



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

OPEN PUBLIC MEETING AT 7:00 PM
Monday, 2018 December 03

A G E N D A

1.	<u>CALL TO ORDER</u>	<u>PAGE</u>
2.	<u>MINUTES</u>	
	A) Open Council Meeting held 2018 November 26	1
3.	<u>PRESENTATIONS</u>	
	A) Kingsway Imperial Neighbourhood Association (KINA) 2018 KINA Community Garland Presenter: Diane Gillis, President	
4.	<u>REPORTS</u>	
	A) Financial Management Committee Re: 2019 Information Technology Capital Program	14
	B) Financial Management Committee Re: Proposed Priority Community Amenity Projects	21
	C) Financial Management Committee Re: 2019 Residential Garbage Fees	32
	D) Financial Management Committee Re: 2019 Waterworks Utility Rates	37
	E) Financial Management Committee Re: 2019 Sanitary Sewer Fund Rates	49

- F) Manager's Report, 2018 December 03 61

5. MANAGER'S REPORTS

- 1. SOUTHGATE HOUSING AGREEMENT BYLAW 63**
7683 - 15TH STREET
EDMONDS TOWN CENTRE PLAN

Purpose: To seek Council authorization to bring forward a Housing Agreement Bylaw for the non-market housing development at 7683 15th Street.

- 2. SPECIAL OUTDOOR EVENTS 2019 66**

Purpose: To request Council approval for special outdoor events in 2019.

- 3. BARNET MARINE PARK - SOUTHEAST PARKING LOT 69**
RECONSTRUCTION

Purpose: To seek Council authorization for a Capital Reserve Fund Bylaw to finance the southeast parking lot reconstruction at Barnet Marine Park.

- 4. CONTRACT INCREASE 75**
AUTOMATED SIDE LOAD REFUSE TRUCKS

Purpose: To obtain Council approval to award a contract increase for the supply and delivery of four automated side load refuse trucks.

- 5. CONTRACT EXTENSION 76**
HIRED EQUIPMENT SERVICES
MCRAE'S ENVIRONMENTAL SERVICES LTD.

Purpose: To obtain Council approval for a one year contract extension to McRae's Environmental Services Ltd. for hired equipment services.

- 6. CONTRACT EXTENSION 77**
HIRED EQUIPMENT SERVICES
F.A. BARTLETT TREE EXPERTS CANADA LTD.

Purpose: To obtain Council approval for a one year contract extension to The F.A. Bartlett Tree Experts Canada Ltd. for hired equipment services.

7. REZONING APPLICATIONS **78**

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

6. BYLAWS

A) First, Second and Third Reading

- | | | |
|----|---|--------------|
| A) | #13952 - Burnaby Engineering Fees Bylaw 2018
A bylaw respecting Engineering fees
(Item 5(3), Manager's Report, Council 2018 November 26) | 13952 |
| B) | #13953 - Burnaby Noise or Sound Abatement Bylaw 1979, Amendment Bylaw No. 1, 2018
A bylaw to amend Burnaby Noise or Sound Abatement Bylaw 1979
(Item 5(3), Manager's Report, Council 2018 November 26) | 13953 |
| C) | #13954- Burnaby Soil Deposit Bylaw 1971, Amendment Bylaw No. 1, 2018
A bylaw to amend Burnaby Soil Deposit Bylaw 1971
(Item 5(3), Manager's Report, Council 2018 November 26) | 13954 |
| D) | #13955 - Burnaby Soil Removal Regulation Bylaw 1961, Amendment Bylaw No. 1, 2018
A bylaw to amend Burnaby Soil Removal Regulation Bylaw 1961
(Item 5(3), Manager's Report, Council 2018 November 26) | 13955 |
| E) | #13956 - Burnaby Street and Traffic Bylaw 1961, Amendment Bylaw No. 2, 2018
A bylaw to amend the Burnaby Street and Traffic Bylaw 1961
(Item 5(3), Manager's Report, Council 2018 November 26) | 13956 |
| F) | #13957- Burnaby Watercourse Bylaw 1988, Amendment Bylaw No.1, 2018
A bylaw to amend Burnaby Watercourse Bylaw 1988
(Item 5(3), Manager's Report, Council 2018 November 26) | 13957 |
| G) | #13958 - Burnaby Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No.31, 2018
A bylaw authorizing the expenditure of monies in the Capital Works, Machinery and Equipment Reserve Fund - \$945,000 to finance six projects
(Item 5(4), Manager's Report, Council 2018 November 26) | 13958 |

-
- | | | |
|----|---|-------|
| H) | #13959 - Burnaby Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 32, 2018
A bylaw authorizing the expenditure of monies in the Capital Works, Machinery and Equipment Reserve Fund - \$1,950,000 to finance the southeast parking lot reconstruction at Barnet Marine Park
(Item 5(3), Manager's Report, Council 2018 December 03)
Subject to approval of MR Item 5(3) Page | 13959 |
| I) | #13960 - Burnaby Waterworks Regulation Bylaw 1953, Amendment Bylaw No. 2, 2018
A bylaw to amend Burnaby Waterworks Regulation Bylaw 1953
(Item 4(D), FMC Report, Council 2018 December 03)
Subject to approval of FMC Report Item 4(D) Page | 13960 |
| J) | #13961- Burnaby Sewer Parcel Tax Bylaw 1994, Amendment Bylaw No.1, 2018
A bylaw to amend Burnaby Sewer Parcel Tax Bylaw 1994
(Item 4(E), FMC Report, Council 2018 December 03)
Subject to approval of FMC Report Item 4(E) Page | 13961 |
| K) | #13962 - Burnaby Sewer Charge Bylaw 1961, Amendment Bylaw No.1, 2018
A bylaw to amend Burnaby Sewer Charge Bylaw 1961
(Item 4(E), FMC Report, Council 2018 December 03)
Subject to approval of FMC Report Item 4(E) Page | 13962 |
| L) | #13963 - Burnaby Sewer Connection Bylaw 1961, Amendment No. 1, 2018
A bylaw to amend fees payable under The Sewer Connection Bylaw
(Item 4(E), FMC Report, Council 2018 December 03)
Subject to approval of FMC Report Item 4(E) Page | 13963 |
| M) | #13964 - Burnaby Solid Waste and Recycling Bylaw 2010, Amendment No. 1, 2018
A bylaw to amend Burnaby Solid Waste and Recycling Bylaw 2010
(Item 4(C), FMC Report, Council 2018 December 03)
Subject to approval of FMC Report Item 4(C) Page | 13964 |
| N) | #13965 - Burnaby Local Area Service Construction (Project No. 19-004), Bylaw No. 4, 2018
A bylaw to authorize the construction of certain local area service works upon petition - street upgrade including road | 13965 |

paving, curb and gutter, sidewalks, boulevard and street trees on Curragh Avenue, from Neville Street to Clinton Street

(Item 4(B), Certificate of Sufficiency, Council 2018 November 26)

- O) #13966 - Burnaby Local Area Service Construction (Project No. 19-302) Bylaw No. 5, 2018 **13966**
A bylaw to authorize the construction of certain local area service works upon petition - install street lights on Curragh Avenue, from Neville Street to Clinton Street
(Item 4(B), Certificate of Sufficiency, Council 2018 November 26)
- P) #13967 - Burnaby Housing Agreement (7683 Fifteenth Street) Bylaw 2018 **13967**
A bylaw to authorize the execution of a Housing Agreement for the non-market rental housing development at 7683 Fifteenth Street
(Item 5(1), Manager's Report, Council 2018 December 03)
Subject to approval of M/R Item 5(1) Page

B) Consideration and Third Reading

- Q) #13946 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 43, 2018 - Rez. #18-22 (4162 Norland Avenue) **13946**
From CD Comprehensive Development District (based on P1 Neighbourhood Institutional District and B1 Suburban Office District) to Amended CD Comprehensive Development District (based on P1 Neighbourhood Institutional District, B1 Suburban Office District and the Central Administrative Area as guidelines, and in accordance with the development plan entitled "Classroom Renovation & Play Area Addition" prepared by Principle Architecture) Purpose - to permit an increase in capacity for the existing child care facility from 35 half-day and 15 after-school spaces to 71 full day spaces, to permit the child care use in the existing basement space, and to expand the existing outdoor play space
(Item 6(18), Manager's Report, Council 2018 October 29)
Memorandum - Director Planning & Building - 2018 November 28 - Page
- R) #13775 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 27, 2017 - Rez, #16-31 (Ptn. 4567 Lougheed Highway) **13775**
From CD Comprehensive Development District (based on C3, C3a General Commercial Districts, P2 Administration and Assembly District and RM4s, RM5s Multiple Family Residential Districts) to Amended CD Comprehensive

Development District (based on C3 General Commercial District, RM4s, RM5s Multiple Family Residential Districts and Brentwood Town Centre Development Plan as guidelines, and in accordance with the development plan entitled "Brentwood Phase 2" prepared by IBI Group Architects (Canada Inc.) Purpose - to permit the construction of a 51 storey high-rise residential building atop a 2 level commercial podium

(Item 7(11), Manager's Report, Council 2017 June 26)

**Memorandum - Director Planning & Building - 2018
November 28 - Page**

- S) #13876 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 14, 2018 - Rez. #17-16 (9888 University Crescent) From CD Comprehensive Development District (based on P11e SFU Neighbourhood District) to Amended CD Comprehensive Development District (based on the P11e SFU Neighbourhood District and SFU Community Plan as guidelines, and the development plan entitled "SFU Lot 33" prepared by Perkins + Will Architects) Purpose - to permit construction of two mid-rise residential buildings, and a single-level of underground parking
(Item 7(8), Manager's Report, Council 2018 April 23)
**Memorandum - Director Planning & Building - 2018
November 28 - Page** **13876**

C) Third Reading, Reconsideration and Final Adoption

- T) #13940 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 40, 2018 - Text Amendment
Purpose - to amend the Burnaby Zoning Bylaw 1965 to create new rental zoning sub-districts, permit multiple-family rental dwelling units in the C1, C2 and C3 District, adjust minimum parking and unit size requirements, and amend other development standards in the RM Districts
(Item 6(3), Manager's Report, Council 2018 September 24) **13940**
- U) #13944 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 41, 2018 - Rez. #16-57 (Portion of 7650 Winston Street) From M5 Light Industrial District to CD Comprehensive Development District (based on M5r Light Industrial District) Purpose - to permit a restaurant (El Comal Mexican Restaurant) within an existing multi-tenant industrial development, to serve the day-to-day needs of adjacent industrial developments and their employees
(Item 6(14), Manager's Report, Council 2018 October 29)
Memorandum - Director Planning & Building - 2018 **13944**

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D) Reconsideration and Final Adoption

- V) #13949 - Burnaby Heritage Revitalization Agreement Bylaw No. 3, 2018 **13949**
A bylaw to authorize a second supplementary heritage revitalization agreement for the George S. and Jessie Haddon House (5558 Buckingham Avenue)
(Item 7(B), CHC Report, Council 2018 September 17)

E) Abandonment

- W) #12558 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No.57, 2008 - Rez.. #08-14 (4437/4449 Hastings Street) **12558**
From C8a Urban Village Commercial District (Hastings) to CD Comprehensive Development District (based on C8a Urban Village Commercial District (Hastings) and Hastings Street Area Plan guidelines and in accordance with the development plan entitled "Mixed-Use Development" prepared by Chris Dikeakos Architects Inc.)
Memorandum - Director Planning & Building - 2018
November 27 - Page

7. NOTICE OF MOTION

- A) Councillor Johnston **129**
Re: Laneway Homes and Secondary Suites in Duplexes
- B) Councillor Jordan **130**
Re: Rental Tenure Zoning

8. NEW BUSINESS

9. INQUIRIES

10. ADJOURNMENT



COUNCIL MEETING MINUTES

Monday, 2018 November 26

An Open meeting of the City Council was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Monday, 2018 November 26 at 7:00 p.m.

1. CALL TO ORDER

PRESENT: His Worship, Mayor Mike Hurley
 Councillor Pietro Calendino
 Councillor Sav Dhaliwal
 Councillor Dan Johnston
 Councillor Colleen Jordan
 Councillor Joe Keithley
 Councillor Paul McDonell
 Councillor Nick Volkow
 Councillor James Wang

STAFF: Mr. Lambert Chu, City Manager
 Mr. Dipak Dattani, Director Corporate Services
 Mr. Leon Gous, Director Engineering
 Ms. Noreen Kassam, Director Finance
 Mr. Dave Ellenwood, Director Parks, Recreation & Cultural Services
 Mr. Lou Pelletier, Director Planning & Building
 Mr. Dave Critchley, Director Public Safety & Community Services
 Ms. May Leung, City Solicitor
 Ms. Kate O'Connell, City Clerk
 Ms. Lauren Cichon, Administrative Officer

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

His Worship, Mike Hurley acknowledged the traditional homelands of the Coast Salish First Nations, and extended appreciation for the opportunity to host the meeting within their shared territories.

2. MINUTES**A) Open Council Meeting held 2018 November 19**

MOVED BY COUNCILLOR VOLKOW
SECONDED BY COUNCILLOR CALENDINO

THAT the minutes of the Open Council meeting held on 2018 November 19 be now adopted.

CARRIED UNANIMOUSLY

B) Public Hearing (Zoning) held 2018 November 20

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR KEITHLEY

THAT the minutes of the Public Hearing (Zoning) held on 2018 November 20 be now adopted.

CARRIED UNANIMOUSLY

3. DELEGATION

A) United Way of the Lower Mainland
Re: Community Profile Report
Speaker: Mary Ellen Schaafasma, Director
Social Innovation & Research

MOVED BY COUNCILLOR VOLKOW
SECONDED BY COUNCILLOR JOHNSTON

THAT the delegation be heard.

CARRIED UNANIMOUSLY

Ms. Mary Ellen Schaafasma, Director, Social Innovation & Research, United Way of the Lower Mainland, appeared before Council to present the United Way Community Profile Report of the City of Burnaby. The speaker provided an overview of the organization's Vision and Mission.

The United Way is producing community profiles to have a better understanding of how and why communities are changing. The delegation stated that the Information in the report comes from publically available data and analyzes population, economic and social demographic information.

The Profile compared Burnaby to Metro Vancouver averages, and highlighted the following: population and growth, age distribution, immigrant population, median family income before tax, income and housing costs, employment and unemployment rates, types of housing, and renter households.

The speaker noted the top five reasons for calls to the bc211 Helpline in 2018 including issues related to: housing and homelessness, income and financial assistance, basic needs, health and mental health. Ms. Schaafasma advised the Profile is available online for further information.

4. **REPORTS**

A) His Worship, Mayor Mike Hurley
Re: Council Standing Committee Appointments 2018/2019

His Worship, Mayor Mike Hurley submitted a report providing information regarding Council member Standing Committee appointments to the Financial Management Committee and the Planning and Development Committee.

His Worship, Mayor Mike Hurley recommended:

1. THAT Council receive the report for information.

MOVED BY COUNCILLOR CALENDINO
SECONDED BY COUNCILLOR MCDONELL

THAT the recommendation of His Worship, Mayor Mike Hurley be adopted.

CARRIED UNANIMOUSLY

B) City Clerk
Re: Certificate of Sufficiency - Resident Initiated

The City Clerk submitted a report of the Resident Initiated Local Area Service Project petitions. Sufficient petitions were received for Resident Initiated Local Area Service Projects: 19-004 and 19-302. Sufficient petitions were not returned for Resident Initiated Local Area Service Street Upgrade Project: 19-001. Council is therefore precluded from proceeding with Project #19-001.

The City Clerk recommended:

1. THAT Council receive the City Clerk's Certificate of Sufficiency covering the following 2018 Resident Initiated Local Area Services.
2. THAT on receipt of the successful petitions, the City Solicitor prepare a Local Area Service Construction Bylaw for the successful projects.

3. THAT on receipt of the successful petition, the City Solicitor prepare a Local Area Service Fund Expenditure Bylaw for the successful project.
4. THAT the owners of the properties on the petitions be advised of the outcome.

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR VOLKOW

THAT the recommendations of the City Clerk be adopted.

CARRIED UNANIMOUSLY

C) City Manager's Report, 2018 November 26

The City Manager submitted a report dated 2018 November 26 on the following matters:

5. MANAGER'S REPORTS

1. 2019 MEETING SCHEDULES FOR COUNCIL, PUBLIC HEARINGS, BOARDS, COMMITTEES AND COMMISSIONS

The City Manager submitted a report from the City Clerk seeking Council approval to set the 2019 meeting dates for Regular Council, Public Hearings, and Boards, Committees and Commissions.

The City Manager recommended:

1. THAT Council approve the 2019 meeting schedules and start times for Council (Appendix 'A'), Public Hearings (Appendix 'B'), and Boards, Committees and Commissions (Appendix 'C').
2. THAT Council receive for information the 2019 meeting schedule for the Public Library Board (Appendix 'D') and the Burnaby Parks, Recreation and Culture Commission meetings (Appendix 'E').

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR CALENDINO

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

**2. WESTERN COMMUNITY-CENTRED COLLEGE FOR THE
RETIRED LEASE RENEWAL**

The City Manager submitted a report from the Director Parks, Recreation and Cultural Services seeking Council approval for the license agreement renewal with the Western Community-Centered College for the Retired.

The City Manager recommended:

1. THAT Council approve the renewal of the licence agreement with the Western Community-Centered College for the Retired, as outlined in the attached report.
2. THAT Council authorize the City Solicitor to execute a licence agreement with the Western Community-Centred College for the Retired, as outlined in the attached report.

MOVED BY COUNCILLOR CALENDINO
SECONDED BY COUNCILLOR WANG

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

3. 2019 ENGINEERING FEES

The City Manager submitted a report from the Director Engineering providing Council with recommendations for Engineering fees, establishment of a consolidated Engineering Fees Bylaw, and amendments to related bylaws.

The City Manager recommended:

1. THAT Council approve the proposed fee adjustments and bylaw amendments, as outlined in this report.
2. THAT Council authorize the City Solicitor to bring forward the Burnaby Engineering Fees Bylaw to consolidate Engineering fees into one bylaw.
3. THAT Council authorize the City Solicitor to bring forward amendments to the following bylaws:
 - (a) Burnaby Noise or Sound Abatement Bylaw 1979,
 - (b) Burnaby Soil Deposit Bylaw 1971;
 - (c) Burnaby Soil Removal Regulation Bylaw 1961,

(d) Burnaby Street and Traffic Bylaw 1961;

(e) Burnaby Watercourse Bylaw 1988;

as outlined in this report.

MOVED BY COUNCILLOR CALENDINO
SECONDED BY COUNCILLOR MCDONELL

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

**4. 2018 NOVEMBER - PARKS, RECREATION & CULTURAL
SERVICES CAPITAL FUNDING BYLAW**

The City Manager submitted a report from the Director Parks, Recreation and Cultural Services seeking Council authorization for a Capital Reserve Fund Bylaw to finance six projects.

The City Manager recommended:

1. THAT Council authorize the City Solicitor to bring forward a Capital Reserve Fund Bylaw in the amount of \$945,000 to finance the projects outlined in the report.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR WANG

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

**5. CONTRACT EXTENSION
REPAIR AND MAINTENANCE OF STREET LIGHTS
AND TRAFFIC SIGNALS**

The City Manager submitted a report from the Director Finance seeking Council approval for for a one year contract extension for the repair and maintenance of street lights and traffic signals.

The City Manager recommended:

1. THAT Council approve a contract extension to Crown Contracting Limited for an estimated amount of \$1,710,000 including GST in the amount of

\$81,429 for the repair and maintenance of street lights and traffic signals as outlined in this report. Final payment will be based on actual quantity of goods and services purchased.

MOVED BY COUNCILLOR CALENDINO
SECONDED BY COUNCILLOR MCDONELL

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

6. CONTRACT EXTENSION **CITY FLEET INSURANCE**

The City Manager submitted a report from the Director Finance seeking Council approval for a one year contract extension for the Vehicle Fleet Insurance Program.

The City Manager recommended:

1. THAT Council approves a one year contract extension for \$1,114,000 to Jardine Lloyd Thompson, as outlined in this report. Final payment will be based on actual services performed.

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

Council requested information on the incremental payment to the insurance broker in regard to vehicle fleet insurance. The Director of Finance will undertake to provide Council with the requested information.

6. BYLAWS

First Reading

- | | | |
|----|---|--------|
| A) | Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 32, 2018 - Rez. #16-38 (7422 & 7470 Buller Avenue) | #13924 |
| B) | Burnaby Heritage Designation Bylaw No. 2, 2018 | #13947 |
| C) | Burnaby Heritage Revitalization Agreement Bylaw No. 2, 2018 | #13948 |

- D) Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 44, #13950
2018 - Rez. #17-18 (4838 Hastings Street)
- E) Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 45, #13951
2018 - Rez. #18-42 (5140 North Fraser Way)

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR WANG

THAT Bylaws No. 13924, 13947, 13948, 13950 and 13951 be now introduced and read a first time.

CARRIED UNANIMOUSLY

First, Second and Third Reading

- F) Burnaby Heritage Revitalization Agreement Bylaw No. 3, #13949
2018

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR VOLKOW

THAT Bylaw No. 13949 be now introduced and read three times.

CARRIED UNANIMOUSLY

Second Reading

- G) Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 40, #13940
2018 - Text Amendment
- H) Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 41, #13944
2018 - Rez. #16-57 (Portion of 7650 Winston Street)
- I) Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 42, #13945
2018 - Rez. #18-10 (8750 University Crescent)
- J) Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 43, #13946
2018 - Rez. #18-22 (4162 Norland Avenue)

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR CALENDINO

THAT Bylaw No. 13940, 13944, 13945 and 13946 be now read a second time.

CARRIED UNANIMOUSLY

Consideration and Third Reading

K) Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 18, #13897
2018 - Rez. #12-11 (4354 Hastings Street)

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR CALENDINO

THAT Bylaw No. 13897 be now considered and read a third time.

CARRIED UNANIMOUSLY

7. **NOTICE OF MOTION**

A) Councillor Calendino
Re: Zoning Bylaw Amendment

At the 2018 November 19 Open Council Meeting, Councillor Calendino provided a notice of motion regarding full cellars in single and two family dwellings. With appropriate notice provide, the following motion was brought before Council for consideration.

MOVED BY COUNCILLOR CALENDINO
SECONDED BY COUNCILLOR KEITHLEY

THAT Council direct City staff to pursue, on a priority basis, amendments to the Burnaby Zoning Bylaw that will facilitate construction of full cellars in single and two family dwellings.

Councillor Johnston requested Council consider the following amendment to the original motion, to add:

AND at the same time examine the ability to facilitate laneway homes in single family zones and secondary suites in duplexes; all in accordance with the process for study and consultation described in the staff memo to the Mayor and Council dated 2018 November 15.

Councillor Calendino rose on a **Point of Order**, and stated that the amendment was substantial and should be considered as a **Notice of Motion**.

The City Clerk confirmed that the proposed amendment be considered separately as a **Notice of Motion**.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR MCDONELL

THAT notice be waived, and Council consider the proposed amendment to the original motion at this time.

FAILED

(Councillor Dhaliwal, Keithley, Calendino opposed)

As the motion to waive notice on the amendment FAILED, the question was called on the original motion:

THAT Council direct City staff to pursue, on a priority basis, amendments to the Burnaby Zoning Bylaw that will facilitate construction of full cellars in single and two family dwellings.

CARRIED

(Councillors Jordan, Johnston and McDonell opposed)

8. **NEW BUSINESS**

Councillor Johnston – Notice of Motion – Laneway Homes and Secondary Suites in Duplexes

Councillor Johnston provided Council with notice of the following motion:

THAT Council direct staff to examine the ability to facilitate laneway homes in single family zones and secondary suites in duplexes; all in accordance with the process for study and consultation described in the staff memo to Mayor and Council dated November 15, 2018.

With notice given, the motion will be brought forward for the consideration of Council at the next Regular Council Meeting.

Councillor Dhaliwal - Grant Request, Volunteer Burnaby

On 2018 October 02, Volunteer Burnaby submitted a request to the Chair and Members of the Financial Management Committee for an in-kind printing grant in support of their annual Gift Wrap Program which begins on November 30th. As the October Financial Management Committee meeting was cancelled, Volunteer Burnaby's grant request was not considered.

The organization contacted the City expressing concern regarding the timing of the request, and noted their desire to print discount coupons for the Gift Wrap Program to give to Brentwood Mall vendors as promotion to bring people to the mall. They also desire to print advertising flyers to advertise the event.

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR JOHNSTON

THAT Council approve an in-kind grant to Volunteer Burnaby of \$1,000 for printing services to be valid to 2019 January 14th, in support of their 2018 Gift Wrap Program.

CARRIED UNANIMOUSLY

Councillor Jordan – Notice of Motion – Rental Tenure Zoning

Councillor Jordan provided Council with notice of the following motion:

WHEREAS Council embarked on a process to establish the new zoning category of Rental Tenure Zoning in July of 2018, and

WHEREAS the Rental Tenure Zoning Text Amendment has passed 2nd reading, 2018 November 26, and

WHEREAS the next phase of implementation will include recommendation from City staff on the application of Rental Tenure Zoning, and the process of consultation and implementation;

BE IT RESOLVED that Council direct staff to bring forward a report to Council on their recommendations for consultation and implementation of Rental Tenure Zoning, as outlined in the Council motion of July, 2018.

For reference, excerpt from the 2018 July 23 Open Meeting of Council:

“MOVED BY COUNCILLOR JORDAN
SECONDED BY COUNCILLOR CALENDINO

WHEREAS the Province of British Columbia has passed legislation allowing cities to develop Rental Tenure Bylaws; and

Whereas there is a need to provide secure affordable rental housing within the City of Burnaby;

THAT Council request that the City staff begin the process to allow for the implementation of a Rental Zoning Bylaw to include the provision of a requirement that:

- 1) All redevelopment of current rental sites include the replacement of the current housing units;
- 2) That those units be available at established, affordable rates; and

3) That the new units be made available to current tenants.

In addition to complying with the new rental zoning bylaw requirements of redevelopments of market rental buildings will also contain the satisfactory inclusion of a non-market or social housing component.

CARRIED UNANIMOUSLY “

With notice given, the motion will be brought forward for the consideration of Council at the next Regular Council Meeting.

Councillor Jordan – Council Correspondence – Burnaby Historical Society Dissolution

Councillor Jordan referred to Item A of the Council Correspondence Package received 2018 November 22 from the Burnaby Historical Society regarding the dissolution of the society. Councillor Jordan recognized the society's service over the last 60 years and thanked for their contribution and great work.

Councillor Calendino – Notice of Motion - Homelessness Services and Shelters

Councillor Calendino referenced a memorandum from the Director Planning and Building regarding homelessness services and shelters. Councillor Calendino, in consideration of inclement weather, requested Council wave notice and consider a motion at this time to set up warming centres and temporary emergency centres.

MOVED BY COUNCILLOR CALENDINO
MOVED BY COUNCILLOR MCDONELL

THAT notice be waived, and Council consider a motion on homelessness services and shelters at this time.

CARRIED UNANIMOUSLY

With approval to waive notice, Councillor Calendino introduced the following motion:

MOVED BY COUNCILLOR CALENDINO
SECONDED BY COUNCILLOR KEITHLEY

THAT Council authorize staff to proceed with the warming centres and temporary emergency shelters initiatives to improve the response to homelessness in Burnaby, including the completion of any necessary agreements for access to property and facilities; service agreements with BC

Housing or designated service providers; and authorization for the necessary City staff resources, materials and service expenditures, drawing on the City's Housing Fund.

CARRIED UNANIMOUSLY

9. **INQUIRIES**

There were no inquiries brought before Council at this time.

10. **ADJOURNMENT**

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR KEITHLEY

THAT this Open Council meeting do now adjourn.

CARRIED UNANIMOUSLY

The Open Council meeting adjourned at 7:50 p.m.

Confirmed:

Certified Correct:

MAYOR

CITY CLERK



Meeting 2018 December 03

COUNCIL REPORT

FINANCIAL MANAGEMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

SUBJECT: 2019 INFORMATION TECHNOLOGY CAPITAL PROGRAM

RECOMMENDATION:

1. THAT Council authorize the City Solicitor to bring forward a Capital Reserves Bylaw in the amount of \$4,654,200 to finance the Information Technology capital program.

REPORT

The Financial Management Committee, at its meeting held on 2018 November 28, received and adopted the attached report seeking Council approval for a Capital Reserves Fund Bylaw to finance the 2019 Information Technology Capital Program.

Respectfully submitted,

Mayor M. Hurley
Chair

Councillor S. Dhaliwal
Vice Chair

Copied to:	City Manager Chief Information Officer Director Finance City Solicitor
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Meeting 2018 November 28

COMMITTEE REPORT

TO: CHAIR AND MEMBERS
FINANCIAL MANAGEMENT COMMITTEE

DATE: 2018 November 05

FROM: CHIEF INFORMATION OFFICER

FILE: 1920-01

SUBJECT: 2019 INFORMATION TECHNOLOGY CAPITAL PROGRAM

PURPOSE: To request a Capital Reserve Fund Bylaw to finance the 2019 Information Technology Capital Program as outlined in this report.

RECOMMENDATIONS:

1. **THAT** Financial Management Committee recommend Council authorize the City Solicitor to bring forward a Capital Reserves Bylaw in the amount of \$4,654,200 to finance the Information Technology capital program.

REPORT**1.0 INTRODUCTION**

The purpose of this report is to seek Council approval of funding allocation for 2019 Information Technology projects in advance of Council adoption of the 2019 Financial Plan to allow staff to continue with the implementation of IT projects early in 2019. The IT Capital Program facilitates the replacement, expansion and upgrading of enterprise and departmental hardware and software in order to enhance the City's services to the public and improve the efficiency of internal processes.

2.0 POLICY SECTION:

The 2019 Information Technology capital program is aligned with the City of Burnaby's Corporate Strategic Plan by supporting the following goals and sub-goals of the Plan.

- A Dynamic Community – Build and maintain infrastructure that meets the needs of our growing community.
- A Thriving Organization – Protect the integrity and security of City Information, Services, and Assets.

To: Chair and Members Financial Management Committee
 From: Chief Information Officer
 Re: 2019 Information Technology Capital Program
 2018 November 28 Page 2

3.0 IT INFRASTRUCTURE PROGRAM

The 2019 IT Infrastructure Program includes initiatives to replace aging computer equipment, upgrade or expand infrastructure to support technical applications throughout City departments, and to enhance service to the public and internal stakeholders. This funding report, subject to approval by Council, would allow staff to proceed with IT Infrastructure initiatives in early 2019.

3.1 INFRASTRUCTURE REPLACEMENT

Estimated \$2,620,900

The City maintains an annual replacement program for its computer equipment such as servers, workstations, monitors, tablets and associated peripheral devices. For 2019, funding is required to replace a number of older servers, workstations, networking devices, cabling and equipment that have reached the end of their useful life.

Specific replacement works consist of:

- Computers, laptops, and related workstation equipment
- Server hardware
- Cabling, wiring and fibre-optics
- Network communications equipment
- Storage disk systems.

3.2 INFRASTRUCTURE REQUIRED FOR GROWTH

Estimated \$1,573,200

This program includes purchases of new computer equipment, peripherals, supporting software and services and software application upgrades. These purchases will support planned 2019 City initiatives designed to address organizational needs, augment public services and reduce business risks associated with aging technology.

Specific works include:

- City network uplink upgrades
- Enterprise infrastructure application upgrades
- Security improvements
- Cloud disaster recovery / business continuity (initial pilot)
- New desktop requirements for departments.

Additional information on the specific projects included in the IT Infrastructure Program is provided in Appendix 1.

To: Chair and Members Financial Management Committee
 From: Chief Information Officer
 Re: 2019 Information Technology Capital Program
 2018 November 28..... Page 3

4.0 BUSINESS SOLUTIONS PROGRAM

Estimated \$460,100

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

The projects which comprise the proposed 2019 program have been selected by City departments and prioritized based on criteria established by the City's Executive Steering Committee which consists of senior staff from all departments.

The following are some of the key initiatives included in the 2019 Business Solutions Program:

- Completion of the Time Entry and Approvals application pilot (AEA.0088) - \$321,000
- Departmental systems enhancements and upgrades (AEA.0073) - \$32,100
- Corporate Property Database (AEA.0099) - \$107,000

These expenditures will be included in the 2019 – 2023 Provisional Financial Plan and sufficient Capital Reserve Funds are available to finance the capital projects outlined in this report.

Additional information on the specific projects included in the IT Business Solutions Program is provided in Appendix 1.

5.0 RECOMMENDATION

It is recommended that the Financial Management Committee recommend Council authorize the City Solicitor to bring forward a Capital Reserve Fund Bylaw in the amount of \$4,654,200 to finance the information technology capital program.



Shari Wallace
 CHIEF INFORMATION OFFICER

SW/CIO

Copied to: City Manager
 Director Finance
 City Solicitor

To: Chair and Members Financial Management Committee
 From: Chief Information Officer
 Re: 2019 Information Technology Capital Program
 2018 November 28..... Page 4

Appendix 1

IT Infrastructure Capital Program for 2019 – Supplementary Information

1.0 INFRASTRUCTURE REPLACEMENT 2019 – (AEC.0019) \$2,620,900

The City maintains an annual replacement program for its computer equipment such as servers, cabling, network, workstations and associated peripheral devices. Funding is required to replace a number of older servers, workstations, and equipment that have reached the end of their useful life.

Specific replacement works consist of:

- PC's, laptops, tablets and related workstation equipment - \$1,505,500
 - Deployment of Windows 10 operating system software and updated application packages to City computers, laptops and workstations
 - Standard lifecycle replacement (Note: Given the greater reliability of equipment, IT has moved to a 5-year replacement schedule for standard workstations, 3 years for laptops, and 6 years for monitors)
 - This program will replace 1400 laptops and PCs and 15 tablets.
- Server hardware & Storage disk systems - \$486,900
 - Replacement of existing physical servers with faster, larger format servers that will better support our server virtualization initiatives
 - Standard hardware lifecycle replacement based on a risk analysis of the expected life of the units and disk combined with the business criticality of the applications.
- Network communications and data centre equipment- \$628,500
 - Replacement/upgrade of existing cabling to maintain continuity and quality of service
 - Uninterrupted power supply and core firewall equipment
 - Upgrading facility switches with current models
 - Upgrading network uplink connection speeds from 1GB to 10GB.

To: Chair and Members Financial Management Committee
 From: Chief Information Officer
 Re: 2019 Information Technology Capital Program
 2018 November 28..... Page 5

2.0 INFRASTRUCTURE REQUIRED FOR GROWTH 2019 \$1,573,200

This program includes purchases of net new computer equipment, peripherals, software licences and implementation services, as well as upgrades to the technical systems software that operates the hardware. This new infrastructure will support planned City initiatives which address organizational needs, augment public services and reduce business risks associated with aging technology.

Specific works include:

- City network uplink upgrades (AEC.0018) - \$187,300
 - Upgrade network speed to 10GB links for large City facilities
 - Inclusion of City conduit in existing Engineering capital works projects, building long-term network capacity for civic communications
 - Migration of City facilities from 3rd party links to City-owned fibre and radio links.
- Enterprise infrastructure application upgrades (AEC.0020) - \$465,500
 - Three discrete projects to upgrade the City's print systems, server virtualization and mobile device management systems will be initiated to improve capability in these areas.
- Security posture improvements (AEC.0018) - \$251,500
 - Continuing improvement of the City's infrastructure hardening and security posture improvements, this project includes the implementation of enhanced network monitoring tools, e-mail threat detection and security upgrades
 - Upgrades to network perimeter and edge firewalls.
- Cloud disaster recovery / business continuity pilot (AEC.0018) - \$85,600
 - Continuation of the City's cloud infrastructure pilot project to provide geographically dispersed systems for the purposes of business continuity
 - Migration of existing City websites and other methods of communication onto the new platform will be initiated where possible.
- Network and Wireless Wi-Fi Infrastructure upgrades (AEC.0020) - \$133,300
 - Wireless Wi-Fi facilities upgrade for 10-15 sites
 - Core networking equipment upgrade.
- New desktop requirements for departments (AEY.2019) - \$450,000
 - Additional desktop equipment for City departments.

To: Chair and Members Financial Management Committee
 From: Chief Information Officer
 Re: 2019 Information Technology Capital Program
 2018 November 28..... Page 6

IT Business Solutions 2019 – Supplementary Information

Online Time Entry and Approvals application pilot (AEA.0088) - \$321,000

This project will enable City staff, supervisors and managers to submit, approve or reject timecards online. The pilot phase of the project will include Finance, Human Resources and Information Technology employees. The pilot phase will complete in early 2019 and will include an assessment of the effort and cost required to roll out this functionality to all City staff.

Corporate Property Database (AEA.0099) - \$107,000

This project will support the migration of the Burnaby Property Database to the new Property Tax system (Tempest) from the legacy Permit Plan system. The permitting and licensing functionality in Permit Plan was replaced in 2016 and this project will enable the final decommissioning of the legacy environment.



Meeting 2018 December 03

COUNCIL REPORT

FINANCIAL MANAGEMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

SUBJECT: PROPOSED PRIORITY COMMUNITY AMENITY PROJECTS**RECOMMENDATIONS:**

1. THAT Council approve the proposed community amenities as priority projects, as outlined in Section 3.0 of this report.
2. THAT Council authorize the use of Community Benefit Bonus funds to undertake the necessary program development work, feasibility studies, and preliminary design development for the proposed priority projects, as outlined in Section 3.0 of this report.
3. THAT Council authorize the issuance of Request for Proposals (RFP) in order to retain the necessary services to undertake program development, feasibility studies and preliminary design development for the proposed priority projects.
4. THAT a copy of this report be sent to the Parks, Recreation and Culture Commission for information purposes.

REPORT

The Financial Management Committee, at its meeting held on 2018 November 28, received and adopted the attached report seeking Council approval to advance four community amenities as priority projects, and to obtain funding approval to undertake the first stage of work for these projects including program development, feasibility studies, and preliminary design development.

Respectfully submitted,

Mayor M. Hurley
Chair

Councillor S. Dhaliwal
Vice Chair

Copied to:	City Manager Director Planning & Building Director Engineering Director Parks, Recreation & Cultural Services Director Corporate Services Director Finance Assistant Director - Civic Building Projects Purchasing Manager City Solicitor
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Meeting 2018 Nov 28

COMMITTEE REPORT

TO: CHAIR AND MEMBERS
FINANCIAL MANAGEMENT COMMITTEE

DATE: 2018 November 21

FROM: MAJOR CIVIC BUILDING PROJECT
COORDINATION COMMITTEE

FILE: 4230 01

SUBJECT: PROPOSED PRIORITY COMMUNITY AMENITY PROJECTS

PURPOSE: To seek Council's approval to advance four community amenities as priority projects, and to obtain funding approval to undertake the first stage of work for these projects including program development, feasibility studies, and preliminary design development.

RECOMMENDATIONS:

1. **THAT** Council be requested to approve the proposed community amenities as priority projects, as outlined in Section 3.0 of this report.
2. **THAT** Council be requested to authorize the use of Community Benefit Bonus funds to undertake the necessary program development work, feasibility studies, and preliminary design development for the proposed priority projects, as outlined in Section 3.0 of this report.
3. **THAT** Council be requested to authorize the issuance of Request for Proposals (RFP) in order to retain the necessary services to undertake program development, feasibility studies, and preliminary design development for the proposed priority projects.
4. **THAT** a copy of this report be sent to the Parks, Recreation and Culture Commission for information purposes.

REPORT

1.0 INTRODUCTION

As the City grows, both the demand for public services and the opportunities to provide them increase. In order to adequately serve the growing population and promote social wellbeing and environmental sustainability, the City has developed plans for the renewal of aging civic facilities and the development of new community amenities. Replacement and new civic facilities are identified through a combination of facility condition and community needs assessments, and are typically included in the City's Capital Plan for future advancement. The Priority Amenity Program list as administered through the Community Benefit Bonus Policy also identifies a number of community amenities to be advanced as and when adequate funding is achieved through the

To: Financial Management Committee
 From: Major Civic Building Project Coordination Committee
 Re: Proposed Priority Community Amenity Projects
 2018 November 21.....Page 2

Community Benefit Bonus program. These plans and programs work together to ensure that community needs are met as civic buildings age and the City's population grows and evolves. Through this work, Council have identified the following four community amenity projects to be advanced as priorities:

- replacement of CG Brown Memorial Pool and Burnaby Lake Ice Rink;
- replacement of the Willingdon Heights Community Centre;
- additional recreation space at Confederation Park/Eileen Dailly Leisure Pool; and,
- replacement of Cameron Recreation Centre and Library.

The purpose of this report is to seek Council approval to advance these community amenities as priority projects and to obtain funding approval for the first stage of work, which includes program development, feasibility studies, and preliminary design development. This report also provides an overview of the proposed community amenity priority projects and funding required to undertake this work.

2.0 THE CORPORATE STRATEGIC PLAN

The advancement of the proposed community amenity priority projects align with the following goals and sub-goals of the Corporate Strategic Plan:

- **A Safe Community**
 - Community Amenity Safety – Maintain a high level of safety in City buildings and facilities for the public and City staff.
- **A Connected Community**
 - Social Connection – Enhance social connections throughout Burnaby
- **A Dynamic Community**
 - Economic Opportunity – Foster an environment that attracts new and supports existing jobs, businesses and industries
 - City Facilities and Infrastructure – Build and maintain infrastructure that meets the needs of our growing community
- **An Inclusive Community**
 - Serve a Diverse Community – Ensure City services fully meet the needs of our dynamic community
 - Create a Sense of Community – Provide opportunities that encourage and welcome all community members and create a sense of belonging
- **A Healthy Community**
 - Healthy Life – Encourage opportunities for healthy living and well being
 - Healthy Environment – Enhance our environmental health, resilience and sustainability
 - Lifelong Learning – Improve upon and develop programs and services that enable ongoing learning

To: Financial Management Committee
 From: Major Civic Building Project Coordination Committee
 Re: Proposed Priority Community Amenity Projects
 2018 November 21 Page 3

- **A Thriving Organization**
 - Financial Viability – Maintain a financially sustainable City for the provision, renewal and enhancement of City services, facilities and assets

3.0 OVERVIEW OF PRIORITY PROJECTS AND FUNDING

3.1 CG Brown Memorial Pool and Burnaby Lake Ice Rink Replacement

CG Brown Memorial Pool and Burnaby Lake Ice Rink are located within the Burnaby Lake Sports Complex, on the northeast corner of Kensington Avenue and Sprott Street at 3676 Kensington Avenue (see *attached* Sketch #1). The pool facility opened in 1962 and has undergone several renovations during its lifespan. It contains a 25 metre lap/leisure pool, whirlpool and sauna, a small weight room and supporting facilities. The Burnaby Lake Ice Rink located to the north of CG Brown Memorial pool opened several years later in 1965.

As noted in the City's 2016 Facilities Asset Management Plan, CG Brown Memorial pool is classified as being at the end of its useful life, requiring replacement of major systems and unable to meet the volume of demand. Burnaby Lake Ice Rink is also considered to have reached the end of its useful life, and contains a substandard sized ice sheet that is unable to accommodate the full variety of programs offered at surrounding ice rinks. Both facilities are thus recommended for replacement.

The replacement pool facility could include a significantly larger pool and supporting amenities. A larger pool is supported by the 2002 study conducted by Roger Hughes + Partners Architects, which recommended increasing the swimming pool area in Burnaby over the next 20 years. The replacement ice rink facility would also likely increase in size to accommodate NHL standards, ensuring it can offer a full range of activities, similar to the planned South Burnaby Ice Rinks, which are under development in Edmonds Town Centre. The program development work and feasibility assessment for these new facilities would also explore ways of capturing operational efficiencies by combining the two facilities, such as using waste heat generated by the ice sheet for heating the pool water. Ideally, the new facilities would be accommodated on the same site. However, given the size and soil limitations of the existing site, alternative sites may need to be assessed during the feasibility review to accommodate one of these replacement facilities.

In order to undertake the program development work, feasibility assessment, and preliminary design development for the replacement of CG Brown Memorial Pool and Burnaby Lake Ice Rink, it is requested that Council authorize the use of Community Benefit Bonus funds in the amount of \$2,000,000 for this first stage of work. Funds would be drawn from each of the four town centre Community Benefit Bonus accounts, in accordance with adopted Council policy for amenity projects in the City's Civic Centre.

3.2 Willingdon Heights Recreation Centre Replacement

Willingdon Heights Recreation Centre is located within the Willingdon Heights Park, to the northwest of Brentwood Town Centre at 1491 Carleton Avenue (see *attached* Sketch #2). The recreation centre, which contains a weight room, sports hall, and multi-purpose space, was opened in

To: Financial Management Committee
 From: Major Civic Building Project Coordination Committee
 Re: Proposed Priority Community Amenity Projects
 2018 November 21.....Page 4

1964 and was subsequently renovated in 1981 to significantly enlarge the facility to its current size of 10,050 sq. ft.

As the Brentwood Town Centre and Hastings corridor continue to grow, the need for additional recreation capacity in the area has become more apparent. Given the relatively limited size of the Willingdon Heights facility, it is unable to deliver the range of services necessary to satisfy the growing population in the area, and thus is recommended for replacement.

As recommended in the 2009 Facilities and Recreational Services Review conducted by Walter Francel Architecture Inc., a new, larger recreation facility at the Willingdon Heights site would likely consist of gymnasium space, exercise facilities, meeting and programming space, and general purpose rooms to meet community needs. Given the proximity of and strong connections to Confederation Park and its amenities, a pool is not proposed within this new facility. It is anticipated that the new facility would be accommodated on the same site, within the Willingdon Heights Park.

In order to undertake the program development work, feasibility assessment, and preliminary design development for the replacement of the Willingdon Heights Community Centre, it is requested that Council authorize the use of Community Benefit Bonus funds in the amount of \$1,500,000 for this first stage of work. Specifically, these funds would be drawn from the Brentwood Community Benefit Bonus Fund.

3.3 Additional Recreation Space at Confederation Park/Eileen Dailly Leisure Pool

Eileen Dailly Leisure Pool and Fitness Centre is located at the southwest corner of Confederation Park at 250 Willingdon Avenue (see *attached* Sketch #3). The facility opened in 1993, and contains a leisure pool, a childminding area, and fitness and weight rooms. Additional recreation space is also desirable at the Eileen Daily Centre in addition to Willingdon Heights, to help meet the demands of a growing population in the area.

A new or enlarged recreation facility at Confederation Park would likely consist of gymnasium space, exercise facilities, meeting and programming space, and general purpose rooms to meet community needs, and would be designed to complement the variety of programs offered at Eileen Dailly Centre and the surrounding facilities, both within the park and at the Willingdon Heights Centre.

Ideally, the new recreational space would be built at the northeast corner of Willingdon Avenue and Albert Street with a connection to the existing Eileen Daily Centre, as proposed in the 2008 Recreation Needs Assessment conducted by Bruce Carscadden Architect Inc. However, further work is required to determine the exact location of the additional recreation facilities, and their interface with the Eileen Daily Centre.

In order to undertake the program development work, feasibility assessment, and preliminary design development for the replacement of the Willingdon Heights Community Centre, it is requested that Council authorize the use of Community Benefit Bonus funds in the amount of \$1,000,000 for this first stage of work. These funds would also be drawn from the Brentwood Community Benefit Bonus Fund.

To: Financial Management Committee
 From: Major Civic Building Project Coordination Committee
 Re: Proposed Priority Community Amenity Projects
 2018 November 21.....Page 5

3.4 Cameron Recreation Centre, Pool and Library

Cameron Recreation Centre and Library are located within Lougheed Town Centre Community Plan area at 9523 Cameron Street (see *attached* Sketch #4). The Cameron Centre was completed in 1980, with minor renovations undertaken in 1986 and 2000. The Centre is approximately 56,000 sq.ft. in size, providing space for senior services, a variety of recreation uses including racquet sports, gymnastics, fitness facilities and multi-purpose rooms, and a branch library.

A number of concerns were identified in the 2008 Cameron Recreation Centre Review also conducted by Walter Francel Architecture Inc., including accessibility issues, a lack of centralized administrative area, and a general lack of recreational space necessary to meet the demands of the growing neighbourhood. One important programming element to a new recreation facility would be the addition of a pool, which is not currently accommodated at the existing recreation centre. The new recreation facility is intended to house significant recreation and community space, as well as pool facilities, helping to meet the current and future needs of the Lougheed community. The new library would allow for an expansion of space to accommodate more users as well as more meeting rooms, computer labs, and books/items. The new facilities would be located on the existing Cameron Park site.

In order to undertake the program development work, feasibility assessment, and preliminary design development for the replacement of the Cameron Recreation Centre and Library, it is requested that Council authorize the use of Community Benefit Bonus funds in the amount of \$2,500,000 for this first stage of work. Specifically, these funds would be drawn from the Lougheed Community Benefit Bonus Fund.

4.0 FUNDING

The Community Benefit Bonus Policy, through which developers contribute funds to the City in return for achieving additional density within Town Centre Community Plan areas, has significantly enhanced the City's ability to provide exceptional community amenities since its adoption in 1997, and subsequent policy expansion in 2010. Funding for the first stage of work will be derived exclusively through Community Benefit Bonus funds. Community Benefit Bonus funds are intended to be used for the provision of extra-ordinary community benefits, including community amenities and affordable and/or special needs housing.

It is recommended that the first stage of work for the above four civic projects will be taken from Community Benefit Bonus funds. As work progresses on these projects to the detailed design and construction stages, future reports to Council will provide more detail on the project schedule and required funding for these projects.

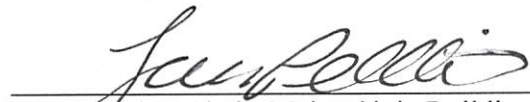
5.0 CONCLUSION

It is recommended that Council approve the proposed community amenities as priority projects, and authorize the use of Community Benefit Bonus funds to undertake the first stage of work for these projects, as outlined in this report.


To: Financial Management Committee
 From: Major Civic Building Project Coordination Committee
 Re: Proposed Priority Community Amenity Projects
 2018 November 21.....Page 6

It is further recommended that Council authorize staff to proceed with program development work for these projects, and authorize the issuance of Request for Proposals in order to retain the necessary consulting services to undertake the necessary program development work, feasibility studies, and preliminary design development for the proposed priority projects.

If approved, the funding for the first stage of work will be included within the upcoming 2019-2023 Annual Capital Plan. Following the conclusion of the feasibility study for each project, staff will report back to Council on the outcomes of the studies for confirmation of the program and feasibility findings, and preliminary budget and schedule for the next stages of design and construction services work.



Lou Pelletier, Chair, Major Civic Building Project
 Coordination Committee



Leon Gous, Director Engineering



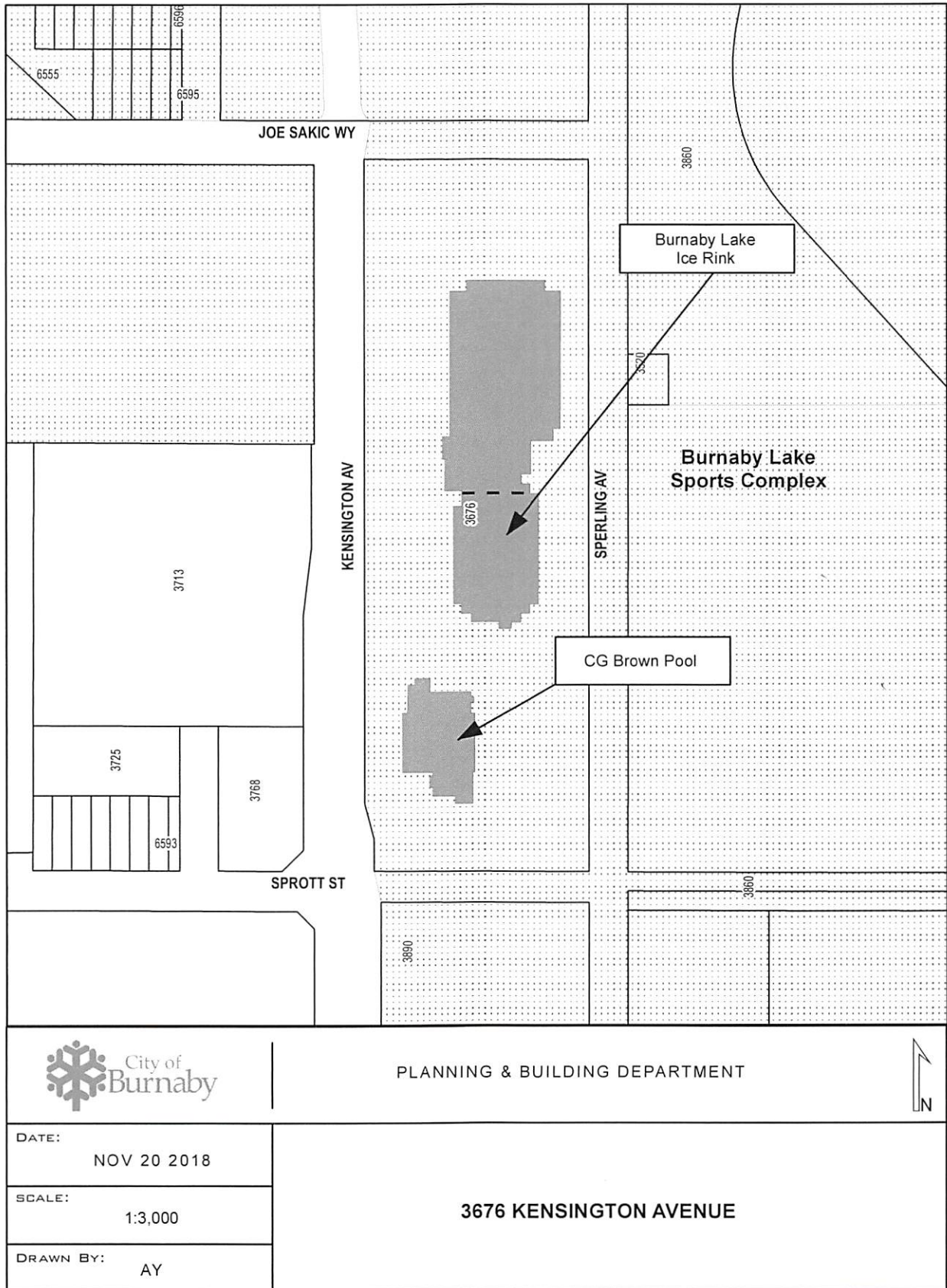
Dave Ellenwood
 Director Parks, Recreation and Cultural Services

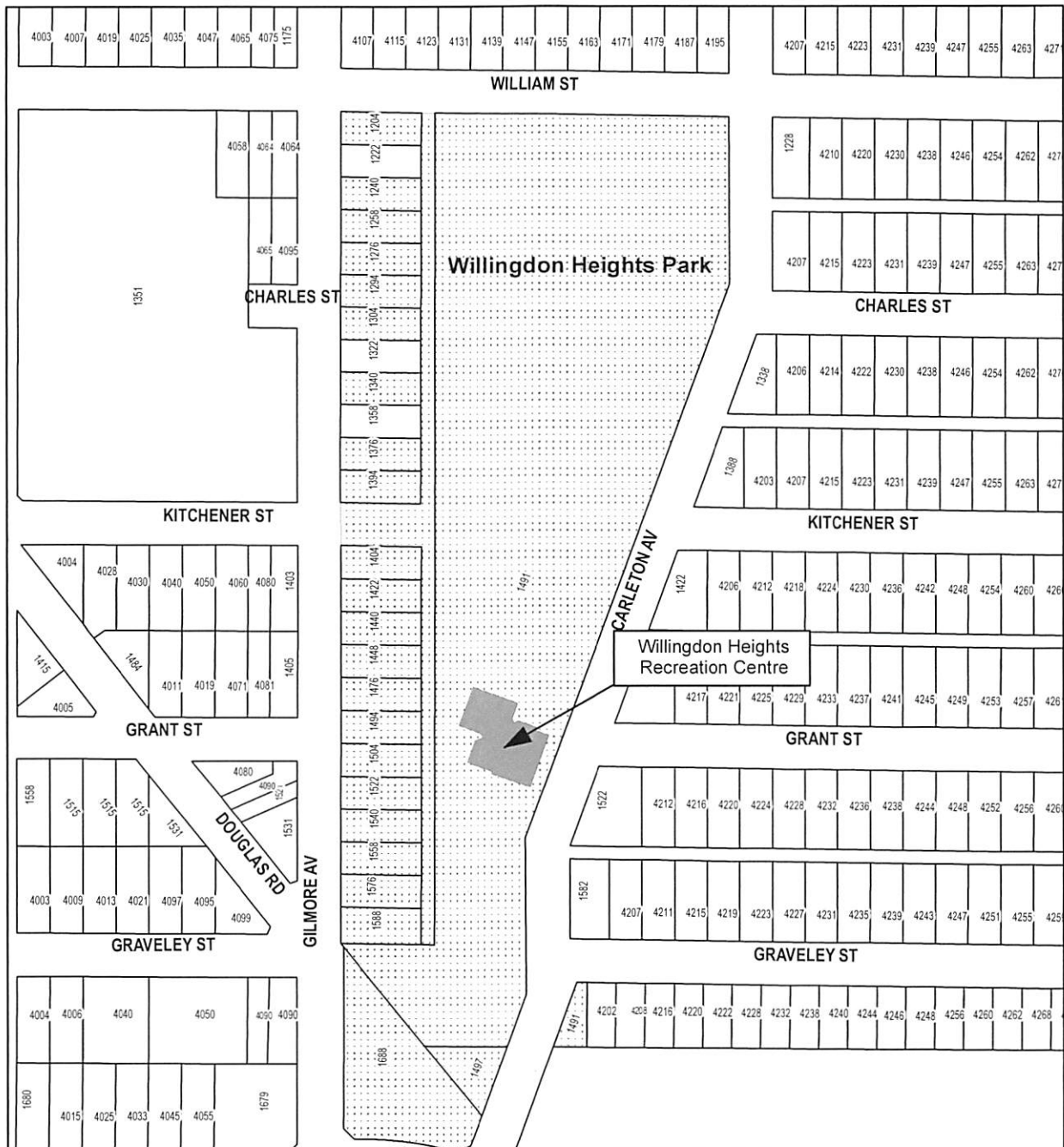
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Attachments

cc: City Manager
 Director Corporate Services
 Director Finance
 Assistant Director – Civic Building Projects
 Purchasing Manager
 City Solicitor
 City Clerk

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PLANNING & BUILDING DEPARTMENT



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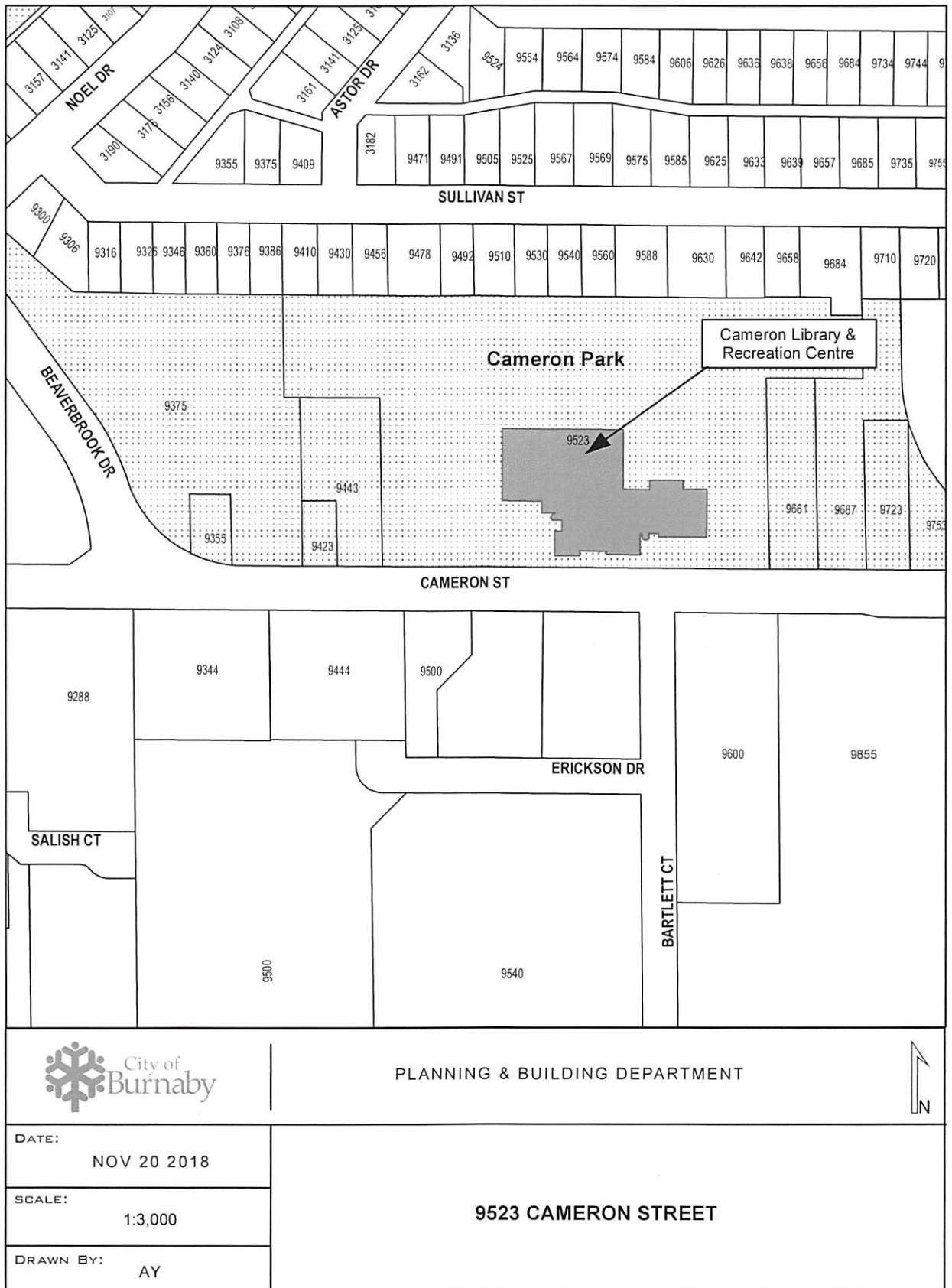
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1491 CARLETON AVENUE

Sketch #2



Sketch #3



Sketch #4



Meeting 2018 December 03

COUNCIL REPORT

FINANCIAL MANAGEMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

SUBJECT: 2019 RESIDENTIAL GARBAGE FEES

RECOMMENDATION:

1. THAT Council authorize the adoption of the 2019 Garbage Receptacle Fee structure and amend the yard waste disposal fee and delivery fee for rain barrels and composters.

REPORT

The Financial Management Committee, at its meeting held on 2018 November 28, received and adopted the attached report seeking Council approval of the amendment of 2019 curbside residential solid and yard waste disposal, and rain barrel/composter delivery fees. The Bylaw appears elsewhere on this Council agenda.

Respectfully submitted,

Mayor M. Hurley
Chair

Councillor S. Dhaliwal
Vice Chair

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



Item
Meeting 2018 Nov 28

COMMITTEE REPORT

TO: CHAIR AND MEMBERS FINANCIAL
MANAGEMENT COMMITTEE

DATE: 2018 Nov 29

FROM: DIRECTOR ENGINEERING

FILE: 36000-03
REF: Solid Waste &
Recycling Bylaw

SUBJECT: 2019 RESIDENTIAL GARBAGE FEES

PURPOSE: To seek Committee and Council's approval to adopt the 2019 Garbage Receptacle Fee structure and amend the yard waste disposal fee and delivery fee for rain barrels and composters.

RECOMMENDATION:

1. **THAT** the Financial Management Committee recommend Council approve the amendment of 2019 solid waste fees as described in the report below.

REPORT

INTRODUCTION

Residential property owners pay an annual fee to offset some of the cost of providing solid waste, green bin, and recycling services. The fees are structured to offset the cost of tipping fees, encourage residents to select the correct size receptacle to avoid overfilling or illegal dumping, and encourage solid waste diversion to recycling and organics disposal programs.

The Solid Waste and Recycling Bylaw (Bylaw 12875) details the fees as described above, as well as yard waste disposal fees and rain barrel/composter delivery fees. These fees have not been adjusted since 2013, and staff are now recommending changes to account for inflation and to align fees with current policy.

POLICY SECTION

The proposed changes are aligned with the City of Burnaby's Corporate Strategic Plan by supporting the following goals and sub-goals of the Plan.

To: CHAIR AND MEMBERS FINANCIAL
MANAGEMENT COMMITTEE
From: DIRECTOR ENGINEERING
Re: 2019 RESIDENTIAL GARBAGE FEES
2018 November 29..... Page 2

Goals

- A Healthy Community
 - Healthy life –
Encourages opportunities for healthy living and well-being
 - Healthy environment –
Enhance our environmental health, resilience and sustainability
- A Dynamic Community
 - Community development –
Manage change by balancing economic development with environmental protection and maintaining a sense of belonging
- A Thriving Organization
 - Financial viability –
Maintain a financially sustainable City for the provision, renewal and enhancement of City services, facilities and assets
 - Communication –
Practice open and transparent communication among staff, Council and the community
 - Reliable services, technology and information –
Protect the integrity and security of City information, services and assets

DISCUSSION

Curbside Residential Solid Waste Fees

The curbside residential solid waste fee is based on the size of the garbage receptacle provided to the resident on January 01. Residents are able to change the size of the garbage receptacle at any time, provided the \$50 service fee is prepaid. The table below shows the receptacles in service at the end of 2017.

Receptacle Size	Annual Fee	Quantity	%	Revenue
120L Garbage (32G)	\$25	6,156	18.7%	\$153,900
180L Garbage (48G)	\$75	21,913	66.4%	\$1,643,475
240L Garbage (64G)	\$205	3,872	11.7%	\$793,760
360L Garbage (96G)	\$385	1,064	3.2%	\$409,640
Total		33,005	100.0%	\$3,000,775

To: CHAIR AND MEMBERS FINANCIAL
MANAGEMENT COMMITTEE
From: DIRECTOR ENGINEERING
Re: 2019 RESIDENTIAL GARBAGE FEES
2018 November 29..... Page 3

Receptacle Fees for 2019

The differences amongst the fees in the current fee structure have induced some residents to select a smaller receptacle than they require. This has contributed to overfilling of receptacles and increased waste collected from public receptacles in Burnaby parks and public spaces.

The 2019 proposed fee structure reduces the difference between the 180L and 240L receptacles. This will discourage residents from reducing the size of their receptacle for financial reasons. It will also allow residents to increase to the 240L receptacle to avoid overfilling the smaller sized receptacles. Converging the fees for the 180L and 240L receptacles over a number of years will facilitate a reduction of receptacle stock and streamline operations by eventually offering only 3 sizes. It is recommended that a disincentive be maintained for the largest receptacle (360L).

The proposed 2019 Receptacle Fee structure is shown in the table below.

Receptacle Size	2018 Annual Fee	2019 Annual Fee	Fee Change	Quantity	2019 Revenue
120L Garbage (32G)	\$25.00	\$25.00	\$0.00	6,156	\$153,900
180L Garbage (48G)	\$75.00	\$75.00	\$0.00	21,913	\$1,643,475
240L Garbage (64G)	\$205.00	\$140.00	-\$65.00	3,872	\$542,080
360L Garbage (96G)	\$385.00	\$385.00	\$0.00	1,064	\$409,640
Total				33,005	\$2,749,095

Other Fee Changes

It is recommended that the per tonne yard waste disposal fee at the Burnaby Eco-Centre be the same fee as that collected at Metro Vancouver disposal facilities (currently \$95 per tonne).

It is further recommended that the delivery fee for rain barrels and composters be increased from \$5 to \$25 to more closely reflect actual cost of service.

To: CHAIR AND MEMBERS FINANCIAL
MANAGEMENT COMMITTEE
From: DIRECTOR ENGINEERING
Re: 2019 RESIDENTIAL GARBAGE FEES
2018 November 29..... Page 4

RECOMMENDATION

It is recommended that the Financial Management Committee recommend Council approve the amendment of 2019 curbside residential solid waste fees, yard waste disposal fees and rain barrel/composter delivery fees as described in this report.



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

AS/JL/ac

Copied to: City Manager
City Solicitor
Director Finance



Meeting 2018 December 03

COUNCIL REPORT

FINANCIAL MANAGEMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

SUBJECT: 2019 WATERWORKS UTILITY RATES

RECOMMENDATION:

1. THAT Council authorize the City Solicitor to amend the Burnaby Waterworks Regulation Bylaw 1953 for the 2019 Water Rates contained in Schedule C of this report, and amend the bylaw as outlined in Section 4 of this report, effective 2019 January 01.

REPORT

The Financial Management Committee, at its meeting held on 2018 November 28, received and adopted the attached report seeking Council approval of a 2% increase to the 2019 Waterworks Utility Rates and bylaw revisions, as outlined in the report. The Bylaw appears elsewhere on this Council agenda.

Respectfully submitted,

Mayor M. Hurley
Chair

Councillor S. Dhaliwal
Vice Chair

Copied to:	City Manager Director Finance Director Engineering City Solicitor
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Meeting 2018 Nov 28

COMMITTEE REPORT

TO: CHAIR AND MEMBERS
FINANCIAL MANAGEMENT COMMITTEE

DATE: 2018 November 19

FROM: DIRECTOR FINANCE

FILE: 39500-07
Reference: Water Rates

SUBJECT: 2019 WATERWORKS UTILITY RATES

PURPOSE: To request Council approval for a 2% increase to the 2019 Waterworks Utility Rates and bylaw revisions contained herein.

RECOMMENDATION:

1. **THAT** the Financial Management Committee recommend Council authorize the City Solicitor to amend the Burnaby Waterworks Regulation Bylaw 1953 for the 2019 Water Rates contained in Schedule C of this report, and amend the bylaw as outlined in Section 4 of this report, effective 2019 January 01.

REPORT**1.0 BACKGROUND**

The Waterworks Utility is financially self-sustaining; funding for operations comes from utility rates and/or reserves. There is no impact on property taxes from any increased demand for water services. Water rates are reviewed annually and revised to account for changes in costs associated with the delivery of water to Burnaby. Water rates are changed by way of an amendment to the Burnaby Waterworks Regulation Bylaw 1953 and adoption by Council.

The due date for payment of annual waterworks utility fees is March 15th each year. To promote payment by the due date, Burnaby offers discounted rates for payments received on or before the March 15th due date. Metered Water customers are offered the same incentive for payments made within 30 days of the billing date. The intent of the bylaw is not to grant a discounted rate for partial payments.

Table 1 provides rate increase information over the past five years and the proposed rate for 2019.

Table 1 – Rate Increases

2014	2015	2016	2017	2018	Proposed 2019
5.5%	3.0%	2.0%	1.0%	0.0%	2.0%

To: Financial Management Committee

From: Director Finance

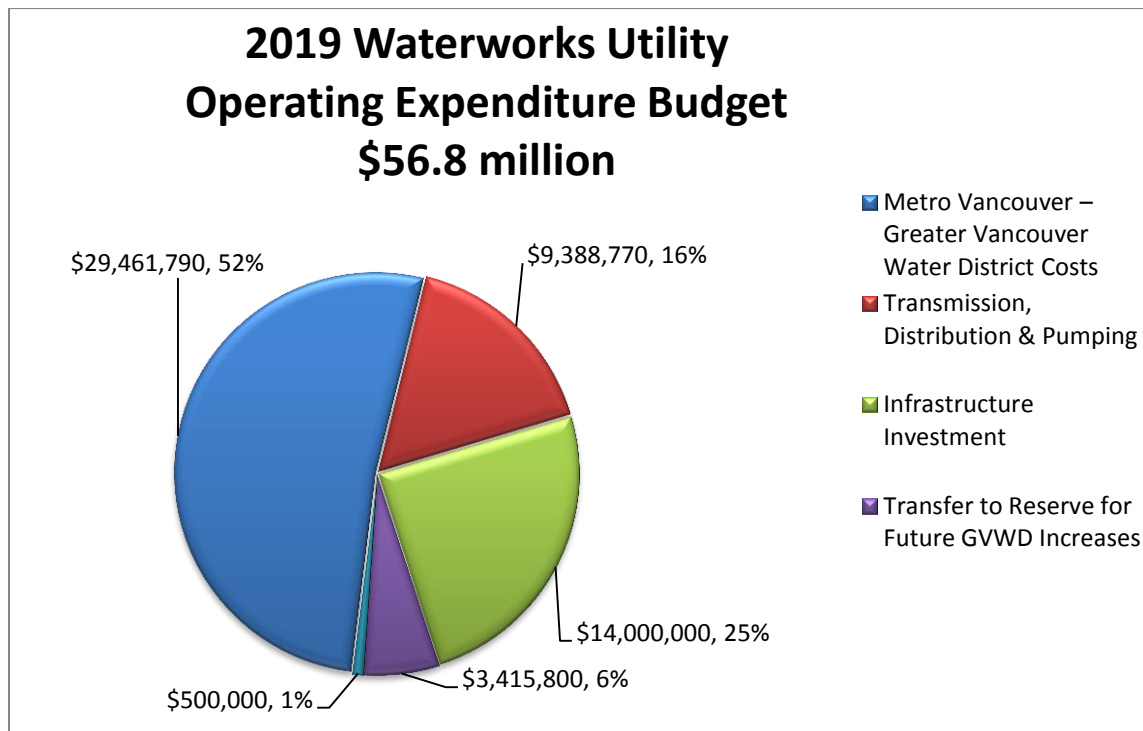
Re: 2019 Waterworks Utility Rates

2018 November 28..... Page 2

2.0 WATERWORKS UTILITY EXPENDITURES

The 2019 Waterworks Utility Operating Expenditure Budget totals \$56.8 million, an increase of \$1.6 million compared to 2018. The 2019 Waterworks Utility Operating Expenditure Budget is summarized in Chart 1 below. Schedule A (attached), provides further details of the City's Waterworks Utility Five Year Operating Plan.

Chart 1 – 2019 Waterworks Utility Operating Expenditure Budget



2.1 Metro Vancouver – Greater Vancouver Water District Costs

The cost of water from the Greater Vancouver Water District (GVWD) continues to form the largest percentage of overall expenditure for 2019, at just under 52% of total expenditure. The GVWD is responsible for acquiring and maintaining the water supply, treating it to ensure its quality and delivering it to the City. The GVWD also provides ongoing capital work for the treatment of water, including the upgrading of facilities to meet safety and environmental standards.

2019 volumes are based on the City of Burnaby's average volume for the prior three years. Rates are as per GVWD. 2020 – 2023 rates are based on GVWD projected rate increases. Volumes for this period are also based on GVWD projected increases. For 2019, the City has budgeted for consumption of 39.7m cubic metres, which is in line with GVWD estimates. The estimated cost of

To: Financial Management Committee

From: Director Finance

Re: 2019 Waterworks Utility Rates

2018 November 28..... Page 3

the 2019 GVWD water delivery service for Burnaby is \$29.4 million, an increase of \$1.5 million over the 2018 budget.

Schedule B (attached) summarizes the projected 2019 – 2023 GVWD increases in the cost of water services provided to Burnaby, with historical data going back to 2014. The City of Burnaby's longer range forecast rate increases for the GVWD cost of water services from 2024 to 2028 are based on average rate increase from 2017 – 2020. The blended 2019 rate increase for the GVWD is 5.8%. The 2019 GVWD rates for peak and off peak rates are as follows:

- Peak (June to September) - \$0.8399 per cubic metre @ 16,233 cubic metres.
- Off Peak (January to May / October to December) –
\$0.6719 per cubic metre @ 23,556 cubic metres.

The following are examples of current and planned major GVWD initiatives supported by 2019 rate increases:

2019 Major Capital Projects

- Coquitlam Intake No. 2 project definition
- Coquitlam Main No. 4 design
- Capilano Raw Water Pump Station Back-up Power
- Capilano Main No. 5 (Stanley Park Section) design
- Annacis Marine Crossing design
- Second Narrows Marine Crossing construction
- Port Mann Main No. 2 (South) construction
- Jericho Reservoir construction
- Fleetwood Reservoir construction

The City's approach to maintaining a stable level of operating reserves allows for rate increases that are well below the GVWD increases. Proposed rate increases for future years are set out in Table 2 below:

Table 2 – Planned GVWD and City Increases

GVWD 2019 – 2023 Plan ¹	2019	2020	2021	2022	2023
GVWD Blended Rate Increase	5.8%	10.9%	11.0%	11.7%	11.6%
Total GVWD Operating Budget	\$289.1m	\$323.2m	\$359.5m	\$403.7m	\$453.0m
Total GVWD Capital Budget	\$231.4m	\$395.7m	\$440.9m	\$486.0m	\$477.2m
Household Impact	\$172	\$189	\$207	\$229	\$253
% Change on Household	4.5%	10.0%	9.5%	10.5%	10.5%
Planned City of Burnaby % change	2.0%	3.0%	3.0%	3.0%	3.0%

¹ Metro Vancouver Corporate Planning Committee Budget Workshop – October 17, 2018

To: Financial Management Committee

From: Director Finance

Re: 2019 Waterworks Utility Rates

2018 November 28..... Page 4

2.2 Transmission, Distribution & Pumping

The City's Engineering Department, Water Services Division, provides high quality drinking water to homes and businesses, as well as water supply for fire suppression. This division manages the installation and maintenance of over 700 kilometers of watermain and connections throughout the City. Planned 2019 transmission, distribution, and pumping expenditure is proposed to increase by \$1.3 million to \$9.4 million.

Key changes include:

- \$600,000 related to water service connections activity. A provision for connections with performance issues in the past was included in the capital plan; however, after further review it was deemed that majority of this type of ongoing work is more of an operating activity. Since this is no longer classified as a capital activity the capital plan will have an offsetting reduction.
- \$300,000 is required due to the increase in costs associated with transporting construction materials for disposal at off site locations. These costs are incurred by the City and allocated evenly between both the Waterworks Utility and Sanitary Sewer Fund.
- \$210,000 in various operating expenditures related to Water Conservation and Enforcement initiatives and other operating initiatives.
- \$190,000 due to additional compensation costs such as collective agreement increases and staff pay-step increments.

2.3 Infrastructure Investment

The City's policy of funding ongoing replacement and development of required infrastructure continues to ensure a stable and sustainable capital program. The 2019 infrastructure investment is budgeted at \$14 million. This figure ensures that capital funds held in reserves are sufficient to fund capital expenditures for the future.

2.4 Transfer to Reserve for Future GVWD Increases

The City is setting aside funding to the Waterworks Utility Operating Reserve from 2019 to 2021, which will help to reduce the upward pressure of GVWD rate increases in future years, keeping future rate increases to citizens stable.

2.5 Contingency

A contingency amount, consistent with prior years, of \$500,000 has been built into the budget to accommodate for any unforeseen costs that may arise during the year.

To: Financial Management Committee

From: Director Finance

Re: 2019 Waterworks Utility Rates

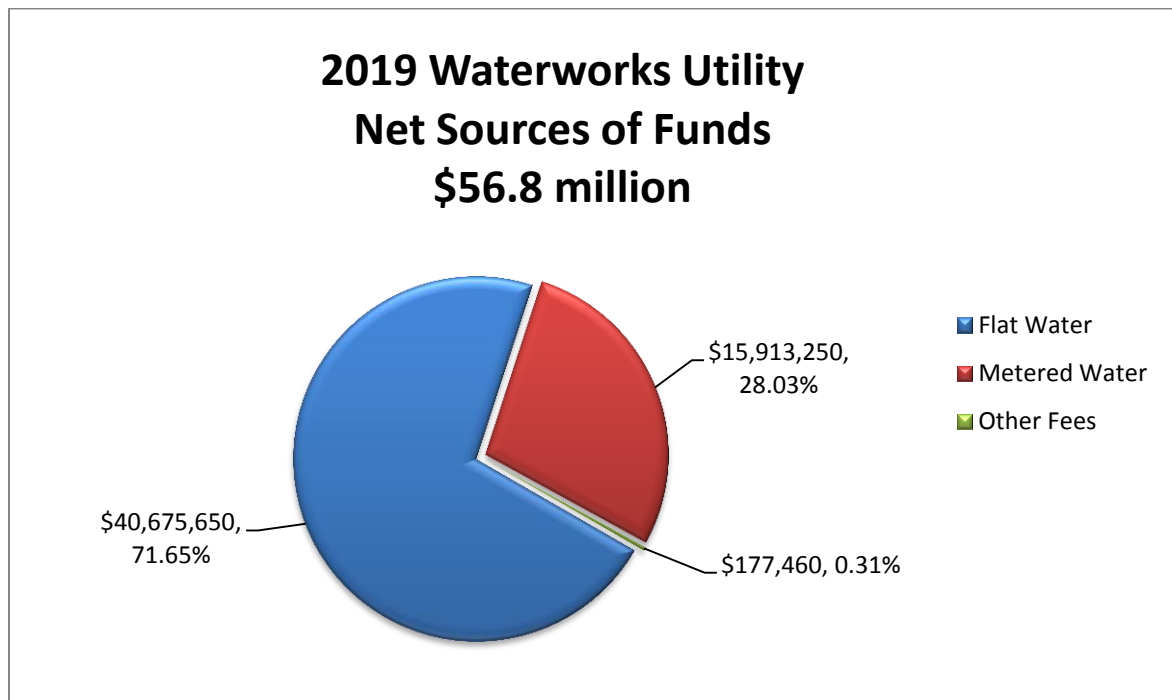
2018 November 28..... Page 5

3.0 SOURCES OF FUNDS

The Waterworks Utility is self-funding. Rates are based on a user pay principle and structured to fund the cost of Burnaby's water services. The rate structure includes the funding of the City's capital infrastructure renewal programs and water services, the supply cost of water provided by the GVWD, and the funding of operations including maintenance programs. The rate structure is divided into three categories: Flat Water, Metered Water and Other fees. A transfer from reserve is used to stabilize rates.

Chart 2 below provides a breakdown of 2019 funding sources net of early payment discounts.

Chart 2 – 2019 Waterworks Utility Net Sources of Funds



3.1 Flat Water

Flat water charges make up 71.7% of all revenues, at \$40.6 million (net of discounts). The projected revenue increase for 2019 is \$1.3 million. This is based on an estimated 1% annual growth factor for 2019 and the general rate increase.

3.2 Metered Water

Approximately 2,800 customers are metered, which accounts for 28% of total revenues (net of discounts). Despite an overall average decline in consumption of 0.96% over the past ten years, 2017 full year actuals were higher than forecast. The 2019 budget is based on past actual consumption levels, with 2019 revenues estimated at \$15.9 million after applicable discounts.

To: Financial Management Committee

From: Director Finance

Re: 2019 Waterworks Utility Rates

2018 November 28..... Page 6

3.3 Other Fees (Sales of Services, Permits and Construction Charges)

Other revenues in 2019 include Construction Water (Flat and Metered), Permits, Special Meter Readings and Testing. Rates for construction water charges increase in line with all other water rates. Revenue from these sources is estimated at \$177,460 for 2019.

3.4 Transfer from Reserve

For 2019, there is no transfer from reserve. In future years the water operating reserve fund will be used to offset GVWD rate increases, meaning that the City can set rate increases that are significantly lower than those of the GVWD.

4.0 BYLAW AMENDMENTS

The following revisions to Schedule C of this report (Schedule A of the Waterworks Regulation Bylaw 1953) are proposed:

4.1 Metered Rates

In line with Metered Sewer Rates, a single tier rate per cubic metre of water consumption is applied to all monthly and quarterly accounts. As such, multiple tiers are no-longer shown on Schedule C to this report, and will be updated within Schedule A of the bylaw.

4.2 Cost of connection – Tie In

This fee is being added to the Waterworks Regulation Bylaw 1953.

4.3 Water Transfers

This fee is being added to the Waterworks Regulation Bylaw 1953.

4.4 Water Meter Purchase and Installation

These rates have been added to Schedule C of this report and will be added to the bylaw to capture meter purchase and installation charges.

4.5 Other Installation / Device Fees

The fees for the Nelson box purchase and installation, and Fireline Meter purchase and installation have been included in Schedule C of this report and will be added to the bylaw.

To: Financial Management Committee

From: Director Finance

Re: 2019 Waterworks Utility Rates

2018 November 28..... Page 7

4.6 Watering Permit

This fee is being added to the Waterworks Regulation Bylaw 1953.

With inclusion of the fees listed above in Schedule C attached, going forward rate increases for these fees will adhere to the general annual rate increase for the Waterworks Utility.

5.0 SUMMARY

The Waterworks Utility is self-funding and debt free. Rates are based on a user pay principle and structured to fund the cost of Burnaby's water services. For 2019, it is recommended that rates increase by 2%, to help offset future rate increases by GVWD.

A number of fee additions have been made to Schedule C to this report (Schedule A of the Burnaby Waterworks Regulation Bylaw 1953).

The Director Engineering concurs with the recommendations contained in this report.

6.0 RECOMMENDATION

It is recommended that the Financial Management Committee recommend Council authorize the City Solicitor to amend the Burnaby Waterworks Regulation Bylaw 1953 for the 2019 Water Rates contained in Schedule C and the bylaw amendments as outlined in Section 4 of this report effective 2019 January 01.



Noreen Kassam, CPA, CGA
DIRECTOR FINANCE

NK:RR:WK /ml

Attachments: *Schedule A – City's Waterworks 5 Year Operating Plan*
Schedule B – Cost of Water Supplied to Burnaby by Metro Vancouver (GVWD)
Schedule C – Water Rates

Copied to: City Manager
Director Engineering
City Solicitor
City Clerk

2019 WATERWORKS - FIVE YEAR OPERATING BUDGET

SCHEDULE A

	2014 Actual	2015 Actual	2016 Actual	2017 Actual	2018 Annual	2019 Budget	2020 Projected	2021 Projected	2022 Projected	2023 Projected
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
EXPENDITURE										
Metro Vancouver – Greater Vancouver Water District Costs	25,199,090	26,159,327	25,865,340	26,983,019	27,943,500	29,461,790	32,832,700	36,597,400	41,167,700	46,341,600
Transmission, Distribution & Pumping	6,083,121	6,385,702	6,203,023	6,822,740	8,110,600	9,388,770	9,670,430	9,960,540	10,259,360	10,567,140
Infrastructure Investment	15,001,520	15,682,345	16,002,500	21,131,130	18,500,000	14,000,000	11,500,000	11,500,000	11,500,000	11,500,000
Transfer to Reserve for Future GVWD Increases	-	-	-	-	-	3,415,800	4,185,550	2,108,080	-	-
Special Project - One Time Request	-	-	-	-	125,000	-	-	-	-	-
Contingency	-	-	-	-	500,000	500,000	500,000	500,000	500,000	500,000
Surplus	2,347,641	2,156,657	4,122,981	-	-	-	-	-	-	-
TOTAL	48,631,372	50,384,032	52,193,844	54,936,900	55,179,100	56,766,360	58,688,680	60,666,020	63,427,060	68,908,740
GROSS REVENUES/TRANSFERS										
Flat Rates (Net of Discounts, including Secondary Suites)	34,175,090	35,808,730	36,965,274	39,153,697	39,472,490	40,675,650	41,991,610	43,340,900	44,730,950	46,162,860
Metered Rates (Net of Discounts)	14,309,728	14,457,163	15,172,485	15,552,029	15,388,710	15,913,250	16,519,620	17,147,670	17,800,850	18,480,150
Construction - Metered Charges	41,143	23,460	15,280	3,412	23,600	23,800	23,800	23,800	23,800	23,800
Construction - Flat Rate Charges	58,892	39,520	200	32,800	32,900	47,430	47,430	47,430	47,430	47,430
Permits and Fees	13,351	12,017	11,131	22,714	17,200	16,970	16,970	16,970	16,970	16,970
Other Sales of Services	33,168	43,141	29,473	22,732	35,300	89,260	89,250	89,250	89,250	89,250
Transfer from Reserve	-	-	-	149,500	208,900	-	-	-	717,810	4,088,280
TOTAL	48,631,372	50,384,032	52,193,844	54,936,900	55,179,100	56,766,360	58,688,680	60,666,020	63,427,060	68,908,740
Rate Increase	5.50%	3.00%	2.00%	1.00%	0.00%	2.00%	3.00%	3.00%	3.00%	3.00%

COST OF WATER SUPPLIED TO BURNABY BY METRO VANCOUVER (GVWD)

SCHEDULE B

Year	Cost/m ³		Increase over the previous year				Volumes m ³			Change In volume	Annual cost to Burnaby	Increase in the total cost of water to Burnaby	
			\$		%								
	Off-Peak	Peak	Off-Peak	Peak	Off-Peak	Peak	Off-Peak	Peak	Total m ³	%	000 \$	000 \$	%
2014 Actual	0.5724	0.7155	0.0220	0.0275	4.00	4.00	22,338	17,348	39,687	-6.60	25,199	-622	-2.41
2015 Actual	0.5816	0.7270	0.0092	0.0115	1.61	1.61	23,871	16,886	40,757	2.70	26,159	960	3.81
2016 Actual	0.5926	0.7407	0.0110	0.0137	1.89	1.88	24,028	15,696	39,724	-2.53	25,865	-294	-1.12
2017 Actual	0.6113	0.7641	0.0187	0.0234	3.16	3.16	23,270	16,700	39,970	1.98	26,983	1,397	5.40
2018 Budget	0.6350	0.7938	0.0237	0.0297	3.88	3.89	23,778	16,181	39,959	-1.36	27,943	681	2.50
2019 Budget	0.6719	0.8399	0.0369	0.0461	5.81	5.81	23,556	16,233	39,790	-0.42	29,462	1,519	5.44
2020 Budget	0.7451	0.9314	0.0732	0.0915	10.90	10.90	23,789	16,219	40,007	0.55	32,833	3,371	11.44
2021 Budget	0.8271	1.0339	0.0820	0.1025	11.00	11.00	23,888	16,287	40,175	0.42	36,597	3,765	11.47
2022 Budget	0.9239	1.1549	0.0968	0.1210	11.70	11.70	24,057	16,402	40,459	0.71	41,168	4,570	12.49
2023 Budget	1.0310	1.2888	0.1072	0.1340	11.60	11.60	24,266	16,544	40,810	0.87	46,342	5,174	12.57
Increase 2014 - 2018			0.0846	0.1058	10.94	10.94						2,122	10.89
Projected increase 2019 - 2023			0.3960	0.4950	53.45	53.45						18,399	57.29

NOTES:

2014-2017 volumes are based on actuals up to December 31 2017.

2018 volumes and costs are based on expenditure as of October 2018. An estimate is used for the remainder of the year based on prior year averages.

2019 volumes are based on the City of Burnaby average volume for the prior three years. Rates are as per GVWD.

2020-2023 rates are based on GVWD projected rate increases. Volumes for this period are based on GVWD projected increases.

Finance Department
November 2018

2019 WATERWORKS RATES

SCHEDULE C

Note - full payment of the amount specified is required by the due date in order to receive the lower rate, where applicable.

FLAT RATES

Detached Single Family Dwelling	
Two Family Dwelling, including strata, forming part of a duplex- Per Unit	
Multiple Family Dwelling, including strata, not part of a duplex - Per Unit:	
Secondary suite, or in-law suite in a Single Family Dwelling	
In-Law Suite in a Two Family Dwelling	
Commercial - not more than 3 stores / offices:	
Commercial and living quarters, 1 family	
Commercial and no living quarters	

CROSS CONNECTION CONTROLS

Per Device	
Minimum Per Unit	

METERED RATES

Monthly

Per cubic metres	
Minimum monthly	

Quarterly

Per cubic metres	
Minimum quarterly	

WATER CONNECTION

WATER TIE IN

WATER TRANSFERS

Meter Purchase and Installation

Water Meter 5/8" to 10"	
Water Meter 5/8" installation	
Water Meter 3/4" installation	
Water Meter 1" installation	
Water Meter 1.5" installation	
Water Meter 2" installation	
Water Meter 3" installation	
Water Meter 4" installation	
Water Meter 6" installation	
Water Meter 8" installation	
Water Meter 10" installation	

OTHER INSTALLATION / DEVICE FEES

Nelson box purchase and installation for driveway MR6	
Fireline meter purchase - 6" to 10"	
6" Fireline Installation	
8" Fireline Installation	
10" Fireline Installation	

CONSTRUCTION FLAT WATER ANNUAL CHARGE

19 mm Connection	
25 mm Connection	
50 mm Connection	

CONSTRUCTION OTHER

Construction Meter Deposit 2019 (Previously connection charge)	
Construction meter Usage Charge	

Effective 2018 Jan 01 Paid by Mar. 15	Effective 2018 Jan 01 Paid after Mar. 15	Effective 2019 Jan 01 Paid by Mar. 15	Effective 2019 Jan 01 Paid after Mar. 15
\$	\$	\$	\$
578.17	608.60	589.73	620.77
433.63	456.45	442.30	465.58
331.99	349.46	338.63	356.45
289.09	304.30	294.88	310.39
216.82	228.23	221.16	232.79
1156.34	1,217.20	1179.47	1,241.54
578.17	608.60	589.74	620.77
51.96	54.69	53.01	55.79
6.53	6.87	6.67	7.01
Paid within 30 days of billing date	Paid 31 or more days after billing date	Paid within 30 days of billing date	Paid 31 or more days after billing
1.536	1.616	1.570	1.6500
48.18	50.72	49.15	51.74
1.536	1.616	1.570	1.6500
144.54	152.16	147.44	155.20
As per agreed cost of connection		As per agreed cost of connection	
Added to bylaw for 2019		As per agreed cost of connection	
Added to bylaw for 2019		As per agreed cost of connection	
Added to bylaw for 2019		Actual cost	
Added to bylaw for 2019		No discount	350.00
Added to bylaw for 2019		No discount	450.00
Added to bylaw for 2019		No discount	650.00
Added to bylaw for 2019		No discount	1,100.00
Added to bylaw for 2019		No discount	1,250.00
Added to bylaw for 2019		No discount	2,100.00
Added to bylaw for 2019		No discount	2,600.00
Added to bylaw for 2019		No discount	5,000.00
Added to bylaw for 2019		No discount	6,500.00
Added to bylaw for 2019		No discount	7,500.00
Added to bylaw for 2019		No discount	175.00
Added to bylaw for 2019		Actual cost	
Added to bylaw for 2019		No discount	7,500.00
Added to bylaw for 2019		No discount	5,000.00
Added to bylaw for 2019		No discount	6,500.00
No discount	1,400.00	No discount	1,428.00
No discount	3,600.00	No discount	3,672.00
No discount	10,900.00	No discount	11,118.00
No discount	5,000.00	No discount	5,100.00
As per Metered rates		As per Metered rates	

2019 WATERWORKS RATES

SCHEDULE C

Note - full payment of the amount specified is required by the due date in order to receive the lower rate, where applicable.

MISCELLANEOUS CHARGES

I. Water Turn-on / Turn-off request (per occurrence)

Regular hours: 7am to 11 pm Monday to Friday except statutory holidays

After hours: 11pm to 7am Mon - to Fri, weekends and statutory holidays

II. Fire Hydrant

Permit (Inspection fee)

Water use per day

Damage deposit (refundable)

III. Meter Test or retest

16 mm, 19 mm, 25 mm, 32 mm, 38 mm or 50 mm meters

76 mm, 102 mm, 152 mm or meters over 152 mm

IV. Service Disconnection

At Property Line

At Main

V. Special Meter Reading

VI. Watering Permit

RATE INCREASE

Effective 2018 Jan 01 Paid by Mar. 15	Effective 2018 Jan 01 Paid after Mar. 15
\$	\$
No discount	54.00
No discount	160.00
No discount	160.00
No discount	27.00
No discount	531.00
No discount	123.00
No discount	239.00
No discount	350.00
No discount	3,500.00
No discount	80.00
Added to bylaw for 2019	
0.00%	0.00%

Effective 2019 Jan 01 Paid by Mar. 15	Effective 2019 Jan 01 Paid after Mar. 15
\$	\$
No discount	55.08
No discount	163.20
No discount	163.20
No discount	27.54
No discount	541.62
No discount	125.46
No discount	243.78
No discount	357.00
No discount	3,570.00
No discount	81.60
No discount	50.00
2.00%	2.00%

Finance Department

November 2018



Meeting 2018 December 03

COUNCIL REPORT

FINANCIAL MANAGEMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

SUBJECT: 2019 SANITARY SEWER FUND RATES

RECOMMENDATION:

1. THAT Council authorize the City Solicitor to amend the Burnaby Sewer Parcel Tax Bylaw 1994, the Burnaby Sewer Charge Bylaw 1961, and the Burnaby Sewer Connection Bylaw 1961, to reflect the 2019 rates contained in Schedule C of this report, and the bylaw amendments outlined in section 4 of this report, effective 2019 January 01.

REPORT

The Financial Management Committee, at its meeting held on 2018 November 28, received and adopted the attached report seeking Council approval of a 2% increase to the 2019 Sanitary Sewer Fund Rates and the bylaw revisions, as outlined in the report. The Bylaw appears elsewhere on this Council agenda.

Respectfully submitted,

Mayor M. Hurley
Chair

Councillor S. Dhaliwal
Vice Chair

Copied to:	City Manager Director Finance Director Engineering City Solicitor
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Meeting 2018 Nov 28

COMMITTEE REPORT

TO: CHAIR AND MEMBERS
FINANCIAL MANAGEMENT COMMITTEE

DATE: 2018 November 19

FROM: DIRECTOR FINANCE

FILE: 36000-07
Reference: Sewer Rates

SUBJECT: 2019 SANITARY SEWER FUND RATES

PURPOSE: To request Council approval for a 2% increase to the 2019 Sanitary Sewer Fund Rates and bylaw revisions contained herein.

RECOMMENDATION:

1. **THAT** the Financial Management Committee recommend Council authorize the City Solicitor to amend the Burnaby Sewer Parcel Tax Bylaw 1994, the Burnaby Sewer Charge Bylaw 1961, and the Burnaby Sewer Connection Bylaw 1961, to reflect the 2019 rates contained in Schedule C of this report, and the bylaw amendments outlined in section 4 of this report, effective 2019 January 01.

REPORT**1.0 BACKGROUND**

The Sanitary Sewer Fund is financially self-sustaining and debt free. Rate changes do not impact property taxes. Sanitary Sewer rates are reviewed annually and adjustments are made to provide funding for required operating and capital works through the adoption of amendments to the Burnaby Sewer System Parcel Tax Bylaw 1994, the Burnaby Sewer Charge Bylaw 1961, and the the Burnaby Sewer Connection Bylaw 1961.

Annual Sanitary Sewer charges within the the Burnaby Sewer Charge Bylaw 1961, and the Burnaby Sewer Connection Bylaw 1961 are due by March 15th each year. To promote payment by the due date, Burnaby offers discounted rates for payments received on or before the March 15th due date. Metered Sanitary Sewer customers are offered the same incentive for payments made within 30 days of the billing date. The intent of the bylaw is not to grant a discounted rate for partial payments.

For 2019, it is proposed that the due date for rates contained within the Burnaby Sewer System Parcel Tax Bylaw 1994 is aligned with the property tax due date. Further information on this proposal is set out within Section 4 to this report.

To: Financial Management Committee

From: Director Finance

Re: 2019 Sanitary Sewer Fund Rates

2018 November 28 Page 2

Table 1 provides rate increase information over the past five years and the proposed rate for 2019.

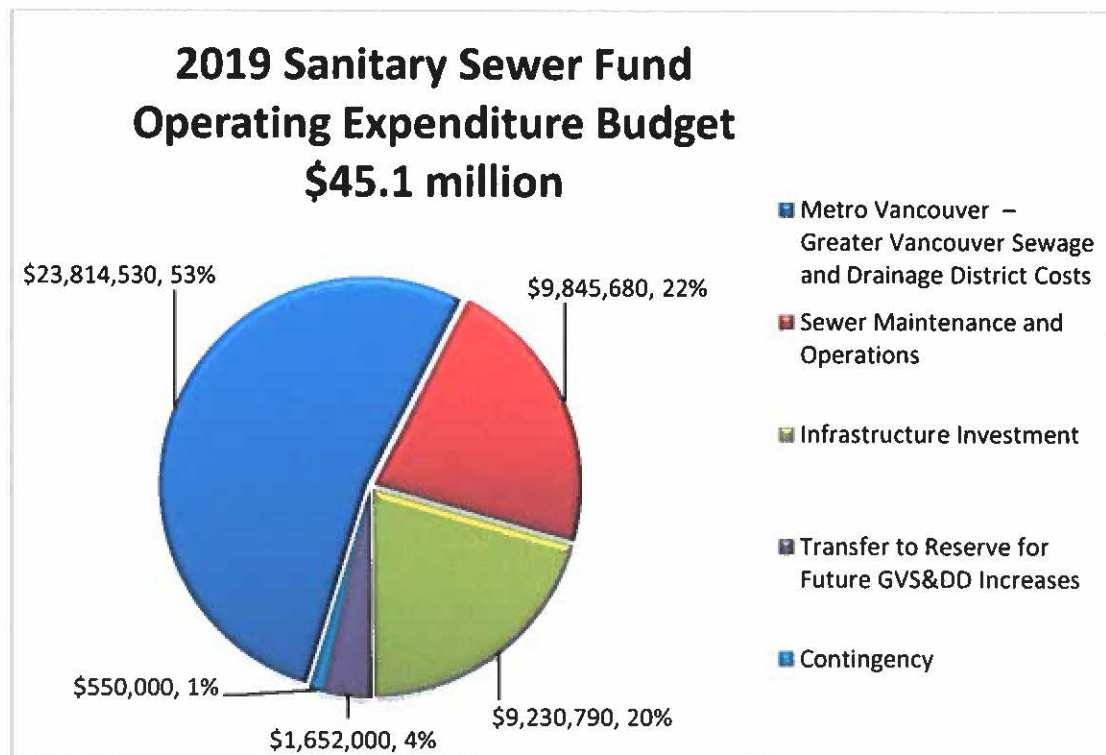
Table 1 – Rate Increases

2014	2015	2016	2017	2018	Proposed 2019
5.5%	3.0%	1.5%	1.0%	0.0%	2.0%

2.0 SANITARY SEWER FUND EXPENDITURES

The Sanitary Sewer Fund Operating Expenditure Budget for 2019 is projected at \$45.1 million, an increase of \$0.9 million over 2018. The cost of the sewer system includes funding of infrastructure replacement and enhancement, sanitary treatment provided by Metro Vancouver and ongoing operating costs associated with maintaining the system. Schedule A (attached) outlines the City's Sanitary Sewer Fund Five Year Operating Plan. The 2019 Sanitary Sewer Fund Operating Expenditures Budget is summarized in Chart 1 below.

Chart 1 – 2019 Sanitary Sewer Fund Operating Expenditure Budget



To: Financial Management Committee

From: Director Finance

Re: 2019 Sanitary Sewer Fund Rates

2018 November 28 Page 3

2.1 Metro Vancouver – Greater Vancouver Sewage and Drainage District Costs

The Greater Vancouver Sewerage and Drainage District (GVS&DD) 2019 levy for liquid waste in Burnaby is \$23.8 million, up \$1.3 million. In addition to the charge for liquid waste, the GVS&DD imposes non-utility charges for Engineering Roads and Drainage, which for 2019 are set at \$973,000, a reduction of 36% over the prior year. While the reported cost increase imposed by GVS&DD for municipalities within the Fraser Sewerage Area is 13.6%, the net increase (net of roads and drainage costs) for the Sanitary Sewer budget is 5.95%.

The GVS&DD levy makes up over 53% of the total City of Burnaby Sanitary Sewer operating costs. The GVS&DD levy includes debt servicing costs as well as contributions to new initiatives and continued operations. Listed below are some of the main GVS&DD projects for 2019:

Budget Highlights/Key Actions:

- Decommissioning of the Iona Island Waste Water Treatment Plan (WWTP) biosolids stockpile
- Project definition for Iona Island WWTP secondary upgrade
- Prepare for commissioning of North Shore WWTP
- Update Biosolids Management Strategy
- Development of updated hydraulic model for VSA
- Increase monitoring of Burrard inlet with respect to Tsleil-Waututh Nation Burrard Inlet Action Plan
- Increase enforcement, compliance support and outreach for new regulations

Table 2 – Planned GVS&DD and City Increases

GVS&DD 2019 – 2023 Plan ¹	2019	2020	2021	2022	2023
Total GVS&DD FSA Operating Expenditure	\$165.9m	\$185.4m	\$216.7m	\$252.7m	\$281.7m
GVS&DD Increase for Burnaby	5.95%*	9.30%	12.80%	13.00%	8.70%
GVS&DD Capital Expenditure	\$279.2m	\$413.9m	\$436.8m	\$349.9m	\$395.1m
Household Impact	\$226	\$243	\$268	\$296	\$315
% Change on household	10.5%	7.1%	10.4%	10.6%	6.5%
Planned City of Burnaby change	2.0%	3.0%	3.0%	3.0%	3.0%

*Adjusted for lower Roads and Drainage portion.

To: Financial Management Committee

From: Director Finance

Re: 2019 Sanitary Sewer Fund Rates

2018 November 28..... Page 4

2.2 Sewer Maintenance and Operations

The City's Sanitary Sewer system has two main components: sanitary liquid waste and storm water systems. The sanitary liquid waste system collects waste water from homes and businesses, while the storm water system handles surface run off from private and public property. The 2019 Sewer Maintenance and Operations Expenditure Budget has increased by \$2 million to \$9.8 million.

Key changes include:

- \$750,000 is related to sanitary sewer service connections activity. A provision for connections with performance issues in the past was included in the capital plan; however, after further review it was deemed that majority of this type of ongoing work is more of an operating activity. Since this is no longer classified as a capital activity the capital plan will have an offsetting reduction. Also included in this increase is a provision for four new temporary TFT positions which will be hired in order to reduce the backlog related to sanitary sewer connections work.
- \$550,000 in various operating expenditures (hired equipment, vehicle expenditures, contracted services and materials & supplies) to assist in the increase in operations and maintenance activities resulting from development throughout the City.
- \$300,000 is required to improve the City's inflow and infiltration management component of the regional Integrated Liquid Waste and Resource Management Plan (ILWRMP). These funds will be spent on continued monitoring, investigation, inspection and rehabilitation initiatives.
- \$300,000 is required due to the increase in costs associated with transporting construction materials for disposal at off site locations. These costs are incurred by the City and allocated evenly between both the Waterworks Utility and Sanitary Sewer.
- \$100,000 is due to additional compensation costs such as collective agreement increases and staff pay-step increments.

2.3 Infrastructure Investment

The City's policy of funding ongoing replacement and the development of new capital infrastructure annually continues to ensure a stable and sustainable capital program without the need for external debt financing. Funding is reviewed annually to determine changes to requirements. The total allocated to infrastructure investment for 2019 is \$9.23 million. This figure aligns with planned capital spend for 2019 and ensures that capital funds held in reserve are sufficient to fund planned expenditures for the future.

2.4 Transfer to Reserve for Future GVS&DD Increases

The City is setting aside funding to the Sanitary Sewer Fund Operating Reserve from 2019 to 2023, which will help to reduce the upward pressure on GVS&DD rate increases in future years, keeping the Sanitary Sewer Fund rate increases stable.

To: Financial Management Committee

From: Director Finance

Re: 2019 Sanitary Sewer Fund Rates

2018 November 28 Page 5

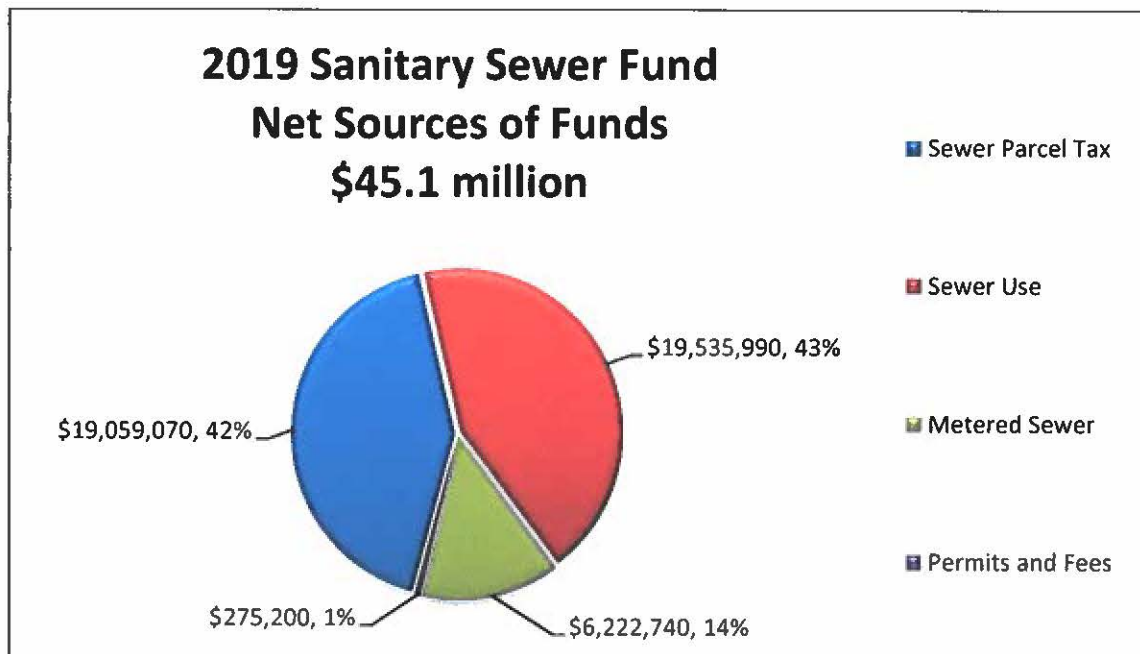
2.5 Contingency

A contingency amount of \$550,000 has been built into the budget to accommodate for any unforeseen costs that may arise during the year.

3.0 SOURCES OF FUNDS

The primary sources of funds for 2019 are Sewer Parcel Tax, Sewer Use and Metered Sewer revenue. A small percentage of revenue comes in the form of other permits and fees. Chart 2 provides a breakdown of funding sources net of discounts.

Chart 2 – 2019 Sanitary Sewer Net Sources of Funds



3.1 Sewer Parcel Tax

Owners of every parcel and of all property types with access to the City's sewer network pay an annual flat Sewer Parcel Tax. Two or more units on a parcel (such as strata apartment or complex dwelling units) share the Sewer Parcel Tax and also pay a Sewer Use Fee. Sewer Parcel Tax revenue estimates are based on prior-year actuals multiplied by the recommended rate increase for 2019.

Section 4 below sets out how the City will start to collect Sewer Parcel Tax with Property Taxes in 2019. The budget has been adjusted to capture that the City will be billing Sewer Parcel Tax with Property Taxes based on the net amount for the tax. As a tax, it is therefore to be treated like

To: Financial Management Committee

From: Director Finance

Re: 2019 Sanitary Sewer Fund Rates

2018 November 28 Page 6

other taxes, with penalties for late payment replacing the current discount model. The change in billing methodology is structured so as not to impact the overall amounts due by a customer.

3.2 Sewer Use

Sewer Use Fees are paid by all owners of multi-family, commercial, and industrial properties, including duplex, strata and non-stratified units. Budget estimates are based on prior year actuals, a 1% growth factor and the proposed rate increase for 2019.

3.3 Metered Sewer

2019 rates for Metered Sewer customers increase at the same percentage as flat rates. Introduced in 2018, a single tier rate per cubic metre of sewer consumption is applied to all monthly and quarterly accounts. As such multiple tiers are no-longer shown on Schedule C to this report.

3.4 Permits and other Fees

Income from permits and other fees for 2019 is projected at \$275,200. This includes fees from sanitary sewer video inspections, permits and adjustment applications.

4.0 BYLAW AMENDMENTS

4.1 Burnaby Sewer Charge Bylaw 1961" – Section 2(3)(a) b)

New wording has is proposed for Subsections (a and b) to clarify how credits are awarded to monthly and quarterly customers. Revised *italicized* wording reads as follows:

The owner or occupier of every parcel of real property who is required to pay a charge calculated pursuant to this section shall be entitled to a deduction *based on the discounted annual charge*, determined as follows:

- (a) in the case of a monthly charge, the lesser of:
 - (i) an amount *based on* one twelfth (1/12) of the current years' *annual* sewer parcel tax levied or charged against that parcel of real property, *as set out in Schedule A of the Bylaw*; and
 - (ii) the amount of that monthly charge; or
- (b) in the case of a quarterly charge, the lesser of:
 - (i) an amount *based on* one quarter (1/4) of the current years' *annual* sewer parcel tax levied or charged against that parcel of real property, *as set out in Schedule A of the Bylaw*; and
 - (ii) the amount of that quarterly charge.

It is therefore proposed that the Financial Management Committee recommend Council authorize the City Solicitor to amend the Burnaby Sewer Charge Bylaw 1961 for the revisions as outlined above.

To: Financial Management Committee

From: Director Finance

Re: 2019 Sanitary Sewer Fund Rates

2018 November 28 Page 7

4.2 Burnaby Sewer Charge Bylaw 1961" – Section 3(a) and (b), and Section 2(1)

Section 3(a) contains reference to the calculation of water charges for properties not measured through a water meter. This information does not reflect the current flat rate structure and methodology contained in the Burnaby Waterworks Regulation Bylaw 1953. It is therefore proposed that this section is struck out of the bylaw.

Section 3(b) reads: *"it is deemed that each user of the sewerage system discharges into the sewerage system 80 percent of the water delivered by the municipal water utility to his parcel of real property"*.

It is suggested that this wording is removed, and that Section 2(1) of the bylaw is updated to state that *"for metered sewer customers only, for which a separate sewerage meter has not be installed, that calculation of the sewerage system charge is based on 100% of water consumption"*.

It is therefore proposed that the Financial Management Committee recommend Council authorize the City Solicitor to amend the Burnaby Sewer Charge Bylaw 1961, through removal of Section 3(a), removal of section 3(b), and amendment of Section 2(1).

4.3 Burnaby Sewer Parcel Tax Bylaw 1994

Sewer Parcel Tax is currently billed in February each year. While forming a key component of the Sanitary Sewer Utility, Sewer Parcel Tax can be deferred and contributes towards the total Home Owner Grant claimable on a residential property. Following a review of current legislation, business practice and vendor recommendations for the most efficient and lowest impact means of collecting this tax in the City's planned new tax system, (due to come online in 2019), it is recommended that Sewer Parcel Tax should be billed on the Tax Statement with other property taxes in May.

Schedule C to this report and Schedule A to the Burnaby Sewer Parcel Tax Bylaw 1994 have been amended to reflect that the due date for Sewer Parcel Tax now falls in line with the due date for Property Tax. This change will significantly streamline collection processes and remove the need for any custom development of new software. It will also bring City practices in line with other municipalities. Property Owners will be informed of this change as part of the Utility Notice mail out in late January / early February, with further information being made available on the City's website and also additional information will accompany the Tax Statement in May.

It is therefore proposed that the Financial Management Committee recommend Council authorize the City Solicitor to amend the Burnaby Sewer Parcel Tax Bylaw 1994 to reflect the change in due date and billing process change.

5.0 RATE SCHEDULE CHANGES

The rates in Schedule C to this report for Metered - Regular and BOD/TSS customers have been reduced to one line for both monthly and quarterly consumption. This reflects the 2018 change to collapse the rate structure to one rate across all consumption levels.

To: Financial Management Committee

From: Director Finance

Re: 2019 Sanitary Sewer Fund Rates

2018 November 28 Page 8

For convenience, Schedule C to this report now includes changes for the Burnaby Sewer Connection Bylaw 1961, which contains a number of fees which contribute towards the Sanitary Sewer Utility.

In addition of these fees within Schedule C, it is recommended that the following existing fees are consolidated within a new schedule of said bylaw:

New Schedule - Burnaby Sewer Connection Bylaw 1961

- Sanitary Inspection Chamber Box - purchase
- Storm Inspection Chamber Box - purchase
- Sewer Video Inspection - Sanitary
- Sewer Video Inspection – Storm

6.0 SUMMARY

Sanitary sewer rates are based on a user pay principle and structured to fund delivery and management of the sanitary sewer system. For 2019 it is recommended that rates increase by 2% in order to offset cost increases from GVS&DD. The Director Engineering concurs with the recommendations contained in this report.

7.0 RECOMMENDATION

It is recommended that Financial Management Committee recommend Council authorize the City Solicitor to amend the Burnaby Sewer Parcel Tax Bylaw 1994, the Burnaby Sewer Charge Bylaw 1961, and the Burnaby Sewer Connection Bylaw 1961, to reflect the 2019 rates contained in Schedule C of this report, and the bylaw amendments outlined in Section 4 of this report, effective 2019 January 01.



Noreen Kassam, CPA, CGA
DIRECTOR FINANCE

NK:RR:WK /ml

Attachments: Schedule A – City's Sanitary Sewer 5 Year Operating Plan
Schedule B – Metro Vancouver (GVS&DD) Sanitary Sewer Charges
Schedule C – Sanitary Sewer Rates

Copied to: City Manager
Director Engineering
City Solicitor
City Clerk

2019 SANITARY SEWER - FIVE YEAR OPERATING BUDGET
SCHEDULE A

	2014 Actual	2015 Actual	2016 Actual	2017 Actual	2018 Annual	2019 Projected	2020 Projected	2021 Projected	2022 Projected	2023 Projected
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
EXPENDITURE										
Metro Vancouver – GVS&DD Costs	18,321,782	18,988,769	19,730,775	21,245,845	22,476,530	23,814,530	26,029,290	29,361,030	33,177,970	36,064,450
Sewer Maintenance and Operations	6,028,890	6,045,780	6,728,040	6,642,219	7,826,230	9,845,680	10,141,050	10,445,280	10,758,640	11,081,400
Infrastructure Investment	12,708,960	11,556,700	12,000,000	13,898,105	11,500,000	9,230,790	-	-	-	-
Transfer to Reserve for Future GVS&DD Increases	-	-	-	-	-	1,652,000	9,017,990	6,957,270	4,419,570	2,897,260
Contingency	-	-	-	-	2,350,000	550,000	550,000	550,000	550,000	550,000
Surplus	1,545,483	3,734,559	3,030,495	1,791,334	-	-	-	-	-	-
TOTAL	38,603,115	40,325,808	41,489,310	43,577,503	44,152,760	45,093,000	45,738,330	47,313,580	48,906,180	50,593,110
GROSS REVENUES/TRANSFERS										
Parcel Tax (Net of Discounts)	17,617,644	18,155,841	18,436,673	18,644,486	18,660,190	19,059,070	18,727,950	19,289,760	19,829,220	20,425,220
Sewer Use (Net of Discounts, including Secondary Suites)	15,151,743	16,178,916	16,805,319	18,673,081	18,793,290	19,535,990	20,317,490	21,130,160	21,976,210	22,854,390
Metered Rates (Net of Discounts)	5,768,208	5,919,847	6,008,397	6,140,269	6,064,620	6,222,740	6,409,430	6,601,700	6,800,030	7,003,760
Other Sales of Services	11,674	36,824	38,157	5,201	28,900	-	-	-	-	-
Permits and Fees	53,845	34,380	200,760	114,466	171,300	275,200	283,460	291,960	300,720	309,740
Transfer from Reserves	-	-	-	-	434,460	-	-	-	-	-
TOTAL	38,603,115	40,325,808	41,489,310	43,577,503	44,152,760	45,093,000	45,738,330	47,313,580	48,906,180	50,593,110
Rate Increase	5.50%	3.00%	1.50%	1.50%	0.00%	2.00%	3.00%	3.00%	3.00%	3.00%

Finance Department
November 2018

SANITARY SEWER RATES CHARGED BY METRO VANCOUVER**SCHEDULE B**

<u>YEAR</u>	<u>GVS&DD SEWERAGE LEVY</u>	<u>INCREASE FROM PREVIOUS YEAR</u>	
	\$	\$	%
2014	18,306,440	628,839	3.56%
2015	18,988,769	682,329	3.73%
2016	19,730,821	742,052	3.91%
2017	21,245,845	1,515,024	7.68%
2018	22,476,803	1,230,958	5.79%
2019	23,814,534	1,337,731	5.95%
2020	26,029,286	2,214,752	9.30%
2021	29,361,034	3,331,749	12.80%
2022	33,177,969	3,816,934	13.00%
2023	36,064,452	2,886,483	8.70%
<hr/>			
2014 - 2018 Change	4,170,363		22.78%
2019 - 2023 Change	12,249,918		51.44%

Note: 2019 - 2023 charges are based on Metro Vancouver estimates.

Finance Department
November 2018

SANITARY SEWER RATES**SCHEDULE C**

From 2019, Sewer Parcel Taxes not paid in full by the due date for Property Taxes will be subject to a 5% penalty in line with other Property Taxes.

SEWER PARCEL TAX (SEWER PARCEL TAX BYLAW 1994)

Every owner of every real parcel capable of being drained

- Municipal installed
- subdivider installed (for installations prior to January 1 2016)

Full payment of the amount specified is required by the due date in order to receive the lower rate, where applicable.

SEWER USE (BURNABY SEWER CHARGE BYLAW 1961)

- a) Strata lot (not part of a duplex)
- b) Two Family dwelling unit including strata, forming part of a duplex, each unit.
- c) Multiple family dwelling, including strata, (not part of a duplex) each unit.
- d) Secondary suite, or In-law suite, in a Single Family Dwelling
- e) In-Law Suite in a two family Dwelling

SEWER USE, CONTAMINATED GROUNDWATER DISCHARGES

(Rate applies to all consumption levels.)

Vancouver Sewerage Area - per cubic metre

Fraser Sewerage Area - per cubic metre

SEWER USE, METERED RATES - REGULAR CUSTOMERS**Monthly:**

Per Cubic Metre

Quarterly:

Per Cubic Metre

SEWER USE, METERED RATES - PERMITTED BOD/TSS CUSTOMERS**Monthly:**

Per Cubic Metre

Quarterly:

Per Cubic Metre

Metered Customer Credit:

Customers receive a credit reduction based on the "Discounted" Parcel tax charge applied to the property, based on 1/12 or 1/4 for monthly and quarterly accounts respectively, as set out in Schedule A of the Bylaw. The exemption is not to exceed monthly or quarterly calculated meter charges.

SEWER CONNECTION FEES (SEWER CONNECTION BYLAW 1961)**Schedule A- 1**

- a) Sewer Connection Adjustment Application
- b) Service Connection

Schedule A- 2

- a) For each sanitary sewer connection inspection
- b) For each storm sewer connection inspection
- c) For each combined sewer connection inspection
- d) For the third & each subsequent inspection (section 15(2))

New Schedule

- Sanitary Inspection Chamber Box - purchase
- Storm Inspection Chamber Box - purchase
- Sewer Video Inspection - Sanitary
- Sewer Video Inspection - Storm

Effective 2018 January 01		Effective 2019 January 1	
\$ Paid by Mar. 15	\$ Paid after Mar. 15	\$ Payable by Property Tax Due Date	\$ Paid after Mar. 15
541.42	569.91	552.25	
270.71	284.96	276.12	
\$ Paid by Mar. 15	\$ Paid after Mar. 15	\$ Paid by Mar. 15	\$ Paid after Mar. 15
293.27	308.70	299.13	314.87
135.36	142.48	138.06	145.33
293.27	308.70	299.13	314.87
270.71	284.96	276.13	290.66
270.71	284.96	276.13	290.66
0.9050	N/A	0.9050	N/A
0.9050	N/A	0.9050	N/A
Paid within 30 days of billing date	Paid 31 or more after billing date	Paid within 30 days of billing date	Paid 31 or more after billing date
0.9050	0.9503	0.9231	0.9693
0.9050	0.9503	0.9231	0.9693
Paid within 30 days of billing date	Paid 31 or more after billing date	Paid within 30 days of billing date	Paid 31 or more after billing date
0.4525	0.4751	0.4616	0.4846
0.4525	0.4751	0.4616	0.4846
No discount	380.00	No discount	380.00
No discount	Actual cost	No discount	Actual cost
No discount	91.00	No discount	91.00
No discount	155.00	No discount	91.00
No discount	155.00	No discount	91.00
No discount	62.00	No discount	62.00
Added to bylaw for 2019		As per agreed cost of purchase	
Added to bylaw for 2019		As per agreed cost of purchase	
Added to bylaw for 2019		500 plus GST	
Added to bylaw for 2019		500 plus GST	
RATE INCREASE	0.00%	2.00%	2.00%



MANAGER'S REPORT December 03, 2018

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 SOUTHGATE HOUSING AGREEMENT BYLAW
7683-15TH STREET
EDMONDS TOWN CENTRE PLAN**
- PURPOSE:** To seek Council authorization to bring forward a Housing Agreement Bylaw for the non-market housing development at 7683 15th Street.
- 02 SPECIAL OUTDOOR EVENTS 2019**
- PURPOSE:** To request Council approval for special outdoor events in 2019.
- 03 BARNET MARINE PARK – SOUTHEAST PARKING LOT
RECONSTRUCTION**
- PURPOSE:** To seek Council authorization for a Capital Reserve Fund Bylaw to finance the southeast parking lot reconstruction at Barnet Marine Park.
- 04 CONTRACT INCREASE
AUTOMATED SIDE LOAD REFUSE TRUCKS**
- PURPOSE:** To obtain Council approval to award a contract increase for the supply and delivery of four automated side load refuse trucks.

Item

**05 CONTRACT EXTENSION
 HIRED EQUIPMENT SERVICES
 MCRAE'S ENVIRONMENTAL SERVICES LTD.**

PURPOSE: To obtain Council approval for a one year contract extension to McRae's Environmental Services Ltd. for hired equipment services.


**06 CONTRACT EXTENSION
 HIRED EQUIPMENT SERVICES
 F.A. BARTLETT TREE EXPERTS CANADA LTD.**

PURPOSE: To obtain Council approval for a one year contract extension to the F.A. Bartlett Tree Experts Canada Ltd. for hired equipment services.

07 REZONING APPLICATIONS

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

Yours respectfully,

A handwritten signature in black ink, appearing to read 'Lambert Chu', with a stylized flourish at the end.

Lambert Chu
City Manager



Item
Meeting..... 2018 Dec 03

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2018 November 28

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 49500
Reference: REZ #14-27

SUBJECT: SOUTHGATE HOUSING AGREEMENT BYLAW
7683-15TH STREET
EDMONDS TOWN CENTRE PLAN

PURPOSE: To seek Council authorization to bring forward a Housing Agreement Bylaw for the non-market housing development at 7683 15th Street.

RECOMMENDATION:

1. **THAT** Council direct the City Solicitor to bring forward a bylaw to authorize entering into a Housing Agreement in respect to the non-market housing development at 7683-15th Street, substantially on the terms set out in this report.

REPORT

On 2017 March 01, Council granted Final Adoption to Rezoning Reference #14-27 which provides for a new non-market housing development on the Southgate site (at 7683-15th Street (see Sketch #1 *attached*)) to replace the aging BC Housing Cedar Place development across the street on 14th Avenue. The new development site is currently owned by Southgate City Homes Ltd (the developer), but will be transferred to the Provincial Rental Housing Corporation (BC Housing) after occupancy permit is issued. The 90-unit building will be operated by BC Housing as non-market rental housing.

Staff recommend protecting the new development as non-market rental housing by way of registering a Section 219 Covenant on the subject property's title and entering into a Housing Agreement with the registered owner, pursuant to Section 483 of the *Local Government Act*. Section 483 requires a bylaw to authorize the City to enter into the Housing Agreement. The purpose of this report is to seek Council direction to bring forward a bylaw to authorize the Housing Agreement between the City, Southgate City Homes Ltd. (current owner) and the Provincial Rental Housing Corporation (future owner) for the subject property.

The key terms of the agreement agreed to by the parties for the Housing Agreement for the non-market housing development are as follows:

- Dwelling units may only be used as a permanent residences occupied by "Eligible Tenants";
- "Eligible Tenants" are families (which must include one dependent child) with gross cumulative incomes less than the Housing Income Limits for eligibility in subsidized housing, as produced by the Canada Housing and Mortgage Corporation and published by BC Housing;

To: City Manager
 From: Director Planning and Building
 Re: Southgate Housing Agreement BC Housing Site
 Housing Agreement Bylaw

2018 November 28..... Page 2

- Rent levels are limited to 30% of gross income or the maximum shelter rate for tenants receiving government income assistance;
- Priority is given to tenants of the current Cedar Place housing development; and,
- The dwelling units cannot be subleased.

Once the Housing Agreement is executed by all parties, the City will be able to file a notice on the subject property's title, and all current and future owners of the development will be subject to the terms of the Housing Agreement. The Legal Department has also prepared a Section 219 Covenant to accompany the Housing Agreement. This Covenant will be registered on title, and will help to enforce the Housing Agreement, as well as prohibit the subdivision and any future transfer of the property by the Provincial Rental Housing Corporation (except to a successor governmental authority).

The proposed agreement also aligns with the following goals and sub-goals of the Corporate Strategic Plan:

- **A Connected Community**
 - Social Connection – Enhance social connections throughout Burnaby
 - Partnership – Work collaboratively with businesses, educational institutions, association, other communities and governments
- **A Dynamic Community**
 - Community Development – Manage change by balancing economic development with environmental protection and maintaining a sense of belonging
- **An Inclusive Community**
 - Serve a diverse community – Ensure City services fully meet the needs of our dynamic community
 - Create a sense of community – Provide opportunities that encourage and welcome all community members and create a sense of belonging

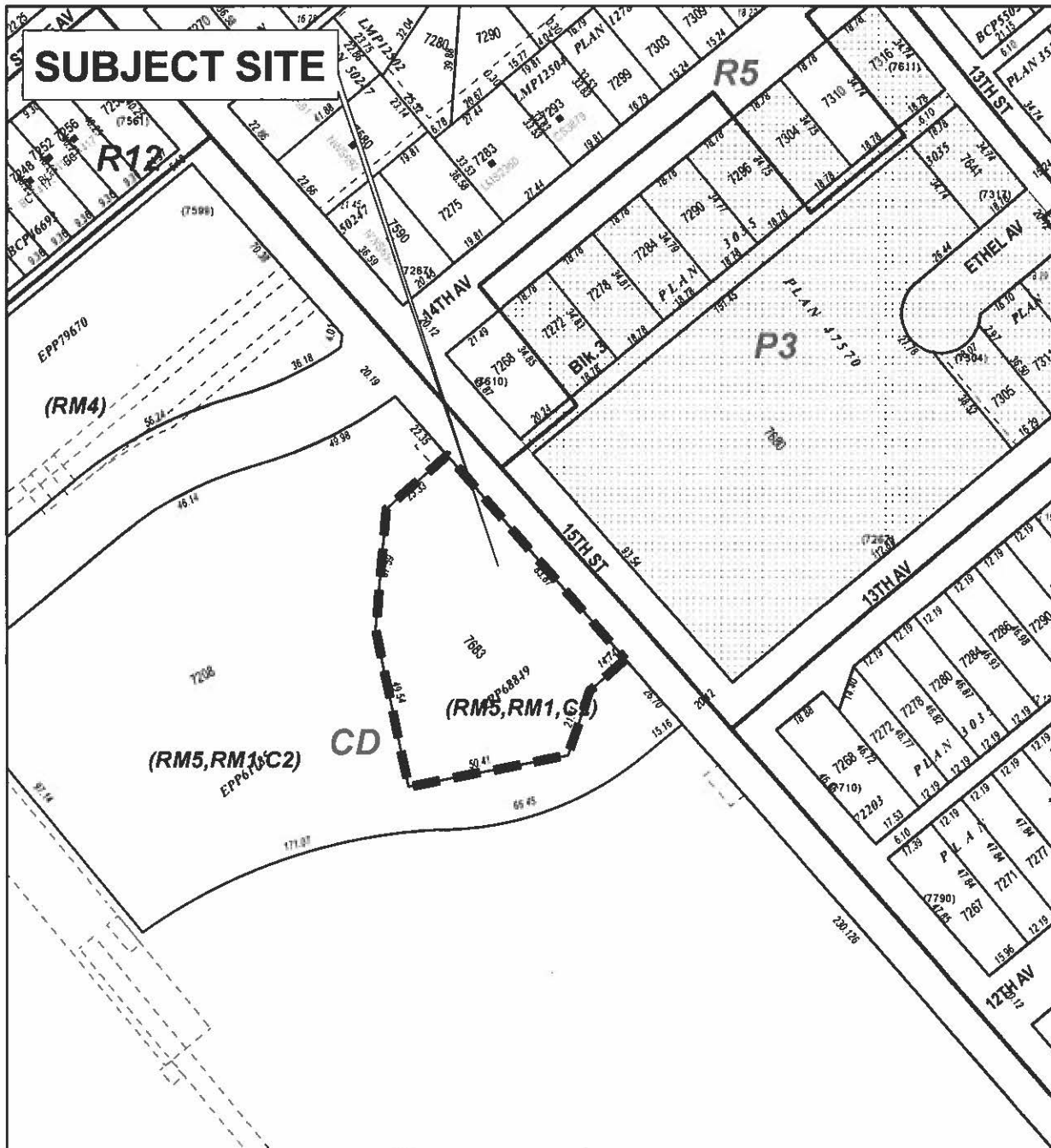
The 90 new non-market housing units at 7683-15th Street replaces BC Housing's aging Cedar Place site across the street on 14th Avenue. The implementation of a Housing Agreement for the new development would secure the site for the purpose of non-market rental housing. Staff recommend that Council direct the City Solicitor to bring forward a bylaw to authorize the City to enter into the Housing Agreement described in this report and to consider granting First, Second and Third Readings of this bylaw, which appears elsewhere on this Council agenda, with Final Adoption of said bylaw to be considered at a subsequent meeting.


 Lou Pelletier, Director
 PLANNING AND BUILDING

DR:rh

Attachment

cc: City Solicitor
 City Clerk



PLANNING & BUILDING DEPARTMENT




DATE:
NOV 27 2018

SCALE:
1:2,000

DRAWN BY:
AY

7683 15TH STREET

 Subject Site

Sketch #1



Item
Meeting 2018 Dec 03

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2018 Nov. 22

FROM: DIRECTOR PARKS, RECREATION & CULTURAL SERVICES **FILE:** 66000-01

SUBJECT: SPECIAL OUTDOOR EVENTS 2019

PURPOSE: To request Council approval for special outdoor events in 2019.

RECOMMENDATION:

1. **THAT** Council approve up to 12 outdoor events at Deer Lake Park Festival Lawn between 2019 May 01 and 2019 September 30, and up to 15 special events at Swangard Stadium between 2019 April 01 and 2019 November 01.

REPORT

At its 'Open' meeting of 2018 November 21, the Parks, Recreation and Culture Commission received the attached report and adopted the two recommendations contained therein.

Dave Ellenwood
DIRECTOR PARKS, RECREATION & CULTURAL SERVICES

DE:tc

Attachment

Special Outdoor Events 2019 (2018.12.03)

cc: City Manager



Item	3
Director's Report No.....	10
Meeting	2018 Nov 21

COMMISSION REPORT

TO: CHAIR AND MEMBERS
PARKS, RECREATION & CULTURE
COMMISSION

DATE: 2018 Nov 01

FROM: DIRECTOR PARKS, RECREATION &
CULTURAL SERVICES

FILE: 66000-01

SUBJECT: SPECIAL OUTDOOR EVENTS 2019

PURPOSE: To seek Council approval for outdoor events at specific locations.

RECOMMENDATIONS:

1. **THAT** approval be granted for up to 12 outdoor events at Deer Lake Park Festival Lawn between 2019 May 01 and 2019 September 30, and up to 15 special events at Swangard Stadium between 2019 April 01 and 2019 November 01.
2. **THAT** the Parks, Recreation and Culture Commission recommend Council approve up to 12 outdoor events at Deer Lake Park Festival Lawn between 2019 May 01 and 2019 September 30, and up to 15 special events at Swangard Stadium between 2019 April 01 and 2019 November 01.

REPORT**INTRODUCTION**

Every year special events are planned at two signature outdoor venues in Burnaby. The concerts and festivals for Deer Lake Festival Lawn and the special events at Swangard Stadium where amplified sound is involved are regulated by numbers and frequency. Regular scheduled events such as smaller gatherings and sporting matches occur year round as well.

This report is to secure preliminary approval for up to 12 outdoor events at Deer Lake Park Festival Lawn between 2019 May 01 and 2019 September 30, and up to 15 special events at Swangard Stadium between 2019 April 01 and 2019 November 01. This will include the City's annual Symphony in the Park, the Burnaby Blues and Roots Festival and up to 10 ticketed concerts hosted by outside organizers and /or community groups at the festival lawn. Swangard Stadium will include the Burnaby Celebrates Canada Day and up to 14 other special events.

To: Parks, Recreation & Culture Commission
 From: Director Parks, Recreation & Cultural Services
 Re: SPECIAL OUTDOOR EVENTS 2019

..... Page 3

This is consistent with past practices and with the provision of the relevant municipal bylaws (Burnaby Noise and Sound Abatement Bylaw #1979 Amendment No.12066; Section 2). Staff will continue to manage the venue locations professionally to ensure all events and festivals are well-organized and of high quality and standards.

POLICY SECTION

Goal

- A Connected Community
 - Social connection –
Enhance social connections throughout Burnaby
- An Inclusive Community
 - Celebrate diversity –
Create more opportunities for the community to celebrate diversity
 - Create a sense of community –
Provide opportunities that encourage and welcome all community members and create a sense of belonging
- A Healthy Community
 - Healthy life –
Encourages opportunities for healthy living and well-being
 - Community involvement –
Encourage residents and businesses to give back to and invest in the community
- A Dynamic Community
 - Economic opportunity –
Foster an environment that attracts new and supports existing jobs, businesses and industries

RECOMMENDATION

Commission approval is requested at this time for the 2019 season and it is recommended that this report be advanced to Council for approval.



Dave Ellenwood
 DIRECTOR - PARKS, RECREATION & CULTURAL SERVICES

DN:dj

P:/admin/tc/date/wp/dn/Special Outdoor Events 2019

cc: Supervisor Sport and Outdoor Recreation



Item
Meeting 2018 Dec 03

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2018 Nov 22

FROM: DIRECTOR PARKS, RECREATION & CULTURAL SERVICES **FILE:** 61000-01

SUBJECT: BARNET MARINE PARK - SOUTHEAST PARKING LOT RECONSTRUCTION

PURPOSE: To seek Council authorization for a Capital Reserve Fund Bylaw to finance the southeast parking lot reconstruction at Barnet Marine Park.

RECOMMENDATION:

1. **THAT** Council authorize the City solicitor to bring forward a Capital Reserve Fund Bylaw in the amount of \$1,950,000 to finance the southeast parking lot reconstruction at Barnet Marine Park outlined in the attached report.

REPORT

At its 'Open' meeting of 2018 November 21, the Parks, Recreation and Culture Commission received the attached report and adopted the recommendation contained therein.

Dave Ellenwood
DIRECTOR PARKS, RECREATION & CULTURAL SERVICES

DE:tc

Attachment

Barnet Marine Park - Southeast Parking Lot Reconstruction (2018.12.03)

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



Item	9
Director's Report No.....	10
Meeting	2018 Nov 21

COMMISSION REPORT

TO: PARKS, RECREATION & CULTURE COMMISSION **DATE:** 2018 Nov. 01

FROM: DIRECTOR PARKS, RECREATION & CULTURAL SERVICES **FILE:** 61000-01

SUBJECT: BARNET MARINE PARK - SOUTHEAST PARKING LOT RECONSTRUCTION

PURPOSE: To request a Capital Reserve Fund Bylaw to finance the southeast parking lot reconstruction at Barnet Marine Park.

RECOMMENDATION:

1. **THAT** the Parks Recreation and Culture Commission recommend Council authorize the City solicitor to bring forward a Capital Reserve Fund Bylaw in the amount of \$1,950,000 to finance the southeast parking lot reconstruction at Barnet Marine Park as outlined in this report.

REPORT**INTRODUCTION**

Barnet Marine Park is a destination park in North Burnaby. The popularity of the park has brought with it parking and overcrowding problems that today pose unsafe conditions for the public and staff trying to manage the site use (Attachment #1).

The parking lots and entry road at Barnet Marine Park were constructed over 35 years ago and are in need of reconstruction so it is an opportune time to review the operational needs and rebuild the southeast parking lot and entry road to current safety codes and improve accessibility standards for both cars and pedestrians through the reconstruction project.

POLICY SECTION

The southeast parking lot reconstruction at Barnet Marine Park is aligned with the City of Burnaby Corporate Strategic Plan by supporting the following goals and sub-goals of the plan.

To: Parks, Recreation & Culture Commission
 From: Director Parks, Recreation & Cultural Services
 Re: Barnet Marine Park - Southeast Parking Lot
 Reconstruction

..... Page 3

- A Safe Community
 - Transportation safety
 - Community amenity safety
- A Connected Community
 - Geographic connection
- A Healthy Community
 - Healthy life
 - Healthy environment

**Southeast Parking Lot Reconstruction
 (DPW.0272)**

\$1,950,000 (estimated)

To control vehicular movement and to prevent illegal parking, it is proposed that vehicle access into the core active recreation zone north of the railway tracks be restricted. The exception to the rule would be controlled entry for park use such as:

- deliveries of supplies for booked large groups picnics/events,
- drop off canoes and paddle boats,
- for wheelchair access and senior bus tour drop offs,
- for emergency vehicle access.

To enable the changes to occur, the existing southeast parking lot would need modifications to allow a parking drop off and turn around zone, reconfiguration of parking stalls and changes to driving lane movements. A preliminary review of options for road and parking conditions was initiated to find the best solution given the site constraints. The proposed plan as shown in Attachment #2 provides changes to traffic flow/drop off zones, addition of dedicated handicap parking stalls with an overall increase the number of parking stalls from 135 to 138, a universally accessible walkway from the highway and across the rail track through to the core of the park; improvements to environment through addition of bio-filtration drainage systems, oil interceptors, and curb and gutter along the parking area.

Planned expenditures are as follows:

Project Mask	2018 Plan	2019 Plan	Total
DPW.0272	750,000	1,200,000	1,950,000

These expenditures are included in the 2018–2022 Financial Plan and sufficient Capital Reserve Funds are available to finance the capital projects outlined in this report.

To: Parks, Recreation & Culture Commission
From: Director Parks, Recreation & Cultural Services
Re: Barnet Marine Park - Southeast Parking Lot
Reconstruction

..... Page 4

RECOMMENDATION

It is recommended that the Parks, Recreation and Culture Commission recommend Council authorize the City Solicitor to bring forward a Capital Reserve Fund Bylaw in the amount of \$1,950,000 to finance the project outlined in this report.



Dave Ellenwood
DIRECTOR PARKS, RECREATION & CULTURAL SERVICES

HE:tc

Attachments (2)

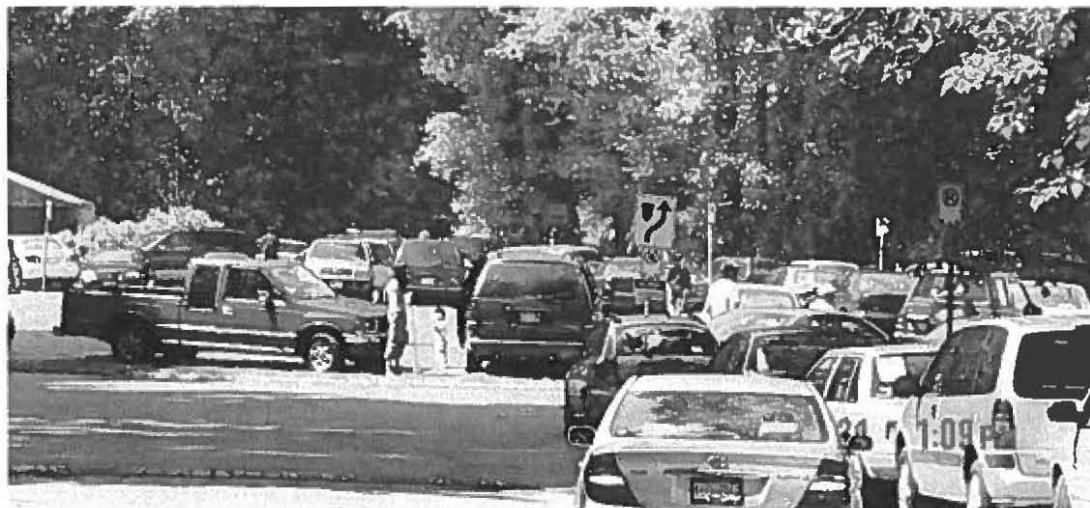
p:\admin\tc\data\wp\he\reports\Barnet Marine Park - Southeast Parking Lot Reconstruction

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

Attachment #1**Current Condition**

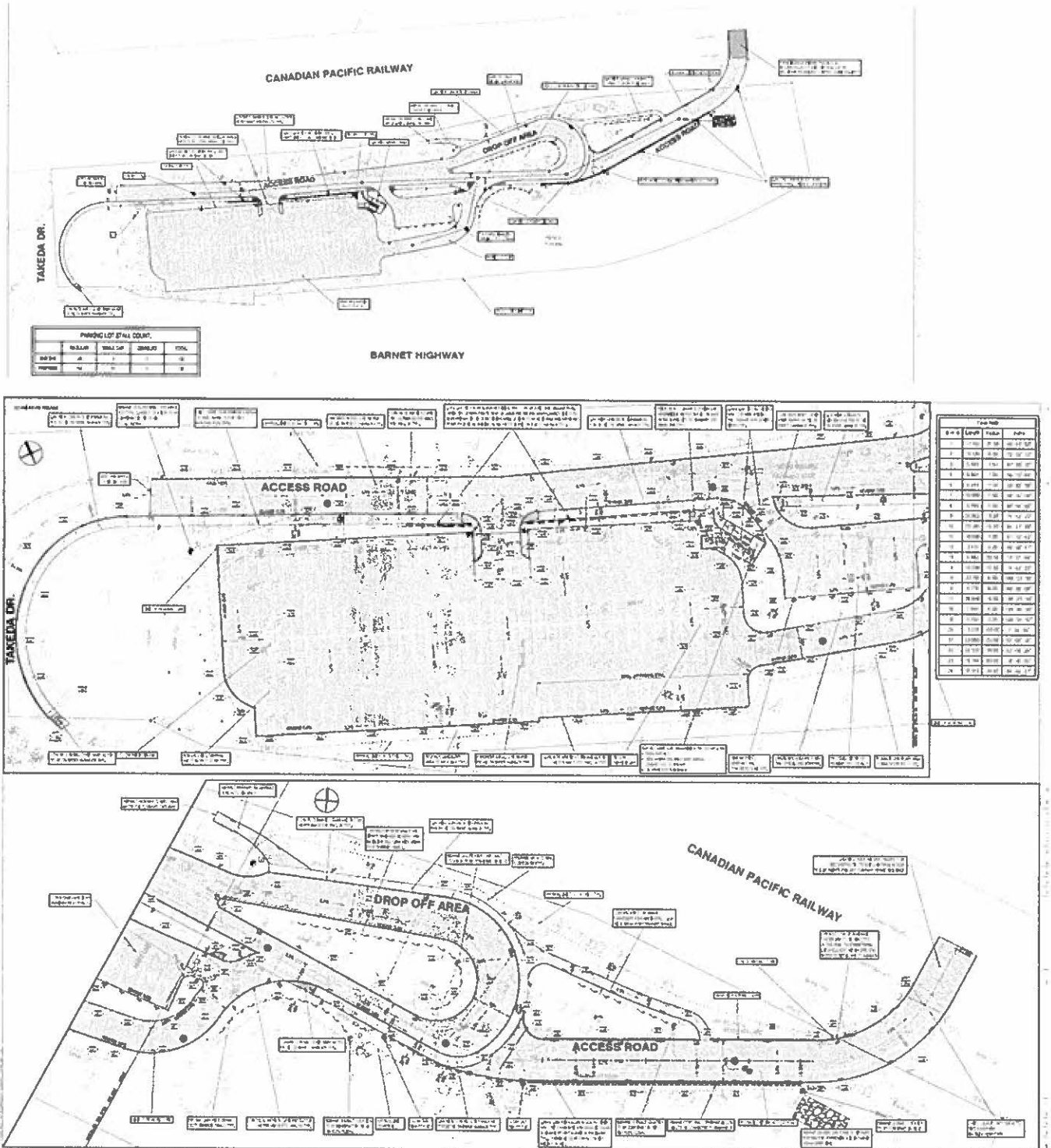
The park congestion problem demonstrates how vehicle owners have caused congestion and safety concerns by parking in driveway zones, across railway tracks and in open lawn areas. This has been a growing problem over the past decade.

Parks Maintenance and Parks Patrol staff are on site 7 days a week from 10 a.m. to 10 p.m. with additional staff on weekends to manage picnic allotments and maintain/clean high use zones. Staff have also engaged the RCMP to police the parking problems, however, despite onsite instructions, 74 Bylaw tickets are typically issued between June and September on weekends for "No Stopping" on roadways and Mundies Towing have towed away on average 70 cars each year, after the gates are locked at 10 p.m.



Attachment #2

Proposed Concept Plan





Item
Meeting 2018 Dec 03

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2018 November 28

FROM: DIRECTOR FINANCE **FILE:** 5820-20
RFQ #187-11/17

**SUBJECT: CONTRACT INCREASE
AUTOMATED SIDE LOAD REFUSE TRUCKS**

PURPOSE: To obtain Council approval to award a contract increase for the supply and delivery of four automated side load refuse trucks.

RECOMMENDATION:

1. **THAT** Council approve a contract increase of \$1,751,400 including GST and PST in the amount of \$187,650 to Rollins Machinery Ltd. as outlined in this report.

REPORT

On 2018 May 07, Council awarded a contract to Rollins Machinery Ltd. for the supply and delivery of two automated side load refuse trucks for a total cost of \$849,274 including GST and PST in the amount of \$90,994. The award included an option for the City to purchase additional trucks within an 18 month period from the Request for Quotation closing date.

This recommendation is for the supply and delivery of four additional automated side load refuse trucks that will replace existing units for the total cost of \$1,751,400 including GST and PST in the amount of \$187,650. The total contract value will be \$2,600,674 including GST and PST in the amount of \$278,644.

The recommended bidder, Rollins Machinery Ltd., has provided similar vehicles in the past with a proven track record for performance and reliability to the satisfaction of the City. The recommendation is based on findings of ergonomic assessment, overall standardization of equipment and parts, interchangeability of fleet components, parts and servicing availability.

The Director Engineering concurs with the above recommendation.

Funding for these requirements is included in the 2018 – 2022 Financial Plan under the following WBS element: ENZ.0060 (\$1,674,000).

Noreen Kassam, CPA, CGA
DIRECTOR FINANCE

NK:GC:ML/ew

Copied to: Director Engineering



Item.....
Meeting..... 2018 Dec 03

COUNCIL REPORT

TO: CITY MANAGER**DATE:** 2018 November 28**FROM:** DIRECTOR FINANCE**FILE:** 5820-20*Reference:* RFSO #120-08/14

**SUBJECT: CONTRACT EXTENSION
HIRED EQUIPMENT SERVICES
MCRAE'S ENVIRONMENTAL SERVICES LTD.**

PURPOSE: To obtain Council approval for a one year contract extension to McRae's Environmental Services Ltd. for hired equipment services.

RECOMMENDATION:

1. **THAT** Council approve a one year contract extension to McRae's Environmental Services Ltd. for the provision of hired equipment services for an estimated cost of \$725,000 including GST in the amount of \$34,524. Final payment will be based on rates and actual services provided.

REPORT

The work of this contract includes the supply of labour and equipment for hired equipment services on an "as needed" basis for various works including maintenance, capital projects, and emergency remediation including, but not limited to, sewer and storm video inspection, hydro-excavating and catch basin cleaning.

The contract was awarded for a two year period from 2015 January 01 to 2016 December 31 with options of up to three individual one year extensions at the discretion of the City. Annual extensions were provided from 2017 January 01 to 2018 December 31. This recommendation is for the third and final one year extension, term effective 2019 January 01 to 2019 December 31.

City staff's review indicates that the contractor has sufficient equipment and resources to carry out the work required under this contract and their rates are competitive. This contractor has provided similar services to the satisfaction of the City. The Director Engineering and Director Parks, Recreation and Cultural Services concur with this recommendation.

Funding for the contracted services is provided in various operating and capital accounts included in the 2018 – 2022 Financial Plan.

Noreen Kassam, CPA, CGA
DIRECTOR FINANCE

NK:GC:JN/ew

Copied to: Director Engineering
Director Parks, Recreation, & Cultural Services



Item.....
Meeting..... 2018 Dec 03

COUNCIL REPORT

TO: CITY MANAGER**DATE:** 2018 November 28**FROM:** DIRECTOR FINANCE**FILE:** 5820-20*Reference:* RFSO #120-08/14

**SUBJECT: CONTRACT EXTENSION
HIRED EQUIPMENT SERVICES
F.A. BARTLETT TREE EXPERTS CANADA LTD.**

PURPOSE: To obtain Council approval for a one year contract extension to The F.A. Bartlett Tree Experts Canada Ltd. for hired equipment services.

RECOMMENDATION:

1. **THAT** Council approve a one year contract extension to The F.A. Bartlett Tree Experts Canada Ltd. for the provision of hired equipment services for an estimated cost of \$525,000 including GST in the amount of \$25,000. Final payment will be based on rates and actual services provided.

REPORT

The work of this contract includes the supply of labour and equipment for hired equipment services on an “as needed” basis for various works including maintenance, capital projects, and emergency call-out. The scope of work includes tree removal and tree chipping services.

The contract was awarded for a two year period from 2015 January 01 to 2016 December 31 with options of up to three individual one year extensions at the discretion of the City. Annual extensions were provided from 2017 January 01 to 2018 December 31. This recommendation is for the third and final one year extension, term effective 2019 January 01 to 2019 December 31.

City staff’s review indicates that the contractor has sufficient specialty equipment and resources to carry out the work required under this contract and their rates are competitive. This contractor has provided similar services to the satisfaction of the City and is familiar with the street layout as well as the locations of parks and green space. The Director Engineering and Director Parks, Recreation and Cultural Services concur with this recommendation.

Funding for the contracted services is provided in various operating and capital accounts included in the 2018 – 2022 Financial Plan.

Noreen Kassam, CPA, CGA
DIRECTOR FINANCE

NK:GC:JN/ew

Copied to: Director Engineering
Director Parks, Recreation, & Cultural Services



Item
Meeting2018 Dec 03

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2018 November 28

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 #17-42 Lot 1, District Lots 123 and 124, Group 1, New Westminster District Plan EPP31990 Except Plan EPP40171

From: CD Comprehensive Development District (based on C3, C3a General Commercial District, P2 Administration and Assembly District, RM4s, RM5s Multiple Family Residential District and Brentwood Town Centre Plan as guidelines)

To: Amended CD Comprehensive Development District (based on C3 General Commercial District, P2 Administration and Assembly District, RM4s, RM5s Multiple Family Residential District and Brentwood Town Centre Plan as guidelines)

Address: Portion of 4567 Lougheed Highway

Purpose: To permit construction of a mixed use residential high-rise apartment building over a retail and commercial podium within the Brentwood Mall redevelopment 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 #18-25 See Schedule A (*attached*)

From: Amended CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C3 General Commercial District, P2 Administration and Assembly District and Brentwood Town Centre Development Plan as guidelines and in accordance with the development plan entitled “Gilmore Station Area Master Plan” prepared by IBI Group)

To: Amended CD Comprehensive Development District (based on C3, C3f General Commercial District, RM5s Multiple Family Residential District and Brentwood Town Centre Development Plan as guidelines)

Address: Portion of 4161 Dawson Street

Purpose: To permit construction of Gilmore Place Phase II Tower 5 (high-rise residential building).

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 #18-26 See Schedule A (*attached*)

From: Amended CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C3 General Commercial District, P2 Administration and Assembly District and Brentwood Town Centre Development Plan as guidelines and in accordance with the development plan entitled “Gilmore Station Area Master Plan” prepared by IBI Group)

To: Amended CD Comprehensive Development District (based on C3, C3f General Commercial District, RM5s Multiple Family Residential District and Brentwood Town Centre Development Plan as guidelines)

Address: Portion of 4161 Dawson Street

Purpose: To permit construction of Gilmore Place Phase II Tower 6 (high-rise residential building).

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 #04 Application for the Rezoning of:
Rez #18-44 All of the lands and premises within Strata Plan NWS683, including Strata Lots 1 to 53, District Lot 34, Group 1, New Westminster District, Strata Plan NWS638

From: RM3 Multiple Family Residential District

To: CD Comprehensive Development District (based on RM4s Multiple Family Residential District)

Address: 4275 Grange Street

Purpose: To permit the construction of a single high-rise apartment building with townhouses at grade.

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 #05 Application for the rezoning of:
Rez #18-45 Lot B; D.L's 69 and 70 Plan LMP7609

From: Amended CD M5 Light Industrial District

To: Amended CD M5 Light Industrial District

Address: 4260 Still Creek Drive

Purpose: To permit a change in use to accommodate the Owner's planned office space and data centre.

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.

City Manager
Rezoning Applications
 2018 November 28..... Page 4

Item #06 Application for the Rezoning of:
Rez #18-46 Lot 1, DL 123, Plan EPP31990

From: CD Comprehensive Development District (based on C3, C3a General Commercial District, P2 Administration and Assembly District, RM4s, RM5s Multiple Family Residential District and Brentwood Town Centre Development Plan as guidelines)

To: Amended CD Comprehensive Development District (based on C3, C3a General Commercial District, RM4s, RM5s Multiple Family Residential District and Brentwood Town Centre Development Plan as guidelines)

Address: Portion of 4567 Loughheed Hwy

Purpose: To permit sales, service, and autobody uses.

RECOMMENDATION:

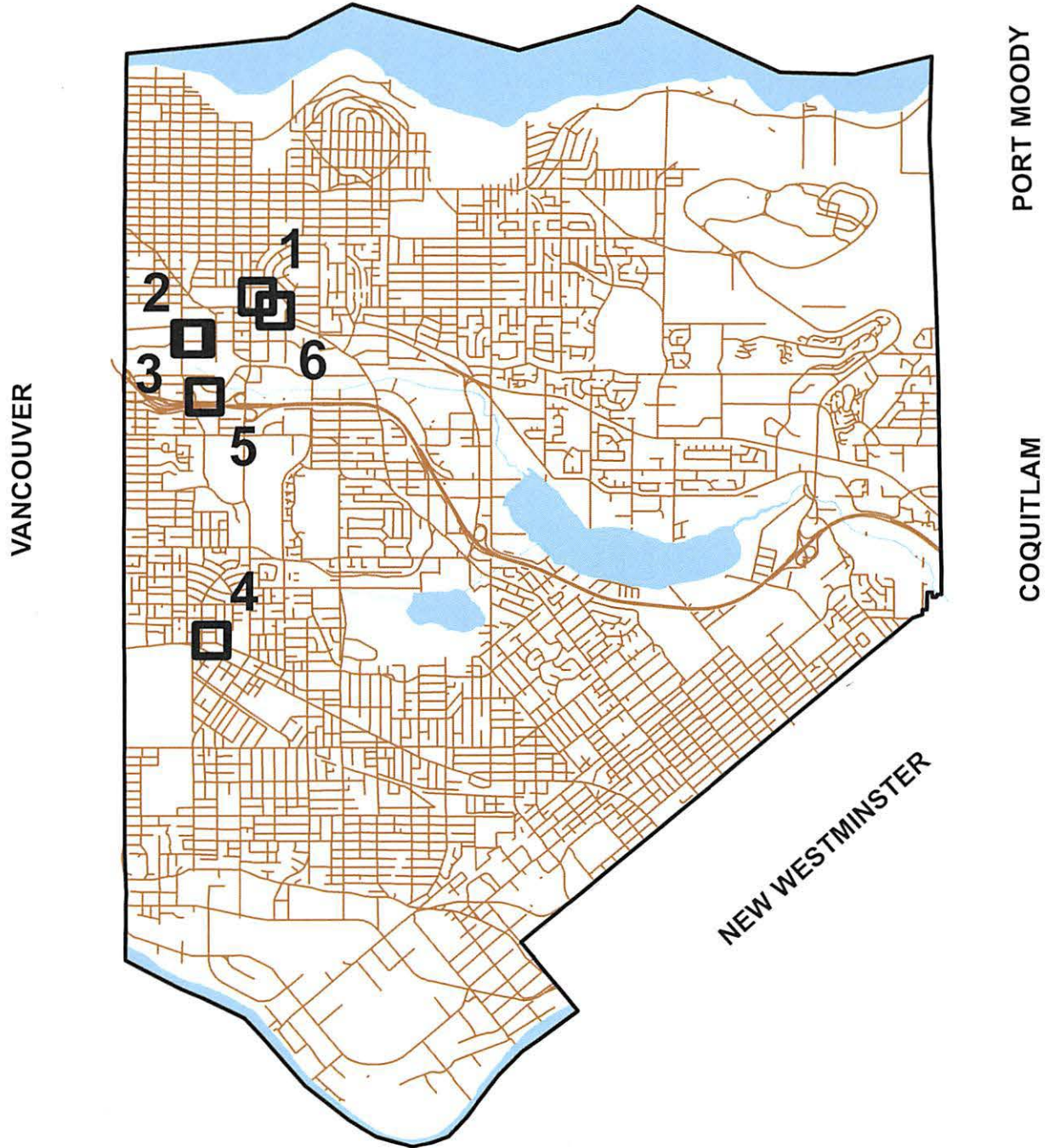
1. **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.


 Lou Pelletier, Director
 PLANNING AND BUILDING

:rh

Attachments

P:\49500 Rezoning\01 Rezoning Series\2018\Rezoning Series Cover Report 2018.12.03.docx



PLANNING & BUILDING DEPARTMENT



DATE:
NOV 28 2018

SCALE:
1:75,000

DRAWN BY:
AY

REZONING SERIES - 2018 NOVEMBER

SCHEDULE A

REZONING 18-25

ADDRESS	LEGAL DESCRIPTION	PID
4120 Lougheed Hwy.	Block 8 Except: Firstly: Parcel A (Reference Plan 11251); Secondly: Part By-Law Plan 52808; Thirdly: Part Now Road On Statutory Right Of Way Plan 4957; DL 119, Group 1, NWD Plan 206	003-206-840
4170 Lougheed Hwy.	Lot C, DL 119, Group 1, NWD Plan 69931	001-942-352
4180 Lougheed Hwy.	Lot 80, DL 119, Group 1, NWD Plan 66959	002-125-072
4161 Dawson St.	Lot B, DL 119, Group 1, NWD Plan 69931	001-942-344
4171 Dawson St.	Lot A, DL 119, Group 1, NWD Plan 69931	001-942-310

P:\49500 Rezoning\20 Applications\2018\18-25 Gilmore Phase 2 Tower 5\Council Reports\Schedule A 18-25.docx

SCHEDULE A

REZONING 18-26

ADDRESS	LEGAL DESCRIPTION	PID
4120 Lougheed Hwy.	Block 8 Except: Firstly: Parcel A (Reference Plan 11251); Secondly: Part By-Law Plan 52808; Thirdly: Part Now Road On Statutory Right Of Way Plan 4957; DL 119, Group 1, NWD Plan 206	003-206-840
4170 Lougheed Hwy.	Lot C, DL 119, Group 1, NWD Plan 69931	001-942-352
4180 Lougheed Hwy.	Lot 80, DL 119, Group 1, NWD Plan 66959	002-125-072
4161 Dawson St.	Lot B, DL 119, Group 1, NWD Plan 69931	001-942-344
4171 Dawson St.	Lot A, DL 119, Group 1, NWD Plan 69931	001-942-310

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CITY OF BURNABY

**PLANNING AND BUILDING
REZONING REFERENCE #17-42
2018 NOVEMBER 28**

ITEM #01**1.0 GENERAL INFORMATION**

- 1.1 Applicant:** Shape Properties
2020 – 505 Burrard Street
Vancouver, BC, V7X 1M6
Attn: Amy Smith
- 1.2 Subject:** Application for the rezoning of:
Lot 1, District Lots 123 and 124, Group 1, New Westminster District
Plan EPP31990 Except Plan EPP40171
- From:** CD Comprehensive Development District (based on C3, C3a General Commercial District, P2 Administration and Assembly District, RM4s, RM5s Multiple Family Residential District and Brentwood Town Centre Plan as guidelines)
- To:** Amended CD Comprehensive Development District (based on C3 General Commercial District, P2 Administration and Assembly District, RM4s, RM5s Multiple Family Residential District and Brentwood Town Centre Plan as guidelines)
- 1.3 Address:** Portion of 4567 Lougheed Highway
- 1.4 Location:** The subject site is located within Phase 2 of the Brentwood Mall redevelopment site (Sketch #1 *attached*).
- 1.5 Size:** The subject site has a frontage of approximately 96 m (315 ft.) on Willingdon Avenue, and has an area of approximately 4,090 m² (44,024 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 construction of a mixed use residential high-rise apartment building over a retail and commercial podium within the Brentwood Mall redevelopment site.

2.0 NEIGHBOURHOOD CHARACTERISTICS

- 2.1 To the north across the lane is an established single and two family neighbourhood outside of the Brentwood Town Centre's boundaries; to the east is the "Amazing Brentwood" presentation centre and existing Brentwood Mall shopping centre; to the south is Phase 2 – Tower 5 of the Brentwood site redevelopment, which is advancing to Third Reading (Rezoning Reference #16-31; and, to the west across Willingdon Avenue is the Beth Israel cemetery and memorial park.
- 2.2 The site is comprised of a portion of 4567 Lougheed Highway (see Sketch #1 *attached*), which is currently occupied by a surface parking lot and a construction staging area. The site will be accessible from Willingdon Avenue and from the Brentwood Boulevard High Street.

3.0 BACKGROUND INFORMATION

- 3.1 On 2013 September 23, Council granted Final Adoption to the rezoning amendment bylaw for the Brentwood Site Conceptual Master Plan Rezoning (Reference #11-22), 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 and office development, with ground-oriented townhousing, street-fronting commercial uses and several public open space elements, including a central public plaza at the corner of Willingdon Avenue and Lougheed Highway.
- 3.2 In terms of the governing zoning, the adopted Brentwood Town Centre Plan designates the Brentwood site for C3 General Commercial District, RM4s and RM5s Multiple-Family Residential District uses and densities (see *attached* Sketch #2). The maximum allowable residential floor area ratio is a blended average of 3.4 FAR across the entire net site, reflective of the allowable 5.0 FAR for the RM5s District area and 3.6 FAR for the RM4s District area, inclusive of available density bonusing. The maximum allowable commercial floor area ratio is the blended average of approximately 3.2 FAR applicable to the net site, which is within of the allowable 6.0 FAR for the C3 District designated area of the Plan. The Brentwood Site Conceptual Master Plan (Rezoning Reference #11-22) allocated specific uses and densities across the site to be developed under four main phases. The adopted Brentwood Site Conceptual Master Plan identifies the subject site (Tower 6) for a residential apartment building between 20 and 35 storeys in height, over a commercial podium. The podium along Willingdon Avenue, and the Brentwood Boulevard High Street, is intended to be primarily commercial (retail and office), with residential lobbies and residential amenity areas within select locations.
- 3.3 It is noted that the subject site is located within the Northwest Quadrant (Phase 2) of the Brentwood Site Conceptual Master Plan, which encompasses the area north of Halifax

Street, between Willingdon Avenue, Brentwood Boulevard High Street and the north lane.

- 3.4 In accordance with commitments made as part of Rezoning Reference #11-22, a public information session has been held for Phase 2 as part of the Tower 5 rezoning process (Rezoning Reference #16-31) at the Brentwood Presentation Centre, with information on the components of Phase II as outlined in the adopted Brentwood Site Conceptual Master Plan.

4.0 GENERAL INFORMATION

- 4.1 The Brentwood Town Centre Development Plan designates the overall mall site for mixed-use redevelopment, including both high and medium density multiple-family residential and major commercial and office development (see Sketch #2 *attached*).
- 4.2 Consistent with the adopted Brentwood Site Conceptual Master Plan, the proposed overall development concept for this key property in the Town Centre's core area is to transform, over time, the internally-oriented mall site into an urban "town centre" environment with a primary focus on street-orientation and very high quality public spaces. The intent of the subject rezoning proposal is to permit the development of a mid to high-rise residential apartment tower above a three level commercial podium located at the northwest corner of the Brentwood Site fronting Willingdon Avenue. In line with the Brentwood Site Conceptual Master Plan's vision, the proposed building is intended to be unique in its architecture with a maximum height of between 20 to 35 storeys, with a mid-rise component terracing downward toward the north. The initial proposal indicates 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.
- 4.3 Aspects of the servicing of the subject site have been obtained through Rezoning Reference #12-44 (Phase I – Commercial) and Rezoning Reference #16-31 (Phase 2 – Tower 5). Frontage servicing to the Town Centre standard, including the provision of a separated urban trail with rain gardens fronting the development, will be obtained through the subject rezoning application.

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 Willingdon Avenue to its final Town Centre (Arterial Road) standard across the development frontage, with concrete curb and gutter, separated urban trail with dedicated cycling and pedestrian facilities, rain gardens, street trees, street lighting and pedestrian lighting.

- a contribution toward pedestrian and cycling overpasses of the CN/BNSF Rail line.

On-site service provisions will include, but not necessarily limited to:

- construction of the extension of Brentwood Boulevard to its final standard
- construction of the Ridgelawn driveway entrance
- construction of the greenway/residential buffer across the northern frontage of the development site

- 4.4 All necessary dedications for the construction of Willingdon Avenue to its final standard have been obtained through the master rezoning for the site (Rezoning Reference #11-22). No further dedications are required from this phase of development.
- 4.5 Given the site's Town Centre location, the applicant is proposing to utilize available amenity density bonus provisions indicated within the Zoning Bylaw and as outlined in the density allocation covenant registered as part of the Master Rezoning (Rezoning Reference #11-22). The Realty and Lands Division of the Public Safety and Community Services Department would be requested to initiate with the applicant on the amenity bonus value. A separate report detailing the value of the density bonus will be forwarded to Council for consideration and approval prior to the subject amendment bylaw receiving Third Reading. Council approval of the density bonus value is a prerequisite condition of the rezoning.
- 4.6 Due to proximity to Willingdon Avenue, a noise study to ensure compliance with Council-adopted sound criteria is required as part of this application.
- 4.7 In line with the City's adopted guidelines for adaptable housing, 20% of the units within the proposed development need to meet the City's adaptable housing standards.
- 4.8 An on-site Stormwater Management Plan is required in conjunction with this application.
- 4.9 Required covenants will include, but are not limited to:
- restricting enclosure of balconies;
 - indicated that project surface driveways will not be restricted by gates;
 - guaranteeing provision and maintenance of public art;
 - restricting commercial uses on Willingdon Avenue from having obscured fenestration;
 - ensuring that handicap accessible parking stalls remain as common property;
 - for the provision and ongoing maintenance of stormwater management facilities;
 - for the provision and maintenance of car share vehicles and spaces;
 - for the provision and maintenance of electric vehicle charging stations; and,
 - ensuring compliance with the approved acoustical study.

PLANNING AND BUILDING
 REZONING REFERENCE #17-42
 2018 November 28 PAGE 5

- 4.10 Submission of a Green Building strategy for the site is required.
- 4.11 Submission of a suitable solid waste and recycling storage facility plan is required.
- 4.12 The provision of covered car wash stalls will be required in conjunction with this application.
- 4.13 Submission of a commercial and residential loading plan is required.
- 4.14 Submission of a comprehensive sign plan is required.
- 4.15 Submission of any necessary easements, covenants and statutory rights-of-way.
- 4.16 A site profile has been submitted and approved for the site under Rezoning Reference #11-22. The Engineering Department – Environmental Services Division will be requested to confirm that a Certificate of Compliance has been obtained for the site from Ministry of Environment.
- 4.17 Parkland Acquisition, School Site Acquisition, and GVS & DD Sewerage Cost Charges are applicable to this application.
- 4.18 The proposed prerequisite conditions to the rezoning will be included in a future report.

5.0 RECOMMENDATION

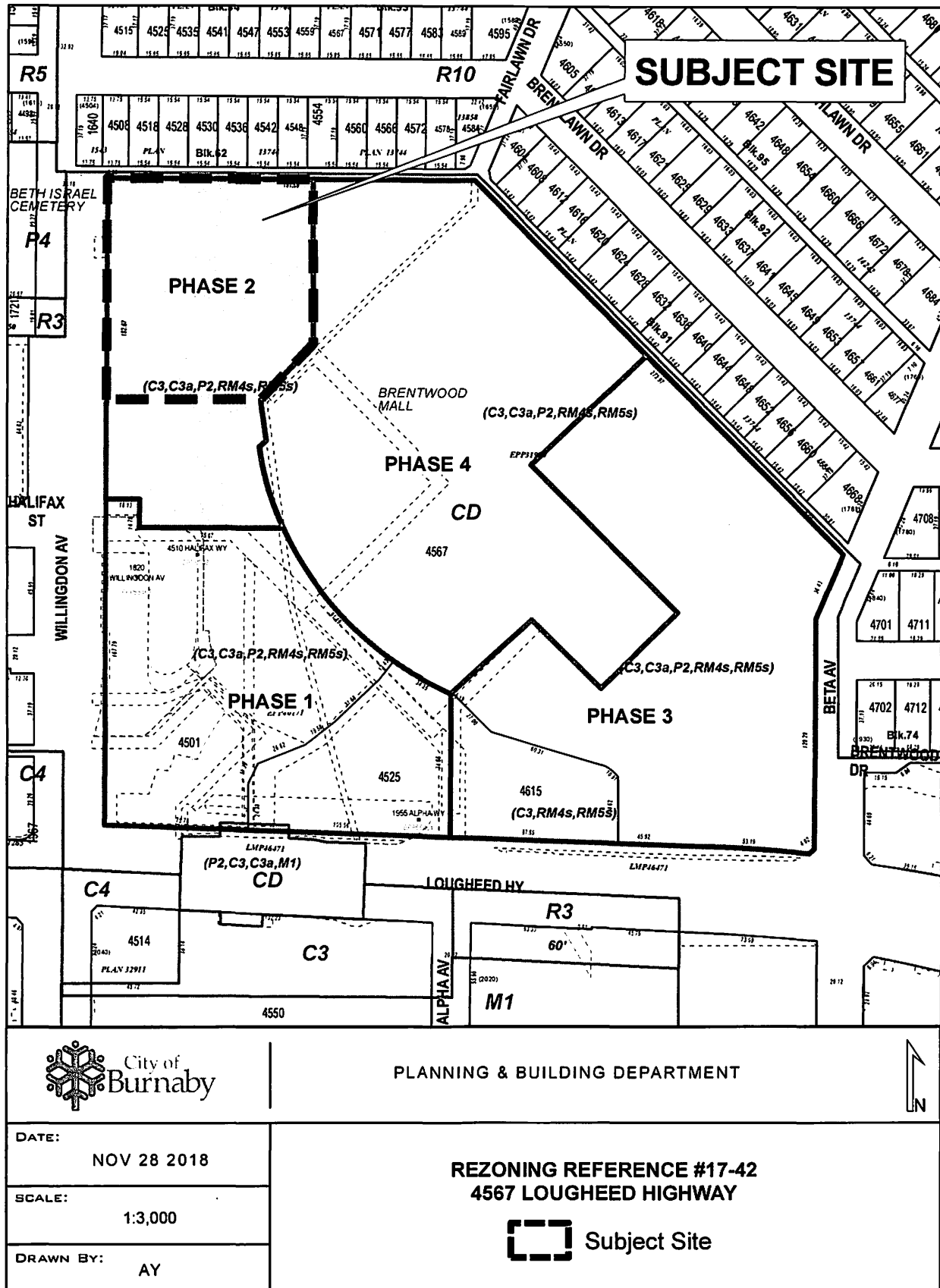
THAT the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

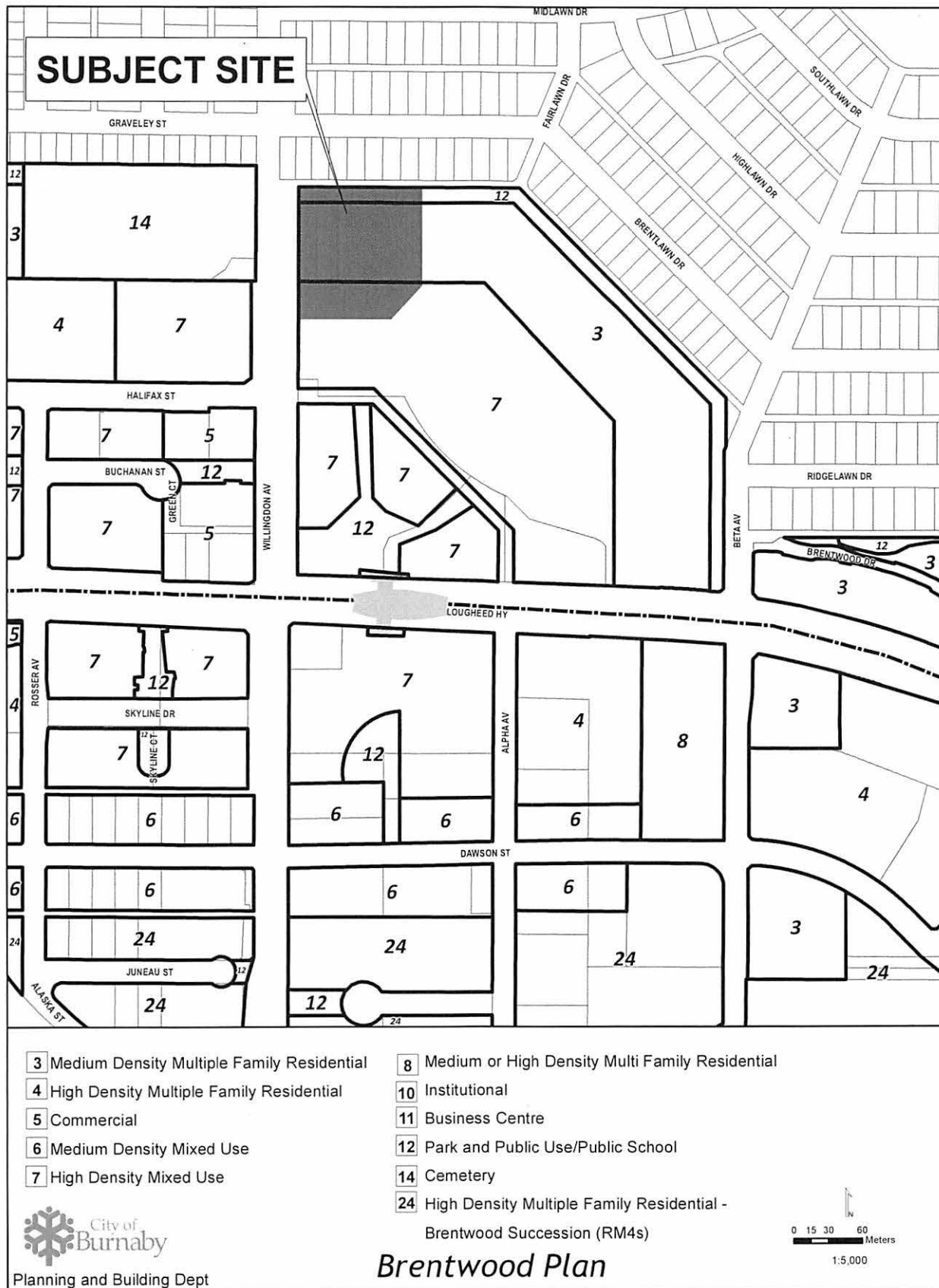
LP

IW/JBS:rh
Attachments

cc: City Solicitor
 City Clerk

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 2018.12.03.doc







SHAPE
PROPERTIES

MAKING PLACES THAT MATTER

June 28, 2017

Mr. Johannes Schumann
City of Burnaby
Planning and Building Department
4949 Canada Way
Burnaby, BC V5G 1M2

Attention: Mr. Johannes Schumann, Senior Current Planner

Re: Letter of Intent
Brentwood Town Centre – Phase 2B
4567 Lougheed Highway, Burnaby, BC North West Phase

Dear Johannes,

Please accept this Letter of Intent for the Site Specific Rezoning for a portion of the Brentwood Town Centre site. The completed application and fee payment will follow.

The application for the North West phase is as follows:

1. The residential building identified as Tower 6 ("T6") in the Brentwood Site Conceptual Master Plan (the "Master Plan"); and
2. All commercial uses at the base of T6 and potentially, subject to agreements be reached for the same, a portion of a proposed City Community Centre.

Please note that we have recently submitted an application under separate cover for Phase 2A of the North West phase. That initial application is for tower 5 ("T5") as shown in the Master Plan, all commercial uses at the base of T5 and all necessary parking infrastructure for these residential buildings, T5 and T6 (please see the attached context plan attached hereto as Schedule "A" showing delineation for the two applications).

2020 One Bentall Centre
505 Burrard Street, Box 206
Vancouver, British Columbia
Canada V7X 1M6

T 604.681.2358
E info@shapeproperties.com
shapeproperties.com



SHAPE
PROPERTIES

MAKING PLACES THAT MATTER

As noted in the foregoing this letter addresses the following specific to this application:

1. Residential building T6 situated in the extreme North West corner of the Brentwood Town Centre site fronting Willingdon Avenue;
2. Underground parking for the commercial and community centre uses including loading and garbage/recycling rooms (please note residential loading and parking is covered in the already initiated T5 rezoning application); and
3. Commercial /retail components at the base of T6.
4. Potential Community Centre uses

This phase of development will further anchor the North West portion of the overall Brentwood Town Centre lands and continue its re-invention from a suburban style shopping centre to a dynamic and true mixed use City Centre. Consistent with our prior applications for the Brentwood site, the intent of this application is to compliment the timeless vision expressed in the first Phase architecture and design as well as the Master Plan.

We look forward to working with the City on this exciting addition to the Brentwood Town Centre site.

If you have any questions or concerns please contact the undersigned directly.

Sincerely,

Shape Properties Corp.

Amy Smith
Planning Manager

CITY OF BURNABY

**PLANNING AND BUILDING
REZONING REFERENCE #18-25
2018 November 28**

ITEM #02**1.0 GENERAL INFORMATION**

- 1.1 Applicant:** Onni Gilmore Holdings Corp.
300 – 550 Robson Street
Vancouver, BC V6B 2B7
Attn: Eric Hughes
- 1.2 Subject:** Application for the rezoning of 4161 Dawson Street
See Schedule A (*attached*)
- From:** Amended CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C3 General Commercial District, P2 Administration and Assembly District and Brentwood Town Centre Development Plan as guidelines and in accordance with the development plan entitled “Gilmore Station Area Master Plan” prepared by IBI Group)
- To:** Amended CD Comprehensive Development District (based on C3, C3f General Commercial District, RM5s Multiple Family Residential District and Brentwood Town Centre Development Plan as guidelines)
- 1.3 Address:** Portion of 4161 Dawson Street
- 1.4 Location:** The subject site is located on the north side of Dawson Street adjacent to the Gilmore SkyTrain Station (Sketch #1 *attached*).
- 1.5 Size:** The site is irregular in shape with a frontage on Dawson Street of 79 m (260 ft.) and an area of 2,795 m² (30,080 ft. sq.).
- 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 construction of Gilmore Place Phase II Tower 5 (high-rise residential building).

2.0 NEIGHBOURHOOD CHARACTERISTICS

- 2.1** The site is comprised of a portion of 4161 Dawson Street, which is occupied by an older light-industrial / office building.

- 2.2 To the west of the site is the Gilmore SkyTrain Station and beyond is Gilmore Avenue and the Bridge Business Park area. To the north is the Millennium SkyTrain guideway, which was completed in 2003 and Phase I of the Gilmore Place Master Plan, comprised of three high-rise multiple family buildings over commercial podiums (Rezoning Reference #15-54, #15-55, #15-56 and #15-57), with Lougheed Highway beyond. To the east are future phases of the Gilmore Place site, including future high-rise multiple family and office buildings over commercial podiums, with a proposed high-rise mixed-use development (Rezoning Reference #16-27), an automobile dealership and older industrial buildings beyond. To the south, across Dawson Street, are newer high-rise multiple-family and mixed-use developments constructed between 2003 and 2006.

3.0 BACKGROUND INFORMATION

- 3.1 The Brentwood Town Centre Development Plan designates the subject site for mixed-use multiple-family and commercial redevelopment (see Sketch #2 *attached*) under the CD Comprehensive Development District, utilizing the RM5s Multiple Family Residential, C3 and C3f General Commercial Districts as guidelines.

On 2018 July 23, Council approved Rezoning Reference #14-21 for the Gilmore Place Conceptual Master Plan Rezoning, which establishes 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, office and commercial development, with public plazas located on Lougheed Highway, Carleton Avenue and at the corner of Gilmore Avenue and Dawson Street. Phase I of the Gilmore Place redevelopment (Rezoning Reference #15-54, #15-55, #15-56 and #15-57) was given Final Adoption on 2018 July 23 and is comprised of three high-rise residential towers atop a commercial and amenity podium. On 2018 July 23, Council received an Initial Report for Rezoning Reference #18-24 for an office building and the commercial component of Phase II. Appearing elsewhere on Council's agenda is Rezoning Reference #18-26 for Tower 6 of the Gilmore Place redevelopment, the other individual residential high-rise apartment building within Phase II, in accordance with the master rezoning.

The general form and character envisioned for Tower 5 of Phase II is for a single high-rise residential within the Gilmore Place redevelopment.

4.0 GENERAL INFORMATION

- 4.1 The applicant is requesting rezoning of the subject site to Amended CD Comprehensive Development District (based on C3, C3f General Commercial District, RM5s Multiple Family Residential District and Brentwood Town Centre Development Plan as guidelines), in order to permit the construction of a high-rise residential building. The specific density of the site will be determined by a Density Allocation Covenant in accordance with the Gilmore Place Conceptual Master Plan.

- 4.2 The proposed preliminary development concept for this key site within the Brentwood Town Centre is to transform its existing vacant, light-industrial and mid-rise office character into a new mixed-use transit integrated development. Burnaby has become a model for transit oriented development, including the Master Plan concepts for Brentwood and Lougheed Malls. The subject site can be fully integrated with SkyTrain at both ground and mezzanine levels, providing unprecedented access to transit by residents, employees, patrons and the surrounding community. Specifically, the subject rezoning application is for Tower 5, a high-rise residential building. In accordance with Phase II of Gilmore Place's redevelopment, Tower 5 will be constructed over a mixed use commercial podium and underground parking, which is proposed under Rezoning Reference #18-24.

The goal is to create a mixed-use gateway into the Town Centre to complement the core area at Willingdon Avenue and Lougheed Highway, and reinforce its function within the Town Centre. As a response to the stronger pedestrian scaled retail core, Gilmore Place can support a higher component of purpose built office and elevated larger format retail uses, with smaller retail and restaurant uses at ground level, especially along the Dawson "High-Street". Under the Master Plan, high-rise office and residential uses are proposed above the commercial base, utilizing the podium deck areas as both private and public landscaped open spaces. The redevelopment of this key site provides the opportunity to realize the distinct neighbourhood identities envisioned within the Brentwood Town Centre Plan, with a focus around transit, cycling and pedestrian activities. It is intended that the Gilmore Place site redevelopment implement a strong green building initiative including the pursuance of LEED-ND (Leadership in Energy and Environmental Design-Neighbourhood Development) Gold rating or equivalent for the entire site. Each individual building would be designed with energy efficiency and waste reduction measures in accordance with the LEED-ND proposal, including provision of a district energy system to serve the entire development.

- 4.3 Servicing requirements will be advanced on a phase by phase basis in accordance with the Engineering Master Plan approved under Rezoning Reference #14-21. All necessary services, dedications and statutory rights-of-way to serve the Phase II component of the site will be obtained through the subject rezoning application. Servicing requirements will include, but not necessarily be limited to:

- construction of Dawson Street to its final Town Centre standard (Local Commercial Road) with separated sidewalks, street trees, street lighting and pedestrian lighting across the development frontage;
- construction of Carleton Avenue to its final standard (Statutory Right-of-way) with separated sidewalks and bicycle facilities, unit pavers, street trees, street lighting and pedestrian lighting across the development frontage;
- contribution toward the upgrade of the Gilmore sanitary pump station, and proposed pedestrian and cycling overpasses within the Brentwood Town Centre across the CN/BNSF Rail Lines; and,
- sanitary sewer, storm sewer and water main upgrades, as required.

- 4.4 The developer will be required to submit a tree survey and arbourist's report. Any trees to be removed will require a Tree Removal Permit, in accordance with the Burnaby Tree Bylaw.
- 4.5 Submission of a Construction Management and Phasing Plan for Phase II is required.
- 4.6 Submission of a Comprehensive Stormwater Management Plan for Phase II is required.
- 4.7 Submission of a commercial Garbage and Recycling Access Plan for Phase II is required.
- 4.8 Submission of a residential and commercial loading plan for Phase II is required.
- 4.9 Submission of a detailed Traffic and Transportation study for Phase II of the site is required.
- 4.10 Submission of a Fire Truck Access Plan for Phase II is required.
- 4.11 Submission of a Comprehensive Sign Plan for Phase II is required.
- 4.12 Submission of any necessary easements, covenants and statutory rights-of-way for the site are to be provided.
- 4.13 Submission of a Site Profile and resolution of any arising conditions is required.
- 4.14 Approval by the Engineering Environmental Services Division of a detailed engineered sediment control system plan is required.
- 4.15 Parkland Acquisition, School Site Acquisition and GVS & DD Sewerage Cost Charges will be required in conjunction with this application.
- 4.16 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.
 IW:rh
 Attachments

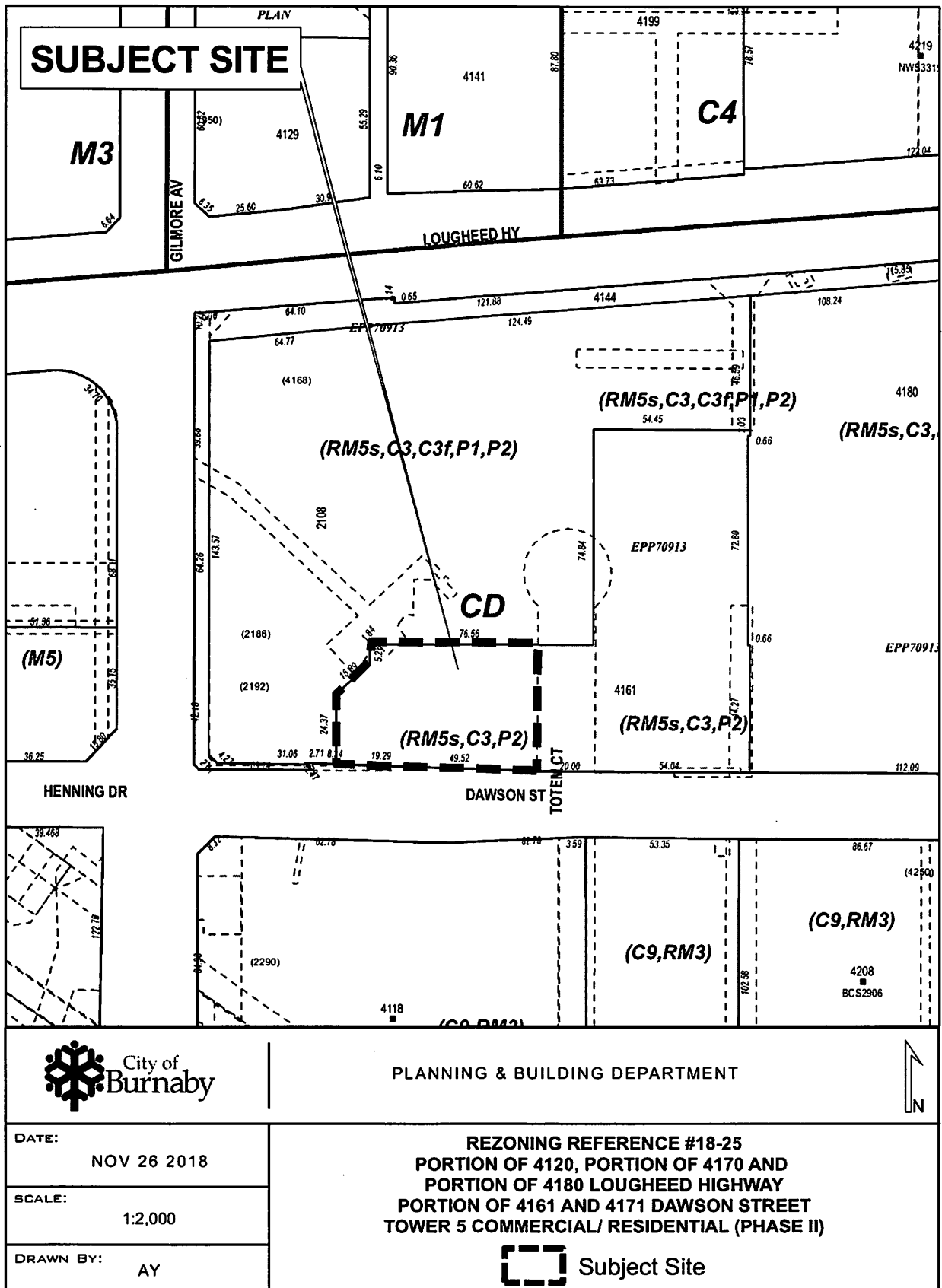
cc: City Solicitor
 City Clerk

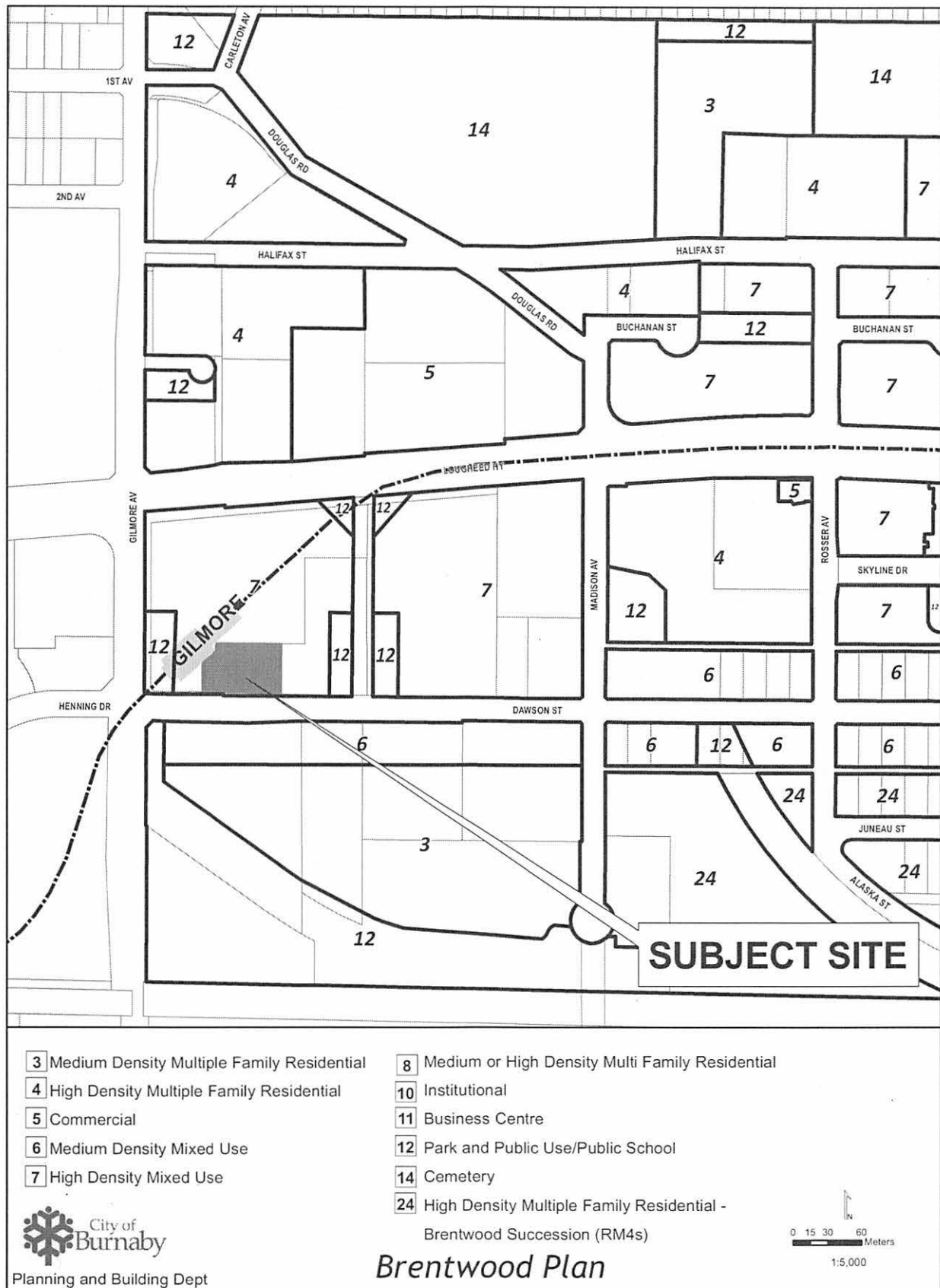
SCHEDULE A

REZONING 18-25

ADDRESS	LEGAL DESCRIPTION	PID
4120 Lougheed Hwy.	Block 8 Except: Firstly: Parcel A (Reference Plan 11251); Secondly: Part By-Law Plan 52808; Thirdly: Part Now Road On Statutory Right Of Way Plan 4957; DL 119, Group 1, NWD Plan 206	003-206-840
4170 Lougheed Hwy.	Lot C, DL 119, Group 1, NWD Plan 69931	001-942-352
4180 Lougheed Hwy.	Lot 80, DL 119, Group 1, NWD Plan 66959	002-125-072
4161 Dawson St.	Lot B, DL 119, Group 1, NWD Plan 69931	001-942-344
4171 Dawson St.	Lot A, DL 119, Group 1, NWD Plan 69931	001-942-310

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Sketch #2

Eric Hughes
 Onni Gilmore Holdings Corp.
 300-550 Robson Street,
 Vancouver, BC V6B2B7
ehughes@onni.com

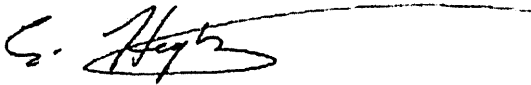
Lou Pelletier, Director
 City of Burnaby Planning Department
 4949 Canada Way
 Burnaby, BC V5G 1M2

Re: Rezoning Letter of Intent
 4120 Lougheed Highway, 4170 Lougheed Highway, 4180 Lougheed Highway and 4161
 Dawson Street and 4171 Dawson Street
 Brentwood Town Centre Plan

I, Eric Hughes on behalf of the Onni Group, have submitted this application to rezone 4120, 4170 and 4180 Lougheed highway and 4161 and 4171 Dawson Street from the current M1, CD (M5, C1); CD (M1r, M5); CD (M5, M5L, C1); CD (P2, M1, M5, C1), to the CD Comprehensive Development District (based on the RM5s Multiple Family Residential District, C3 general Commercial District and the C3f General Commercial District) and Brentwood Town Centre Development Plan as guidelines. The intent of this rezoning application is to construct the sixth (6) residential tower of the Gilmore Station Phase II redevelopment.

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

Sincerely,



Eric Hughes
 Vice President Development

CITY OF BURNABY

**PLANNING AND BUILDING
REZONING REFERENCE #18-26
2018 November 28**

ITEM #03**1.0 GENERAL INFORMATION**

- 1.1 Applicant:** Onni Gilmore Holdings Corp.
300 – 550 Robson Street
Vancouver, BC V6B 2B7
Attn: Eric Hughes
- 1.2 Subject:** Application for the rezoning of 4161 Dawson Street
See Schedule A (*attached*)
- From:** Amended CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C3 General Commercial District, P2 Administration and Assembly District and Brentwood Town Centre Development Plan as guidelines and in accordance with the development plan entitled “Gilmore Station Area Master Plan” prepared by IBI Group)
- To:** Amended CD Comprehensive Development District (based on C3, C3f General Commercial District, RM5s Multiple Family Residential District and Brentwood Town Centre Development Plan as guidelines)
- 1.3 Address:** Portion of 4161 Dawson Street
- 1.4 Location:** The subject site is located on the north side of Dawson Street adjacent to the Gilmore SkyTrain Station (Sketch #1 *attached*).
- 1.5 Size:** The site is an irregular shape with a frontage on Dawson Street of 64 m (210 ft.) and an area of 2,360 m² (25,403 ft. sq.).
- 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 construction of Gilmore Place Phase II Tower 6 (high-rise residential building).

2.0 NEIGHBOURHOOD CHARACTERISTICS

- 2.1** The site is comprised of 4161 Dawson Street, which is occupied by an older light-industrial/office building.

- 2.2 To the west of the site is the Gilmore SkyTrain Station and beyond is Gilmore Avenue and the Bridge Business Park. To the north is the Millennium SkyTrain guideway, which was completed in 2003 and Phase 1 of the Gilmore Place Master Plan, comprised of three high-rise multiple family buildings over mixed use commercial podiums (Rezoning Reference #15-54, #15-55, #15-56 and #15-57), with Lougheed Highway beyond. To the east are future phases of the Gilmore Place site, including future high-rise multiple family and office buildings over mixed use commercial podiums, with a proposed high-rise mixed-use development (Rezoning Reference #16-27), an automobile dealership and older industrial buildings beyond. To the south, across Dawson Street, are newer high-rise multiple-family and mixed-use developments constructed between 2003 and 2006.

3.0 BACKGROUND INFORMATION

- 3.1 The Brentwood Town Centre Development Plan designates the subject site for mixed-use multiple-family and commercial redevelopment (see Sketch #2 *attached*) under the CD Comprehensive Development District, utilizing the RM5s Multiple Family Residential, C3 and C3f General Commercial Districts as guidelines.

On 2018 July 23, Council approved Rezoning Reference #14-21 for the Gilmore Place Conceptual Master Plan Rezoning, which establishes 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, office and commercial development, with public plazas located on Lougheed Highway, Carleton Avenue and at the corner of Gilmore Avenue and Dawson Street. Phase I of the Gilmore Place redevelopment (Rezoning Reference #15-54, #15-55, #15-56 and #15-57) was given Final Adoption on 2018 July 23 and is comprised of three high-rise residential towers a top a commercial and amenity podium. On 2018 July 23, Council received an Initial Report for Rezoning Reference #18-24 for an office building and the commercial component of Phase II. Appearing elsewhere on Council's agenda is Rezoning Reference #18-25 for Tower 5 of the Gilmore Place redevelopment, the other individual residential high-rise apartment building within Phase II, in accordance with the master rezoning.

The general form and character envisioned for Tower 6 of Phase II is for a single high-rise residential within the Gilmore Place redevelopment.

4.0 GENERAL INFORMATION

- 4.1 The applicant is requesting rezoning of the subject site to Amended CD Comprehensive Development District (based on C3, C3f General Commercial District, RM5s Multiple Family Residential District and Brentwood Town Centre Development Plan as guidelines), in order to permit the construction of a high-rise residential building. The specific density of the site will be determined by a Density Allocation Covenant in accordance with the Gilmore Place Conceptual Master Plan.

- 4.2 The proposed preliminary development concept for this key site within the Brentwood Town Centre is to transform its existing vacant, light-industrial and mid-rise office character into a new mixed-use transit integrated development. Burnaby has become a model for transit oriented development, including the Master Plan concepts for Brentwood and Lougheed Malls. The subject site can be fully integrated with SkyTrain at both ground and mezzanine levels, providing unprecedented access to transit by residents, employees, patrons and the surrounding community. Specifically, the subject rezoning application is for Tower 6, a high-rise residential building. In accordance with Phase II of Gilmore Place's redevelopment, Tower 6 will be constructed over a mixed use commercial podium and underground parking, which is proposed under Rezoning Reference # 18-24.

The goal is to create a mixed-use gateway into the Town Centre to complement the core area at Willingdon Avenue and Lougheed Highway, and reinforce its function within the Town Centre. As a response to the stronger pedestrian scaled retail core, Gilmore Place can support a higher component of purpose built office and elevated larger format retail uses, with smaller retail and restaurant uses at ground level, especially along the Dawson "High-Street". Under the Master Plan, high-rise office and residential uses are proposed above the commercial base, utilizing the podium deck areas as both private and public landscaped open spaces. The redevelopment of this key site provides the opportunity to realize the distinct neighbourhood identities envisioned within the Brentwood Town Centre Plan, with a focus around transit, cycling and pedestrian activities. It is intended that the Gilmore Place site redevelopment implement a strong green building initiative including the pursuance of LEED-ND (Leadership in Energy and Environmental Design-Neighbourhood Development) Gold rating or equivalent for the entire site. Each individual building would be designed with energy efficiency and waste reduction measures in accordance with the LEED-ND proposal, including provision of a district energy system to serve the entire development.

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- 4.14 Approval by the Engineering Environmental Services Division of a detailed engineered sediment control system plan is required.
- 4.15 Parkland Acquisition, School Site Acquisition and GVS & DD Sewerage Cost Charges will be required in conjunction with this application.
- 4.16 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.

h.p.

IW:rh
 Attachments

cc: City Solicitor
 City Clerk

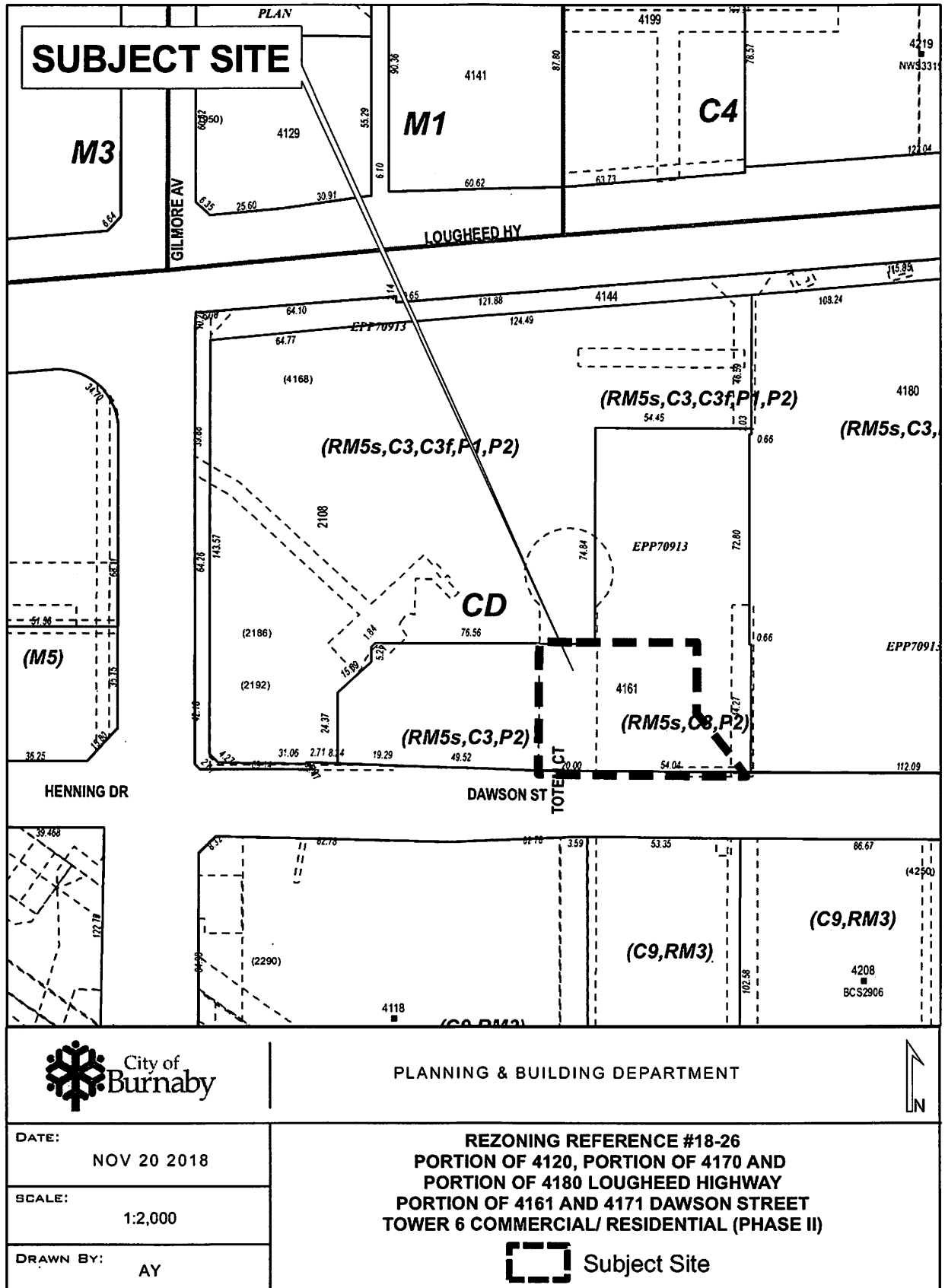
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SCHEDULE A

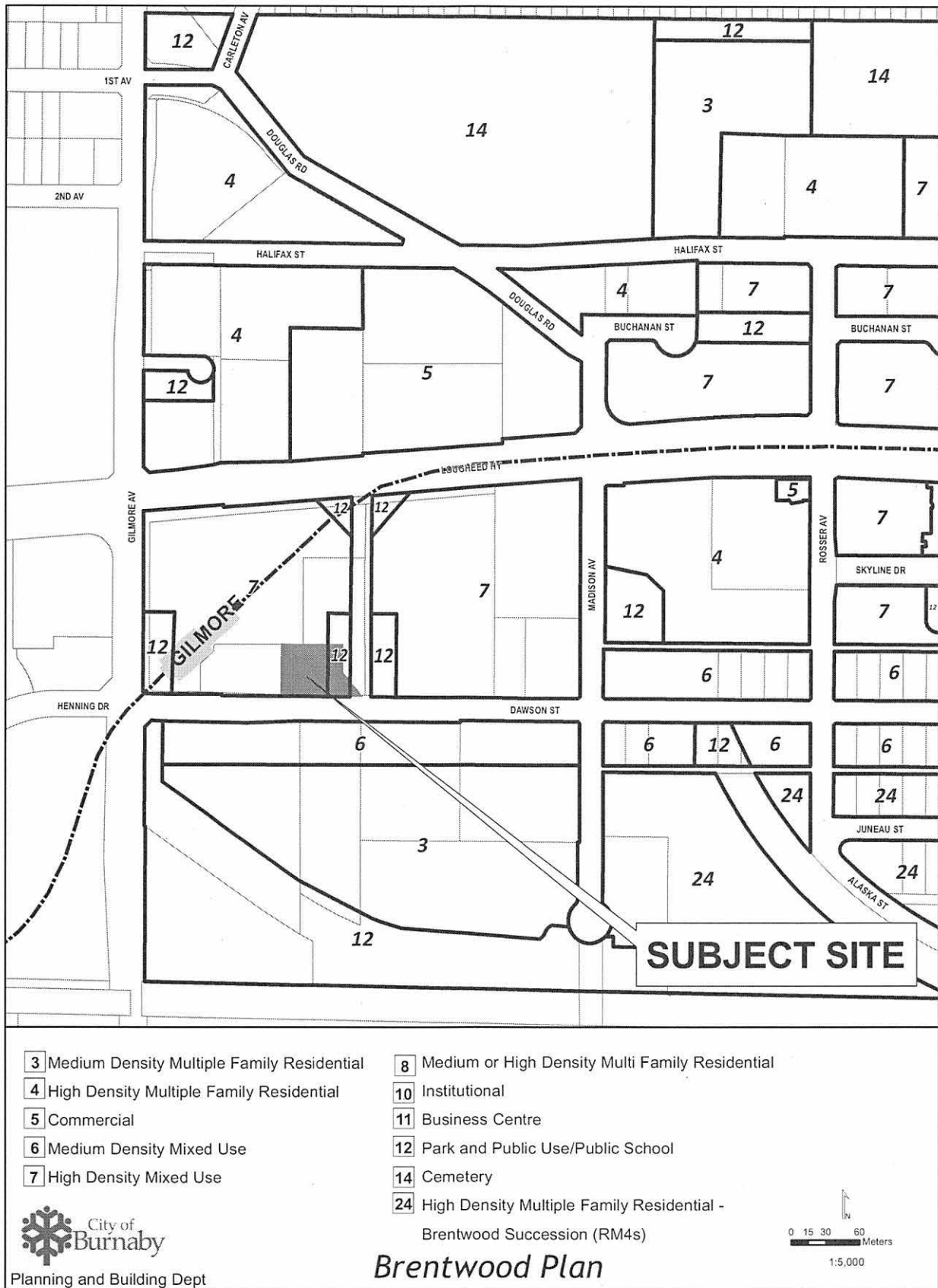
REZONING 18-26

ADDRESS	LEGAL DESCRIPTION	PID
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4170 Lougheed Hwy.	Lot C, DL 119, Group 1, NWD Plan 69931	001-942-352
4180 Lougheed Hwy.	Lot 80, DL 119, Group 1, NWD Plan 66959	002-125-072
4161 Dawson St.	Lot B, DL 119, Group 1, NWD Plan 69931	001-942-344
4171 Dawson St.	Lot A, DL 119, Group 1, NWD Plan 69931	001-942-310

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Sketch #1



Sketch #2

Eric Hughes
 Onni Gilmore Holdings Corp.
 300-550 Robson Street,
 Vancouver, BC V6B2B7
ehughes@onni.com

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

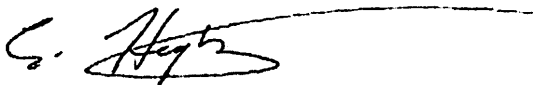
Re: Rezoning Letter of Intent

4120 Lougheed Highway, 4170 Lougheed Highway, 4180 Lougheed Highway and 4161
 Dawson Street and 4171 Dawson Street
 Brentwood Town Centre Plan

I, Eric Hughes on behalf of the Onni Group, have submitted this application to rezone 4120, 4170 and 4180 Lougheed highway and 4161 and 4171 Dawson Street from the current M1, CD (M5, C1); CD (M1r, M5); CD (M5, M5L, C1); CD (P2, M1, M5, C1), to the CD Comprehensive Development District (based on the RM5s Multiple Family Residential District, C3 general Commercial District and the C3f General Commercial District) and Brentwood Town Centre Development Plan as guidelines. The intent of this rezoning application is to construct the fifth (5) residential tower of the Gilmore Station Phase II redevelopment.

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

Sincerely,



Eric Hughes
 Vice President Development

CITY OF BURNABY

PLANNING AND BUILDING
 REZONING REFERENCE #18-44
 2018 NOVEMBER 28

ITEM #04

1.0 GENERAL INFORMATION

- 1.1 Applicant:** RWA Group Architecture Ltd.
 355 Kingsway
 Vancouver, BC V5Y 3J7
 Attn: Robert Worden
- 1.2 Subject:** Application for the rezoning of:
 All of the lands and premises within Strata Plan NWS683, including Strata Lots 1 to 53, District Lot 34, Group 1, New Westminster District, Strata Plan NWS638
- From:** RM3 Multiple Family Residential District
- To:** CD Comprehensive Development District (based on RM4s Multiple Family Residential District)
- 1.3 Address:** 4275 Grange Street
- 1.4 Location:** The subject site is located on the south side of (Sketch #1 *attached*).
- 1.5 Size:** The site is rectangular in shape with a frontage on Grange Street of approximately 85.26 m (280 ft.), a frontage on Halley Avenue of approximately 49.86 m (163 ft.) and a lot area of approximately 4,242.68 m² (45,669 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 single high-rise apartment building with townhouses at grade.

2.0 NEIGHBOURHOOD CHARACTERISTICS

- 2.1** The subject site at 4275 Grange Street is improved with a three-storey low-rise strata apartment building that was constructed in 1976. Vehicular access to the site is currently provided via a rear lane. The subject site is zoned RM3 Multiple Family Residential District.

- 2.2 To the north, across the lane, is a townhouse development and older low-rise rental apartment building. Directly to the west is an older low-rise rental apartment building. To the east, across Halley Avenue, is an apartment development (constructed 1989) and older low-rise rental apartment. To the south, across Grange Street, is an older mixed-use development (Burnaby Centre) consisting of two high-rise rental apartment buildings oriented towards Grange Street, and a commercial office building and one-storey commercial podium oriented towards Kingsway.

3.0 BACKGROUND INFORMATION

- 3.1 The subject development site is within the Central Park North neighbourhood of the Metrotown Downtown Plan area (see *attached* Sketch #2). The adopted Plan identifies Central Park North as a gateway and transition neighbourhood between the intensity of the Downtown core and the single- and two-family neighbourhoods to the north beyond the Plan area boundary.
- 3.2 The adopted Plan designates the subject development site for high-density multiple family residential development under the CD Comprehensive Development District, utilizing the RM4s Multiple Family Residential District as a guideline. Under the 's' zoning category, there is an expectation of significant community benefits, a sustainable redevelopment approach, exceptional public realm improvements, high quality urban design and superior architectural expression to be derived from the project. This site is also considered suitable for the 's' category parking standard of 1.1 spaces per unit given its strategic location near the Patterson SkyTrain Station (Expo Line SkyTrain), as well as the provision of an acceptable Transportation Demand Management (TDM) strategy for the site.
- 3.3 The desired development form for the site would consist of a single high-rise apartment building with street-oriented low-rise apartments or townhousing.

4.0 GENERAL INFORMATION

- 4.1 The preliminary development concept is for a single high-rise apartment building with street-oriented townhousing fronting Grange Street and Halley Avenue. A key component of this development is the fact that the southwest corner of the subject site is the visual terminus for Grange Street (westbound), which should be considered in the site's design and architecture.

It should be noted that the site is improved with a strata-ownership (market) apartment building, of which the owners have decided to make their site available for redevelopment.

- 4.2 In accordance with the CD (RM4s) District, the applicant would achieve a maximum market residential density of 3.6 FAR, inclusive of the available 1.1 amenity density bonus. The Realty and Lands Division of the Public Safety and Community Services Department will be

requested to provide a per sq. ft. buildable estimate of value for the bonused density. A further report will be submitted to Council regarding the value of the bonused density.

- 4.3 The Director Engineering will be required to provide an estimate for all services necessary to serve this site, but not necessarily be limited to the following:
 - construction of Grange Street to its final Town Centre standard (Four-lane Arterial) including sidewalk, directional cycle track, front boulevard, pedestrian lighting, rain water amenities, curb bulges, and street trees;
 - construction of Halley Avenue to its final Town Centre standard (Local Residential) including sidewalk, cycle track, front boulevard, pedestrian lighting, rain water amenities, curb bulges and street trees;
 - upgrading of the rear lane as necessary; and,
 - storm, sanitary sewer and water main upgrades as required.
- 4.4 A dedication of approximately 1.2 m is required along Halley Avenue to enable public realm construction to its final standard, including a 3.0 m x 3.0 m truncation at the corner of Halley Avenue and Grange Street. The dedication along Grange Street, as well as all other road dedications is to be confirmed through the submission of a road geometric for review and acceptance prior to advancement to a Public Hearing.
- 4.5 The undergrounding of overhead wiring abutting the site is required.
- 4.6 Any necessary easements, covenants and rights-of-way for the site are to be provided.
- 4.7 Due to proximity to Kingsway, an acoustical study is required to ensure compliance with Council-adopted sound criteria.
- 4.8 Given the extent of excavation anticipated for the subject development, the retention of existing trees on-site is unlikely. A survey will be required to determine the type and size of trees to be removed in advance of a tree cutting permit application for bonding and replacement purposes.
- 4.9 In line with the City's adopted guidelines for adaptable housing, 20% of the apartment units within the proposed development must meet the City's adaptable housing standards.
- 4.10 Approval by the Engineering Environmental Services Division of a detailed plan of an engineered sediment control system will be required.
- 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 provision of covered car wash stalls will be required. A detailed plan of the subject facility will need to be submitted to the Engineering Environmental Services Division for approval.

PLANNING AND BUILDING
 REZONING REFERENCE #18-44
 2018 November 28 PAGE 4

- 4.13 A comprehensive on-site storm water management system is required in conjunction with this rezoning application.
- 4.12 Parkland Acquisition, School Site Acquisition, and GVS & DD Sewerage Cost Charges are applicable to this application.
- 4.13 The proposed prerequisite conditions to the rezoning will be included in a future report.

5.0 RECOMMENDATION

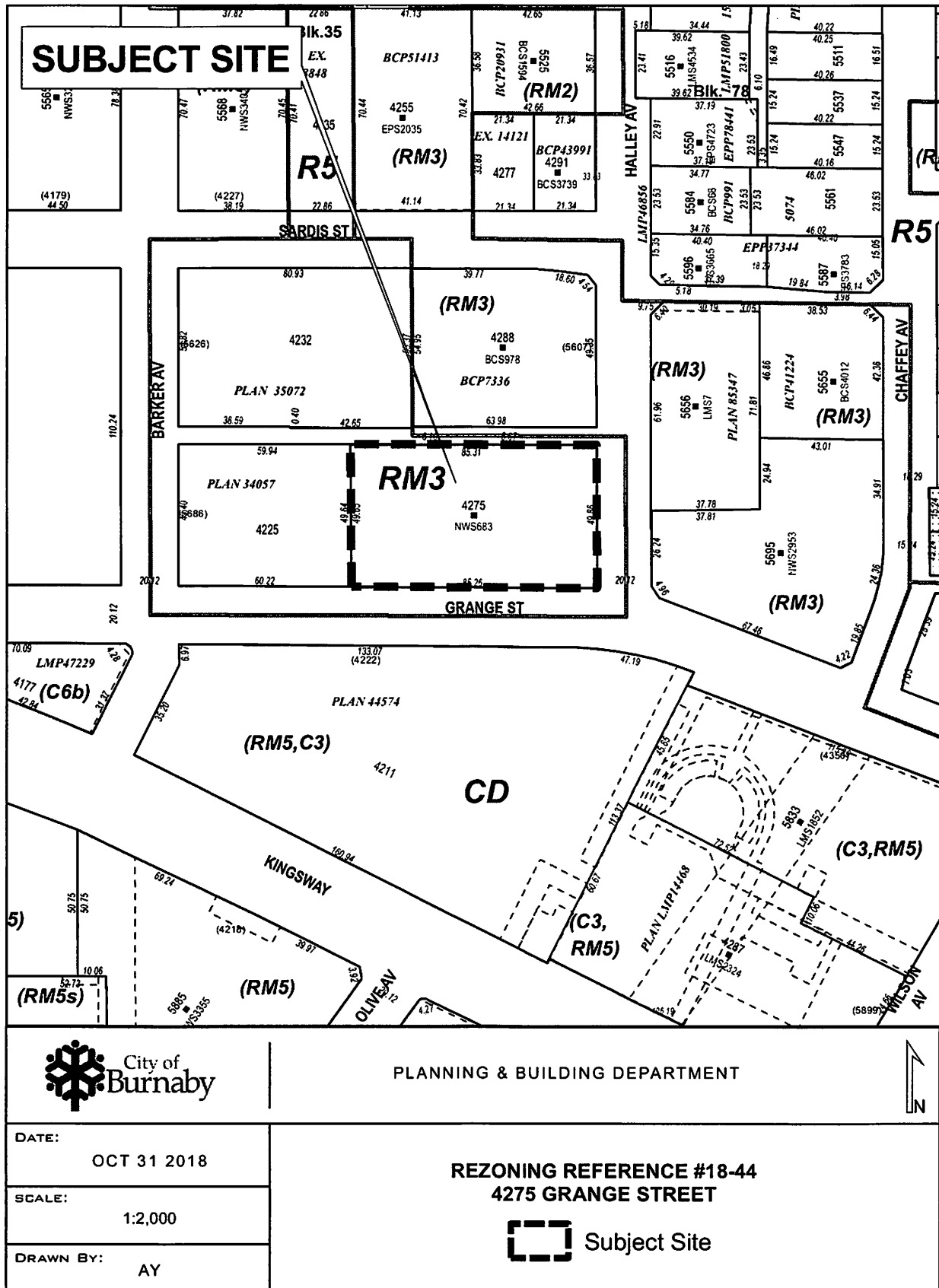
THAT the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

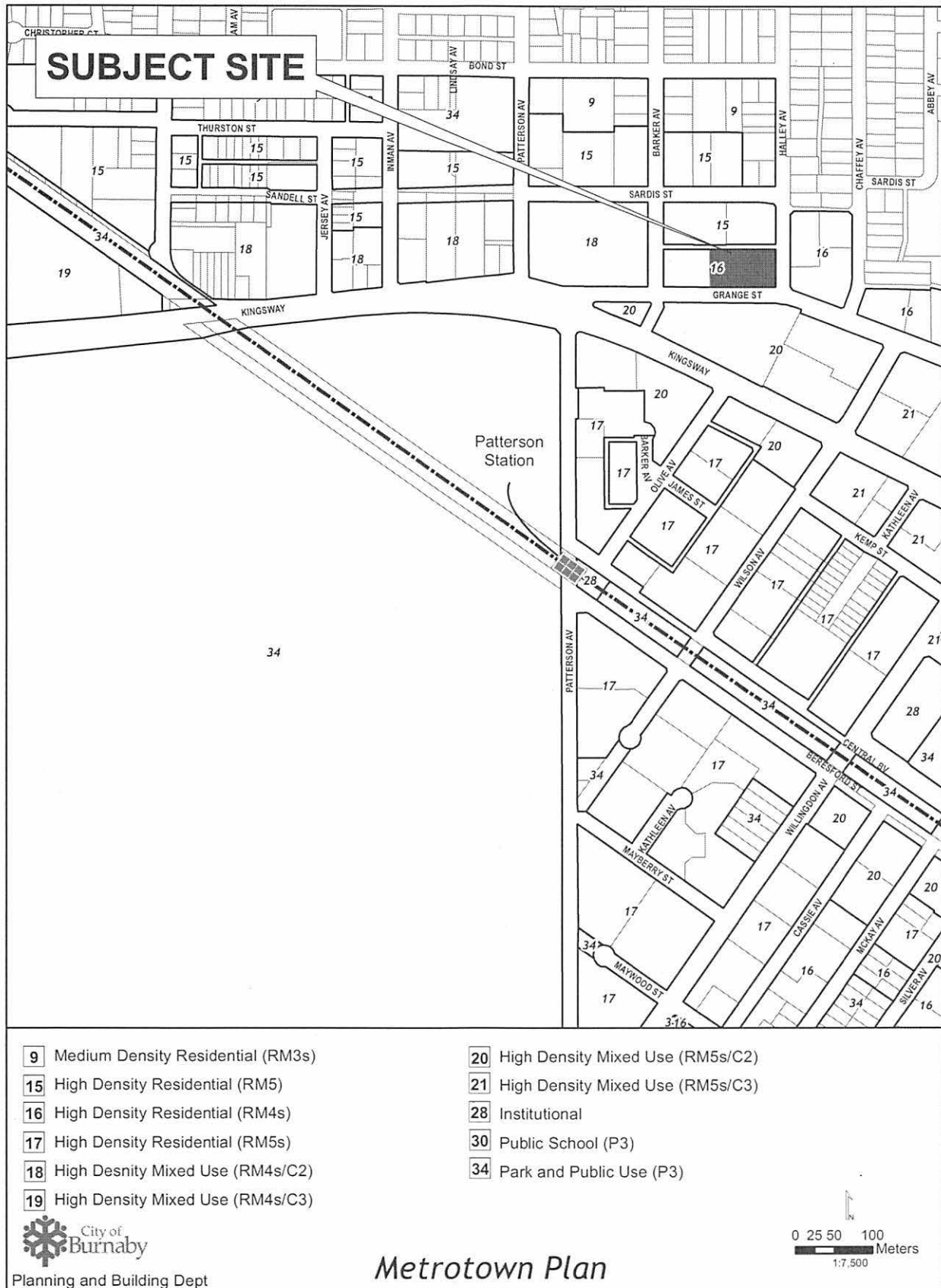
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ZT:rh
Attachments

cc: City Solicitor
 City Clerk

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Printed on October 31, 2018

Sketch #2



September 24, 2018

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

Attention: Director of Planning

Re: 4275 Grange Street - Rezoning Letter of Intent

Dear Sir,

On behalf of Qualex-Landmark Orchard Limited Partnership, we are pleased to submit this letter of intent for rezoning of the property located at 4275 Grange Street. This application calls for the modification of the existing RM3 Zoning to a CD Comprehensive Development District based on the RM4s Multiple Family Residential District and Metrotown Downtown Plan as guidelines.

The Intent of this rezoning application is to construct one approximately 24 storey high-rise, concrete, tower located on the corner of Grange Street and Halley Avenue, in conjunction with street oriented low-rise townhouses, a separate amenity building, and below grade parking. This rezoning is in accordance with the Existing and Supplementary Base and Bonus Density provisions for the RM4s zoning. Based on the site area of 45,677sqft and an FSR of 3.6 the maximum proposed floor area for the development would equate to 164,437sqft.

This proposed development will replace a 3-storey market strata building. RWA Group Architecture Inc., it's client, and the consultant team are committed to working closely with City Staff and the community to ensure the new development will align with the city's vision of the Metrotown Downtown Area.

Thank you for your consideration of this rezoning request and we look forward to working with the City of Burnaby on this development in the coming months.

Sincerely,

Bob Worden
Principal
RWA Group Architecture Inc.

CITY OF BURNABY

PLANNING AND BUILDING
REZONING REFERENCE #18-45
2018 NOVEMBER 28

ITEM #05

1.0 GENERAL INFORMATION

- 1.1 **Applicant:** Gescan, A Division of Sonepar Canada Inc.
2441 United Boulevard,
Coquitlam, BC V3K 6A8
Attn: John Speck
- 1.2 **Subject:** Application for the rezoning of:
Lot B; D.L's 69 and 70 Plan LMP7609
- From:** Amended CD M5 Light Industrial District
- To:** Amended CD M5 Light Industrial District
- 1.3 **Address:** 4260 Still Creek Drive
- 1.4 **Location:** The subject site is located in the Willingdon Business Park on the south side of Still Creek Drive, immediately north of Grandview Highway and Trans Canada Highway, between Gilmore Avenue and Still Creek Avenue (Sketch #1 *attached*).
- 1.5 **Size:** The site is irregular in shape with a total area of 13,900.00 m² (149,618 sq. ft.) with a frontage of approximately 81.13 m (266 ft.) along Still Creek Drive.
- 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 change in use to accommodate the Owner's planned office space and data centre.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject property is located on the south side of Still Creek Drive between Gilmore Avenue and Still Creek Avenue, within the Willingdon Business Park (see *attached* Sketch #1). Office developments in line with the M5 Light Industrial District are located immediately to the east and west, as well as to the north across Still Creek Drive. The Grandview and Trans Canada Highways are located immediately to the south of the property.

3.0 BACKGROUND INFORMATION

- 3.1 On 1990 December 17, Council granted Final Adoption for Rezoning Reference #44/90, which permitted the construction of a five-storey multi-tenant office building on the subject site.
- 3.2 On 1992 August 24, Council granted Final Adoption for Rezoning Reference #36/92, which permitted the construction of a secondary, free-standing laboratory and office building within the southwest portion of the subject property, measuring approximately 278.7 m² (3,000 sq. ft.), for the purposes of geotechnical testing and storage uses. This building was occupied by Golder Associates, an environmental and energy consultant company, until the company relocated their offices in 2015. The building is currently vacant.
- 3.3 On 2016 July 20 Council received an initial rezoning report, Rezoning Reference #16-32, to permit a change of use from a laboratory and office to a fitness centre within the secondary building, utilizing the M5L Light Industrial District as a guideline. The fitness centre would be an accessory use, supporting the principle multi-tenant office building. Council authorized the Planning Department to work with the applicant towards a suitable plan of development for presentation to a future Public Hearing. Since that time, the site has been purchased by Fortinet Technologies Canada, a cyber security company developing and marketing cyber security products and services. Rezoning Reference #16-32 has been cancelled as Fortinet does not wish to pursue the establishment of a fitness centre within the existing building.
- 3.4 Fortinet Technologies Canada intends to occupy 53% of the multi-tenant office building (levels one and two) and lease out the remaining 47% to other businesses. While Fortinet's principle business operation is an office use – research and development, marketing, and office administration, a component of their business operation requires a data centre for the operation and storage of data servers and related equipment. Given that the approved development plans for the site is for office and laboratory use only, rezoning is required for the proposed data centre and related equipment.

4.0 GENERAL INFORMATION

- 4.1 The applicant is proposing a change of use to a portion of the ground level of the principle building from office to data centre use, as well as a change of use to the existing laboratory and office building within the southwest portion of the subject site to an enclosed building used to house the emergency backup generators and other mechanical and electrical equipment related to the office and data centre operation. Minor elevation changes are also proposed to accommodate additional windows (louvered openings).

The proposed change in use requires rezoning to the Amended CD Comprehensive Development District, utilizing the M5 Light Industrial District as a guideline. Vehicular access to the site will remain from Still Creek Drive.

- 4.2 The subject site is situated within the Willingdon Park Business Centre and is designated for light industrial and office uses. The proposal meets this intent of the Willingdon Park Community Plan, with the proposed data centre being an accessory use to the primary office use of the subject property.
- 4.3 The submission of a suitable plan of development will be required.
- 4.4 No road dedications will be required in conjunction with this rezoning application.
- 4.5 The Director Engineering will be requested to provide an estimate for all services necessary to serve this site.
- 4.6 This rezoning application will require the approval of the Ministry of Transportation.
- 4.7 Given there is no additional gross floor area proposed as part of the rezoning application, GVS & DD Sewerage Charges are not required in conjunction with this rezoning application.
- 4.8 The proposed prerequisite conditions to the rezoning will be included in a future report.

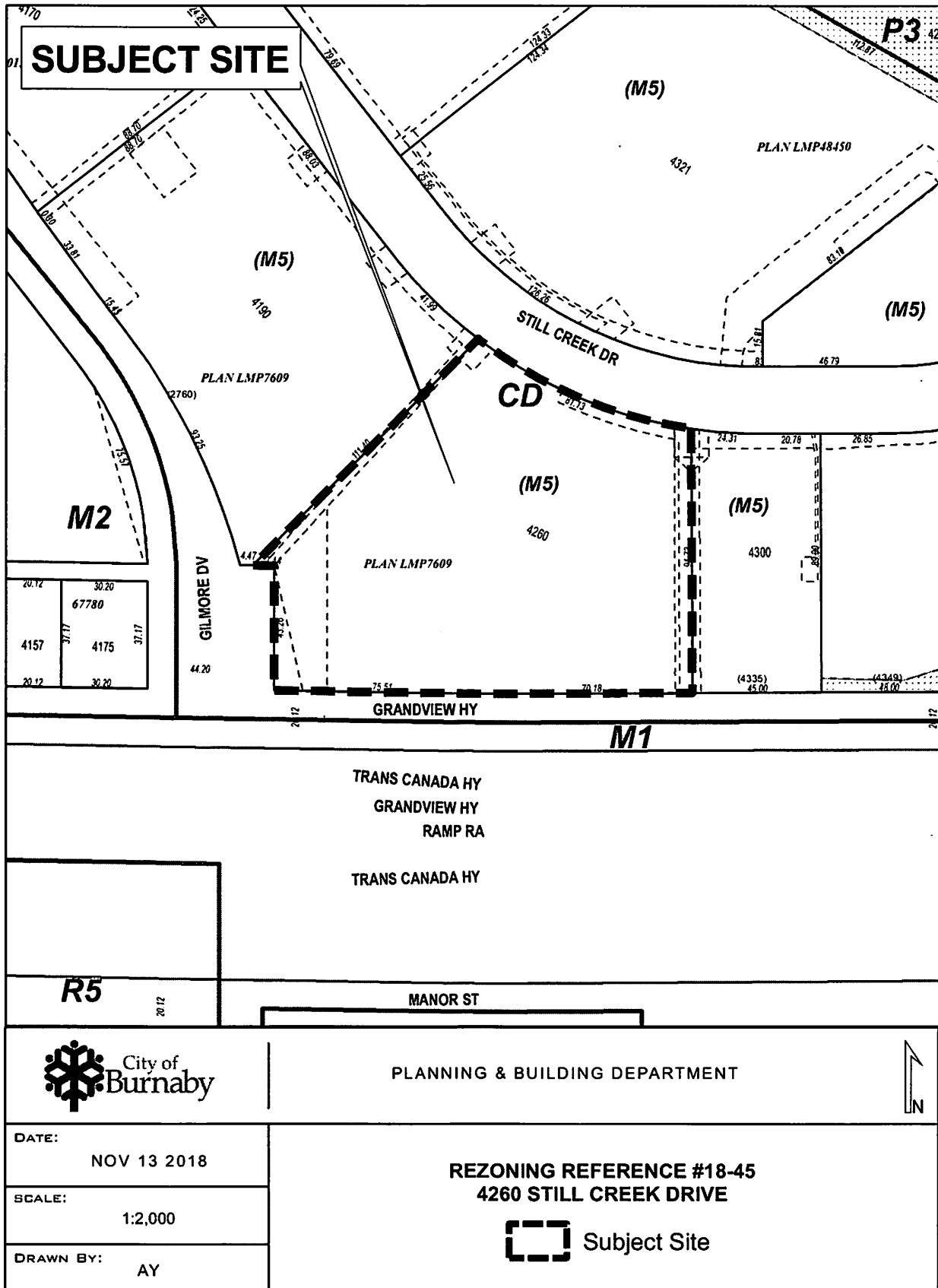
5.0 RECOMMENDATION

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 ZT
 Attachment

cc: City Solicitor
 City Clerk

P:\49500 Rezoning\20 Applications\2018\18-45 4260 Still Creek Drive\Council Reports\Initial Report\Rezoning Reference 18-45 Initial Report 2018.12.03.doc



Sketch #1



October 22, 2018

John Speck
Gescan, a Division of Sonepar Canada Inc.
2441 United Boulevard,
Coquitlam, British Columbia

City of Burnaby
Planning and Building Department
4949 Canada Way
Burnaby, British Columbia V5G 1M2
Attn: Zeralynne Te, Community Planner

Re: Lot B; District Lots 69 & 70; Group 1; New Westminster District Plan LMP7609
#4260 Still Creek Drive
Burnaby, British Columbia V5C 6C6

Dear Ms. Te,

The Owner of #4260 Still Creek Drive, formally propose to amend the existing Comprehensive Development District property located at #4260 Still Creek Drive. The subject property is bordered by Still Creek Drive to the north; the Grandview Highway and the Trans-Canada Highway to the south; and the Gilmore Diversion to the west.

The submission seeks to rezone the existing CD-M5 Light Industrial for a change in use to accommodate the Owner's planned office space and data centre within the #4260 building. The data centre is an integral function of the business of the Owner. As an ancillary function of the Office use, the data centre represents a small fraction of the building's total floor area.

To meet the project requirements the following considerations for rezoning are requested:

1. **Change of use:** to the Out Building from Laboratory to Utility use, to house the emergency back-up generators and other mechanical and electrical equipment associated with the office and data centre operation. The Out Building is currently vacant and offers the opportunity to visually and acoustically contain the required support equipment.
2. **Change in use:** to reduce existing surface parking count by 14 parking stalls to accommodate proposed, architecturally fenced, exterior, mechanical units. As the existing facility has a significant over supply of available parking, the proposed reduction in parking would not be less than the *required* quantity of onsite parking.
3. **Change in use:** to reduce the parkade parking count by 19 parking stalls to accommodate structural upgrades to the #4280 building to support the proposed equipment structural loads. As the existing facility has a significant over supply of available parking, the proposed reduction in parking not be less than the *required* quantity of onsite parking.

GESCAN

Division of Sonepar Canada Inc.

The proposed rezoning changes are compatible with the existing CD-M5 Light Industrial zoning and the proposed changes in use do not impact the Site Coverage, nor the building's Floor Area Ratio. The existing mature landscape features of this site will be protected and will remain intact.

Thank you for your consideration and look forward to working with the City of Burnaby staff on this rezoning, amendment.

Yours truly,



John Speck, Gescan
Authorized Owner's Agent

CITY OF BURNABY

**PLANNING AND BUILDING
REZONING REFERENCE #18-46
2018 NOVEMBER 28**

ITEM #06**1.0 GENERAL INFORMATION**

- 1.1 Applicant:** Shape Properties Corp.
2020-505 Burrard Street
Vancouver, BC V7X 1M6
Attn: Amy Smith
- 1.2 Subject:** Application for the rezoning of:
Lot 1, DL 123, Plan EPP31990
- From:** CD Comprehensive Development District (based on C3, C3a General Commercial District, P2 Administration and Assembly District, RM4s, RM5s Multiple Family Residential District and Brentwood Town Centre Development Plan as guidelines)
- To:** Amended CD Comprehensive Development District (based on C3, C3a General Commercial District, RM4s, RM5s Multiple Family Residential District and Brentwood Town Centre Development Plan as guidelines)
- 1.3 Address:** Portion of 4567 Lougheed Hwy
- 1.4 Location:** The subject site is located in Phase IV (former Sears Store) in the Brentwood site redevelopment (Sketch #1 *attached*).
- 1.5 Size:** The site is rectangular in shape, 67.0 m wide by 80.0 m deep with a total area of 5,360 m²
- 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 sales, service, and autobody uses.

2.0 NEIGHBOURHOOD CHARACTERISTICS

- 2.1** Directly to the north and west of the subject site is the existing Brentwood Mall Shopping Centre and its existing surface parking, and beyond is an established single and two family residential neighbourhood developed primarily in the 1950s and 1960s. Directly to the south and south west are the Phase I and Phase III areas of the Brentwood Mall redevelopment and beyond is the Lougheed Highway and the Brentwood SkyTrain

Station. To the east, across Beta Avenue, is Brentwood Gate, a high and mid-rise multiple family site (Rezoning Reference #03-69).

- 2.2 The site is comprised of a portion of 4567 Lougheed Highway (see Sketch #1 *attached*), which is currently occupied by the former Sears Department Store. The site will be accessible from Lougheed Highway, Beta Avenue and the Brentwood Boulevard High Street.

3.0 BACKGROUND INFORMATION

- 3.1 On 2013 September 23, Council granted Final Adoption to the rezoning amendment bylaw for the Brentwood Site Conceptual Master Plan Rezoning (Reference #11-22), which established a Conceptual Master Plan framework and companion Design Guidelines for the subject site. The intent of the Master Plan was to guide site specific rezoning applications for the development of a multi-phased, mixed-use, high-rise apartment and office development, with ground-oriented townhousing, street-fronting commercial uses and several public open space elements, including a central public plaza at the corner of Willingdon Avenue and Lougheed Highway.
- 3.2 The Brentwood Site Conceptual Master Plan (Rezoning Reference #11-22) allocated specific uses and densities across the site to be developed under four main phases. The adopted Brentwood Site Conceptual Master Plan identifies the subject site (residential Towers 11 and 12 and a portion of commercial Tower 7) for two residential apartment buildings of up to 35 stories in height and a portion of an office building of up to 40 stories in height, insofar that it is nominally and dimensionally lower than the buildings within Phase I. The podium area fronting Brentwood Boulevard High Street to the east is intended to be primarily commercial with fronting residential lobbies and residential amenity areas within select locations.
- 3.3 It is noted that sales, service and autobody use is not anticipated on the subject site by the Brentwood Site Conceptual Master Plan, however sales, service and autobody use is a permitted use under C3 General Commercial District, subject to the provisions of the CD (Comprehensive Development) District. As the proposed use is temporary until Phase 3 of the Brentwood Mall Development is advanced in its entirety, it is considered supportable with provisions to ensure the building's removal in the medium term.

4.0 GENERAL INFORMATION

- 4.1 The Brentwood Town Centre Development Plan designates the subject site for mixed-use redevelopment, including both high and medium density multiple-family residential and major commercial and office development (see Sketch #2 *attached*).
- 4.2 Consistent with the adopted Brentwood Site Conceptual Master Plan, the proposed overall development concept for this key property in the Town Centre's core area is to

transform, over time, the internally-oriented mall site into an urban “town centre” environment with a primary focus on street-orientation and very high quality public spaces. The intent of the subject rezoning proposal is to permit the temporary re-use of the former Sears Store as a service and autobody dealership.

- 4.3 Aspects of the servicing of the subject site have been obtained through Rezoning Reference #12-44 (Phase I – Commercial). Frontage servicing to the Town Centre standard, including the provision of a separated urban trail with rain gardens fronting the development, will be obtained through a future Phase 3 rezoning application. Future servicing of the remainder of Lougheed Highway and Beta Avenue will be triggered through further site specific rezoning applications.

The Director Engineering will be requested to provide an estimate for all services necessary to serve this site.

- 4.4 Dedications along Beta Avenue will be determined through detailed geometrics.
- 4.5 Required easements, covenants, and statutory rights of way will include, but are not limited to, a section 219 covenant for the demolition of the existing building.
- 4.6 Submission of a suitable solid waste and recycling storage facility plan is required.
- 4.7 Submission of a commercial loading plan is required.
- 4.8 Submission of a comprehensive sign plan is required.
- 4.9 A site profile has been submitted and approved for the site under Rezoning Reference #11-22. The Engineering Department – Environmental Services Division will be requested to confirm that a Certificate of Compliance has been obtained for the site from Ministry of Environment.
- 4.10 The proposed prerequisite conditions to the rezoning will be included in a future report.

5.0 RECOMMENDATION

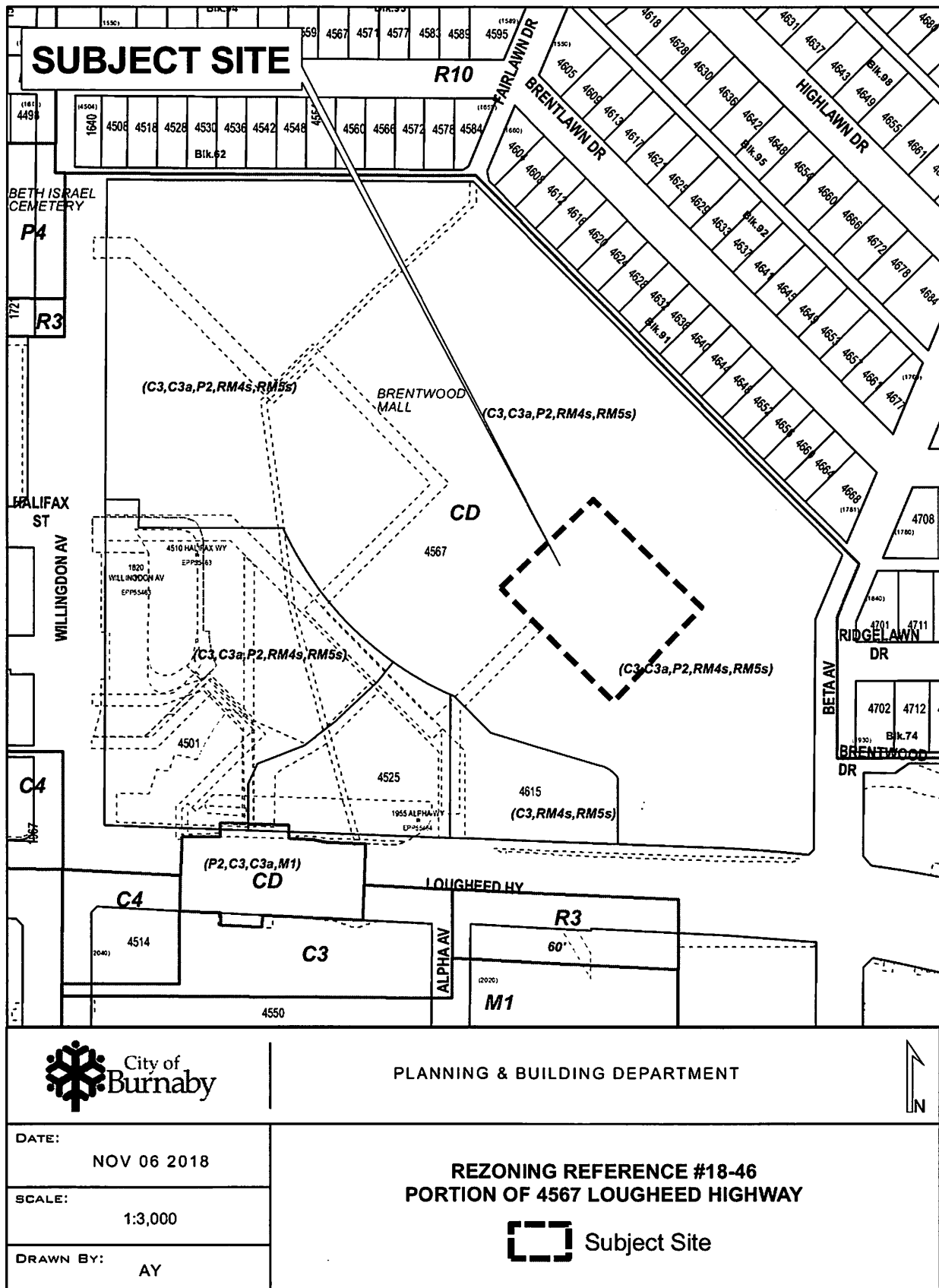
THAT the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

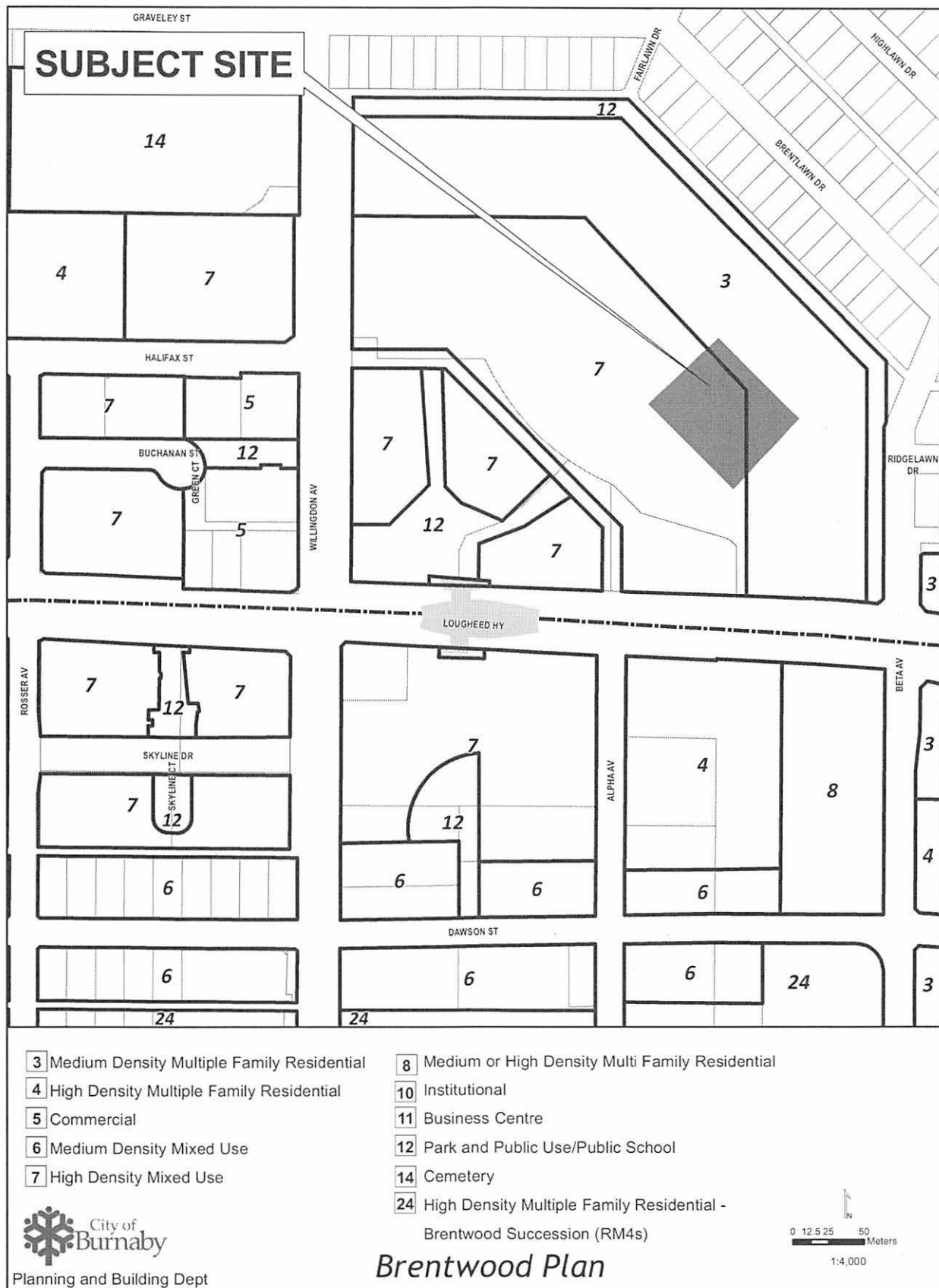
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Attachments

cc: City Solicitor City Clerk

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 2018.12.03.doc





SHAPE

604.681.2358
info@shapeproperties.com
shapeproperties.com

2020 One Bentall Centre
505 Burrard St., Box 206
Vancouver, BC, Canada V7X 1M6

SPECTRUM PROJECT SERVICES

October 22, 2018

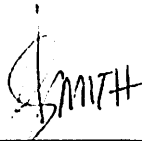
Lou Pelletier, Director
City of Burnaby Planning Department
4949 Canada Way
Burnaby, BC V5G 1M2

Re: Rezoning Letter of Intent
Portion of 4567 Lougheed Highway
Brentwood Town Centre Development Plan

I, Amy Smith, on behalf of Shape Properties Corp., have submitted this application to rezone a portion of 4567 Lougheed Highway from the current CD Comprehensive Development District (utilizing the C3 and C3a General Commercial District, P2 Administration and Assembly District, and RM4s and RM5s Multiple Family Residential Districts) to the Amended CD Comprehensive Development District (utilizing the C3 and C3a General Commercial District and RM4s and RM5s Multiple Family Residential Districts) and Brentwood Town Centre Development Plan as guidelines. The intent of this rezoning application is to permit the renovation of the lower level of the former Sears (Unit 1) to accommodate a sales, service, supercharger and auto body location for Tesla in Burnaby. The tenant will use the Premises for the sale, service, maintenance, charging, repair, delivery and storage of new and pre-owned automobiles, energy products, and related parts and accessories, and for the general office purposes. The proposed use is within Phase 3 of the Amazing Brentwood development, and as such is considered interim until that phase is advanced to completion.

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



Amy Smith
Shape Properties Corp.

CITY OF BURNABY**BYLAW NO. 13952**

A BYLAW respecting Engineering fees

The Council of the City of Burnaby ENACTS as follows:

1. This Bylaw may be cited as **BURNABY ENGINEERING FEES BYLAW 2018.**
2. The City of Burnaby imposes fees for Engineering applications, permits, inspections and related matters in accordance with the following schedules attached to and forming part of this bylaw:

SCHEDULE “A” – FILE RESEARCH, ARCHIVES AND RECORDS FEES

SCHEDULE “B” – NOISE OR SOUND ABATEMENT BYLAW

SCHEDULE “C” – SOIL DEPOSIT BYLAW

SCHEDULE “D” - SOIL REMOVAL REGULATION BYLAW

SCHEDULE “E” - STREET AND TRAFFIC BYLAW

SCHEDULE “F” – WATERCOURSE BYLAW

3. Where applicable, Goods and Services Tax (GST) and/or Provincial Sales Tax (PST) will be added to the fees specified in the schedules attached to and forming part of this bylaw.

Read a first time this day of 2018

Read a second time this day of 2018

Read a third time this day of 2018

Reconsidered and adopted this day of 2018

MAYOR

CLERK

Schedule A - File Research, Archives, and Records Fees

FILE RESEARCH, ARCHIVES, AND RECORDS FEES	Effective January 1, 2019
§ Land Title Search Fees	
Land Title Search	\$15 / search
Land Title Document and Plan Image records	\$20 / search
§ Legal Agreement Amendment Fees § (for existing legal agreements already registered at Land Title Office)	
For first 3 amendment items	\$600
For more than 3 amendment items	\$1,000
§ File Research and Image Reproduction Fees	
File Research	\$27.00
Electronic copies	\$2.20 per image
Paper copies (8.5x11 inches or larger)	\$3.65 per page
Paper copies (11x17 inches or larger)	\$8.60 per page

Schedule B - Noise or Sound Abatement Bylaw 1979

NOISE VARIANCE PERMIT FEES Section 15(4)	Effective January 1, 2019
Permit Fee	\$103 / each
Renewal Fee	\$51 / each

Schedule C – Soil Deposit Bylaw 1971

SOIL DEPOSIT PERMIT FEES Section 4.1	Effective January 1, 2019
Application Fee	\$256 / each

Schedule D - Soil Removal Regulation Bylaw 1961

SOIL REMOVAL PERMIT FEES Section 4.1	Effective January 1, 2019
Application Fee	\$256 / each

Schedule E – Street and Traffic Bylaw 1961

TRAFFIC CONTROL PERMIT FEES Section 24(2)(a)	Effective January 1, 2019
§ Application Fee	
One week duration or less	\$103
For each additional week	\$51 / week

MINOR WORK PERMIT FEES Section 24(2)(b)	Effective January 1, 2019
§ Application Fee	
Valid for one month	\$308
§ Extension Fee	
For each additional month	\$154 / month
§ Annual Renewal Fee	
Up to 5 years	\$308 / year
5 years and more	Annual renewal fee plus \$513 / year for each monitoring well, test hole, installation, excavation, or work
§ Bonding	Based on value of potentially impacted City infrastructure

STANDARD STREET WORK PERMIT FEES Section 24(2)(c)	Effective January 1, 2019
§ Application Fee	\$615, plus \$15/metre greater than 50 metres
§ Pavement Degradation Fee	
Age of Street Pavement (as determined by the Engineer)	Fee per Excavation Size (square or lineal metre, whichever is greater)
0 – 5 years	\$51
6 - 10 years	\$41
11 - 15 years	\$31
16 – 20 years	\$21
21 years or more	\$10
§ Deposits and Fees for Works Completed by City Employees or Contractors	As per current Engineering Operations unit rates
§ Bonding	Based on value of potentially impacted City infrastructure

DEVELOPMENT WORKS ENCROACHMENT PERMIT FEES Section 24(2)(d)	Effective January 1, 2019
§ Application Fee	
Hoarding	\$1,025
Shoring	\$1,025
§ Renewal Fee	\$513 / permit
§ Anchor Rod Retention Fee	\$2050 / anchor rod
§ Deposits and Fees for Works Completed by City Employees or Contractors	As per current Engineering Operations unit rates
§ Bonding	
Anchor Rod	\$2,050 / rod
Hoarding - Construction Fencing - Covered Scaffolding - Structured Walkway	\$10,250 base plus \$62/metre plus \$103/metre plus \$308/metre
Shoring (shotcrete removal)	\$333 - \$1,845 / metre, depending on difficulty of removal as determined by Engineer
Excavation	\$154 / cubic metre
Other works	Based on value of potentially impacted City infrastructure

OVERSIZED COMMERCIAL VEHICLE PERMIT FEES Section 49	Effective January 1, 2019
Single Trip Permit	\$31 / each
Yearly Permit	\$215 / vehicle
Duplicate Permit	\$31 / each

Schedule F –Watercourse Bylaw 1988

SEDIMENT CONTROL SYSTEM PERMIT AND INSPECTION FEES Section 9(2)		Effective January 1, 2019
§ Sediment Control System Permit:		
Sediment Control System Permit (including 1st and 2nd inspections)		4% of estimated sediment control system construction value
§ Sediment Control Re-inspection Fee (for 3rd and each subsequent re-inspection):		
Where it has been determined by the assigned Engineering Inspector that due to non-compliance with the provisions of this Bylaw or incomplete work re-inspection is required		
<i>Re-inspection Fees subject to all applicable taxes</i>		
3rd inspection		\$256.00
4th inspection and thereafter		\$359.00

CITY OF BURNABY

BYLAW NO. 13953

A BYLAW to amend Burnaby Noise or Sound
Abatement Bylaw 1979

The Council of the City of Burnaby ENACTS as follows:

1. This Bylaw may be cited as **BURNABY NOISE OR SOUND ABATEMENT BYLAW 1979, AMENDMENT BYLAW NO.1, 2018.**

2. Burnaby Noise or Sound Abatement Bylaw 1979, as amended, is further amended by:

(a) repealing Section 15 subsection (4) in its entirety and replacing it with the following:

“(4) Where it is impossible or impracticable to comply with subsection (1), the Inspector may by written permit vary the hours during which work may be carried on, upon payment of a permit fee or renewal fee as set out in the Burnaby Engineering Fees Bylaw. The permit may contain such terms and conditions as the Inspector deems necessary”

Read a first time this day of , 2018

Read a second time this day of , 2018

Read a third time this day of , 2018

Reconsidered and adopted this day of , 2018

Mayor

City Clerk

CITY OF BURNABY

BYLAW NO. 13954

A BYLAW to amend Burnaby Soil Deposit
Bylaw 1971

The Council of the City of Burnaby ENACTS as follows:

1. This Bylaw may be cited as **BURNABY SOIL DEPOSIT BYLAW 1971, AMENDMENT BYLAW NO.1, 2018.**

2. Burnaby Soil Deposit Bylaw 1971, as amended, is further amended by:

(a) repealing subsection 4.(1) in its entirety and replacing it with the following:

“4.(1) Application for a permit shall be made to the Engineer on forms provided for such purpose and shall be accompanied with a permit fee as set out in the Burnaby Engineering Fees Bylaw.”

Read a first time this day of , 2018

Read a second time this day of , 2018

Read a third time this day of , 2018

Reconsidered and adopted this day of , 2018

Mayor

City Clerk

CITY OF BURNABY**BYLAW NO. 13955**

A BYLAW to amend Burnaby Soil Removal
Regulation Bylaw 1961

The Council of the City of Burnaby ENACTS as follows:

1. This Bylaw may be cited as **BURNABY SOIL REMOVAL REGULATION BYLAW 1961, AMENDMENT BYLAW NO.1, 2018.**

2. Burnaby Soil Removal Regulation Bylaw 1961, as amended, is further amended by:

(a) repealing subsection 4.(1) in its entirety and replacing it with the following:

“4.(1) Application for a permit shall be made at the offices of the Engineer on forms provide for such purpose and shall be accompanied with a permit fee as set out in the Burnaby Engineering Fees Bylaw.”

(b) repealing Section 8 in its entirety and replacing it with the following:

“8. Any person contravening or committing any breach of or committing any offence against any of the provisions of this By-Law or who suffers or permits any act or thing to be done in contravention or in violation of any of the provisions of this By-law; or who refuses, omits or neglects to fulfil, observe, carry out or perform any duty, obligation, matter or thing whatsoever by this By-law prescribed or imposed or required to be done is liable, on summary conviction, to a fine not exceeding Ten Thousand (\$10,000) Dollars or to a term of imprisonment not exceeding six (6) months, or both.”

Read a first time this day of , 2018

Read a second time this day of , 2018

Read a third time this day of , 2018

Reconsidered and adopted this day of , 2018

Mayor

City Clerk

P:\42000 Bylaws\42000-20 Bylaws\Soil removal regulation bylaw\13955 Burnaby Soil Removal Regulation Bylaw 1961 Amendment 1, 2018.doc

CITY OF BURNABY**BYLAW NO. 13956**

A BYLAW to amend the Burnaby Street and Traffic Bylaw 1961

The Council of the City of Burnaby ENACTS as follows:

1. This Bylaw may be cited as **BURNABY STREET AND TRAFFIC BYLAW 1961, AMENDMENT BYLAW NO. 2, 2018.**
2. Burnaby Street and Traffic Bylaw 1961, as amended, is further amended by:
 - (a) repealing Section 18A in its entirety and marking it “repealed”;
 - (b) repealing the first paragraph in subsection 24(2) and replacing it with the following:

“(2) Without limiting the generality of subsection (1), the Engineer may establish procedures, standards and requirements, issue permits or licences, and impose fees and bonding as set out in the Burnaby Engineering Fees Bylaw in respect to:”
 - (c) repealing subsection 43(d) in its entirety and marking it “repealed”;
 - (d) repealing Section 49 in its entirety and replacing it with the following:

“49. The applicant for permits issued by the Engineer pursuant to section 47 shall pay the fees specified in the Burnaby Engineering Fees Bylaw.”
 - (e) repealing Section 54 in its entirety and replacing it with the following:

“54. Schedules “A” and “C” annexed hereto shall form an integral part of this bylaw.”

(f) repealing Schedules “D” and “E” in their entirety.

Read a first time this _____ day of _____, 2018

Read a second time this _____ day of _____, 2018

Read a third time this _____ day of _____, 2018

Reconsidered and adopted this day of , 2018

Mayor

City Clerk

CITY OF BURNABY

BYLAW NO. 13957

A BYLAW to amend Burnaby Watercourse
Bylaw 1988

The Council of the City of Burnaby ENACTS as follows:

1. This Bylaw may be cited as **BURNABY WATERCOURSE BYLAW 1988, AMENDMENT BYLAW NO.1, 2018.**

2. Burnaby Watercourse Bylaw 1988, as amended, is further amended by:

(a) repealing subsection 9.(2) in its entirety and replacing it with the following:

“9.(2) The fees for a permit issued pursuant to section 9(1) of this bylaw and each third and subsequent reinspection of a sediment control pond, settling pond or retention pond are as specified in the Burnaby Engineering Fees Bylaw.”

(b) repealing Schedule “A” in its entirety.

Read a first time this day of , 2018

Read a second time this day of , 2018

Read a third time this day of , 2018

Reconsidered and adopted this day of , 2018

Mayor

City Clerk

CITY OF BURNABY**BYLAW NO. 13958**

A BYLAW authorizing the expenditure of monies in the
Capital Works, Machinery and Equipment
Reserve Fund

WHEREAS there is an unappropriated balance in the Capital Works Financing Fund of Capital Works, Machinery and Equipment Reserve Fund (hereinafter called "the said Reserve Fund") established pursuant to Bylaw No. 7256 of \$107,029,462.33 as at the 28th day of October 2018, calculated as follows:

Balance in Fund at January 1, 2018	\$73,290,234.45
Add: Additions to the fund including interest earned to date	<u>83,511,727.88</u>
	\$156,801,962.33
Less: Appropriated by expenditure bylaws for 2018 (Nos 1-30), less GST	\$48,146,700.00
Appropriations for 2018 Other Projects less GST	\$1,625,800.00
	<u>\$ (49,772,500.00)</u>
Uncommitted balance	<u>\$ 107,029,462.33</u>

AND WHEREAS it is deemed desirable to expend \$945,000 to finance the 2018 November – Parks, Recreation and Cultural Services capital projects (hereinafter called the "said works");

NOW THEREFORE the Council of the City of Burnaby ENACTS as follows:

1. This Bylaw may be cited as **BURNABY CAPITAL WORKS, MACHINERY AND EQUIPMENT RESERVE FUND EXPENDITURE BYLAW NO.31, 2018.**
2. The sum of \$945,000 is hereby appropriated from the said Reserve Fund to be expended for the said works.
3. Should any of the said sum of \$945,000 remain unexpended after the expenditures hereby authorized have been made, any unexpended balance shall be returned to the credit of the said Reserve Fund.

Read a first time this	day of	2018
Read a second time this	day of	2018
Read a third time this	day of	2018
Reconsidered and adopted by Council this	day of	2018

MAYOR

CLERK

CITY OF BURNABY**BYLAW NO. 13959**

A BYLAW authorizing the expenditure of monies in the
Capital Works, Machinery and Equipment
Reserve Fund

WHEREAS there is an unappropriated balance in the Capital Works Financing Fund of Capital Works, Machinery and Equipment Reserve Fund (hereinafter called "the said Reserve Fund") established pursuant to Bylaw No. 7256 of \$107,029,462.33 as at the 28th day of October 2018, calculated as follows:

Balance in Fund at January 1, 2018	\$73,290,234.45
Add: Additions to the fund including interest earned to date	<u>83,511,727.88</u>
	\$156,801,962.33
Less: Appropriated by expenditure bylaws for 2018 (Nos 1-30), less GST	\$48,146,700.00
Appropriations for 2018 Other Projects less GST	\$1,625,800.00
	<u>\$ (49,772,500.00)</u>
Uncommitted balance	<u>\$ 107,029,462.33</u>

AND WHEREAS it is deemed desirable to expend \$1,950,000 to finance the Barnet Marine Park – Southeast Parking Lot Reconstruction capital project (hereinafter called the "said works");

NOW THEREFORE the Council of the City of Burnaby ENACTS as follows:

1. This Bylaw may be cited as **BURNABY CAPITAL WORKS, MACHINERY AND EQUIPMENT RESERVE FUND EXPENDITURE BYLAW NO.32, 2018.**
2. The sum of \$1,950,000 is hereby appropriated from the said Reserve Fund to be expended for the said works.
3. Should any of the said sum of \$1,950,000 remain unexpended after the expenditures hereby authorized have been made, any unexpended balance shall be returned to the credit of the said Reserve Fund.

Read a first time this	day of	2018
Read a second time this	day of	2018
Read a third time this	day of	2018
Reconsidered and adopted by Council this	day of	2018

MAYOR

CLERK

CITY OF BURNABY

BYLAW NO. 13960

A BYLAW to amend Burnaby Waterworks Regulation
Bylaw 1953

The Council of the City of Burnaby ENACTS as follows:

1. This Bylaw may be cited as **BURNABY WATERWORKS REGULATION BYLAW 1953, AMENDMENT BYLAW NO. 2, 2018.**
2. Burnaby Waterworks Regulation Bylaw 1953, as amended, is further amended by deleting Schedule “A” in its entirety and substituting the schedule attached to this bylaw.

Read a first time this day of , 2018

Read a second time this day of , 2018

Read a third time this day of , 2018

Reconsidered and adopted this day of , 2018

Mayor

City Clerk

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	Effective 2019 Jan 01
	\$
Water Meter 4" installation	2,600.00
Water Meter 6" installation	5,000.00
Water Meter 8" installation	6,500.00
Water Meter 10" installation	7,500.00
<u>OTHER INSTALLATION / DEVICE FEES</u>	
Nelson box purchase and installation for driveway MR6	175.00
Fireline meter purchase - 6" to 10"	Actual cost
6" Fireline Installation	7,500.00
	5,000.00
8" Fireline Installation	6,500.00
10" Fireline Installation	
<u>CONSTRUCTION FLAT WATER ANNUAL CHARGE</u>	
19 mm Connection	1,428.00
25 mm Connection	3,672.00
50 mm Connection	11,118.00
<u>CONSTRUCTION OTHER</u>	
Construction Meter Deposit 2019 (Previously connection charge)	5,100.00
Construction meter Usage Charge	As per Metered rates
<u>MISCELLANEOUS CHARGES</u>	
I. Water Turn-on / Turn-off request (per occurrence)	
Regular hours: 7am to 11 pm Monday to Friday except statutory holidays	55.08
After hours: 11pm to 7am Mon - to Fri, weekends and statutory holidays	163.20
II. Fire Hydrant	
Permit (Inspection fee)	163.20
Water use per day	27.54
Damage deposit (refundable)	541.62
III. Meter Test or retest	
16 mm, 19 mm, 25 mm, 32 mm, 38 mm or 50 mm meters	125.46
76 mm, 102 mm, 152 mm or meters over 152 mm	243.78
IV. Service Disconnection	
At Property Line	357.00

Bylaw No.
Page 4

At Main
V. Special Meter Reading
VI. Watering Permit

Effective 2019 Jan 01
\$
3,570.00
81.60
50.00

CITY OF BURNABY

BYLAW NO. 13961

A BYLAW to amend Burnaby
Sewer Parcel Tax Bylaw 1994

The Council of the City of Burnaby ENACTS as follows:

1. This Bylaw may be cited as **BURNABY SEWER PARCEL TAX BYLAW 1994, AMENDMENT BYLAW NO. 1, 2018.**
2. Burnaby Sewer Parcel Tax Bylaw 1994, as amended, is further amended by:
 - (a) repealing Schedule “A” and replacing it with the attached Schedule “A”.
3. This Bylaw shall come into force and effect on January 1, 2019.

Read a first time this	day of	2018
Read a second time this	day of	2018
Read a third time this	day of	2018
Reconsidered and adopted this	day of	2018

MAYOR

CLERK

Schedule "A"

Every owner of every real parcel capable of
being drained

- Municipal installed
- Subdivider installed (for installations
prior to January 1 2016)

EFFECTIVE JANUARY 1, 2019

\$552.25

\$276.12

CITY OF BURNABY**BYLAW NO. 13962**

A BYLAW to amend Burnaby Sewer
Charge Bylaw 1961

The Council of the City of Burnaby ENACTS as follows:

1. This Bylaw may be cited as **BURNABY SEWER CHARGE BYLAW 1961, AMENDMENT BYLAW NO. 1, 2018.**

2. Burnaby Sewer Charge Bylaw 1961, as amended, is further amended by:

(a) repealing subsection 2(1) and replacing it with the following.

“(1) Unless in this BYLAW otherwise provided, the owner or occupier of every parcel of real property shall pay to the municipality for the use of the sewerage system a charge calculated according to the quantity of water delivered by the municipal water utility to the parcel of real property and the table of rates set out in Schedule “A” annexed hereto. For metered sewer customers for which a separate sewerage meter has not been installed, the calculation of the charge is based on 100% of metered water consumption.”

(b) repealing subsection 2(3) in its entirety and replacing it with the following:

“(3) The owner or occupier of every parcel of real property who is required to pay a charge calculated pursuant to this section shall be entitled to a deduction based on the discounted annual charge, determined as follows:

(a) in the case of a monthly charge, the lesser of:

- (i) an amount based on one-twelfth (1/12) of the current years' annual sewer parcel tax levied or charged against that parcel of real property, as set out in Schedule A of the Burnaby Sewer Parcel Tax Bylaw; and
 - (ii) the amount of that monthly charge; or
- (b) in the case of a quarterly charge, the lesser of:
- (i) an amount based on one quarter (1/4) of the current years' annual sewer parcel tax levied or charged against that parcel of real property, as set out in Schedule A of the Burnaby Sewer Parcel Tax Bylaw ; and
 - (ii) the amount of that quarterly charge.”

Where there are two or more occupiers of the parcel who are separately charged under this section the owner may in writing direct the municipality to allocate the deduction among those occupiers in the manner specified in that written direction.”

- (c) repealing Section 3 in its entirety; and
 - (d) repealing Schedules “A”, “B”, “C” and “D” and replacing them with the schedules attached to this Bylaw.
3. This Bylaw shall come into force and effect on January 1, 2019.

Read a first time this	day of	2018
Read a second time this	day of	2018
Read a third time this	day of	2018
Reconsidered and adopted this	day of	2018

MAYOR

CLERK

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SCHEDULE "A"

SEWER CHARGE – METERED RATES

Monthly:

Per Cubic Metre

Quarterly:

Per Cubic Metre

Paid within* 30 days of billing date	Paid 31 or more after billing date
\$	\$
0.9231	0.9693
0.9231	0.9693

* Full payment of the amount specified is required by the due date in order to receive the lower rate, where applicable.

Metered Customer Credit:

Customers receive a credit reduction based on the "Discounted" Parcel tax charge applied to the property, based on 1/12 or 1/4 for monthly and quarterly accounts respectively, as set out in Schedule A of the Burnaby Sewer Parcel Tax Bylaw. The exemption is not to exceed monthly or quarterly calculated meter charges.

SCHEDULE “B”**PERMITTED BOD/TSS CUSTOMERS****Monthly:**

Per Cubic Metre

Quarterly:

Per Cubic Metre

Paid within* 30 days of billing date	Paid 31 or more after billing date
\$	\$
0.4616	0.4846
0.4616	0.4846

***Full payment of the amount specified is required by the due date in order to receive the lower rate, where applicable.**

SCHEDULE “C”
SEWER USE CHARGE

	Effective* 2019 Jan 01 Paid by Mar. 15	Effective 2019 Jan 01 Paid after Mar. 15
	\$	\$
a) Strata lot (not part of a duplex)	299.13	314.87
b) Two Family dwelling unit including strata, forming part of a duplex, each unit.	138.06	145.33
c) Multiple family dwelling, including strata, (not part of a duplex) each unit.	299.13	314.87
d) Secondary suite, or In- law suite, in a Single Family Dwelling.	276.13	290.66
e) In-Law Suite in a Two family Dwelling	276.13	290.66

*** Full payment of the amount specified is required by the due date in order to receive the lower rate, where applicable.**

SCHEDULE “D”**CONTAMINATED GROUNDWATER DISCHARGES**

(Rate applies to all consumption levels)

In the Vancouver Sewerage Area - \$0.9050m³

In the Fraser Sewerage Area - \$0.9050m³

CITY OF BURNABY

BYLAW NO. 13963

**A BYLAW to amend fees payable under
The Sewer Connection Bylaw**

The Council of the City of Burnaby ENACTS as follows:

1. This Bylaw may be cited as **BURNABY SEWER CONNECTION BYLAW 1961, AMENDMENT BYLAW NO. 1, 2018.**

(a) Burnaby Sewer Connection Bylaw 1961, as amended, is further amended by repealing Schedule “A” and replacing it with the schedule attached to this Bylaw.

2. This Bylaw shall come into force and effect on January 1, 2019.

Read a first time this	day of	2018
Read a second time this	day of	2018
Read a third time this	day of	2018
Reconsidered and adopted this	day of	2018

MAYOR

CLERK

SCHEDULE “A”

SEWER CONNECTION FEES (SEWER CONNECTION BYLAW 1961)	EFFECTIVE JANUARY 1, 2019
1. FEES	
a) Sewer Connection Adjustment Application	\$380.00
b) Service Connection	Actual cost
2. FEES	
a) For each sanitary sewer connection inspection	\$91.00
b) For each storm sewer connection inspection	\$91.00
c) For each combined sewer connection inspection	\$91.00
d) For the third & each subsequent inspection (section 15(2))	\$62.00
e) Sanitary Inspection Chamber Box - purchase	As per agreed cost of purchase
f) Storm Inspection Chamber Box - purchase	As per agreed cost of purchase
g) Sewer Video Inspection - Sanitary	\$500 plus GST
h) Sewer Video Inspection - Storm	\$500 plus GST

CITY OF BURNABY**BYLAW NO. 13964**

A BYLAW to amend Burnaby
Solid Waste and Recycling Bylaw 2010

The Council of the City of Burnaby ENACTS as follows:

1. This Bylaw may be cited as **BURNABY SOLID WASTE AND RECYCLING BYLAW 2010, AMENDMENT BYLAW NO. 1, 2018.**

2. Burnaby Solid Waste and Recycling Bylaw 2010, as amended, is further amended:

- (a) at Schedule “A”, Section C by repealing subsection (1) in its entirety and replacing it with the following:

“(1) \$95 per tonne, inclusive of applicable taxes”

- (b) at Schedule “A” by repealing Section E in its entirety and replacing it with the following:

“E. Single Family dwelling and two family premises garbage disposal fee (per dwelling unit) based on garbage receptacle volume. ⁽⁴⁾ Taxes not applicable.

Receptacle Size (litres)	Annual Fee
120L	\$25
180L	\$75
240L	\$140
360L	\$385

⁽⁴⁾ If paid on or before March due date in the year for which they are payable the above-noted fees shall be subject to a discount of 5% ”

- (c) at Schedule “A” by repealing Section F in its entirety and replacing it with the following:

“F. Miscellaneous (Includes applicable taxes)

Item	Fee
Composter (per unit)	\$30
Rain barrel (per unit)	\$100
Delivery (per trip)	\$25

”

3. This Bylaw comes into force and effect on January 1, 2019.

Read a first time this day of , 2018

Read a second time this day of , 2018

Read a third time this day of , 2018

Reconsidered and adopted this day of , 2018

Mayor

City Clerk

CITY OF BURNABY

BYLAW NO. 13965

A BYLAW to authorize the construction of certain
local area service works upon petition

WHEREAS Council has received a petition to construct the local area service works hereinafter described and the City Clerk has certified that said petition is sufficient;

AND WHEREAS it is expedient to authorize the said works to proceed in the manner hereinafter provided;

AND WHEREAS the lifetime of the said works is twenty years;

AND WHEREAS the estimated cost of the said works is \$288,000;

AND WHEREAS the share or portion of the cost of the said works that should be borne by the parcels of land that abut or are deemed to abut on the said works is \$27,129 (present value);

AND WHEREAS the City's share or proportion of the cost of the said works is \$260,871;

AND WHEREAS the special charges should be made payable as parcel taxes in fifteen annual installments;

AND WHEREAS the total amount proposed to be borrowed under this Bylaw, namely \$288,000, does not exceed the total amount of borrowing approved by the Inspector of Municipalities for local area service purposes less the amount already borrowed under such authorization;

NOW THEREFORE the Council of the City of Burnaby ENACTS as follows:

1. This Bylaw may be cited as **BURNABY LOCAL AREA SERVICE CONSTRUCTION (PROJECT NO. 19-004) BYLAW NO. 4, 2018.**
2. The Council of the City of Burnaby is hereby authorized and empowered to construct as a local area service under the provisions of Division 5, Part 7 of the *Community Charter* all necessary works for the purpose of street upgrade including road paving, curb and gutter, sidewalks, boulevard and street trees on Curragh Avenue, from Neville Street to Clinton Street.
3. The Clerk is authorized and empowered to cause a contract for the construction of the said works to be made and entered into with some person or persons, firm or corporation, subject to the approval of Council to be declared by resolution.
4. The special charges shall be paid by fifteen annual installments.
5. The Assessor shall forthwith prepare a parcel tax roll in respect of the said works pursuant to section 202 of the *Community Charter* based upon the taxable frontage of each parcel and in accordance with the provisions of Bylaw No. 8417. For the purposes of this Bylaw, the taxable frontage of a parcel shall mean the actual distance that it abuts on the work or highway, subject to the rules set out in section 4 of Bylaw No. 8417.

Read a first time this	day of	2018
Read a second time this	day of	2018
Read a third time this	day of	2018
Reconsidered and adopted this	day of	2018

MAYOR

CLERK

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CITY OF BURNABY

BYLAW NO. 13966

A BYLAW to authorize the construction of certain
local area service works upon petition

WHEREAS Council has received a petition to construct the local area service works hereinafter described and the City Clerk has certified that said petition is sufficient;

AND WHEREAS it is expedient to authorize the said works to proceed in the manner hereinafter provided;

AND WHEREAS the lifetime of the said works is twenty years;

AND WHEREAS the estimated cost of the said works is \$32,000;

AND WHEREAS the share or portion of the cost of the said works that should be borne by the parcels of land that abut or are deemed to abut on the said works is \$8,343 (present value);

AND WHEREAS the City's share or proportion of the cost of the said works is \$23,657;

AND WHEREAS the special charges should be made payable as parcel taxes in ten annual installments;

AND WHEREAS the total amount proposed to be borrowed under this Bylaw, namely \$32,000, does not exceed the total amount of borrowing approved by the Inspector of Municipalities for local area service purposes less the amount already borrowed under such authorization;

NOW THEREFORE the Council of the City of Burnaby ENACTS as follows:

1. This Bylaw may be cited as **BURNABY LOCAL AREA SERVICE CONSTRUCTION (PROJECT NO. 19-302) BYLAW NO. 5, 2018.**
2. The Council of the City of Burnaby is hereby authorized and empowered to construct as a local area service under the provisions of Division 5, Part 7 of the *Community Charter* all necessary works for the installation of street lights on Curragh Avenue, from Neville Street to Clinton Street.
3. The Clerk is authorized and empowered to cause a contract for the construction of the said works to be made and entered into with some person or persons, firm or corporation, subject to the approval of Council to be declared by resolution.
4. The special charges shall be paid by ten annual installments.
5. The Assessor shall forthwith prepare a parcel tax roll in respect of the said works pursuant to section 202 of the *Community Charter* based upon the taxable frontage of each parcel and in accordance with the provisions of Bylaw No. 8417. For the purposes of this Bylaw, the taxable frontage of a parcel shall mean the actual distance that it abuts on the work or highway, subject to the rules set out in section 4 of Bylaw No. 8417.

Read a first time this	day of	2018
Read a second time this	day of	2018
Read a third time this	day of	2018
Reconsidered and adopted this	day of	2018

MAYOR

CLERK

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CITY OF BURNABY**BYLAW NO. 13967**

A BYLAW to authorize the execution of a Housing Agreement
for the non-market rental housing development at
7683 Fifteenth Street

The Council of the City of Burnaby ENACTS as follows:

1. This Bylaw may be cited as **BURNABY HOUSING AGREEMENT (7683 FIFTEENTH STREET) BYLAW 2018.**

2. The City is hereby authorized to enter into a housing agreement with Southgate City Homes Ltd. and the Provincial Rental Housing Corporation, substantially in the form set out in Schedule “A” (the “Housing Agreement”), for the non-market rental housing development on lands legally described as:

PID: 030-083-982

Lot 1 District Lot 53 Group 1 New Westminster District Plan EPP68849

3. The City Clerk is hereby authorized and empowered to execute the Housing Agreement on behalf of the City.

Read a first time this	day of	, 2018
Read a second time this	day of	, 2018
Read a third time this	day of	, 2018
Reconsidered and adopted this	day of	, 2018

MAYOR

CLERK

SCHEDULE “A”**HOUSING AGREEMENT
(Section 483 *Local Government Act*)**

THIS AGREEMENT is dated for reference _____, 2018,

BETWEEN:

SOUTHGATE CITY HOMES LTD. (INC. NO. BC0924664)
300 – 1285 West Pender Street
Vancouver, BC V6E 4B1

(the “**Southgate**”)

AND:

PROVINCIAL RENTAL HOUSING CORPORATION
1701 – 4555 Kingsway
Burnaby, BC V5H 4V8

(the “**PRHC**”)

AND:

CITY OF BURNABY
4949 Canada Way
Burnaby, British Columbia, V5G 1M2

(the “**City**”)

WHEREAS:

- A. Section 483 of the *Local Government Act* permits the City to enter into and, by legal notation on title, note on title to lands, housing agreements which may include, without limitation, conditions in respect to the form of tenure of housing units, availability of housing units to classes of persons, administration of housing units and rent which may be charged for housing units;
- B. Southgate is the registered owner of the Lands at the time of execution of this Agreement and will transfer the Lands to PRHC following occupancy of the Development (as herein

defined), and Southgate and PRHC are together referred to as the “**Owner**”, as more fully defined in section 1.1 of this Agreement; and

- C. The Owner and the City wish to enter into this Agreement (as herein defined) to provide for affordable housing on the terms and conditions set out in this Agreement,

In consideration of \$10.00 and other good and valuable consideration (the receipt and sufficiency of which is acknowledged by both parties), and in consideration of the promises exchanged below, the Owner and the City covenant and agree as follows:

ARTICLE 1 DEFINITIONS AND INTERPRETATION

1.1 In this Agreement the following words have the following meanings:

- (a) “**Affordable Housing Unit**” means a Dwelling Unit within the Development that is not a caretaker suite or designated for other use in accordance with the CD Plan;
- (b) “**Agreement**” means this agreement together with all schedules, attachments and priority agreements attached hereto;
- (c) “**CD Plan**” means the comprehensive development plan for the Lands entitled “BC Family Housing Site” prepared by Integra Architecture Inc. and PWL Partnership Landscape Architects Inc. and filed with the City’s Director Planning and Building;
- (d) “**City**” means the City of Burnaby;
- (e) “**CPI**” means the All-Items Consumer Price Index for Vancouver, B.C. published from time to time by Statistics Canada, or its successor in function;
- (f) “**Development**” means a single low-rise development which is four storeys on its street fronting elevation on Fifteenth Street, with an additional fifth storey which is internally oriented toward the future phases of the adjacent Southgate site, constructed or to be constructed on the Lands as shown in the CD Plan;
- (g) “**Dwelling Unit**” means one or more habitable rooms constituting one self-contained unit with a separate entrance, which is occupied or intended to be occupied as the permanent home or residence of one Family only and contains not more than one kitchen or one set of cooking facilities;
- (h) “**Eligible Tenant**” means a Family having a cumulative gross annual income, at the time the Family executes the first Tenancy Agreement for an Affordable Housing Unit, not exceeding the Housing Income Limits (HILs) Threshold

published by the British Columbia Housing Management Commission from time to time in respect to the size of the Affordable Housing Unit to be occupied by the Eligible Tenant;

- (i) **“Existing Tenant”** means a tenant of a Dwelling Unit at the residential buildings collectively known as “Cedar Place”, located at 7133 Fourteenth Avenue, 7101 Fourteenth Avenue and 7588 Sixteenth Avenue, as of October 1, 2018;
- (j) **“Family”** means a minimum of two people, including one dependent child. A dependent child means an unmarried child, stepchild, adopted child or legal ward, mainly supported by the applicant for a Tenancy Agreement, who is:
 - (i) under nineteen (19) years of age;
 - (ii) under twenty-five (25) years of age and registered in full-time school, university or vocational institute which provides a recognized diploma, certificate or degree; or
 - (iii) of any age who, because of mental or physical infirmity, is accepted as a dependent for income tax purposes;
- (k) **“Housing Covenant”** means the agreements, covenants and charges granted by the Owner to the City (which includes covenants pursuant to section 219 of the *Land Title Act*) charging the Lands, dated for reference _____, 20____, and registered under number CA_____, as it may be amended or replaced from time to time;
- (l) **“Housing Income Limit (HILs)”** means the gross annual income limit for eligibility in subsidized housing, as produced by the Canadian Housing and Mortgage Corporation and published by the British Columbia Housing Management Commission from time to time, based on the income required to pay the average market rent for a particular size of rental unit in the private market;
- (m) **“Interpretation Act”** means the *Interpretation Act*, R.S.B.C. 1996, Chapter 238, together with all amendments thereto and replacements thereof;
- (n) **“Land Title Act”** means the *Land Title Act*, R.S.B.C. 1996, Chapter 250, together with all amendments thereto and replacements thereof;
- (o) **“Lands”** means the lands and premises legally described as:

PID: 030-083-982

Lot 1 District Lot 53 Group 1 NWD Plan EPP68849

- (p) **“Local Government Act”** means the *Local Government Act*, R.S.B.C. 2015, Chapter 1, together with all amendments thereto and replacements thereof;
- (q) **“LTO”** means the New Westminster Land Title Office or its successor;
- (r) **“Owner”** means the parties described in Recital B as the Owner and any subsequent owner of the Lands or any part thereof;
- (s) **“Permitted Rent”** means an amount not exceeding the rent that is calculated by applying the PRHC-approved rent calculation process for rent-geared-to-income units up to thirty percent (30%) of the cumulative gross annual income or the maximum shelter rate for tenants receiving government income assistance of all persons comprising the Eligible Tenant for an Affordable Housing Unit;
- (t) **“Residential Tenancy Act”** means the *Residential Tenancy Act*, S.B.C. 2002, Chapter 78, together with all amendments thereto and replacements thereof;
- (u) **“Tenancy Agreement”** means a tenancy agreement, lease, license or other agreement granting rights to occupy an Affordable Housing Unit on a month-to-month basis or for a fixed term not exceeding twelve (12) months; and
- (v) **“Tenant”** means an occupant of an Affordable Housing Unit by way of a Tenancy Agreement.

1.2 In this Agreement:

- (a) reference to the singular includes a reference to the plural, and *vice versa*, unless the context requires otherwise;
- (b) article and section headings have been inserted for ease of reference only and are not to be used in interpreting this Agreement;
- (c) if a word or expression is defined in this Agreement, other parts of speech and grammatical forms of the same word or expression have corresponding meanings;
- (d) reference to any enactment includes any regulations, orders or directives made under the authority of that enactment;
- (e) any reference to any enactment is to the enactment in force on the date the Owner signs this Agreement, and to subsequent amendments to or replacements of the enactment;
- (f) the provisions of section 25 of the *Interpretation Act* with respect to the calculation of time apply;
- (g) time is of the essence;

- (h) all provisions are to be interpreted as always speaking;
- (i) reference to a "party" is a reference to a party to this Agreement and to that party's respective successors, assigns, trustees, administrators and receivers. Wherever the context so requires, reference to a "party" also includes an Eligible Tenant, agent, officer and invitee of the party;
- (j) reference to a "day", "month", "quarter" or "year" is a reference to a calendar day, calendar month, calendar quarter or calendar year, as the case may be, unless otherwise expressly provided; and
- (k) where the word "including" is followed by a list, the contents of the list are not intended to circumscribe the generality of the expression preceding the word "including".

ARTICLE 2

USE AND OCCUPANCY OF AFFORDABLE HOUSING UNITS

- 2.1 The Owner agrees that each Affordable Housing Unit may only be used as a permanent residence occupied by one Eligible Tenant. For the purposes of this Article, "permanent residence" means that the Affordable Housing Unit is used as the usual, main, regular, habitual, principal residence, abode or home of the Eligible Tenant.
- 2.2 The Owner must not rent, lease, license or otherwise permit occupancy of any Affordable Housing Unit except in accordance with the following conditions:
 - (a) the Affordable Housing Unit will be used or occupied as a permanent residence by an Eligible Tenant pursuant to a Tenancy Agreement;
 - (b) the monthly rent payable for the Affordable Housing Unit will not exceed the Permitted Rent;
 - (c) the Owner will not require the Tenant or any permitted occupant to pay any extra charges or fees for use of any common areas, facilities or amenities, including without limitation bicycle storage or sanitary sewer, storm sewer, water, other utilities, property or similar tax; provided, however, that an Owner may charge the Tenant the Owner's cost, if any, of providing cable television, telephone, other telecommunications, gas, or electricity fees, charges or rates;
 - (d) the Owner will include in the Tenancy Agreement a clause entitling the Owner to terminate the Tenancy Agreement if:
 - (i) an Affordable Housing Unit is occupied by a person or persons other than an Eligible Tenant;

- (ii) the Affordable Housing Unit is occupied by more than the number of people the City's building inspector determines can reside in the Affordable Housing Unit given the number and size of bedrooms in the Affordable Housing Unit and in light of any relevant standards set by the City in any bylaws of the City; or
 - (iii) the Affordable Housing Unit remains vacant for three consecutive months or longer, notwithstanding the timely payment of rent.
- 2.3 Notwithstanding section 2.1 and 2.2(a), at the time of first occupancy of the Affordable Housing Units, the Owner will provide priority and first opportunity for use and occupancy of the Affordable Housing Units to Existing Tenants, whether or not such Existing Tenants qualify as an Eligible Tenant;
- 2.4 If the Owner has terminated the Tenancy Agreement, then the Owner shall use best efforts to cause the Tenant and all other persons that may be in occupation of the Affordable Housing Unit to vacate the Affordable Housing Unit on or before the effective date of termination.
- 2.5 The Owner will not permit an Affordable Housing Unit Tenancy Agreement to be subleased.
- 2.6 Within 30 days after receiving notice from the City, the Owner must provide incomes and rent roll of the Tenants of the Affordable Housing Units without names or unit identifiers for research purposes.
- 2.7 The Owner hereby irrevocably authorizes the City to make such inquiries as it considers necessary in order to confirm that the Owner is complying with this Agreement

ARTICLE 3 MANAGEMENT OF AFFORDABLE HOUSING UNITS

- 3.1 The Owner further covenants and agrees that it will maintain the Affordable Housing Units in a good state of repair and fit for habitation and will comply with all laws, including health and safety standards applicable to the Lands.

ARTICLE 4 DEFAULT AND REMEDIES

- 4.1 The Owner acknowledges and agrees that a default by the Owner of any of its promises, covenants, representations or warranties set-out in the Housing Covenant shall also constitute a default under this Agreement.

ARTICLE 5 MISCELLANEOUS

5.1 Housing Agreement

The Owner acknowledges and agrees that:

- (a) this Agreement includes a housing agreement entered into under section 483 of the *Local Government Act*;
- (b) the City may file notice of this Agreement in the LTO against the title to the Lands; and
- (c) the housing agreement and, if applicable, the amendment to it is binding on all persons who acquire an interest in the land affected by the agreement, as amended if applicable.

5.2 No Compensation

The Owner acknowledges and agrees that no compensation is payable, and the Owner is not entitled to and will not claim any compensation from the City, for any decrease in the market value of the Lands or for any obligations on the part of the Owner and its successors in title which at any time may result directly or indirectly from the operation of this Agreement.

5.3 Modification

This Agreement may be modified or amended from time to time, by consent of the Owner and a bylaw duly passed by the Council of the City and thereafter if it is signed by the City and the Owner.

5.4 Indemnity

The Owner will indemnify and save harmless the City and each of its elected officials, officers, directors, and agents, and their heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, actions, loss, damage, costs and liabilities, which all or any of them will or may be liable for or suffer or incur or be put to by reason of or arising out of:

- (a) any negligent act or omission of the Owner, or its officers, directors, agents, contractors or other persons for whom at law the Owner is responsible relating to this Agreement;
- (b) the City refusing to issue a building permit or refusing to permit occupancy of any building, or any portion thereof, constructed on the Lands;

- (c) the construction, maintenance, repair, ownership, lease, license, operation, management or financing of the Lands or any Affordable Housing Unit or the enforcement of any Tenancy Agreement; and/or
- (d) without limitation, any legal or equitable wrong on the part of the Owner or any breach of this Agreement by the Owner.

5.5 Release

The Owner hereby releases and forever discharges the City and each of its elected officials, officers, directors, and agents, and its and their heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, damages, actions, or causes of action by reason of or arising out of or which would or could not occur but for the:

- (a) construction, maintenance, repair, ownership, lease, license, operation or management of the Lands or any Affordable Housing Unit under this Agreement;
- (b) the City refusing to issue a building permit or refusing to permit occupancy of any building, or any portion thereof, constructed on the Lands; and/or
- (c) the exercise by the City of any of its rights under this Agreement or an enactment.

5.6 Survival

The obligations of the Owner set out in this Agreement will survive termination or discharge of this Agreement.

5.7 Priority

The Owner will do everything necessary, at the Owner's expense, to ensure that this Agreement, if required by the City Solicitor, will be noted against title to the Lands in priority to all financial charges and encumbrances which may have been registered or are pending registration against title to the Lands save and except those specifically approved in advance in writing by the City Solicitor or in favour of the City, and that a notice under section 483(5) of the *Local Government Act* will be filed on the title to the Lands.

5.8 City's Powers Unaffected

This Agreement does not:

- (a) affect or limit the discretion, rights, duties or powers of the City under any enactment or at common law, including in relation to the use or subdivision of the Lands;

- (b) impose on the City any legal duty or obligation, including any duty of care or contractual or other legal duty or obligation, to enforce this Agreement;
- (c) affect or limit any enactment relating to the use or subdivision of the Lands; or
- (d) relieve the Owner from complying with any enactment, including in relation to the use or subdivision of the Lands.

5.9 Agreement for Benefit of City Only

The Owner and the City agree that:

- (a) this Agreement is entered into only for the benefit of the City;
- (b) this Agreement is not intended to protect the interests of the Owner, any Tenant, or any future owner, lessee, occupier or user of the Lands or the building or any portion thereof, including any Affordable Housing Unit; and
- (c) the City may at any time execute a release and discharge of this Agreement, without liability to anyone for doing so, and without obtaining the consent of the Owner.

5.10 No Public Law Duty

Where the City is required or permitted by this Agreement to form an opinion, exercise a discretion, express satisfaction, make a determination or give its consent, the Owner agrees that the City is under no public law duty of fairness or natural justice in that regard and agrees that the City may do any of those things in the same manner as if it were a private party and not a public body.

5.11 Notice

Any notice required to be served or given to a party herein pursuant to this Agreement will be sufficiently served or given if delivered, to the postal address of the Owner set out in the records at the LTO, and in the case of the City addressed:

To: City Clerk, City of Burnaby
4949 Canada Way
Burnaby, BC V5G 1M2

And to: City Solicitor and Director Planning and Building

or to the most recent postal address provided in a written notice given by each of the parties to the other. Any notice which is delivered is to be considered to have been given on the first day after it is dispatched for delivery.

5.12 Enuring Effect

This Agreement will extend to and be binding upon and enure to the benefit of the parties hereto and their respective successors and permitted assigns.

5.13 Severability

If any provision of this Agreement is found to be invalid or unenforceable, such provision or any part thereof will be severed from this Agreement and the resultant remainder of this Agreement will remain in full force and effect.

5.14 Waiver

All remedies of the City will be cumulative and may be exercised by the City in any order or concurrently in case of any breach and each remedy may be exercised any number of times with respect to each breach. Waiver of or delay in the City exercising any or all remedies will not prevent the later exercise of any remedy for the same breach or any similar or different breach.

5.15 Sole Agreement

This Agreement, and any documents signed by the Owners contemplated by this Agreement (including, without limitation, the Housing Covenant), represent the whole agreement between the City and the Owner respecting the use and occupation of the Affordable Housing Units, and there are no warranties, representations, conditions or collateral agreements made by the City except as set forth in this Agreement. In the event of any conflict between this Agreement and the Housing Covenant, this Agreement shall, to the extent necessary to resolve such conflict, prevail.

5.16 Further Assurance

Upon request by the City the Owner will forthwith do such acts and execute such documents as may be reasonably necessary in the opinion of the City to give effect to this Agreement.

5.17 Covenant Runs with the Lands

This Agreement burdens and runs with the Lands and all of the covenants and agreements contained in this Agreement are made by the Owner for itself, its personal administrators, successors and assigns, and all persons who after the date of this Agreement, acquire an interest in the Lands.

5.18 Equitable Remedies

The Owner acknowledges and agrees that damages would be an inadequate remedy for the City for any breach of this Agreement and that the public interest strongly favours

specific performance, injunctive relief (mandatory or otherwise), or other equitable relief, as the only adequate remedy for a default under this Agreement.

5.19 No Joint Venture

Nothing in this Agreement will constitute the Owner as the agent, joint venturer, or partner of the City or give the Owner any authority to bind the City in any way.

5.20 Applicable Law

Unless the context otherwise requires, the laws of British Columbia (including, without limitation, the *Residential Tenancy Act*) will apply to this Agreement and all statutes referred to herein are enactments of the Province of British Columbia.

5.21 Deed and Contract

By executing and delivering this Agreement the Owner intends to create both a contract and a deed executed and delivered under seal.

5.22 Joint and Several

If the Owner is comprised of more than one person, firm or body corporate, then the covenants, agreements and obligations of the Owner shall be joint and several.

5.23 Limitation on Owner's Obligations

The Owner is only liable for breaches of this Agreement that occur while the Owner is the registered owner of the Lands provided however that notwithstanding that the Owner is no longer the registered owner of the Lands, the Owner will remain liable for breaches of this Agreement that occurred while the Owner was the registered owner of the Lands.

IN WITNESS WHEREOF the parties hereto have executed this Agreement as of the day and year first above written.

SOUTHGATE CITY HOMES LTD.,
by its authorized signatory(ies):

Per: _____
Name:
Title:

Per: _____

Name:

Title:

PROVINCIAL RENTAL HOUSING CORPORATION,
by its authorized signatory(ies):

Per: _____

Name:

Title:

Per: _____

Name:

Title:

CITY OF BURNABY
by its authorized signatory(ies):

Per: _____

Name:

Title:

CITY OF BURNABY

BYLAW NO. 13946

A BYLAW to amend Bylaw No. 4742, being Burnaby Zoning

Bylaw 1965, as amended by Bylaw Nos. 6708 and 11707, being
Burnaby Zoning Bylaw 1965, Amendment Bylaw Nos. 32, 1975,
and 21, 2004

WHEREAS application for rezoning has been made to the Council;

AND WHEREAS the Council has held a public hearing thereon after duly giving notice of the time and place of such hearing as prescribed by Sections 466 and 467 of the *Local Government Act*, R.S.B.C. 2015;

NOW THEREFORE the Council of the City of Burnaby ENACTS as follows:

1. This Bylaw may be cited as **BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 43, 2018.**

2. Bylaw No. 4742, as amended by Bylaw Nos. 6708 and 11707, is further amended as follows:

(a) The Map (hereinafter called "Map 'A'"), attached to and forming an integral part of Bylaw No. 4742, being "Burnaby Zoning Bylaw 1965", and designated as the Official Zoning Map of the City of Burnaby, is hereby amended according to the Map (hereinafter called "Map 'B'"), marginally numbered REZ. 4154, annexed to this Bylaw, and in accordance with the explanatory legend, notations, references and boundaries designated, described, delimited and specified in particularity shown upon said Map 'B'; and the various boundaries and districts shown upon said Map 'B' respectively are an amendment of and in addition to the respective districts, designated and marked on said Map 'A' insofar as the same are changed, modified or varied thereby, and the said Map 'A' shall be deemed to be and is hereby declared to be amended

accordingly and the said Map 'B' is hereby declared to be and shall form an integral part of said Map 'A', as if originally incorporated therein and shall be interpreted accordingly.

(b) The Comprehensive Development Plans, more particularly described in Bylaw Nos. 6708 and 11707, are amended as may be necessary by the development plan entitled “Classroom Renovation & Play Area Addition” prepared by Principle Architecture and on file in the office of the Director Planning and Building; and any development on the lands rezoned by this Bylaw shall be in conformity with the said Comprehensive Development Plans as amended.

Read a first time this	day of	2018
Read a second time this	day of	2018
Read a third time this	day of	2018
Reconsidered and adopted by Council this	day of	2018

MAYOR

CLERK

BYLAW NUMBER 13946 BEING A BYLAW TO AMEND BYLAW
NUMBER 4742 BEING BURNABY ZONING BYLAW 1965

REZ.18-22


LEGAL: Lot B, DL 79, Group 1, NWD Plan BCP12188



THE AREA(S) SHOWN ABOVE OUTLINED IN BLACK (———) IS (ARE) REZONED

FROM: CD Comprehensive Development District (based on P1 Neighbourhood Institutional District and B1 Suburban Office District)

TO: Amended CD Comprehensive Development District (based on P1 Neighbourhood Institutional District, B1 Suburban Office District and the Central Administrative Area as guidelines and in accordance with the development plan entitled "Classroom Renovation & Play Area Addition" prepared by Principle Architecture)

	PLANNING AND BUILDING DEPARTMENT	
Date: OCT 16 2018	OFFICIAL ZONING MAP	
scale: 1:2,700		
Drawn By: AY		
		Map "B" No. REZ.4154



INTER-OFFICE MEMORANDUM

TO: CITY CLERK **DATE:** 2018 November 28

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #18-22**
BYLAW 13946, AMENDMENT BYLAW NO. 43/18
Expansion of Licensed Childcare Facility
Consideration and Third Reading

ADDRESS: 4162 Norland Avenue

LEGAL: Lot B, DL 79, Group 1, NWD Plan BCP12188

FROM: CD Comprehensive Development District (based on P1 Neighbourhood Institutional District and B1 Suburban Office District)

TO: Amended CD Comprehensive Development District (based on P1 Neighbourhood Institutional District, B1 Suburban Office District and the Central Administrative Area as guidelines and in accordance with the development plan entitled "Classroom Renovation & Play Area Addition" prepared by Principle Architecture)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2018 October 29;
- b) Public Hearing held on 2018 November 20; and,
- c) Second Reading given on 2018 November 26.

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 approval of the Ministry of Transportation to the rezoning application.
 - *The preliminary approval of the Ministry of Transportation to the subject rezoning proposal has been obtained. Final approval of the rezoning bylaw will be obtained prior to Final Adoption.*

City Clerk
Director Planning and Building
Third Reading
2018 November 28.....Page 2

c. Compliance with all requirements of the Fraser Health Authority, including the applicable sections of the Child Care Licensing Regulation of the *Community Care and Assisted Living Act*.

- *Fraser Health Authority has reviewed the preliminary plans of the proposed child care facility and approved the physical space in principle.*

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 2018 December 03, 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

KL:
Attachment

cc: City Manager

P:\49500 Rezoning\20 Applications\2018\18-22 4162 Norland Avenue\Council Reports and Memos\Rezoning Reference 18-22 Third Reading 2018.12.03.docx

**PUBLIC HEARING MINUTES
HELD ON: 2018 November 20
REZ. REF. NO. 18-22
PAGE 1 OF 1**

**BURNABY ZONING BYLAW 1965,
AMENDMENT BYLAW NO. 43/18 - BYLAW NO. 13946**

Rez. #18-22

4162 Norland Avenue

From: CD Comprehensive Development District (based on P1 Neighbourhood Institutional District and B1 Suburban Office District)

To: Amended CD Comprehensive Development District (based on P1 Neighbourhood Institutional District, B1 Suburban Office District and the Central Administrative Area as guidelines, and in accordance with the development plan entitled "Classroom Renovation & Play Area Addition" prepared by Principle Architecture)

The purpose of the proposed zoning bylaw amendment is to permit an increase in capacity for the existing child care facility from 35 half-day and 15 after-school spaces to 71 full day spaces, to permit the child care use in the existing basement space, and to expand the existing outdoor play space.

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 KEITHLEY**

THAT this Public Hearing for Rez. #18-22, Bylaw #13946 be terminated.

CARRIED UNANIMOUSLY

CITY OF BURNABY

BYLAW NO. 13755

A BYLAW to amend the Zoning Bylaw provisions
in respect to M4 & M4L special industrial district

The Council of the City of Burnaby ENACTS as follows:

1. This Bylaw may be cited as **BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 21, 2017.**

2. Burnaby Zoning Bylaw 1965, as amended, is further amended by adding after Section 404.1(3)(b) the following:

“(c) Household utensils, cutlery, hand and edge tools.”

Read a first time this	day of	2017
Read a second time this	day of	2017
Read a third time	day of	2017
Reconsidered and adopted this	day of	2017

MAYOR

CLERK



INTER-OFFICE COMMUNICATION

TO: CITY CLERK 2018 November 28

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #16-31**
BYLAW #13775, AMENDMENT BYLAW NO. 27/17
Residential Tower 5
Brentwood Town Centre Development Plan
Third Reading

ADDRESS: Ptn. 4567 Lougheed Highway

LEGAL: Lot 1, DL's 123 and 124, Group 1, NWD Plan EPP31990 - Except Plan EPP40171

FROM: CD Comprehensive Development District (based on C3, C3a General Commercial Districts, P2 Administration and Assembly District and RM4s, RM5s Multiple Family Residential Districts)

TO: Amended CD Comprehensive Development District (based on C3 General Commercial District; RM4s, RM5s Multiple Family Residential Districts and Brentwood Town Centre Development Plan) as guidelines, and in accordance with the development plan entitled "Brentwood Phase 2" prepared by IBI Group Architects (Canada) Inc.

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2017 July 10,
- b) Public Hearing held on 2017 July 25; and,
- c) Second Reading given on 2017 August 28.

The prerequisite conditions have been partially satisfied as follows:

- a. The submission of a suitable plan of development.
 - *The applicant has submitted a virtually complete suitable plan of development. 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

City Clerk
 Rezoning Reference #16-31
 Third Reading
 2018 November 28..... Page 2

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 2018 November 09 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 2018 November 09.*
- d. The utilization of an amenity bonus through the provision of a cash in-lieu contribution in accordance with Section 3.6 of this report.
 - *The applicant has agreed to the provision of a \$27,721,325.00 (subject to detailed survey) cash in-lieu contribution, in accordance with the terms and conditions approved by Council.*
- e. The granting of any necessary Easements, Covenants, and Statutory Rights-of-Way including, but not necessarily limited to:
 - 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 in the underground residential parking areas be held in common property to be administered by the Strata Corporation;
 - ensuring compliance with the approved acoustic study;
 - ensuring the provision and ongoing maintenance of EV cars and EV plug-in stations;
 - ensuring the provision and ongoing maintenance of end-of-trip facilities;

City Clerk
Rezoning Reference #16-31
Third Reading
2018 November 28..... Page 3

- restricting the use of guest rooms;
 - ensuring provision of a breakout panel to provide secondary access to the parkade no later than 5 years after final occupancy of the building; and
 - restricting residential parking for Tower 5 to those areas identified in the CD set.
- *The applicant has agreed to this prerequisite in a letter dated 2018 November 09, and the requisite Easements, Covenants and Statutory Rights-of-way will be deposited in the Land Title Office prior to Final Adoption.*
- f. Completion of the necessary subdivision .
- *The requisite subdivision plan has been submitted and will be deposited in the Land Title Office prior to Final Adoption.*
- g. Compliance with the guidelines for underground parking for visitors.
- *The applicant has agreed to this prerequisite in a letter dated 2018 November 09.*
- h. The provision of facilities for cyclists in accordance with this report.
- *The applicant has submitted a letter dated 2018 November 09 agreeing to meet this prerequisite.*
- i. The design and provision of units adaptable to persons with disabilities with allocated handicap parking spaces protected by a Section 219 Covenant.
- *The applicant has submitted a letter dated 2018 November 09 agreeing to meet this prerequisite, this provision is indicated on the development plans and the requisite covenant will be deposited in the Land Title Office prior to Final Adoption.*
- j. The review of a detailed Sediment Control System by the Director Engineering.
- *The applicant has agreed to this prerequisite in a letter dated 2018 November 09.*
- k. 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.
- *The applicant has agreed to this prerequisite in a letter dated 2018 November 09. A suitable on-site stormwater management system will require approval of the*

City Clerk
Rezoning Reference #16-31
Third Reading
2018 November 28..... Page 4

Director Engineering, the required covenant will be deposited in the Land Title Office and the required funds to guarantee this provision will be deposited prior to Final Adoption.

- l. Compliance with the Council-adopted sound criteria.
 - *An acoustic study has been submitted for review by the Engineering Environmental Services Division. Agreement by the applicant to comply with the Council-adopted sound criteria and an acceptable acoustic study will be achieved prior to Final Adoption.*
- m. The provision of covered car wash stalls and adequately sized and appropriately located garbage handling and recycling material holding space and a commitment to implement the recycling provisions.
 - *The necessary provisions are indicated on the development plans and the applicant has submitted a letter dated 2018 November 09 agreeing to meet this prerequisite.*
- n. The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering.
 - *The necessary provisions are indicated on the development plans and the applicant has submitted a letter dated 2018 November 09 agreeing to meet this prerequisite.*
- o. The review of on-site residential and commercial loading facilities by the Director Engineering.
 - *The necessary provisions are indicated on the development plans and the applicant has submitted a letter dated 2018 November 09 agreeing to meet this prerequisite.*
- p. Submission of a Comprehensive Sign Plan and resolution of any arising requirements.
 - *The applicant has submitted a letter dated 2018 November 09 agreeing to meet this prerequisite.*
- q. The deposit of the applicable Parkland Acquisition Charge.
 - *The applicant has agreed in a letter dated 2018 November 09 to make the necessary deposits prior to Final Adoption.*

City Clerk
Rezoning Reference #16-31
Third Reading
2018 November 28..... Page 5

- r. The deposit of the applicable GVS & DD Sewerage Charge.
- *The applicant has agreed in a letter dated 2018 November 09 to make the necessary deposits prior to Final Adoption.*
- s. The deposit of the applicable School Site Acquisition Charge.
- *The applicant has agreed in a letter dated 2018 November 09 to make the necessary deposits prior to Final Adoption.*
- t. 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 agreed to this prerequisite in a letter dated 2018 November 09 and the area plan notification signs are in place.*

As the prerequisite conditions to this rezoning are now substantially complete, could you please arrange to return this amendment bylaw to Council for Consideration and Third Reading on 2018 November 26, 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

IW:rh
Attachment

cc: City Manager

P:\49500 Rezoning\20 Applications\2016\16-31 4567 Lghd Hwy Tower 5\Council Reports\Rezoning Reference 16-31 Third Reading 20181126.doc

CITY OF BURNABY

BYLAW NO. 13876

A BYLAW to amend Bylaw No. 4742, being Burnaby Zoning Bylaw 1965,
as amended by Bylaw No. 10393, being Burnaby
Zoning Bylaw 1965, Amendment Bylaw No 32,
1996

WHEREAS application for rezoning has been made to the Council;

AND WHEREAS the Council has held a public hearing thereon after duly giving
notice of the time and place of such hearing as prescribed by Sections 466 and 467 of the *Local
Government Act*, R.S.B.C. 2015;

NOW THEREFORE the Council of the City of Burnaby ENACTS as follows:

1. This Bylaw may be cited as **BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 14, 2018.**
2. Bylaw No. 4742, as amended by Bylaw No. 10393, is further amended as follows:

(a) The Map (hereinafter called "Map 'A'"), attached to and forming an integral part of
Bylaw No. 4742, being "Burnaby Zoning Bylaw 1965", and designated as the Official Zoning Map of
the City of Burnaby, is hereby amended according to the Map (hereinafter called "Map 'B'"),
marginally numbered REZ. 4131, annexed to this Bylaw, and in accordance with the explanatory
legend, notations, references and boundaries designated, described, delimited and specified in
particularity shown upon said Map 'B'; and the various boundaries and districts shown upon said
Map 'B' respectively are an amendment of and in addition to the respective districts, designated and
marked on said Map 'A' insofar as the same are changed, modified or varied thereby, and the said

Map 'A' shall be deemed to be and is hereby declared to be amended accordingly and the said Map 'B' is hereby declared to be and shall form an integral part of said Map 'A', as if originally incorporated therein and shall be interpreted accordingly.

(b) The Comprehensive Development Plans more particularly described in Bylaw No. 10393, are amended in accordance with the adopted Development Plan entitled “SFU LOT 33” prepared by PERKINS+WILL ARCHITECTS and on file in the office of the Director Planning and Building; and any development on the lands rezoned by this Bylaw shall be in conformity with the said Comprehensive Development Plans as amended.

Read a first time this	day of	2018
Read a second time this	day of	2018
Read a third time	day of	2018
Reconsidered and adopted this	day of	2018

MAYOR

CLERK

BYLAW NUMBER 13876 BEING A BYLAW TO AMEND BYLAW
NUMBER 4742 BEING BURNABY ZONING BYLAW 1965

REZ.17-16


LEGAL: Lot 33, DL 147 and 211, Group 1, NWD Plan EPP29187



THE AREA(S) SHOWN ABOVE OUTLINED IN BLACK (———) IS (ARE) REZONED

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 Lot 33" prepared by Perkins+ Will Architects)

	PLANNING AND BUILDING DEPARTMENT	
Date: APR 24 2018	OFFICIAL ZONING MAP	Map "B" No. REZ.4131
scale: 1:2,000		
Drawn By: AY		



INTER-OFFICE COMMUNICATION

TO: CITY CLERK 2018 November 28

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #17-16
AMENDMENT BYLAW NO. 14, 2018; BYLAW #13876
Two Mid-Rise Residential Buildings and a Single-Level of Underground
Parking
Third Reading

ADDRESS: 9888 University Crescent

LEGAL: Lot 33, DL 147 and 211, Group 1, NWD Plan EPP29187

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 Lot 33" prepared by Perkins + Will Architects)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2018 May 07;
- b) Public Hearing held on 2018 May 29; and,
- c) Second Reading given on 2018 June 11.

The prerequisite conditions have been partially satisfied as follows:

- a) The submission of a suitable plan of development.
 - *The applicant has submitted a virtually complete suitable plan of development. 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.

City Clerk
Rezoning Reference #17-16
Third Reading
2018 November 28..... Page 2

- *The applicant has submitted engineering design drawings for review and has agreed in a letter dated 2018 October 02 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 2018 October 02.*
- d) The granting of any necessary Section 219 Covenants, including covenants restricting enclosure of balconies and providing that all disabled parking remains as common property.
- *The necessary Section 219 Covenants will be deposited in the Land Title Office prior to Final Adoption.*
- e) The review of a detailed Sediment Control System by the Director Engineering.
- *The applicant has agreed to this prerequisite in a letter dated 2018 October 02.*
- f) 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.
- *The applicant has agreed to this prerequisite in a letter dated 2018 October 02. A suitable on-site stormwater management system will require approval of the Director Engineering, the required covenant will be deposited in the Land Title Office and the required funds to guarantee this provision will be deposited prior to Final Adoption.*
- g) The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering.
- *The necessary provisions are indicated on the development plans and the applicant has submitted a letter of undertaking dated 2018 October 02 committing to implement the solid waste and recycling provisions.*
- h) The provision of covered car wash stalls and 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.

City Clerk
 Rezoning Reference #17-16
 Third Reading
 2018 November 28..... Page 3

- *The necessary provisions are indicated on the development plans and the applicant has submitted a letter dated 2018 October 02 agreeing to meet this prerequisite.*
- i) Compliance with the guidelines for underground parking for visitors.
- *The necessary provisions are indicated on the development plans and the applicant has submitted a letter dated 2018 October 02 agreeing to meet this prerequisite.*
- j) The deposit of the applicable GVS & DD Sewerage Charge.
- *The applicant has agreed in a letter dated 2018 October 02 to make the necessary deposits prior to Final Adoption.*
- k) 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 agreed to this prerequisite in a letter dated 2018 June 18 and the area plan notification signs are in place.*

As the prerequisite conditions to this rezoning are now substantially complete, could you please arrange to return this amendment bylaw to Council for Consideration and Third Reading on 2018 December 03, 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

MN:rh
Attachment

cc: City Manager

**PUBLIC HEARING MINUTES
HELD ON: 2018 May 29
REZ. REF. NO. 17-16
PAGE 1 OF 1**

**Burnaby Zoning Bylaw 1965,
Amendment Bylaw No. 14, 2018 - Bylaw No. 13876**

Rez. #17-16

9888 University Crescent

From: CD Comprehensive Development District (based on P11e SFU Neighbourhood District)

To: Amended CD Comprehensive Development District (based on the P11e SFU Neighbourhood District and SFU Community Plan as guidelines, and the development plan entitled "SFU Lot 33" prepared by Perkins + Will Architects)

The purpose of the proposed zoning bylaw amendment is to permit the construction of two mid-rise residential buildings, and a single-level of underground parking.

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

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

Liviu Andrei, 509-9877 University Crescent, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker stated that the proposed height of the building would be inconsistent with other buildings in the area and would impede the views of existing buildings. Mr. Andrei would prefer a shorter building, similar to those already completed.

Talwinder Sidhu, 510-9877 University Crescent, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker stated concerns with the negative impact on existing views, property values, and construction activities on local residents. Mr. Sidhu also believes construction noise will impact his ability to conduct business at home.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR CALENDINO

THAT this Public Hearing for Rez. #17-16, Bylaw #13876 be terminated.

CARRIED UNANIMOUSLY

CITY OF BURNABY**BYLAW NO. 13940**

A BYLAW to amend the Zoning
Bylaw provisions to create rental tenure
Zoning districts and regulations

The Council of the City of Burnaby ENACTS as follows:

1. This Bylaw may be cited as **BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 40, 2018.**

2. Burnaby Zoning Bylaw 1965, as amended, is further amended:

- (a) at the Table of Contents by repealing Schedule II and replacing it with the following:

“200. MULTIPLE FAMILY RESIDENTIAL DISTRICTS	RM DISTRICTS
201. Multiple Family Residential District (RM1) & (RM1r)	RM1 & RM1r District
202. Multiple Family Residential District (RM2) & (RM2r)	RM2 & RM2r District
203. Multiple Family Residential District (RM3), (RM3r) & (RM3s)	RM 3, RM3r & RM3s District
204. Multiple Family Residential District (RM4), (RM4r) & (RM4s)	RM4, RM4r & RM4s District
205. Multiple Family Residential District (RM5), (RM5r) & (RM5s)	RM5, RM5r & RM5s District
206. Multiple Family Residential District (RM6) & (RM6r)	RM6 & RM6r District
207. Multiple Family Residential District (RM7) & (RM7r)	RM7 & RM7r District”

- (b) at the Table of Contents, Schedule III, by repealing Section 308. and Section 309., in their entirety and replacing it with the following:

“308. Urban Village Commercial District (Hastings) (C8), (C8a), (C8f), (C8r) & (C8a/r)	C8, C8a, C8f, C8r, and C8a/r
309. Urban Village Commercial District (C9), (C9a) & (C9r)	C9, C9a & C9r District”

- (c) at the Table of Contents, Schedule V, by repealing Section 511 and replacing it with the following:

“511. S.F.U. Neighbourhood District P11, P11e, P11r & P11e/r District”
(P11), (P11e), (P11r) &
(P11e/r)

(d) at Section 3, Definitions, by adding the following definition in alphabetical order:

“**DWELLING UNIT, RENTAL**” means a dwelling unit that is rented on a month-to-month basis or fixed term not exceeding twelve (12) months according to the provisions of the *Residential Tenancy Act*. For clarity, rental dwelling units shall not include rental accommodation in multi-family flex units, secondary suites, hotel accommodation, or sleeping units.”

(e) at Section 5, Establishment of Zoning Districts and Schedules, by repealing Section 5.1 Schedule II and replacing it with the following:

“II	MULTIPLE FAMILY RESIDENTIAL	RM
	Multiple Family Residential	RM1 & RM1r
	Multiple Family Residential	RM2 & RM2r
	Multiple Family Residential	RM3, RM3r & RM3s
	Multiple Family Residential	RM4, RM4r & RM4s
	Multiple Family Residential	RM5, RM5r & RM5s
	Hastings Village Multiple Family Residential	RM6 & RM6r
	Hastings Village Multiple Family Residential	RM7 & RM7r”

(f) at Section 5, Establishment of Zoning Districts and Schedules, Section 5.1, Schedule III by repealing the second to last line, “Urban Village Commercial (Hastings) C8, C8a & C8f” and replacing it with the following:

“Urban Village Commercial (Hastings) C8, C8a, C8a/r, C8f & C8r”

(g) at Section 5, Establishment of Zoning Districts and Schedules, Section 5.1, Schedule III by repealing the last line, “Urban Village Commercial C9 & C9a” and replacing it with the following:

“Urban Village Commercial C9, C9a & C9r”

- (h) at Section 5, Establishment of Zoning Districts and Schedules, Section 5.1, Schedule V by repealing the second to last line, “S.F.U. Neighbourhood District P11 & P11e” and replacing it with the following:

“S.F.U. Neighbourhood District P11, P11e & P11e/r”

- (i) at Section 6.10, by repealing sub-section (2.1) in its entirety and replacing it with the following:

“(2.1) In the case of dwelling units in the P11e District, and rental dwelling units in the RM, C, and P11 Districts, the following minimum suite floor areas shall apply:

- | | | |
|-----|-------------------------|------------------------|
| (a) | Studio unit – | 30 m2 (322.93 sq.ft.) |
| (b) | 1 bedroom suite – | 50 m2 (538.21 sq.ft.) |
| (c) | 1 bedroom + den suite – | 56 m2 (602.80 sq.ft.) |
| (d) | 2 bedroom suite – | 65 m2 (699.68 sq.ft.) |
| (e) | 2 bedroom + den suite – | 70 m2 (753.50 sq.ft.) |
| (f) | 3 bedroom suite – | 80 m2 (861.14 sq.ft.)” |

- (j) at Schedule Number II, by repealing Article 201 in its entirety and replacing it with the following:

“201. MULTIPLE FAMILY RESIDENTIAL DISTRICT (RM1)

This District provides for low density multiple family development.

201.1 Uses Permitted

- (1) Uses, other than group homes, permitted in the R6 Residential District, subject to the regulations contained therein.
- (2) Multiple family dwellings, or groups of multiple family dwellings.
- (3) Dormitory units, or groups of dormitory units, provided that such development is situated within 300 m (984.25 ft.) of the boundaries of the lands and premises occupied by the institution which it serves.

- (4) Boarding, lodging and rooming houses, subject to the condition that such use is included as part of a comprehensive development plan to which the provisions of the Comprehensive Development District apply.
- (5) Accessory buildings and uses.
- (6) Child care facilities.
- (7) Category A supportive housing facilities, subject to the following conditions:
 - (a) the use shall be included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District; and
 - (b) each living unit shall have a minimum floor area of 27 m² (290.6 sq.ft.).
- (8) Category B supportive housing facilities, subject to the following conditions:
 - (a) the use shall be included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District;
 - (b) each living unit shall have a minimum floor area
 - (i) of 33 m² (355.22 sq.ft.) for a studio unit;
 - (ii) of 41 m² (441.4 sq.ft.) for a junior one-bedroom unit;
 - (iii) of 46 m² (495.16 sq.ft.) for a one bedroom unit;
 - (c) the number of studio units shall not be more than 25 percent of the total number of living units in the facility; and
 - (d) the number of studio units and junior one-bedroom units together shall not be more than 50 percent of the total number of living units in the facility.

201.2 Uses Permitted in the RM1r Zoning District

- (1) Multiple family dwellings, or groups of multiple family dwellings, provided that dwelling units are restricted to rental dwelling units only.
- (2) Home occupations.
- (3) Accessory buildings and uses.

201.3 Height of Buildings

The height of a building shall not exceed 9.0 m (29.53 ft.) nor 2 1/2 storeys.

201.4 Lot Area and Width

Each lot shall have an area of not less than 1 340 m² (14,424.11 sq.ft.) and a width of not less than 37 m (121.39 ft.).

201.5 Floor Area Ratio

- (1) The maximum floor area ratio shall be 0.45, except where underground parking is provided, an amount may be added to the floor area ratio equal to 0.15 multiplied by the ratio of parking spaces provided in the underground parking to the total parking spaces provided, but in no case shall the floor area ratio exceed 0.60.
- (2) Notwithstanding subsection (1) of this section, where amenities or affordable or special needs housing are provided in accordance with section 6.22 the floor area ratio may be increased by 0.10.
- (3) Notwithstanding subsections (1) and (2) of this section, in the RM1r District, the maximum floor area ratio shall be 0.45, except where underground parking is provided, an amount may be added to the floor area ratio equal to 0.15 multiplied by the ratio of parking spaces provided in the underground parking to the total parking spaces provided, but in no case shall the floor

area ratio exceed 0.60. For clarity, the maximum floor area ratio permitted in the RM1r District shall be in addition to the FAR permitted for any other zoning district on the lot.

201.6 Front Yard

A front yard shall be provided of not less than 4.57 m (15 ft.) in depth.

201.7 Side Yard:

A side yard shall be provided on each side of the building of not less than 4.57 m (15 ft.) in width.

201.8 Rear Yard

A rear yard shall be provided of not less than 4.57 m (15 ft.) in depth.

201.9 Off-Street Parking

Off-street parking shall be provided and maintained in accordance with Schedule VIII of this Bylaw.

201.10 Car Wash Stall

One car wash stall with a "No Parking" sign affixed to it shall be provided for each 100 dwelling units."

- (k) at Schedule Number II, by repealing Article 202 in its entirety and replacing it with the following:

“202. MULTIPLE FAMILY RESIDENTIAL DISTRICT (RM2)

This District provides for a low to medium density multiple family area.

202.1 Uses Permitted

- (1) Uses, other than group homes, permitted in the R6 Residential District, subject to the regulations contained therein.

- (2) Multiple family dwellings, or groups of multiple family dwellings.
- (3) Dormitory units, or groups of dormitory units, provided that such development is situated within 300 m (984.25 ft.) of the boundaries of the lands and premises occupied by the institution which it serves.
- (4) Boarding, lodging and rooming houses, subject to the condition that such use is included as part of a comprehensive development plan to which the provisions of the Comprehensive Development District apply.
- (5) Accessory buildings and uses.
- (6) Child care facilities.
- (7) Category A supportive housing facilities, subject to the following conditions:
 - (a) the use shall be included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District; and
 - (b) each living unit shall have a minimum floor area of 27 m² (290.6 sq.ft.).
- (8) Category B supportive housing facilities, subject to the following conditions:
 - (a) the use shall be included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District;
 - (b) each living unit shall have a minimum floor area
 - (i) of 33 m² (355.22 sq.ft.) for a studio unit
 - (ii) of 41 m² (441.4 sq.ft.) for a junior one-bedroom unit
 - (iii) of 46 m² (495.16 sq.ft.) for a one bedroom unit;
 - (c) the number of studio units shall not be more than 25 percent of the total number of living units in the

facility; and

- (d) the number of studio units and junior one-bedroom units together shall not be more than 50 percent of the total number of living units in the facility.

202.2 Uses Permitted in the RM2r Zoning District

- (1) Multiple family dwellings, or groups of multiple family dwellings, provided that dwelling units are restricted to rental dwelling units only.
- (2) Home occupations.
- (3) Accessory buildings and uses.

202.3 Height of Buildings

The height of a building shall not exceed 12.0 m (39.37 ft.) nor 3 storeys.

202.4 Lot Area and Width

Each lot shall have an area of not less than 890 m² (9580.19 sq.ft.) and a width of not less than 24.5 m (80.38 ft.).

202.5 Floor Area Ratio

- (1) The maximum floor area ratio shall be 0.70, except where underground parking is provided, an amount may be added to the floor area ratio equal to 0.20 multiplied by the ratio of parking spaces provided in the underground parking to the total parking spaces provided, but in no case shall the floor area ratio exceed 0.90.
- (2) Notwithstanding subsection (1) of this section, where amenities or affordable or special needs housing are provided in accordance with section 6.22 the floor area ratio may be increased by 0.10.

- (3) Notwithstanding subsections (1) and (2) of this section, in the RM2r District, the maximum floor area ratio shall be 0.70 except, where underground parking is provided, an amount may be added to the floor area ratio equal to 0.20 multiplied by the ratio of parking spaces provided in the underground parking to the total parking spaces provided, but in no case shall the floor area ratio exceed 0.90. For clarity, the maximum floor area ratio permitted in the RM2r District shall be in addition to the FAR permitted for any other zoning district on the lot.

202.6 Front Yard

A front yard shall be provided of not less than 4.57 m (15 ft.) in depth.

202.7 Side Yard

A side yard shall be provided on each side of the building of not less than 4.57 m (15 ft.) in width.

202.8 Rear Yard

A rear yard shall be provided of not less than 4.57 m (15 ft.) in depth.

202.9 Off-Street Parking

Off-street parking shall be provided and maintained in accordance with Schedule VIII of this Bylaw.

202.10 Car Wash Stall

One car wash stall with a "No Parking" sign affixed to it shall be provided for each 100 dwelling units."

- (l) at Schedule Number II by repealing Article 203 in its entirety and replacing it with the following:

“203. MULTIPLE FAMILY RESIDENTIAL DISTRICT (RM3)

This District provides for a medium density multiple family area.

203.1 Uses Permitted

- (1) Uses, other than group homes, permitted in the R6 Residential District, subject to the regulations contained therein.
- (2) Multiple family dwellings, or groups of multiple family dwellings.
- (3) Dormitory units, or groups of dormitory units, provided that such development is situated within 300 m (984.25 ft.) of the boundaries of the lands and premises occupied by the institution which it serves.
- (4) Boarding, lodging and rooming houses, subject to the condition that such use is included as part of a comprehensive development plan to which the provisions of the Comprehensive Development District apply.
- (5) Accessory buildings and uses.
- (6) Child care facilities.
- (7) Category A supportive housing facilities, subject to the following conditions:
 - (a) the use shall be included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District; and
 - (b) each living unit shall have a minimum floor area of 27m² (290.6 sq.ft.).
- (8) Category B supportive housing facilities, subject to the following conditions:
 - (a) the use shall be included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District;
 - (b) each living unit shall have a minimum floor area
 - (i) of 33 m² (355.22 sq.ft.) for a studio unit
 - (ii) of 41 m² (441.4 sq.ft.) for a junior one-bedroom unit
 - (iii) of 46 m² (495.16 sq.ft.) for a one bedroom unit;
 - (c) the number of studio units shall not be more than 25 percent of the total number of living units in the facility; and
 - (d) the number of studio units and junior one-bedroom units together shall not be more than 50 percent of the total number of living units in the facility.

- (9) Rest homes and private hospitals, subject to the condition that such use is included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District.

203.2 Uses Permitted in the RM3s Zoning District

Uses permitted in the RM3 District, excluding uses permitted in the R6 District, dormitory units or groups of dormitory units, and boarding, lodging and rooming houses.

203.3 Uses Permitted in the RM3r Zoning District

- (1) Multiple family dwellings, or groups of multiple family dwellings, provided that dwelling units are restricted to rental dwelling units only.
- (2) Home occupations.
- (3) Accessory buildings and uses.

203.4 Height of Buildings

The height of a building shall not exceed 12.0 m (39.37 ft.) nor 3 storeys.

203.5 Lot Area and Width

Each lot shall have an area of not less than 1,110 m² (11,948.33 sq.ft.) and a width of not less than 30 m (98.43 ft.).

203.6 Floor Area Ratio

- (1) The maximum floor area ratio shall be 0.90, except where underground parking is provided, an amount may be added to the floor area ratio equal to 0.20 multiplied by the ratio of parking spaces provided in the underground parking to the total parking spaces provided, but in no case shall the floor area ratio exceed 1.10.
- (2) Notwithstanding subsection (1) of this section, where amenities or affordable or special needs housing are provided in accordance with section 6.22 the floor area ratio may be increased by 0.15, but except as provided in subsection (3) in no case shall the floor area ratio exceed 1.25.
- (3) Notwithstanding subsection (1) of this section, in the RM3s District where amenities or affordable or special needs housing are provided in accordance with section 6.22 the floor area ratio may be increased by a further 0.25, but in no case shall the floor area ratio exceed 1.50.

- (4) Notwithstanding subsections (1) and (2) of this section, in the RM3r District, the maximum floor area ratio shall be 0.90, except where underground parking is provided, an amount may be added to the floor area ratio equal to 0.20 multiplied by the ratio of parking spaces provided in the underground parking to the total parking spaces provided, but in no case shall the floor area ratio exceed 1.10. For clarity, the maximum floor area ratio permitted in the RM3r District shall be in addition to the FAR permitted for any other zoning district on the lot.

203.7 Front Yard

A front yard shall be provided of not less than 4.57 m (15 ft.) in depth.

203.8 Side Yard

A side yard shall be provided on each side of the building of not less than 4.57 m (15 ft.) in width.

203.9 Rear Yard

A rear yard shall be provided of not less than 4.57 m (15 ft.) in depth.

203.10 Off-Street Parking

Off-street parking shall be provided and maintained in accordance with Schedule VIII of this Bylaw.”

203.11 Car Wash Stall

One car wash stall with a "No Parking" sign affixed to it shall be provided for each 100 dwelling units.”

- (m) at Schedule Number II, by repealing Article 204 in its entirety and replacing it with the following:

“204. MULTIPLE FAMILY RESIDENTIAL DISTRICT (RM4)

This District provides for a medium to high density multiple family area.

204.1 Uses Permitted

- (1) Multiple family dwellings, or groups of multiple family dwellings.
- (2) Home occupations.
- (3) Accessory buildings and uses.

- (4) Child care facilities.
- (5) Category A supportive housing facilities, subject to the following conditions:
 - (a) the use shall be included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District; and
 - (b) each living unit shall have a minimum floor area of 27 m² (290.6 sq.ft.).
- (6) Category B supportive housing facilities, subject to the following conditions:
 - (a) the use shall be included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District;
 - (b) each living unit shall have a minimum floor area
 - (i) of 33 m² (355.22 sq.ft.) for a studio unit
 - (ii) of 41 m² (441.4 sq.ft.) for a junior one-bedroom unit
 - (iii) of 46 m² (495.16 sq.ft.) for a one bedroom unit;
 - (c) the number of studio units shall not be more than 25 percent of the total number of living units in the facility; and
 - (d) the number of studio units and junior one-bedroom units together shall not be more than 50 percent of the total number of living units in the facility.
- (7) Rest homes and private hospitals, subject to the condition that such use is included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District.

204.2 Uses Permitted in the RM4s Zoning District

Uses permitted in the RM4 District, excluding home-based child care facilities.

204.3 Uses Permitted in the RM4r Zoning District

- (1) Multiple family dwellings, or groups of multiple family dwellings, provided that dwelling units are restricted to rental dwelling units only.
- (2) Home occupations.
- (3) Accessory buildings and uses.

204.4 Lot Area and Width

Each lot shall have an area of not less than 1,670 m² (17,976.32 sq.ft.) and a width of not less than 37 m (121.39 ft.).

204.5 Building Separation

Notwithstanding section 6.3 of this bylaw, portions of a building above 6 storeys shall be set back from all other buildings by not less than:

- (a) 24.38 m (80 ft.) as measured corner to corner, and
- (b) 30.48 m (100 ft.) as measured face to face.

204.6 Floor Area Ratio

- (1) The maximum floor area ratio shall be 1.40, except where underground parking is provided, the floor area ratio may be increased by 0.30 multiplied by the ratio of underground parking spaces to the total parking spaces, but in no case shall the increase exceed 0.30.
- (2) Notwithstanding subsection (1) of this section, where amenities or affordable or special needs housing are provided in accordance with section 6.22 the floor area ratio may be increased by 0.30, but except as provided in subsection (3) in no case shall the floor area ratio exceed 2.00.
- (3) Notwithstanding subsection (1) of this section, in the RM4s District where amenities or special needs housing are provided in accordance with section 6.22 the floor area ratio may be increased:
 - (a) up to a further 0.8 determined in accordance with section 6.22(3); plus
 - (b) an additional supplement equal to the increase under subsection (a); but in no case shall the floor area ratio exceed 3.6.
- (4) Notwithstanding subsections (1) and (2) of this section, in the RM4r District, the maximum floor area ratio shall be 1.40 except, where underground parking is provided, the floor area ratio may be increased by 0.30 multiplied by the ratio of underground parking spaces to the total parking spaces, but in no case shall the increase exceed 0.30. For clarity, the maximum floor area ratio permitted in the RM4r District shall be in addition to the FAR permitted for any other zoning district on the lot.

204.7 Front Yard

A front yard shall be provided of not less than 4.57 m (15 ft.) in depth.

204.8 Side Yard

A side yard shall be provided on each side of the building of not less than 4.57 m (15 ft.) in width.

204.9 Rear Yard

A rear yard shall be provided of not less than 4.57 m (15 ft.) in depth.

204.10 Off-Street Parking

Off-street parking shall be provided and maintained in accordance with Schedule VIII of this Bylaw.

204.11 Car Wash Stall

One car wash stall with a "No Parking" sign affixed to it shall be provided for each 100 dwelling units."

- (n) at Schedule Number II, by repealing Article 205 in its entirety and replacing it with the following:

“205. MULTIPLE FAMILY RESIDENTIAL DISTRICT (RM5)

This District provides for a high density multiple family area.

205.1 Uses Permitted

- (1) Multiple family dwellings, or groups of multiple family dwellings.
- (2) Home occupations.
- (3) Dormitory units or groups of dormitory units, provided that such development is situated within 300 m (984.25 ft.) of the boundaries of the lands and premises occupied by the institution which it serves.
- (4) Accessory buildings and uses.
- (5) Child care facilities.
- (6) Category A supportive housing facilities, subject to the following conditions:
 - (a) the use shall be included as part of a comprehensive

- development plan subject to the CD (Comprehensive Development) District; and
- (b) each living unit shall have a minimum floor area of 27 m² (290.6 sq.ft.).
- (7) Category B supportive housing facilities, subject to the following conditions:
- (a) the use shall be included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District;
 - (b) each living unit shall have a minimum floor area
 - (i) of 33 m² (355.22 sq.ft.) for a studio unit
 - (ii) of 41 m² (441.4 sq.ft.) for a junior one-bedroom unit
 - (iii) of 46 m² (495.16 sq.ft.) for a one bedroom unit;
 - (c) the number of studio units shall not be more than 25 percent of the total number of living units in the facility; and
 - (d) the number of studio units and junior one-bedroom units together shall not be more than 50 percent of the total number of living units in the facility.
- (8) Rest homes and private hospitals, subject to the condition that such use is included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District.

205.2 Uses Permitted in the RM5s Zoning District

Uses permitted in the RM5 District, excluding dormitory units or groups of dormitory units and home-based child care facilities.

205.3 Uses Permitted in the RM5r Zoning District

- (1) Multiple family dwellings, or groups of multiple family dwellings, provided that dwelling units are restricted to rental dwelling units only.

- (2) Home occupations.
- (3) Accessory buildings and uses.

205.4 Lot Area and Width

Each lot shall have an area of not less than 1,670 m² (17,976.32 sq.ft.) and a width of not less than 37 m (121.39 ft.).

205.5 Building Separation

Notwithstanding section 6.3 of this bylaw, portions of a building above 6 storeys shall be set back from all other buildings by not less than:

- (a) 24.38 m (80 ft.) as measured corner to corner, and
- (b) 30.48 m (100 ft.) as measured face to face.

205.6 Floor Area Ratio

- (1) The maximum floor area ratio shall be 1.80 except
 - (a) where underground parking is provided the floor area ratio may be increased by 0.40 multiplied by the ratio of underground parking spaces to the total parking spaces, but in no case shall the increase exceed 0.40.
 - (b) in the case of category B supportive housing facilities the floor area ratio may be increased by 0.20.
- (2) Notwithstanding subsection (1) of this section, where amenities or special needs housing are provided in accordance with section 6.22 the floor area ratio may be increased by 0.40, but except as provided in subsection (3) in no case shall the floor area ratio exceed
 - (a) 2.80 for a category B supportive housing facility, or
 - (b) 2.60 for a use other than a category B supportive housing facility
- (3) Notwithstanding subsection (1) of this section, in the RM5s District where amenities or special needs housing are provided in accordance with section 6.22 the floor area ratio may be

increased:

- (a) up to a further 1.2 determined in accordance with section 6.22(3); plus
 - (b) an additional supplement equal to the increase under subsection (a); but in no case shall the floor area ratio exceed 5.0.
- (4) Notwithstanding subsections (1) and (2) of this section, in the RM5r District, the maximum floor area ratio shall be 1.80, except where underground parking is provided, the floor area ratio may be increased by 0.40 multiplied by the ratio of underground parking spaces to the total parking spaces, but in no case shall the increase exceed 0.40. For clarity, the maximum floor area ratio permitted in the RM5r District shall be in addition to the FAR permitted for any other zoning district on the lot.

205.7 Front Yard

A front yard shall be provided of not less than 4.57 m (15 ft.) in depth.

205.8 Side Yard

A side yard shall be provided on each side of the building of not less than 4.57 m (15 ft.) in width.

205.9 Rear Yard

A rear yard shall be provided of not less than 4.57 m (15 ft.) in depth.

205.10 Off-Street Parking

Off-street parking shall be provided and maintained in accordance with Schedule VIII of this Bylaw.

205.11 Car Wash Stall

One car wash stall with a "No Parking" sign affixed to it shall be provided for each 100 dwelling units."

- (o) at Schedule Number II, by repealing Article 206 in its entirety and replacing it with the following:

“206. MULTIPLE FAMILY RESIDENTIAL DISTRICT (RM6)

This District provides for the development of 2 1/2 storey ground-orientated townhouses in the Hastings Street Area.

206.1 Location

RM6 Zoning Districts are limited to the locations designated for 2 1/2 storey townhouses in the Hastings Street Area Plan adopted by Council June 3, 1991.

206.2 Uses Permitted

- (1) Townhouse dwellings.
- (2) Single-family dwellings or two-family dwellings subject to the regulations of the R5 District.
- (3) Home occupations.
- (4) Accessory buildings and uses.

206.3 Uses Permitted in the RM6r Zoning District

- (1) Townhouse dwellings, provided that dwelling units are restricted to rental dwelling units only.
- (2) Home occupations.
- (3) Accessory buildings and uses.

206.4 Height of Buildings

The height of a building shall not exceed 2 1/2 storeys and a height of

- (a) 9.0 m (29.5 ft.) if it has a sloping roof, or
- (b) 7.4 m (24.3 ft.) if it has a flat roof.

206.5 Lot Area and Width

Each lot shall have an area of not less than 620 m² (6,673.84 sq.ft.) and a width of not less than 20.12 m (66 ft.).

206.6 Minimum Width of Dwelling Units

Each dwelling unit shall have a width of not less than 5.03 m (16.5 ft.).

206.7 Floor Area Ratio

In the RM6 and RM6r Districts, the maximum floor area ratio shall be 0.70.

206.8 Front Yard

Each lot shall have a front yard of not less than 4.57 m (15 ft.) in depth.

206.9 Side Yard

Each lot shall have a side yard on each side of the building of not less than 1.5 m (4.92 ft.) in width, except that a corner lot shall have a side yard abutting the street of not less than 3.0 m (9.84 ft.).

206.10 Rear Yard

A rear yard shall be provided of not less than 4.57 m (15 ft.) in depth.

206.11 Width of Building

The width of the building shall at no point exceed 30.48 m (100 ft.).

206.12 Off-Street Parking

Off-street parking shall be provided and maintained in accordance with Schedule VIII of this Bylaw.

206.13 Car Wash Stall

One car wash stall with a "No Parking" sign affixed to it shall be provided for each 100 dwelling units."

- (p) at Schedule Number II, by repealing Article 207 in its entirety and replacing it with the following:

“207. MULTIPLE FAMILY RESIDENTIAL DISTRICT (RM7)

This District provides for the development of 3 1/2 storey ground-orientated townhouses in the Hastings Street Area.

207.1 Location

RM7 Zoning Districts are limited to the locations designated for 3 1/2 storey townhouses in the Hastings Street Area Plan adopted by Council June 3, 1991.

207.2 Uses Permitted

- (1) Townhouse dwellings.
- (2) Home occupations.
- (3) Accessory buildings and uses.
- (4) Category A supportive housing facilities, subject to the following conditions:
 - (a) the use shall be included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District; and

- (b) each living unit shall have a minimum floor area of 27 m² (290.6 sq.ft.).
- (5) Category B supportive housing facilities, subject to the following conditions:
 - (a) the use shall be included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District;
 - (b) each living unit shall have a minimum floor area
 - (i) of 33 m² (355.22 sq.ft.) for a studio unit
 - (ii) of 41 m² (441.4 sq.ft.) for a junior one-bedroom unit
 - (iii) of 46 m² (495.16 sq.ft.) for a one bedroom unit;
 - (c) the number of studio units shall not be more than 25 percent of the total number of living units in the facility; and
 - (d) the number of studio units and junior one-bedroom units together shall not be more than 50 percent of the total number of living units in the facility.

207.3 Uses Permitted in the RM7r Zoning District

- (1) Townhouse dwellings, provided that dwelling units are restricted to rental dwelling units only.
- (2) Home occupations.
- (3) Accessory buildings and uses.

207.4 Height of Buildings

The height of a building shall not exceed 3 1/2 storeys and a height of 12.0 m (39.97 ft.).

207.5 Lot Area and Width

Each lot shall have an area of not less than 1,240 m² (13,347.69 sq.ft.) and a width of not less than 40.23 m (131.99 ft.).

207.6 Floor Area Ratio

In the RM7 and RM7r Districts, each lot shall have a maximum floor area ratio of 0.90, except where underground parking is provided, an amount may be added to the floor area ratio equal to 0.20 multiplied by the ratio of the underground parking spaces provided to the total parking spaces provided, but in no case shall the floor area ratio exceed 1.1.

207.7 Front Yard

Each lot shall have a front yard of not less than 4.57 m (15 ft.) in depth.

207.8 Side Yard

Each lot shall have a side yard on each side of the building of not less than 4.57 m (15 ft.) in width.

207.9 Rear Yard

A rear yard shall be provided of not less than 4.57 m (15 ft.) in depth.

207.10 Width of Building

The width of the building shall at no point exceed 50 m (164.04 ft.).

207.11 Off-Street Parking

Off-street parking shall be provided and maintained in accordance with Schedule VIII of this Bylaw.

207.12 Car Wash Stall

One car wash stall with a "No Parking" sign affixed to it shall be provided for each 100 dwelling units."

- (q) at Schedule Number III, by repealing the paragraph below the Article 301 heading and replacing it with the following:

"This District provides for the convenience shopping of persons residing in the adjacent residential areas and permits only such uses as are necessary to satisfy those limited basic shopping needs which occur daily or frequently. This District also provides for rental dwelling units located above the business premises."

- (r) at Schedule Number III, Section 301.1, by adding the following after subsection (12):

"(13) Two or more rental dwelling units located above the first storey, subject to the following conditions:

- (a) that the use is included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District;
- (b) that a completely separate public entrance to the residential

accommodation shall be provided from the first storey front elevation, except:

- on a corner lot access may be from the first storey side street elevation, or
- where a public pedestrian walkway exists, access may be from the first storey walkways elevation; and

(c) that the gross floor area attributable to the rental dwelling units, including access, is less than the gross floor area attributable to all other permitted commercial uses.

(14) Home occupations other than the operation of a home-based childcare facility.”

(s) at Schedule Number III, by repealing the paragraph below the Article 302 heading and replacing it with the following:

“This District provides for the daily and occasional shopping needs of residents of several neighbourhoods, as well as providing for rental dwelling units located above the business premises.”

(t) at Schedule Number III, Section 302.1, by adding the following after subsection (17):

“(18) Two or more rental dwelling units located above the first storey, subject to the following conditions:

- (a) that the use is included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District;
- (b) that a completely separate public entrance to the residential accommodation shall be provided from the first storey front elevation, except:
 - on a corner lot access may be from the first storey side street elevation, or

- where a public pedestrian walkway exists, access may be from the first storey walkways elevation; and
 - (c) that the gross floor area attributable to the rental dwelling units, including access, is less than the gross floor area attributable to all other permitted commercial uses.
- (19) Home occupations other than the operation of a home-based childcare facility.”
- (u) at Schedule Number III, Section 302.2, by repealing subsection (3) in its entirety and marking it “Repealed”;
- (v) at Schedule Number III, by repealing the paragraph below the Article 303 heading and replacing it with the following:
- “This District is designed to serve the needs of a large consumer population, both on a local and a municipal level, as well as providing for rental dwelling units located above the business premises.”
- (w) at Schedule Number III, Section 303.1, by repealing subsection (20) in its entirety and replacing it with the following:
- “(20) Two or more rental dwelling units located above the first storey, subject to the following conditions:
- (a) that the use is included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District;
 - (b) that a completely separate public entrance to the residential accommodation shall be provided from the first storey front elevation, except:
 - on a corner lot access may be from the first storey side street elevation, or
 - where a public pedestrian walkway exists, access may be from the first storey walkways elevation; and
 - (c) that the gross floor area attributable to the rental dwelling units, including access, is less than the gross floor area attributable to all other permitted commercial uses.”
- (x) at Schedule Number III, Section 308.1, by repealing subsections (1) and (2) in its entirety and replacing them with the following:

- “(1) C8 and C8r lots are intended as the core commercial district designated in the Hastings Street Area Plan adopted by Council June 3, 1991.
- (2) C8a and C8a/r lots are intended as the non-core commercial district designated in the Hastings Street Area Plan adopted by Council June 3, 1991.”
- (y) at Schedule Number III, Section 308.2, by repealing subsection (11)(b) in its entirety and replacing it with the following:
- “(b) each dwelling unit shall have a balcony;”
- (z) at Schedule Number III, by adding the following after Section 308.2A:

“308.2B Uses Permitted in the C8r Zoning District

Uses permitted in the Urban Village Commercial District (Hastings) C8, subject to the conditions therein, except that dwelling units shall be rental dwelling units only, and at least two dwelling units shall be provided.

308.2C Uses Permitted in the C8a/r Zoning District

Uses permitted in the Urban Village Commercial District (Hastings) C8a, subject to the conditions therein, except that dwelling units shall be rental dwelling units only, and at least two dwelling units shall be provided.”

- (aa) at Schedule Number III, by adding the following after Section 309.2A:

“309.2B Uses Permitted in the C9r Zoning District:

Uses permitted in the Urban Village Commercial District C9, subject to the conditions therein, except that dwelling units shall be rental dwelling units only, and at least two dwelling units shall be provided.”

- (bb) at Schedule Number V, by adding after the following after Section 511.1:

“511.1A Uses Permitted in the P11r Zoning District

Uses permitted in the S.F.U Neighbourhood District P11, expect that dwelling units shall be limited to rental dwelling units only.”

- (cc) at Schedule Number V, by adding the following after Section 511.2:

“511.2A Uses Permitted in the P11e/r Zoning District
Uses permitted in the S.F.U Neighbourhood District P11e, expect that dwelling units shall be limited to rental dwelling units only.”

(dd) at Schedule Number V, by repealing Section 511.5 in its entirety and replacing it with the following:

“511.5 Height of Buildings:

- (1) In the P11 and P11r Zoning Districts, no portion of a building shall exceed a height of four storeys or 16.5 m (54.1 ft.) measured vertically from natural grade at that point, or at the perimeter of the building from the lower of natural or finished grade at that point, subject to the applicable exceptions in section 6.4.
- (2) In the P11e and P11e/r Zoning Districts, no portion of a building shall exceed a height of 10 storeys or 33.5 m (109.9 ft) measured vertically from existing grade at that point, or at the perimeter of the building from the lower of existing or finished grade at that point, subject to the application exceptions in section 6.4.”

(ee) at Schedule Number V, by repealing Section 511.7 in its entirety and replacing it with the following:

“511.7 Lot Coverage:

- (1) In the P11 and P11r Zoning Districts, the maximum coverage shall be 30 percent of the lot area.
- (2) In the P11e and P11e/r Zoning Districts, the maximum coverage shall be 35 percent of the lot area.”

- (ff) at Schedule Number V, by repealing Section 511.8 in its entirety and replacing it with the following:

“511.8 Floor Area Ratio:

The maximum floor area ration shall be 0.45, except that:

- (a) in a P11 or P11r Zoning District, where underground parking is provided, an amount may be added to the floor area ratio equal to 0.45 multiplied by the ratio of parking spaces provided in the underground parking to the total parking spaces provided, but in no case shall the floor area ration exceed 0.90;
- (b) in a P11e or P11e/r Zoning District, where underground parking is provided, an amount may be added to the floor area ratio equal to 1.25 multiplied by the ratio of parking spaces provided in the underground parking to the total parking spaces provided, but in no case shall the floor area ration exceed 1.70.”

- (gg) at Schedule Number VII, Section 700.1, by repealing subsections (1), (2) and (3) and replacing them with the following:

- “(1) Uses permitted in R and RM Districts including the Districts with an “a”, “b”, “r” or “s” suffix.
- (2) Uses permitted in the C1, C2, C3, C4, C5, C6, C7, C8, and C9 Districts including the Districts with an “a”, “b”, “c”, “d”, “e”, “f”, “g”, “h”, “i”, “r”, or “a/r” suffix.
- (3) Uses permitted in P1, P2, P3, P4, P5, P6, P7, P8, P9, P10, or P11 Districts including Districts with an “e”, “f”, “r”, or “e/r” suffix.”

- (hh) at Schedule VIII, Section 800.4, by adding the following after subsection (2)(d):

- | | | |
|--------|--|---|
| “(2.1) | Rental dwelling units in the RM and P Districts, all of their sub-districts, and the Comprehensive Development District, or portion thereof, based on the above noted Districts. | 0.6 for each rental dwelling unit inclusive of 0.1 visitor parking, or as determined through a parking study approved by the Director of Planning and Building. |
| (2.2) | Rental dwelling units in the C1, C2, C3, C8, C9 Districts, all of their sub-districts, and the Comprehensive Development District, or portion thereof, based on the above noted Districts. | 0.6 for each rental dwelling unit, or as determined through a parking study approved by the Director of Planning and Building.” |

Read a first time this	day of	2018
Read a second time this	day of	2018
Read a third time	day of	2018
Reconsidered and adopted this	day of	2018

MAYOR

CLERK

CITY OF BURNABY

BYLAW NO. 13944

A BYLAW to amend Bylaw No. 4742, being
Burnaby Zoning Bylaw 1965

WHEREAS application for rezoning has been made to the Council;

AND WHEREAS the Council has held a public hearing thereon after duly giving notice of the time and place of such hearing as prescribed by Sections 466 and 467 of the *Local Government Act*, R.S.B.C. 2015;

NOW THEREFORE the Council of the City of Burnaby ENACTS as follows:

1. This Bylaw may be cited as **BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 41, 2018.**
2. The Map (hereinafter called “Map ‘A’”), attached to and forming an integral part of Bylaw No. 4742, being “Burnaby Zoning Bylaw 1965”, and designated as the Official Zoning Map of the City of Burnaby, is hereby amended according to the Map (hereinafter called “Map ‘B’”), marginally numbered REZ. 4152 annexed to this Bylaw, and in accordance with the explanatory legend, notations, references and boundaries designated, described, delimited and specified in particularity shown upon said Map ‘B’; and the various boundaries and districts shown upon said Map ‘B’ respectively are an amendment of and in substitution for the respective districts, designated and marked on said Map ‘A’ insofar as the same are changed, modified or varied thereby, and the said Map ‘A’ shall be deemed to be and is hereby declared to be amended accordingly and the said Map ‘B’ is hereby declared to be and shall form an integral part of said Map ‘A’, as if originally incorporated therein and shall be interpreted accordingly.

3. The Comprehensive Development Plan entitled “El Comal Restaurant”, prepared by Gabbot3Drafting and filed in the office of the Director Planning and Building, is deemed to be attached to and form part of this Bylaw and any development on the lands rezoned by this Bylaw shall be in conformity with the said Comprehensive Development Plan.

Read a first time this	day of	2018
Read a second time this	day of	2018
Read a third time this	day of	2018
Reconsidered and adopted by Council this	day of	2018

MAYOR

CLERK

BYLAW NUMBER 13944 BEING A BYLAW TO AMEND BYLAW
NUMBER 4742 BEING BURNABY ZONING BYLAW 1965

REZ.16-57


LEGAL: Lot 104, DL 42, Group 1, NWD Plan 45236



THE AREA(S) SHOWN ABOVE OUTLINED IN BLACK (———) IS (ARE) REZONED

FROM: M5 Light Industrial District

TO: CD Comprehensive Development District (based on M5r Light Industrial District as a guideline, and in accordance with the development plan entitled "El Comal Restaurant" prepared by Gabbot3Drafting)

	PLANNING AND BUILDING DEPARTMENT	
Date: OCT 16 2018	OFFICIAL ZONING MAP	Map "B" No. REZ. 4152
scale: 1:2,700		
Drawn By: AY		



INTER-OFFICE COMMUNICATION

TO: CITY CLERK 2018 November 28

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #16-57
AMENDMENT BYLAW NO. 41/18; BYLAW #13944
Proposed M5'r' Restaurant
Third Reading and Final Adoption

ADDRESS: Portion of 7650 Winston Street

LEGAL: Lot 104, DL 42, Group 1, NWD Plan 45236

FROM: M5 Light Industrial District

TO: CD Comprehensive Development District (based on M5r Light Industrial District as a guideline, and in accordance with the development plan entitled "El Comal Restaurant" prepared by Gabbot3Drafting)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2018 October 29;
- b) Public Hearing held on 2018 November 20; and,
- c) Second Reading given on 2018 November 26.

The prerequisite conditions have been satisfied as follows:

- a. The submission of a suitable plan of development.
 - *A complete suitable plan of development has been submitted.*

As the prerequisites to this rezoning are now complete as outlined, could you please arrange to return this amendment bylaw to Council for Consideration and Third Reading, and Reconsideration and Final Adoption on 2018 December 03.

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


Lou Pelletier, Director
PLANNING AND BUILDING

MN:rh

Attachment

cc: City Manager

**PUBLIC HEARING MINUTES
HELD ON: 2018 November 20
REZ. REF. NO. 16-57
PAGE 1 OF 1**

**BURNABY ZONING BYLAW 1965,
AMENDMENT BYLAW NO. 41/18 - BYLAW NO. 13944**

Rez. #16-57

Portion of 7650 Winston Street

From: M5 Light Industrial District

To: CD Comprehensive Development District (based on M5r Light Industrial District)

The purpose of the proposed zoning bylaw amendment is to permit a restaurant (El Comal Mexican Restaurant) within an existing multi-tenant industrial development, to serve the day-to-day needs of adjacent industrial developments and their employees.

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

1. **Michael Milton**, 7670 Winston Street, Burnaby
2. **Sonny & Henrietta Woo**, 7732 Kerrywood Crescent and **Ray & Kim Lee**, 7722 Kerrywood Crescent, Burnaby

The following speaker appeared before Council and spoke to the proposed zoning bylaw amendment:

Elsa Gleeson, El Comal Mexican Restaurant owner, appeared before Council noting neighbouring businesses are in support of the restaurant, and believes it will be a great addition to the area.

**MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR CALENDINO**

THAT this Public Hearing for Rez. #16-57, Bylaw #13944 be terminated.

CARRIED UNANIMOUSLY

CITY OF BURNABY**BYLAW NO. 13949**

A BYLAW to authorize a second supplementary heritage revitalization agreement for the George S. and Jessie Haddon House

WHEREAS Council identified the George S. and Jessie Haddon House (hereinafter referred to as the “Heritage House”) located at 5558 Buckingham Avenue, having the legal description:

PID: 026-745-127

Lot 2, District Lot 85, Group 1, New Westminster District, Plan BCP24968

(hereinafter referred to as the “Lands”)

as a heritage property and directed that the Heritage House be entered on the community heritage register as a protected heritage resource;

AND WHEREAS pursuant to Burnaby Heritage Bylaw No. 1, 2006 the Heritage House was designated as a protected heritage property under section 967 of the Local Government Act, RSBC 1996, c. 323;

AND WHEREAS pursuant to a Heritage Revitalization Agreement made the 8th day of June, 2006, the then-registered owners of the Lands agreed to preserve and protect the Heritage House in return for the City varying certain provisions of the Burnaby Zoning Bylaw as therein described;

AND WHEREAS pursuant to a Supplementary Heritage Revitalization Agreement made the 12th day of November, 2013, the current registered owners of the Lands, Johannes Peter Stolz and Marie-Louise Stolz (hereinafter referred to as the “Owners”), agreed to undertake the addition of a porte-cochere to the Heritage House and to conserve such porte-cochere as part of the Heritage House, and the City agreed to vary certain provisions of the Burnaby Zoning Bylaw, all as therein described;

AND WHEREAS the Owners wish to reconfigure the rear of the Heritage House to allow for the addition of a family room;

AND WHEREAS the Owners are the registered owners of the Lands and have agreed to undertake the addition of the family room to the Heritage House and to conserve the family room as part of the Heritage House as specified in a second supplementary heritage revitalization agreement;

NOW THEREFORE the Council of the City of Burnaby ENACTS as follows:

1. This Bylaw may be cited as **BURNABY HERITAGE REVITALIZATION BYLAW NO. 3, 2018.**
2. The City Clerk is authorized to execute on behalf of the City a second supplementary heritage revitalization agreement in substantially the same form as that which is attached to and forms part of this Bylaw.

Read a first time this	2018	
Read a second time this	2018	
Read a third time this	2018	
Reconsidered and adopted this	day of	2018

MAYOR

CLERK



Planning and Building Department

INTER-OFFICE MEMORANDUM

TO: CITY CLERK DATE: 2018 November 27

FROM: DIRECTOR PLANNING AND BUILDING FILE: 49500 20
Reference: REZ #08-14

SUBJECT: REZONING REFERENCE #08-14
ABANDONMENT OF PREDECESSOR BYLAW

ADDRESS: 4437 Hastings Street

LEGAL: Lot A, Blk 5, D.L. 121, Group 1, NWD Plan EPP64985

FROM: C8a Urban Village Commercial District (Hastings)

TO: CD Comprehensive Development District (based on C8a Urban Village Commercial District (Hastings) and Hastings Street Area Plan as guidelines and in accordance with the development plan entitled "Sienna" prepared by Suva Architecture)

On 2018 October 29, Council granted Third Reading to Rezoning Bylaw, Amendment Bylaw No. 22/17, Bylaw No. 13764 for Rezoning Reference #08-14.

Please arrange to have the predecessor Rezoning Bylaw, Amendment Bylaw No. 57/08, Bylaw No. 12558 abandoned on 2018 December 03.


Lou Pelletier, Director
PLANNING AND BUILDING

DR:tn

P:\49500 Rezoning\20 Applications\2008\Rez 08-14\Abandonment of predecessor bylaw memo.docx

NOTICE OF MOTION
2018 December 03

Laneway Homes and Secondary Suites in Duplexes

THAT Council direct staff to examine the ability to facilitate laneway homes in single family zones and secondary suites in duplexes; all in accordance with the process for study and consultation described in the staff memo to Mayor and Council dated November 15, 2018.

Copy: City Manager Director Corporate Services Director Planning & Building City Solicitor

NOTICE OF MOTION
2018 December 03

Rental Tenure Zoning

WHEREAS Council embarked on a process to establish the new zoning category of Rental Tenure Zoning in July of 2018, and

WHEREAS the Rental Tenure Zoning Text Amendment has passed 2nd reading, 2018 November 26, and

WHEREAS the next phase of implementation will include recommendation from City staff on the application of Rental Tenure Zoning, and the process of consultation and implementation;

BE IT RESOLVED that Council direct staff to bring forward a report to Council on their recommendations for consultation and implementation of Rental Tenure Zoning, as outlined in the Council motion of July, 2018.

Copy: City Manager Director Corporate Services Director Planning & Building City Solicitor
