



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

OPEN PUBLIC MEETING AT 6:00 PM
Monday, 2019 June 10

A G E N D A

1.	<u>CALL TO ORDER</u>	<u>PAGE</u>
2.	<u>MINUTES</u>	
A)	<u>Open Council Meeting held 2019 May 27</u>	1
B)	<u>Public Hearing (Zoning) held 2019 May 28</u>	25
3.	<u>PROCLAMATIONS</u>	
A)	<u>National Indigenous Peoples Day (2019 June 21)</u>	
B)	<u>World Refugee Day (2019 June 20)</u>	
4.	<u>PRESENTATIONS</u>	
A)	<u>2019 Environmental Awards and Stars</u> <u>Presenters:</u> His Worship, Mayor Mike Hurley & Councillor Colleen Jordan, Chair, Environment and Social Planning Committee Environmental Awards Recipients: <i>Sustainable Produce Urban Delivery, Joanne Borle, Oxford Properties (for Riverbend Business Park)</i> Environmental Stars Recipients: <i>Hemlock Printers, BC Bee Supply, Fernando Lessa, Roger Dyer, Embark Sustainability, University Highlands Elementary School Green Team, Burnaby Youth Sustainability Network</i>	

- B) [Burnaby Art Gallery Achievements](#)
Presenter: Ellen van Eijnsbergen, Director/Curator

5. REPORTS

- A) [Environment and Social Planning Committee](#) 29
Re: Amendments to Solid Waste and Recycling Bylaw 12875 (2010)
- B) [Environment and Social Planning Committee](#) 44
Re: Annual Drinking Water Quality Monitoring Report (2018)
- C) [Environment and Social Planning Committee](#) 48
Re: Green Building Requirements for New Part 9 Residential Buildings
- D) [Environment and Social Planning Committee](#) 59
Re: All On Board Campaign
- E) [Environment and Social Planning Committee](#) 68
Re: World Rivers Day 2019
- F) [Planning and Development Committee](#) 74
Re: Accessory Dwelling Units in Single and Two Family Districts Review
- G) [Traffic Safety Committee](#) 79
Re: Traffic Concerns along Victory Street
- H) [Traffic Safety Committee](#) 87
Re: 2019 Traffic Safety Initiatives
- I) [City Manager's Report, 2019 June 10](#) 95

6. MANAGER'S REPORTS

1. [BURNABY'S HOMELESSNESS RESPONSE](#) 98
- Purpose: To provide information on the City's improved homelessness response, including the establishment of a temporary homeless shelter in Burnaby and an update on closure of three of the City's warming centres.

2. [**NEW LEASE AGREEMENT - 7320 BULLER AVENUE**](#) 105

Purpose: To seek Council authority to enter into a five-year lease agreement with Warner Bros. (and/or its subsidiary production companies) for the City property located at 7320 Buller Avenue.
3. [**ANNUAL SOUTH BURNABY NEIGHBOURHOOD HOUSE SUMMER BARBEQUE EVENT**](#) 109

Purpose: To seek Council approval for a road closure.
4. [**BUILDING PERMIT TABULATION REPORT NO. 5 FROM 2019 MAY 01 - 2019 MAY 31**](#) 113

Purpose: To provide Council with information on construction activity as reflected by the building permits that have been issued for the subject period.
5. [**SOUTH BURNABY ARENA - FUNDING REQUEST**](#) 115
7789 EIGHTEENTH STREET
REZONING REFERENCE #18-19
EDMONDS TOWN CENTRE PLAN

Purpose: To obtain funding approval to undertake the construction of the South Burnaby Arena (SBA) project.
6. [**CONTRACT AWARD CA-3141**](#) 120
2019 LOCAL AREA SERVICE PROGRAM

Purpose: To obtain Council approval to award a contract for road and utility construction.
7. [**LIQUOR LICENCE APPLICATION #19-01**](#) 121
CACTUS CLUB CAFÉ
6090 SILVER DRIVE

Purpose: To provide Council with a recommendation regarding the subject food primary liquor licence.
8. [**REZONING REFERENCE #19-08**](#) 128
PROPOSED INCREASE IN NUMBER OF SLOT MACHINES

Purpose: To seek Council authorization to forward this application to a Public Hearing on 2019 June 25.

9. [REZONING REFERENCE #19-18](#) 134
**EXPANSION OF FLOOR AREA OF PROPOSED BUILDING
BIG BEND DEVELOPMENT PLAN**

Purpose: To seek Council authorization to forward this application to a Public Hearing on 2019 June 25.

10. [REZONING APPLICATIONS](#) 140

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

7. **BYLAWS**

A) First Reading

A) [#14030 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 14, 2019 - Rez. #18-24 \(4161 Dawson Street\)](#) 14030

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, and in accordance with the development plan entitled "Gilmore Place Phase 2" prepared by IBI Group)

Purpose - to permit the construction of a high-rise office building (Gilmore Place Phase II Commercial Tower 4), commercial podiums, underground parking, and public open space in accordance with the Gilmore Place Master Plan (Item 7(11), Manager's Report, Council 2019 May 27)

B) [#14031 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 15, 2019 - Rez. #19-05 \(4488 Kingsway\)](#) 14031

From CD Comprehensive Development District (based on C3 General Commercial District and P8 Parking District) to Amended CD Comprehensive Development District (based on C3 General Commercial District and the Metrotown Downtown Plan as guidelines, and in accordance with the development plan entitled "Bosa Residential Sales Centre" prepared by Leckie Studie Architecture + Design Inc.)

Purpose - to permit the construction of a residential sales centre as an interim use
(Item 7(14), Manager's Report, Council 2019 May 27)

- C) [#14032 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 16, 2019 - Rez. #18-33 \(8351 Fraser Reach Court\)](#) **14032**
From Amended CD Comprehensive Development District (based on M2 General Industrial District, M3 Heavy Industrial District, M5 Light Industrial District and Big Bend Development Plan as guidelines) to Amended CD Comprehensive Development District (based on M2 General Industrial District, M3 Heavy Industrial District, M5 Light Industrial District and Big Bend Development Plan guidelines, and in accordance with the development plan entitled "Riverbend Business Park - Lot 4" prepared by Christopher Bozyk Architects Ltd.)
Purpose - to permit the construction of a two-storey light-industrial manufacturing, warehouse and office building
(Item 7(12), Manager's Report, Council 2019 May 27)
- D) [#14033 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 17, 2019 - Rez. #19-08 \(4320/4331 Dominion Street and 4405 Norfolk Street\)](#) **14033**
CD Comprehensive Development District (based on C3, C3d, C3f General Commercial District, P8 Parking District and B2 Urban Office District) to Amended CD Comprehensive Development District (based on C3, C3d, C3f General Commercial District, P8 Parking District and B2 Urban Office District, and in accordance with the development plan entitled "Grand Villa Casino, Burnaby Slot & Gaming Floor Increase" prepare by MGB Architecture Inc.)
Purpose - to permit an increase in the number of slot machines permitted at the Grand Villa Casino from 1,200 to 1,600
(Item 6(8), Manager's Report, Council 2019 June 10)
Subject to approval of Item 6(8)
- E) [#14034 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 18, 2019 - Text Amendment](#) **14034**
Purpose - to permit a density offset within the RM3, RM4 and RM5 Multiple Family Residential Districts for the provision of affordable rental housing through new development
(Item 7(1), Manager's Report, & Item 6(I) PDC Report, Council 2019 May 27)

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- F) [#14037 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 19, 2019 - Rez. # 19-18 \(5140 North Fraser Way\)](#) **14037**
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 - Mezzanine Addition" prepared by Taylor Kurtz Architecture and Design Inc.)
Purpose - to permit an expansion of the floor area of the proposed building
(Item 6(9), Manager's Report, 2019 June 10)
Subject to approval of Item 6(9)
- B) First, Second and Third Reading**
- G) [#14035 - Burnaby Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 24, 2019](#) **14035**
A bylaw authorizing the expenditure of monies in the Capital Works, Machinery and Equipment Reserve Fund - \$2,180,600 to finance the 2019 May - Engineering Capital Infrastructure projects
Item 6(E), FMC Report, Council 2019 May 27)
- H) [#14036 - Burnaby Storm Sewer Extension Contribution and Fee Bylaw 2017, Amendment No. 1, 2019](#) **14036**
A bylaw to amend the Storm Sewer Extension Contribution and Fee Bylaw
(Item 6(D), FMC Report, Council 2019 May 27)
- C) Second Reading**
- I) [#14018 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 12, 2019 - Rez. #16-24 \(4716/36/80 Hastings Street\)](#) **14018**
From C4a Service Commercial District to CD Comprehensive Development District (based on RM3 Multiple Family Residential District, C2 Community Commercial District and Hastings Street Area Plan guidelines, and in accordance with the development plan entitled "Valeo" prepared by Rositch Hemphill Architects)
Purpose - to permit the construction of a four-storey mixed-use development, with commercial/retail at grade, and residential uses above
(Item 7(11), Manager's Report, Council 2019 April 29)

- J) [#14019 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 13, 2019 - Rez. #18-11 \(7149/51/63 17th Avenue\)](#) **14019**
From R5 Residential District to CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Edmonds Town Centre Plan guidelines and in accordance with the development plan entitled "7149 17th Avenue" prepared by Cornerstone Architecture)
Purpose - to permit the construction of a three storey (27 unit) stacked townhouse development with underground parking
(Item 7(13), Manager's Report, Council 2019 April 29)
- D) Third Reading, Reconsideration and Final Adoption**
- K) [#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)
Memorandum - Director Planning and Building - 2019 June 05 - Page 258
- L) [#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)
Memorandum - Director Planning and Building - 2019 June 05 - Page 262

8. **NEW BUSINESS**
9. **INQUIRIES**
10. **ADJOURNMENT**