



## **SPECIAL COUNCIL MEETING MINUTES**

**Thursday, 2018 July 19**

A Special Open meeting of the City Council was held in the Council Chamber, Burnaby City Hall, 4949 Canada Way, Burnaby, B.C. on Thursday, 2018 July 19 at 10:00 a.m.

### **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. Dipak Dattani, Director Corporate Services  
Mr. Lou Pelletier, Director Planning & Building  
Mr. Dave Critchley, Director Public Safety & Community Services  
Ms. Kate O'Connell, City Clerk  
Ms. Blanka Zeinabova, Deputy City Clerk

The Special Open Council meeting was called to order at 10:02 a.m.

### **2. RECONSIDERATION**

As per the Community Charter Sections 131(1) and 131(2)(ii), the Mayor brought forward rezoning applications #17-27 and #17-28 for reconsideration.

MOVED BY COUNCILLOR MCDONELL  
SECONDED BY COUNCILLOR VOLKOW

THAT rezoning application #17-27 be brought forward for reconsideration at this time.

CARRIED UNANIMOUSLY

A) **Rezoning Reference #17-27**  
**A Single High-Rise Apartment Building with Street-Oriented  
Townhouses and a Low-Rise Non-Market Rental Component  
Metrotown Downtown Plan  
(x-ref. Bylaw 13916)**

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At the 2018 June 25 Regular Council meeting, the City Manager submitted the above noted report from the Director Planning and Building. The purpose of the proposed rezoning bylaw amendment is 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.

The City Manager recommended:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 2018 July 09 and to a Public Hearing on 2018 July 24 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 (as well as underground switching and transformer/service boxes in town centre locations), and to the point of connection to the existing service where sufficient facilities are available to serve the development.
  - d) The submission of an undertaking to remove all improvements for the site.
  - e) The utilization of an amenity bonus through the provision of a cash in-lieu contribution in accordance with Section 3.3 of the report.
  - f) The dedication of any rights-of-way deemed requisite.

- g) The granting of any necessary statutory rights-of-way, easements and/or covenants.
- h) The granting of a Section 219 Covenant:
  - restricting enclosure of balconies;
  - restricting the use of the guest room;
  - indicating that project surface driveway access will not be restricted by gates;
  - Section 219 Covenant to ensure that the density of development of air space parcels and strata lots comply with the approved CD zoning for the site and to ensure that the overall site continues to function as a single, integrated development;
  - ensuring compliance with the approved acoustical study;
  - guaranteeing the provision and ongoing maintenance of stormwater management facilities;
  - Section 219 Covenant ensuring the provision of a Housing Agreement, as outlined under Section 3.5 of the report;
  - ensuring handicap accessible parking stalls in the underground residential parking areas be held in common property to be administered by the Strata Corporation; and,
  - guaranteeing the provision and ongoing maintenance of public art.
  - Submission of a Tenant Assistance Plan is required in conjunction with this rezoning application.
- i) The review of a detailed Sediment Control System by the Director Engineering.
- j) 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.
- k) The submission of a suitable Solid Waste and Recycling plan to the approval of the Director Engineering.

- l) The design and provision of units adaptable to persons with disabilities, the provision of customized hardware and cabinet work being subject to the sale/lease of the unit to a disabled person.
- m) The provision of five covered car wash stalls and an adequately sized and appropriately located garbage handling and recycling material holding space to the approval of the Director Engineering and a commitment to implement the recycling provisions.
- n) The review of on-site residential loading facilities by the Director Engineering.
- o) Compliance with the Council-adopted sound criteria.
- p) The undergrounding of existing overhead wiring abutting the site.
- q) Compliance with the guidelines for underground parking for visitors.
- r) The deposit of the applicable Parkland Acquisition Charge.
- s) The deposit of the applicable GVS & DD Sewerage Charge.
- t) The deposit of the applicable School Site Acquisition Charge.
- u) The submission of a written undertaking to distribute area plan notification forms, prepared by the City, with disclosure statements; and, to post area plan notification signs, also prepared by the City, on the development site and in the sales office in prominent and visible locations prior to Third Reading, or at the time marketing for the subject development commences, whichever is first, and remain posted for a period of one year, or until such time that all units are sold, whichever is greater.

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR JORDAN

THAT the recommendations of the City Manager be adopted.

DEFEATED UNANIMOUSLY

MOVED BY COUNCILLOR JORDAN  
SECONDED BY COUNCILLOR JOHNSTON

THAT rezoning application #17-27 be **REFERRED** back to staff to pursue discussion on further opportunities for nonmarket housing within the development and to consider a rental zoning designation for a portion of the property.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR CALENDINO

THAT rezoning application #17-28 be brought forward for reconsideration at this time.

CARRIED UNANIMOUSLY

**B) Rezoning Reference #17-28**  
**A Single High-Rise Apartment Building with Street-Oriented**  
**Townhouses and a Low-Rise Non-Market Rental Component**  
**Metrotown Downtown Plan**  
**(x-ref. Bylaw 13917)**

At the 2018 June 25 Regular Council meeting, the City Manager submitted the above noted report from the Director Planning and Building. The purpose of the proposed rezoning bylaw amendment is 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.

The City Manager recommended:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 2018 July 09 and to a Public Hearing on 2018 July 24 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.

- c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development (as well as underground switching and transformer/service boxes in town centre locations), and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- d) The submission of an undertaking to remove all improvements from the site.
- e) The utilization of an amenity bonus through the provision of a cash in-lieu contribution in accordance with Section 3.3 of the report.
- f) The dedication of any rights-of-way deemed requisite.
- g) The granting of any necessary statutory rights-of-way, easements and/or covenants, including but not limited to a 3.0 m statutory right-of-way along the north property line for an east-west neighbourhood linkage.
- h) The granting of a Section 219 Covenant:
  - restricting enclosure of balconies;
  - indicating that project surface driveway access will not be restricted by gates;
  - Section 219 Covenant to ensure that the density of development of air space parcels and strata lots comply with the approved CD zoning for the site and to ensure that the overall site continues to function as a single, integrated development;
  - ensuring compliance with the approved acoustical study;
  - guaranteeing the provision and ongoing maintenance of stormwater management facilities;
  - Section 219 Covenant ensuring the provision of a Housing Agreement, as outlined under Section 3.5 of this report;
  - ensuring that all handicap accessible parking stalls in the underground residential parking areas be held in common property be administered by the Strata Corporation; and,

- guaranteeing the provision and ongoing maintenance of public art.
- i) The review of a detailed Sediment Control System by the Director Engineering.
- j) 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.
- k) The submission of a suitable Solid Waste and Recycling plan to the approval of the Director Engineering.
- l) The design and provision of units adaptable to persons with disabilities, the provision of customized hardware and cabinet work being subject to the sale/lease of the unit to a disabled person and with allocated disabled parking spaces.
- m) The provision of three covered car wash stalls and an adequately sized and appropriately located garbage handling and recycling material holding space to the approval of the Director Engineering and a commitment to implement the recycling provisions.
- n) The review of on-site residential loading facilities by the Director Engineering.
- o) Compliance with the Council-adopted sound criteria.
- p) The undergrounding of existing overhead wiring abutting the site (rear lane).
- q) Compliance with the guidelines for underground parking for visitors.
- r) The deposit of the applicable Parkland Acquisition Charge.
- s) The deposit of the applicable GVS & DD Sewerage Charge.
- t) The deposit of the applicable School Site Acquisition Charge.
- u) The submission of a written undertaking to distribute area plan notification forms, prepared by the City, with disclosure statements; and, to post area plan notification signs, also prepared by the City, on the development site and in the sales office in prominent and visible locations prior to Third Reading, or at the

time marketing for the subject development commences, whichever is first, and remain posted for a period of one year, or until such time that all units are sold, whichever is greater.

MOVED BY COUNCILLOR JORDAN  
SECONDED BY COUNCILLOR WANG

THAT the recommendations of the City Manager be adopted.

DEFEATED UNANIMOUSLY

MOVED BY COUNCILLOR CALENDINO  
SECONDED BY COUNCILLOR MCDONELL

THAT rezoning application #17-28 be **REFERRED** back to staff to pursue further discussion on opportunities for nonmarket housing within the development and to consider a rental zoning designation for a portion of the property.

CARRIED UNANIMOUSLY

3. **ADJOURNMENT**

MOVED BY COUNCILLOR CALENDINO  
SECONDED BY COUNCILLOR WANG

THAT this Special Open Council meeting do now adjourn.

CARRIED UNANIMOUSLY

The Special Open Council meeting adjourned at 10:06 a.m.

Confirmed:

Certified Correct:

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MAYOR

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CITY CLERK