



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

OPEN PUBLIC MEETING AT 7:00 PM
Monday, 2017 October 02

A G E N D A

	<u>PAGE</u>
1. <u>CALL TO ORDER</u>	
2. <u>MINUTES</u>	
A) Open Council Meeting held 2017 September 18	1
B) Public Hearing (Zoning) held 2017 September 19	13
3. <u>PRESENTATION</u>	
A) Wesburn U14 Galaxy Soccer Team Provincial Gold - 2017 Les Sinnott Cup Tournament <u>Presenter:</u> His Worship, Mayor Derek R. Corrigan	
4. <u>PROCLAMATIONS</u>	
A) Homelessness Week (2017 October 8 - 14)	
B) International Trigeminal Neuralgia Day (2017 October 7)	
C) Manufacturing Month (2017 October)	
D) World Mental Health Day (2017 October 10)	
5. <u>REPORTS</u>	
A) Financial Management Committee Re: 2016 Gas Tax Program	18

B)	Financial Management Committee Re: Grant Applications	22
C)	Financial Management Committee Re: Festivals Burnaby Grant Program Application	24
D)	City Manager's Report, 2017 October 02	25
6.	<u>MANAGER'S REPORTS</u>	
1.	7769 AND 7771 DAVIES STREET, BURNABY, BC LOT 2, DL 29, PLAN NW16816	27
	Purpose: To request a Council resolution to file a notice in the Land Title Office pursuant to Section 57 of the Community Charter, with respect to a property in contravention with City Bylaws.	
2.	ADDITIONAL 2018 PERMISSIVE PROPERTY TAX EXEMPTIONS	31
	Purpose: To obtain approval for two additional Permissive Property Tax Exemptions for 2018.	
3.	REMEMBRANCE DAY PARADE – NORTH BURNABY – 2017 NOVEMBER 11	33
	Purpose: To seek Council approval for a Remembrance Day Parade on Saturday, 2017 November 11.	
4.	CONTRACT EXTENSION PROCESSING AND MARKETING OF RESIDENTIAL GREEN WASTE COMPOSTABLE MATERIALS	36
	Purpose: To obtain Council approval to award an extension for the processing and marketing of residential green waste compostable materials.	
5.	CONTRACT INCREASE REPAIR AND MAINTENANCE OF STREET LIGHTS AND TRAFFIC SIGNALS	38
	Purpose: To obtain Council approval to increase the existing contract for the repair and maintenance of street lights and traffic signals.	

6. STRATA TITLE APPLICATION #17-02 8456 AND 8458 FOURTEENTH AVENUE 40

Purpose: To obtain Council authority for strata titling of an existing occupied two-family dwelling.

7. REZONING APPLICATIONS 43

Purpose: To submit the current series of new rezoning applications for the information of Council.

7. BYLAWS

A) First Reading

A) #13801 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 34, 2017 - Rez. #16-27 (4285 & 4295 Dawson Street) 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) Purpose - to permit the construction of a 37 storey high-rise residential building atop a 3 level commercial podium (Item 5(2), Manager's Report, Council 2017 September 18) **13801**

B) #13802 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 35, 2017 - Text Amendment **13802**
Purpose - to amend the Burnaby Zoning Bylaw 1965 in regard to (1) repealing screening requirements for a child care facility or home-based child care facility operated as a home occupation in R Districts; (2) to repeal the Preliminary Plan Approval (PPA) requirement for a child care facility operating in a single-family dwelling; and (3) to permit crematoria and mausoleums in the P4 Cemetery District subject to rezoning to the Comprehensive Development (CD) District.
(Item 7(8), Manager's Report, Council 2017 August 28)

B) Second Reading

C) #13787 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 30, 2017 - Rez. #16-22 (Ptn. of 7550 Rosewood Street and 7126, 7210/16 Mary Avenue) **13787**
From CD Comprehensive Development District (based on RM3 Multiple Family Residential District and P5 Community Institutional District); CD Comprehensive Development

District (based on P5 Community Institutional District); CD Comprehensive Development District (based on RM4 Multiple Family Residential District and P2 Administration and Assembly District) and R5 Residential District; and CD Comprehensive Development District (based on RM4 Multiple Family Residential District) to CD Comprehensive Development District (RM4 Multiple Family Residential District and P5 Community Institutional District); Amended CD Comprehensive Development District (based on RM5 Multiple Family Residential District and P2 Administration and Assembly District); Amended CD Comprehensive Development District (based on RM5 Multiple Family Residential District); and the development plan entitled "New Vista Society, Burnaby BC, Residential Care, 240 Bed Facility" prepared by Derek Crawford Architect Inc.)
Purpose - to permit the development of a new seniors long-term care facility and guidelines for a future seniors mid-rise apartment building
(Item 7(9), Manager's Report, Council 2017 August 28)

- D) #13788 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 31, 2017 - Text Amendment **13788**
Purpose - to permit residential care facilities in the RM3, RM4 and RM5 Multiple-Family Residential Districts, subject to CD zoning
(Item 7(9), Manager's Report, Council 2017 August 28)
- E) #13800 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 33, 2017 - Rez. #17-10 (Ptn. of 9702 Glenlyon Parkway) **13800**
From CD Comprehensive Development District (based on M2 General Industrial District and M5 Light Industrial District) to Amended CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District and Big Bend Development Plan guidelines)
Purpose - to permit construction of a two-storey light industrial office building in accordance with the Glenlyon Concept Plan
(Item 7(10), Manager's Report, Council 2017 August 28)
- C) Second and Third Reading**
- F) #13789 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 32, 2017 - Text Amendment **13789**
Purpose - to remove the Rezoning Application Fee Schedule from the Burnaby Zoning Bylaw. The fees are incorporated

- into the Building and Planning Fees Bylaw which received First Reading on 2017 August 28.
(Item 7(2), Manager's Report, Council 2017 August 28)
- G) #13790 - Burnaby Planning and Building Fees Bylaw 2017 **13790**
A bylaw to impose fees in respect of Planning and Building matters
(Item 7(2), Manager's Report, Council 2017 August 28)
- H) #13791 - Burnaby Building Bylaw 2016, Amendment Bylaw No. 1, 2017 **13791**
A bylaw to amend the Building Bylaw (fees)
(Item 7(2), Manager's Report, Council 2017 August 28)
- I) #13792 - Burnaby Electrical Bylaw 1974, Amendment Bylaw No. 1, 2017 **13792**
A bylaw to amend the Electrical Bylaw (fees)
(Item 7(2), Manager's Report, Council 2017 August 28)
- J) #13793 - Burnaby Gas Bylaw 1978, Amendment Bylaw No. 1, 2017 **13793**
A bylaw to amend the Gas Bylaw (fees)
(Item 7(2), Manager's Report, Council 2017 August 28)
- K) #13794 - Burnaby Liquor Licence Application Fee Bylaw 2001, Amendment Bylaw No. 1, 2017 **13794**
A bylaw to amend the Liquor Licence Application Fee Bylaw (fees)
(Item 7(2), Manager's Report, Council 2017 August 28)
- L) #13795 - Burnaby Plumbing Bylaw 2000, Amendment Bylaw No. 1, 2017 **13795**
A bylaw to amend the Plumbing Bylaw (fees)
(Item 7(2), Manager's Report, Council 2017 August 28)
- M) #13796 - Burnaby Subdivision Control Bylaw 1971, Amendment Bylaw No. 1, 2017 **13796**
A bylaw to amend the Subdivision Control Bylaw (fees)
(Item 7(2), Manager's Report, Council 2017 August 28)
- N) #13797 - Burnaby Tree Bylaw 1996, Amendment Bylaw No. 1, 2017 **13797**
A bylaw to amend the Tree Bylaw (fees)
(Item 7(2), Manager's Report, Council 2017 August 28)

O) #13798 - Burnaby Watercourse Bylaw 1988, Amendment **13798**
Bylaw No. 1, 2017
A bylaw to amend the Watercourse Bylaw (fees)
(Item 7(2), Manager's Report, Council 2017 August 28)

P) #13799 - Burnaby Bylaw Notice Enforcement Bylaw 2009, **13799**
Amendment Bylaw No. 1, 2017
A bylaw to amend the Bylaw Notice Enforcement Bylaw
(fees)
(Item 7(2), Manager's Report, Council 2017 August 28)

D) Consideration and Third Reading

Q) #13673 - Burnaby Zoning Bylaw 1965, Amendment Bylaw **13673**
No. 49, 2016 - Rez. #15-52 (6921/31/39/47/57/65 Arcola
Street)
From R5 Residential District to CD Comprehensive
Development District (based on RM3 Multiple Family
Residential District and Edmonds Town Centre Plan
guidelines and the development plan entitled "6921 - 6965
Arcola Street Burnaby, B.C." prepared by Ankenman
Marchand Architects)
Purpose - to permit the construction of a three-storey
townhouse development with 22 units and full underground
parking
(Item 6(17), Manager's Report, Council 2016 October 24)

Memorandum - Director Planning & Building - 2017 September 27 - Page 109

R) #13765 - Burnaby Zoning Bylaw 1965, Amendment Bylaw **13765**
No. 23, 2017 - Rez. #15-58 (4390 Grange Street)
From CD Comprehensive Development District (based on
RM5 Multiple Family Residential District) to Amended CD
Comprehensive Development District (based on RM5
Multiple Family Residential District and Metrotown Town
Centre Development Plan guidelines) Purpose - to permit an
expansion of the ground floor amenity area and to
reconfigure parking to allow for improved bike, carwash, and
garbage/waste facilities
(Item 7(9), Manager's Report, Council 2017 May 29)

Memorandum - Director Planning & Building - 2017 September 27 - Page 114

8. **NEW BUSINESS**

9. **INQUIRIES**

10. **ADJOURNMENT**



COUNCIL MEETING MINUTES

Monday, 2017 September 18

An Open meeting of the City Council was held in the Council Committee Room, Burnaby City Hall, 4949 Canada Way, Burnaby, B.C. on Monday, 2017 September 18 at 6:30 p.m. followed immediately by a Closed meeting from which the public was excluded. At the conclusion of the Closed meeting, the Open meeting was reconvened at 7:00 p.m. in the Council Chamber.

1. CALL TO ORDER

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

STAFF: Mr. Lambert Chu, City Manager
 Mr. Chad Turpin, Deputy 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
 Mr. Dennis Back, City Clerk
 Ms. Kate O'Connell, Deputy City Clerk

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR JOHNSTON

THAT the Open Council meeting do now reconvene.

CARRIED UNANIMOUSLY

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

2. MINUTES**A) Open Council Meeting held 2017 September 11**

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR JOHNSTON

THAT the minutes of the Open Council meeting held on 2017 September 11 be now adopted.

CARRIED UNANIMOUSLY

3. PROCLAMATIONS**A) Cops for Cancer Day (2017 September 25)**

Councillor Dhaliwal, on behalf of His Worship, Mayor Derek R. Corrigan proclaimed 2017 September 25 as "***Cops for Cancer Day***" in the City of Burnaby.

B) United Way Day (2017 September 21)

Councillor McDonell, on behalf of His Worship, Mayor Derek R. Corrigan proclaimed 2017 September 21 as "***United Way Day***" in the City of Burnaby.

C) Wrongful Conviction Day (2017 October 2)

Councillor Volkow, on behalf of His Worship, Mayor Derek R. Corrigan proclaimed 2017 October 2 as "***Wrongful Conviction Day***" in the City of Burnaby.

4. REPORTS

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR MCDONELL

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

CARRIED UNANIMOUSLY

A) Community Heritage Commission
Re: Remembering Working People: "Plaques Around the Province" Project

The Community Heritage Commission submitted a report seeking approval for the installation of two commemorative plaques under the BC Labour Heritage Centre's "Plaques Around the Province" project.

The Community Heritage Commission recommended:

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.

MOVED BY COUNCILLOR JORDAN
SECONDED BY COUNCILLOR VOLKOW

THAT the recommendations of the Community Heritage Commission be adopted.

CARRIED UNANIMOUSLY

B) Community Heritage Commission
Re: New Kapoor Singh Siddoo "Stop of Interest" Sign

The Community Heritage Commission submitted a report seeking approval for a new interpretive sign under the Provincial Government's "Stop of Interest" signage program.

The Community Heritage Commission recommended:

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.

MOVED BY COUNCILLOR JORDAN
SECONDED BY COUNCILLOR VOLKOW

THAT the recommendations of the Community Heritage Commission be adopted.

CARRIED UNANIMOUSLY

Mayor Corrigan noted that the Kapoor Singh Siddoo Provincial Stop of Interest sign should read "South Asian community" not "Southeast Asian" and request that staff inform the Provincial Government of the error.

C) Community Heritage Commission
Re: "Burnaby Then and Now"
Celebrating Burnaby 125 with Heritage Markers

The Community Heritage Commission submitted a report presenting the design and location of the Burnaby 125 Heritage Markers project.

The Community Heritage Commission recommended:

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.

MOVED BY COUNCILLOR JORDAN
SECONDED BY COUNCILLOR MCDONELL

THAT the recommendation of the Community Heritage Commission be adopted.

CARRIED UNANIMOUSLY

D) Financial Management Committee
Re: Contract Award - SAP Hardware and Database
Replacement Project (Suite on HANA) - HANA Appliance and
Application Server Hardware

The Financial Management Committee submitted a report seeking approval to award a contract for the SAP HANA appliance and application server hardware component of the SAP Hardware and Database Replacement project.

The Financial Management Committee recommended:

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.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR JORDAN

THAT the recommendation of the Financial Management Committee be adopted.

CARRIED UNANIMOUSLY

E) Financial Management Committee
Re: Contract Award - SAP Hardware and Database
Replacement Project (Suite on HANA) - Implementation
Services

The Financial Management Committee submitted a report seeking approval to award a contract for the implementation services component of the SAP Hardware and Database Replacement (Suite on HANA) project.

The Financial Management Committee recommended:

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.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR JORDAN

THAT the recommendation of the Financial Management Committee be adopted.

CARRIED UNANIMOUSLY

F) Financial Management Committee
Re: Contract Award - Telephony Systems Hardware and
Software

The Financial Management Committee submitted a report seeking approval to award a contract for telephony hardware and software.

The Financial Management Committee recommended:

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.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR JORDAN

THAT the recommendation of the Financial Management Committee be adopted.

CARRIED UNANIMOUSLY

G) Financial Management Committee
Re: 2018 Permissive Property Tax Exemptions

The Financial Management Committee submitted a report seeking approval for permissive exemptions from property taxation for 2018.

The Financial Management Committee recommended:

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.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR JORDAN

THAT the recommendation of the Financial Management Committee be adopted.

CARRIED UNANIMOUSLY

H) City Manager's Report, 2017 September 18

The City Manager submitted a report dated 2017 September 18 on the following matters:

5. MANAGER'S REPORTS

1. BUILDING PERMIT TABULATION REPORT NO. 8 FROM
2017 AUGUST 01 - 2017 AUGUST 31

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

The City Manager recommended:

1. THAT this report be received for information purposes.

MOVED BY COUNCILLOR VOLKOW
SECONDED BY COUNCILLOR CALENDINO

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

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

The City Manager submitted a report from the Director Planning and Building seeking Council authorization to forward this application to a Public Hearing on 2017 October 17.

The City Manager recommended:

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.
 - 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.
- 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.
- 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.

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR VOLKOW

THAT the Committee now rise and report.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR VOLKOW
SECONDED BY COUNCILLOR CALENDINO

THAT the report of the Committee be now adopted.

CARRIED UNANIMOUSLY

6. BYLAWS**Third Reading, Reconsideration and Final Adoption**

- A) Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 4, 2017 #13708
-Rez. #16-47 (Portion of 2316 Beta Avenue)

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR VOLKOW

THAT Bylaw No. 13708 be now read a third time, reconsidered and Finally Adopted, signed by the Mayor and Clerk and the Corporate Seal affixed thereto.

CARRIED UNANIMOUSLY

7. NEW BUSINESS**a) Councillor Jordan - Burnaby 125 Birthday Celebration Events**

Councillor Jordan encouraged the public to participate in the various events planned throughout the City this weekend, September 22-24, in celebration of the City's 125th anniversary. The Kick-Off Opening Celebration will take place at Confederation Park on Friday, September 22, 1:25 p.m.

b) Councillor Volkow – Elimination of Shaw Community Programming

Councillor Volkow noted that he had been approached by community members who share Council's frustration that Shaw Cable is no longer broadcasting City Council meetings on television. Councillor Volkow encouraged the public to write to their local MP's and Shaw Cable.

8. INQUIRIES

There were no inquiries brought before Council at this time.

9. ADJOURNMENT

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR JOHNSTON

THAT this Open Council meeting do now adjourn.

CARRIED UNANIMOUSLY

The Open Council meeting adjourned at 7:55 p.m.

Confirmed:

Certified Correct:

MAYOR

CITY CLERK

DRAFT



PUBLIC HEARING MINUTES

Tuesday, 2017 September 19

A Public Hearing (Zoning) was held in the Council Chamber, Burnaby City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2017 September 19 at 7:00 p.m.

CALL TO ORDER

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

STAFF: Mr. Lou Pelletier, Director Planning and Building
Mr. Ed Kozak Assistant Director Current Planning
Ms. Kate O'Connell, Deputy City Clerk
Ms. Monica MacDonald, Administrative Officer

ZONING BYLAW AMENDMENTS

1) **Burnaby Zoning Bylaw 1965,
Amendment Bylaw No. 33, 2017 - Bylaw No. 13800**

Rez . #17-10

Portion of 9702 Glenlyon Parkway

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

To: Amended CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District and Big Bend Development Plan guidelines and in accordance with the development plan entitled "Coanda Research & Development Corporation Glenlyon Business Park 9702 Glenlyon Parkway" prepared by Taylor Kurtz Architecture and Design Inc.)

The purpose of the proposed zoning bylaw amendment is to permit construction of a two-storey light industrial office building in accordance with the Glenlyon Concept Plan.

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

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

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR DHALIWAL

THAT this Public Hearing for Rez. #17-10, Bylaw #13800 be terminated.

CARRIED UNANIMOUSLY

2) **Burnaby Zoning Bylaw 1965,**
Amendment Bylaw No. 30, 2017 - Bylaw No. 13787

Rez . #16-22

Portion of 7550 Rosewood Street and 7126, 7210, 7216 Mary Avenue

From: CD Comprehensive Development District (based on RM3 Multiple Family Residential District and P5 Community Institutional District); CD Comprehensive Development District (based on P5 Community Institutional District); CD Comprehensive Development District (based on RM4 Multiple Family Residential District and P2 Administration and Assembly District) and R5 Residential District; and CD Comprehensive Development District (based on RM4 Multiple Family Residential District)

To: CD Comprehensive Development District (RM4 Multiple Family Residential District and P5 Community Institutional District); Amended CD Comprehensive Development District (based on RM5 Multiple Family Residential District and P2 Administration and Assembly District); Amended CD Comprehensive Development District (based on RM5 Multiple Family Residential District); and the development plan entitled "New Vista Society, Burnaby BC, Residential Care, 240 Bed Facility" prepared by Derek Crawford Architect Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the development of a new seniors long-term care facility and guidelines for a future seniors mid-rise apartment building.

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

Lily Feng, 7210 Mary Avenue, Burnaby
Lucille Greffard, 331-7197 Canada Way, Burnaby
Su Kang, 7210 Mary Avenue, Burnaby

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

Shelia Kelley, 1003-7216 Mary Avenue, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. Ms. Kelley stated concerns with increased population density in the area and increased traffic. The speaker inquired if there were any improvements planned for the area as a result of the development.

Brian Esau, 13-12038 62nd Avenue, Surrey, appeared before Council and spoke in support of the proposed rezoning application. Mr. Esau's father is a resident in the current New Vista building. The speaker is supportive of the proposed development as it will provide additional common and lounge spaces for all residents, as well as seismic upgrades.

Darin Froese, CEO of New Vista Society, 13882 232A Street, Maple Ridge, appeared before Council and spoke in support of the proposed rezoning application. The speaker emphasized the mental and physical health benefits from access to improved space and amenities. The proposed development will also dedicate 40 beds to provide culturally sensitive housing for seniors from the Korean community.

Paul Manson, 507-7216 Mary Avenue, Burnaby, appeared before Council and spoke in support of the proposed rezoning application. The speaker appreciates that the development proposes to relocate the entrance from Mary Avenue to a cul-de-sac. Mr. Manson shared concerns about the increased administrative involvement of BC Housing, and suggested improvements to the development including electric wheel chair parking in the vehicle parking area and increased parking spaces in general. The speaker mentioned health concerns with the surrounding area as rats can be seen in the green space outside the existing buildings.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR MCDONELL

THAT this Public Hearing for Rez. #16-22, Bylaw #13787 be terminated.

CARRIED UNANIMOUSLY

Arising from discussion, Council requested that Mr. Manson's concerns regarding rats be forwarded to the Fraser Health Authority.

**3) Burnaby Zoning Bylaw 1965,
Amendment Bylaw No. 31, 2017 - Bylaw No. 13788**

TEXT AMENDMENT

The purpose of the proposed zoning bylaw text amendment is to permit residential care facilities in the RM3, RM4 and RM5 Multiple-Family Residential Districts, subject to CD zoning.

NOTE: Please refer to the Director Planning and Building's report on Rezoning Reference #16-22 which is Item 2 on this Agenda. This proposed zoning bylaw text amendment is outlined in the report.

No letters were received in response to the proposed text amendment.

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

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR JORDAN

THAT this Public Hearing for Zoning Bylaw Text Amendment, Bylaw #13788 be terminated.

CARRIED UNANIMOUSLY

**4) Burnaby Zoning Bylaw 1965,
Amendment Bylaw No. 32, 2017 - Bylaw No. 13789**

TEXT AMENDMENT

The purpose of the proposed zoning bylaw text amendment is to remove the Rezoning Application Fee Schedule from the Burnaby Zoning Bylaw. The fees are incorporated into the Building and Planning Fees Bylaw which received First Reading on 2017 August 28.

No letters were received in response to the proposed text amendment.

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

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR JORDAN

THAT this Public Hearing for Zoning Bylaw Text Amendment, Bylaw #13789 be terminated.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR MCDONELL

That this Public Hearing do now adjourn.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 7:25 p.m.

Derek Corrigan
MAYOR

Kate O'Connell
DEPUTY CITY CLERK

DRAFT



FINANCIAL MANAGEMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

SUBJECT: 2016 GAS TAX PROGRAM

RECOMMENDATION:

1. THAT Council receive this report for information.

REPORT

The Financial Management Committee, at its meeting held on 2017 September 13, received and adopted the attached report providing information on the 2016 Gas Tax funding received and utilized by the City.

Respectfully submitted,

Councillor D. Johnston
Chair

Councillor C. Jordan
Vice Chair

Copied to:	City Manager Director Finance Director Engineering Director Parks, Rec. & Cult. Services Chief Information Officer
------------	--



Meeting 2017 Sep 13

COMMITTEE REPORT

TO: CHAIR AND MEMBERS
FINANCIAL MANAGEMENT COMMITTEE

DATE: 2017 September 05

FROM: DIRECTOR FINANCE

FILE: 7300-20

SUBJECT: 2016 GAS TAX PROGRAM

PURPOSE: To inform Council on the 2016 Gas Tax funding received and utilized by the City.

RECOMMENDATION:

1. **THAT** Financial Management Committee recommend Council receive this report for information.

REPORT**1.0 BACKGROUND**

An administrative agreement on the Federal Gas Tax Fund in British Columbia was signed between Canada, British Columbia and UBCM effective 2014 April 01 for a ten-year period. The program aims to achieve three national objectives: productivity and economic growth; a clean environment; and strong cities and communities, and provides for flexible, long term funding for municipal infrastructure.

The Gas Tax Fund has been made available for the benefit of all municipalities across the country. The Community Works Fund (CWF) portion of the Gas Tax Fund will deliver \$519.3 million to British Columbia municipalities over the first five years of the agreement. Funding will be allocated twice annually to all local governments in British Columbia for eligible expenditures of eligible projects as set out in the Gas Tax agreement. Burnaby's allocation for 2016 was \$721,593. As part of the agreement, a report is provided annually on July 01 to UBCM outlining the use of Gas Tax funding by all municipalities.

All Gas Tax funding received by the City is set aside in a Gas Tax Reserve, to ensure its use as specified by the agreement. Council reviews and approves all capital and operating project initiatives funded by the Gas Tax Reserve annually as part of the budget process.

The table below lists projects that were funded by the Gas Tax Reserve in 2016:

Description	Amount (\$)
Lane Condition Analysis and Prioritization (carry forward from 2014)	127,000
Barnet Pedestrian Bridge Upgrade (carry forward from 2014)	108,012
Local Roads Network Paving	721,593
Total 2016 Actual Gas Tax Eligible Expenditures	\$ 956,605

To: Financial Management Committee
From: Director Finance
Re: 2016 GAS TAX PROGRAM
2017 September 13 Page 2

For reference, Attachment 1 provides a summary of the Gas Tax funding received to date and the expenditures made for each year of this agreement to 2016 December 31.

As per the agreement it is expected that Burnaby will receive a grant of \$721,593 in 2017. Gas Tax funding for 2017 is allocated as follows:

Description	Amount (\$)
Fibre Network Installation	341,600
Swangard Track Reconstruction	380,000
Total 2017 Plan Gas Tax Eligible Expenditures	\$ 721,600

The Gas Tax Reserve continues to be a viable funding source for eligible initiatives that benefit Burnaby’s community.



Noreen Kassam
DIRECTOR FINANCE

NK:RG/ew

Attachment: 1 – Gas Tax Fund Summary as Reported to UBCM, for the years 2014 – 2016

Copied to: City Manager
Director Engineering
Director Parks, Recreation & Cultural Services
Chief Information Officer

Gas Tax Fund Summary as Reported to UBCM

For the Years 2014 to 2016

	2014 Actual (\$)	2015 Actual (\$)	2016 Actual (\$)	Total Actual (\$)	2017 Proposed (\$)
Beginning Balance	-	526,399	270,766		41,987
Actual Revenue	698,088	698,088	721,593	2,117,769	721,593
Investment Income	3,311	10,198	6,233	19,742	3,500
Total Additions	701,399	708,286	727,826	2,137,511	725,093
<u>Actual Eligible Project Expenditures:</u>					
-21- Local Roads Network Paving	(175,000)	-	(721,593)	(896,593)	-
Riverside Area Improvements	-	(687,000)	-	(687,000)	-
LED Streetlight Conversion	-	(200,000)	-	(200,000)	-
Lane Condition Analysis and Prioritization	-	-	(127,000)	(127,000)	-
Barnet Pedestrian Bridge Upgrade	-	(16,988)	(108,012)	(125,000)	-
Storm Water Monitoring and Modeling	-	(59,931)	-	(59,931)	-
Fibre Network Installation	-	-	-	-	(341,600)
Swangard Track Reconstruction	-	-	-	-	(380,000)
Total Actual Eligible Project Expenditures	(175,000)	(963,919)	(956,605)	(2,095,524)	(721,600)
Ending Balance	\$ 526,399	\$ 270,766	\$ 41,987	\$ 41,987	\$ 45,480



FINANCIAL MANAGEMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

SUBJECT: GRANT APPLICATIONS

RECOMMENDATION:

1. THAT Council approve the grant recommendations, as outlined in this report.

REPORT

The Financial Management Committee, at its meeting held on 2017 September 14, considered the following grant applications, and submits its recommendations for Council’s approval:

#17.49. Vancouver International School of Music DENIED
Winter Lighting Display Collaboration

An application was received from the Vancouver International School of Music (VISM) requesting financial or venue support to create winter-themed lighting displays in Burnaby. The nighttime displays create a remarkable experience and could potentially become a tourism landmark for locals and tourists.

Request: Unspecified

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

Copy: City Manager
Deputy City Manager
Director Finance
Director Parks, Rec. & Cult. Services

To: His Worship, the Mayor and Councillors
From: Financial Management Committee
Re: Grant Applications
2017 October 02Page 2

#17.51. Burnaby Barracudas Summer Aquatic Club \$1,000
Aquatics Championships

An application was received from Burnaby Barracudas Summer Aquatics Club requesting a grant to assist with travel expenses for 74 athletes and Burnaby residents to participate at the BCSSA Summer Aquatics Championships held on 2017 August 14 – 20 in Kamloops, BC.

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

#17.52. AIESEC Canada Inc. DENIED
2017 Western Regional Conference

An application was received from AIESEC Canada Inc. requesting a grant to assist with the costs of organizing the 2017 Western Regional Conference to be held on 2017 October 6 – 8 at the Delta Hotels by Marriott in Burnaby. This three-day annual conference attracts over 150 ambitious and motivated youth leaders from the eight AIESEC chapters across Western Canada – University of British Columbia, Simon Fraser University, University of Victoria, University of Calgary, University of Alberta, University of Manitoba, Mount Royal University, and University of Saskatchewan, and features a stimulating environment that provides self-discovery, teamwork, mentorship, and networking opportunities.

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

Respectfully submitted,

Councillor D. Johnston,
Chair

Councillor C. Jordan,
Vice Chair



FINANCIAL MANAGEMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

SUBJECT: FESTIVALS BURNABY GRANT PROGRAM APPLICATION

RECOMMENDATION:

1. THAT Council approve the Festivals Burnaby grant recommendation, as outlined in this report.

REPORT

The Financial Management Committee, at its meeting held on 2017 September 14, considered the following Festivals Burnaby grant application, and submits its recommendation for Council's approval:

#17-N-011 Burnaby North Road Business Improvement Association \$3,500
Korean Community Day 2017

An application was received from Burnaby North Road Business Improvement Association for Korean Community Day to be held on 2017 September 23 at 4501 North Road (the Korean Mall). This annual event showcases Korean businesses in the area, and invites the neighbourhood to join in the day of activities that consist of martial arts, a tea garden, and entertainment in the form of women's drumming groups, a K-Pop contest, live music, art walks and a family fun park.

Request: \$5,000

CPA: 2016 - \$3,500 (Neighbourhood Grant)
2015 - \$3,000 (Neighbourhood Grant)
2014 - \$3,000 (Neighbourhood Grant)

Respectfully submitted,

Councillor D. Johnston
Chair

Councillor C. Jordan
Vice Chair

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



MANAGER'S REPORT October 02, 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 7769 AND 7771 DAVIES STREET, BURNABY, BC
 LOT 2, DL 29, PLAN NW16816**

PURPOSE: To request a Council resolution to file a notice in the Land Title Office pursuant to Section 57 of the Community Charter, with respect to a property in contravention of City Bylaws.

02 ADDITIONAL 2018 PERMISSIVE PROPERTY TAX EXEMPTIONS

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

**03 REMEMBRANCE DAY PARADE – NORTH BURNABY –
 2017 NOVEMBER 11**

PURPOSE: To seek Council approval for a Remembrance Day Parade on Saturday, 2017 November 11.

**04 CONTRACT EXTENSION
 PROCESSING AND MARKETING OF RESIDENTIAL GREEN WASTE
 COMPOSTABLE MATERIALS**

PURPOSE: To obtain Council approval to award an extension for the processing and marketing of residential green waste compostable materials.

Item

**05 CONTRACT INCREASE
REPAIR AND MAINTENANCE OF STREET LIGHTS AND
TRAFFIC SIGNALS**

PURPOSE: To obtain Council approval to increase the existing contract for the repair and maintenance of street lights and traffic signals.


**06 STRATA TITLE APPLICATION #17-02
8456 AND 8458 FOURTEENTH AVENUE**

PURPOSE: To obtain Council authority for strata titling of an existing occupied two-family dwelling.

07 REZONING APPLICATIONS

PURPOSE: To submit the current series of new rezoning applications for the information of Council.

Yours respectfully,



Lambert Chu
City Manager



Item
Meeting..... 2017 October 02

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2017 August 23

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 43000 40

SUBJECT: 7769 AND 7771 DAVIES STREET, BURNABY, BC
LOT 2, DL 29, PLAN NW16816

PURPOSE: To request a Council resolution to file a notice in the Land Title Office pursuant to Section 57 of the Community Charter, with respect to a property in contravention of City Bylaws.

RECOMMENDATIONS:

- 1) **THAT** Council direct the City Clerk to file a Notice in the Land Title Office against title to the subject property stating that:
 - a) A resolution relating to the land has been made under Section 57 of the Community Charter; and,
 - b) Further information respecting the resolution may be inspected at the offices of the City Clerk, City of Burnaby.
- 2) **THAT** a copy of this report be sent to the registered owners:
 - i) Xiao Miao and Russell S. Mooney
7769 Davies Street
Burnaby, BC V3N 3H5

R E P O R T**1.0 BACKGROUND**

On 2017 January 04, the Building Department sent a letter to property owners Xiao Miao and Russell S. Mooney requesting access to the subject property in response to a written complaint alleging unauthorized suites. A deadline of 2017 February 06 to arrange an inspection was given.

On 2017 February 01, Building Department staff scheduled an inspection for 2017 March 28 with Xiao Miao through email correspondence.

To: City Manager
 From: Director Planning and Building
 Re: 7769 Davies Street, Burnaby, BC V3N 3H5
 2017 August 23..... Page 2

On 2017 March 28, Building Department staff arrived for the inspection but were denied access. A second letter was mailed to the owners ordering access to this property, with an enclosed Bylaw Violation Notice Section 7.6 ‘Obstructing Building Inspector’.

On May 16, Building Department staff carried out an inspection. Three illegal units were observed. One located on the lower floor of 7769 Davies, and two located on the lower floor of 7771 Davies Street.

On 2017 June 09, Building Department staff mailed a compliance letter to the property owners listing contraventions on the premises to be brought into compliance with City Bylaws by 2017 July 07 and 2017 July 14.

Building Department staff received an email from Xiao Miao on 2017 July 06 indicating that a general contractor was hired.

On 2017 July 17, Xiao Miao called Building Department staff and indicated that the contractor was still in the process of obtaining permits and requested an extension. An extension was granted until mid-August.

On 2017 August 02, Xiao Miao met with Building Department staff to review options for the property, including subdivision or sale.

On August 21, Xiao Miao met with Building Department staff and provided documentation from the Supreme Court of British Columbia stating that the subject property was being transferred to Mr. Richard George Rutherford and that he may transfer the subject property to a nominee. As of this report date, an electrical permit for the removal of three stoves has been submitted but not completed, other required remedial work remains outstanding.

2.0 CONTRAVENTION OF BYLAWS

The owners are in contravention of following City’s bylaws:

- i) Section 4.1 of the Burnaby Zoning Bylaw “Use of occupation of land, building or structure”
- ii) Section 19 of the Burnaby Electrical Bylaw “Construction, altering or repairing without permit”
- iii) Section 7(1) of the Burnaby Building Bylaw “Construction without permit”
- iv) Section 7 of the Burnaby Gas Bylaw “Installing or altering without a permit”
- v) Section 4(1)(b) of the Burnaby Plumbing Bylaw “Constructing, installing, commencing or carrying out work without a permit”

To: City Manager
From: Director Planning and Building
Re: 7769 Davies Street, Burnaby, BC V3N 3H5
2017 August 23..... Page 3

3.0 CONCLUSION

Building Department staff recommends filing a Notice in the Land Title Office to advise potential purchasers of the outstanding bylaw contraventions noted at this property.

Building Department staff will continue to work with the property owners to resolve this matter. If necessary, legal action will be pursued to ensure compliance with City bylaws.

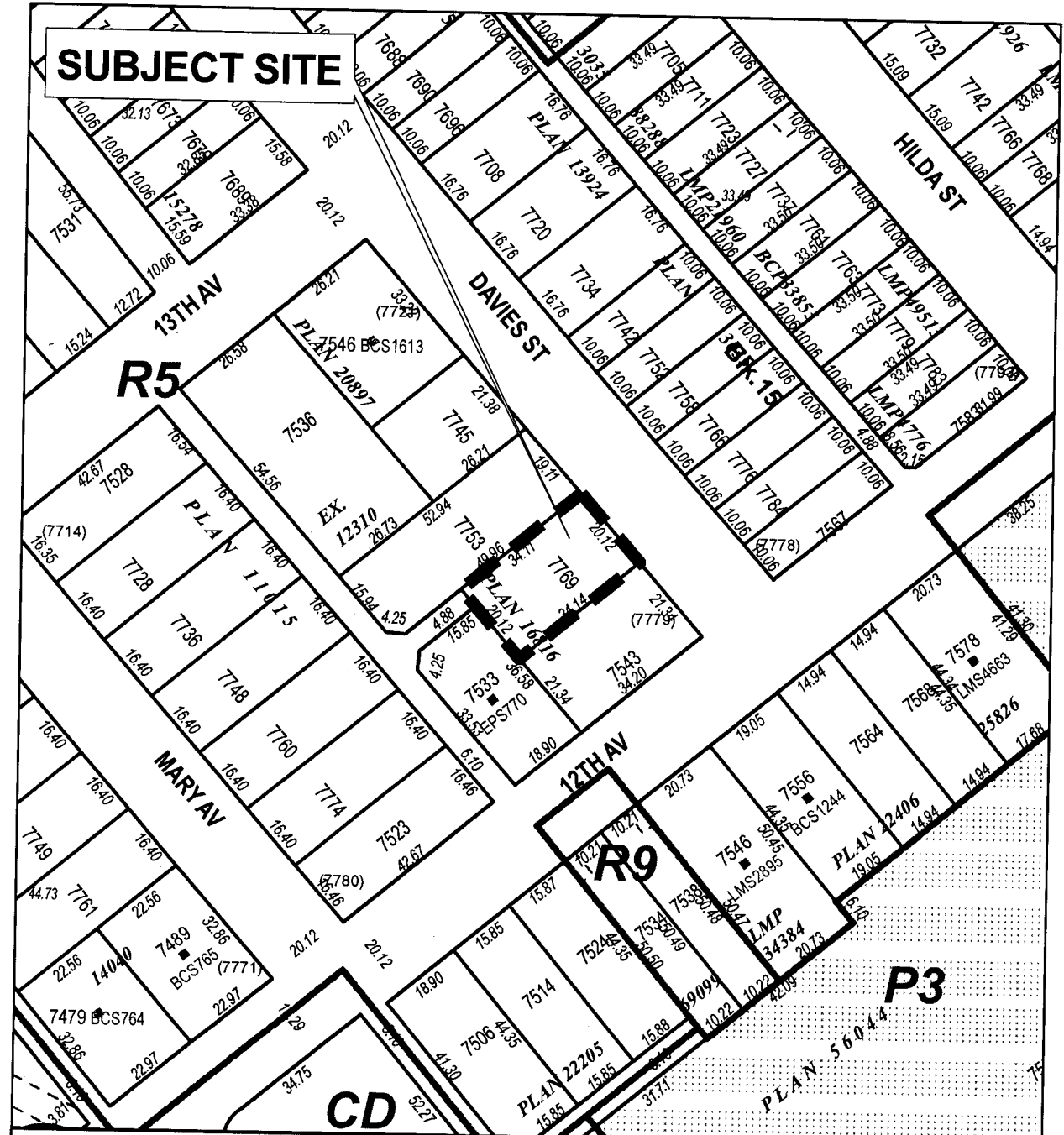
The use of Section 57 of the Community Charter to file Notices in the Land Title Office is consistent with the Housing Committee Report adopted by Council 1992 September 28. The City Clerk, in keeping with Section 57(2) of the Community Charter, has provided the property owners with notice of this report and with the opportunity to appear before Council.


Lou Pelletier, Director
PLANNING AND BUILDING

LD:tn
Attachment

cc: Director Finance (*Attn: D. Letkeman*)
Chief Building Inspector
City Solicitor
City Clerk

Q:\bylaw\Notice On Title\Davies 7769-7771\Report\Davies 7769 Report.docx



SUBJECT SITE




PLANNING & BUILDING DEPARTMENT



DATE:	AUG 22 2017
SCALE:	1:1,405
DRAWN BY:	AY

7769 - 7771 DAVIES STREET

 Subject Site

Sketch #1



Item.....
Meeting..... 2017 Oct 02

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2017 September 27

FROM: DIRECTOR FINANCE **FILE:** 7800-02

SUBJECT: **ADDITIONAL 2018 PERMISSIVE PROPERTY TAX EXEMPTIONS**

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

RECOMMENDATION:

1. **THAT** Council authorize the City Solicitor to add two properties to the Permissive Property Tax Bylaw to be partially exempt from property taxation in 2018 as outlined in this report.

REPORT

As a follow up to the Financial Management Committee report dated 2017 September 13 on 2018 Permissive Property Tax Exemptions, two late applications for permissive property tax exemptions for 2018 were received on 2017 September 22. These properties were listed on *Attachment 3: Deletions from Taxation* of the original report which outlined properties not eligible for permissive tax exemption in 2018 as the applications for these two properties were not received by the time the report was drafted.

Address and Organization**Tax Roll Number**

- | | |
|--|----------------|
| 1. 8094 11 th Ave
Iglesia de Nazareno Betel (Church of Nazarene) | 4560-8094-0000 |
| 2. 7271 Gilley Ave
Shri Guru Ravidass Sabha (Sikh Temple) | 6495-7271-0000 |

The exemptions outlined fall within Section 224 of the Community Charter and Council Policy.

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.

To: City Manager
From: Director Finance
Re: Additional 2018 Permissive Property Tax Exemptions
2017 October 02 Page 2

Both organizations were partially exempt from property taxation in 2017. There is sufficient time to meet the legislated timelines for public notification and bylaw adoption. Both applications were received and have been reviewed for completeness and eligibility. It is recommended that Council authorize the City Solicitor to add two properties to the Permissive Property Tax Bylaw to be partially exempt from property taxation in 2018 as outlined in this report.



Noreen Kassam, CPA, CGA
DIRECTOR FINANCE

NK:RR:DL /mlm

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



Item
Meeting 2017 Oct 02

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2017 September 27

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

SUBJECT: REMEMBRANCE DAY PARADE – NORTH BURNABY –
2017 NOVEMBER 11

PURPOSE: To seek Council approval for a Remembrance Day Parade on Saturday, 2017
November 11.

RECOMMENDATIONS:

1. **THAT** Council approve the parade as discussed in this report.
2. **THAT** a copy of this report be sent to Sam Cartagner for Dave Taylor, President, Royal Canadian Legion #148, 4356 Hastings St E, Burnaby BC V5C 2J9.

REPORT

A request to use City streets for a Remembrance Day Parade on Saturday, 2017 November 11 has been received from Branch #148 of the Royal Canadian Legion. Council approval is required by the *Burnaby Street & Traffic Bylaw*.

As in past years, the proposed Remembrance Day Parade will start from the underground parking lot of the Safeway store located at 4440 Hastings near Willingdon. The parade will leave the parking lot at 10:30 am and head east on Hastings, then head north on Alpha into Confederation Park towards the Cenotaph. The streets surrounding the parade route will be barricaded just prior to the start of the parade to control traffic as shown on the attached map. Barricades are lifted approximately 30 minutes later after the parade is safely off the street and in the park. The ceremony at the Cenotaph begins at 11:00 am. Upon completion, the parade will disperse just outside of Confederation Park at approximately 11:45am.

To: City Manager
From: Director Engineering
Re: REMEMBRANCE DAY PARADE – NORTH
BURNABY - 2017 NOVEMBER 11

2017 September 27 Page 2

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

1. That the parade be conducted under the supervision of one person as marshal or organizer.
2. That all participants be instructed to respect the rights and property of the individuals encountered en route.
3. That the RCMP has agreed to monitor all barricades for the duration of the parade.
4. That all emergency and transit services are advised of the event.
5. That the parade be covered with liability insurance in the minimum amount of \$2 million with the City of Burnaby named as co-insured, and that the insurance policy include a 30 day cancellation notice and a cross liability clause.
6. That a signed copy of the “City of Burnaby Permit For Short Term Use and Occupancy Of City Lands” be received no later than one week prior to the event.



Leon A. Gous, P. Eng.
DIRECTOR ENGINEERING

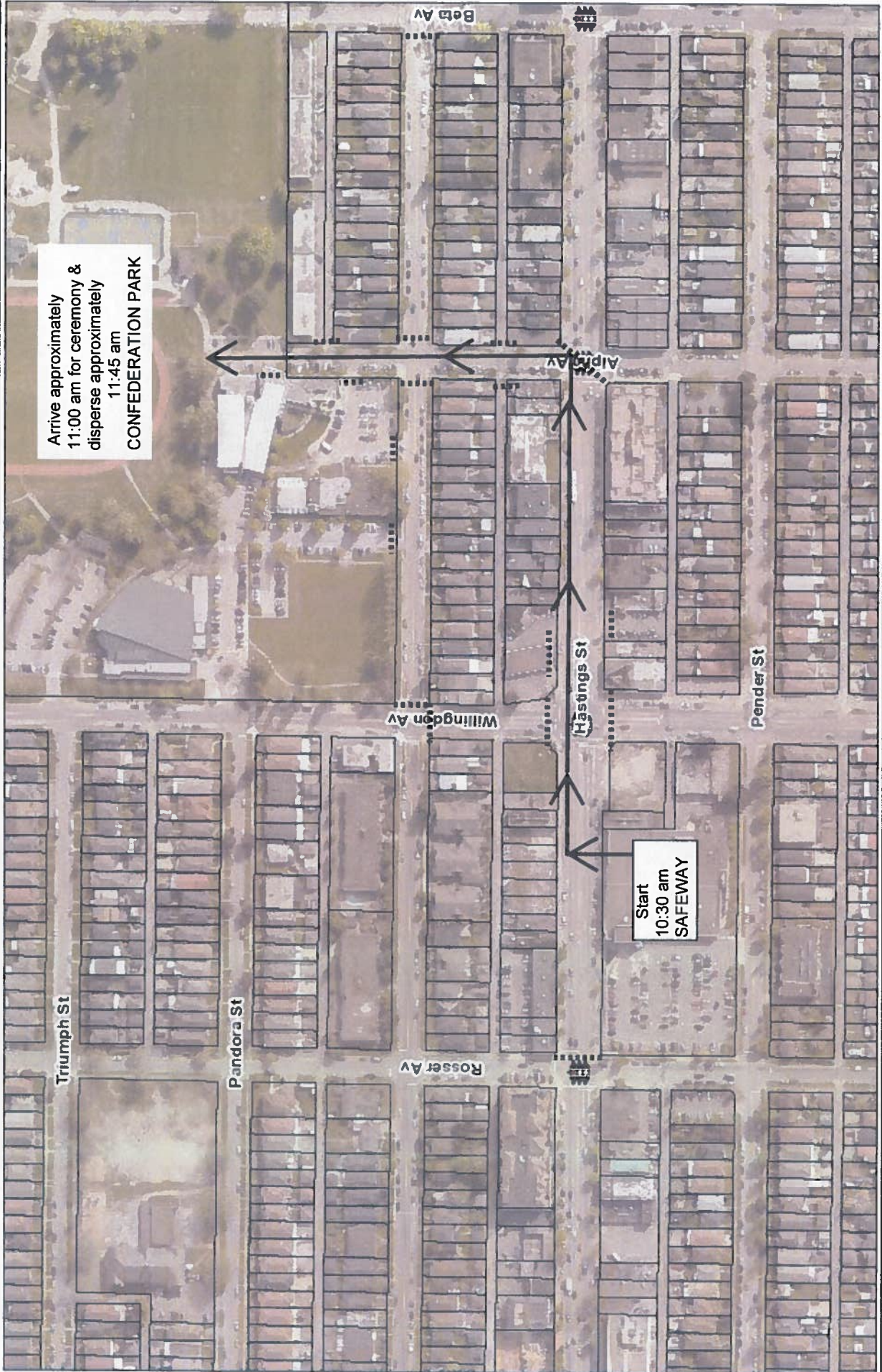
SP:ac

Attachment

Copied to: Acting Chief Supt. OIC RCMP - Burnaby Detachment Chuck McDonald
Fire Chief – Joe Robertson
BC Ambulance Special Operations via email at EMSO@bcehs.ca
Emergency Program Coordinator – Charmaine Pflugrath
Supervisor - Sports & Outdoor Recreation – Jill Porter

Royal Canadian Legion # 148 Remembrance Day Parade

1:3:028



Arrive approximately
11:00 am for ceremony &
disperse approximately
11:45 am
CONFEDERATION PARK

Start
10:30 am
SAFEWAY

..... Barricades

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



Item
Meeting2017 Oct 02

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2017 September 27

FROM: DIRECTOR FINANCE **FILE:** 5820-20
Reference: 114-07/14

**SUBJECT: CONTRACT EXTENSION
 PROCESSING AND MARKETING OF RESIDENTIAL GREEN WASTE
 COMPOSTABLE MATERIALS**

PURPOSE: To obtain Council approval to award an extension for the processing and marketing of residential green waste compostable materials.

RECOMMENDATION:

- 1. THAT** Council approve a two year contract extension for \$5,134,500 including GST in the amount of \$244,500 for processing and marketing of residential green waste compostable materials for a total estimated cost of \$9,049,450 including GST in the amount of \$430,921 as outlined in this report. Final payment will be based on the actual quantities of residential green waste compostable materials transported, processed and marketed.

REPORT

In 2014 September, Council awarded a contract to Enviro-Smart Organics Ltd., for the transportation, processing and marketing of residential green waste materials collected at the City's Eco Centre Depot for off-site processing. The contract was awarded for a two year period from 2014 November 01 to 2016 October 31 with options for three individual one year extension periods at the discretion of the City.

In 2016 September, a one year contract extension was approved by Council for the term effective 2016 November 01 to 2017 October 31. Enviro-Smart Organics Ltd. agreed to maintain their tonnage rates.

This recommendation is for the second and third contract extension periods, term effective 2017 November 01 to 2019 October 31. Furthermore, as a result of moving to a bi-weekly garbage collection schedule there has been an increase in the tonnage of organics being diverted from garbage waste stream by residents serviced by the City.

The recommended company, Enviro-Smart Organics Ltd. has provided similar services since 2012 November to the satisfaction of the City. City Engineering staff's review indicates Enviro-Smart Organics Ltd. has sufficient equipment and resources to carry out the work required under this contract.

To: City Manager
From: Director Finance
Re: Contract Extension
Processing and Marketing of Residential Green Waste Compostable Materials
2017 September 18..... Page 2

The Director Engineering concurs with the above recommendation.

Funding for the 2017 portion of this contract extension is provided in the 2017 – 2021 Financial Plan under Residential, Multi Family, and Depot Programs within the Solid Waste Division. Any future funding shortfalls will be addressed through the 2018 budget process.



Noreen Kassam, CPA, CGA
DIRECTOR FINANCE

GC:JN /ml

Copied to: Director Engineering



Item
Meeting2017 Oct 02

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2017 September 27

FROM: DIRECTOR FINANCE **FILE:** 5820-20
Reference: 19-01/16

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

PURPOSE: To obtain Council approval to increase the existing contract for the repair and maintenance of street lights and traffic signals.

RECOMMENDATION:

1. **THAT** Council approve a contract increase to Crown Contracting Limited in the amount of \$450,000 for the total contract value of \$1,600,000 including GST in the amount of \$76,190 as outlined in this report. Final payment will be based on actual quantity of goods and services provided

REPORT

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

On 2016 July 11, after direct negotiation with Crown Contracting Limited, a contract was awarded for the repair and maintenance of street lights and traffic signals in the amount of \$200,000 including GST in the amount of \$9,524 for the period 2016 July 11 to 2017 December 31. Since the award of this contract, there have been two change order approvals for increased scope and volume of work. The initial change order was approved by Council in 2017 February in the amount of \$700,000 and subsequently, a second change order by the Purchasing Manager in the amount of \$250,000 for a combined approval of \$1,150,000 including GST in the amount of \$54,762.

The City has retained Crown Contracting Limited to provide emergency services, street and traffic light maintenance and specific capital works during the transitional period while the City builds capacity in the Electrical Division.

The current contract extension relates to additional scope of work for various capital projects (e.g. installation of new lit crosswalks and street light pole replacements) and on-going maintenance requires a third change order in the amount of \$450,000 including GST in the amount of \$21,429 to address the additional requirements for the near future. Total contract value is \$1,600,000 including GST in the amount of \$76,190.

To: City Manager
From: Director Finance
Re: Contract Increase
Repair and Maintenance of Street Lights and Traffic Signals
2017 October 02..... Page 2

The Director Engineering concurs with this recommendation.

Funding for this requirement is included in the 2017 – 2021 Financial Plan under various operating and capital accounts.



Noreen Kassam, CPA, CGA
DIRECTOR FINANCE

GC:SL /ml

Copied to: Director Engineering



Item
Meeting 2017 October 02

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2017 September 27

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 86000 20
Reference: STR #17-02

SUBJECT: STRATA TITLE APPLICATION #17-02
 8456 and 8458 Fourteenth Avenue

PURPOSE: To obtain Council authority for strata titling of an existing occupied two-family dwelling.

RECOMMENDATION:

1. **THAT** Strata Titling of 8456 and 8458 Fourteenth Avenue be approved subject to complete satisfaction of the Guidelines for Conversion of Existing and Occupied Two-Family Dwellings into Strata Title Units.

REPORT

The Planning and Building Department is in receipt of an application for strata title approval of an existing owner occupied two-family dwelling constructed in 2010 at the above location. Council approval is required when strata titling of existing occupied two-family dwellings is requested. The conversion is being pursued in accordance with Section 242 of the Strata Property Act.

The subject property is zoned R5 Residential District, which permits single and/or two-family dwellings, and is not in an area proposed for alternative use (see *attached* sketch). At the present time, the two-family dwelling is owned and occupied by Ashok and Bharti Kamboj, and Shiv and Nishi Bhutani.

This application has been circulated to the Engineering, and Planning and Building Departments to ensure all Zoning Bylaw and Building Code issues have been addressed. All departmental approvals have been substantially met through the submission of an independent health consultant's certificate guaranteeing that the property is free of any infestation and confirmation of the building's structural and mechanical integrity by the Chief Building Inspector.

To: City Manager
From: Director Planning and Building
Re: STR #17-02; 8456 and 8458 Fourteenth Avenue
2017 September 27..... Page 2

With Council approval for the strata titling of the subject property, the owners would be requested to submit the required strata plans and legal fees. Once received, the necessary covenant will be prepared by the City Solicitor to ensure that each unit is used as a single-family dwelling only and, after the requisite signatures are obtained, the documents and plans will be registered at the Land Title Office.


Lou Pelletier, Director
PLANNING AND BUILDING

KT:spf
Attachment

cc: Director Engineering
Director Engineering – Environmental Engineering
Chief Building Inspector
City Solicitor

P:\86000 Strata\20 Applications\2017\STR17-00002 8456 Fourteenth Avenue\Strata Application 17-02 Council Report 20170927.docx



Item
Meeting2017 October 02

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2017 September 27

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 49500 01
Reference: Rez Series

SUBJECT: REZONING APPLICATIONS

PURPOSE: To submit the current series of new rezoning applications for the information of Council.

The location of the sites under the current series of rezoning applications is shown on the *attached* Sketch. Council consideration of the recommendations contained within the individual reports is requested. A short form notation of the report recommendations are also outlined below for the convenience of Council.

Item #01 **Application for the Rezoning of:**
Rez #16-24 See Schedule A

From: C4a Service Commercial District

To: CD Comprehensive Development District (based on RM3 Multiple Family Residential District, C2 Community Commercial District and Hastings Street Area Plan guidelines)

Address: 4716, 4736 and 4780 Hastings Street

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit the construction of two mixed-use buildings on the subject site.

RECOMMENDATION

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

Item #02 **Application for the Rezoning of:**
Rez #17-23 Lot 313 DL 56 Group 1, NWD Plan 66423

From: M3 Heavy Industrial District

To: CD Comprehensive Development District (based on M5 Light Industrial District, B1 Suburban Office District, and Lake City Business Centre as guidelines)

Address: 2751 Production Way

Purpose: The purpose of the proposed rezoning bylaw amendment is to construct a four-storey multi-tenant light manufacturing / warehouse / office development.

RECOMMENDATION

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

Item #03 **Application for the Rezoning of:**
Rez #17-29 See Schedule A

From: R2 Residential District

To: M2 General Industrial District, P3 Park and Public Use District and P12 Utility Corridor District

Address: 9450, 9520, 9461 and 9369 Broadway and 2740 Beaverbrook Crescent

Purpose: The purpose of the proposed rezoning bylaw amendment is to bring public lands in the Lougheed Town Centre into conformance with their current uses and the adopted Community Plan.

RECOMMENDATIONS

1. **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.
2. **THAT** a copy of this report be forwarded to the Project Manager, Katrine Nielsen, BC Hydro and Power Authority, 15th Floor, 6911 Southpoint Drive, Burnaby, BC V4N 4X8.
3. **THAT** a copy of this report be forwarded to the Secretary-Treasurer, Russell Horswill, Burnaby School District 41, 5325 Kincaid Street, Burnaby, BC V5G 1W2.

Item #04 Application for the Rezoning of:
Rez #17-33 See Schedule A

From: CD Comprehensive Development District (based on RM4s, RM5s Multiple Family Residential District) and P3 Park and Public Use District

To: CD Comprehensive Development District (based on RM4s, RM5s Multiple Family Residential Districts, C2 Community Commercial District and Brentwood Town Centre Development Plan as guidelines) and P3 Park and Public Use District

Address: Ptn. 4828 Lougheed Highway, 4827, ptn. 4828, 4829 Dawson Street, 2235, 2285, ptn. 2311 Delta Avenue and ptn. 2316 Beta Avenue

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit the construction of Phase 2 of the Woodlands Site redevelopment, comprised of two high-rise buildings, one mid-rise building, ground oriented low-rise apartments and townhouses, and street fronting commercial and underground parking.

RECOMMENDATIONS

1. **THAT** the sale be approved in principle of City-owned property for inclusion within the subject development site in accordance with Section 4.4 of this report, and subject to the applicant pursuing the rezoning proposal to completion.

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

Item #05 Application for the Rezoning of:
Rez #17-36 See Schedule A

From: M1 Manufacturing, M2r General Industrial, and M5 Light Industrial Districts

To: CD Comprehensive Development District (based on RM4s Multiple Family Residential and C9 Urban Village Districts and Brentwood Town Centre Plan guidelines)

Address: 4500, 4554 Dawson Street, 2223, 2375 Alpha Avenue and 2350, 2410, 2430 Willingdon Avenue

Purpose: The purpose of the proposed rezoning bylaw amendment is to establish a conceptual Master Plan and development guidelines as a framework for future site specific rezoning applications, as well as a detailed first phase of development.

RECOMMENDATION

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

Item #06 Application for the Rezoning of:
Rez #17-37 Lot 19 Except: Part Subdivided By Plan 67600; District Lot 130 Group NWD Plan 21055

From: C1 Neighbourhood Commercial District

To: CD Comprehensive Development District (based on C1 Neighbourhood Commercial District and C2h Community Commercial District)

Address: 5901 Broadway

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit a private retail liquor store use.

RECOMMENDATION

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

Item #07 Application for the Rezoning of:
Rez #17-38 Lot A District Lot 119 Group 1 NWD Plan 40447

From: M1 Manufacturing District

To: CD Comprehensive Development District (based on RM4s Multiple Family Residential District and Brentwood Town Centre Development Plan as guidelines)

Address: 4455 Alaska Street and portion of lane and Willingdon Avenue.

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit the construction of a multi-family residential building with above and below grade structured parking.

RECOMMENDATIONS

1. **THAT** the introduction of a Highway Closure Bylaw be authorized as outlined in Section 4.2 of this report contingent upon granting by Council of Second Reading of the subject Rezoning Bylaw.
2. **THAT** the sale be approved in principle of City-owned road and lane property for inclusion within the subject development site in accordance with the terms outlined in Section 4.2 of this report, subject to the applicant pursuing the rezoning proposal to completion.
3. **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

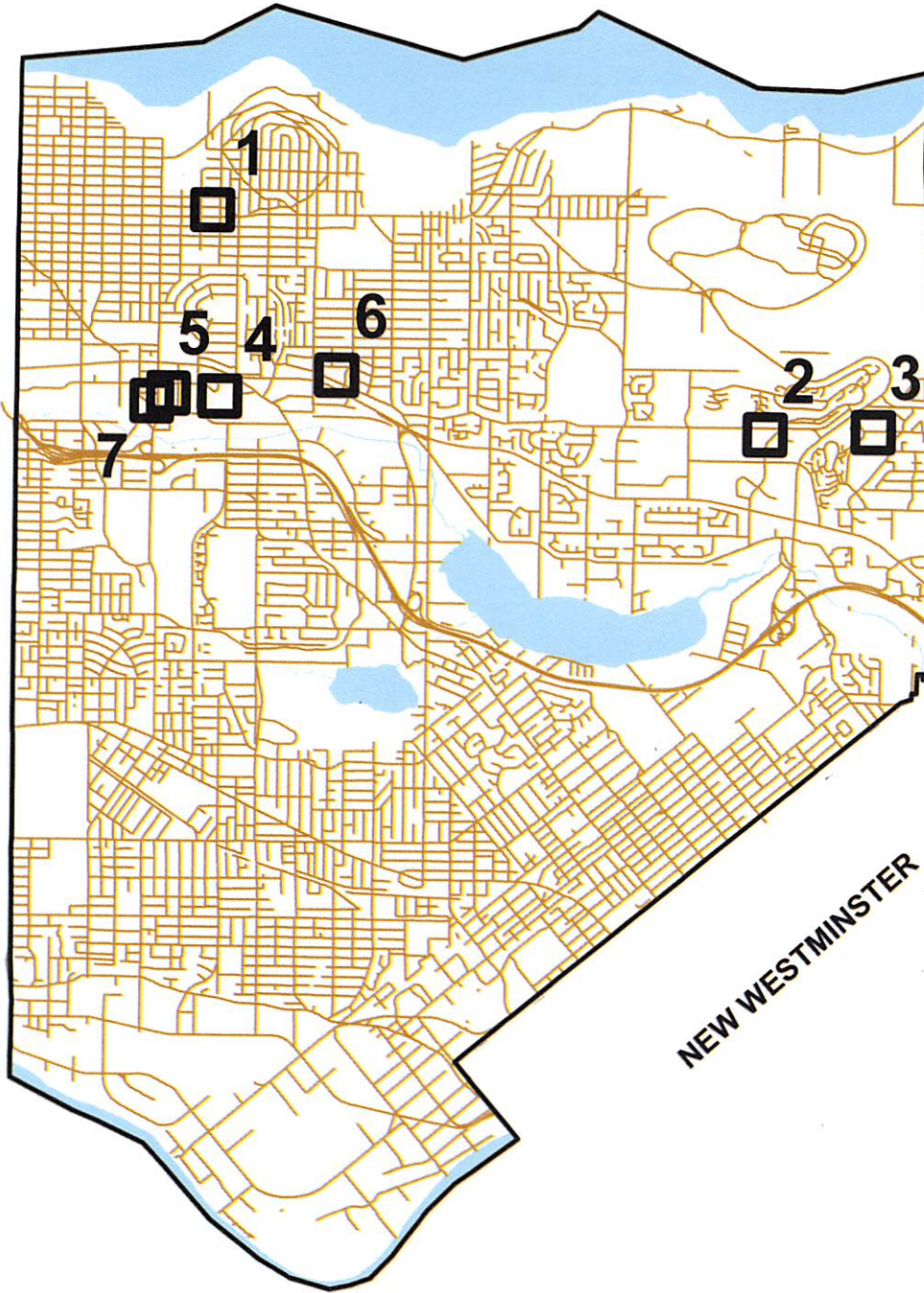

 Lou Pelletier, Director
 PLANNING AND BUILDING

:eb

Attachments

P:\49500 Rezoning\01 Rezoning Series\2017\Rezoning Series Cover Report 2017 August.docx

VANCOUVER



PORT MOODY

COQUITLAM

NEW WESTMINSTER



PLANNING & BUILDING DEPARTMENT



DATE:
SEP 26 2017

SCALE:
1:75,000

DRAWN BY:
AY

REZONING SERIES - 2017 SEPTEMBER

SCHEDULE A
REZONING 16-24

ADDRESS	LEGAL DESCRIPTION	PID
4716 Hastings Street	Lot 5 Except: The North 20 Feet; Block 11, DL 122, Group 1, NWD Plan 1308	003-147-070
4716 Hastings Street	Lot 6 Except: The North 20 Feet, Block 11, DL 122, Group 1, NWD Plan 1308	003-147-118
4716 Hastings Street	Lot 7 Except: The North 20 Feet, Block 11, DL 122, Group 1, NWD Plan 1308	003-147-177
4716 Hastings Street	Lot 8 Except: The North 20 Feet, Block 11, DL 122, Group 1, NWD Plan 1308	003-147-223
4716 Hastings Street	Lot 9 Except: The North 20 Feet, Block 11, DL 122, Group 1, NWD Plan 1308	003-147-282
4736 Hastings Street	Lot 10 Except: The North 20 Feet, Block 11, DL 122, Group 1, NWD Plan 1308	012-110-060
4780 Hastings Street	Lot 1, DL 122, Group 1, NWD Plan BCP8022	025-782-029

P:\REZONING\Applications\2016\16-24 4716, 4736, 4780 Hastings Street\Schedule A 16-24.docx

**SCHEDULE A
REZONING #17-29**

Address	Zone from:	Zone to:	Legal Description
BC Hydro and Power Authority Owned Lands			
9450 Broadway	R2	M2	South West Quarter District Lot 15 Group 1 Except: Firstly: East 264 Feet Secondly: Part Subdivided By Plan 49579 Thirdly: Part Subdivided By Plan 51478 Fourthly: Part Subdivided By Plan 83735 Fifthly: 2.213 Acres Statutory Right Of Way Plan 31706 New Westminster District
9369 Broadway	R2	P12	Lot 3, Except: Firstly: Part On Reference Plan 2411, Secondly: Part Subdivided By Plan 51478 And Thirdly: Part Road On Plan Lmp24005, Fourthly: Part Road On Statutory Right Of Way Plan 49347, District Lot 15 Group 1 New Westminster District Plan 209
9461 Broadway	R2	P12	Lot 4, Except: Firstly: Part On Reference Plan 2411; Secondly: Part Subdivided By Plan 51478, Thirdly: Part On Statutory Right Of Way Plan 62130, Fourthly: Part Road On Plan Lmp24005 And Fifthly: Part On Statutory Right Of Way Plan 49247, District Lot 15 Group 1 New Westminster District Plan 209
9520 Broadway	R2	P12	Lot 1 District Lot 15 Group 1 New Westminster District Plan 17870
Burnaby School District Owned Lands			
Portion of 2740 Beaverbrook Crescent	R2	P3	Lot 309 Of District Lots 8 And 56 Group 1 New Westminster District Plan 57113

SCHEDULE A
REZONING 17-00033

ADDRESS	LEGAL DESCRIPTION	PID
Ptn. 4828 Lougheed Hwy.	Lot 124 District Lot 124 Group 1 New Westminster District Plan 36610 Except: Plan Epp56498	002-853-051
4827 Dawson Street	That Part Of District Lot 124 Group 1 New Westminster District Shown On Plan Epp56449 As Parcel 3	029-890-217
Ptn.4828 Dawson Street	Block 86, Except: Firstly; Part In Plan 13192, Secondly; Part In Plan Bcp20675, District Lot 124 Group 1 New Westminster District Plan 3348	025-313-266
4829 Dawson Street	Lot A, Except Part In Plan 13192, Of Block 85 District Lot 124 Group 1 New Westminster District Plan 3348	025-313-207
2235 Delta Avenue	Lot B, Except Part In Plan 13192, Of Block 85 District Lot 124 Group 1 New Westminster District Plan 3348	026-056-207
2285 Delta Avenue	Lot "D", Except Part In Plan Bcp20675 District Lot 124 Group 1 New Westminster District Plan 3348	010-995-889
Ptn.2311 Delta Avenue	Parcel "One" (Explanatory Plan 13194) Of Parcel "E" (Reference Plan 5276) District Lot 124 Group 1 New Westminster District	007-313-039
Ptn. 2316 Beta Avenue	Parcel "E" (Reference Plan 5276) District Lot 124 Group 1 Except Parcel 1 (Explanatory Plan 13194) New Westminster District	001-506-986

Schedule A

Rezoning Reference #17-36

ADDRESS	LEGAL DESCRIPTION	PID
4500 Dawson St	Lot 136 District Lot 124 Group 1 New Westminster District Plan 51591	002-750-899
4554 Dawson St	Lot 15 Except: Parcel "A" (J1303e), District Lot 124 Group 1 New Westminster District Plan 3343	001-491-083
2223 Alpha Ave	Parcel "A" (J1303e) Lot 15 Except: South 10 Feet; District Lot 124 Group 1 New Westminster District Plan 3343	003-379-884
2375 Alpha Ave	Lot 23 District Lot 124 Group 1 New Westminster District Plan 3343	010-995-528
2350 Willingdon Ave	Lot 121 District Lot 124 Group 1 New Westminster District Plan 35225	002-305-712
2410 Willingdon Ave	North Half Lot 25 Except: The West 33 Feet; District Lot 124 Group 1 New Westminster District Plan 3343	010-995-625
2430 Willingdon Ave	South Half Lot 25 Except: Firstly: The West 33 Feet Secondly: The East 30 Feet; District Lot 124 Group 1 New Westminster District Plan 3343	010-995-617

CITY OF BURNABY

PLANNING AND BUILDING
 REZONING REFERENCE #16-24
 2017 OCTOBER 02

ITEM #01

1.0 GENERAL INFORMATION

- 1.1 **Applicant:** Adera Equities Inc.
 Suite 2200 – 1055 Dunsmuir Street
 PO Box 49214, Four Bentall Centre
 Vancouver, BC V7X 1K8
 (Attn: Rocky Sethi)
- 1.2 **Subject:** Application for the rezoning of:
 Schedule A (*attached*)
- From:** C4a Service Commercial District
- To:** CD Comprehensive Development District (based on RM3 Multiple Family Residential District, C2 Community Commercial District and Hastings Street Area Plan guidelines)
- 1.3 **Address:** 4716, 4736 and 4780 Hastings Street
- 1.4 **Location:** The subject site is located at the southwest corner of Hastings Street and Gamma Avenue (Sketch #1 and #2 *attached*).
- 1.5 **Size:** The subject site has a frontage on Hastings of approximately 140 m (459 ft.), a frontage on Gamma Avenue of approximately 33 m (121 ft.), and an area of approximately 4,928 m² (1.22 acres).
- 1.6 **Services:** The Director Engineering will be requested to provide all relevant servicing information.
- 1.7 **Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit the construction of two mixed-use buildings on the subject site.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site encompasses seven individual properties with three addresses at 4716, 4736 and 4780 Hastings Street that are currently zoned C4a Service Commercial District. The properties are currently occupied by two car dealerships at 4716 and 4780 Hastings Street and a single-storey commercial building at 4736 Hastings Street.

To the west of the subject site is a four-storey mixed use building with grade level retail and three storeys of residential above (Rezoning Reference #10-15). To the east across Gamma Avenue is a four-storey mixed-use development with commercial at grade and three storeys of residential above (Rezoning Reference #14-06). To the north across Hastings Street is a mix of retail, restaurants and commercial services and a four-storey mixed use development with commercial at grade and three storeys of residential above (Rezoning Reference #09-20).

3.0 BACKGROUND INFORMATION

The subject site is located within the Hastings Street Area Plan Extension, and is designated for CD Comprehensive Development District (using the RM3 Multiple Family District, C2 Community Commercial District, and Hastings Street Area Plan as guidelines), with a maximum Residential Density of 1.1 FAR and maximum commercial density of 1.3 FAR, for a total cumulative development density of 2.4 FAR.

4.0 GENERAL INFORMATION

The applicant is requesting to rezone the subject site from the C4a Service Commercial District to the Comprehensive Development District (using the RM3 Multiple Family District, C2 Community Commercial District, and Hastings Street Area Plan as guidelines). The preliminary concept is to develop two buildings on the subject site that are separated by a pedestrian breezeway. The west building proposes retail at grade and three storeys of office uses above. The east building fronting Gamma Avenue proposes commercial uses at grade with three to four storeys of residential above. The subject site slopes down significantly to the north and west, and therefore, the east building's five storey form along Hastings Street transitions to four storeys at the lane. The maximum height fronting the lane will be four storeys in order to respect the character and scale of the single and two family residential neighbourhood to the south.

- 4.1 The Director Engineering will provide an estimate for all services necessary to serve the subject site, which may include, but is not necessarily limited to, sidewalks, street trees, lighting, bus shelter, water, storm and sanitary sewer.
- 4.2 The granting of any necessary statutory rights-of-way, easements and covenants for the site will be provided.
- 4.3 Due to the subject site's proximity to Hastings Street, an acoustic study will be required to ensure compliance with the Council adopted sound criteria.
- 4.4 In line with the Council's adopted guidelines for adaptable housing, 20% of the units within the proposed development must meet the BC Building Code adaptable housing standards.
- 4.5 The consolidation of the subject site into one legal parcel will be required.

PLANNING AND BUILDING
REZONING REFERENCE #16-24
2017 September 27 PAGE 3

- 4.6 The submission of an on-site Stormwater Management Plan will be required.
- 4.7 A detailed Solid Waste and Recycling Plan of the subject facility will need to be submitted to the Engineering Environmental Services Division for approval.
- 4.8 The provision of an approved on-site residential loading facility will be required.
- 4.9 A Site Profile and the resolution of any arising issues will be required.
- 4.10 The deposit of the applicable Development Cost Charges for Parkland Acquisition, GVS & DD Sewerage and School Site Acquisition will be required.
- 4.11 The proposed prerequisite conditions to the rezoning will be included in a future report.

5.0 RECOMMENDATION

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

JD/eb

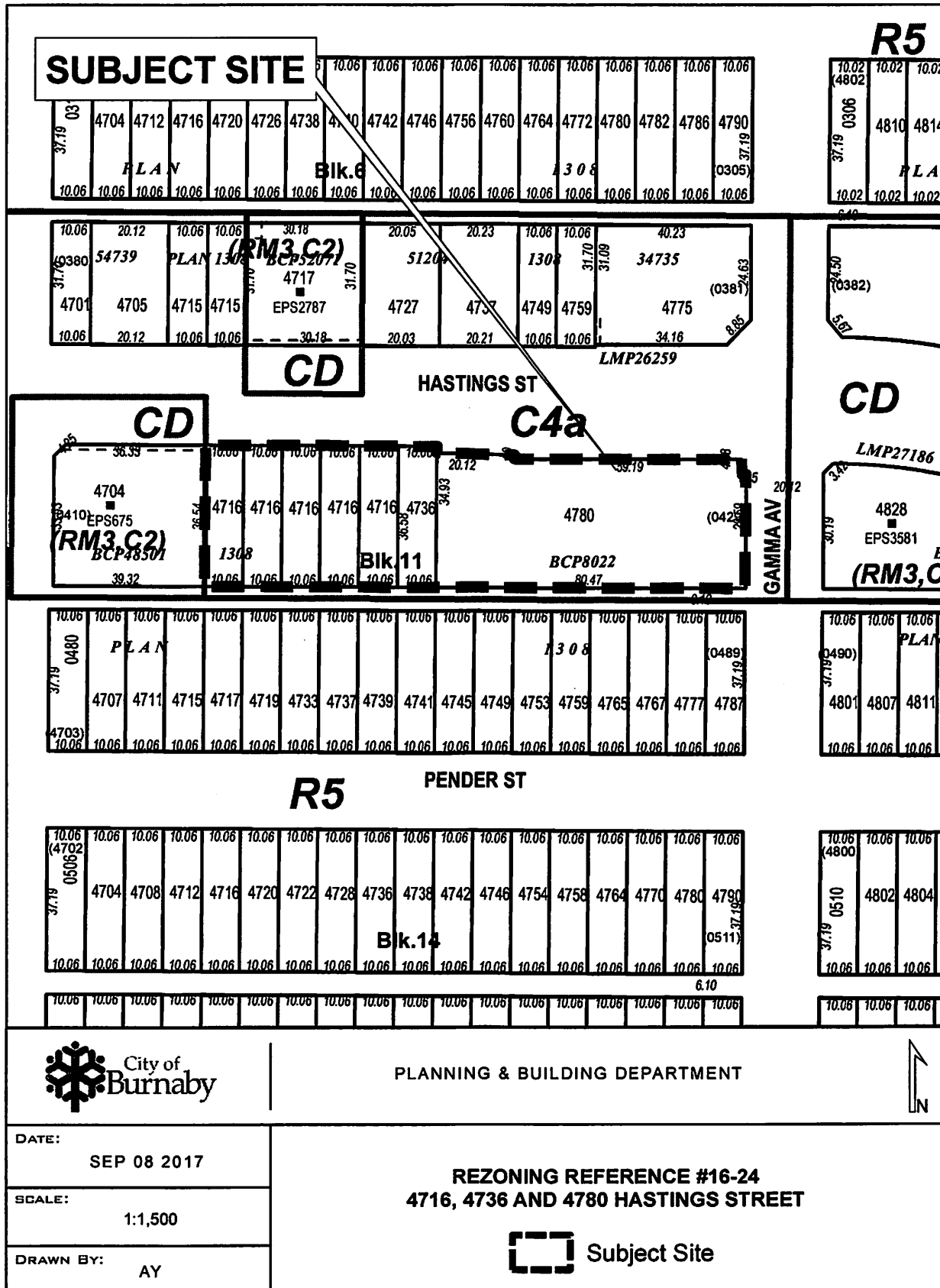
Attachments

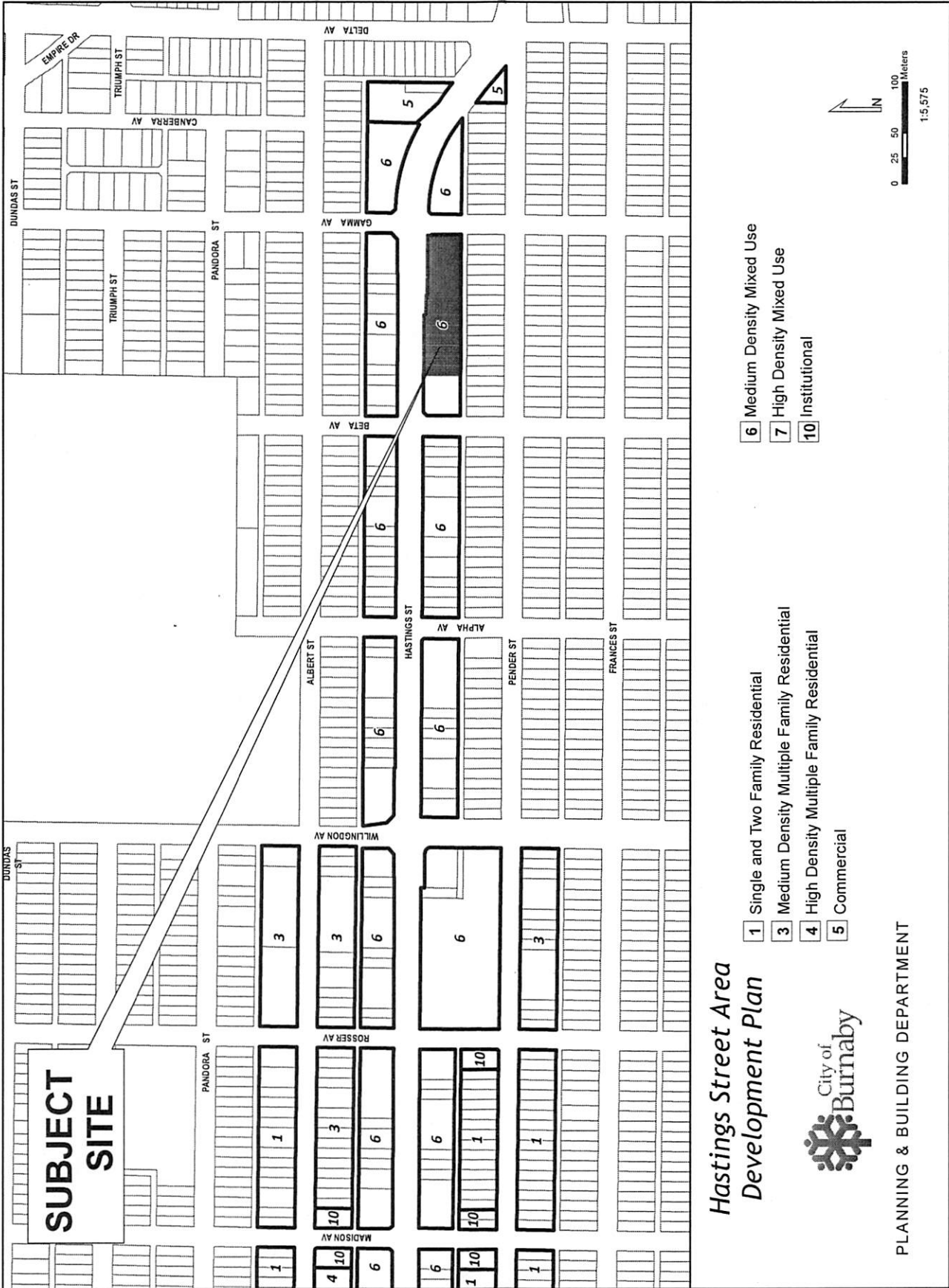
- cc: Director Engineering
- City Solicitor
- City Clerk

SCHEDULE A
REZONING 16-24

ADDRESS	LEGAL DESCRIPTION	PID
4716 Hastings Street	Lot 5 Except: The North 20 Feet; Block 11, DL 122, Group 1, NWD Plan 1308	003-147-070
4716 Hastings Street	Lot 6 Except: The North 20 Feet, Block 11, DL 122, Group 1, NWD Plan 1308	003-147-118
4716 Hastings Street	Lot 7 Except: The North 20 Feet, Block 11, DL 122, Group 1, NWD Plan 1308	003-147-177
4716 Hastings Street	Lot 8 Except: The North 20 Feet, Block 11, DL 122, Group 1, NWD Plan 1308	003-147-223
4716 Hastings Street	Lot 9 Except: The North 20 Feet, Block 11, DL 122, Group 1, NWD Plan 1308	003-147-282
4736 Hastings Street	Lot 10 Except: The North 20 Feet, Block 11, DL 122, Group 1, NWD Plan 1308	012-110-060
4780 Hastings Street	Lot 1, DL 122, Group 1, NWD Plan BCP8022	025-782-029

P:\REZONING\Applications\2016\16-24 4716, 4736, 4780 Hastings Street\Schedule A 16-24.docx





*Hastings Street Area
Development Plan*



PLANNING & BUILDING DEPARTMENT

- 6 Medium Density Mixed Use
- 7 High Density Mixed Use
- 10 Institutional

- 1 Single and Two Family Residential
- 3 Medium Density Multiple Family Residential
- 4 High Density Multiple Family Residential
- 5 Commercial



Sketch #2

Printed on September 8, 2017



Vivo Adera Projects Ltd.

September 22, 2017

City of Burnaby - Planning Department
4949 Canada Way
Burnaby, BC V5G 1M2

Attn: Jesse Dill

Letter of Intent re: 4760-4780 Hastings Street

Dear Mr. Dill:

Please accept our Rezoning Application for the above referenced properties. The application is to rezone the properties from the current C-4A District to Comprehensive District (CD) zoning based on RM-3 and C-2 guidelines. The existing commercial buildings would be removed.

We are proposing a four-storey mixed-use project, with office and retail space fronting onto Hastings Street and both strata apartments. The size of the property provides an opportunity to develop a significant "anchor" on the east edge of The Heights neighbourhood. We anticipate being able to lease the bulk of the retail space to a neighbourhood grocery, with the remainder being available for smaller, local retail.

We are proposing to consolidate the properties into a 1.2 acre parcel (GROSS SITE) and develop two midrise buildings with commercial space on the ground floor with office and residential above, producing approximately 59 residential units and 22 commercial units. This is intended to achieve the maximum density of 1.1 FAR according to RM3 zoning and 1.3 FAR according to C2 zoning. The construction method is to be wood over 2 storey concrete with a shared, 1 1/2 level parkade. Approximately 95 parking spaces will be provided for the residential component, at a ratio of 1.60 spaces per unit, with approximately 246 additional spaces provided for the commercial and retail component.

The plan of development will address urban design, public realm and architectural standard, and address the City's goals of this site being a gateway for the Lougheed Town Centre Plan.

Yours truly,
Vivo Adera Projects Ltd.

Rocky Sethi
Vice President, Development

LIVE WEST COAST

CITY OF BURNABY

PLANNING AND BUILDING
 REZONING REFERENCE #17-23
 2017 OCTOBER 02

ITEM #02

1.0 GENERAL INFORMATION

- 1.1 **Applicant:** Joe Carreira
 JNT Developments (Production Way) Ltd.
 #250 - 1311 Kootenay Street
 Vancouver, BC, V5K 4Y3
- 1.2 **Subject:** Application for the rezoning of:
 Lot 313 DL 56 Group 1, NWD Plan 66423
- From:** M3 Heavy Industrial District
- To:** CD Comprehensive Development District (based on M5 Light Industrial District, B1 Suburban Office District, and Lake City Business Centre as guidelines).
- 1.3 **Address:** 2751 Production Way
- 1.4 **Location:** The subject site is located at the southwest corner of Production Way and Broadway (Sketch #1 *attached*).
- 1.5 **Size:** The site has an area of approximately 20,763.35 m² (223,495 sq.ft.).
- 1.6 **Services:** The Director Engineering will be requested to provide all relevant servicing information.
- 1.7 **Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to construct a four-storey multi-tenant light manufacturing / warehouse / office development.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site, which is located at the southwest corner of Production Way and Broadway, is currently improved with a vacant industrial building constructed in 1983 (see *attached* Sketch #1). The Metro Vancouver Operations Centre is located immediately to the west of the site. To the north is a closed portion of the Broadway road right-of-way which functions as a greenway with public trails, and beyond is a park conservation area. Light industrial uses are located to the south and east across Production Way. A tributary of Stoney Creek traverses a north-eastern portion of the site within a culvert. Access to the site is from Production Way.

3.0 BACKGROUND INFORMATION

The subject site is located within the Council-adopted Lake City Business Centre Plan area (see *attached* Sketch #2). The Plan anticipates the transition of the area from predominantly heavy industrial uses to more employment intensive office, research and development, and light industrial uses, given the area's strategic location between the developing Lougheed and Brentwood Town Centres and adjacent Millennium SkyTrain line along Lougheed Highway. The subject site is designated B1 Suburban Office District, which permits a maximum development density of 1.0 FAR.

4.0 GENERAL INFORMATION

- 4.1 The applicant is requesting a rezoning to permit the construction of a multi-tenant light manufacturing / warehouse / office development. The proposed rezoning to the CD Comprehensive Development District (based on M5 Light Industrial District, B1 Suburban Office District and Lake City Business Centre Plan as guidelines) is intended to continue transitioning the Lake City Area from heavy industrial uses to uses that generate higher employment.
- 4.2 The requested CD(M5/B1) zoning includes the zoning that is specified for the site in the Council-adopted Lake City Business Centre Plan. As noted, the Lake City Business Centre is an area in transition that has provided for a flexible zoning approach to continue accommodating manufacturing tenants while attracting new, employment-intensive office and more specialized light industrial tenants. For instance, approved CD rezoning applications for 2820 Production Way, 8081 Lougheed Highway, and 8501/8600 Commerce Court (Rezoning References #00-30, #06-29, and #11-06) included an underlying M5 component to improve the viability of the existing buildings on the sites through a flexible office space approach. The East Lake Campus development at 8327 Eastlake Drive (Rezoning Reference #08-21) was also zoned to the CD(M5/B1) District to permit flexible use of space for manufacturing, warehouse or office space. Given the requested CD(M5/B1) zoning for the subject site is consistent with the general objectives of the Lake City Business Centre Plan, this rezoning application is supportable.
- 4.3 The Director Engineering will be requested to provide an estimate for services necessary to serve this site, including but not necessarily limited to:
- construction of separated sidewalk, street trees, front boulevard, and transit stop facilities (bus pad and shelter) on the west side of Production Way; and,
 - removal of the existing on-site storm sewer, and construction of a new storm sewer within the closed portion of the Broadway road right-of-way to Production Way.
- 4.4 The granting of any necessary statutory rights-of-way, easements, and/or covenants will be required. The provision of a 0.5 m (1.6 ft.) road dedication along the Production Way

frontage will be required. The dedication is to be confirmed by a detailed geometric provided by the applicant.

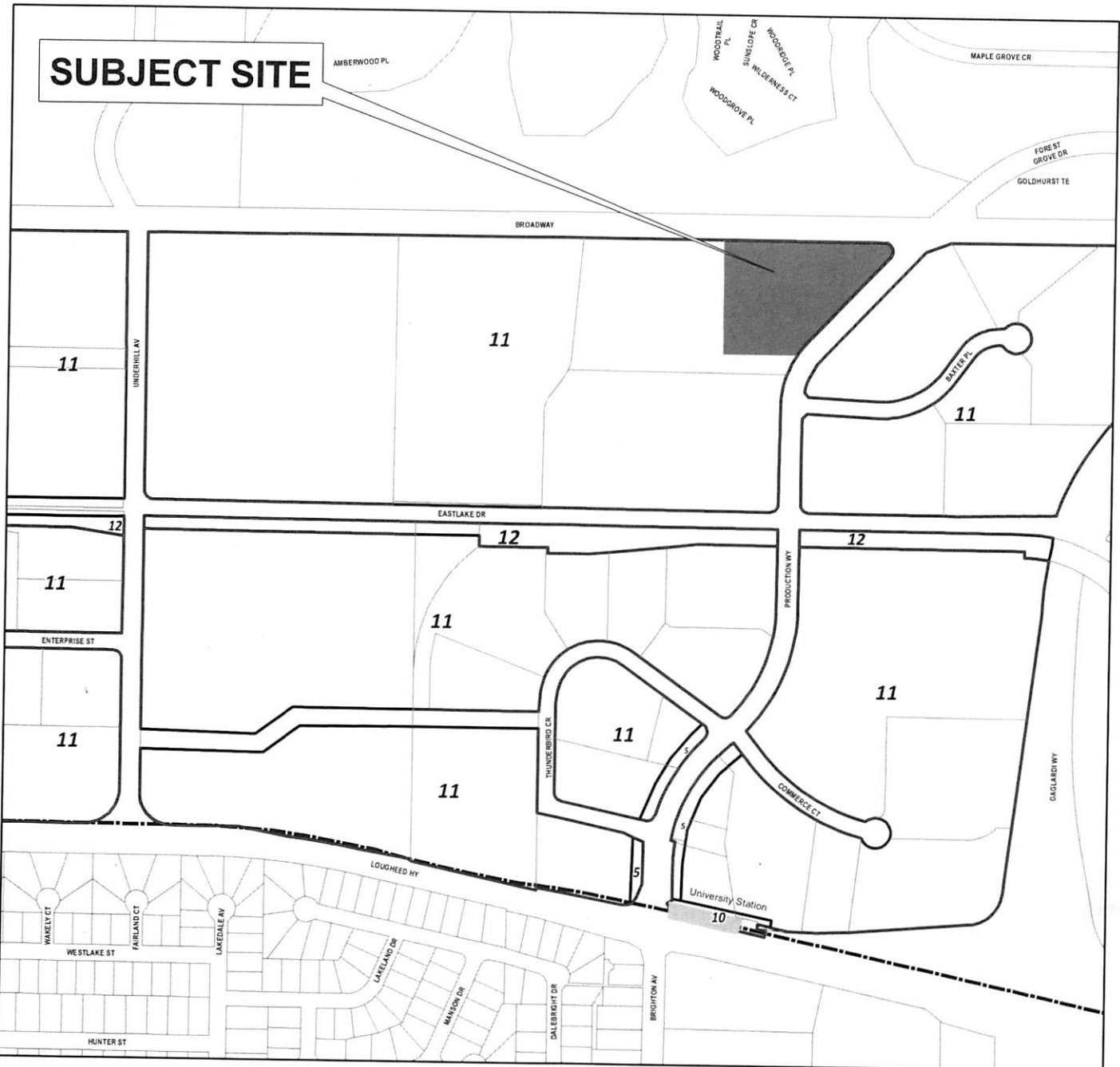
- 4.5 Vehicular access to the site will continue to be from Production Way.
- 4.6 A tree survey and an arborist report will be required to determine the suitability of preserving any existing on-site trees. The removal of any trees over 20 cm (8 in.) in diameter will require a Tree Cutting Permit. Any trees to be retained are to be protected during site development and construction by chain link fencing; a damage deposit and a Section 219 Covenant will be required, where warranted.
- 4.7 Detailed plans for an engineered sediment control system to the approval of the Director Engineering will be required.
- 4.8 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 is required.
- 4.9 Submission of a site profile in compliance with the Ministry of Environment and Climate Change Strategy regulations will be required.
- 4.10 The GVS & DD Sewerage Development Cost Charge of \$0.811 per sq. ft. (\$8.73 per m²) of gross floor area will apply to this rezoning.
- 4.11 Approval by the Engineering Environmental Services Division of a suitable solid waste and resource storage facility plan will be required.
- 4.12 The proposed prerequisite conditions to the rezoning will be included in a future report.

5.0 RECOMMENDATION

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

LP.
 SMN:eb
 Attachments

cc: Director Engineering
 City Solicitor
 City Clerk



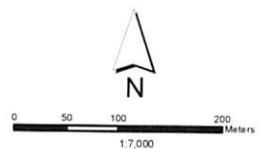
Land Use Designations

5 Commercial

10 Institutional

11 Business Centre District

12 Park and Public Use



PLANNING & BUILDING DEPARTMENT

Lake City Business Centre

CONWEST

Joe Carreira, VP Development
 JNT Developments (Production Way) Ltd.
 #250-1311 Kootenay Street
 Vancouver, BC, V5K 4Y3
 604-293-2466

Resubmitted
 September 15, 2017

Lou Pelletier, Director
 City of Burnaby Planning Department
 4949 Canada Way
 Burnaby, BC V5G 1M2

Re: Rezoning Letter of Intent
 2751 Production Way
 Lake City Business Center

I, Joe Carreira, VP, Development - on behalf of JNT Developments (Production Way) Ltd., have submitted this application to rezone 2751 Production Way from the current M3 Heavy Industrial District to the CD Comprehensive Development District based on the B1 Suburban Business Center District and M5 light Industrial Zone. The purpose of the proposed rezoning bylaw amendment is to permit a multi-strata flex- space office/warehouse/manufacturing development as per the B-1 and M-5 zones.

The rezoning of the subject site will permit the construction of a multi-strata flex- space office/warehouse/manufacturing development to a maximum density of 1.0 FAR and maximum height of four storeys. The proposed parking and loading will be located on the surface and below ground.

Thank you for your consideration of this rezoning request, we look forward to working with the city towards the approval of this rezoning application.

Sincerely,



Joe Carreira, VP Development

JNT Developments (Production Way) Ltd.

CITY OF BURNABY

PLANNING AND BUILDING
 REZONING REFERENCE #17-29
 2017 OCTOBER 02

Item #03

1.0 GENERAL INFORMATION

- 1.1 **Applicant:** City of Burnaby
 4949 Canada Way
 Burnaby, BC V5G 1M2
- 1.2 **Subject:** Application for the rezoning of:
 See Schedule A (*attached*)
- From:** R2 Residential District
- To:** M2 General Industrial District, P3 Park and Public Use District and
 P12 Utility Corridor District
- 1.3 **Address:** See Schedule A (*attached*)
- 1.4 **Location:** The subject site is located at the southwest corner of Gaglardi Way
 and Broadway (Sketch #1 *attached*).
- 1.5 **Size:** The site is irregular in shape with a total area of 6.46 hectares (15.95
 acres).
- 1.6 **Services:** The Director Engineering will be requested to provide all relevant
 servicing information.
- 1.7 **Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to bring
 public lands in the Lougheed Town Centre into conformance with
 their current uses and the adopted Community Plan.

2.0 NEIGHBOURHOOD CHARACTERISTICS:

The subject site encompasses four BC Hydro owned properties at 9369, 9450, 9461 and 9520 Broadway, a portion of a Burnaby School District owned property at 2740 Beaverbrook Crescent, and unopened City road rights-of-way. All areas within the subject rezoning area are zoned R2 Residential District (see *attached* Sketches #1 and #2). The Barnard Substation, located at 9450 Broadway, is one of several large BC Hydro electrical facilities that are located in the City and linked through a system of transmission lines. Subject lands to the north and east of the Barnard Substation include three BC Hydro properties (9369, 9461 and 9520 Broadway) that are currently occupied by transmission facilities that form part of the regional network for electrical transmission.

South and south-east of the Barnard Substation is the boundary of the Stoney Creek Community School site and the Stoney Creek Ravine Park, respectively. A small portion of the existing school site retains the R2 District zoning due to a road closure and consolidation with the school site that was undertaken in 1977. Similarly, the Stoney Creek Ravine Park includes a section of an unopened portion of the Still Creek Avenue road right-of-way and a designated public walkway area that connects Beaverbrook Crescent to the public park. These portions of land within the Stoney Creek Community School site and Stoney Creek Ravine Park are included in the subject site for rezoning to the appropriate P3 Park and Public Use District.

To the west of the subject site is a low-rise multiple-family development. To the east is an established single-family residential neighbourhood. To the north-west, across Gaglardi Way, is East Grove Park and a low-rise multiple family development. To the north-west, across Broadway, is Burnaby Mountain Conservation Area.

3.0 BACKGROUND INFORMATION:

In 2017 February, the City was advised by BC Hydro that it is planning to undertake significant upgrades, including renewed City utility services, to the Barnard Substation located at 9450 Broadway. City staff have reviewed the Barnard Substation property, adjacent public utility corridor lands, the Stoney Creek Ravine Park, and the Stoney Creek Community School site, and have concluded that the prevailing R2 Residential District zoning in place for these lands is inconsistent with the City’s adopted Official Community Plan and the Lougheed Town Centre Plan (see *attached* Sketches #1, #2 and #3). The direction and intent of these plans support the Barnard Substation property as a recognized industrial use, and designate adjacent lands for their intended use as public utility corridors, public use, and public school purposes (see *attached* Sketch #4).

The City is initiating this rezoning to bring the subject lands into conformance with their current uses and the adopted Lougheed Town Centre Community Plan. The City is including the BC Hydro properties in this rezoning because BC Hydro has responded that it will not be applying for a rezoning application for the Barnard Substation works pursuant to Section 32 of the Hydro and Power Authority Act which states that it is not subject to the Community Charter and municipal bylaws.

4.0 GENERAL INFORMATION:

4.1 The application is requesting to rezone the subject site from R2 Residential District to M2 General Industrial District, P12 Utility Corridor District, and P3 Park and Public Use District. The purpose of the proposed rezoning bylaw amendment is to bring public lands in the Lougheed Town Centre into conformance with their current uses and the adopted Community Plan.

- 4.2 The Barnard Substation at 9450 Broadway is proposed to be rezoned from R2 Residential District to M2 General Industrial District. The M2 District is consistent with the property's industrial designation in the Official Community Plan and the Lougheed Town Centre Plan. As such, the proposed Substation upgrades and future works would be in conformance with the community plan land use designation and this zoning district.

As indicated, BC Hydro is undertaking an upgrade project for the Barnard Substation to increase its reliability and to address near end-of-life equipment that will include, but is not limited to, the following:

- Replace old circuit breakers and existing relay buildings in the 60kV yard with a new relay building.
- Construct a new building and install:
 - indoor switchgear to replace existing aging outdoor feeder section;
 - a washroom and possibly a sprinkler system; and
 - water and sanitary sewer line connections to City services.
- Replace end-of-life protection, control and metering equipment.
- Remove existing feeder section after load has been transferred.
- Remove abandoned structures.
- Restore any ground disturbance.

All relevant bylaws and civic issues relating to utility services must be addressed in future submissions for any required civic approvals. Included in this review will be the maintenance of provisions for a 32.0 m (105 ft.) buffer area on-site. This commitment was related to the rezoning of BC Hydro lands located at 2600 Beaverbrook Crescent in 1990 (REZ #8/89).

- 4.3 The BC Hydro lands to the east and north of the Barnard Substation, located at 9520, 9461 and 9369 Broadway, and the Broadway road right-of-way, are proposed to be rezoned from the R2 Residential District to the P12 Utility Corridor District. In 2014 October, Council approved a comprehensive report respecting utility transmission corridor lands in the city which included recommendations respecting the amendment of the Burnaby Zoning Bylaw to include a new P12 Utility Corridor District. Council also approved staff to pursue City-initiated rezonings of public utility corridor lands including properties adjacent to the Barnard Substation. Rezoning these lands to the P12 District serves to maintain these lands in line with the local community plans. The P12 District serves to protect open space, greenways, trails, and buffer zones between residential uses and electrical transmission infrastructure corridors.
- 4.4 A portion of the Stoney Creek Community School and Stoney Creek Ravine Park south and southeast of the Barnard Substation, located at 2740 Beaverbrook Crescent, is zoned R2 Residential District, which is inconsistent with the City's adopted Official Community Plan and the Lougheed Town Centre Plan. Rezoning the portion of lands within the boundaries of the Stoney Creek Community School and the Stoney Creek Ravine Park from R2 Residential District to the P3 Park and Public Use District will reflect their school and public use, and be in line with Community Plans.

- 4.5 The Director Engineering will be requested to provide an estimate for all services necessary to serve the subject site, including any necessary water, sewer, street, boulevard, and pedestrian/cycle improvements.
- 4.6 The granting of any necessary statutory rights-of-way, easements and covenants for the site will be provided.
- 4.7 Stoney Creek is located to the east of the subject site. City's records also shows an unclassified watercourse originating in the southwest corner of the Barnard Substation (9450 Broadway), flowing southward through the unopened portion of Still Creek Avenue and lands owned by School District #41 (2740 Beaverbrook Crescent) to its confluence with Stoney Creek. If development of the subject site is proposed in the future, the streamside protection provisions of the City's Zoning Bylaw would be applied to this segment of Stoney Creek, the unclassified watercourse, and any unmapped watercourses on or adjacent to the subject site.
- 4.8 The proposed prerequisite conditions to the rezoning will be included in a future report.

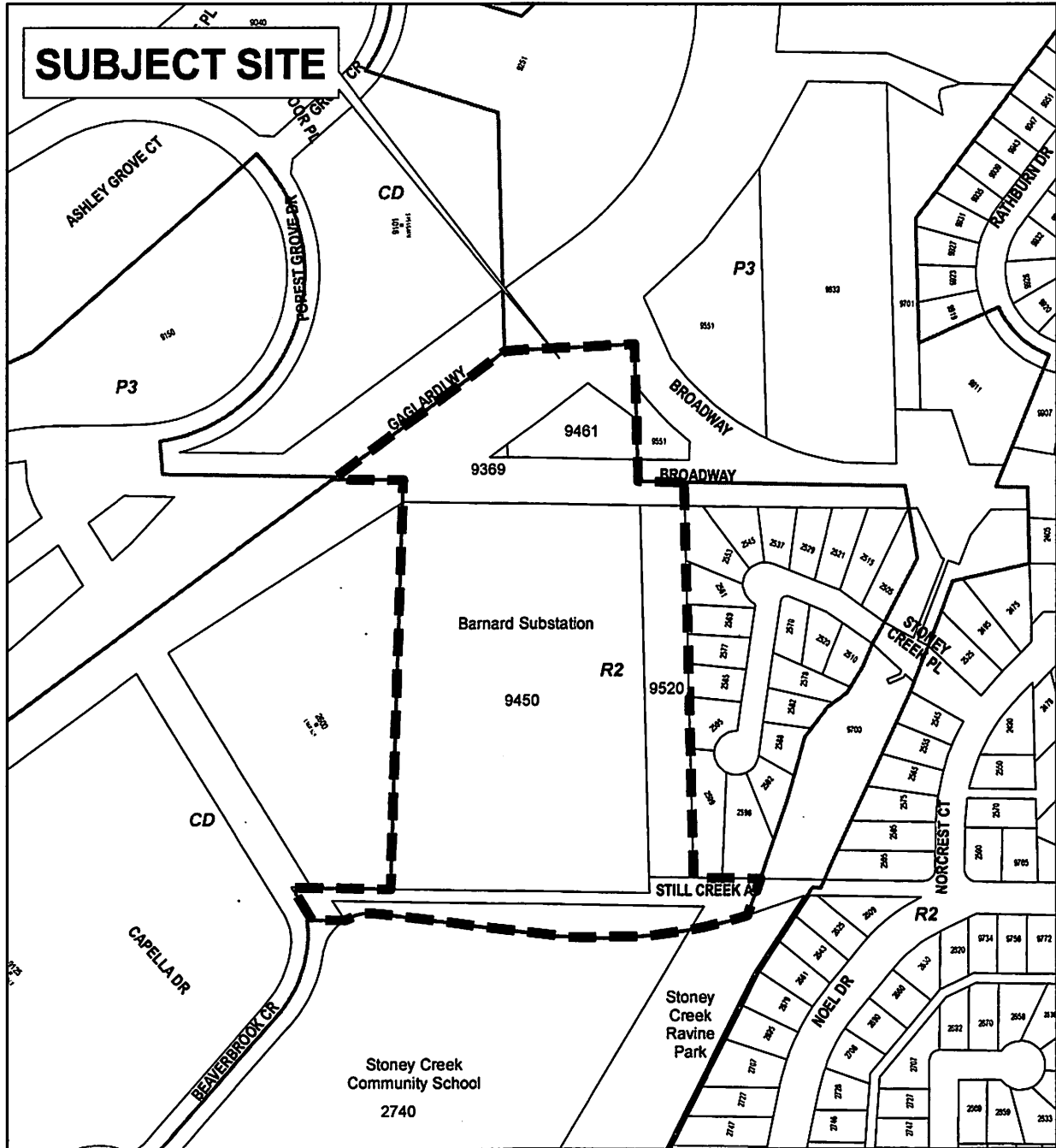
5.0 RECOMMENDATIONS:

- 1. **THAT** the Planning and Building Department be authorized to continue to work towards the rezoning of the subject site, in line with the Lougheed Town Centre Plan, for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.
- 2. **THAT** a copy of this report be forwarded to the Project Manager, Katrine Nielsen, BC Hydro and Power Authority, 15th Floor, 6911 Southpoint Drive, Burnaby, BC, V4N 4X8.
- 3. **THAT** a copy of this report be forwarded to the Secretary-Treasurer, Russell Horswill, Burnaby School District 41, 5325 Kincaid Street, Burnaby, BC, V5G 1W2.

LP

KL/JD:eb
Attachments

cc: Director Engineering
City Solicitor
City Clerk



PLANNING & BUILDING DEPARTMENT



DATE:
SEP 22 2017

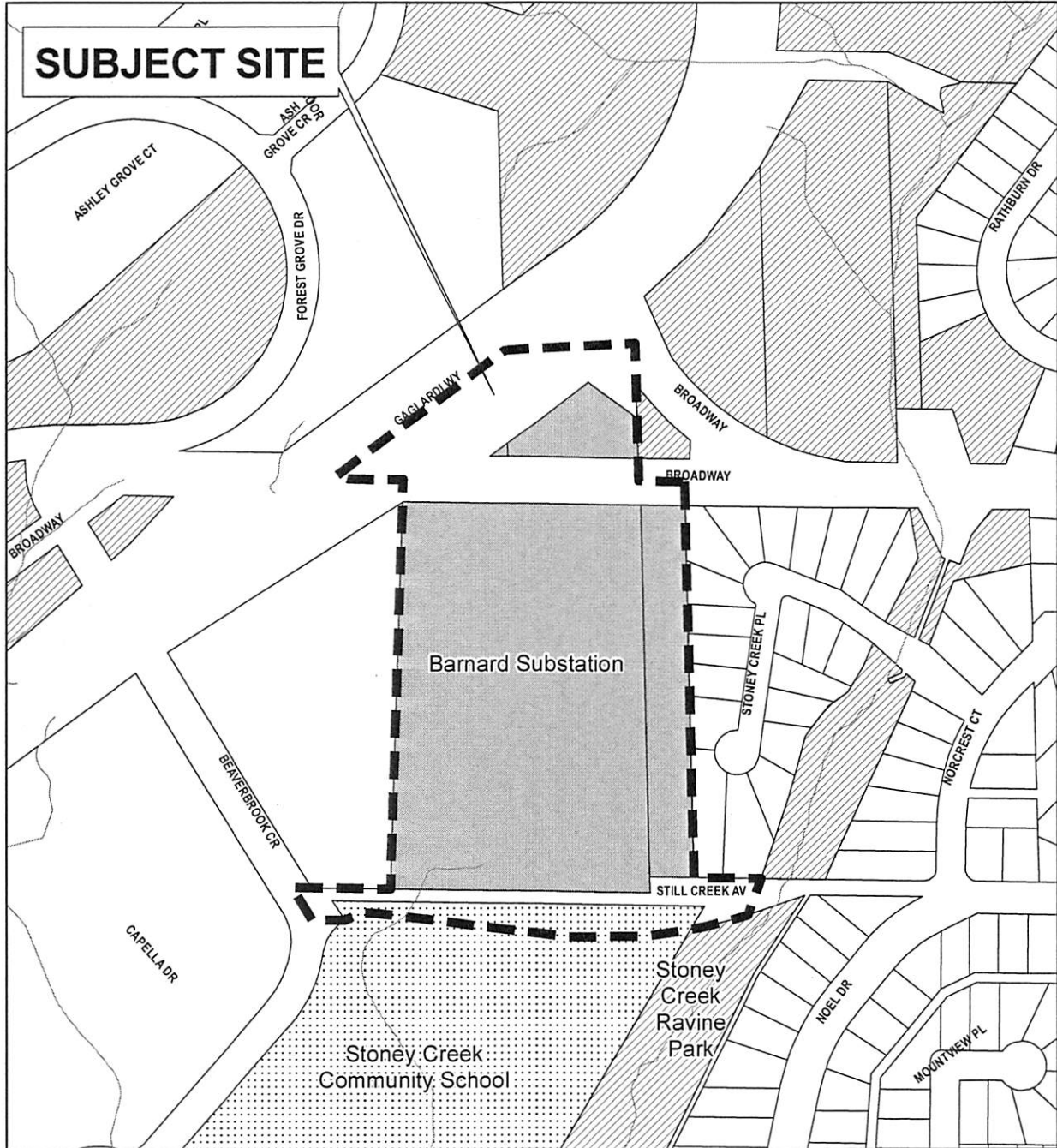
SCALE:
1:4,000







DRAWN BY:
AY

REZONING REFERENCE #17-29
LOUGHEED TOWN CENTRE - CURRENT ZONING DISTRICTS

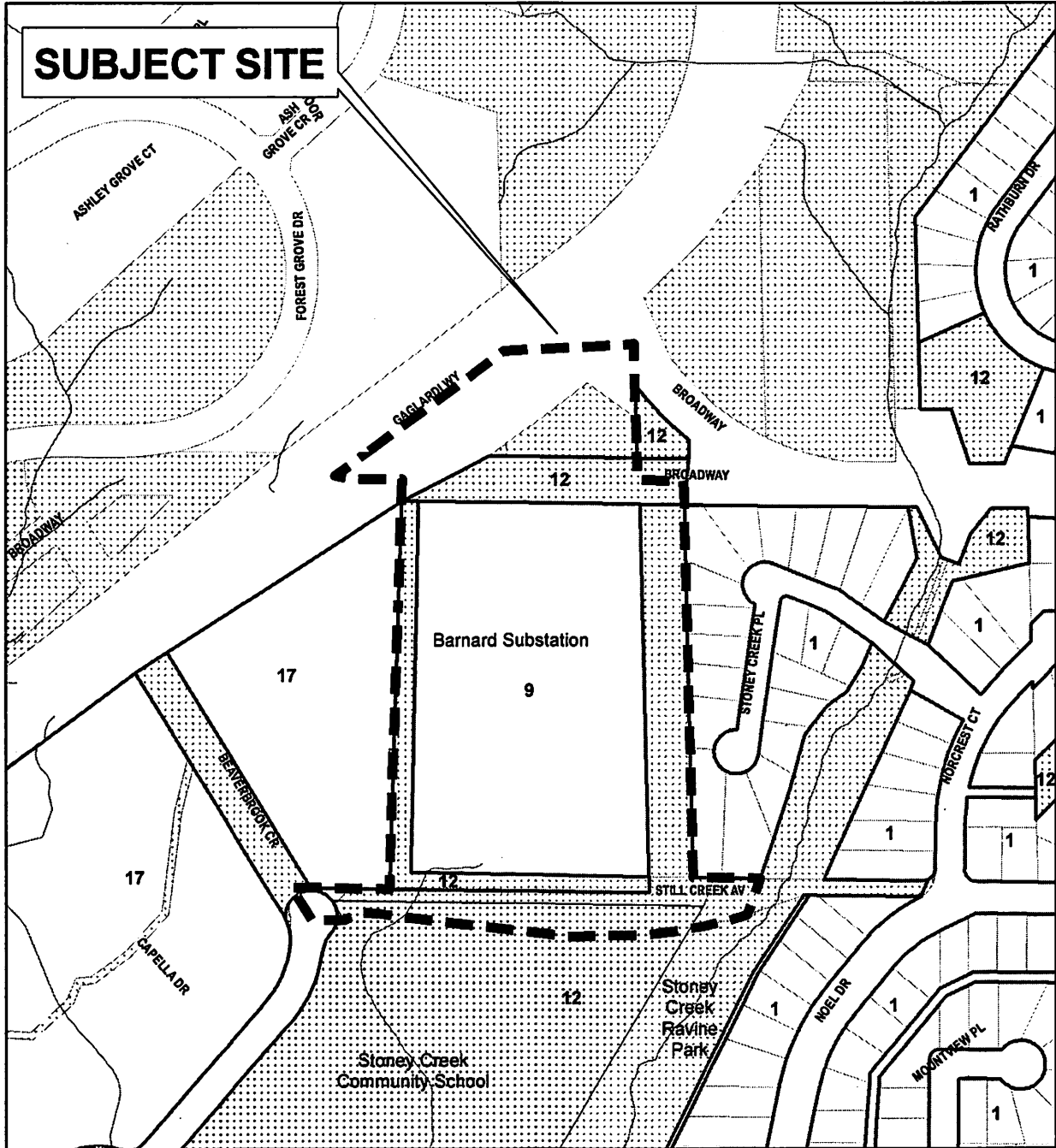
 Subject Site

Sketch #1



		PLANNING & BUILDING DEPARTMENT		
DATE: SEP 22 2017	REZONING REFERENCE #17-29 LOUGHEED TOWN CENTRE - LAND USE OWNERSHIP			
SCALE: 1:4,000	 Subject Site	 City-owned Land		
DRAWN BY: AY	 Burnaby School District #41	 BC Hydro		

Sketch #2



PLANNING & BUILDING DEPARTMENT



DATE:
SEP 22 2017

SCALE:
1:4,000

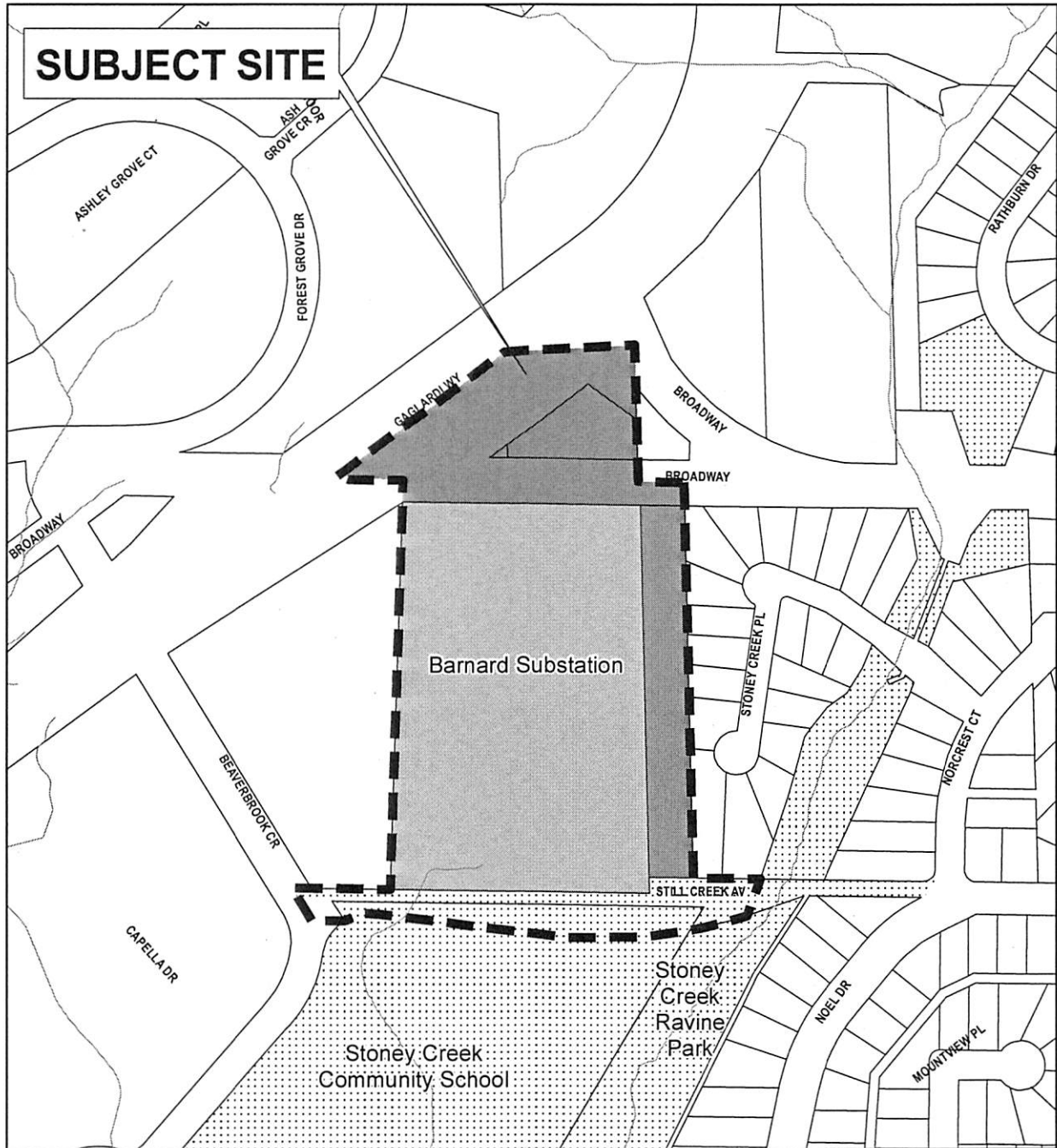
DRAWN BY:
AY

**REZONING REFERENCE #17-29
LOUGHEED TOWN CENTRE - LAND USE DESIGNATION**

- Subject Site
- Park and Open Space

- 1** Single and Two Family Residential
- 9** Industrial
- 12** Park and Public Use/Public School
- 17** Low or Medium Density Multiple Family Residential

Sketch #3



PLANNING & BUILDING DEPARTMENT







DATE:
SEP 22 2017

SCALE:
1:4,000

DRAWN BY:
AY

REZONING REFERENCE #17-29
LOUGHEED TOWN CENTRE - PROPOSED ZONING DISTRICTS

 Subject Site	 General Industrial (M2)
 Park and Public Use (P3)	 Public Utility Corridor (P12)

Sketch #4

**SCHEDULE A
REZONING #17-29**

Address	Zone from:	Zone to:	Legal Description
BC Hydro and Power Authority Owned Lands			
9450 Broadway	R2	M2	South West Quarter District Lot 15 Group 1 Except: Firstly: East 264 Feet Secondly: Part Subdivided By Plan 49579 Thirdly: Part Subdivided By Plan 51478 Fourthly: Part Subdivided By Plan 83735 Fifthly: 2.213 Acres Statutory Right Of Way Plan 31706 New Westminster District
9369 Broadway	R2	P12	Lot 3, Except: Firstly: Part On Reference Plan 2411, Secondly: Part Subdivided By Plan 51478 And Thirdly: Part Road On Plan Lmp24005, Fourthly: Part Road On Statutory Right Of Way Plan 49347, District Lot 15 Group 1 New Westminster District Plan 209
9461 Broadway	R2	P12	Lot 4, Except: Firstly: Part On Reference Plan 2411; Secondly: Part Subdivided By Plan 51478, Thirdly: Part On Statutory Right Of Way Plan 62130, Fourthly: Part Road On Plan Lmp24005 And Fifthly: Part On Statutory Right Of Way Plan 49247, District Lot 15 Group 1 New Westminster District Plan 209
9520 Broadway	R2	P12	Lot 1 District Lot 15 Group 1 New Westminster District Plan 17870
Burnaby School District Owned Lands			
Portion of 2740 Beaverbrook Crescent	R2	P3	Lot 309 Of District Lots 8 And 56 Group 1 New Westminster District Plan 57113

CITY OF BURNABY

PLANNING AND BUILDING
 REZONING REFERENCE #17-33
 2017 OCTOBER 02

ITEM #04

1.0 GENERAL INFORMATION

- 1.1 **Applicant:** Concord Brentwood (Nominee) Ltd.
 9th Floor – 1095 West Pender Street
 Vancouver, BC V6E 2M6
 (Attn: Matt Meehan)
- 1.2 **Subject:** Application for the rezoning of:
See Schedule A
- From:** CD Comprehensive Development District (based on RM4s, RM5s Multiple Family Residential District) and P3 Park and Public Use District
- To:** CD Comprehensive Development District (based on RM4s, RM5s Multiple Family Residential Districts, C2 Community Commercial District and Brentwood Town Centre Development Plan as guidelines) and P3 Park and Public Use District
- 1.3 **Address:** Ptn. 4828 Lougheed Highway, 4827, ptn. 4828, 4829 Dawson Street, 2235, 2285, ptn. 2311 Delta Avenue, and ptn. 2316 Beta Avenue
- 1.4 **Location:** The subject site is located south of Lougheed Highway and west of Delta Avenue (Sketch #1 *attached*).
- 1.5 **Size:** The site is irregular in shape, with a width of approximately 163 m (443 ft.) and an area of approximately 1.89 hectares (4.68 acres).
- 1.6 **Services:** The Director Engineering will be requested to provide all relevant servicing information.
- 1.7 **Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit the construction of Phase 2 of the Woodlands Site redevelopment, comprised of two high-rise buildings, one mid-rise building, ground oriented low-rise apartments and townhouses, and street fronting commercial and underground parking.

2.0 NEIGHBOURHOOD CHARACTERISTICS

- 2.1 Directly to the north is Phase Ib of the Woodlands Site, comprised of two high-rise multiple family buildings (Rezoning Reference #16-25). To the northwest of the subject

site is Phase Ia of the Woodlands Site, which is currently under construction. Across Lougheed Highway to the north and northeast is the Brentwood Gate multiple family development (Rezoning Reference #03-69) and to the northwest is Brentwood Mall which is advancing under a Master Plan for mixed-use high-rise development under rezoning references #11-22, #12-44, #12-45, #12-46 and #15-05. To the east is the Perspectives multiple-family development (Rezoning Reference 06-60). To the south are future phases of the Woodlands Site, including a new City-owned park, with the BNSF/CN rail tracks and the Still Creek Works Yard beyond. To the west across Yukon Crescent is the Watercolours multiple-family development (Rezoning Reference #14-19, and the Memento multiple-family development (Rezoning Reference #06-40). Across Beta Avenue to the southwest is the Lumina Development (Rezoning Reference #15-31, which is under construction).

- 2.2 The site is comprised of portions of eight individual parcels, five of which are City-owned, and were formerly portions of the Juneau Street road right-of-way (see Sketch #1 *attached*). The site is primarily vacant with some accessory industrial buildings and outdoor storage.

3.0 BACKGROUND INFORMATION

- 3.1 The Brentwood Town Centre Development Plan designates the subject site for multiple-family redevelopment (see Sketch #2 *attached*) under the CD Comprehensive Development District, utilizing the RM4s and RM5s Multiple Family Residential Districts as guidelines. A commercial component to serve the immediate day to day needs of the surrounding residential neighbourhood is indicated within this Phase 2 of the Woodlands Master Plan.

On 2016 June 13, Council gave Final Adoption to Rezoning Reference #13-20 for the Woodlands Site Conceptual Master Plan Rezoning and detailed Phase Ia, which established a Conceptual Master Plan framework and companion Design Guidelines for the subject site. The intent of the Master Rezoning was to guide site specific rezoning applications for the development of a multi-phased, mixed-use, high-rise apartment development, with ground-oriented townhousing, street-fronting commercial uses on Dawson Street and a neighbourhood park south of Dawson Street and east of Beta Avenue to serve the southern portion of the Brentwood Town Centre.

4.0 GENERAL INFORMATION

- 4.1 Phase 2 of the Woodlands Site Master Plan is within the 'Flatlands Precinct', which is characterized by high, mid, and low rise multiple-family forms, with ground oriented townhousing fronting Stickleback Creek, and neighbourhood commercial uses fronting Dawson Street. The intent of the subject rezoning to CD Comprehensive Development District (based on RM4s, RM5s Multiple Family Residential Districts and Brentwood Town Centre Development Plan as guidelines) is to permit the development of two high-rise buildings, one mid-rise building, ground oriented low-rise apartments and townhouses, and street fronting commercial and underground parking. Phase 2 also

further improvements to the Stickleback Creek Streamside Protection and Enhancement Area, and completes the connection of Dawson Street from Yukon Crescent to the former Delta Avenue right of way. In line with the Woodlands Site Conceptual Master Plan's vision, the proposed buildings are intended to be unique in their architecture with mix of building forms and heights to relate to the future park to the south. As noted in the Master Plan and associated Design Guidelines, the two towers fronting Dawson Street have a maximum height of 30-45 storeys, the mid-rise building along Yukon Crescent has a maximum height of 10-18 storeys and the low-rise components have a maximum height of 2-8 storeys. Strong green building initiatives, including the pursuance of LEED (Leadership in Energy and Environmental Design) ND (Neighbourhood Development) Gold or equivalent for the entire site will be pursued.

4.2 The Director Engineering will be requested to provide an estimate for all services necessary to serve this site. The servicing requirements for this development will include, but not necessarily be limited to:

- construction of Dawson Street to its final Town Centre (Local Collector) standard with concrete curb and gutter, pedestrian / cyclist facilities, street trees set within rainwater management amenity areas, street lighting and pedestrian lighting on the north side across the development's frontage;
- construction of the east side Yukon Crescent to its final Town Centre (Local Road) standard with concrete curb and gutter, pedestrian / cyclist facilities, street trees set within rainwater management amenity areas, street lighting and pedestrian lighting across the development's frontage;
- construction of a crushed gravel trail connection between Phase Ib and Dawson Street, through the site, within the Stickleback Creek corridor;
- the construction of a paved (asphalt) trail connection between the Phase Ib and Yukon Crescent;
- contribution to the proposed pedestrian and cycling overpass of BNSF/CN rail right of way; and,
- storm, sanitary sewer and water main upgrades as required.

4.3 Specific dedications for the Dawson Street extension will be determined by way of a detailed geometric in accordance with the Woodlands Site Master Plan and Design Guidelines. The specific dedication areas will be detailed in a further report to Council.

4.4 The application includes all or a portion of the City-owned properties (former Juneau Street road right-of-way) at 4827, 4828, 4829 Dawson Street, 2235 and 2285 Delta Avenue (area to be determined by detailed survey). As approved by Council in the Woodlands Site Master Rezoning (Rezoning Reference #13-20), the City-owned Sumas Street, Juneau Street and unopened lane right-of-way lands, were to be exchanged for required road dedications on Dawson Street, Yukon Crescent and Lougheed Highway. It is noted that the total dedication area (8,718 m²) exceeds the former road right-of-way area (8,485 m²). Although compensation for the land exchange is not required, given that the dedications exceed the former road right-of-way area, the applicant is responsible for

Property Transfer Tax (PTT) and legal fees associated with the exchange of land. As the land exchange constitutes a legal sale, Council approval in principle of the sale of City-owned property is being sought as a recommendation of this report.

- 4.5 Given that the site would need to be fully excavated to accommodate underground and structured parking, the retention of trees on portions of the site outside of the riparian area may not be achievable. An arborist's report concerning the removal or retention of any trees will be required. The removal of any trees over 20 cm (8 in.) diameter will require a tree removal permit.
- 4.6 Vehicular access to the site will be from Dawson Street and Yukon Crescent.
- 4.7 Due to the subject site's proximity to Lougheed Highway, the Millennium SkyTrain Line and the rail line, a noise study is required to ensure compliance with the Council adopted sound criteria.
- 4.8 Required covenants may include, but are not necessarily limited to:
- a restriction on the enclosure of balconies;
 - that handicap accessible parking stalls remain as common property;
 - guaranteeing the provision and maintenance of public art;
 - guaranteeing the provision and ongoing maintenance of stormwater management facilities;
 - ensuring the provision and maintenance of electric vehicles;
 - ensuring the provision and maintenance of on-site car share vehicles;
 - to ensure that the site can be used safely in accordance with the approved geotechnical report and does not draw down or displace groundwater; and,
 - for the protection and enhancement of the Stickleback Creek Streamside Protection and Enhancement Area (SPEA) and to ensure compliance with the approved acoustical study.
- 4.9 In line with the City's adopted guidelines for adaptable housing, 20% of the units within the proposed development will meet BC Building Code adaptable housing standards.
- 4.10 Approval by the Engineering Environmental Services Division of a suitable solid waste and resource storage facility plan will be required.
- 4.11 Approval by the Engineering Department Traffic Division of an on-site residential loading facility will be required.
- 4.12 The provision of a covered car wash stall will be required. A detailed plan of the subject facility will need to be submitted to the Engineering Environmental Services Division for approval.

- 4.13 Given the site's Town Centre location, the applicant is proposing to utilize the amenity density bonus provisions indicated within the Zoning Bylaw. A separate report on the amenity density bonus will be submitted to Council.
- 4.14 The Director Engineering will be requested to provide an estimate for all services necessary to serve this site in accordance with the approved Master Servicing Plan.
- 4.15 A Site Profile and the resolution of any arising issues will be required in accordance with the adopted Master Plan and registered development phasing covenant.
- 4.16 Submission of a Stormwater Management Plan is required in accordance with the adopted Master Plan and registered development phasing covenant.
- 4.17 Submission of a Construction Access and Management Plan is required in accordance with the adopted Master Plan.
- 4.18 Submission of a detailed Riparian Area and Watercourse Enhancement Plan is required in accordance with the approved Master Streamside Protection and Enhancement Plan for Stickleback Creek.
- 4.19 Submission of a Green Building strategy for the site is required in accordance with the adopted Master Plan.
- 4.20 Submission of a site specific Traffic and Transportation study for the site is required in accordance with the adopted Master Plan and Master Traffic and Transportation Study.
- 4.21 Submission of a Transportation Demand Management strategy is required in accordance with the adopted Master Plan.
- 4.22 Submission of any necessary easements, covenants and statutory rights-of-way for the site are to be provided in accordance with the adopted Master Plan.
- 4.23 Payment of Parkland Acquisition, School Site Acquisition, and GVS & DD Sewerage Cost Charges will be required in conjunction with this and future site specific rezoning applications, as appropriate.
- 4.24 The proposed prerequisite conditions to the rezoning will be included in a future report.

5.0 RECOMMENDATIONS

1. **THAT** the sale be approved in principle of City-owned property for inclusion within the subject development site in accordance with Section 4.4 of this report, and subject to the applicant pursuing the rezoning proposal to completion.

PLANNING AND BUILDING
REZONING REFERENCE #17-33
2017 September 27 PAGE 6

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

LR.

JBS/eb
Attachments

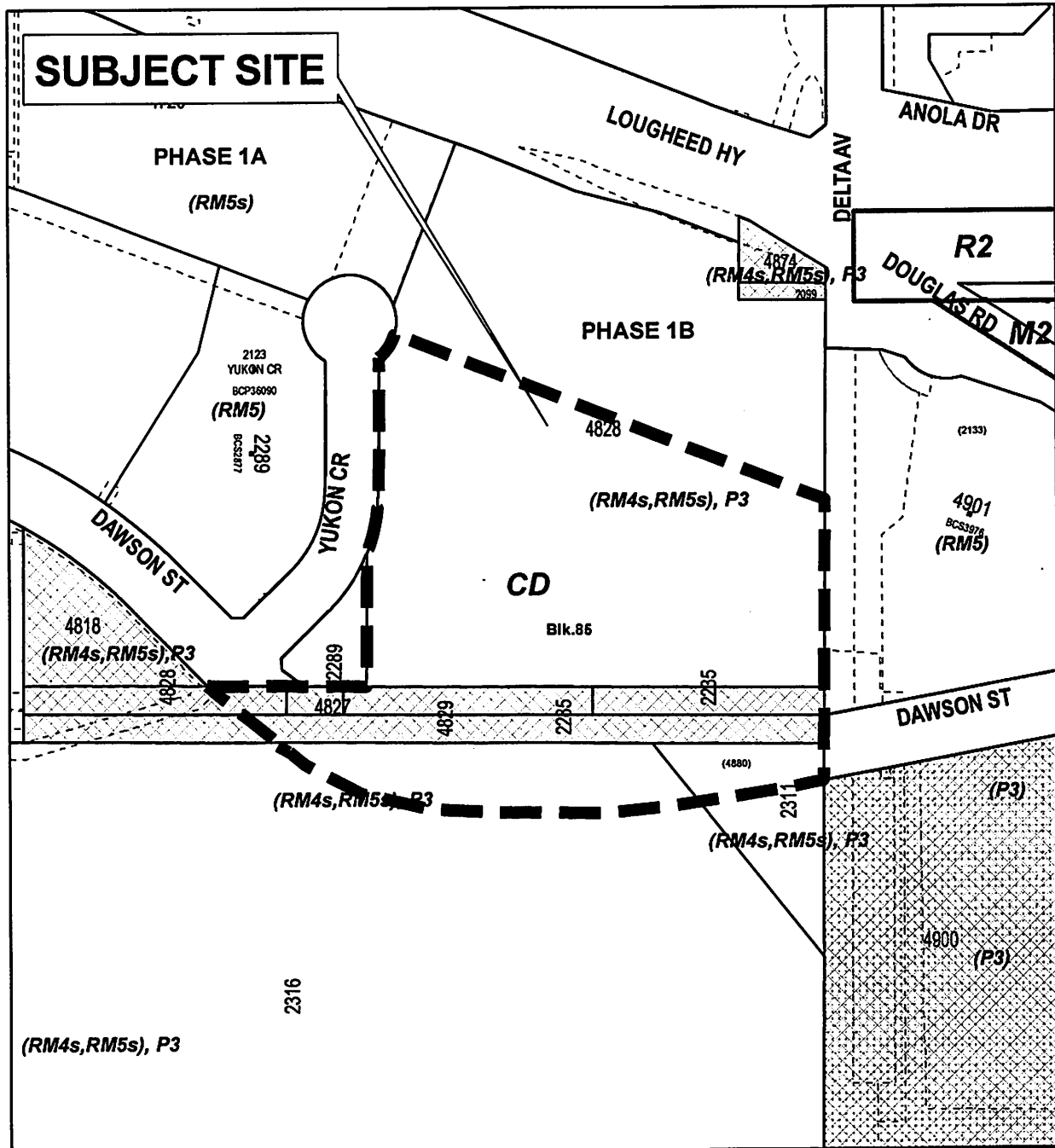
cc: Director Engineering
City Solicitor
City Clerk




P:\49500 Rezoning\20 Applications\2017\17-33 Concord Woodlands Ph 2\Council Reports\Rezoning Reference 17-33 Initial Report 20171002.docx

SCHEDULE A
REZONING 17-00033

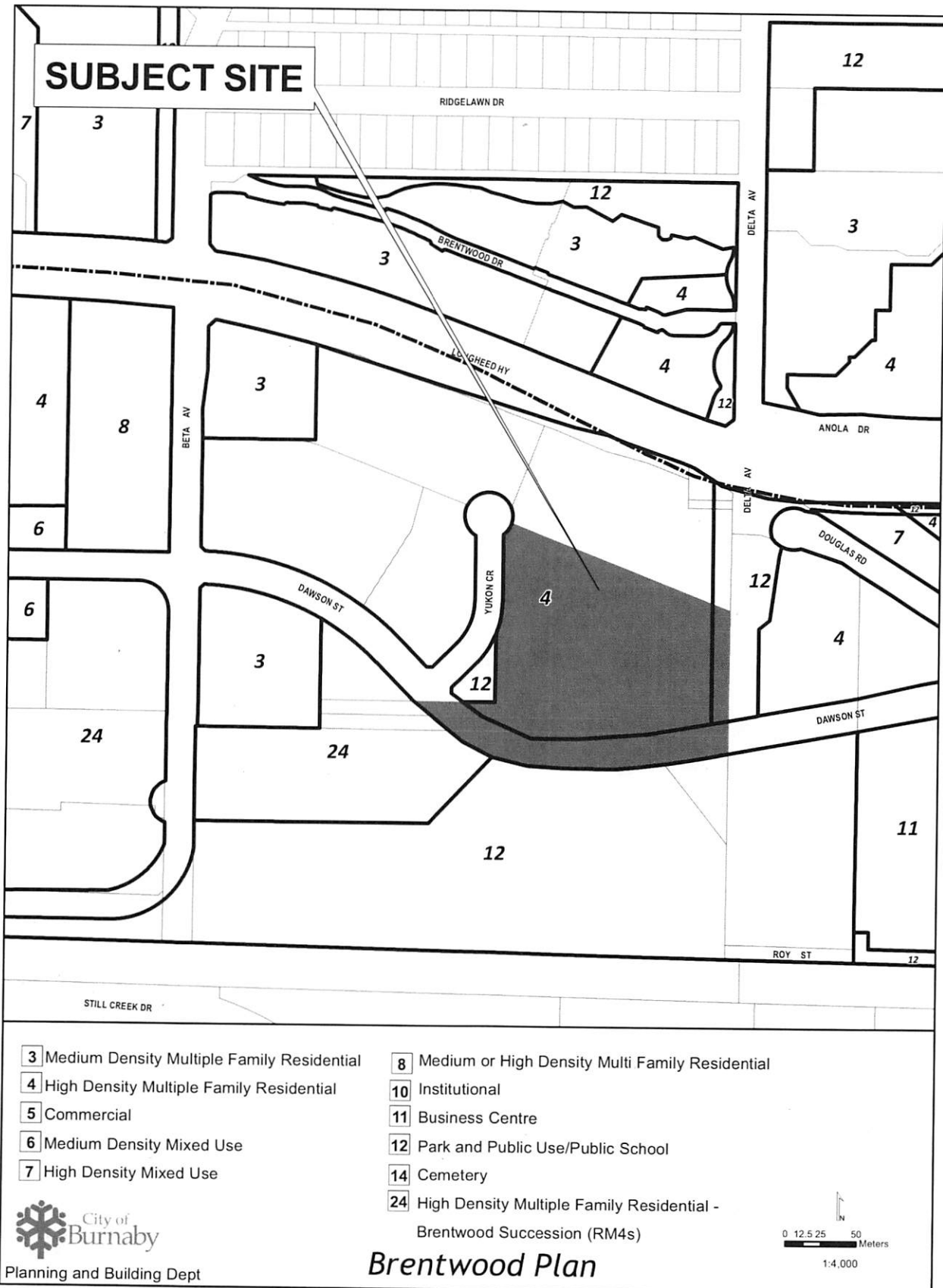
ADDRESS	LEGAL DESCRIPTION	PID
Ptn. 4828 Lougheed Hwy.	Lot 124 District Lot 124 Group 1 New Westminster District Plan 36610 Except: Plan Epp56498	002-853-051
4827 Dawson Street	That Part Of District Lot 124 Group 1 New Westminster District Shown On Plan Epp56449 As Parcel 3	029-890-217
Ptn.4828 Dawson Street	Block 86, Except: Firstly; Part In Plan 13192, Secondly; Part In Plan Bcp20675, District Lot 124 Group 1 New Westminster District Plan 3348	025-313-266
4829 Dawson Street	Lot A, Except Part In Plan 13192, Of Block 85 District Lot 124 Group 1 New Westminster District Plan 3348	025-313-207
2235 Delta Avenue	Lot B, Except Part In Plan 13192, Of Block 85 District Lot 124 Group 1 New Westminster District Plan 3348	026-056-207
2285 Delta Avenue	Lot "D", Except Part In Plan Bcp20675 District Lot 124 Group 1 New Westminster District Plan 3348	010-995-889
Ptn.2311 Delta Avenue	Parcel "One" (Explanatory Plan 13194) Of Parcel "E" (Reference Plan 5276) District Lot 124 Group 1 New Westminster District	007-313-039
Ptn. 2316 Beta Avenue	Parcel "E" (Reference Plan 5276) District Lot 124 Group 1 Except Parcel 1 (Explanatory Plan 13194) New Westminster District	001-506-986

P:\REZONING\20 Applications\2017\17-33 Concord Woodlands Ph 2\Schedule A 17-33.docx



		PLANNING & BUILDING DEPARTMENT	
DATE: SEP 25 2017	REZONING REFERENCE #17-33 PORTION OF 4828 LOUGHEED HIGHWAY 4827 AND 4829 DAWSON STREET 2235, 2285 AND PORTION OF 2311 DELTA AVENUE PORTION OF 2316 BETA AVENUE		
SCALE: 1:2,300	 Subject Site  City-owned Property		
DRAWN BY: AY			

Sketch #1



Printed September 18, 2017

Sketch #2



August 3, 2017

CONCORD
PACIFIC

Concord Pacific Holdings Ltd.
Suite 900 1095 West Pender Street
Vancouver, BC
V6E 2M6

To: Lou Pelletier, Director
City of Burnaby Planning Department
4949 Canada Way
Burnaby, BC V5G 1M2

Re: Rezoning Letter of Intent – Woodlands Phase 2

I, Matt Meehan, on behalf of Concord Pacific Holdings Ltd. am applying to rezone the properties at Ptn. 4828 Lougheed Highway, 4827, 4829 Dawson Street, 2235, 2285, Ptn. 2311 Delta Avenue, and Ptn. 2316 Beta Avenue from the existing CD Comprehensive Development District (utilizing the RM4s and RM5s Multiple-Family Residential District), P3 Park and Public Use District, to the CD Comprehensive Development District (utilizing the RM5s Multiple Family Residential District, Woodlands Site Master Plan and Brentwood Town Centre Development Plan as guidelines).

The intended form of development consists of two high-rise residential apartment buildings, a mid-rise residential apartment building and low-rise apartment/townhouse units; atop a commercial and amenity podium, with town-housing fronting Stickleback Creek. Access to the structured and underground parking and loading will be taken from Yukon Crescent and Dawson Street.

Enclosed with this letter is a cheque in the amount of \$76,815.50, as well as copies of the most recent Titles.

We look forward to working with the City of Burnaby toward advancing Phase II of the Concord Brentwood (Woodlands) site. Should you have any questions regarding this rezoning application please contact me at your convenience.

Sincerely,



Matt Meehan, SVP Planning
Concord Pacific Holdings Ltd.

Distribution
Peter Webb, Concord Pacific
Ellen, Concord Pacific
Walter Francl, Francl Architecture

CITY OF BURNABY

PLANNING AND BUILDING
 REZONING REFERENCE #17-36
 2017 OCTOBER 02

ITEM #05

1.0 GENERAL INFORMATION

- 1.1 **Applicant:** Aoyuan Management Services
 405 - 777 West Broadway
 Vancouver, BC V5Z 4J7
 (Attention Barry Savage)
- 1.2 **Subject:** Application for the rezoning of:

 Schedule 'A' *attached*

From: M1 Manufacturing, M2r General Industrial, and M5 Light Industrial Districts

To: CD Comprehensive Development District (based on RM4s Multiple Family Residential and C9 Urban Village Districts and Brentwood Town Centre Plan guidelines)
- 1.3 **Address:** 4500, 4554 Dawson Street, 2223, 2375 Alpha Avenue and 2350, 2410, 2430 Willingdon Avenue
- 1.4 **Location:** The site is located on the southeast corner of Dawson Street and Willingdon Avenue (Sketch #1 *attached*).
- 1.5 **Size:** The site is rectangular in shape with a frontage on Dawson Street of 177.8 m (583 ft.); a frontage on Willingdon Avenue of 211.3 (693 ft.); a frontage on Alpha Avenue of 213.2 (699 ft.); and, a frontage on Alaska Street of 174.7 m (573 ft.), all of which are approximate. The approximate area of the site is 3.78 hectares (9.3 acres).
- 1.6 **Services:** The Director Engineering will be requested to provide all relevant servicing information.
- 1.7 **Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to establish a conceptual Master Plan and development guidelines as a framework for future site specific rezoning applications, as well as a detailed first phase of development.

2.0 NEIGHBOURHOOD CHARACTERISTICS

2.1 The subject site is comprised of seven lots (see Sketch #1 *attached*). The lots at 4500 and 4554 Dawson Street are occupied with single storey multi-tenant industrial buildings, each constructed in 1978 and 1988 respectively. The primary lot within the consolidated development site at 2350 Willingdon Avenue is occupied with a large industrial warehouse building (Olympia Tile International Inc.). The lot at 2375 Alpha Avenue is occupied with an industrial building constructed in 1965. The lots at 2410 and 2430 Willingdon Avenue are occupied with workshops, storage and yards for multiple trade contractor businesses, each constructed in 1959 and 1962 respectively. The remaining property within the block at 2421 Alpha Avenue is the subject of a current rezoning application (Rezoning Reference # 17-13) and will be included in the concept of the Master Plan.

Vehicular access to the site is currently available from all streets: Dawson Street, Alaska Street, Willingdon Avenue and Alpha Avenue.

2.2 To the north of the subject site, across Dawson Street, is an auto repair shop, an older industrial building and automobile showroom, including automobile sales lot and repair shop (Carter GM Dealership). To the east, across Alpha Avenue, are industrial lands in transition to residential and mixed-use. To the south, across Alaska Street and the Burlington Northern and Santa Fe (BNSF) Railway, is the Willingdon-Canada Way Business Centre. To the west, across Willingdon Avenue, are industrial lands in transition to residential and mixed-use.

It is noted that there are six development sites in the area advancing through the City approvals process and/or under construction, including but not limited to the following:

- 4468 Dawson Avenue - five storey mixed-use development under construction (Rezoning Reference 13-39);
- 4455,4467,4483 Juneau Street and 2285 Willingdon Avenue – proposed 23-storey apartment with townhouses fronting Juneau Street (Rezoning Reference #15-51; received Third Reading);
- 4460, 4472 and 4482 Juneau Street – proposed 25-storey apartment with townhouses fronting Juneau Street (Rezoning Reference #16-43; received Second Reading)
- 2242 Alpha Avenue– 23-storey apartment with townhouses fronting Alpha Avenue under construction (Rezoning Reference #15-30);
- 2450 Alpha Avenue – 31-storey apartment with residential podium under construction (Rezoning Reference #14-11); and,
- 2425 Beta Avenue – 3 high-rise apartment buildings with townhouses fronting Beta Avenue and Alaska Street (Rezoning Reference #15-31).

3.0 BACKGROUND INFORMATION

- 3.1 The subject site is within the Council adopted Brentwood Town Centre Development Plan and identified as part of a succession area that designates the industrial lands for medium density mixed-use and high density multiple-family residential development under the CD Comprehensive Development District, utilizing the C9 Urban Village and RM4s Multiple Family Residential Districts as guidelines (see *attached* Sketch #2).
- 3.2 The applicant, Aoyuan Management Services, is proposing to complete a conceptual Master Plan to guide and inform future development of the subject site over multiple phases. The Master Plan will include a set of detailed development guidelines to aid in the development of the site and surrounding properties. A detailed first phase of development is also being proposed as part of this rezoning application.

4.0 GENERAL INFORMATION

- 4.1 The scope of the subject rezoning bylaw amendment is twofold: (1) to establish a conceptual Master Plan for the overall site, including defining form, massing, subdivision pattern, overall site servicing, development phasing, and distribution of applicable development densities; and (2) to develop a detailed Phase I development plan.

The purpose of the conceptual Master Plan is to transform the site into a multi-use, multi-family transit-oriented neighbourhood that is well-connected to the Brentwood SkyTrain Station and incorporates the sustainability and community plan objectives of the city. Open space and public realm features that are anticipated for the site include the creation of a central open space within the site; enhancement of Dawson Street as a commercial “high-street”; provision of a north-south pedestrian connection through the site that is intended to provide a linkage to the Brentwood SkyTrain Station with the future redevelopment of the adjacent site to the north; and, development of a linear park/trail on the south side of Alaska Street. The proposed built form and open spaces are envisioned to respond to the site’s geotechnical conditions which may result in above-grade parking structures screened by street fronting townhouses on abutting sites. Details of the Master Plan concept and the Phase I development plan will be included in a further report to Council prior to advancing the rezoning proposal to a Public Hearing. While not covered under the subject rezoning proposal, the general land use and sustainability directions established by the Master Plan would also inform the development of the adjacent site to the south at 2421 Alpha Avenue.

It should be emphasized that with the exception of Phase 1, the subject rezoning application does not seek approval for any specific new development. Separate rezoning applications for the development of the subsequent phases of the site will be advanced for Council consideration at a future date.

It is noted that the overall development site includes the closure and sale of the lane off Alaska Street, which will be detailed in a future report to Council.

4.2 Rezoning requirements related to the conceptual Master Plan component of this rezoning application include:

- submission of a Master Servicing Plan for the overall site;
- submission of a Master Traffic and Transportation Study for the overall site;
- submission of a Master Stormwater Management Plan for the overall site;
- submission of a Master Green Building Policy for the overall site;
- submission of a Phasing Plan for the overall site;
- submission of a Construction Access and Management Plan; and,
- registration of a Section 219 Covenant specifying the permitted densities for each individual development parcel within the overall site.

4.3 Rezoning requirements related to the detailed Phase 1 component of this rezoning application may include, but not limited to the following:

- provision of all necessary servicing to support the Phase 1 development, as determined by the Director Engineering;
- provision of all necessary road dedications and statutory rights-of-ways to support the Phase 1 development, to be determined by way of detailed road geometrics;
- completion of the necessary subdivision for the Phase 1 parcel;
- registration of any necessary easements, covenants, and statutory rights-of-way for the Phase 1 development;
- submission of a Traffic and Transportation Study for the Phase 1 development;
- submission of an on-site Stormwater Management Plan for the Phase 1 development;
- submission of a Green Building strategy for the Phase 1 development;
- submission of a tree survey and arborist’s report for the Phase 1 development;

- approval by the Engineering Environmental Services Division of a detailed plan for an engineered sediment control system for the Phase 1 development;
- compliance with the Burnaby Solid Waste and Recycling guidelines, including the provision of appropriately screened garbage handling and recycling holding areas in the Phase 1 development;
- compliance with the guidelines for surface and underground parking; and,
- payment of the Parkland Acquisition, School Site Acquisition, and GVS & DD Sewerage Cost Charges.

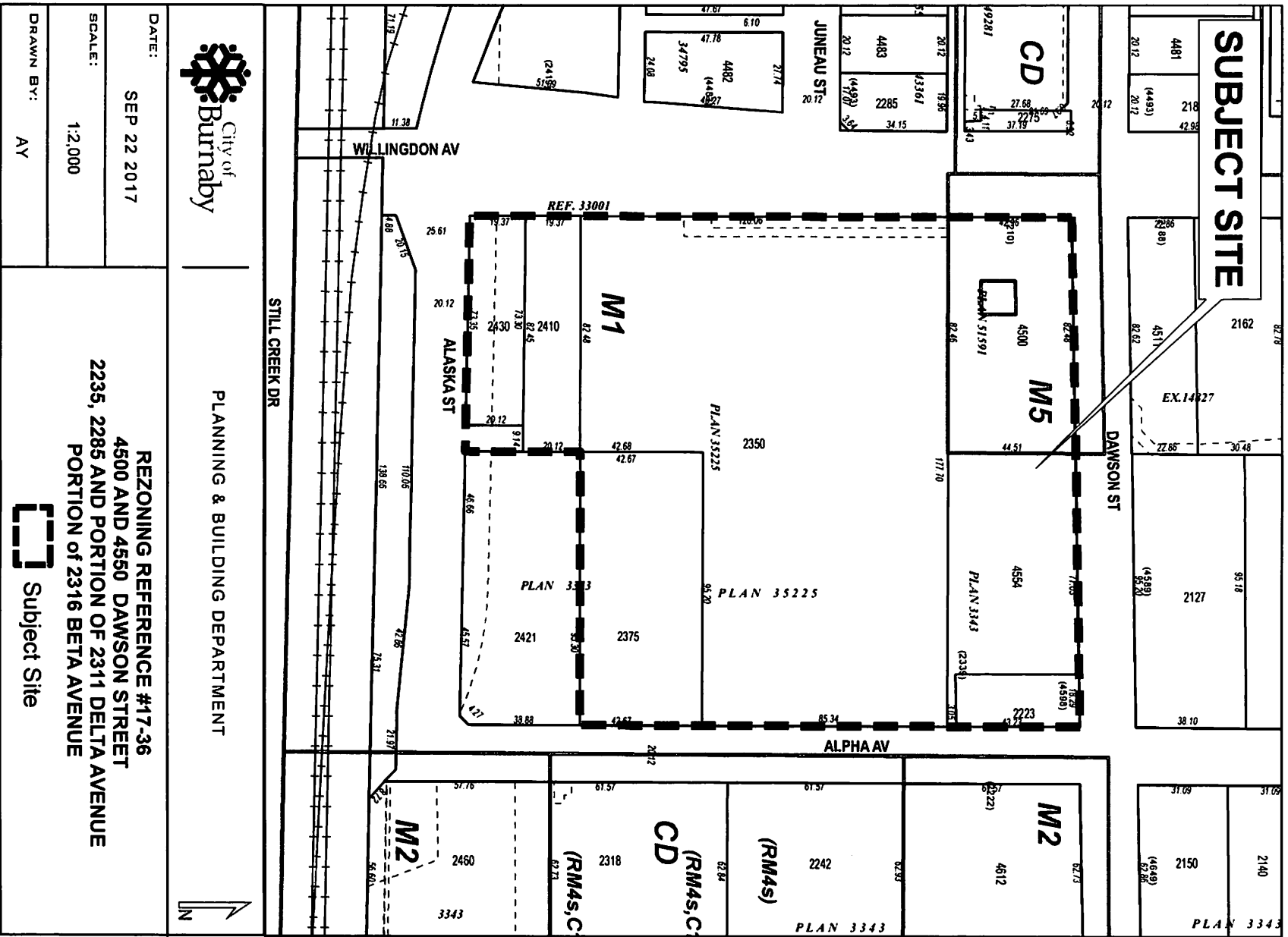
4.4 The proposed prerequisite conditions of this rezoning will be detailed in a future report.

5.0 RECOMMENDATION

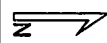
THAT the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

LP
ZT
Attachments

cc: Director Engineering
City Solicitor
City Clerk



PLANNING & BUILDING DEPARTMENT



DATE: SEP 22 2017

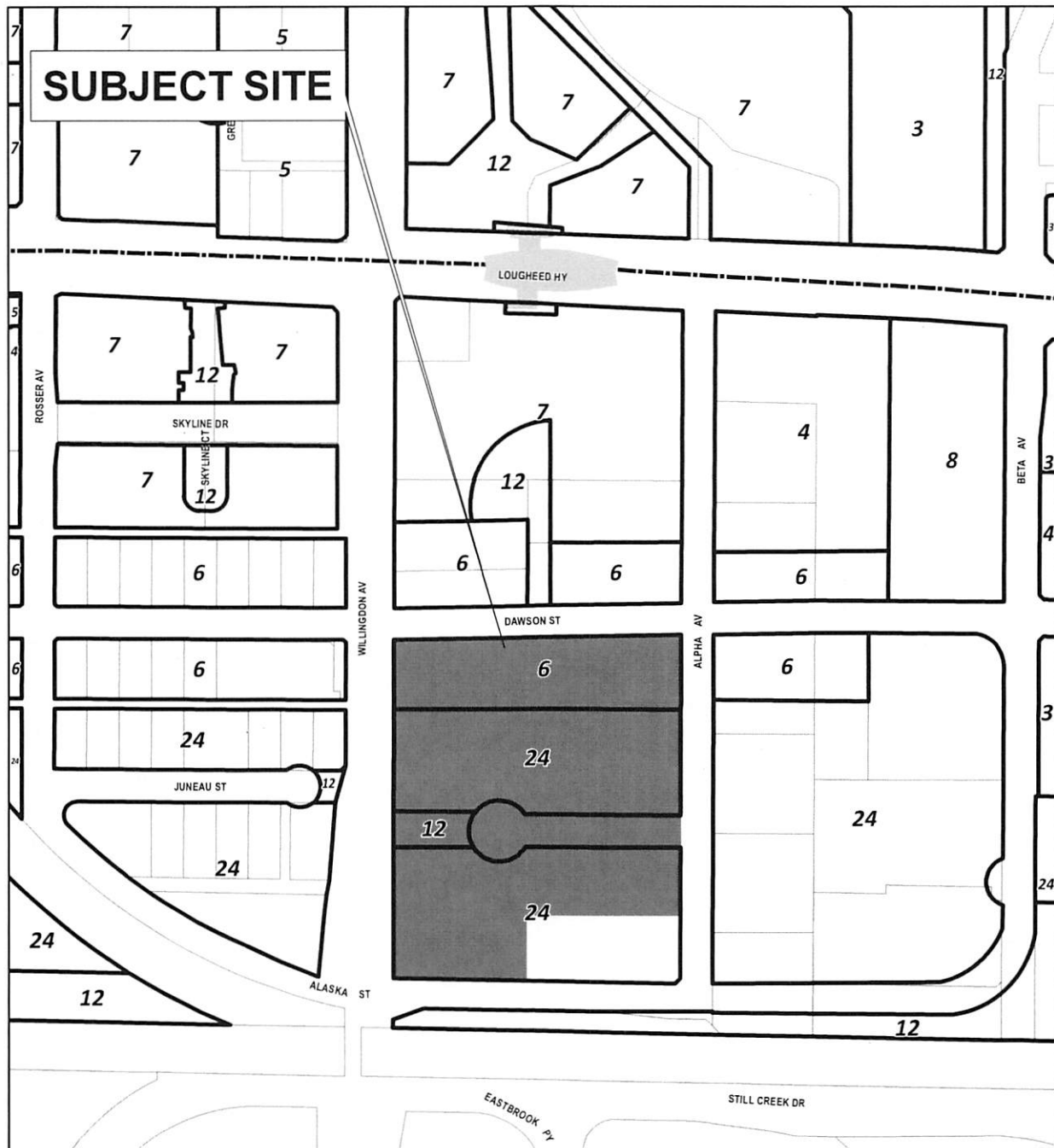
SCALE: 1:2,000

DRAWN BY: AY

REZONING REFERENCE #17-36
 4500 AND 4550 DAWSON STREET
 PORTION OF 2316 BETA AVENUE



Sketch #1

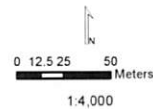


- | | |
|--|---|
| 3 Medium Density Multiple Family Residential | 8 Medium or High Density Multi Family Residential |
| 4 High Density Multiple Family Residential | 10 Institutional |
| 5 Commercial | 11 Business Centre |
| 6 Medium Density Mixed Use | 12 Park and Public Use/Public School |
| 7 High Density Mixed Use | 14 Cemetery |
| | 24 High Density Multiple Family Residential - Brentwood Succession (RM4s) |



Planning and Building Dept

Brentwood Plan



Schedule A

Rezoning Reference #17-36

ADDRESS	LEGAL DESCRIPTION	PID
4500 Dawson St	Lot 136 District Lot 124 Group 1 New Westminster District Plan 51591	002-750-899
4554 Dawson St	Lot 15 Except: Parcel "A" (J1303e), District Lot 124 Group 1 New Westminster District Plan 3343	001-491-083
2223 Alpha Ave	Parcel "A" (J1303e) Lot 15 Except: South 10 Feet; District Lot 124 Group 1 New Westminster District Plan 3343	003-379-884
2375 Alpha Ave	Lot 23 District Lot 124 Group 1 New Westminster District Plan 3343	010-995-528
2350 Willingdon Ave	Lot 121 District Lot 124 Group 1 New Westminster District Plan 35225	002-305-712
2410 Willingdon Ave	North Half Lot 25 Except: The West 33 Feet; District Lot 124 Group 1 New Westminster District Plan 3343	010-995-625
2430 Willingdon Ave	South Half Lot 25 Except: Firstly: The West 33 Feet Secondly: The East 30 Feet; District Lot 124 Group 1 New Westminster District Plan 3343	010-995-617



Brentwood – Willingdon Projects Ltd.
405 – 777 West Broadway
Vancouver, B.C. V5Z 4J7
P: (604) 829-0256

August 21, 2017

City of Burnaby
Planning Department
4949 Canada Way
Burnaby, B.C. V5G 1M2

Attention: Lou Pelletier, Director

**RE: Rezoning Letter of Intent
4500 & 4554 Dawson Street
2223 & 2375 Alpha Avenue
2350, 2410 & 2430 Willingdon Avenue.**

Dear Mr. Pelletier:

Aoyuan Property Group (Canada) is pleased to submit to the City of Burnaby the rezoning application for the 8.39 acre Willingdon & Dawson Lands comprised of 4500 & 4554 Dawson Street, 2223 & 2375 Alpha Avenue and 2350, 2410 & 2430 Willingdon Avenue.

Through this application, Aoyuan Property Group (Canada) is seeking to rezone the Willingdon & Dawson Lands from M1 Manufacturing District, M2r General Industrial District and M5 Light Industrial District to a Comprehensive Development District zoning designation, using RM4s Multiple Family Residential District and C9 Urban Village Commercial District as guidelines.

The intent of the rezoning application is to transform the Willingdon & Dawson Lands from a site dominated by industrial buildings and surface parking in to a high density residential neighbourhood with street oriented commercial uses, all with easy access to the Brentwood Town Centre SkyTrain Station and nearby employment and recreation opportunities.

We look forward to working with City staff and Council, as well as residential and commercial stakeholders in the community over the coming years.

Regards,

Barry Savage
Senior Vice President – Development

cc: Ed Kozak, City of Burnaby
Johannes Schumann, City of Burnaby
Martin Bruckner, IBI
Stuart Jones, IBI

CITY OF BURNABY

PLANNING AND BUILDING
 REZONING REFERENCE #17-37
 2017 OCTOBER 02

ITEM #06

1.0 GENERAL INFORMATION

- 1.1 Applicant:** JAK's Beer, Wine, Spirits
 170 - 5665 Kingsway
 Burnaby, BC V5H 2G4
 Attention: Mike McKee
- 1.2 Subject:** Application for the rezoning of:
 Lot 19 Except: Part Subdivided By Plan 67600; District Lot 130
 Group 1 NWD Plan 21055
- From:** C1 Neighbourhood Commercial District
- To:** CD Comprehensive Development District (based on C1
 Neighbourhood Commercial District and C2h Community
 Commercial District)
- 1.3 Address:** 5901 Broadway
- 1.4 Location:** The subject site is comprised of one commercial retail unit (CRU)
 within a commercial development located on the northwest corner
 (Unit #15) of Broadway and Fell Avenue.
- 1.5 Size:** The site consists of one CRU with an area of approximately 286.61
 m² (3,085 sq. ft.).
- 1.6 Services:** The Director Engineering will be requested to provide all relevant
 servicing information.
- 1.7 Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit
 a private retail liquor store use.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is located within a neighbourhood shopping centre situated on the northwest corner of Broadway and Fell Avenue. The site is improved with surface parking and a one-storey commercial building. There are currently 13 active business licences issued for the property, which include a supermarket, four restaurants, two esthetic studios, a salon, a barbershop, a fishing tackle store, a trophy store, an insurance company and a dollar store. The proposed liquor store, located on the eastern end of the mall next to a hair salon was, up until recently, occupied by a bank.

The subject site is located within the Parkcrest-Aubrey residential neighbourhood, with R2 Residential District properties to the north across the lane behind the shopping centre, to the east across Fell Avenue, and to the south across Broadway. Immediately east of the subject property are R5 Residential District properties. Vehicular access to the site is from both Broadway and Fell Avenue.

The subject site and the adjacent residential neighbourhood are not located within a Community Plan area. However, the subject property is located half a block north of the Holdom Mixed-Use Plan area and half a block northeast of the Brentwood Town Centre Plan area. The Residential Policy Framework of the Burnaby Official Community Plan (OCP) identifies the subject area as a future Urban Village.

3.0 BACKGROUND INFORMATION

- 3.1 On 2006 May 08, Council adopted a Liquor Store Location Framework (“Framework”) for Burnaby, along with the Guidelines for Assessing Rezoning Applications for Liquor Stores. The Framework divides the City into four quadrants based on the Town Centres, in order to ensure a balanced distribution of liquor stores throughout the City. Principal objectives of the Framework include the establishment of a Liquor Distribution Branch (LDB) Signature Liquor Store in each Town Centre prior to the establishment of smaller LDB and private liquor stores, or Licensee Retail Stores (LRS) in the respective quadrants. The Framework also prioritized the establishment of LDB stores in the Big Bend Community Plan area and at the Kensington Shopping Centre. The purpose of these objectives is to offer equity and certainty for consumers throughout the City in terms of product availability, convenience and stable pricing.

4.0 GENERAL INFORMATION

- 4.1 The applicant is seeking to rezone Unit #15, a 286.61 m² (3,085 sq. ft.) CRU within the shopping centre from the C1 Neighbourhood Commercial District to the CD Comprehensive Development District (based on C1 Neighbourhood Commercial District and C2h Community Commercial District guidelines) in order to permit the establishment of an LRS (see *attached* Sketch #1). The proposed use is located within the eastern most CRU in the shopping mall. Under the proposed amendment, the subject unit would retain the underlying C1 District zoning, in addition to the proposed C2h District zoning, in order to allow future reversion of the unit to C1 District uses should the private liquor store use cease. It is noted that the proposed C2h District zoning for the subject unit would permit LRS use only, as permitted under Section 302.1D (2) of the Zoning Bylaw, rather than all uses permitted in the C2 District.

The applicant is seeking rezoning in order to open a new LRS, Jak’s Beer Wine and Spirits. The applicant currently owns eleven private liquor stores in BC, including Jak’s Burnaby at 5665 Kingsway, located about 7 km (4.3 miles) from the proposed new site location.

- 4.2 The Liquor Store Location Framework established revised Guidelines for Assessing Rezoning Applications for Liquor Stores, including locational, store size, and operational criteria. The following subsections review the consistency of the proposed development with these criteria:

4.2.1 Locational Criteria

The locational criteria for liquor stores require establishment of an LDB Signature Store in a Town Centre prior to establishment of supporting LDB stores or LRSs in the same quadrant. In the City's northwest quadrant, which includes the subject site, the locational criteria require the establishment of an LDB Signature Store in the Brentwood Town Centre area. This criteria has been met as the Solo Liquor Store (4455 Skyline Drive) was approved as an LDB Signature store under the Rezoning Reference # 13-22.

Additional locational criteria require that supporting LRSs are a component of an established or new commercial service centre (Town Centre, Urban Village, or Neighbourhood Centre as outlined in the OCP). The proposed LRS location is part of an established commercial development which, as indicated above, is identified for future Urban Village uses in the OCP.

Further locational criteria require that there is a reasonable distribution of both LDB liquor stores and LRS stores. The Bainbridge Liquor store (7000 Lougheed Highway), located in the Bainbridge Urban Village, is located approximately 1.75 km (5,741.5 ft.) away from the proposed LRS, the Bottle Jockey Liquor Store (#107-1899 Rosser Avenue) and the Solo Liquor Store (4455 Skyline Drive) are both located in the Brentwood Town Centre area approximately 2 km (6,561.7 ft.) away and the Kensington Liquor store (6512 Hastings Street) is located in the Lochdale Urban Village approximately 2.7 km (8,857.3 ft.) away. As such, there is a disbursed distribution of both LDB and LRS liquor stores within this area of Burnaby.

Other locational criteria require appropriate relationships between a proposed liquor store and the following uses:

- ***Private and public schools, particularly secondary schools***

North of the site, Parkcrest Elementary School is located more than 300 m (984 ft.) away and Burnaby North Secondary School is located approximately 1.5 km (4,921.3 ft.) away.

- ***Adjacent residential dwellings and parks***

The site is adjacent and across the street from residential dwellings, however, the proposed CRU for the LRS is located at the end unit within a neighbourhood shopping centre and is oriented to the surface parking lot. The nearest park, Broadway Woolwich Park, is located 300 m away.

• ***Other potential sensitive uses (e.g. cabarets, child care centres)***

There are two family childcare centres (6100 Broadway and 6050 Halifax Street) located 190 m (623.4 ft.) and 300 m (984.3 ft.), respectively, from the site, and one in-home multi-age child care facility (5530 Halifax) located 500 m (1,640.4 ft.) from the subject property. There is also a bowling alley and billiards with Liquor Primary licensing (Revs Burnaby), located approximately 450 m (1,476.4 ft.) east of the site.

Given the modest size of the proposed LRS (3,085 sq. ft.) and its integration into an established commercial development, the opportunity for nuisance behaviours, such as public drinking, panhandling or loitering, is considered low. As such, the proposed LRS outlet is not expected to pose a conflict with nearby schools, parks, child-oriented and sensitive uses, or neighbouring residential dwellings.

As per the guidelines, proposals must also provide adequate vehicular and pedestrian circulation, and allow for safe and convenient vehicular access to the site, without causing undue traffic impacts on the surrounding area. Vehicular access to the subject site is from both Fell Avenue and Broadway, and there is sufficient off-street parking and loading provided. Sidewalks are provided along Broadway and the site is located approximately 50 m (164 ft.) from a bus stop located on Broadway at Fell Avenue. The site thus provides adequate vehicular and pedestrian access, as required by the locational criteria.

4.2.2 Store Size Criteria

The proposed LRS, at 286.61 m² (3,085 sq. ft.), does not exceed the maximum store size criteria of 418.06 m² (4,500 sq. ft.).

4.2.3 Operational Criteria

Operational criteria include appropriate hours of operation, which must be formalized through registration of a Section 219 Covenant. The guidelines anticipate that the hours for LDB Signature Stores in Town Centres will be longer and later than smaller stores; they also require that the general pattern of operating hours of nearby commercial businesses be considered. The LCLB permits LRS establishments to be open from 9:00 am to 11:00 pm, seven days a week, with hours further regulated by the city.

At the subject site, the other tenant spaces are occupied by a variety of businesses with varying hours, none of which are open past 9:00 pm. The applicant initially indicated the proposed hours of operation would be 9:00 am to 11:00 pm, seven days a week but understands that their hours may be limited to 9:00 am to 9:00 pm to be more consistent with the hours of the other existing tenants. If authorized by Council, this Department will confirm the hours of other CRU's in the shopping centre, and determine the operating hours to be established under a Section 219 Covenant.

The Guidelines also recommend that, for safety and security purposes, a minimum of two employees be present at all times and video surveillance systems be installed. If authorized by Council, this Department will work on ensuring appropriate safety and security measures are undertaken.

- 4.3 The Director Engineering will be requested to provide an estimate for any servicing access to serve the site.
- 4.4 The owner will be required to enter into a Section 219 Covenant to establish operating hours.
- 4.5 The proposed prerequisite conditions to the rezoning will be included in a future report.

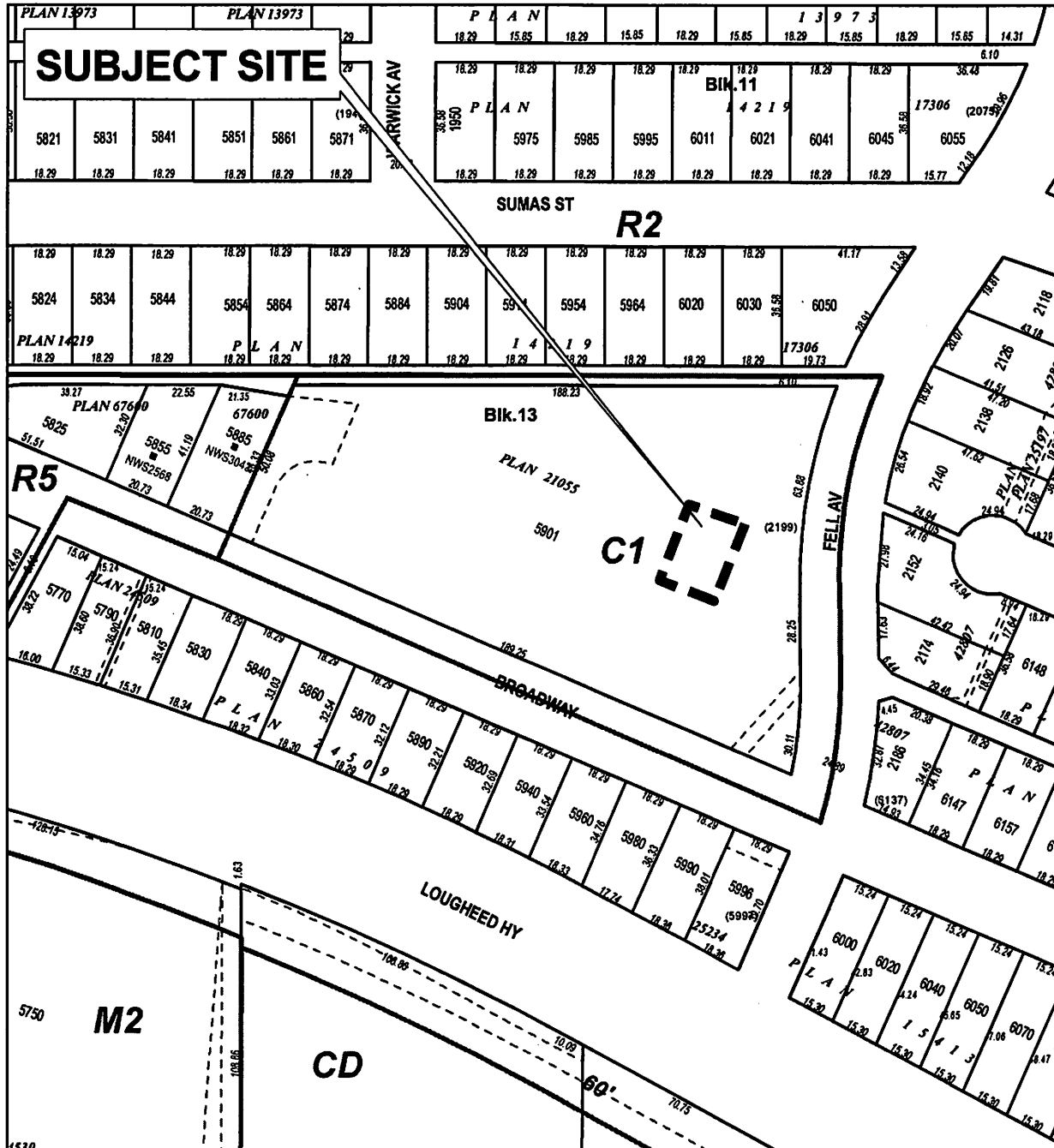
5.0 RECOMMENDATION

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

LP

KL:eb
Attachment

cc: Director Engineering
City Solicitor
City Clerk



PLANNING & BUILDING DEPARTMENT




DATE: SEP 14 2017

SCALE: 1:2,000

DRAWN BY: AY

REZONING REFERENCE #17-37
PORTION OF 5901 BROADWAY

 Subject Site

Sketch #1



BEER • WINE • SPIRITS

Dear Your Worship and Council,

JAK's Beer Wine and Spirits is a 4th generation family business in the liquor and hospitality industry. We are proud to operate BC's best private liquor stores with exciting selections of product, incredibly knowledgeable staff and an unsurpassed instore experience.

We currently own and operate 11 private liquor stores in BC including JAK's Burnaby at 5665 Kingsway. We are also the former owners of the Great Bear Pub. We have a long history of active community involvement.

We are proposing to rezone the Parkcrest Shopping Centre at 5901 Broadway, from C1 zoning to CD (C1 neighborhood and C2H community commercial district) zoning to allow us to operate a private liquor store in this Shopping Centre. We will be using existing empty unit number 19 of approximately 3000 square feet. We will be doing major renovation to the existing space. The store will be open every day from 9 am to 11 pm.

This site complies with Burnaby's "Guidelines for Assessing Rezoning Applications for Liquor Stores" as well as being an up and coming area that is currently under serviced. We are supremely confident that JAK's will bring a fantastic retail liquor experience to the Parkcrest neighborhood in Burnaby. Our team will delight customers with exciting new craft beers, incredible selections of BC and international wine and educate them on the emerging craft spirits market.

We look forward to working with the City of Burnaby to make this happen.

Yours truly,

Mike McKee | Partner, Director of Finance & New Business

778-881-1524

mike.mckee@jaks.com

www.jaks.com

CITY OF BURNABY

PLANNING AND BUILDING
 REZONING REFERENCE #17-38
 2017 OCTOBER 02

ITEM #07

1.0 GENERAL INFORMATION

- 1.1 **Applicant:** Amacon Construction Ltd
 500- 856 Homer Street
 Vancouver, BC V6B 2W5
(Attention: Chris Quigley)
- 1.2 **Subject:** Application for the rezoning of:
 Lot A District Lot 119 Group 1 Nwd Plan 40447 And Portion Of
 Lane And Road
- From:** M1 Manufacturing District
- To:** CD Comprehensive Development District (based on RM4s Multiple
 Family Residential District and Brentwood Town Centre
 Development Plan as guidelines)
- 1.3 **Address:** 4455 Alaska Street and portion of lane and Willingdon Avenue.
- 1.4 **Location:** The subject site is located on the northwest corner of Alaska Street
 and Willingdon Avenue (Sketch #1 *attached*).
- 1.5 **Size:** The site is an irregular pie shape with a 59.00 m (194 ft.) frontage on
 Willingdon Avenue, a 120.00 m (394 ft.) frontage on Alaska Street
 and a total area of 3330 m² (35,951 sq. ft.).
- 1.6 **Services:** The Director Engineering will be requested to provide all relevant
 servicing information.
- 1.7 **Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit
 the construction of a multi-family residential building with above and
 below grade structured parking.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is comprised of a single lot, which is currently occupied by an older industrial building and road closure areas comprising 395 m² (4,252 sq. ft.) of the east end of the east-west lane north of Alaska Street and 129 m² (1,389 sq. ft.) of Willingdon Avenue frontage. Directly to

the west is the CN Railway with older industrial buildings and newer multiple family development beyond. To the south is the BNSF Railway with Still Creek Avenue and a mix of automotive, warehouse and business centre use beyond. To the east across Willingdon Avenue are older industrial buildings with Alpha Avenue beyond. Directly to the north is a proposed 24 storey high-rise residential building with street fronting townhouses at grade under Rezoning Reference #16-43 (currently at Second Reading).

3.0 BACKGROUND INFORMATION

The subject site is within the Council adopted Brentwood Town Centre Development Plan Area and is designated for high-rise multiple-family residential development under the CD Comprehensive Development District (utilizing the RM4s Multiple Family Residential District as guidelines) (see Sketch #2 *attached*). The general form and character envisioned for this site is for a single high-rise residential tower atop a podium with ground oriented townhouses fronting Willingdon Avenue and Alaska Street.

4.0 GENERAL INFORMATION

4.1 The applicant is requesting rezoning of the subject site to CD Comprehensive Development (based on the RM4s Multiple Family Residential District and Brentwood Town Centre Development Plan as guidelines), in order to permit the construction of a high-rise residential building with podium level residential apartment/townhouse units.

Parking is expected to be provided both above grade within structure. (faced with residential units on Alaska Street) and underground. The maximum permitted density would be 3.6 FAR, inclusive of a 1.1 FAR amenity density bonus.

4.2 The Director Engineering will be requested to provide an estimate for all services necessary to serve this site. The servicing requirements for this development will include, but not necessarily be limited to:

- the construction of Alaska Street frontage to its final Town Centre (Local Road-Residential) standards with concrete curb and gutter, separated sidewalks, street trees, enhanced boulevards, street and pedestrian lighting across the development frontage;
- the construction of Willingdon Avenue frontage to its final Town Centre (Arterial Road) standards with concrete curb and gutter, broad sidewalks separated from the cycle track by Rainwater Management Amenities (RMAs), street trees, street furniture, enhanced boulevards, street and pedestrian lighting across the development frontage; and,
- contribution toward pedestrian and cycling overpasses of the BNSF and CN Rail Lines.

- Any necessary dedications along the Alaska Street frontage will be determined by a detailed geometric and noted in a future report to Council. This application is predicated upon the closure and consolidation of a portion of the east-west lane from mid-block to Willingdon Avenue and a narrow sliver of Willingdon Avenue along the frontage of the site, as anticipated in the Brentwood Area Plan. The net area in excess of required dedications would be purchased by the applicant.
- 4.3 Given the narrow depth of the lot, it is anticipated that the site would need to be fully excavated to accommodate underground parking. On this basis, the retention of trees on site is not considered achievable. An arborist's report concerning the removal or retention of any trees will, however, be required. The removal of any trees over 20 cm (8 in.) caliper will require a tree removal permit.
- 4.4 Vehicular access to the site will be from the north lane.
- 4.5 Due to the subject site's proximity to Willingdon Avenue and the BNSF and CN rail lines, a noise study is required to ensure compliance with the Council adopted sound criteria.
- 4.6 Required covenants will include, but are not limited to, a restriction on the enclosure of balconies, that handicap accessible stalls remain as common property, to ensure that the development does not draw down or displace groundwater, and to ensure compliance with the approved acoustical study.
- 4.7 A geotechnical review of the subject sites' soil stability and registration of a Section 219 Covenant regarding the findings of the approved report will be required.
- 4.8 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 will be required.
- 4.9 As the development site is under one acre, Storm Water Management Best Practices will apply.
- 4.10 In line with the City's adopted guidelines for adaptable housing, 20% of the units within the proposed development will meet BC Building Code adaptable housing standards.
- 4.11 Approval by the Engineering Environmental Services Division of a suitable solid waste and resource storage facility plan will be required.
- 4.12 Approval by the Engineering Department Traffic Division of an on-site residential loading facility will be required.

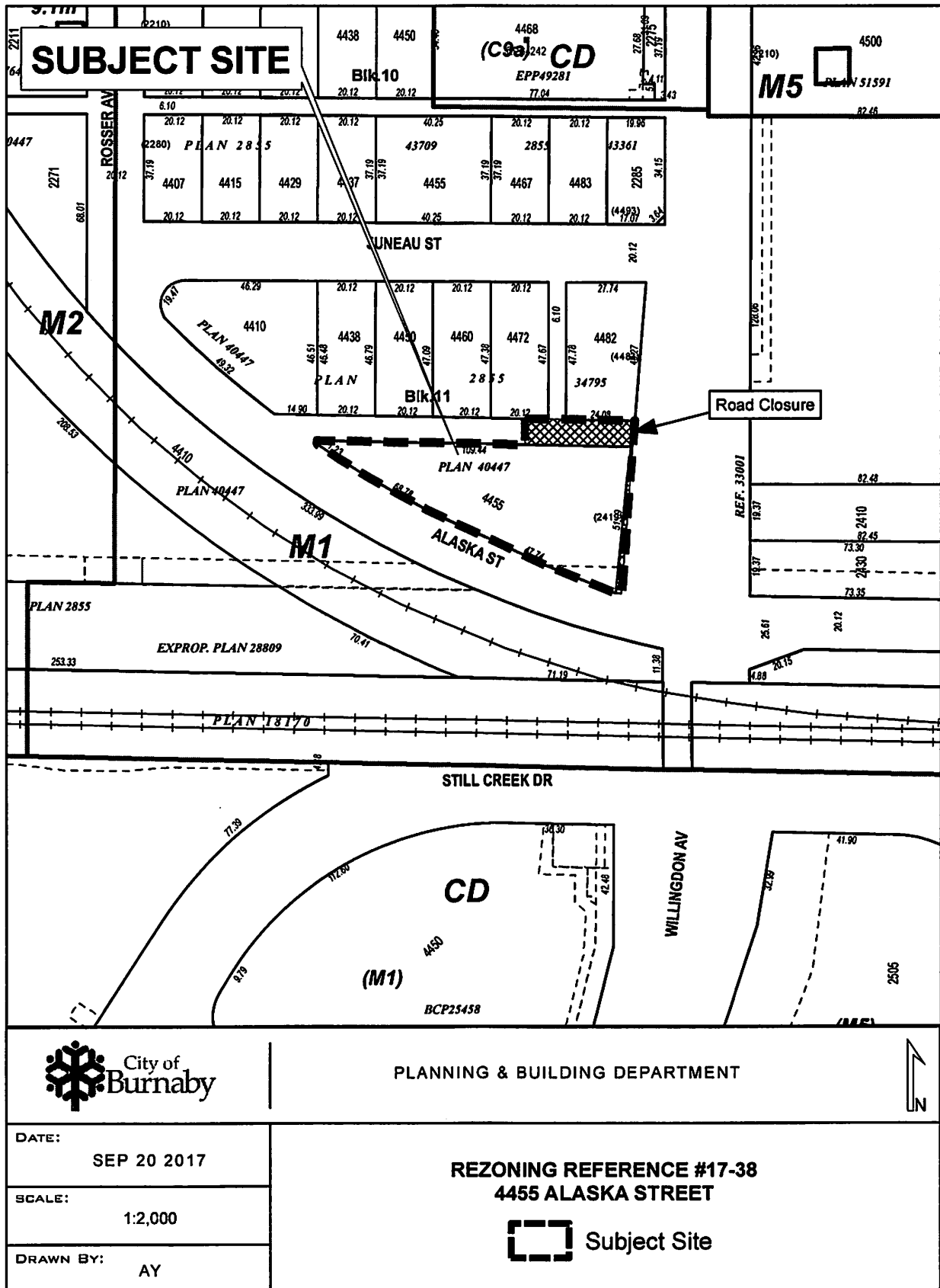
- 4.13 The provision of a covered car wash stall will be required. A detailed plan of the subject facility will need to be submitted to the Engineering Environmental Services Division for approval.
- 4.14 A Site Profile and the resolution of any arising issues will be required.
- 4.15 Applicable Development Cost Charges include those for Parkland Acquisition, GVS & DD Sewerage and School Site Acquisition.
- 4.16 Approval of the rezoning by the Ministry of Transportation will be required due to the site's proximity within 800 metres of the TransCanada Highway.
- 4.17 The proposed prerequisite conditions to the rezoning will be included in a future report.

5.0 RECOMMENDATIONS

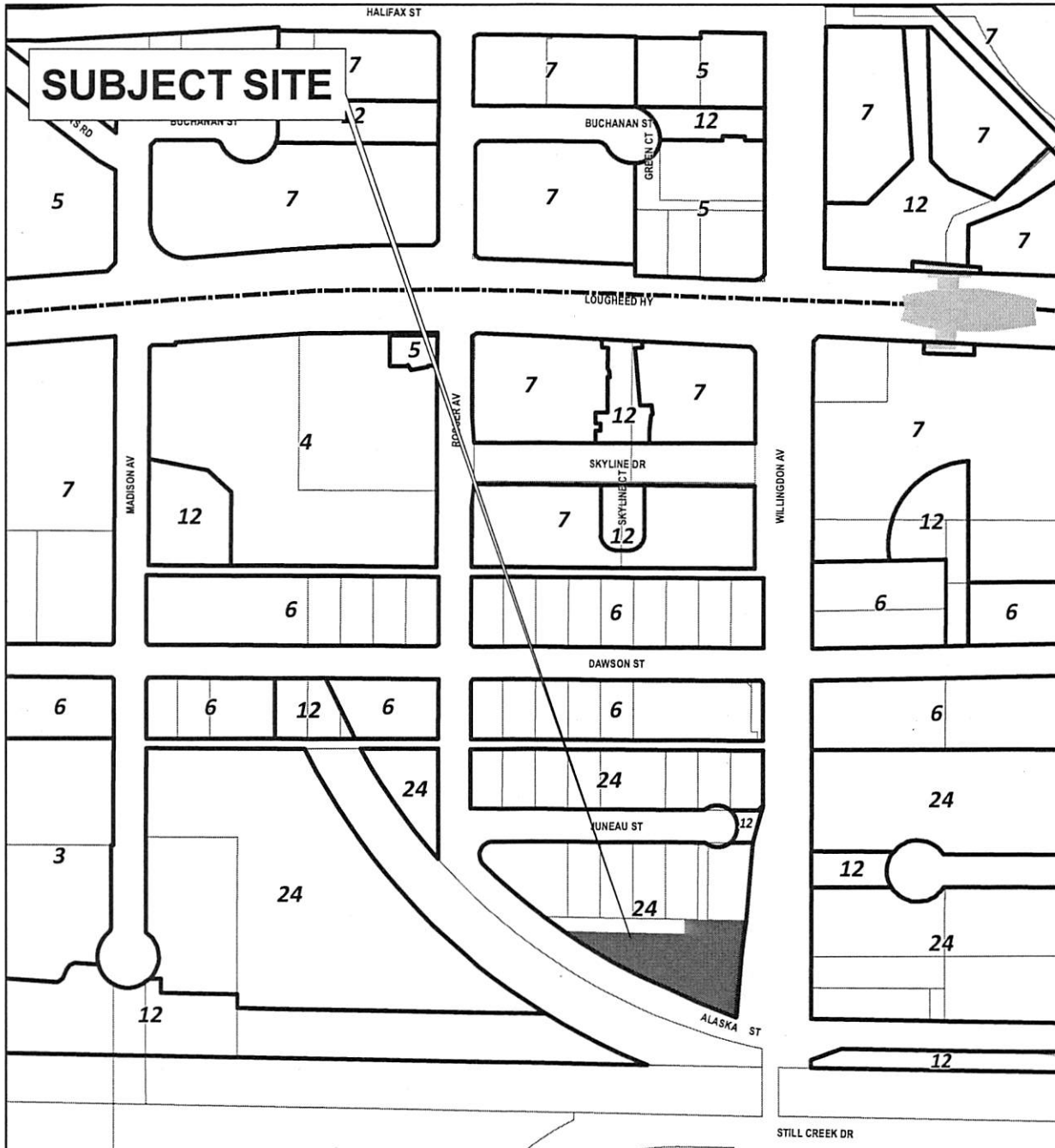
- 1. **THAT** the introduction of a Highway Closure Bylaw be authorized as outlined in Section 4.2 of this report contingent upon granting by Council of Second Reading of the subject Rezoning Bylaw.
- 2. **THAT** the sale be approved in principle of City-owned road and lane property for inclusion within the subject development site in accordance with the terms outlined in Section 4.2 of this report, subject to the applicant pursuing the rezoning proposal to completion.
- 3. **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

LP. IW:eb
Attachments

cc: Director Engineering
City Solicitor
City Clerk



Sketch #1



- | | |
|--|---|
| 3 Medium Density Multiple Family Residential | 8 Medium or High Density Multi Family Residential |
| 4 High Density Multiple Family Residential | 10 Institutional |
| 5 Commercial | 11 Business Centre |
| 6 Medium Density Mixed Use | 12 Park and Public Use/Public School |
| 7 High Density Mixed Use | 14 Cemetery |
| | 24 High Density Multiple Family Residential - |

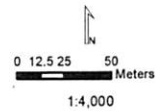
Brentwood Succession (RM4s)



Planning and Building Dept

Printed September 20, 2017

Brentwood Plan



Sketch #2

A M A C O N

Amacon Development (Alaska) Corp
Suite 500 – 856 Homer Street
Vancouver, BC, V6B 2W5
604 602 7700

August 23, 2017

Lou Pelletier, Director
City of Burnaby Planning Department
4949 Canada Way
Burnaby, BC, V5G 1M2

Re: Rezoning Letter of Intent
4455 Alaska Street
Brentwood Town Centre Development Plan

Dear Sir,

I, Chris Quigley of Amacon, have submitted this application to rezone 4455 Alaska Street from the current M1 zone to the CD Comprehensive Development District utilizing the RM4s Multiple-Family Residential District and the Brentwood Town Centre Development Plan as guidelines. The intent of this rezoning application is to develop a high-rise residential condominium tower with ground oriented townhouses fronting Alaska Street.

Thank you for your consideration of this rezoning request and we look forward to working with the City towards the approval of this rezoning application.

Sincerely


Chris Quigley
Senior Development Manager

Amacon Development (Alaska) Corp.



INTER-OFFICE COMMUNICATION

TO: CITY CLERK **DATE:** 2017 September 27

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE # 15-52**
BYLAW 13673, AMENDMENT BYLAW NO. 49/2016
Three-Storey Townhouse Development
Third Reading

ADDRESS: 6921, 6931, 6939, 6947, 6957 and 6965 Arcola Street

LEGAL: Lots 15-20, Block B, DL 95, Group 1, NWD Plan 1264

FROM: R5 Residential District

TO: CD Comprehensive Development District (based on RM3 Multiple Family Residential District and Edmonds Town Centre Plan guidelines and the development plan entitled "6921 – 6965 Arcola Street Burnaby, B.C." prepared Ankenman Marchand Architects.)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2016 November 07;
- b) Public Hearing held on 2016 November 22; and,
- c) Second Reading given on 2016 December 05.

The prerequisite condition has been partially satisfied as follows:

- a) The submission of a suitable plan of development.
 - *A virtually complete suitable plan of development has been submitted. A few remaining details will be resolved prior to Final Adoption.*
- b) The deposit of sufficient monies, including a 4% Engineering Inspection Fee, to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
 - *The applicant has submitted engineering design drawings for review and has agreed in a letter dated 2017 July 19 to deposit the necessary funds including 4% inspection fees and complete the servicing agreement prior to Final Adoption.*

- c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- *The applicant has agreed to this prerequisite in a letter dated 2017 July 19.*
- d) The submission of an undertaking to remove all existing improvements from the site prior to Final Adoption but not prior to Third Reading of the Bylaw. Demolition 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 or vandalism.
- *The applicant has requested demolition of the existing improvements within 6 months of the rezoning amendment being effected, in accordance with a Section 219 Covenant to be deposited in the Land Title Office prior to Final Adoption. The necessary bonding to guarantee this prerequisite will be deposited prior to Final Adoption*
- e) The consolidation of the net project site into one legal parcel.
- *The requisite subdivision plan of consolidation has been submitted and will be deposited in the Land Title Office prior to Final Adoption.*
- f) The granting of any necessary statutory rights-of-way, easements and/or covenants.
- *The requisite statutory right-of-way and covenant plans have been submitted and will be deposited in the Land Title Office prior to Final Adoption.*
- g) The undergrounding of existing overhead wiring abutting the site.
- *The applicant has agreed to this prerequisite in a letter dated 2017 July 19.*
- h) The granting of any necessary Section 219 Covenants including restricting enclosure of balconies and providing that all disabled parking is to remain as common property.
- *The requisite covenant plans have been submitted and will be deposited in the Land Title Office prior to Final Adoption.*
- i) Compliance with the guidelines for underground parking for residential visitors.
- *The applicant has agreed to this prerequisite in a letter dated 2017 July 19 and the necessary provisions are indicated on the development plans.*

- j) The pursuance of Stormwater Management Best Practices in line with established guidelines.
- *The applicant has agreed to this prerequisite in a letter dated 2017 July 19.*
- k) The review of a detailed Sediment Control System by the Director Engineering.
- *The applicant has agreed to this prerequisite in a letter dated 2017 July 19.*
- l) The provision of a covered car wash stall and an adequately sized and appropriately located garbage handling and recycling material holding space, to the approval of the Director Engineering and a commitment to implement the recycling provisions.
- *The necessary provisions are indicated on the development plans and the applicant has submitted a letter of undertaking dated 2017 July 19 committing to implement the recycling provisions.*
- m) The deposit of the applicable Parkland Acquisition Charge.
- *The applicant has agreed in a letter dated 2017 July 19 to make the necessary deposits prior to Final Adoption.*
- n) The deposit of the applicable GVS & DD Sewerage Charge.
- *The applicant has agreed in a letter dated 2017 July 19 to make the necessary deposits prior to Final Adoption.*
- o) The deposit of the applicable School Site Acquisition Charge.
- *The applicant has agreed in a letter dated 2017 July 19 to make the necessary deposits prior to Final Adoption.*
- p) The submission of a written undertaking to distribute area plan notification forms, prepared by the City, with disclosure statements; and, to post area plan notification signs, also prepared by the City, on the development site and in the sales office in prominent and visible locations prior to Third Reading, or at the time marketing for the subject development commences, whichever is first, and remain posted for a period of one year, or until such time that all units are sold, whichever is greater.
- *The applicant has provided a letter of undertaking dated 2017 July 19 and the area plan notification signs are in place.*

City Clerk
Director Planning and Building
Third Reading
2017 September 27Page 4

As the prerequisite conditions to this rezoning are now substantially complete, could you please arrange to return this amendment bylaw to Council for Consideration and Third Reading on 2017 October 02, with Reconsideration and Final Adoption to follow when the prerequisites are completely fulfilled and Planning notifies you to that effect.

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



Lou Pelletier, Director
PLANNING AND BUILDING

SMN:eb
Attachment

cc: City Manager

P:\49500 REZONING\20 APPLICATIONS\2015\15-00052 6921.31.39.47.57.65 ARCOLA STREET\REZONING REFERENCE 15-52 THIRD READING 2017.10.02.DOCX

**PUBLIC HEARING MINUTES
HELD ON: 2016 NOV. 22
REZ. REF. NO. 15-52
PAGE 1 OF 1**

**Burnaby Zoning Bylaw 1965,
Amendment Bylaw No. 49, 2016 - Bylaw No. 13673**

Rez. #15-52

6921, 6931, 6939, 6947, 6957 and 6965 Arcola Street

From: R5 Residential District

To: CD Comprehensive Development District (based on RM3 Multiple Family Residential District and Edmonds Town Centre Plan guidelines and the development plan entitled "6921 – 6965 Arcola Street Burnaby, B.C." prepared Ankenman Marchand Architects.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a three-storey townhouse development with 22 units and full underground parking.

The Advisory Planning Commission advised it supports the rezoning application.

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

Monica Skinner, Basement Suite - 6965 Arcola Street, Burnaby

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

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

THAT this Public Hearing for Rez. #15-52, Bylaw #13673 be terminated.

CARRIED UNANIMOUSLY



INTER-OFFICE COMMUNICATION

TO: CITY CLERK 2017 September 27

FROM: DIRECTOR PLANNING AND BUILDING

**SUBJECT: REZONING REFERENCE #15-58
 BYLAW #13765; AMENDMENT BYLAW NO. 23/17
 Lobby Amenity and Parkade Improvements
 Third Reading**

ADDRESS: 4390 Grange Street (Sketches #1 and #2 *attached*)

LEGAL: Lot 1, DL 153, Group 1, NWD Plan LMP40184

FROM: CD Comprehensive Development District (based on RM5 Multiple Family Residential District)

TO: Amended CD Comprehensive Development District (based on RM5 Multiple Family Residential District and Metrotown Town Centre Development Plan guidelines)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2017 June 12;
- b) Public Hearing held on 2017 June 27; and,
- c) Second Reading given on 2017 July 10.

The prerequisite conditions have been partially satisfied as follows:

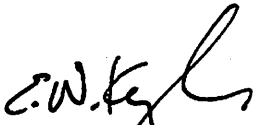
- a) The submission of a suitable plan of development.
 - *A virtually complete suitable plan of development has been submitted. A few remaining details will be resolved prior to Final Adoption.*
- b) The provision of two car/bike wash stalls and an adequately sized and appropriately located garbage handling and recycling material holding space to the approval of the Director Engineering.
 - *The applicant has agreed to this prerequisite in a letter dated 2017 September 20 and the necessary provisions are indicated on the development plans.*

City Clerk
Rezoning Reference #15-58
Third Reading
2017 September 27..... Page 2

- c) The provision of facilities for cyclists in accordance with this report.
 - *The applicant has agreed to this prerequisite in a letter dated 2017 September 20 and the necessary provisions are indicated on the development plans.*

As the prerequisite conditions to this rezoning are now substantially complete, could you please arrange to return this amendment bylaw to Council for Consideration and Third Reading on 2017 October 02, with Reconsideration and Final Adoption to follow when the prerequisites are completely fulfilled and Planning notifies you to that effect.

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

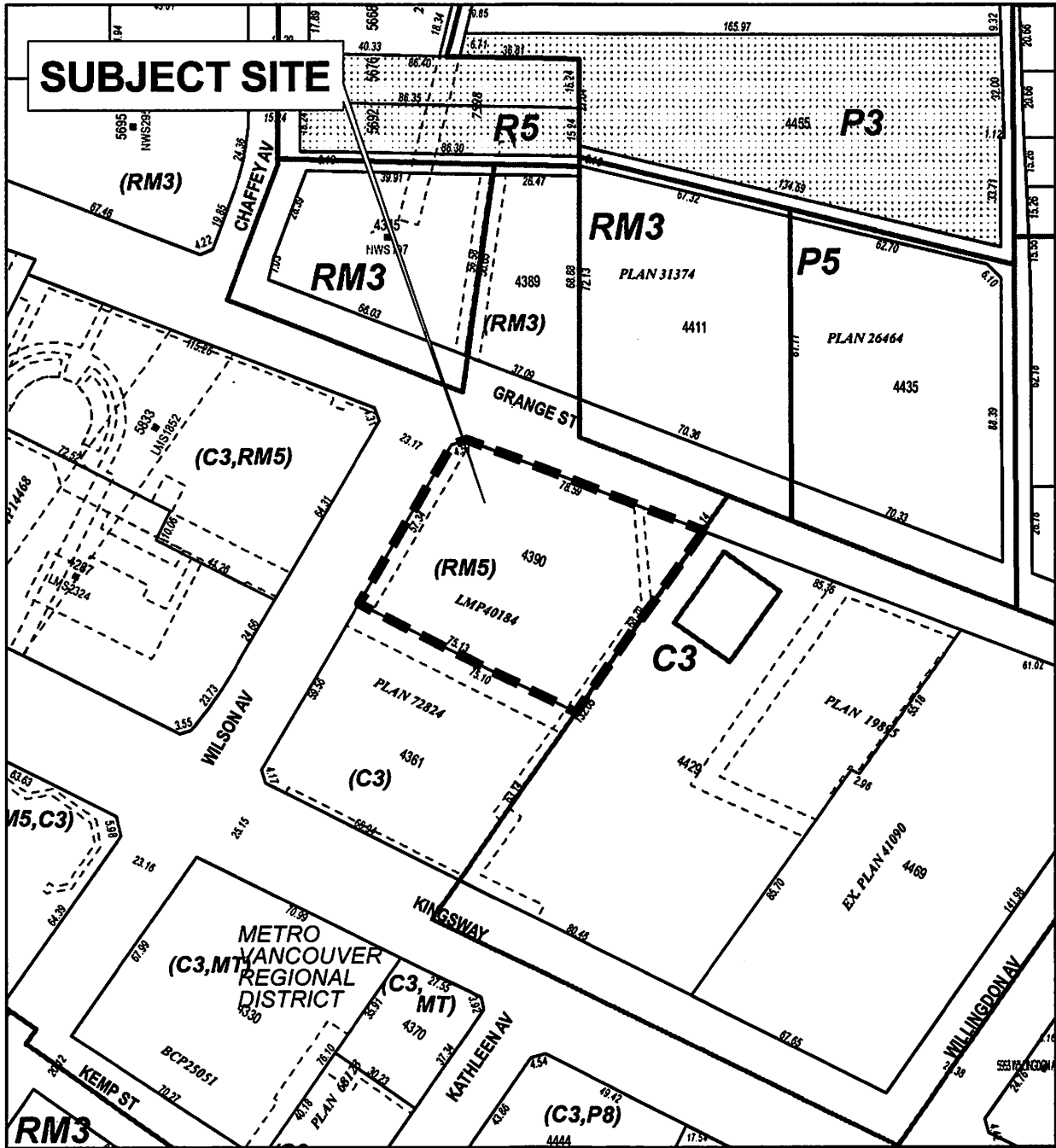




Lou Pelletier, Director
PLANNING AND BUILDING

JD/eb
Attachments

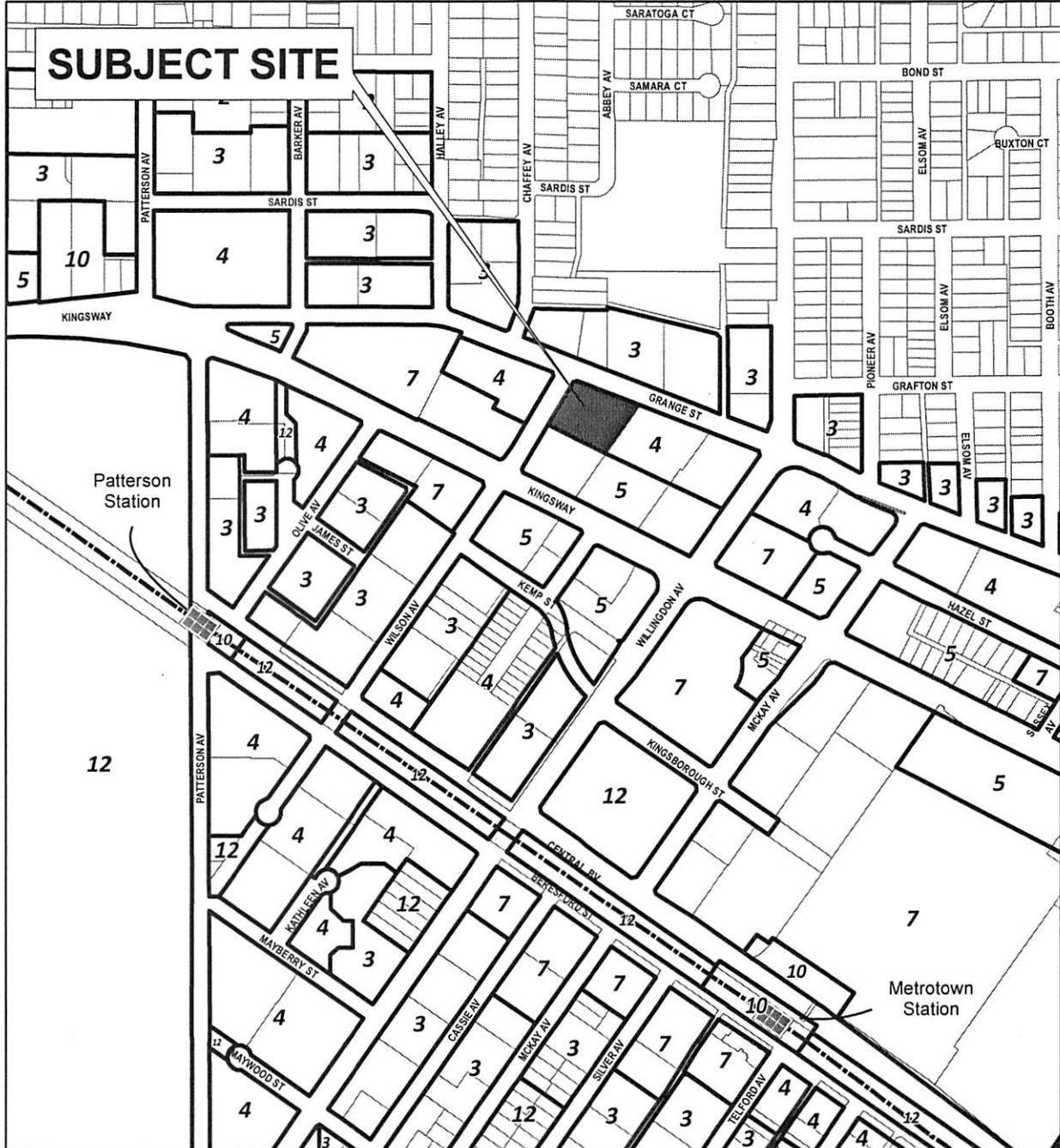
cc: City Manager

P:\49500 Rezoning\20 Applications\2015\15-00058 4390 Grange Street\Reports\Rezoning Reference #15-58 Third Reading.docx



 <p>City of Burnaby</p>	<p>PLANNING & BUILDING DEPARTMENT</p>
<p>DATE: MAY 18 2017</p>	<p>REZONING REFERENCE #15-58 4390 GRANGE STREET</p>
<p>SCALE: 1:2,000</p>	<p> Subject Site</p>
<p>DRAWN BY: AY</p>	

Sketch #1



- | | |
|--|--------------------------------------|
| 2 Low Density Multiple Family Residential | 7 High Density Mixed Use |
| 3 Medium Density Multiple Family Residential | 10 Institutional |
| 4 High Density Multiple Family Residential | 12 Park and Public Use/Public School |
| 5 Commercial | |
| 6 Medium Density Mixed Use | |



Planning and Building Dept

Metrotown Plan



Printed on March 18, 2017

Sketch #2

**PUBLIC HEARING MINUTES
HELD ON: 2017 JULY 10
REZ. REF. NO. 15-58
PAGE 1**

**BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 13765 - BYLAW NO. 23/2017**

**Burnaby Zoning Bylaw 1965,
Amendment Bylaw No. 23, 2017 - Bylaw No. 13765**

Rez. #15-58

4390 Grange Street

From: CD Comprehensive Development District (based on RM5 Multiple Family Residential District)

To: Amended CD Comprehensive Development District (based on RM5 Multiple Family Residential District and Metrotown Town Centre Development Plan guidelines)

The purpose of the proposed zoning bylaw amendment is to permit an expansion of the ground floor amenity area and to reconfigure parking to allow for improved bike, carwash, and garbage/waste facilities.

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

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

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

THAT this Public Hearing for Rez. #15-58, Bylaw #13765 be terminated.

CARRIED UNANIMOUSLY