



COUNCIL MEETING MINUTES

Monday, 2018 December 10

An Open meeting of the City Council was held in the Council Committee Room, City Hall, 4949 Canada Way, Burnaby, B.C. on Monday, 2018 December 10 at 6:30 p.m. followed immediately by a Closed meeting from which the public was excluded. At the conclusion of the Closed meeting, the Open meeting reconvened in the Council Chamber.

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. Blanka Zeinabova, Deputy City Clerk

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR VOLKOW

THAT the Open Council meeting do now reconvene.

CARRIED UNANIMOUSLY

The Open Council meeting reconvened at 7:00 p.m.

His Worship, Mayor Mike Hurley acknowledged the unceded, traditional, and ancestral lands of the hən̓q̓əmin̓əm and skwxwú7mesh speaking people, and extended appreciation for the opportunity to hold a meeting on this shared Coast Salish territory.

2. **MINUTES**

A) **[Open Council Meeting held 2018 December 03](#)**

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR KEITHLEY

THAT the minutes of the Open Council meeting held on 2018 December 03 be now adopted.

CARRIED UNANIMOUSLY

3. **PROCLAMATION**

A) **[Alzheimer's Awareness Month \(2019 January\)](#)**

Councillor McDonell, on behalf of His Worship, Mayor Mike Hurley proclaimed 2019 January as “***Alzheimer's Awareness Month***” in the City of Burnaby.

4. **PRESENTATION**

A) **[2018 City of Burnaby Christmas Card Design Contest Winners](#)**

KC Albano - South Slope Elementary School (Councillor Calendino)
Stefan Mitrevski - Ecole Marlborough Elementary School (Councillor Dhaliwal)
Hannah Koo - Windsor Elementary School (Councillor Johnston)
Hebe Cheung - Buckingham Elementary School (Councillor Jordan)
Manas Jain - **Ecole Marlborough Elementary School** (Councillor Keithley)
Lucie Svabova - Ecole Marlborough Elementary School (Councillor McDonell)
Stacey Fong - Gilmore Community School (Councillor Volkow)
Graydon Hodge - Gilmore Community School (Councillor Wang)
Sayu Wong - Gilmore Community School (His Worship, Mayor Hurley)

His Worship, Mayor Mike Hurley congratulated the 2018 City of Burnaby Christmas Card Design Contest winners, and acknowledged the following in the audience: School Trustee Gary Wong, School Trustee Jen Mezei, School Trustee Bill Brassington, School Trustee Peter Cech, School Trustee Larry Hayes, School Trustee Ryan Stewart, Superintendent Gina Niccoli-Moen, and all the parents, teachers and principals. His Worship and Councillors presented each winner with a framed copy, a tote bag and playing cards, all featuring their artwork, City of Burnaby scarf & toque, a free ice cream cone & carousel ride at Burnaby Village Museum, and 50 printed cards with their design.

5. **DELEGATIONS**

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR JOHNSTON

THAT the delegations be heard.

CARRIED UNANIMOUSLY

- A) [Gary Wong](#)
**Re: Parks & Public Spaces at UniverCity and
Light Pollution from Developments due to Building Design**
Speakers: Gary Wong

Mr. Gary Wong appeared before Council and noted that there is a large population of dog owners at the UniverCity, and expressed the need for a dog park.

The speaker further expressed concerns regarding light pollution resulting from the existing building design of two structures at Parcel 18, adjacent to a conservation area, and requested Council consider creating a bylaw to reduce light pollution and incorporate related measures in the City's Environmental Sustainability Strategy.

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR JOHNSTON

THAT the request for a dog park in the UniverCity area be **REFERRED** to the Parks, Recreation and Culture Commission; and

THAT the issues raised regarding light pollution be **REFERRED** to staff for report.

CARRIED UNANIMOUSLY

- B) [Cherie Moses](#)
Re: Parking Regulations Enforcement on Graveley Street
Speaker: Cherie Moses

Ms. Cherie Moses appeared before Council expressing concerns regarding parking by non-residents on Graveley Street, between Willingdon and Carleton Avenues. Employees from Fraser Health, SkyTrain users and construction workers park on Graveley Street on a regular basis to circumvent more appropriate payed parking options. The speaker requested the City review this issue to lessen the impact on the residents, and suggested "residents parking only".

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR MCDONELL

THAT the delegation's concerns be **REFERRED** to staff for report.

CARRIED UNANIMOUSLY

C) [Lawrence Huzar](#)
Re: Unsightly Premises
Speaker: Lawrence Huzar

Mr. Lawrence Huzar appeared before Council expressing frustration with a number of violation tickets due to unsightly premises. Mr. Huzar noted he needs more time to clean up his property, and is willing to cooperate with the City.

Staff will continue to work with Mr. Huzar to bring the property into compliance with City bylaws.

6. **CORRESPONDENCE**

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR VOLKOW

THAT the correspondence be received.

CARRIED UNANIMOUSLY

A) [Burnaby Artist Guild](#)
Re: Request for Temporary Signs

His Worship, Mayor Mike Hurley referred to correspondence received from Mr. James Koll, Burnaby Artists Guild, regarding the placement of temporary signs to publicize the annual Spring and Fall Original Art Shows at the Shadbolt Centre for the Arts.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR VOLKOW

THAT Council approve the request from the Burnaby Artists Guild for temporary signs to be placed on public property to advertise their Spring and Fall Original Art Shows, and that staff work with the organizers to determine appropriate location and number of signs to be placed on City boulevards.

CARRIED UNANIMOUSLY

7. **REPORTS**

A) **His Worship, Mayor Mike Hurley**
Re: Mayor's Task Force on Community Housing

His Worship, Mayor Mike Hurley submitted a report seeking Council approval for the creation of a Mayor's Task Force on Community Housing, and the Task Force Terms of Reference.

His Worship, Mayor Mike Hurley recommended:

1. THAT Council approve the creation of a Mayor's Task Force on Community Housing and its Terms of Reference, as outlined in Appendix A of the report.
2. THAT Council approve the appointment of Council members to the Mayor's Task Force on Community Housing, as identified in Section 4 of the report.

MOVED BY COUNCILLOR CALENDINO
SECONDED BY COUNCILLOR KEITHLEY

THAT the recommendations 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 on the Resident initiated Local Area Service Project petition. Sufficient petitions were **not** received for Resident Initiated Local Area Service Projects: 19-006, 19-007, 19-301 and 19-303. Council is therefore precluded from proceeding with these projects.

The City Clerk recommended:

1. THAT Council received this report for information.
2. THAT the owners of the properties on the petitions be advised of the outcome.

MOVED BY COUNCILLOR CALENDINO
SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendations of the City Clerk be adopted.

CARRIED UNANIMOUSLY

C) [City Manager's Report, 2018 December 10](#)

The City Manager submitted a report dated 2018 December 10 on the following matters:

8. **MANAGER'S REPORTS**

1. [IMPLICATIONS OF SURREY SKYTRAIN EXTENSION](#)

The City Manager submitted a report from the Director Planning and Building responding to a Council request for information on the proposed SkyTrain extension in Surrey.

The City Manager recommended:

1. THAT Council receive this report for information.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR JORDAN

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

2. [METRO VANCOUVER 2ND NARROWS WATER SUPPLY TUNNEL VALVE CHAMBER LOCATION](#)

The City Manager submitted a report from the Director Engineering and the Director Parks, Recreation and Cultural Services, providing a recommendation to Council on the preferred location and configuration for the 2nd Narrows water tunnel valve chamber.

The City Manager recommended:

1. THAT Council direct staff to work with Metro Vancouver in preparing the Statutory Right of Way and construction access agreement consistent with Option 3 for the valve station location and pipe tie in configuration outlined in this report.
2. THAT Council approve inclusion of park benches, picnic tables, or other such interpretive park amenities on the crane pad adjacent to the valve station as a condition for approval of the SRW.
3. THAT Council direct staff to work with Metro Vancouver to identify a suitable temporary public trail detour around the construction zone as a condition for approval of the SRW.

4. THAT a copy of this report be sent to the Parks, Recreation and Culture Commission for information.

MOVED BY COUNCILLOR CALENDINO
SECONDED BY COUNCILLOR MCDONELL

THAT the recommendations of the City Manager be adopted.

- amended

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR CALENDINO

THAT the recommendation be **AMENDED** as follows:

1. THAT Council direct staff to work with Metro Vancouver in preparing the Statutory Right of Way and construction access agreement consistent with Option 1 for the valve station location and pipe tie in configuration outlined in this report.

CARRIED
(Opposed: Councillor Jordan)

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR KEITHLEY

THAT the recommendations of the City Manager be adopted, AS AMENDED.

CARRIED
(Opposed: Councillors Jordan, Johnston)

3. BUILDING PERMIT TABULATION REPORT NO. 11
FROM 2018 NOVEMBER 01 - 2018 NOVEMBER 30

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

The City Manager recommended:

1. THAT this report be received for information purposes.

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR VOLKOW

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

4. **CONTRACT INCREASE**
BOUNDARY ROAD WATERMAIN UPGRADE PROJECT

The City Manager submitted a report from the Director Finance seeking Council approval to increase the value of the existing contract for the Boundary Road Watermain Upgrade Project.

The City Manager recommended:

1. THAT Council approve a contract increase of \$105,502.95 including GST in the amount of \$5,023.95 to PW Trenchless Construction Inc. for a total value of \$523,534.20 including taxes in the amount of \$24,930.20 as outlined in this report. Final payment will be based on the actual quantity of goods and services delivered and unit prices as tendered.

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

5. **CONTRACT EXTENSION**
ANIMAL CONTROL AND SHELTER SERVICES

The City Manager submitted a report from the Director Finance seeking Council approval for a one year contract extension for the operation of the City's animal shelter and provision of enforcement services for the Animal Control Bylaw.

The City Manager recommended:

1. THAT Council approve a one year contract extension to British Columbia Society for the Prevention of Cruelty to Animals (BCSPCA) for an estimated cost of \$621,086.42 as outlined in this report.

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

6. [LIQUOR LICENCE APPLICATION #18-02](#)
RESPONSE TO PUBLIC CONSULTATION PROCESS
EARL'S RESTAURANT (BRIDGE) LTD.
3850 LOUGHEED HIGHWAY

The City Manager submitted a report from the Director Planning and Building providing Council with recommendations regarding the subject food primary liquor licence.

The City Manager recommended:

1. THAT Council support the food primary licence amendment, as described in this report.
2. THAT a copy of this report be forwarded to the General Manager, Liquor and Cannabis Regulation Branch, P.O. Box 9292, Stn. Provincial Government, Victoria, BC, V8W 9J8; and to the applicant, Ms. Kelly Tsang, Earl's Restaurant (Bridge) Ltd., #200-425 Carrall Street, Vancouver, BC, V6B 6E3.

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

7. [REZONING REFERENCE #17-33](#)
WOODLANDS (CONCORD BRENTWOOD) PHASE 2
BRENTWOOD TOWN CENTRE PLAN

The City Manager submitted a report from the Director Planning and Building seeking Council authorization to forward this application to a Public Hearing on 2019 January 29. The purpose of the proposed rezoning bylaw amendment is to permit the development of two high-rise residential buildings, one mid-rise residential building, low-rise residential podium, common amenities (super club), and street oriented retail uses atop, and fronting, underground and structured parking.

The City Manager recommended:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 2018 December 10 and to a Public Hearing on 2019 January 29 at 6:00 p.m.
2. THAT the sale be approved in principle of City-owned property for inclusion within the subject development site, in accordance with the terms outlined in Section 3.6 of this report, and subject to the applicant pursuing the rezoning proposal to completion.
3. THAT the following be established as prerequisites to the completion of the rezoning:
 - a. The submission of a suitable plan of development.
 - b. The deposit of sufficient monies, including a 4% Engineering Inspection Fee, to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
 - c. The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
 - d. The submission of an undertaking to remove all improvements on 2316 Beta Avenue prior to occupancy.
 - e. The utilization of an amenity bonus through the provision of a cash in-lieu contribution in accordance with Section 3.3 of this report.
 - f. The completion of the sale of City property.
 - g. The dedication of any rights-of-way deemed requisite.
 - h. The consolidation and re-subdivision of the net site into two legal lots.
 - i. The granting of any necessary Covenants, including, but not necessarily limited to:

§ restricting the enclosure of balconies;

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- § guaranteeing provision and maintenance of public art;
 - § ensuring that the development density of individual parcels, air space parcels and strata lots comply with the approved CD Zoning for the site, and to ensure that the overall site continues to function as a single integrated development;
 - § guaranteeing the provision and continued operation of stormwater management facilities;
 - § ensuring compliance with the approved acoustical study;
 - § restricting commercial/retail uses on Dawson Street and Yukon Crescent from having obscured fenestration;
 - § for the provision and ongoing maintenance of the Stickleback Creek Streamside Protection and Enhancement Area (SPEA);
 - § 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 the protection of suitable trees on-site during construction; ensuring that the site can be used safely in accordance with the approved geotechnical report, and that the project does not draw down the water table; and,
 - § guaranteeing the provision and maintenance of identified public greenways.
- j. The granting of any necessary easements and statutory rights-of-way, including, but not necessarily limited to easements and statutory rights-of-way:
- § guaranteeing access to public open spaces fronting the development on Dawson Street and Yukon Crescent;
 - § guaranteeing access to public greenways; and,
 - § guaranteeing access to common amenities (super club).
- k. The execution of an indemnity agreement by the developer saving the City harmless from all liability associated with this development in relation to its geotechnical and hydrological (including any potential contaminated groundwater) impacts to surrounding infrastructure (including the BNSF/CN Railway), and other nearby development.
- l. The design and provision of units adaptable to persons with disabilities with allocated handicap parking spaces protected by a Section 219 Covenant.

- m. Compliance with the Council-adopted sound criteria.
- n. Submission of a Site Profile and resolution of any arising requirements.
- o. 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.
- p. The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering.
- q. The review of on-site commercial and residential loading facilities by the Director Engineering.
- r. The provision of facilities for cyclists in accordance with this report.
- s. The review of a detailed Sediment Control System by the Director Engineering.
- t. Compliance with the guidelines for underground parking for visitors.
- u. The submission of a detailed Comprehensive Sign Plan.
- v. The submission of a detailed Public Art Plan.
- w. 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.
- x. The deposit of the applicable Parkland Acquisition Charge.
- y. The deposit of the applicable GVS & DD Sewerage Charge.
- z. The deposit of the applicable School Site Acquisition Charge.
- aa. The submission of a written undertaking to distribute area plan notification forms, prepared by the City, with disclosure statements; and, to post area plan notification signs, also prepared by the City, on the development site and in the sales office in prominent and visible locations prior to Third Reading, or at the time marketing for the subject development commences,

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

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

Council requested a change from asphalt to concrete sidewalks.

8. [REZONING REFERENCE #17-38](#)
HIGH RISE APARTMENT TOWER WITH STREET-ORIENTED
TOWNHOUSES
BRENTWOOD TOWN CENTRE PLAN

The City Manager submitted a report from the Director Planning and Building seeking Council authorization to forward this application to a Public Hearing on 2019 January 29. The purpose of the proposed rezoning bylaw amendment is to permit construction of a 22-storey residential apartment building with ground oriented townhouses and underground parking.

The City Manager recommended:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 2018 December 10 and to a Public Hearing on 2019 January 29 at 6:00 p.m.
2. THAT the introduction of a Highway Closure Bylaw be authorized according to the terms outlined in Sections 3.4 of this report, contingent upon the granting by Council of Second Reading of the subject Rezoning Bylaw.
3. THAT the sale be approved in principle of City-owned property for inclusion within the subject development site in accordance with Section 3.4 of this report, and subject to the applicant pursuing the rezoning proposal to completion.
4. THAT the following be established as prerequisites to the completion of the rezoning:
 - a. The submission of a suitable plan of development.
 - b. The deposit of sufficient monies, including a 4% Engineering Inspection Fee, to cover the costs of all services necessary to

serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.

- c. The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- d. The submission of an undertaking to remove all improvements within six months of Final Adoption of the Bylaw.
- e. The utilization of an amenity bonus through the provision of a cash in-lieu contribution in accordance with Section 3.5 of the report.
- f. The dedication of any rights-of-way deemed requisite.
- g. The completion of the Highway Closure Bylaw.
- h. The completion of the sale of City property.
- i. The consolidation of the net site into one legal lot.
- j. The granting of any necessary Easements, Covenants, and Statutory Rights-of-Way including, but not necessarily limited to:
 - § Section 219 Covenant restricting enclosure of balconies;
 - § Section 219 Covenant guaranteeing the provision and maintenance of signature art;
 - § Section 219 Covenant ensuring that handicap accessible parking stalls in the underground residential parking areas be held in common property to be administered by the Strata Corporation;
 - § Section 219 Covenant ensuring compliance with the approved acoustic study;
 - § Section 219 Covenant ensuring the provision and ongoing maintenance of EV cars and EV plug-in stations;
 - § Section 219 Covenant guaranteeing the continued operation and maintenance of stormwater management facilities;
 - § Section 219 Covenant ensuring the site can be used safely in accordance with the approved geotechnical report;
 - § Section 219 Covenant ensuring that the project does not draw down the water table;

- § Section 219 Covenant ensuring the achievement of a green building design; and,
- § Statutory Right-of-Way guaranteeing public use of and access to the stairway and associated landings between Willingdon Avenue and Alaska Street;
- k. The execution of an indemnity agreement by the developer saving the City harmless from all liability associated with this development in relation to its geotechnical and hydrological (including any potential contaminated groundwater) impacts to surrounding infrastructure (including the BNSF/CN Railway lines) and other nearby development.
- l. The approval of the Ministry of Transportation of the rezoning application.
- m. The undergrounding of existing overhead wiring abutting the site where feasible.
- n. Compliance with the Council-adopted sound criteria.
- o. Submission of a Site Profile and resolution of any arising requirements.
- p. 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.
- q. The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering.
- r. The review of on-site residential loading facilities by the Director Engineering.
- s. The review of a detailed Sediment Control System by the Director Engineering.
- t. The submission of a suitable on-site stormwater management system to the approval of the Director Engineering, the deposit of sufficient monies for its provision, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation.
- u. The design and provision of units adaptable to persons with disabilities with allocated handicap parking spaces protected by a Section 219 Covenant.

- v. The provision of facilities for cyclists in accordance with this report.
- w. Compliance with the guidelines for underground parking for visitors.
- x. The deposit of the applicable Parkland Acquisition Charge.
- y. The deposit of the applicable GVS &DD Sewerage Charge.
- z. The deposit of the applicable School Site Acquisition Charge.
- aa. The submission of a written undertaking to distribute area plan notification forms, prepared by the City, with disclosure statements; and, to post area plan notification signs, also prepared by the City, on the development site and in the sales office in prominent and visible locations prior to Third Reading, or at the time marketing for the subject development commences, whichever is first, and remain posted for a period of one year, or until such time that all units are sold, whichever is greater.

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

9. **REZONING REFERENCE #17-41**
TOWNHOUSE DEVELOPMENT
EDMONDS TOWN CENTRE PLAN

The City Manager submitted a report from the Director Planning and Building seeking Council authorization to forward this application to a Public Hearing on 2019 January 29. The purpose of the proposed rezoning bylaw amendment is to permit the construction of a three storey 23-unit townhouse development in the Edmonds Town Centre Plan.

The City Manager recommended:

- 1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 2018 December 10 and to a Public Hearing on 2019 January 29 at 6:00 p.m.
- 2. THAT the following be established as prerequisites to the completion of the rezoning:

- a. The submission of a suitable plan of development.
- b. The deposit of sufficient monies including a 4% Engineering Inspection Fee to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
- c. The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development (as well as underground switching and transformer/service boxes in town centre locations), and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- d. The dedication of any rights-of-way deemed requisite.
- e. The granting of any necessary statutory rights-of-way, easements and/or covenants.
- f. The utilization of an amenity bonus through the provision of a cash in-lieu contribution in accordance with Section 3.2 of this report.
- g. The granting of Section 219 Covenants, including but not necessarily limited to:
 - § restricting enclosure of balconies;
 - § indicating that project surface driveway access will not be restricted by gates;
- h. The review of a detailed Sediment Control System by the Director Engineering.
- i. The pursuance of Storm Water Management Best Practices in line with established guidelines.
- j. The provision of a covered car wash stall and an adequately sized and appropriately located garbage handling and recycling material holding space to the approval of the Director Engineering and a commitment to implement the recycling provisions.

- k. The provision of facilities for cyclists in accordance with Section 4.5 of the rezoning report.
- l. The deposit of the applicable Parkland Acquisition Charge.
- m. The deposit of the applicable GVS &DD Sewerage Charge.
- n. The deposit of the applicable School Site Acquisition Charge.
- o. The submission of a written undertaking to distribute area plan notification forms, prepared by the City, with disclosure statements; and, to post area plan notification signs, also prepared by the City, on the development site and in the sales office in prominent and visible locations prior to Third Reading, or at the time marketing for the subject development commences, whichever is first, and remain posted for a period of one year, or until such time that all units are sold, whichever is greater.

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR CALENDINO

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

10. REZONING REFERENCE #17-10006
SCHOOL DISTRICT 41 BOARD AND ADMINISTRATION
OFFICES
BROADVIEW COMMUNITY PLAN

The City Manager submitted a report from the Director Planning and Building seeking Council authorization to forward this application to a Public Hearing on 2019 January 29. The purpose of the proposed rezoning bylaw amendment is to permit the heritage designation of the "Schou Street School", and construction of a new adjoining building for the offices of the Burnaby School District.

The City Manager recommended:

- 1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 2018 December 10 and to a Public Hearing on 2019 January 29 at 6:00 p.m.
- 2. THAT a Heritage Designation Bylaw be prepared and advanced to First Reading on 2018 December 10 and to a Public Hearing on 2019 January 29 at 6:00 p.m.

3. THAT a copy of this report be forwarded to the Burnaby Heritage Commission for information.
4. THAT the following be established as prerequisites to the completion of the rezoning:
 - a. The submission of a suitable plan of development.
 - b. The deposit of sufficient monies, including a 4% Engineering Inspection Fee, to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
 - c. The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
 - d. The completion of a Heritage Conservation Plan of the historic "Schou Street School" within the development site.
 - e. The dedication of any rights-of-way deemed requisite.
 - f. The consolidation of the net site into one legal lot.
 - g. The granting of any necessary Easements, Covenants, and Statutory rights-of way.
 - h. The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering.
 - i. The review of required on-site loading facilities by the Director Engineering.
 - j. The provision of facilities for cyclists in accordance with this report.
 - k. The review of a detailed Sediment Control System by the Director Engineering.
 - l. Compliance with the guidelines for surface and underground parking.
 - m. The submission of a detailed Comprehensive Sign Plan.

- n. The submission of suitable on-site stormwater management system best practices to the approval of the Director Engineering, the deposit of sufficient monies for its provision, and the granting
- o. The deposit of the applicable GVS & DD Sewerage Charge.

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR CALENDINO

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

11. [REZONING REFERENCE #17-10017](#)
REZONING AND EIGHTEEN LOT SUBDIVISION

The City Manager submitted a report from the Director Planning and Building seeking Council authorization to forward this application to a Public Hearing on 2019 January 29. The purpose of the proposed rezoning bylaw amendment is to facilitate subdivision of the subject property into 18 single family residential lots.

The City Manager recommended:

- 1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 2018 December 10 and to a Public Hearing on 2019 January 29 at 6:00 p.m.
- 2. THAT the following be established as prerequisites to the completion of the rezoning:
 - a. The submission of a suitable plan of development.
 - b. The deposit of sufficient monies including a 4% Engineering Inspection Fee to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
 - c. The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.

- d. The submission of an undertaking to remove all existing improvements from the within six months of the rezoning being effected.
- e. The completion of the necessary subdivision is required.
- f. The granting of any necessary dedications, statutory rights-of-way, easements and/or covenants deemed requisite.
- g. A tree survey and arborist's report for the site will be required to determine whether any existing trees are suitable for retention. The removal of trees over 20 cm (8 inches) in diameter will require a tree removal permit.
- h. The review of a detailed Sediment Control System by the Director Engineering.
- i. The deposit of the applicable Parkland Acquisition Charge.
- j. The deposit of the applicable GVS &DD Sewerage Charge.
- k. The deposit of the applicable School Site Acquisition Charge.

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR CALENDINO

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

9. **BYLAWS**

First Reading

- A) [Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 46, 2018 - Rez. #17-10006 \(4041 Canada Way\)](#) #13970
- B) [Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 47, 2018 - Rez. #17-10017 \(5325/85 Kincaid Street\)](#) #13971
- C) [Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 48, 2018 - Rez. #17-33 \(Ptn. 4828 Lougheed Highway, 4827, Ptn. 4828, 4829 Dawson Street, 2235/85, Ptn. 2311 Delta Avenue, and Ptn. 2316 Beta Avenue\)](#) #13972
- D) [Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 49, 2018 - Rez. #17-38 \(4455 Alaska Street and portion of lane and Willingdon Avenue\)](#) #13973

E) [Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 50, 2018 - Rez. #17-41 \(6909/15/21/31/39/49 Balmoral Street\)](#) #13974

F) [Burnaby Heritage Designation Bylaw No. 3, 2018](#) #13975

MOVED BY COUNCILLOR VOLKOW
SECONDED BY COUNCILLOR JOHNSTON

THAT Bylaw No. 13970, 13971, 13972, 13973, 13974 and 13975 be now introduced and read a first time.

CARRIED UNANIMOUSLY

First, Second and Third Reading

G) [Burnaby Highway Closure Bylaw No. 6, 2018](#) #13968
(Road Closure #18-04)

H) [Burnaby Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 33, 2018](#) #13969

MOVED BY COUNCILLOR VOLKOW
SECONDED BY COUNCILLOR MCDONELL

THAT Bylaw No. 13968 and 13969 be now introduced and read three times.

CARRIED UNANIMOUSLY

Consideration and Third Reading

I) [Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 31, 2018 - Rez. #18-35 \(3986 Norland Avenue\)](#) #13923

J) [Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 38, 2018 - Rez. #18-19 \(7789 and 7799 Eighteenth Street\)](#) #13934

MOVED BY COUNCILLOR VOLKOW
SECONDED BY COUNCILLOR CALENDINO

THAT Bylaw No. 13923 and 13934 be now considered and read a third time.

CARRIED UNANIMOUSLY

Reconsideration and Final Adoption

- | | | |
|----|--|--------|
| K) | <u>Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 43, 2018 - Rez. #18-22 (4162 Norland Avenue)</u> | #13946 |
| L) | <u>Burnaby Engineering Fees Bylaw 2018</u> | #13952 |
| M) | <u>Burnaby Noise or Sound Abatement Bylaw 1979, Amendment Bylaw No. 1, 2018</u> | #13953 |
| N) | <u>Burnaby Soil Deposit Bylaw 1971, Amendment Bylaw No. 1, 2018</u> | #13954 |
| O) | <u>Burnaby Soil Removal Regulation Bylaw 1961, Amendment Bylaw No. 1, 2018</u> | #13955 |
| P) | <u>Burnaby Street and Traffic Bylaw 1961, Amendment Bylaw No. 2, 2018</u> | #13956 |
| Q) | <u>Burnaby Watercourse Bylaw 1988, Amendment Bylaw No. 1, 2018</u> | #13957 |
| R) | <u>Burnaby Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 31, 2018</u> | #13958 |
| S) | <u>Burnaby Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 32, 2018</u> | #13959 |
| T) | <u>Burnaby Waterworks Regulation Bylaw 1953, Amendment Bylaw No. 2, 2018</u> | #13960 |
| U) | <u>Burnaby Sewer Parcel Tax Bylaw 1994, Amendment Bylaw No. 1, 2018</u> | #13961 |
| V) | <u>Burnaby Sewer Charge Bylaw 1961, Amendment Bylaw No. 1, 2018</u> | #13962 |
| W) | <u>Burnaby Sewer Connection Bylaw 1961, Amendment No. 1, 2018</u> | #13963 |
| X) | <u>Burnaby Solid Waste and Recycling Bylaw 2010, Amendment No. 1, 2018</u> | #13964 |
| Y) | <u>Burnaby Local Area Service Construction (Project No. 19-004) Bylaw No. 4, 2018</u> | #13965 |

Z) [Burnaby Local Area Service Construction \(Project No. 19-302\) Bylaw No. 5, 2018](#) #13966

AA) [Burnaby Housing Agreement \(7683 Fifteenth Street\) Bylaw 2018](#) #13967

MOVED BY COUNCILLOR VOLKOW
SECONDED BY COUNCILLOR WANG

THAT Bylaw No. 13946, 13952, 13953, 13954, 13955, 13956, 13957, 13958, 13959, 13960, 13961, 13962, 13963, 13964, 13965, 13966 and 13967 be now reconsidered and Finally Adopted, signed by the Mayor and Clerk and the Corporate Seal affixed thereto.

CARRIED UNANIMOUSLY

10. NEW BUSINESS

There was no new business brought before Council at this time.

11. INQUIRIES

There were no inquiries brought before Council at this time.

12. ADJOURNMENT

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR JOHNSTON

THAT this Open Council meeting do now adjourn.

CARRIED UNANIMOUSLY

The Open Council meeting adjourned at 8:53 p.m.

Confirmed:

Certified Correct:

MAYOR

CITY CLERK