor to bring forward a Permissive Property Tax bylaw to exempt the properties listed in Attachment 4 from property taxation in 2018.

REPORT**1.0 BACKGROUND**

The Community Charter provides statutory and permissive (discretionary) exemptions from property taxes. Statutory exemptions primarily cover provincial and municipal properties (public schools, hospitals, parks, etc.) and churches. Permissive exemptions are permitted, at Council's discretion, for other properties such as: land that is ancillary to churches, athletic or service clubs, and not-for-profit enterprises that meet the City's definition of an extension to or contribution towards City services.

In the spring of each year, application forms related to the following taxation year are forwarded to each organization that has previously been granted a property tax exemption and to any other organization that has indicated an interest in applying for a permissive property tax exemption.

Each application that is received by the City is subject to a verification process conducted by the Manager of Revenue and Taxation. The process typically includes discussions with the applicant, a tax inquiry, a review of ownership records, a review of pending and existing building permits and rezoning applications, a Licence inspector site visit, discussions with BC Assessment, and an evaluation of the organizations' adherence to the City's Permissive Tax Exemption Policy. For approved applications, a site survey plan is also created if one was not submitted with the application.

The exemptions outlined in this report fall within Section 224 of the Community Charter and are further administered by Council Policy.

To: Finance Management Committee
 From: Director Finance
 Re: 2018 PERMISSIVE PROPERTY TAX EXEMPTIONS
 2017 September 13 Page 2

Council's policy for granting permissive exemptions dates back to 1986 and was formulated to provide equitable treatment for those applying for exemptions as well as maintaining the property tax base; thereby, minimizing the impact of exemptions on the remaining tax payers. The policy was intended to provide exemptions for services and organizations that provide "complementary extensions of Municipal services and for which the burden resulting from the exemption is a justifiable expense to the taxpayers of Burnaby".

The policy stipulates that before being considered for an exemption, properties must comply with the legislation and their use must be:

- Consistent with municipal policies, plans, bylaws, codes and regulations;
- Not-for-profit and not for commercial or private gain;
- Complementary extensions to Municipal services;
- Accessible to the public; and
- Used primarily by Burnaby residents.

In 1974 Council had also adopted a policy that, regardless of compliance to legislation or civic policy, all residential properties would be responsible for paying property taxes including private hospitals and care homes.

A bylaw under Section 224 may only come into effect for the next taxation year once public notice of the proposed bylaw has been given and subject to the bylaw being adopted on or before October 31 of the year prior to the taxation year for which the exemption is approved.

2.0 CHANGES FROM 2017 PERMISSIVE PROPERTY TAX EXEMPTION

This report is accompanied by four attachments:

- Attachment 1 discusses one new application which is being considered for a permissive exemption in 2018.
- Attachment 2 includes two changes in permissive exemptions from 2017. The first change is required to reflect a change in ownership of a church. The second change is to allow for a change in use to remove the taxable portion of excess land which is now being used for church parking.
- Attachment 3 reflects deletion of seven properties for which an exemption will no longer apply.
- Attachment 4 lists all properties for permissive tax exemptions for 2018.

In accordance with Section 227 of the *Community Charter*, public notification of the estimated value of each exemption must be advertised for two consecutive weeks in a local newspaper.

To: Finance Management Committee
 From: Director Finance
 Re: 2018 PERMISSIVE PROPERTY TAX EXEMPTIONS
 2017 September 13 Page 3

The public notification process, as outlined in the legislation, requires that an estimate of the total value of the property tax exemptions proposed under the bylaw be provided for each of the following 3 years. The estimated total value of the Section 224 property tax exemptions is as follows:

2018 – \$1,095,000
 2019 – \$1,116,000
 2020 – \$1,139,000

3.0 APPLICATIONS NOT RECOMMENDED FOR PROPERTY TAX EXEMPTION

Hindu Cultural Society & Community Centre of BC – 5420 Marine Drive

An application for Permissive Tax Exemption was received in 2017 August. This organization was previously granted a Permissive Tax Exemption from 1981 to 2017 at 3885 Albert Street, Burnaby. This property was sold in 2017 to Grace New Covenant Pentecostal Church.

A new church is under construction at 5420 Marine Drive and will not receive occupancy until late 2017 or early 2018. A permissive exemption cannot be approved until the property is occupied and a survey map is created to determine the taxable, statutory and permissive exemption areas. Staff will request an application and survey map in 2018 for the 2019 tax year.

Wildlife Rescue Association of BC – 5216 Glencarin Drive

The Wildlife Rescue Association leases a property located at 5216 Glencarin Drive from Metro Vancouver Regional District. Staff were made aware of this lease in 2016 November by BC Assessment, who were made aware of this property following an inquiry from Metro Vancouver. BC Assessment conducted an inspection of the property and met with a representative from the Wildlife Rescue Association. BC Assessment explained that all land and improvements on a private lease from a local government will result in the loss of statutory tax exemption, meaning that the land occupied was taxable going forward. BC Assessment also advised that the association could apply for a Permissive Tax Exemption from the City.

The City of Burnaby received a Permissive Tax Exemption application in 2017 February. Staff has advised the Wildlife Rescue Association that the organization is not eligible for a permissive tax exemption as it does not meet the eligibility considerations in the City's policy, notably the organization does not provide services that are "complementary extensions of Municipal services". The Wildlife Rescue Association has since retained legal counsel and has presented arguments on behalf of the Association. After further review, staff continue to be of the view that the Association does not meet the requirements for a Permissive Tax Exemption under the City's current policy and recommend against providing an exemption for the leased property.

To: Finance Management Committee
From: Director Finance
Re: 2018 PERMISSIVE PROPERTY TAX EXEMPTIONS
2017 September 13 Page 4

4.0 RECOMMENDATION

It is recommended that the Financial Management Committee recommend Council authorize the City Solicitor to bring forward a Permissive Property Tax bylaw to exempt the properties listed in Attachment 4 from property taxation in 2018.



Noreen Kassam
DIRECTOR FINANCE

RR:DL /mm

Copied to: City Manager
Director Planning and Building
Director Parks, Recreation & Cultural Services
City Solicitor
City Clerk
Area Assessor, B.C.A.

Attachments: 1 – New Applications for Permissive Exemption from Property Tax for 2018
2 – Proposed Changes in Permissive Exemptions for Property Tax in 2018
3 – Deletions from Taxation for 2018
4 – Permissive Exemptions from Property Taxation for 2018

**NEW APPLICATIONS FOR PERMISSIVE EXEMPTION FROM PROPERTY TAX
FOR 2018**

CITY OF BURNABY PROPERTIES

To permissively exempt the following eligible organization from 100% of taxation in 2018:

<u>Address and Organization</u>	<u>Tax Roll Number</u>
1. 7451 Sussex Ave St. Michaels Centre Hospital Society	5795-7451-0000

PROPOSED CHANGES IN PERMISSIVE EXEMPTIONS FOR PROPERTY TAX IN 2018

A change in the permissive tax exemption currently being given to the following properties is recommended for 2018:

Address and Organization

Tax Roll Number

- | | | |
|----|---|----------------|
| 1. | 3885 Albert St
Grace New Covenant Pentecostal Church | 0630-3885-0000 |
|----|---|----------------|

This church was previously owned by Hindu Cultural Society. There is no change in the permissive exemption status from 2017. The change is in ownership only.

- | | | |
|----|--|----------------|
| 2. | 7200 Cariboo Rd
Cariboo Road Christian Fellowship Society | 8045-7200-0000 |
|----|--|----------------|

A change is required to reflect the deletion of the taxable portion of excess land. The improvement and land have received a complete renovation. A survey plan is attached to Schedule 4.

DELETIONS FROM TAXATION FOR 2018

Following properties will not be eligible for a permissive tax exemption in 2018:

<u>Address and Organization</u>	<u>Tax Roll Number</u>
1. 5526 Gilpin St Seventh-Day Adventist School	2320-5526-0000
2. 8260 13 th Ave John Knox Christian School	4500-8260-5000
3. 7450 11 th Ave St. Thomas More Collegiate	4540-7450-5000

For the above three properties, bill 29 was introduced by the Province of BC. All private schools that offer the BC public school curriculum are statutorily exempt from property taxes, except for areas used for residential purposes which are taxable. The above private schools are now 100% statutorily exempt except for St. Thomas More Collegiate which has a partial taxable portion for residential purposes.

4. 5945 14 th Ave	4480-5945-0000
6069 14 th Ave	4480-6069-0000
7528 14 th Ave	6337-7528-0000
7450 14 th Ave	6337-7450-0000

Burnaby and Region Allotment Gardens Association amended their ongoing lease with Parks, Recreation & Cultural Services to an operating agreement which does not require a Permissive Exemption.

5. 3755 Banff Ave Burnaby Association for Community Inclusion	6107-3755-0000
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BACI has applied for rezoning, demolition of existing daycare and residential facility and construction of a new residential and daycare facility. The daycare has temporarily relocated to Cariboo Rd Christian Fellowship Church. BACI can apply for a Permissive Tax Exemption when the daycare occupies the new facility.

6. 8094 11 th Ave Iglesia de Nazareno Betel (Church of Nazarene)	4560-8094-0000
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A 2018 Permissive Tax Exemption application has not been received for this property.

7. 7271 Gilley Ave Shri Guru Ravidass Sabha (Sikh Temple)	6495-7271-0000
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A 2018 Permissive Tax Exemption application has not been received for this property.

PERMISSIVE EXEMPTIONS FROM PROPERTY TAXATION FOR 2018

Section 224 of the Community Charter empowers Council to exempt from taxation, by bylaw, City lands rented or leased by a non-profit organization.

A. City of Burnaby Properties

To exempt tenants of the following properties and units therein from 100% of taxation for 2018:

<u>Address and Organization</u>	<u>Tax Roll Number</u>
1. 7355 Canada Way Edmonds Community Resource Centre a. St. Matthew's Day Care Society b. Deaf Children's Society of BC c. Burnaby Adult Learning Centre d. Canadian Mental Health Association e. Burnaby Family Life f. Canadian Red Cross, Fraser Region – Burnaby Branch g. Immigrant Services Society of BC h. Afghan Women's Support Society	1770-7355-0000
2. 2101 Holdom Avenue (Legacy project) Holdom Community Resource Centre a. Burnaby Family Life Institute b. Community Living Society c. Dixon Transition Society d. Burnaby Volunteer Centre Society	6245-2101-0000
3. 2055 Rosser Avenue (Vantage project) Brentwood Community Resource Centre a. Burnaby Community Services Society b. Burnaby Meals on Wheels Society c. YMCA of Greater Vancouver d. MOSAIC Immigrant Services e. Burnaby Seniors' Outreach Services Society	5585-2055-5000
4. 4460 Beresford Street (Metroplace project) Metrotown Community Resource Centre a. Burnaby Neighbourhood House b. BC Centre for Ability c. YMCA Childcare Resource & Referral Program d. National Congress of Black Women Foundation	2810-4460-0000
5. 4535 Kingsway (Sovereign project) Pioneer Community Resource Centre a. Burnaby Hospice Society b. Burnaby Family Life	2690-4535-0000

- | | | |
|----|--|----------------|
| 6. | 2702 Norland Avenue
Burnaby Association for Community Inclusion | 1560-2702-0000 |
| 7. | 6650 Southoaks Crescent
Community-Centred College for the Retired | 3261-6650-0000 |
| 8. | 6140 McKercher Avenue
Burnaby Family Life Institute | 5793-6140-0000 |

To exempt the following properties occupied by the Burnaby School District from 100% of taxation for 2018:

<u>Address and Organization</u>	<u>Tax Roll Number</u>
9. 6990 Aubrey Street Lochdale Elementary School Site	0990-6990-0000
10. 4600 Parker Street Alpha Secondary School Site	0900-4600-0000
11. The following ten (10) properties:	
7858 Hilda Street	7185-7858-0000
7866 Hilda Street	7185-7866-0000
7872 Hilda Street	7185-7872-0000
7615 Hedge Avenue	4582-7615-0000
7625 Hedge Avenue	4582-7625-0000
7635 Hedge Avenue	4582-7635-0000
7645 Hedge Avenue	4582-7645-0000
7655 Hedge Avenue	4582-7655-0000
7665 Hedge Avenue	4582-7665-0000
7675 Hedge Avenue (Twelfth Avenue Elementary School playing fields)	4582-7675-0000

To provide the tenant of the following property a partial exemption from taxation for 2018:

<u>Address and Organization</u>	<u>Tax Roll Number</u>
12. 9048 Stormont Avenue Pacific Assistance Dogs Society (PADS)	3242-9048-0000

B. Recreational Facilities, Athletic Service Clubs, Charitable and Philanthropic Organizations

Section 224 of the Community Charter empowers Council to exempt by bylaw, land or improvements or both, owned or held by an athletic or service club or association when the facilities are available for use by the public or non-profit charitable or philanthropic organizations providing certain services to the community.

An exemption for the following properties has been recommended by the Parks, Recreation and Culture Commission.

To exempt the following properties leased from the City of Burnaby from taxation in 2018:

<u>Address and Organization</u>	<u>Tax Roll Number</u>
1. 8059 Texaco Drive The Lotus Sailing Club	0294-8059-0002
2. 7564 Barnet Road BC Volleyball Association	0690-7564-0000
3. 9080 Avalon Avenue Burnaby Horsemen's Association	3128-9080-0000
4. 3890 Kensington Avenue Burnaby Tennis Club	6545-3890-0000

To exempt the following properties from taxation in 2018:

<u>Address and Organization</u>	<u>Tax Roll Number</u>
5. 518 S. Howard Avenue Boys' and Girls' Clubs of Greater Vancouver	6185-0518-0000
6. 4990 Canada Way The Burnaby Winter Club (partial exemption)	1770-4990-0000

To exempt the following properties leased by the City of Burnaby from taxation in 2018:

<u>Address and Organization</u>	<u>Tax Roll Number</u>
7. 4502 CPR Right-of-way owned by Chevron Canada - used for Confederation Park Trail	0210-4502-0000
8. 3877 Eton Street owned by Greater Vancouver Water District - used for Burnaby Heights Park	0400-3877-0000

- | | | |
|-----|---|----------------|
| 9. | 8301 Forest Grove Drive
owned by Greater Vancouver Water District - used by Forest Grove Park | 1276-8301-0000 |
| 10. | The following nine (9) properties: | |
| | 7085 Burford Street | 3020-7085-0000 |
| | 7086 Burford Street | 3020-7086-0000 |
| | 7051 Halligan Street | 3060-7051-0000 |
| | 7061 Halligan Street | 3060-7061-0000 |
| | 6617 Salisbury Avenue | 6895-6617-0000 |
| | 6637 Salisbury Avenue | 6895-6637-0000 |
| | 6647 Salisbury Avenue | 6895-6647-0000 |
| | 6667 Salisbury Avenue | 6895-6667-0000 |
| | 6687 Salisbury Avenue | 6895-6687-0000 |
| | owned by BC Hydro - used for landscaping beautification | |
| 11. | 9181 University Crescent
owned by Simon Fraser University - used for Richard Bolton Park | 8182-9181-5000 |
| 12. | Highland Park Line
owned by BC Hydro - used for Cycle and Pedestrian Corridor
from New Westminster to Vancouver | 9901-0163-0002 |

To exempt the following properties that are owned by non-profit, charitable and philanthropic organizations from taxation in 2018:

<u>Address and Organization</u>	<u>Tax Roll Number</u>
13. 204 – 3993 Henning Drive St. Leonard's Youth & Family Services	1330-3993-0024
14. 4543 Canada Way United Way of the Lower Mainland	1770-4543-0000
15. 7181 Arcola Way St. Leonard's Youth & Family Services	3208-7181-0003
16. 6688 Southoaks Crescent Nikkei National Museum & Cultural Centre (partial exemption)	3261-6688-0000
17. 5024 Rumble Street Burnaby Neighbourhood House	3420-5024-0000
18. 3400 Lake City Way The Canadian Red Cross Society (partial exemption)	7405-3400-0000

C. Hospitals, Schools and Churches for which a bylaw is required for exemption from taxation

Section 220 of the Community Charter exempts from taxation buildings used solely as hospitals, buildings set apart and in use for the public worship, buildings owned by incorporated institutions of learning giving instruction equal to that furnished in a public school, and the land on which such buildings actually stand (footprint). These are statutory exemptions made at the assessment level by BC Assessment.

In addition to this basic exemption, Council is empowered to exempt additional areas of land surrounding such buildings as may be determined as necessary to the principal use. Staff have determined the amount of such areas (in addition to the footprint) that could be considered eligible for exemption. Generally, they relate only to reasonable yards, parking areas and playgrounds.

To exempt the following properties from 100% of taxation in 2018 (unless stated):

Hospitals:

<u>Address and Organization</u>	<u>Tax Roll Number</u>
1. 7451 Sussex Avenue St. Michaels Centre Hospital Society	5795-7451-0000
2. 7557 Sussex Avenue The Fairhaven United Church Homes	5795-7557-0000

Churches and Schools:

<u>Address and Organization</u>	<u>Tax Roll Number</u>
3. 3883 Triumph Street (partial exemption) Burnaby Pacific Grace Church	0560-3883-0000
4. 3871 Pandora Street St. Helen's Catholic Church	0600-3871-0000
5. 3885 Albert Street (partial exemption) Grace New Covenant Pentecostal Church	0630-3885-0000
6. 3981 Albert Street Burnaby North Baptist Church	0630-3981-0000
7. 5050 Hastings Street Church of Christian Community in Canada, Vancouver Centre	0700-5050-0000

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|-----|---|--|
| 8. | 5209 Hastings Street
Pentecostal Assemblies of Canada
Burnaby Christian Pentecostal Church | 0700-5209-0000 |
| 9. | 4304 Parker Street (partial exemption)
Willingdon Heights United Church | 0900-4304-0000 |
| 10. | 4550 Kitchener Street (partial exemption)
Parish of Saint Timothy Anglican | 1050-4550-5000 |
| 11. | 6641 Halifax Street (partial exemption)
Parkcrest Gospel Chapel | 1210-6641-0000 |
| 12. | 6900 Halifax Street
Arbab Rustam Guiv Darbe Mehr-Zoroastrian House of BC | 1210-6900-0000 |
| 13. | 3905 Norland Avenue (partial exemption)
Vancouver Korean Full Gospel Church | 1560-3905-0000 |
| 14. | 5170 Norfolk Street
The Church in Burnaby | 1750-5170-0000 |
| 15. | The following three (3) properties:
4040 Canada Way
6556 Sprott Street
3466 Curle Avenue
Aga Khan Foundation Canada
Canada Way Mosque & Burnaby Lake Mosque & Centre | 1770-4040-0000
1960-6556-0000
5325-3466-0000 |
| 16. | 5060 Canada Way
BC Muslim Association
Islamic Mosque and Education Centre | 1770-5060-0000 |
| 17. | 7837 Canada Way (partial exemption)
Trustees of the Congregation of St. Archangel Michael
Serbian Orthodox Church & Cultural Centre | 1770-7837-0000 |
| 18. | 7895 Canada Way
New Westminster Evangelical Free Church | 1770-7895-0000 |
| 19. | 5146 Laurel Street (partial exemption)
St. Theresa's Catholic Church | 1790-5146-0000 |
| 20. | 9887 Cameron Street (partial exemption)
St. Stephen the Martyr Anglican Church | 1800-9887-0000 |

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| 21. | The following two (2) properties:
8765 Government Street
8760 Lougheed Highway
New Life Community Church | 1940-8765-0000
1310-8760-0000 |
| 22. | 5975 Sunset Street (partial exemption)
Capitol Hill Congregation of Jehovah's Witnesses | 1970-5975-0000 |
| 23. | 5280 Kincaid Street
President of the Lethbridge Stake of the Church of Jesus Christ of Latter-day Saints
Church of Jesus Christ of Latter-day Saints – Burnaby Ward | 2002-5280-0000 |
| 24. | 5584 Kincaid Street
First United Spiritualist Church of Vancouver | 2002-5584-0000 |
| 25. | 6010 Kincaid Street
The Danish Evangelical Lutheran Church | 2002-6010-0000 |
| 26. | 6580 Thomas Street
Burnaby Christ Church of China | 2030-6580-0000 |
| 27. | The following two (2) properties:
3821 Lister Street
4484 Smith Avenue
Korean United Church of Vancouver | 2200-3821-0000
5205-4484-0000 |
| 28. | 9387 Holmes Street (partial exemption)
St. Michael's Catholic Church & Elementary School | 2550-9387-0000 |
| 29. | 4045 Kingsway
Kingsway Foursquare Gospel Church of Canada | 2690-4045-0000 |
| 30. | 5855 Imperial Street
The Trustees of the Congregation of the Central Christian Assembly
Central Tabernacle | 3100-5855-0000 |
| 31. | 6907 Elwell Street (partial exemption)
South Burnaby Gospel Hall Society | 3140-6907-0000 |
| 32. | 5600 Dorset Street (partial exemption)
Sanatan Dharm Cultural Society | 3150-5600-0000 |
| 33. | The following four (4) properties:
6597 Balmoral Street
6656 Balmoral Street (partial exemption)
6627 Arcola Street
St. Francis de Sales Catholic Church
6681 Arcola Street
St. Francis de Sales Preschool | 3170-6597-0000
3170-6656-0000
3220-6627-0000
3220-6681-0000 |

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|-----|---|----------------------------------|
| 34. | 5535 Short Street
Burnaby Unit of New Westminster Jehovah's Witnesses | 3190-5535-0000 |
| 35. | The following two (2) properties:
6112 Rumble Street
6138 Rumble Street
Burnaby Chinese Evangelical Free Church | 3420-6112-0000
3420-6138-0000 |
| 36. | 5060 Marine Drive (partial exemption)
Iglesia ni Cristo Church of Christ | 3700-5060-0000 |
| 37. | The following two (2) properties:
5110 Marine Drive
5122 Marine Drive
Evangelical Chinese Bible Church | 3700-5110-0000
3700-5122-0000 |
| 38. | 5462-5464 Marine Drive
International Society for Krishna Consciousness for Western Canada | 3700-5462-0000 |
| 39. | 7457 Edmonds Street
Trustees of Gordon Congregation of Presbyterian Church of Canada | 4310-7457-0000 |
| 40. | 7717 – 19th Avenue
Synod of Diocese of New Westminster
St. Alban the Martyr Anglican Church | 4330-7717-0000 |
| 41. | 7772 Graham Avenue (partial exemption)
Parish of Saints Peter and Paul Anglican | 4434-7772-0000 |
| 42. | 8255 – 13th Avenue
First Christian Reformed Church of New Westminster | 4500-8255-0000 |
| 43. | The following two (2) properties:
8585 Armstrong Avenue (partial exemption)
8611 Armstrong Avenue
Christian & Missionary Alliance – Canadian Pacific District
Burnaby Alliance Church | 4502-8585-0000
4502-8611-0000 |
| 44. | The following two (2) properties:
7926 – 11th Avenue
7925 – 10th Avenue
BC Association of Seventh-day Adventists
Westminster Seventh-day Adventist Church | 4560-7926-0000
4600-7925-0000 |

45.	7103 – 10th Avenue Tenth Avenue Bible Chapel	4600-7103-0000
46.	7455 – 10th Avenue (partial exemption) Our Lady of Mercy Catholic Church	4600-7455-0000
47.	3410 Boundary Road Pentecostal Assemblies of Canada CityLights Church	5105-3410-0000
48.	4830 Boundary Road Pentecostal Assemblies of Canada Iglesia Evangelica Pentecostal Emanuel	5105-4830-0000
49.	140 Esmond Avenue Maktab Tarighat Oveyssi Shahmaghsoudi (School of Islamic Sufism)	5175-0140-0000
50.	3426 Smith Avenue Chinese Taoism Kuan-Kung Association in Canada Taoist Tian Jin Temple	5205-3426-0000
51.	271 Ingleton Avenue Grace Christian Chapel	5245-0271-0000
52.	4950 Barker Crescent Apostolic Church of Pentecost Vancouver Garden Village Apostolic Church	5595-4950-0000
53.	4812 Willingdon Avenue Willingdon Charitable Holdings Society Willingdon Church	5655-4812-0000
54.	The following two (2) properties: 7551 Gray Avenue 7591 Gray Avenue (partial exemption) South Burnaby United Church	5755-7551-0000 5755-7591-0000
55.	5825 Nelson Avenue Nelson Avenue Community Church	5895-5825-0000
56.	6125 Nelson Avenue Governing Council of the Salvation Army, Canada West Salvation Army Metrotown Citadel	5895-6125-0000
57.	7283 Nelson Avenue (partial exemption) Grace Lutheran Church of South Burnaby	5895-7283-0000

58.	1410 Delta Avenue Christian & Missionary Alliance – Canadian Pacific District Brentwood Park Alliance Church	5945-1410-0000
59.	1450 Delta Avenue (partial exemption) Holy Cross Catholic Church & Elementary School	5945-1450-0000
60.	1640 Delta Avenue (partial exemption) Trustees of Brentwood Park Presbyterian Church	5945-1640-0000
61.	380 Hythe Avenue (partial exemption) BC Conference of the Mennonite Brethren Churches Pacific Grace Mandarin Mennonite Church	5995-0380-0000
62.	7175 Royal Oak Avenue Canadian Baptists of Western Canada Royal Oak Ministry Centre	6035-7175-0000
63.	7405 Royal Oak Avenue The Parish of All Saints South Burnaby	6035-7405-0000
64.	1005 Kensington Avenue (partial exemption) BC Synod of Evangelical Lutheran Church & Vancouver Chinese Lutheran Church	6545-1005-0000
65.	1030 Sperling Avenue Synod of the Diocese of New Westminster Agape Christian Church	6695-1030-0000
66.	5135 Sperling Avenue (partial exemption) Deer Lake United Church	6695-5135-0000
67.	6344 Sperling Avenue Emmaus Lutheran Church	6695-6344-0000
68.	1600 Cliff Avenue (partial exemption) Cliff Avenue United Church	6835-1600-0000
69.	7485 Salisbury Avenue South Burnaby Church of Christ	6895-7485-0000
70.	7135 Walker Avenue (partial exemption) Convention of Baptist Churches Southside Community Church	7015-7135-0000

71.	7540 - 6th Street Westminster Bible Chapel	7305-7540-0000
72.	7716 Cumberland Avenue (partial exemption) Trustees of N.W. Branch Pentecostal Holiness Church Church on the Hill	7665-7716-0000
73.	7195 Cariboo Road Governing Council of the Salvation Army, Canada West Salvation Army Cariboo Hill Temple	8045-7195-0000
74.	7200 Cariboo Road Cariboo Road Fellowship Society - (see attached survey plan)	8045-7200-0000

D. Churches Leasing Property for which a bylaw is required for exemption from taxation

Section 224(1) & (2)(g) of the Community Charter exempts from taxation, land or improvements or both, used or occupied by a church as tenant or licensee for the purpose of public worship or for the purpose of a church hall which Council considers necessary to the church.

To exempt the following property for a partial exemption of taxation in 2018:

<u>Address and Organization</u>	<u>Tax Roll Number</u>
75. 3891 Kingsway (partial exemption) International Full Gospel Fellowship	2690-3891-0000



MANAGER'S REPORT September 18, 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 BUILDING PERMIT TABULATION REPORT NO. 8
FROM 2017 AUGUST 01 – 2017 AUGUST 31**

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

**02 REZONING REFERENCE #16-27
HIGH RISE APARTMENT TOWER WITH COMMERCIAL PODIUM
BRENTWOOD TOWN CENTRE DEVELOPMENT PLAN**

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2017 October 17.

Yours respectfully,

Lambert Chu
City Manager



Item
Meeting2017 September 18

COUNCIL REPORT

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

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

**SUBJECT: BUILDING PERMIT TABULATION REPORT NO. 8
 FROM 2017 AUGUST 01 – 2017 AUGUST 31**

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

RECOMMENDATION:

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

REPORT

Attached is Report No. 8 of the Building Permit Tabulation for the period **from 2017 AUGUST 01 to 2017 AUGUST 31.**

This is for the information of Council.


 Lou Pelletier, Director
 PLANNING AND BUILDING

 PS:jw
Attachment

cc: Director Finance

This Period	Total Permits			New Buildings			Alterations or Repairs		
	No. of Permits	value	% of total this period	No. of Permits	value	% of total this period	No. of Permits	value	% of total this period
single family	41	\$16,623,180	26.98%	28	\$15,937,180	25.87%	13	\$686,000	1.11%
two family	4	\$1,767,950	2.87%	3	\$1,747,950	2.84%	1	\$20,000	0.03%
multi family	15	\$31,219,838	50.67%	4	\$30,958,238	50.25%	11	\$261,600	0.42%
commercial	40	\$3,406,325	5.53%	2	\$80,640	0.13%	38	\$3,325,685	5.40%
industrial	19	\$6,472,353	10.50%	7	\$4,920,500	7.99%	12	\$1,551,853	2.52%
public	12	\$2,123,321	3.45%	6	\$600,000	0.97%	6	\$1,523,321	2.47%
demolition	31			31					
Period Total	162	\$61,612,967	100%	81	\$54,244,508	88.04%	81	\$7,368,459	11.96%

Year to Date	Total Permits			New Buildings			Alterations or Repairs		
	No. of Permits	value	% of total YTD	No. of Permits	value	% of total YTD	No. of Permits	value	% of total YTD
single family	328	\$143,929,956	21.50%	231	\$135,858,575	20.30%	97	\$8,071,381	1.21%
two family	32	\$16,751,585	2.50%	27	\$16,397,585	2.45%	5	\$354,000	0.05%
multi family	101	\$316,022,319	47.22%	30	\$307,486,160	45.94%	71	\$8,536,159	1.28%
commercial	303	\$59,931,131	8.95%	4	\$329,240	0.05%	299	\$59,601,891	8.90%
industrial	124	\$80,700,708	12.06%	21	\$63,205,035	9.44%	103	\$17,495,673	2.61%
public	43	\$51,973,182	7.77%	6	\$600,000	0.09%	37	\$51,373,182	7.68%
demolition	287			287					
Total Permits YTD	1218	\$669,308,881	100%	606	\$523,876,595	78.27%	612	\$145,432,286	21.73%

Previous Construction Totals (Year to Date)		
	No. of Permits	value
2016	1258	\$395,343,156
2015	1230	\$619,086,915
2014	1218	\$415,139,116

Previous Construction Totals (Year End)		
	No. of Permits	value
2016	1799	\$819,492,990
2015	1774	\$879,352,602
2014	1737	\$698,524,017
2013	1674	\$674,683,580
2012	1803	\$514,669,315

Other Permits		
	This period	YTD
Electrical	296	2407
Plumbing	125	887
Gas	155	988
Heating	40	271
Sprinkler	20	213
Total	636	4766

New Dwelling Units		
	This period	YTD
SFD	28	231
Duplex	6	54
Coop 1-4 storey	0	0
Coop 4+ storey	0	0
Rental 1-4 storey	0	0
Rental 4+ storey	0	90
Strata 1-4 storey	0	259
Strata 4+ storey	0	1247
Total	34	1881



Item.....
Meeting 2017 September 18

COUNCIL REPORT

TO: CITY MANAGER 2017 Sept 13

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #16-27**
High Rise Apartment Tower with Commercial Podium
Brentwood Town Centre Development Plan

ADDRESS: 4285 and 4295 Dawson Street (see *attached* Sketches #1 and #2)

LEGAL: Lots' 1 and 2, DL 119, Group 1, NWD Plan 70369

FROM: M1 Manufacturing District

TO: CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C3 General Commercial District and Brentwood Town Centre Development Plan as guidelines)

APPLICANT: IBI Group
 700 – 1285 West Pender Street
 Vancouver, BC V6E 1B1
 (Attn: Martin Bruckner)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2017 October 17.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2017 October 2, and to a Public Hearing on 2017 October 17 at 7:00 p.m.
2. **THAT** the following be established as prerequisites to the completion of the rezoning:
 - a. The submission of a suitable plan of development.
 - b. The deposit of sufficient monies, including a 4% Engineering Inspection Fee, to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
 - c. The 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.

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 From: Director Planning and Building
 Re: Rezoning Reference #16-27
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- d. The submission of an Undertaking to remove all improvements prior to Final Adoption of the Bylaw, but not prior to Third Reading of the Bylaw. Demolition of any improvements will be permitted after Second Reading of the Rezoning Bylaw has been granted provided that the applicant acknowledges that such permission does not fetter Council's ability to grant or not to grant Third Reading and/or Final Adoption of the Rezoning Bylaw. In addition, the demolition of any improvements will be permitted at any time if they are vacant and considered by staff to be subject to misuse and vandalism. If requested, demolition may be delayed to more closely coincide with approval of building permits.
- e. The utilization of an amenity bonus through the provision of a cash in-lieu contribution in accordance with Section 3.6 of this report.
- f. The granting of any necessary Covenants, including but not necessary limited to, Section 219 Covenants:
 - restricting enclosure of balconies;
 - indicating that project surface driveway access will not be restricted by gates;
 - guaranteeing the provision and maintenance of public art;
 - providing for future air space parcels covering both the commercial and residential components to ensure that the density of development of air space parcels and strata lots comply with the approved CD zoning for the site and to ensure that the overall site continues to function as an integrated development;
 - ensuring that handicap accessible parking stalls be held in common property to be administered by the Strata Corporation;
 - ensuring compliance with the approved acoustic study;
 - guaranteeing the provision and ongoing maintenance of stormwater management facilities;
 - ensuring that the site can be used safely in accordance with the approved geotechnical study;
 - ensuring that the water table will not be drawn down during and after development;
 - ensuring the achievement of a green building design with a Leadership in Energy and Environmental Design (LEED) Silver rating (mid-rise) or equivalent;
 - ensuring the provision and ongoing maintenance of EV plug-in stations;
 - ensuring the provision and ongoing maintenance of car share vehicles;
 - ensuring the provision and ongoing maintenance of end-of-trip facilities; and,
 - restricting the use of guest rooms.
- g. The granting of any necessary easements and statutory rights-of-way.

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Re: Rezoning Reference #16-27
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- h. 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.
- i. The approval of the Ministry of Transportation to the rezoning application.
- j. The design and provision of units adaptable to persons with disabilities with allocated handicap parking spaces protected by a Section 219 Covenant.
- k. The undergrounding of existing overhead wiring abutting the site.
- l. Compliance with the Council-adopted sound criteria.
- m. Submission of a Site Profile and resolution of any arising requirements.
- n. The provision of covered car wash stalls and adequately sized and appropriately located garbage handling and recycling material holding space and a commitment to implement the recycling provisions.
- o. The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering.
- p. The review of on-site residential and commercial loading facilities by the Director Engineering.
- q. The provision of facilities for cyclists in accordance with this report.
- r. The review of a detailed Sediment Control System by the Director Engineering.
- s. Compliance with the guidelines for underground parking for visitors and commercial patrons.
- t. The submission of a suitable on-site stormwater management system to the approval of the Director Engineering, the deposit of sufficient monies for its provision, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation.
- u. The submission of a comprehensive sign plan.
- v. The consolidation of the net project site into one legal parcel.
- w. The deposit of the applicable Parkland Acquisition Charge.
- x. The deposit of the applicable GVS & DD Sewerage Charge.
- y. The deposit of the applicable School Site Acquisition Charge.

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 Re: Rezoning Reference #16-27
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- z. The submission of a written undertaking to distribute area plan notification forms, prepared by the City, with disclosure statements; and, to post area plan notification signs, also prepared by the City, on the development site and in the sales office in prominent and visible locations prior to Third Reading, or at the time marketing for the subject development commences, whichever is first, and remain posted for a period of one year, or until such time that all units are sold, whichever is greater.

REPORT

1.0 REZONING PURPOSE

The purpose of this rezoning amendment is to permit the construction of a 37 storey high-rise residential building atop a 3 level commercial podium.

2.0 BACKGROUND

- 2.1 On 2016 July 25, Council received the report of the Planning and Building Department regarding the rezoning of the subject site, and authorized the Department to work with the applicant in the preparation of a suitable plan of development with the understanding that a further and more detailed report would be submitted at a later date.
- 2.2 The subject site is comprised of two lots currently zoned M1 Manufacturing District, which are currently occupied by three industrial buildings. Directly to the west is Phase III of the Gilmore Station Master Plan Rezoning Reference #14-21 which was granted Third Reading on 2017 July 24 and is currently occupied by older industrial buildings. Beyond and to the northwest is Phase I of the Gilmore Station Master Plan which is the subject of four rezoning applications (Rezoning References #15-54, #15-55, #15-56 and #15-57) which were granted Second Reading on 2017 January 23. To the south across Dawson Street is an industrial building with residential towers and street fronting townhouses beyond (Rezoning Reference #02-38). To the east directly across Madison Avenue is a six storey, mixed-use low-rise residential building with commercial at grade approved under Rezoning Reference #14-15 (currently under construction) with older industrial buildings on Dawson Street and Rosser Avenue beyond. Directly to the north is the Destination Honda dealership with Lougheed Highway beyond. To the northeast is a multi-family residential tower with street fronting town houses on Lougheed Highway (Rezoning Reference #02-03). Vehicular access to the site is currently from Dawson Street.
- 2.3 On 2017 July 24, Council granted Third Reading to Rezoning Reference #14-21 for the Gilmore Station Master Plan for a phased mixed-use retail, office and multiple-family redevelopment of the Gilmore Station Area. Upon Second Reading of the Master Plan rezoning, the Brentwood Town Centre Plan was amended to reflect RM5's' Multiple Family Residential District and C3 General Commercial District designations as development guidelines for lands within the block bound by Lougheed Highway, Dawson Street, Gilmore Avenue and Madison Avenue, including the subject site. In accordance with the Council-

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adopted policy regarding application of 's' category zoning, the development is subject to there being significant community benefits, a sustainable redevelopment approach, exceptional public realm improvements, a high quality urban design and superior architectural expression. This site is also considered suitable for the proposed development given its strategic location in relation to the Millennium SkyTrain line and the nearby Gilmore SkyTrain station.

In terms of the governing allowable density for the site, the maximum allowable residential floor area ratio would be 5.0 FAR applicable to the net site; this is inclusive of an available 1.6 FAR amenity bonus and the maximum allowable commercial floor area would be 6.0 FAR applicable to the net site.

- 2.4 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 Centre 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, Social and Environmental 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.

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

3.0 GENERAL COMMENTS

- 3.1 The proposed development plan is for a single 37 storey apartment tower, located at the northwest corner of Madison Avenue and Dawson Street, above a 3 storey commercial podium – 2 stories of office above 1 storey of retail. The proposed development is in line with the Council adopted Brentwood Town Centre Development Plan.

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A total of 350 stratified apartment units, 44,982 sq.ft. office and 12,383 sq.ft. retail space are proposed. Parking for the proposed residential, office and retail development will be located underground with some at grade retail convenience parking located behind the building. Vehicular access to the parking area is through a proposed east-west lane located on a proposed statutory right of way on the north side of the site. Overall, the subject proposal exemplifies exceptional urban design and architectural expression related to the building's siting, massing, pedestrian orientation and materiality; meeting the standard expected for 's' Category development in the City's Town Centre areas.

- 3.2 The proposed tower design marks the corner of Dawson Street and Madison Avenue through a series of stacked, white painted concrete balconies, placed to create a unique and sculptural effect to the top of the tower, against a background of grey metal panel walls, and vision glass. The northwest corner of the tower is stepped back at the top levels so that the southeast corner stands alone and reads as the highest point of the tower to further enhance the corner expression at Dawson Street and Madison Avenue. The three story podium runs the length of the Dawson frontage, with vision glass window walls, and a repeating panel of dark grey spandrel glass running from top to bottom. An office lobby is located in the middle of the Dawson Street frontage to visually break up the length of the podium with a vertical indentation. The podium is also split horizontally between the 18 foot high retail space at street level and the two stories of office space above, by oversized white metal frames around the office space that help to ground the zig zagging balconies on the tower above to the ground plane. The frames split on Dawson Street to accentuate the office lobby and also on Madison Avenue to emphasise the residential entrance. On the northeast corner, a gracious amenity lobby is proposed, complete with meeting room, lounge area, mail room, separate elevator banks, and concierge services flanking Madison Avenue and opening out onto a lushly landscaped auto court and plaza at the rear of the building. Atop the commercial podium is an amenity level, complete with an indoor amenity area with fitness facility, multi-purpose lounge and games room, and a guest suite. The outdoor amenity area includes an outdoor fitness area, outdoor seating, children's play, BBQ area, vegetable garden and extensive rooftop landscaping. A significant public art piece will be provided on Madison Avenue in front of the lobby area in a publically accessible green space.

- 3.3 The applicant has submitted a Transportation Impact Analysis report. The subject development proposal will comply with the findings and recommendations of this study and will provide for the servicing applicable to the development.

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) and 1 space per 46 m² (495.16 sq.ft.) of commercial (office and retail) gross floor area. 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 Gilmore SkyTrain Station, the equivalent value of two zone transit passes are to be provided to 50% of the units for one year to residents seeking an alternative to car use and ownership. Second, the proposed development is providing twice the required secured bicycle parking, a 4 station bicycle repair/maintenance area and bike trailer storage area. The development will provide 4 co-op cars (provider to be determined), including required parking, plus an initial annual car share membership fee for each unit. Finally, 43 Electric Vehicle (EV) plug-in stations (10% of the residential parking)

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and 1 Level 2 DC fast charge stall available to all residents - including all necessary wiring, electrical transformer and mechanical ventilation modifications will be provided. This arrangement would provide greater access to alternative transportation for a greater number of residents. Moreover, by providing a significant number of EV plug-ins, electric vehicle ownership in a multi-family context is facilitated, thus further enabling sustainable transportation choices. A Section 219 Covenant and sufficient financial securities will be required to guarantee the provision and ongoing maintenance of provided vehicles, car share memberships, and EV plug-in stations.

- 3.4 The developer has agreed to pursue green building practices by committing to achieve a Silver rating under the Leadership in Energy and Environmental Design (LEED) program or equivalent.
- 3.5 It is intended that the overall project would accommodate a broader spectrum of housing needs. To support this, the one bedroom unit sizes are generally based on the Zoning Bylaw minimum unit sizes for such dwellings in the P11e District (SFU), which requires a minimum area of 50m² (538.21 sq.ft.). Smaller one bedroom units (574 to 584 sq.ft.) are intended to provide a level of affordability for new home ownership, providing access to the market for first time home buyers. To offset the number of smaller one bedroom units, a commensurate number of larger two bedroom and den, and three bedroom units is proposed.
- 3.6 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 1.6 FAR in amenity bonus, which translates into 89,955.68 sq.ft. of bonused gross floor area (GFA) included in the development proposal. The Realty and Lands Division 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 amendment bylaw receiving Third Reading. Council approval of the density bonus value is a prerequisite condition of the rezoning.

In accordance with Council's adopted Community Benefit Bonus Policy, it is recommended that the community benefit funds be received as an undesignated cash contribution-in-lieu for the future provision of a community benefit with 80% of the cash-in-lieu contributions applied toward a Town Centre Financial Account to be utilized in the future to achieve priority amenities, as established by Council, including a new Brentwood Community Centre and Willingdon Parkway and 20% to the City wide Housing Fund.

- 3.7 The Director Engineering will assess the need for any further required services to the site, including, but not necessarily limited to:
 - construction of Madison Avenue to its final standard across the development frontage, with curb and gutter on both sides of Madison, separated sidewalks and bicycle facilities, street trees, rain gardens, street and pedestrian lighting with related public amenities;
 - construction of Dawson Street to its final standard across the development frontage, with separated sidewalks and bicycle facilities, street trees, street and pedestrian lighting with related public amenities;

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- construction of the East-West Lane, within a statutory right-of-way, to its approved standard across the north side of the development frontage;
 - construction of the North-South Lane, within a statutory right-of-way, to its approved standard on the west side of the development frontage;
 - undergrounding of overhead lines across the development frontage;
 - a contribution towards the proposed pedestrian and cycling overpasses at Beta Avenue, Willingdon Avenue, and Alaska Way; and
 - storm, sanitary sewer and water main upgrades as required.
- 3.8 The developer is providing 71 adaptable units (20% of total number of single-level residential units), in line with the Council-adopted Adaptable Housing policy. A total of 4 handicapped parking stalls are required in relation to the residential components of the development. All of the 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.
- 3.9 Any necessary easements, covenants and statutory rights-of-way for the site are to be provided, including, but not necessarily limited to:
- Section 219 Covenant restricting enclosure of balconies;
 - Section 219 Covenant to ensure project surface driveway access will not be restricted by gates;
 - Section 219 Covenant guaranteeing the provision and maintenance of public art;
 - Section 219 Covenant to ensure that the density of development of air space parcels and strata lots comply with the approved CD zoning for the site and to ensure that the overall site continues to function as a single, integrated development;
 - Section 219 Covenant ensuring that handicap accessible parking stalls in the underground residential parking areas be held in common property to be administered by the Strata Corporation;
 - Section 219 Covenant ensuring compliance with the approved acoustical study;
 - Section 219 Covenant guaranteeing the provision and ongoing maintenance of stormwater management facilities;
 - Section 219 Covenant ensuring that the site can be used safely in accordance with the approved geotechnical study;
 - Section 219 Covenant ensuring that the water table will not be drawn down during and after development;
 - Section 219 Covenant ensuring the achievement of a green building design with a Leadership in Energy and Environmental Design (LEED) Silver rating (mid-rise) or equivalent;
 - Section 219 Covenant ensuring the provision and ongoing maintenance of electric vehicles and EV plug-in stations;

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- Section 219 Covenant ensuring the provision and ongoing maintenance of four car share vehicles and allocated parking spaces;
 - Section 219 Covenant ensuring the provision and ongoing maintenance of End of Trip facilities;
 - Section 219 Covenant restricting the use of guest rooms; and,
 - Statutory Right-of-Way for:
 - public access laneway and sidewalks on the East-West Lane;
 - public access and sidewalks on the North-South Lane; and,
 - public access and sidewalks on Dawson Street frontages.
- 3.10 Due to the proximity of the subject site to the Millennium SkyTrain Line, Dawson Street, and the Lougheed Highway, the applicant is required to provide an acoustical study showing that the proposed development would meet the Council-adopted noise criteria.
- 3.11 Provision of four separate car wash stalls are required.
- 3.12 The developer is responsible for the undergrounding of the overhead wiring abutting the site.
- 3.13 A suitable engineered design to the approval of the Director Engineering will be required for the on-site stormwater management system, as well as a Section 219 Covenant to guarantee its provision and continuing operation. The deposit of sufficient monies to guarantee the provision of the stormwater management features will be required.
- 3.14 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.
- 3.15 The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering is required.
- 3.16 The submission of a detailed residential loading management plan to the approval of the Director Engineering is required.
- 3.17 Bicycle storage space and surface parking racks are to be provided for the residential tenants and visitors of the development.
- 3.18 A Comprehensive Sign Plan detailing sign numbers, locations, sizes and attachment details will be required.
- 3.19
- 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 ; and,
 - c) GVS&DD Sewerage Charge of \$590.00 per apartment unit.

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4.0 DEVELOPMENT PROPOSAL

4.1 Site Area

Gross Site Area:	-	5,249 m ² (56,500 sq.ft.)
Dedications:	-	25.8 m ² (278 sq.ft.)
Net Site Area:	-	5,223.22 m ² (56,222 sq.ft.) (subject to detailed survey)

4.2 Density

FAR Permitted and Provided:

Residential	-	5.0 FAR (inclusive of 1.6 FAR amenity bonus)
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Gross Floor Area Permitted and Provided:

Residential	-	26,116.11 m ² (281,112 sq.ft.) (inclusive of 89,956 sq.ft. amenity bonus)
Residential Amenity Space	-	1,305.80 m ² (14,056 sq.ft.) (exempted from FAR calculations)
Adaptable Unit Exemption (20 sq.ft./unit)	-	131.92 m ² (1,420 sq.ft.)
Office Gross Floor Area (GFA)	-	4,178.96 m ² (44,982 sq.ft.)
Retail Gross Floor Area (GFA)	-	1,150.42 m ² (12,383 sq.ft.)
Combined TOTAL GFA	-	31,445.50 m ² (338,477 sq.ft.)
Site Coverage:	-	40%

4.3 Height

Proposed Residential Tower	-	37 storeys
Commercial Podium	-	3 storeys
Combined TOTAL HEIGHT	-	40 storeys

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4.4 Residential Unit Mix

<u>Unit Type</u>	<u>Unit Size</u>
34 – Studio	456 sq.ft.
35 – Adaptable Studio	481 sq.ft.
102 – 1 Bedroom (P11e)	538.21 – 602.8 sq.ft.
35 – 1 Bedroom + Den	737 sq.ft.
34 – 2 Bedroom	727 - 791 sq.ft.
35 – Adaptable 2 Bedroom	784 sq.ft.
59 – 2 Bedroom + Den	844 - 905 sq.ft.
15 – 3 Bedroom	1178 sq.ft.
1 – Adaptable 3 Bedroom	1170 sq.ft.
TOTAL: 350 High Rise Apartment Units	

4.5 Parking

Vehicle Parking	<u>Required</u>	<u>Provided Spaces</u>
<u>Residential Parking</u>		
350 Units (Required 1.1 spaces/unit)	- 385	400 (inclusive of 35 visitor spaces, 4 handicapped parking stalls and 39 EV plug-in stations)
Car Wash Stalls	- 4	4
Car Share Vehicles	- 4	4
Residential Loading	- 2	2
<u>Commercial Parking</u>		
<u>Office & Retail</u>		
57,365 sq.ft. @ 1 spaces / 495.16 sq.ft. of Gross Floor Area	- 116	
<u>Commercial Loading</u>		
Office: 44,982 sq.ft.	- 1	
Retail: 12,383 sq.ft.	- 2	

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Bicycle Parking

Required and Provided Spaces

Resident - 2/unit @ 350 units	- 738 in double storage lockers
Visitor - 0.2/unit @ 350 units	- 35 in racks
Commercial – 10% of required parking	- 12 in racks

4.6 Communal Facilities *(Excluded from F.A.R. Calculations)*

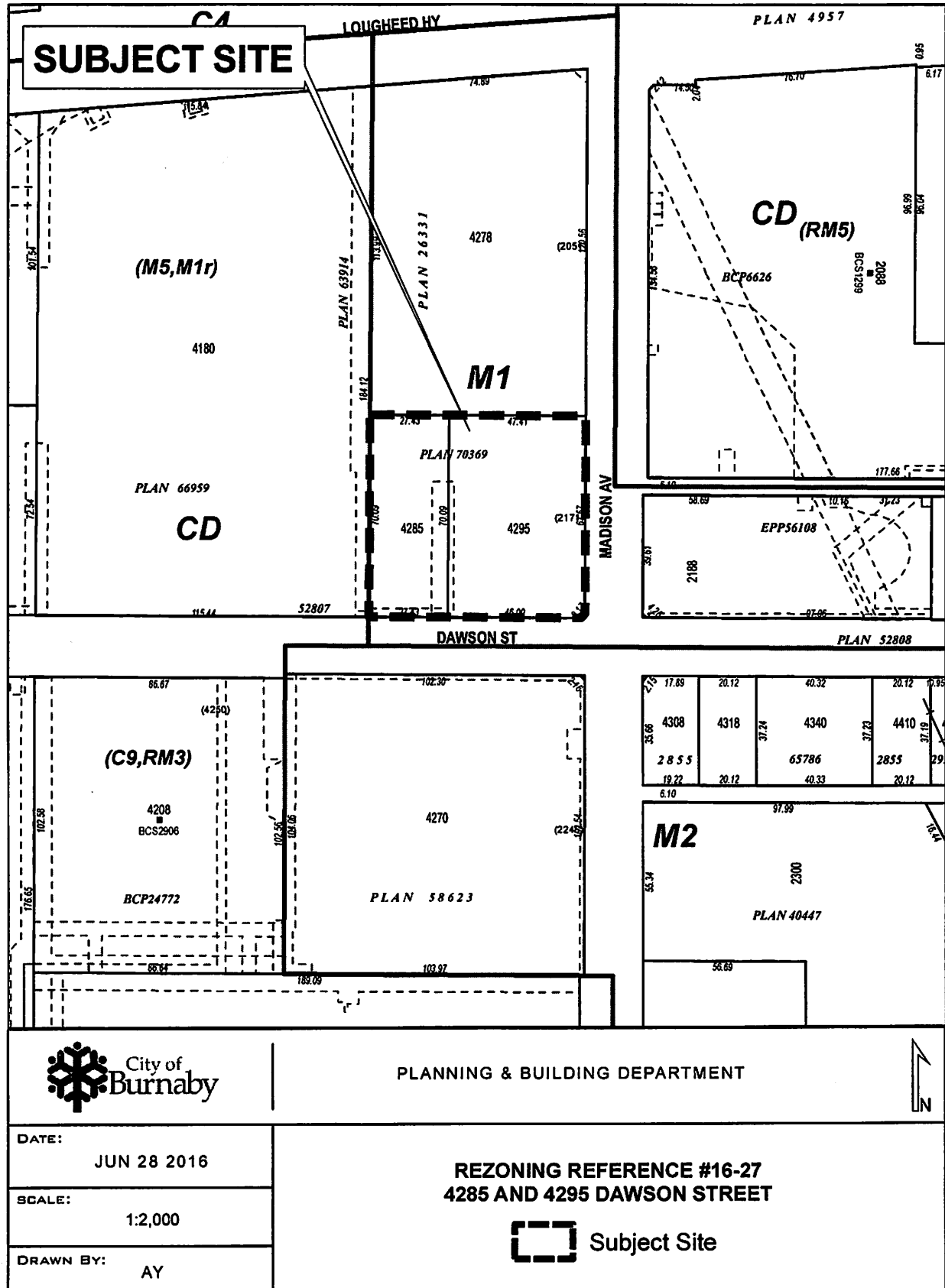
Primary communal facilities for residents include an amenity lobby located at the ground floor level flanking Madison Avenue with mail rooms, a meeting room, lounge and concierge area and at the podium deck level of the residential tower, which includes an indoor fitness facility, multi-purpose games/ lounge/ party room with a kitchen and dining area, and a guest suite. The outdoor amenity area includes an outdoor fitness area, outdoor seating, children's play, vegetable garden, dining area and extensive rooftop landscaping. The internal amenity area amounts to 643.07 m² (6,922 sq.ft.) which is less than the permitted 5% (14,056 sq.ft.) exemption from Gross Floor Area permitted within the Zoning Bylaw. At ground level are various landscape elements located throughout the site, as well as a feature art contribution installation to be located within a publically accessible lushly landscaped walking path at the rear of the building, and connecting in the future to the Gilmore Station.

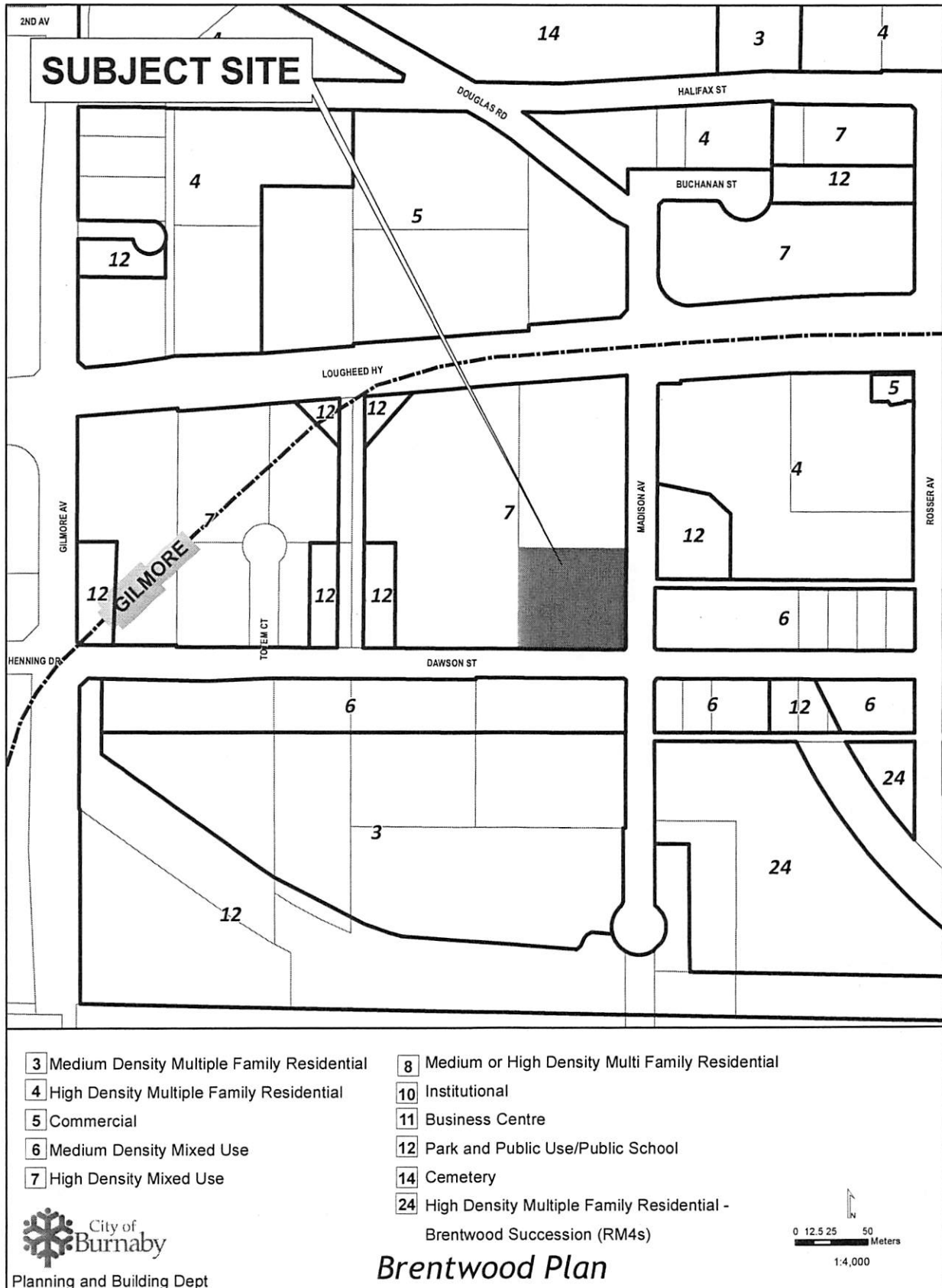

 Jon Pelletier, Director
 PLANNING AND BUILDING

IW:eb
Attachments

cc: Director Engineering
 City Solicitor
 City Clerk

P:\49500 Rezoning\20 Applications\2016\16-27 4285 & 4295 Dawson Street\Council Reports\Rezoning Reference #16-27 PH Report
 2017.09.13.Docx





Sketch #2



INTER-OFFICE COMMUNICATION

TO: CITY CLERK 2017 September 13

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #16-47
AMENDMENT BYLAW NO. 04/17; BYLAW #13708
Beta Avenue Pump Station
Third Reading and Final Adoption

ADDRESS: Portion of 2316 Beta Avenue

LEGAL: Portion of Parcel "E" (Reference Plan 5276), DL 124, Group 1 Except Parcel 1
(Explanatory Plan 13194), New Westminster District

FROM: P3 Park and Public Use District

TO: CD Comprehensive Development District (based on P2 Administration and
Assembly District and Brentwood Town Centre Development Plan guidelines,
and the development plan entitled "Beta Pump Station Replacement" prepared by
Feenstra Architecture)

The following information applies to the subject rezoning bylaw:

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

The prerequisite conditions have been satisfied as follows:

- a. The submission of a suitable plan of development.
 - *A complete suitable plan of development has been submitted.*
- b. The submission of a Site Profile and resolution of any arising requirements.
 - *The applicant has submitted the required Site Profile for the development site, and has committed to obtaining an appropriate instrument from the Ministry of Environment prior to release of any Occupancy Permits.*
- c. The granting of any necessary statutory rights-of-way, easements and/or covenants.
 - *The requisite statutory right-of-way has been submitted in registrable form and will be deposited in the Land Titles office prior to Final Adoption.*

City Clerk
Rezoning Reference #16-47
Third Reading and Final Adoption
2017 September 13 Page 2

As the prerequisites to this rezoning are now complete as outlined, could you please arrange to return this amendment bylaw to Council for Consideration and Third Reading, and Reconsideration and Final Adoption on 2017 September 18.

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


- Lou Pelletier, Director
PLANNING AND BUILDING

MN:eb
Attachment

cc: City Manager

P:\REZONING\20 Applications\2016\16-47 Portion 2316 Beta Avenue\Council Reports\Rezoning Reference 16-47 Third Reading and Final Adoption.doc

**PUBLIC HEARING MINUTES
HELD ON: 2017 February 28
REZ. REF. NO. 16-47
PAGE 1 OF 1**

**Burnaby Zoning Bylaw 1965,
Amendment Bylaw No. 4, 2017 - Bylaw No. 13708**

Rez. #16-47

Portion of 2316 Beta Avenue

From: P3 Park and Public Use District

To: CD Comprehensive Development District (based on P2 Administration and Assembly District and Brentwood Town Centre Development Plan guidelines, and the development plan entitled "Beta Pump Station Replacement" prepared by Feenstra Architecture)

The purpose of the proposed zoning bylaw amendment is to permit the development of a single storey sanitary station, with public washroom facilities, surface parking, loading area, underground wet well and sanitary sewer infrastructure.

The Advisory Planning Commission advised it supports the rezoning application.

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

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

MOVED BY COUNCILLOR JORDAN
SECONDED BY COUNCILLOR MCDONELL

THAT this Public Hearing for Rez. #16-47, Bylaw #13708 be terminated.

CARRIED UNANIMOUSLY