



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

OPEN PUBLIC MEETING AT 7:00 PM
Monday, 2018 July 09

A G E N D A

| 1. | <u>CALL TO ORDER</u> | <u>PAGE</u> |
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| 2. | <u>MINUTES</u> | |
| A) | <u>Open Council Meeting held 2018 June 25</u> | 1 |
| B) | <u>Public Hearing (Zoning) held 2018 June 26</u> | 26 |
| 3. | <u>PROCLAMATIONS</u> | |
| A) | <u>Global Day of Inclusion (2018 July 21)</u> | |
| B) | <u>National Drowning Prevention Week (2018 July 15 - 21)</u> | |
| 4. | <u>REPORTS</u> | |
| A) | <u>City Clerk</u> Re: Certificate of Sufficiency - Resident Initiated | 32 |
| B) | <u>Financial Management Committee</u> Re: 2017 Gas Tax Program | 34 |
| C) | <u>Planning and Development Committee</u> Re: Proposed Zoning Bylaw Text Amendments - 2018 June | 38 |
| D) | <u>Planning and Development Committee</u> Re: Zoning Bylaw Amendment - Expanding Opportunities for Child Care Facilities in Commercial Areas | 44 |

- E) [City Manager's Report, 2018 July 9](#) 57

5. **MANAGER'S REPORTS**

1. [CHILD CARE FACILITY - CITY LANDS](#) 59
350 HOLDOM AVENUE, BURNABY, BC
CAPITOL HILL ELEMENTARY SCHOOL SITE

Purpose: To seek Council approval for registration of a statutory right-of-way on City lands in favour of BC Hydro.

2. [25TH ANNUAL ALTA VISTA PARK CELEBRATION](#) 61

Purpose: To seek Council approval for a temporary road closure.

3. [BUILDING PERMIT TABULATION REPORT NO. 6](#) 64
FROM 2018 JUNE 01 - 2018 JUNE 30

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

4. [CONTRACT AWARD](#) 66
10TH AVENUE PRV REPLACEMENT AND SYSTEM UPGRADES

Purpose: To obtain Council approval to award a contract for the pressure reducing valve (PRV) replacement and system upgrades at the 10th Avenue PRV and reservoir and Greenall PRV.

5. [REZONING REFERENCE #16-58](#) 67
NEW CHILD CARE AND NON-MARKET RENTAL HOUSING USES

Purpose: To seek Council authorization to forward this application to a Public Hearing on 2018 July 24.

6. BYLAWS

A) First Reading

- A) [#13913 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 25, 2018 - Rez. #16-18 \(7447 & 7453 14th Avenue\)](#) **13913**
From R5 Residential District to CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Edmonds Town Centre Plan guidelines, and in accordance with the development plan entitled "14th Avenue Townhomes" prepared by Grimwood Architecture and Urban Design)
Purpose - to permit the construction of a three-storey (21 unit) townhouse development with underground parking
(Item 6(14), Manager's Report, Council 2018 June 25)
- B) [#13914 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 26, 2018 - Rez. #16-58 \(3755 Banff Avenue\)](#) **13914**
From P5 Community Institutional District to CD Comprehensive Development District (based on RM3 Multiple Family Residential District and P5 Community Institutional District as guidelines, and in accordance with the development plan entitled "3755 Banff Avenue" prepared by Boni Maddison Architects)
Purpose - to permit the redevelopment of a portion of the site to accommodate additional non-market rental housing units and replace the existing child care centre
(Item 5(5), Manager's Report, Council 2018 July 09)
Subject to approval of Manager's Report Item 5(5)
- C) [#13916 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 28, 2018 - Rez. #17-27 \(6444 Willingdon Avenue & 4241 Maywood Street\)](#) **13916**
From RM3 Multiple Family Residential District to CD Comprehensive Development District (based on the RM5s and RM3 Multiple Family Residential Districts and Metrotown Downtown Plan as guidelines, and in accordance with the development plan entitled "Willingdon" prepared by GBL Architects Inc.)
Purpose - to permit the construction of a single 42-storey apartment building located at the corner of Willingdon Avenue and Maywood Street, townhouse buildings fronting Maywood Street and Cassie Avenue, and a three storey non-market rental apartment building fronting Willingdon Avenue
(Item 6(15), Manager's Report, Council 2018 June 25)

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- D) [#13917 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 29, 2018 - Rez. #17-28 \(6075 Wilson Avenue\)](#) **13917**
From RM3 Multiple Family Residential District to CD Comprehensive Development District (based on the RM5s and RM3 Multiple Family Residential Districts and Metrotown Downtown Plan as guidelines, and in accordance with the development plan entitled "6075 Wilson Avenue" prepared by GBL Architects Inc. and Connect Landscape Architecture)
Purpose - to permit the construction of a single high-rise strata apartment building with townhouses oriented towards Wilson Avenue and a low-rise non-market rental apartment building oriented towards Central Boulevard
(Item 6(16), Manager's Report, Council 2018 June 25)
- E) [#13918 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 30, 2018 - Text Amendment](#) **13918**
The purpose - to amend the Burnaby Zoning Bylaw 1965 in regard to 1) permitting fitness and health facilities in the C9 District; and 2) amending the setback requirements applicable to the keeping of bees in the Agricultural Districts to allow for beekeeping on a greater range of lot sizes and to provide flexibility in siting beehives to help improve the productivity of agricultural lands
(Item 4(C), PDC Report, 2018 July 09)
Subject to approval of PDC Report Item 4(C)
- B) First, Second and Third Reading**
- F) [#13919 - Burnaby Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 28, 2018](#) **13919**
A bylaw authorizing the expenditure of monies in the Capital Works, Machinery and Equipment Reserve Fund - \$80,000 to finance the Portable Radio Repeaters Capital Funding Request
(Item 5(G), FMC Report, Council 2018 June 25)
- G) [#13920 - Burnaby Off-Street Parking Reserve Funds Bylaw 2018](#) **13920**
A bylaw respecting off-street parking reserve funds
(Item 5(F), FMC Report, Council 2018 June 25)

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- H) [#13921 - Burnaby Highway Closure Bylaw No. 4, 2018](#) **13921**
(Road Closure #18-03)
The purpose of the proposed bylaw is to close and remove the dedication of certain portions of highway – closure of a portion of
Springer Avenue on the Springer Avenue frontage of 5180 Lougheed Highway (all that portion of road in District Lot 125, Group 1, New Westminster District, dedicated by Plan 3347, containing 606.4m²) shown outlined and marked “CLOSED ROAD” on Reference Plan prepared by Gregory Marston, B.C.L.S.
(Item 6(4), Manager's Report, Council 2018 June 25)
- C) Second Reading**
- I) [#13897 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 18, 2018 - Rez. #12-11 \(4354 Hastings Street\)](#) **13897**
From C8a Hastings Urban Village Commercial District to CD Comprehensive Development District (based on C8a and C8f Hastings Urban Village Commercial District, Hastings Street Area Plan guidelines, and in accordance with the development plan entitled "Mixed-Use Commercial and Residential Project - 4354 Hastings Street, Burnaby, BC" prepared by Chris Dikeakos Architects Inc.)
Purpose - to permit the construction of a five-storey mixed-use development, with commercial/retail at grade, and residential uses above. In addition, a liquor primary use is proposed on the ground floor with business hours of 11:00 a.m. to 12:00 a.m. Sunday to Thursday and 11:00 a.m. to 1:00 a.m. Fridays and Saturdays and a maximum occupancy of 65 persons
(Item 7(5), Manager's Report, Council 2018 May 28)
- J) [#13898 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 19, 2018 - Rez. #18-14 \(7038 Broadway\)](#) **13898**
From R2a Residential District to R2 Residential District
Purpose - to permit the construction of a new single-family dwelling under R2 Residential District zoning
(Item 7(11), Manager's Report, Council 2018 May 28)
- K) [#13899 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 20, 2018 - Rez. #17-13 \(2421 Alpha Avenue\)](#) **13899**
From M1 Manufacturing District to CD Comprehensive Development District (based on RM4s Multiple Family Residential District, C2 Community Commercial District and Brentwood Town Centre Development Plan as guidelines,

and in accordance with the development plan entitled "2421 Alpha" prepared by Shift Architecture Inc.

Purpose - to permit the construction of a 27-storey residential apartment building with five ground oriented work/live townhouses and underground parking
(Item 7(7), Manager's Report, Council 2018 May 28)

L) [#13900 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 21, 2018 - Rez. #18-05 \(4670 Assembly Way\)](#) **13900**

From CD Comprehensive Development District (based on RM5s Multiple Family Residential District and C3 General Commercial District and Metrotown Downtown Plan guidelines) to Amended CD Comprehensive Development District (based on RM5s Multiple Family Residential District and C3 General Commercial District and Metrotown Downtown Plan guidelines, and in accordance with the development plan entitled "Cactus Club Café @ Station Square" prepared by Assembledge+)

Purpose - to permit the construction of an entry vestibule, as well as retractable weather protection for the outdoor restaurant patio within the "City Plaza - City Room" at the corner of Silver Drive and Kingsborough Street
(Item 7(10), Manager's Report, Council 2018 May 28)

M) [#13903 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 24, 2018 - Text Amendment](#) **13903**

Purpose - to amend the Burnaby Zoning Bylaw 1965 in regard to including provisions for electric vehicle charging requirements in new residential developments
(Item 5(F), SCAC Report, Council 2018 May 07)

D) Consideration and Third Reading

N) [#13804 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 36, 2017 - Rez. #16-55 \(5495 Regent Street\)](#) **13804**

From M2 General Industrial District and M6 Truck Terminal District to CD Comprehensive Development District (based on M2 General Industrial District as guidelines, and in accordance with the development plan entitled "Intraurban - Brentwood, 5495 Regent Street, Burnaby, BC" prepared by Christopher Bozyk Architects Ltd.)

Purpose - to permit the construction of a multi-tenant light industrial/warehouse development
(Item 5(7), Manager's Report, Council 2017 October 30)

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- O) [#13853 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 4, 2018 - Rez. #17-08 \(8650 University Crescent\)](#) **13853**
From CD Comprehensive Development District (based on P11e SFU Neighbourhood District) to Amended CD Comprehensive Development District (based on the P11e SFU Neighbourhood District and SFU Community Plan as guidelines, and the development plan entitled "SFU Parcel 21" prepared by Local Practice Architecture + Design Ltd.)
Purpose - to permit the construction of two low-rise rental residential buildings, an amenity building, and a single-level underground parkade
(Item 6(8), Manager's Report, Council 2018 March 05)
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- P) [#13855 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 6, 2018 - Rez. #17-10015 \(4049, 4127/75/95, 4241 Ledger Avenue; 4220 Norland Avenue, and a portion of 4038 Norland Avenue\)](#) **13855**
From P2 Administration and Assembly District and R4 Residential District to CD Comprehensive Development District, and M2 General Industrial District and the Central Administrative Area as guidelines, and the development plan entitled "Municipal Works Yard" prepared by Vector Engineering Services Ltd.)
Purpose - to permit the construction of a temporary municipal works yard, and to permit the adaptive reuse of the subject site for parking in the future
(Item 6(11), Manager's Report, Council 2018 March 05)
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- E) Third Reading, Reconsideration and Final Adoption**
- Q) [#13875 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 13, 2018 - Rez. #17-10013 \(4630 & 4650 Kingsway, 4760 Assembly Way, 6080 & 6200 McKay Avenue\)](#) **13875**
From CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C3 Community Commercial District and Metrotown Development Plan guidelines) to Amended CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C3 Community Commercial District and Metrotown Downtown Plan guidelines, and in accordance with the development plan entitled "Station Square Comprehensive Sign Plan" prepared by the Cygnus Design Group Inc.)

Purpose - to permit an amendment to the Comprehensive Sign Plan (CSP) for Station Square approved under Rezoning Reference #04-09

(Item 7(13), Manager's Report, Council 2018 April 23)

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F) Reconsideration and Final Adoption

- R) [#13642 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 37, 2016 - Rez. #15-25 \(7121 Fourteenth Avenue\)](#) **13642**

From CD Comprehensive Development District (based on RM1 Multiple Family Residential District and Edmonds Town Centre Plan) to Amended CD Comprehensive Development District (based on RM4 Multiple Family Residential District and Edmonds Town Centre Plan guidelines, and in accordance with the development plan entitled "Cedar Place" prepared by Integra Architecture Inc., Dys Architecture, and PWL Partnership Landscape Architects Inc.)

Purpose - to permit the construction of one six-storey non-market seniors' residential building and five six-storey market multiple family buildings

(Item 6(11), Manager's Report, Council 2016 August 29)

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- S) [#13852 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 3, 2018 - Rez. #17-37 \(Unit #18 - 5901 Broadway\)](#) **13852**

From C1 Neighbourhood Commercial District to CD Comprehensive Development District (based on C1 Neighbourhood Commercial District and C2h Community Commercial District, and in accordance with the development plan entitled "Jak's Liquor Store" prepared by David Wong with WHG Design)

Purpose - to permit a license retail store (LRS) within an existing commercial shopping centre

(Item 5(7), Manager's Report, Council 2018 February 26)

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- T) [#13887 - Burnaby Highway Closure Bylaw No. 3, 2018](#) **13887**
(Road Closure #17-04)

The purpose of the proposed bylaw is to close and remove the dedication of certain portions of highway – closure of Esmond Avenue road right-of-way and closure of a portion of lane allowance between 3737 Canada Way and 3748 Norfolk Street (all that portion of lane in District Lot 69, Group 1, New Westminster District, dedicated by Plan 4369,

containing 96.4m² and that portion of road in District Lot 69, Group 1, New Westminster District, dedicated by Plan 1321, containing 0.121ha) both shown outlined on Reference Plan prepared by Steve Wong, B.C.L.S.

(Item 4(6), Manager's Report, Council 2017 March 27)

- U) [#13909 - Burnaby Automated Vote Counting System Bylaw, Amendment Bylaw No. 1, 2018](#) **13909**
A bylaw to amend the Burnaby Automated Vote Counting System Bylaw
(Item 7(1), Manager's Report, Council 2018 June 11 & Item 6(1), Manager's Report, Council 2018 June 25)
- V) [#13910 - Burnaby Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 27, 2018](#) **13910**
A bylaw authorizing the expenditure of monies in the Capital Works, Machinery and Equipment Reserve Fund - \$2,775,000 to finance the 2018 June Engineering Capital Infrastructure Funding Request
(Item 5(E), FMC Report, Council 2018 June 25)
- W) [#13911 - Burnaby Street and Traffic Bylaw 1961, Amendment Bylaw No. 1, 2018](#) **13911**
A bylaw to amend the Burnaby Street and Traffic Bylaw 1961
(Item 5(D), FMC Report, Council 2018 June 25)
- X) [#13912 - Burnaby Bylaw Notice Enforcement Bylaw 2009, Amendment Bylaw No. 3, 2018](#) **13912**
A bylaw to amend the Bylaw Notice Enforcement Bylaw
(Item 5(D), FMC Report, Council 2018 June 25)

7. **NEW BUSINESS**

8. **INQUIRIES**

9. **ADJOURNMENT**