



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

OPEN PUBLIC MEETING AT 6:00 PM
Monday, 2019 March 11

A G E N D A

1.	<u>CALL TO ORDER</u>	<u>PAGE</u>
2.	<u>MINUTES</u>	
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3.	<u>PROCLAMATIONS</u>	
A)	<u>International Day for the Elimination of Racial Discrimination (2019 March 21)</u>	
B)	<u>World Down Syndrome Day (2019 March 21)</u>	
4.	<u>DELEGATIONS</u>	
A)	<u>Gordon Berndt</u> Re: Reconstruction of City's Works Yard <u>Speaker:</u> Gordon Berndt	27
B)	<u>Claire Preston</u> Re: Tobacco Products <u>Speaker:</u> Claire Preston	28
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5. REPORTS

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| | Re: 2019 February Engineering Capital Vehicle and Equipment Purchase Bylaw Funding Request | |
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| | Re: Burnaby Access Advisory Committee - Capital Bylaw Funding Request and Overview of Activities | |
| E) | <u>Financial Management Committee</u> | 51 |
| | Re: 2019 February Engineering Capital Facilities Management Gaming Reserve Request | |
| F) | <u>Financial Management Committee</u> | 54 |
| | Re: Major Civic Building Projects Status Update | |
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| | Re: Secondary Suites in Two Family Dwellings | |
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| K) | <u>Public Safety Committee</u> | 110 |
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6. MANAGER'S REPORTS

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| 1. | <u>2019 UBCM MEMBERSHIP DUES</u> | 114 |
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Purpose: To seek Council approval for payment of Union of BC Municipalities 2019 Membership Dues.

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- | | | |
|------|--|-----------------|
| 2. | <u>REVIEW OF COUNCIL INDEMNITIES RELATING TO THE
ELIMINATION OF THE NON-ACCOUNTABLE ALLOWANCE</u> | ON TABLE |
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| 3. | <u>BUILDING PERMIT TABULATION REPORT NO. 1 AND 2
FROM 2019 JANUARY 01 - 2019 JANUARY 31 AND
FROM 2019 FEBRUARY 01 - 2019 FEBRUARY 28</u> | 117 |
| | Purpose: To provide Council with information on construction activity as reflected by the building permits that have been issued for the subject period. | |
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| 4. | <u>CONTRACT AWARD CA-3081
SPERLING AVENUE STAIRWAY PROJECT</u> | 120 |
| | Purpose: To obtain Council approval to award a contract for the Sperling Avenue Stairway Project. | |
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| 5. | <u>CONTRACT AWARD CA-3091
PAVING AND TRAILS AT ROYAL OAK AVE., WILLINGDON
AVE. AND PENZANCE DRIVE</u> | 121 |
| | Purpose: To obtain Council approval to award a contract for Road and Trail Rehabilitation at Royal Oak Ave., Willingdon Ave. and Penzance Drive. | |
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| 6. | <u>CONTRACT INCREASE CA-3154
PARKS FACILITIES PAVEMENT REHABILITATION
PROGRAM – OPTIONAL WORK</u> | 122 |
| | Purpose: To obtain Council approval to award a contract increase for optional work for the Parks Facilities Pavement Rehabilitation Program. | |
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| 7. | <u>LIQUOR LICENCE APPLICATION #18-03
ROYAL CANADIAN LEGION BRANCH #148
4354 HASTINGS STREET (SEE ATTACHED SKETCH #1)</u> | 124 |
| | Purpose: To provide Council with a recommendation regarding the subject liquor primary licence application. | |

8. [SITING APPROVAL \(BUILDING PERMIT #18-01118\)](#) 131
[4125 NORFOLK STREET](#)
[PROPOSED TWO-FAMILY DWELLING UNDER EXISTING](#)
[ZONING](#)
[BROADVIEW COMMUNITY PLAN](#)

Purpose: To inform Council of a request to construct a new two-family dwelling under existing zoning in the Broadview Community Plan.

9. [COMMUNITY BENEFIT BONUS HOUSING FUNDS](#) 135
[FAIR HAVEN HOMES SOCIETY - 4341 RUMBLE STREET](#)
[REZONING REFERENCE #15-53](#)

Purpose: To advise of the use of Community Benefit Bonus Housing Funds to offset the City application / permit fees and required servicing costs for the Fair Haven seniors' non-market rental development.

10. [PROPOSED ZONING BYLAW TEXT AMENDMENT -](#) 139
[TEMPORARY SHELTERS](#)

Purpose: To propose a text amendment to the Burnaby Zoning Bylaw to accommodate temporary shelters in various Zoning Districts throughout the City.

7. **BYLAWS**

A) First Reading

- A) [#13992 - Burnaby Zoning Bylaw 1965, Amendment Bylaw](#) 13992
[No. 5, 2019 - Rez. #16-40 \(4040 Albert Street\)](#)

From RM6 Hastings Village Multiple Family Residential District to CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Hastings Street Area Plan guidelines, and in accordance with the development plan entitled "3-Plex Residential Building" prepared by Mara + Natha Architecture Ltd.)

Purpose - to permit the construction of a three-unit townhouse development

(Item 6(9), Manager's Report, Council 2019 February 25)

- B) [#13993 - Burnaby Zoning Bylaw 1965, Amendment Bylaw](#) 13993
[No. 6, 2019 - Rez. #18-39 \(4803 Kingsway\)](#)

From CD Comprehensive Development District (based on RM5 Multiple Family Residential District and C3 General

Commercial District) to Amended CD Comprehensive Development District (based on RM5 Multiple Family Residential District, C3 General Commercial District, P6 Regional Institutional District and the Metrotown Downtown Plan as guidelines, and in accordance with the development plan entitled "Change of Use" submitted by Tim Orr with Orr Development Corp.)

Purpose - to permit the establishment of a college (Alexander College) within the existing commercial retail unit of a mixed-use development

(Item 6(10), Manager's Report, Council 2019 February 25)

C) [#13994 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 7, 2019 - Rez. #18-47 \(4550 Lougheed Hwy\)](#) **13994**

From CD Comprehensive Development District (based on P2 Administration and Assembly District, C3 General Commercial District, M1 Manufacturing District and Brentwood Town Centre Development Plan as guidelines) to Amended CD Comprehensive Development District (based on P2 Administration and Assembly District, C3 General Commercial District, M1 Manufacturing District and Brentwood Town Centre Development Plan as guidelines, and in accordance with the development plan entitled "Brentwood SkyTrain Station Upgrades" prepared by Perkkins + Will)

Purpose - to permit the construction of an elevator, bus operator washroom facilities, and enclosure of the existing staircase

(Item 6(11), Manager's Report, Council 2019 February 25)

D) [#13995 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 8, 2019 - Rez. #18-52 \(6222 Willingdon Avenue\)](#) **13995**

From CD Comprehensive Development District (based on C2 and C2f community Commercial District, RM5s Multiple Family Residential District and Metrotown Downtown Development Plan as guidelines) to Amended CD Comprehensive Development District (based on C2 and C2f Community Commercial District, RM5s Multiple Family Residential District and Metrotown Downtown Development Plan as guidelines)

Purpose - to permit the installation of two skysigns, one on the Beresford Street (north) frontage and the other on Willingdon Avenue (west) frontage of the office component of a residential/commercial mixed-use building on the subject site

(Item 6(12), Manager's Report, Council 2019 February 25)

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- E) [#14003 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 9, 2019 - Text Amendment](#) **14003**
Purpose - to amend the Burnaby Zoning Bylaw 1965 to accommodate temporary shelters in various Zoning Districts throughout the City
(Item 6(10), Manager's Report, Council 2019 March 11)
Subject to approval of MR Item 6(10)
- B) First, Second and Third Reading**
- F) [#13996 - Burnaby Housing Agreement \(4341 Rumble Street\) Bylaw 2019](#) **13996**
A bylaw to authorize the execution of a Housing Agreement for the non-market rental housing development at 4341 Rumble Street
(Item 6(2), Manager's Report, Council 2019 February 25)
- G) [#13997 - Burnaby Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 10, 2019](#) **13997**
A bylaw authorizing the expenditure of monies in the Capital Works, Machinery and Equipment Reserve Fund - \$6,830,000 to finance the 2019 February Engineering Capital Facilities Management Projects
(Item 5(C), FMC Report, Council 2019 February 25)
- H) [#13998 - Burnaby Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 11, 2019](#) **13998**
A bylaw authorizing the expenditure of monies in the Capital Works, Machinery and Equipment Reserve Fund - \$8,225,700 to finance the 2019 February Engineering Capital Infrastructure Projects
(Item 5(D), FMC Report, Council 2019 February 25)
- I) [#13999 - Burnaby Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 12, 2019](#) **13999**
A bylaw authorizing the expenditure of monies in the Capital Works, Machinery and Equipment Reserve Fund - \$1,375,000 to finance the 2019 February Engineering Capital Transportation Projects
(Item 5(E), FMC Report, Council 2019 February 25)

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- J) [#14000 - Burnaby Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 13, 2019](#) **14000**
A bylaw authorizing the expenditure of monies in the Capital Works, Machinery and Equipment Reserve Fund - \$1,240,000 to finance the 2019 February - Parks, Recreation and Cultural Services Projects
(Item 6(5), Manager's Report, Council 2019 February 25)
- K) [#14001- Burnaby Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 14, 2019](#) **14001**
A bylaw authorizing the expenditure of monies in the Capital Works, Machinery and Equipment Reserve Fund - \$383,200 to finance the 2019 February Engineering Capital Vehicle & Equipment Projects
(Item 5(C), FMC Report, Council 2019 March 11)
Subject to approval of Item 5(C)
- L) [#14002 - Burnaby Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 15, 2019](#) **14002**
A bylaw authorizing the expenditure of monies in the Capital Works, Machinery and Equipment Reserve Fund - \$81,200 to finance the Burnaby Access Advisory Committee Capital Projects
(Item 5(D), FMC Report, Council 2019 March 11)
Subject to approval of Item 5(D)
- C) Second Reading**
- M) [#13980 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 1, 2019 - Rez. #18-36 \(Portion of 9702 Glenlyon Parkway\)](#) **13980**
From CD Comprehensive Development District (based on M2 General Industrial District and M5 Light Industrial District) to Amended CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District and the Glenlyon Concept Plan guidelines, and in accordance with the development plan entitled "Stylus Made to Order Sofas" prepared by Taylor Kurtz Architecture and Design Inc.)
Purpose - to permit the construction of a two-storey light industrial and office building
(Item 8(13), Manager's Report, Council 2019 January 28)

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- N) [#13981 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 2, 2019 - Rez. #18-45 \(4260 Still Creek Drive\)](#) **13981**
From Amended CD M5 Light Industrial District to Amended CD Comprehensive Development District (based on M5 Light Industrial District and Willingdon Business Park Community Plan guidelines, and in accordance with the development plan entitled "4260 Still Creek Drive Willingdon Park Phase 3" prepared by Hlynsky + Davis Architects Inc.)
Purpose - to permit a change of use within an existing light industrial - office development to accommodate a data centre for a high-tech cyber security business
(Item 8(14), Manager's Report, Council 2018 January 28)
- O) [#13982 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 3, 2019 - Rez. #17-05 \(4458 Beresford Street\)](#) **13982**
From CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C2 Community Commercial District and P1 Neighbourhood Institutional District) to Amended CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C2 Community Commercial District, P1 Neighbourhood Institutional District and Metrotown Downtown Plan guidelines, and in accordance with the development plan entitled "4458 Beresford Street" prepared by IBI Group and Zhang Architecture Inc.)
Purpose - to permit the expansion of the childcare component of a mixed-use development
(Item 8(12), Manager's Report, Council 2019 January 28)
- P) [#13983 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 4, 2019 - Text Amendment](#) **13983**
Purpose - to facilitate construction of full cellars in single family dwellings in the R1, R2, R3, R4, R5 and R9 Residential Districts
(Item 7(K), PDC Report, Council 2019 January 28)
- D) Third Reading, Reconsideration and Final Adoption**
- Q) [#13951 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 45, 2018 - Rez. #18-42 \(5140 North Fraser Way\)](#) **13951**
From CD Comprehensive Development District (based on M2 General Industrial District and M5 Light Industrial District) to Amended CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District and Big Bend Development Plan guidelines, and in accordance with the development plan

entitled "Coanda Research & Development Corporation
5140 North Fraser Way" prepared by Taylor Kurtz
Architecture and Design Inc.)

Purpose - to permit an expansion of the floor area of the
proposed building to accommodate two mezzanines and
minor exterior changes to the building

(Item 7(7), Manager's Report, Council 2018 November 19)

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E) Reconsideration and Final Adoption

**R) [#13752 - Burnaby Zoning Bylaw 1965, Amendment Bylaw
No. 18, 2017 - Rez. #15-48 \(7349 Gilley Avenue\)](#) 13752**

From M2 General Industrial District to CD Comprehensive
Development District (based on RM3 Multiple Family
Residential District and Royal Oak Community Plan
guidelines and the development plan entitled "Multiple
Family Development, 7349 Gilley Avenue, Burnaby, B.C."
prepared by Wilson Chang Architect Inc.)

Purpose - to permit the construction of a 3-storey stacked
townhouse development (17 units) with full underground
parking

(Item 7(4), Manager's Report, Council 2017 May 01)

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**S) [#13897 - Burnaby Zoning Bylaw 1965, Amendment Bylaw
No. 18, 2018 - Rez. #12-11 \(4354 Hastings Street\)](#) 13897**

From C8a Hastings Urban Village Commercial District to CD
Comprehensive Development District (based on C8a and
C8f Hastings Urban Village Commercial District, Hastings
Street Area Plan guidelines, and in accordance with the
development plan entitled "Mixed-Use Commercial and
Residential Project - 4354 Hastings Street, Burnaby, BC"
prepared by Chris Dikeakos Architects Inc.)

Purpose - to permit the construction of a five-storey mixed-
use development, with commercial/retail at grade, and
residential uses above. In addition, a liquor primary use is
proposed on the ground floor with business hours of 11:00
a.m. to 12:00 a.m. Sunday to Thursday and 11:00 a.m. to
1:00 a.m. Fridays and Saturdays and a maximum
occupancy of 65 persons

(Item 7(5), Manager's Report, Council 2018 May 28)

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- T) [#13991 - Burnaby Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 9, 2019](#) **13991**

A bylaw authorizing the expenditure of monies in the Capital Works, Machinery and Equipment Reserve Fund - \$1,708,200 to finance the 2019 Engineering Capital Infrastructure Project - Metro Vancouver Douglas Main (Item 6(5), FMC Report, Council 2019 February 11)

8. NOTICE OF MOTION

- A) [Councillor Pietro Calendino](#) 154
Re: Hospital Parking
- B) [Councillor Colleen Jordan](#) 155
Re: Non-Market Housing

9. NEW BUSINESS

10. INQUIRIES

11. ADJOURNMENT