



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

**OPEN PUBLIC MEETING AT 6:00 PM**  
**Monday, 2019 November 18**

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**A G E N D A**

<b>1.</b>	<b><u>CALL TO ORDER</u></b>	<b><u>PAGE</u></b>
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	A) GIS Day (2019 November 20)	
	B) World Pancreatic Cancer Day (2019 November 21)	
<b>4.</b>	<b><u>PRESENTATION</u></b>	
	A) Indigenous History in Burnaby Resource Guide <u>Presenters:</u> Michelle George, Referrals Analyst, Treaty, Lands and Resources Department, Tsleil-Waututh Nation Sanya Pleshakov, Program Coordinator, Burnaby Village Museum	
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- Purpose: To seek Council authorization to forward this application to a Public Hearing on 2019 December 10.
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- Purpose: To seek Council authorization to forward this application to a Public Hearing on 2019 December 10.

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**PRE-ZONING FOR NON-MARKET HOUSING DEVELOPMENTS**

Purpose: To seek Council authorization to forward these applications to a Public Hearing on 2019 December 10.

**9. BYLAWS**

**A) First Reading**

- A) #14097 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 41, 2019 - Rez. #19-54 (6857 and 6875 Royal Oak Avenue) **14097**  
From M4 Special Industrial District to CD Comprehensive Development District (based on C9, C9r Urban Village District, RM3, RM3r Multiple Family Residential District and Royal Oak Community Plan as guidelines, and in accordance with the development guidelines provided)  
Purpose - to establish development guidelines for the subject City-owned site to facilitate the development of non-market housing and grade level commercial uses  
(Item 8(22), Manager's Report, Council 2019 November 18)  
***Subject to approval of Item 8(22)***
- B) #14098 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 42, 2019 - Rez. #19-55 (5912, 5924, 5938, 5946, 5958, 5968, 5978, 5988 Sunset Street, and 5907, 5919, 5931, 5941, 5951, 5969, 5979, 5989 Kincaid Street) **14098**  
From R4 Residential District to CD Comprehensive Development District (based on P5 Community Institutional District, RM3r Multiple Family Residential District and Central Administrative Area as guidelines, and in accordance with the development guidelines provided)  
Purpose - to establish development guidelines for the subject City-owned site to facilitate the development of non-market housing  
(Item 8(22), Manager's Report, Council 2019 November 18)  
***Subject to approval of Item 8(22)***
- C) #14099 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 43, 2019 - Rez. #19-56 (6488 Byrnespark Drive) **14099**  
From CD Comprehensive Development District (based on RM2 Multiple Family Residential District as guidelines) to

CD Comprehensive Development District (based on RM2, RM2r Multiple Family Residential District and Edmonds Town Centre Plan as guidelines, and in accordance with the development guidelines provided)

Purpose - to establish development guidelines for the subject City-owned site to facilitate the development of non-market housing

(Item 8(22), Manager's Report, Council 2019 November 18)

***Subject to approval of Item 8(22)***

- D) #14100 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 44, 2019 - Rez. #19-57 (7510, 7516, 7526, 7536 Kingsway, 7390, 7398 16th Avenue, and 7411 15th Avenue) From R5 Residential District to CD Comprehensive Development District (based on RM3s, RM3r Multiple Family Residential District and Edmonds Town Centre Plan as guidelines, and in accordance with the development guidelines provided)  
Purpose - to establish development guidelines for the subject City-owned site to facilitate the development of non-market housing  
(Item 8(22), Manager's Report, Council 2019 November 18)  
***Subject to approval of Item 8(22)*** **14100**
- E) #14101 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 45, 2019 - Rez. #19-58 (7285 Kitchener Street) From CD Comprehensive Development District (based on RM1 Multiple-Family Residential District as guidelines) to CD Comprehensive Development District (based on RM2, RM2r Multiple Family Residential District and Montecito Urban Village Plan as guidelines, and in accordance with the development guidelines provided)  
Purpose - to establish development guidelines for the subject City-owned site to facilitate the development of non-market housing  
(Item 8(22), Manager's Report, Council 2019 November 18)  
***Subject to approval of Item 8(22)*** **14101**
- F) #14102 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 46, 2019 - Rez. #19-59 (6365 Stride Avenue, portions of 6370, 6380, 6428, 6448 Stride Avenue, and 7514 Bevan Street) From R5 Residential District to CD Comprehensive Development District (based on RM3r Multi-Family Residential District and Edmonds Town Centre Plan as

guidelines, and in accordance with the development guidelines provided)

Purpose - to establish development guidelines for the subject City-owned site to facilitate the development of non-market housing

(Item 8(22), Manager's Report, Council 2019 November 18)

**Subject to approval of Item 8(22)**

- G) #14103 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 47, 2019 - Rez. #17-28 (6075 Wilson Avenue) **14103**  
From RM3 Multiple Family Residential District to CD Comprehensive Development District (based on the RM5s and RM5r Multiple Family Residential Districts and Metrotown Downtown Plan as guidelines, and in accordance with the development plan entitled "6075 Wilson" prepared by GBL Architects Inc.)  
Purpose - to permit the construction of a single 44-storey apartment building located at the corner of Central Boulevard and Wilson Avenue, townhouse buildings fronting Wilson Avenue, and a six storey non-market rental apartment building fronting Central Boulevard  
(Item 8(19), Manager's Report, Council 2019 November 18)  
**Subject to approval of Item 8(19)**
- H) #14104 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 48, 2019 - Rez. #18-15 (7584 MacPherson Avenue) **14104**  
From R5 Residential District to CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Royal Oak Community Plan as guidelines, and in accordance with the development plan entitled "7584 MacPherson Avenue, Burnaby, British Columbia" prepared by Jordan Kutev Architect Inc.)  
Purpose - to permit the construction of a five-unit infill multiple-family residential development  
(Item 8(20), Manager's Report, Council 2019 November 18)  
**Subject to approval of Item 8(20)**
- I) #14105 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 49, 2019 - Rez. #19-15 (4260 Still Creek Drive) **14105**  
From CD Comprehensive Development District (based on M5 Light Industrial District) to Amended CD Comprehensive Development District (based on M5 Light Industrial District and Willingdon Business Park guidelines, and in accordance with the development plan entitled "Exterior Sky Sign Proposal - 2019" prepared by Galaxie Signs Ltd.)

Purpose - to permit the installation of a skysign on the eastern face of an existing five-storey office building  
(Item 8(21), Manager's Report, Council 2019 November 18)

***Subject to approval of Item 8(21)***

**B) First and Second Reading**

- J) #14092 - Burnaby Business Improvement Area (Burnaby North Road) Bylaw, 2019 **14092**  
A bylaw respecting Burnaby North Road Business Improvement Area  
(Item 6(M), FMC Report, Council 2019 October 28)

**C) First, Second and Third Reading**

- K) #14093 - Burnaby Waterworks Regulation Bylaw 1953, Amendment Bylaw No. 3, 2019 **14093**  
A bylaw to amend Burnaby Waterworks Regulation Bylaw 1953 (supplementary utility fees)  
(Item 6(7), Manager's Report, Council 2019 November 04)
- L) #14094 - Burnaby Sewer Charge Bylaw 1961, Amendment Bylaw No. 3, 2019 **14094**  
A bylaw to amend Burnaby Sewer Charge Bylaw 1961 (supplementary utility fees)  
(Item 6(7), Manager's Report, Council 2019 November 04)
- M) #14095 - Burnaby Business Licence Bylaw 2017, Amendment Bylaw No. 2, 2019 **14095**  
A bylaw to amend the Business Licence Bylaw (house rental licence fee)  
(Item 6(7), Manager's Report, Council 2019 November 04)
- N) #14096 - Burnaby Business Licence Fees Bylaw 2017, Amendment Bylaw No. 2, 2019 **14096**  
A bylaw to amend the Business Licence Fees Bylaw (house rental licence fee)  
(Item 6(7), Manager's Report, Council 2019 November 04)

**D) Consideration and Third Reading**

- O) #13945 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 42, 2018 - Rez. #18-10 (8750 University Crescent) **13945**  
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 in accordance with the development plan entitled "SFU Lot 19" prepared by Ramsay Worden Architects)

Purpose - to permit construction of a mid-rise apartment building, atop three levels of underground parking  
(Item 6(17), Manager's Report, Council 2018 October 29)

**Memorandum - Director Planning & Building - 2019 November 13 - Page 191**

**E) Third Reading, Reconsideration and Final Adoption**

- P) #14063 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 29, 2019 - Rez. #19-10 (Portion of 8288 North Fraser Way) **14063**

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, M5r Light Industrial District and Burnaby Business Park Concept Plan as guidelines, and in accordance with the development plan entitled "JJ Bean" prepared by Chip Barrett Architect)

Purpose - to permit a café of up to 50 seats (JJ Bean Café) within an existing multi-tenant industrial development, to serve the day-to-day needs of adjacent industrial developments and their employees

(Item 7(10), Manager's Report, Council 2019 September 16)

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- Q) #14065 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 31, 2019 - Text Amendment **14065**

Purpose - to amend the Burnaby Zoning Bylaw 1965 to (1) regulate the location of the outdoor play areas in child care establishments; (2) allow child care facilities in the P2 Administration and Assembly, P3 Park and Public Use, and P6 Regional Institutional Districts as an outright permitted use; (3) prohibit uses which provide housing, or medical and assisted living care to the clients, and home occupations with on-site client services, on properties containing home-based child care facilities; (4) remove the additional lot area requirement for child care facilities exceeding 20 children in care, in the P1 Neighbourhood Institutional, and P5 Community Institutional Districts  
(Item 6(R), PDC Report, Council 2019 October 07)

- R) #14066 - Burnaby Heritage Site Designation Bylaw 1992, **14066**  
Amendment Bylaw No. 1, 2019  
A bylaw to designate the Fairacres “Estate Gate” and  
“Greenhouse Foundation Wall” as part of the existing civic  
Heritage Site covered under Bylaw No. 9807 which is the  
original Burnaby Heritage Site Designation Bylaw 1992  
(Item 6(A), CHC Report, Council 2019 September 16)  
**Memorandum - Director Planning and Building - 2019 November 07 - Page 197**

**F) Reconsideration and Final Adoption**

- S) #14087 - Burnaby Capital Works, Machinery and Equipment **14087**  
Reserve Fund Expenditure Bylaw No. 32, 2019  
A bylaw authorizing the expenditure of monies in the Capital  
Works, Machinery and Equipment Reserve Fund -  
\$1,200,000 to finance the Engineering Capital Facilities  
Management Improvement Project  
(Item 6(I), FMC Report, Council 2019 October 28)
- T) #14088 - Burnaby Capital Works, Machinery and Equipment **14088**  
Reserve Fund Expenditure Bylaw No. 33, 2019  
A bylaw authorizing the expenditure of monies in the Capital  
Works, Machinery and Equipment Reserve Fund -  
\$1,000,000 to finance the Engineering Capital  
Transportation Projects  
(Item 6(J), FMC Report, Council 2019 October 28)
- U) #14089 - Burnaby Capital Works, Machinery and Equipment **14089**  
Reserve Fund Expenditure Bylaw No. 34, 2019  
A bylaw authorizing the expenditure of monies in the Capital  
Works, Machinery and Equipment Reserve Fund -  
\$3,800,000 to finance the Engineering Capital Infrastructure  
Improvement Projects  
(Item 6(K), FMC Report, Council 2019 October 28)
- V) #14090 - Burnaby Solid Waste and Recycling Bylaw 2010, **14090**  
Amendment Bylaw No. 2, 2019  
A bylaw to amend the Solid Waste and Recycling Bylaw  
2010 (row houses)  
(Item 6(H), FMC Report, Council 2019 October 28)
- W) #14091 - Burnaby Local Improvement Charges Bylaw 1985, **14091**  
Amendment Bylaw No. 1, 2019  
A bylaw to amend Burnaby Local Improvement Charges  
Bylaw 1985, to change local improvement charges and  
commutation rates  
(Item 6(L), FMC Report, Council 2019 October 28)

**G) Abandonment**

- X) #14007 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 10, 2019 - Rez. #18-09 (6438 Byrnepark Drive) **14007**  
From CD Comprehensive Development District (based on RM2 Multiple Family Residential District as guidelines) to Amended CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Edmonds Town Centre Plan as guidelines, and in accordance with the development plan entitled "Proposed Multi-Family Development" prepared by Integra Architecture Inc.)  
Purpose - to permit the construction of a four-storey apartment building with underground parking, as well as townhouses with surface parking  
(Item 6(15), Manager's Report, Council 2018 March 25)  
***This Bylaw was authorized for abandonment by Manager's Report Item 7(8), Council 2019 September 16, and was replaced by Bylaw #14061 which received Second Reading on 2019 November 04***

**10. NOTICE OF MOTION**

- A) Councillor Colleen Jordan **199**  
Re: 6438 Byrnepark Drive

**11. NEW BUSINESS**

**12. INQUIRIES**

**13. ADJOURNMENT**





## **COUNCIL MEETING MINUTES**

**Monday, 2019 November 04**

An Open meeting of the City Council was held in the Council Committee Room, City Hall, 4949 Canada Way, Burnaby, BC on Monday, 2019 November 04 at 5:30 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 James Wang

**ABSENT** Councillor Nick Volkow *(due to illness)*

**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. Ed Kozak, Director Planning and 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  
Ms. Nikolina Vracar, Administrative Officer 2

**MOVED BY COUNCILLOR CALENDINO**  
**SECONDED BY COUNCILLOR KEITHLEY**

THAT the Open Council meeting do now reconvene.

CARRIED UNANIMOUSLY

The Open Council meeting was called to order at 6:01 p.m.

His Worship, Mayor Mike Hurley recognized the ancestral and unceded homelands of the Skwxwú7mesh and traditional hə́nqəminə́m speaking people, and extended appreciation for the opportunity to hold a meeting on this shared territory.

2. **MINUTES**

**A) Special Council Meeting - Reconsideration Hearing  
held 2019 October 16**

MOVED BY COUNCILLOR CALENDINO  
SECONDED BY COUNCILLOR WANG

THAT the minutes of the Special Open Council meeting – Reconsideration Hearing held on 2019 October 16 be now adopted.

CARRIED UNANIMOUSLY

**B) Open Council Meeting held 2019 October 28**

MOVED BY COUNCILLOR CALENDINO  
SECONDED BY COUNCILLOR KEITHLEY

THAT the minutes of the Open Council meeting held on 2019 October 28 be now adopted.

CARRIED UNANIMOUSLY

**C) Public Hearing (Zoning & Heritage Designation)  
held 2019 October 29**

MOVED BY COUNCILLOR DHALIWAL  
SECONDED BY COUNCILLOR JORDAN

THAT the minutes of the Public Hearing (Zoning & Heritage Designation) held on 2019 October 29 be now adopted.

CARRIED UNANIMOUSLY

### 3. **PROCLAMATIONS**

#### A) **National Child Day (2019 November 20)**

Without any objections, this proclamation reading was delayed and read after Delegation Item 4(C).

Without any objections, a second proclamation regarding World Diabetes Day was added to the agenda:

#### B) **World Diabetes Day (2019 November 14)**

Councillor Wang, on behalf of His Worship, Mayor Mike Hurley proclaimed 2019 November 14 as “***World Diabetes Day***” in the City of Burnaby.

His Worship, Mayor Mike Hurley presented a framed proclamation to Mr. Mario Miceli, Advocacy Chair for Diabetes Canada for BC/Yukon Region.

### 4. **DELEGATIONS**

#### A) **Royal Canadian Legion** **Re: 2019 Poppy Campaign** **Speaker: Wilson Gurney, President, Branch #148**

**Mr. Wilson Gurney**, President, Royal Canadian Legion Branch #148, appeared before Council and extended appreciation on behalf of the Legion #148 for Council's ongoing support. Mr. Gurney provided an update on the construction of a new Legion building on Hastings Street, and invited Council members and the public to attend the Remembrance Day Ceremony on 2019 November 11 at 10:30 a.m.

His Worship, Mayor Mike Hurley advised that Council proclaimed “Poppy Weeks” at the 2019 October 28 Council meeting, and presented a framed proclamation to the Royal Canadian Legion Branch #148 representatives.

#### B) **BC SPCA, Burnaby Branch** **Re: Services Overview** **Speaker: Nicole McBain, Branch Manager**

**Ms. Nicole McBain**, Branch Manager, BC SPCA Burnaby Branch, appeared before Council and provided a service update and an overview of the 2019-2023 Strategic Plan. The speaker advised that the BC SPCA recently completed extensive public and stakeholder consultation on the Strategic Plan, and the priorities including: protecting animals from cruelty and neglect; caring for animals in the community and in the shelters; inspiring the public to take actions for animals; and growing the organization. In addition, Ms. McBain outlined the

operational expenses as well as various statistics for 2018 and 2019.

**C) The Burnaby Children's Community Table**

**Re: Activities Update**

**Speakers: Kamala Sproule, Coordinator, the Burnaby Early Childhood Development Table  
Angie Mapara-Osachoff, Senior Regional Program Manager in BC for Equitas, the International Centre for Human Rights Education**

**Ms. Kamala Sproule**, Coordinator, the Burnaby Early Childhood Development Table, and **Ms. Angie Mapara-Osachoff**, Senior Regional Program Manager in BC for Equitas, the International Centre for Human Rights Education, appeared before Council and provided an overview of the Burnaby Children's Charter.

The Burnaby Children's Charter, from the perspective of children, outlines the importance of basic rights and freedoms all children deserve and require to reach their full potential. This three-year project, that included input from 250 children aged 3 to 12, completed 2019 October 25.

**Jonas** (Grade 6), **Nadia** (Grade 4) and **Stefano** (Grade 7) presented their views to Council in the following joint statement:

*I have the right to feel safe, I have the right to community spaces, I have the right to healthy food and clean water, I have the right to a clean environment, I have the right to play, I have the right to learn, I have the right to sleep and rest, I have the right to kindness, love, and to be included, I have the right to be heard and to express myself.*

In conclusion, the delegation thanked Council for their ongoing support and requested that Council endorse the Burnaby Children's Charter.

Arising from discussion, the following motion was introduced:

**MOVED BY COUNCILLOR MCDONELL**  
**SECONDED BY COUNCILLOR WANG**

THAT the delegation's request be **REFERRED** to staff for report that recommends the City endorse the Charter and highlights ways the City can support the Charter.

CARRIED UNANIMOUSLY

**A) National Child Day (2019 November 20)**

Councillor Jordan, on behalf of His Worship, Mayor Mike Hurley proclaimed 2019 November 20 as "***National Child Day***" in the City of Burnaby.

His Worship, Mayor Mike Hurley presented a framed proclamation to Ms. Sproule, Ms. Mapara-Osachoff, Jonas, Nadia and Stefano.

## 5. **REPORTS**

### **A) His Worship, Mayor Mike Hurley Re: Acting Mayor Appointments - 2020**

His Worship, Mayor Mike Hurley submitted the 2020 Acting Mayor Appointments report for Council's consideration.

His Worship, Mayor Mike Hurley recommended:

1. THAT the following Council members be appointed as Acting Mayor for the months indicated in 2020:

January	Councillor Nick Volkow
February	Councillor Paul McDonell
March	Councillor Joe Keithley
April	Councillor Colleen Jordan
May	Councillor James Wang
June	Councillor Dan Johnston
July	Councillor Nick Volkow
August	Councillor Pietro Calendino
September	Councillor Sav Dhaliwal
October	Councillor Paul McDonell
November	Councillor Joe Keithley
December	Councillor Colleen Jordan

**MOVED BY COUNCILLOR MCDONELL**  
**SECONDED BY COUNCILLOR DHALIWAL**

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

CARRIED UNANIMOUSLY

### **B) Financial Management Committee Re: Traffic Fine Revenue Sharing Program**

The Financial Management Committee submitted a report providing information regarding the 2018 and 2019 Traffic Fine Revenue Sharing Grant received and utilized for programs by the City.

The Financial Management Committee recommended:

1. THAT Council receive the report for information.

MOVED BY COUNCILLOR DHALIWAL  
SECONDED BY COUNCILLOR MCDONELL

THAT the recommendation of the Financial Management Committee be adopted.

CARRIED UNANIMOUSLY

**C) Financial Management Committee**  
**Re: Combined Sewer Separation Grant**

The Financial Management Committee submitted a report seeking Council approval to implement a new grant program to support private-side sewer separation.

The Financial Management Committee recommended:

1. THAT Council authorize staff to implement a new grant program to support private-side sewer separation, as outlined in the report.

MOVED BY COUNCILLOR DHALIWAL  
SECONDED BY COUNCILLOR MCDONELL

THAT the recommendation of the Financial Management Committee be adopted.

CARRIED UNANIMOUSLY

**D) Financial Management Committee**  
**Re: Gaming Reserve & Operating Gaming Reserve**

The Financial Management Committee submitted a report providing information on the status of the City's Gaming Reserve and Operating Gaming Reserve.

The Financial Management Committee recommended:

1. THAT Council receive the report for information.
2. THAT Council update the eligibility criteria for the Gaming Reserve Policy to include "or other projects or programs at the discretion of Council".

MOVED BY COUNCILLOR DHALIWAL  
SECONDED BY COUNCILLOR KEITHLEY

THAT the recommendations of the Financial Management Committee be adopted.

CARRIED UNANIMOUSLY

**E) International Relations and Friendship Cities Committee**  
**Re: Sister/Friendship Cities Visits to Kushiro, Japan and**  
**Taichung, Taiwan in 2020**

The International Relations and Friendship Cities Committee submitted a report seeking Council acceptance of the invitations from Kushiro City and Taichung City to strengthen ties with these Sister/Friendship Cities.

The International Relations and Friendship Cities Committee:

1. THAT Council accept the invitation from Kushiro, Japan and authorize a delegation of Council to visit in 2020 in commemoration of the 55<sup>th</sup> anniversary of the Sister City relationship, and that all associated expenses be approved for payment in accordance with the City Expense Claim Policy.
2. THAT Council authorize a delegation of Council to visit Taichung City, Taiwan in 2020 in conjunction with its visit to Kushiro, Japan, and that all associated expenses be approved for payment in accordance with the City Expense Claim Policy.

MOVED BY COUNCILLOR WANG  
SECONDED BY COUNCILLOR MCDONELL

THAT the recommendations of the International Relations and Friendship Cities Committee be adopted.

CARRIED  
(Opposed: Councillor Keithley)

**F) International Relations and Friendship Cities Committee**  
**Re: Sister City Visit to Mesa, Arizona in 2020**

The International Relations and Friendship Cities Committee submitted a report seeking Council approval for a delegation of Council to visit Mesa, Arizona to attend a joint Sister City visit in the fall of 2020, and to invite Tourism Burnaby, Burnaby Board of Trade, and Burnaby Board of Education to join the delegation. The International Relations and Friendship Cities Committee recommended:

1. THAT Council accept the invitation from Mesa, Arizona and authorize a delegation of Council to visit in 2020, and that all associated expenses be approved for payment in accordance with the City Expense Claim Policy.
2. THAT representatives from Tourism Burnaby, Burnaby Board of Trade, and Burnaby Board of Education be invited to participate in the Official Sister City visit.

MOVED BY COUNCILLOR WANG  
SECONDED BY COUNCILLOR CALENDINO

THAT the recommendations of the International Relations and Friendship Cities Committee be adopted.

CARRIED UNANIMOUSLY

**G) International Relations and Friendship Cities Committee**  
**Re: City of Hwaseong, South Korea Sister City Delegation**  
**Visit to the City of Burnaby in 2020**

The International Relations and Friendship Cities Committee submitted a report seeking authorization for His Worship, Mayor Mike Hurley, on behalf of Council, send an invitation to the Mayor of Hwaseong to visit Burnaby in 2020 summer in commemoration of the cities' Sister City relationship.

The International Relations and Friendship Cities Committee recommended:

1. THAT His Worship, Mayor Mike Hurley, on behalf of Council, send an invitation to the Mayor of Hwaseong, South Korea to visit the City of Burnaby in 2020 in commemoration of the 10<sup>th</sup> anniversary of the two cities' Sister City relationship.

MOVED BY COUNCILLOR WANG  
SECONDED BY COUNCILLOR MCDONELL

THAT the recommendation of the International Relations and Friendship Cities Committee be adopted.

CARRIED UNANIMOUSLY

**H) City Manager's Report, 2019 November 04**

The City Manager submitted a report dated 2019 November 04 on the following matters:



6. **MANAGER'S REPORTS**

1. **CONTRACT INCREASE EA-3093  
ENVIRONMENTAL REHABILITATION – CREEKS AND  
CULVERTS**

The City Manager submitted a report from the Director Finance seeking Council approval to award a contract increase for Environmental Rehabilitation – Creeks and Culverts.

The City Manager recommended:

1. THAT Council approve a contract increase of \$124,653.90 including GST in the amount of \$5,935.90 to Urban Systems Ltd., as outlined in the report. Final payment will be based on the actual quantity of goods and services delivered and unit prices as tendered.

MOVED BY COUNCILLOR CALENDINO  
SECONDED BY COUNCILLOR WANG

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

2. **CONTRACT INCREASE EA-3151  
SECOND PHASE SOUTH BURNABY ROADWORKS &  
BURNABY MOUNTAIN URBAN TRAIL IMPROVEMENTS  
2020/2021**

The City Manager submitted a report from the Director Finance seeking Council approval to award a contract increase for the second phase of the South Burnaby Roadworks and Burnaby Mountain Trail Improvements project.

The City Manager recommended:

1. THAT Council approve a contract increase of \$295,790.25 including GST in the amount of \$14,085.25 to R.F. Binnie & Associates Ltd., as outlined in the report. Final payment will be based on the actual quantity of services delivered and hourly rates as submitted.

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR CALENDINO

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

**3. CONTRACT INCREASE  
REPAIR AND MAINTENANCE OF STREET LIGHTS AND  
TRAFFIC SIGNALS**

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

The City Manager recommended:

1. THAT Council approve a contract increase to Crown Contracting Limited for an estimated amount of \$800,000.00 including GST in the amount of \$38,095.24 for the repair and maintenance of street lights and traffic signals, as outlined in the report. Final payment will be based on actual quantity of goods and services purchased.

MOVED BY COUNCILLOR MCDONELL  
SECONDED BY COUNCILLOR CALENDINO

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

**4. CONTRACT AWARD  
FLAGGING AND TRAFFIC CONTROL SERVICES**

The City Manager submitted a report from the Director Finance seeking Council approval to award a contract for the flagging and traffic control services.

The City Manager recommended:

1. THAT Council approve a contract award to Ansan Industries Ltd. for a total estimated cost of \$4,517,132.78 including GST in the amount of \$215,101.56, as outlined in the report. Final payment will be based on actual rates and services provided.

MOVED BY COUNCILLOR MCDONELL  
SECONDED BY COUNCILLOR WANG

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

**5. CONTRACT AWARD**  
**FIRE DEPARTMENT SIDE MOUNT ENGINE UNITS**

The City Manager submitted a report from the Director Finance seeking Council approval to award a contract for the supply and delivery of two side mount engine units for the Fire Department.

The City Manager recommended:

1. THAT Council approve a contract award to Safetek Emergency Vehicles Ltd. for an estimated total cost of \$2,529,681.00 including applicable GST and PST in the amount of \$271,037.25, as outlined in the report. Final payment will be based on actual engine and services delivered and unit pricing as submitted.

MOVED BY COUNCILLOR CALENDINO  
SECONDED BY COUNCILLOR MCDONELL

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

**6. CONTRACT AWARD**  
**FIRE DEPARTMENT AERIAL PLATFORM LADDER UNIT**

The City Manager submitted a report from the Director Finance seeking Council approval to award a contract for the supply and delivery of one aerial platform ladder unit for the Fire Department.

The City Manager recommended:

1. THAT Council approve a contract award to Safetek Emergency Vehicles Ltd. for an estimated total cost of \$2,009,439.88 including applicable GST and PST in the amount of \$215,297.13, as outlined in the report. Final payment will be based on actual ladder unit and services delivered, and unit pricing as submitted.

MOVED BY COUNCILLOR CALENDINO  
SECONDED BY COUNCILLOR MCDONELL

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

**7. AMENDMENTS TO SUPPLEMENTARY UTILITY FEES AND HOUSE RENTAL LICENCE FEE**

The City Manager submitted a report from the Director Finance seeking Council approval to amend the City's supplementary utility fees and house rental licence fee.

The City Manager recommended:

1. THAT Council approve the amended supplementary utility fees and house rental licence fee, as outlined in Section 3.0 of the report.
2. THAT Council direct the City Solicitor to bring forward amendments to the following bylaws, as outlined in Section 4.0 of the report:
  - (a) Burnaby Waterworks Regulation Bylaw 1953;
  - (b) Burnaby Sewer Charge Bylaw 1961;
  - (c) Burnaby Business Licence Bylaw 2017; and
  - (d) Burnaby Business Licence Fees Bylaw 2017.
3. THAT notice of the amendments to the Business Licence Bylaw and the Business Licence Fees Bylaw be advertised in the local newspaper for two consecutive weeks after first, second and third readings of these amendment bylaws, as outlined in Section 5.0 of the report.

MOVED BY COUNCILLOR CALENDINO

SECONDED BY COUNCILLOR MCDONELL

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

Council noted clerical errors in Section 3.1. – rented suite within a Two Family Dwelling, the supplementary utility fee would be **\$428.25**, and in Sections 4.1 and 4.2 – the second column of the table should read “Effective 2020 January 1 Paid **after** March 15”.

**7. BYLAWS****First Reading**

- A) Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 32,  
2019 - Rez. #19-13 (9702 Glenlyon Parkway)

#14078

- |    |  |        |
|----|--|--------|
| B) | Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 33,<br>2019 - Rez. #19-36 (3713 Kensington Avenue)                            | #14079 |
| C) | Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 34,<br>2019 - Rez. #19-37 (5751 Marine Way)                                   | #14080 |
| D) | Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 35,<br>2019 - Rez. #19-41 (6755 Napier Street)                                | #14081 |
| E) | Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 36,<br>2019 - Rez. #17-07 (Portion of 7201 11th Avenue)                       | #14082 |
| F) | Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 37,<br>2019 - Rez. #16-13 (4960 Bennett Street and Portion of<br>Lane)        | #14083 |
| G) | Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 38,<br>2019 - Rez. #17-26 (6525 Telford Avenue)                               | #14084 |
| H) | Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 39,<br>2019 - Rez. #17-27 (6444 Willingdon Avenue and 4241<br>Maywood Street) | #14085 |
| I) | Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 40,<br>2019 - Rez. #17-30 (6556, 6566, 6580 and 6596<br>Marlborough Avenue)   | #14086 |

MOVED BY COUNCILLOR DHALIWAL  
SECONDED BY COUNCILLOR CALENDINO

THAT Bylaw No. 14078, 14079, 14080, 14081, 14082, 14083, 14084, 14085 and 14086 be now introduced and read a first time.

CARRIED UNANIMOUSLY

**First, Second and Third Reading**

- |    |   |        |
|----|---|--------|
| J) | Burnaby Capital Works, Machinery and Equipment Reserve<br>Fund Expenditure Bylaw No. 32, 2019 | #14087 |
| K) | Burnaby Capital Works, Machinery and Equipment Reserve<br>Fund Expenditure Bylaw No. 33, 2019 | #14088 |
| L) | Burnaby Capital Works, Machinery and Equipment Reserve<br>Fund Expenditure Bylaw No. 34, 2019 | #14089 |

- |    |  |        |
|----|--|--------|
| M) | Burnaby Solid Waste and Recycling Bylaw 2010,<br>Amendment Bylaw No. 2, 2019 | #14090 |
| N) | Burnaby Local Improvement Charges Bylaw 1985,<br>Amendment Bylaw No. 1, 2019 | #14091 |

MOVED BY COUNCILLOR DHALIWAL  
SECONDED BY COUNCILLOR KEITHLEY

THAT Bylaw No. 14087, 14088, 14089, 14090 and 14091 be now introduced and read three times.

CARRIED UNANIMOUSLY

**Second Reading**

- |    |  |        |
|----|--|--------|
| O) | Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 26,<br>2019 - Rez. #17-36 (4500/54 Dawson Street, 2223, 2375<br>Alpha Avenue and 2350, 2410/30 Willingdon Avenue) | #14060 |
| P) | Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 27,<br>2019 - Rez. #18-09 (6438 Byrnespark Drive)   | #14061 |
| Q) | Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 28,<br>2019 - Rez. #19-09 (3133 Sumner Avenue)  | #14062 |
| R) | Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 29,<br>2019 - Rez. #19-10 (Portion of 8288 North Fraser Way)  | #14063 |
| S) | Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 30,<br>2019 - Rez. #19-27 (4050 Graveley Street)  | #14064 |
| T) | Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 31,<br>2019 - Text Amendment  | #14065 |
| U) | Burnaby Heritage Site Designation Bylaw 1992,<br>Amendment Bylaw No. 1, 2019   | #14066 |

MOVED BY COUNCILLOR DHALIWAL  
SECONDED BY COUNCILLOR CALENDINO

THAT Bylaw No. 14061 be now read a second time.

MOVED BY COUNCILLOR JORDAN  
SECONDED BY COUNCILLOR JOHNSTON

THAT Rezoning Reference #18-09, 6438 Byrnepark Drive, be **REFERRED** back to staff to consider alternative approach and to create co-operative housing on the site, as is proposed in a letter from Mr. Thom Armstrong, Executive Director of Co-operative Housing Federation of BC received by Council Tuesday, October 29, 2019.

DEFEATED

*(Opposed: Mayor Hurley, Councillors Calendino, Dhaliwal, McDonell, Wang)*

As the motion to refer the Bylaw No. 14601 was **DEFEATED**, the original motion was put:

THAT Bylaw No. 14061 be now read a second time.

CARRIED

*(Opposed: Councillors Johnston, Jordan, Keithley)*

MOVED BY COUNCILLOR DHALIWAL  
SECONDED BY COUNCILLOR WANG

THAT Bylaw No. 14060, 14062, 14063, 14064, 14065 and 14066 be now read a second time.

CARRIED UNANIMOUSLY

**Reconsideration and Final Adoption**

- |    |  |        |
|----|--|--------|
| V) | Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 24, 2016 - Rez. #15-14 (7062 Sperling Avenue) | #13624 |
| W) | Burnaby Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 28, 2019   | #14071 |
| X) | Burnaby Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 29, 2019   | #14072 |
| Y) | Burnaby Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 30, 2019   | #14073 |
| Z) | Burnaby Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 31, 2019   | #14074 |

AA) Burnaby Parking Meter Bylaw 1998, Amendment Bylaw No. 1, 2019 #14075

AB) Burnaby Temporary Financing Bylaw 2019 #14076

AC) Burnaby Tax and Utilities Prepayment Bylaw 2019 #14077

MOVED BY COUNCILLOR DHALIWAL  
SECONDED BY COUNCILLOR JOHNSTON

THAT Bylaw No. 13624, 14071, 14072, 14073, 14074, 14075, 14076 and 14077 be now reconsidered and Finally Adopted, signed by the Mayor and Clerk and the Corporate Seal affixed thereto.

CARRIED UNANIMOUSLY

## 8. NEW BUSINESS

### Councillor Dhaliwal – Shri Guru Nanak Devji 500<sup>th</sup> Birthday Celebrations

Councillor Dhaliwal advised that the South Asian community is celebrating the 550<sup>th</sup> birthday of Shri Guru Nanak Devji in 2019. Guru Nanak was the founder of Sikhism, a preacher/teacher, and promoter of the equality of all mankind. The speaker noted that a volunteer group has planted 550 trees in Burnaby to commemorate the birth anniversary of Guru Nanak and to create a lasting memory.

### Councillor Jordan – Notice of Motion - 6438 Byrnepark Drive

Councillor Jordan provided Council with the following Notice of Motion:

**THAT** City Council consider the advisability and feasibility using the proceeds of the sale of this property, to purchase 20 units for adding to the cities affordable rental stock, in order to achieve affordable rental goals, without subsidizing the developer through a density transfer, and increased density on the site of 6438 Byrnepark Drive.

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

## 9. INQUIRIES

There were no inquiries brought before Council at this time.



**10. ADJOURNMENT**

MOVED BY COUNCILLOR KEITHLEY  
SECONDED BY COUNCILLOR MCDONELL

THAT this Open Council meeting do now adjourn.

CARRIED UNANIMOUSLY

The Open Council meeting adjourned at 7:51 p.m.

Confirmed:

Certified Correct:

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK



City of Burnaby



# Proclamation

## GIS DAY

**Whereas** Geographic Information Systems (GIS) is a collection of computer hardware, software, and geographic data for capturing, managing, analyzing, and displaying all forms of geographically referenced information; and

**WHEREAS** GIS at the City of Burnaby provides a foundation for integrating the City's municipal services, such as road, water and sewage networks, planning and zoning, parks and recreation, taxation and parcel information; and

**WHEREAS** GIS promotes collaboration, communication and insight to assist day-to-day decision-making at the City of Burnaby.

NOW THEREFORE I, MIKE HURLEY, MAYOR OF BURNABY,  
DO HEREBY PROCLAIM NOVEMBER 20 AS

**"GIS DAY"**

IN THE CITY OF BURNABY.

DATED THIS EIGHTEENTH DAY  
OF NOVEMBER, 2019 A.D.

MIKE HURLEY  
MAYOR





City of Burnaby



# Proclamation

## WORLD PANCREATIC CANCER DAY

**Whereas** In 2019, an estimated 5,500 Canadians will be diagnosed with pancreatic cancer and 4,800 will die from the disease; and

**WHEREAS** Pancreatic cancer has the lowest survival rate of all major cancers, and just 2 to 10 percent of those diagnosed survive five years; and

**WHEREAS** Pancreatic cancer can strike anyone, regardless of age, gender or circumstances, and

**WHEREAS** Pancreatic cancer has had minimal advancements in the last 40 years, and it is projected to become the third leading cause of all cancer deaths in 2020; and

**WHEREAS** The good health and well-being of the residents of Burnaby are enhanced as a direct result of increased awareness about the risks and symptoms of pancreatic cancer, and research into early detection, causes, and effective treatments; and

**WHEREAS** Craig's Cause Pancreatic Cancer Society is a Canadian charitable society dedicated to both increasing survival and improving the quality of life for every Canadian diagnosed with pancreatic cancer, through awareness, education, support and research.

NOW THEREFORE I, MIKE HURLEY, MAYOR OF BURNABY,  
DO HEREBY PROCLAIM NOVEMBER 21 AS

# “WORLD PANCREATIC CANCER DAY”

IN THE CITY OF BURNABY.

Dated this Eighteenth Day  
of November, 2019 A.D.

Mike Hurley  
MAYOR





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**From:** Svitlana Kominko [<mailto:svitlana@owl-study.com>]  
**Sent:** November 01, 2019 4:17 PM  
**To:** Zeinabova, Blanka; Natalie Jatskevich  
**Subject:** Holodomor Monument - Commemoration of Ukrainian Genocide 1932-33

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Blanka,

It was nice talking to you today. I'd like to confirm that a small delegation (up to three people) from Ukrainian Canadian Congress BC Provincial Council will be presenting Holodomor Installation Project at the Burnaby City Council on November 18, 2019.

This week is a very historic for the Canadian Ukrainian Community in BC because of the passing of the [Bill 225 - Ukrainian Famine and Genocide \(Holodomor\) Memorial Day Act.](#)

There are many Holodomor monuments across the world, including major cities in Canada and we are looking for a site that will give greater exposure and allow our residents and guests of the city to learn about this tragic history of social injustice and violation of human rights. Ukraine lost close to 10 million people were starved to death.

I will confirm the names to three people next week.

**Dr. Svitlana Kominko, PhD**

Government Relations Liason  
 Ukrainian Canadian Congress BC Provincial Council  
 O.W.L.Open World Learning  


Copied to: City Manager Dir. Corporate Services Dir. Finance Dir. Parks, Recreation and Cultural Services Dir. Planning and Building
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Board and Information Services  
Tel. 604 432-6250 Fax 604 451-6686

File: CR-12-01  
Ref: RD 2019 Nov 1

NOV 04 2019

Kate O'Connell, City Clerk  
City of Burnaby  
4949 Canada Way  
Burnaby, BC V5G 1M2  
**VIA EMAIL: [kate.oconnell@burnaby.ca](mailto:kate.oconnell@burnaby.ca)**

**Note:**

The City is in agreement with the proposed service amendment bylaw because this would see Metro Vancouver continue to operate Aldergrove Regional Park. The park is mostly contained within the Metro Vancouver Regional District and almost all of the visitation is from people who reside within the Metro Regional District. A resolution from Council is required.

Dear Ms. O'Connell:

**Re: Consent to Metro Vancouver Regional Parks Service Amendment Bylaw No. 1290**

At its November 1, 2019 regular meeting, the Board of Directors of the Metro Vancouver Regional District (Metro Vancouver) gave three readings to *Metro Vancouver Regional District Regional Parks Service Amending Bylaw No. 1290, 2019*; directed staff to seek consent of at least 2/3 of the participants to amend the service area to add an extraterritorial area to the regional park function, and following that, forward the Bylaw to the Inspector of Municipalities for approval.

Section 346 of the *Local Government Act* applies to municipal participating area approval and therefore a council may give participating area approval by consenting on behalf of the electors to the adoption of the Bylaw.

I respectfully ask that this matter be included on Council agenda. A sample resolution is set out below for your convenience:

"The Council of \_\_\_\_\_ consents to the approval of the adoption of *Metro Vancouver Regional District Regional Parks Service Amending Bylaw No. 1290, 2019* on behalf of the electors; and directs staff to notify the Metro Vancouver Regional District Board of its consent."

Please provide a response in the form of a Council resolution to my attention by Friday, December 6, 2019.

Copied to:  
City Manager  
Dir. Parks, Recreation and Cultural Services

33388006

If you have any questions with respect to the proposed bylaw amendment, please contact me by email at [Chris.Plagnol@metrovancover.org](mailto:Chris.Plagnol@metrovancover.org) or by phone at 604-432-6338.

Sincerely,



Chris Plagnol  
Corporate Officer

CP/KH/mp

cc: Ravi Chhina, General Manager, Parks and Housing  
Mike Redpath, Director, Regional Parks, Parks and Housing

Encl: Report dated October 22, 2019, titled "Regional Parks Service Amendment Bylaw No. 1290"  
(Doc# 33135580)

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To: MVRD Board of Directors

From: Carol Mason, Chief Administrative Officer  
Chris Plagnol, Corporate Officer

Date: October 22, 2019 Meeting Date: November 1, 2019

Subject: **Regional Parks Service Amendment Bylaw No. 1290**

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**RECOMMENDATION**

That the MVRD Board:

- a) give first, second and third reading to *Metro Vancouver Regional District Regional Parks Service Amending Bylaw No. 1290, 2019*; and
  - b) direct staff to seek consent of at least 2/3 of the participants to amend the service area to add an extraterritorial area to the regional park function, and following that, forward the *Metro Vancouver Regional District Regional Parks Service Amending Bylaw No. 1290, 2019* to the Inspector of Municipalities for approval.
- 

**PURPOSE**

To consider first, second and third reading of the *Metro Vancouver Regional District Regional Parks Service Amending Bylaw No. 1290, 2019* that will initiate the inclusion of an extraterritorial area for a portion of Aldergrove Park located in the City of Abbotsford, and to direct staff to seek consent of at least 2/3 of the participants in the regional parks function in relation to the amendment.

**BACKGROUND**

The Province of British Columbia is expected to enact a Regulation to specifically authorize Metro Vancouver Regional District to establish and operate the regional parks service outside its boundaries for the portion of Aldergrove Park located in the City of Abbotsford. In anticipation of that Regulation and to facilitate the process in a timely fashion, it is advisable to amend the Regional Parks Service Bylaw to include this extraterritorial area in the defined boundaries of the parks service area.

This report brings forward the proposed bylaw amendment for the Board's consideration.

**ABBOTSFORD PARTICIPATION IN REGIONAL PARKS**

The City of Abbotsford was a long-standing participant in the MVRD Regional Parks function, but after a parks service review, discussions were initiated between Metro Vancouver and the City of Abbotsford that examined the boundaries of the service area and explored consideration of the potential withdrawal of the City of Abbotsford from the MVRD regional parks function. In 2018 the City withdrew from the parks service.

### **Parkland Transfer to Abbotsford**

As part of the agreement for the City of Abbotsford to withdraw from the MVRD regional parks service, in May 2018, Metro Vancouver transferred all interests in parkland within the boundaries of the City of Abbotsford to the City of Abbotsford, including the Aldergrove Regional Park. However, since that regional park straddles the border of the Township of Langley and the City of Abbotsford, it was agreed that a single local government to own and operate it. Given the majority of visitors to the Aldergrove Regional Park originate from Metro Vancouver, Metro Vancouver agreed that it was the appropriate jurisdiction to continue to own and operate this park.

### **Extraterritorial Area – Aldergrove Regional Park East**

This ownership model posed a problem because the portion of Aldergrove Regional Park located in Abbotsford was outside the boundaries of the Metro Vancouver Regional District. Section 333(4) of the *Local Government Act* requires that a service provided outside of regional district boundaries must be identified as a separate participating area for the service “as if it were located in the regional district”. Given the unique history and circumstances associated with Aldergrove Regional Park, Metro Vancouver requested a remedy from the Province to authorize an exemption to the statutory requirement.

The Province proposed a Regulation to the *Local Government Act* that would provide the requested exemption, as described below.

### **MVRD ALDERGROVE REGIONAL PARK REGULATION**

Staff have been advised that the Province is preparing a new Regulation that will make an exception to section 333(4) of the *Local Government Act*, and authorize Metro Vancouver Regional District to establish and operate the portion of Aldergrove Regional Park in Abbotsford as an “extraterritorial area”. This extraterritorial area must be included in the defined boundaries of the parks service area, as set out in the Regional Parks Service Bylaw.

### **Land Transfer to Metro Vancouver**

In anticipation of the provincial Regulation, the MVRD Board, at its meeting held May 24, 2019, approved the *Abbotsford Disposition of Eastern Portion of Aldergrove Park Land Agreement* between the Metro Vancouver Regional District and the City of Abbotsford for the sale and transfer of the eastern portion of the Aldergrove Regional Park lands within the municipal boundary of Abbotsford back to Metro Vancouver Regional District.

Once the conditions in this agreement are satisfied - a Regulation is in place allowing Metro Vancouver to own and operate the eastern portion of Aldergrove Regional Park without requiring the City of Abbotsford to be a member of the MVRD for regional park purposes - Metro Vancouver will be returned ownership and will continue operation of both the western and eastern portions of the Aldergrove Regional Park, with the eastern portion being an ‘extraterritorial area’.

### **MVRD REGIONAL PARKS AMENDING BYLAW**

The adoption of a bylaw to amend the *Greater Vancouver Regional District Regional Parks Service Conversion and Amendment Bylaw No. 1024, 2005* (proposed in this report) is required to bring effect to the aforementioned Regulation. The required amendment to the Regional Parks Service Bylaw is to include the extraterritorial area in the defined boundaries of the parks service area.



In addition, two minor housekeeping amendments are proposed: two section references to the *Local Government Act* that appear in the Amending Bylaw were outdated, and have been updated to reflect the current numbering in the Act.

The Amending Bylaw is before the Board for first, second and third reading. Once third reading is given, the Amending Bylaw will be circulated to all service area participants to obtain their consent to the adoption of the Bylaw. Two-thirds consent of participants is required before the Amending Bylaw can be considered for adoption by the Board. Once consent is obtained, the Amending Bylaw will be forwarded to the Inspector of Municipalities for approval. If approved by the Inspector, the Amending Bylaw will be presented to the Board for consideration of final adoption.

### ALTERNATIVES

1. That the MVRD Board:
  - a) give first, second and third reading to *Metro Vancouver Regional District Regional Parks Service Amending Bylaw No. 1290, 2019*; and
  - b) direct staff to seek consent of at least 2/3 of the participants to amend the service area to add an extraterritorial area to the regional park function, and following that, forward the *Metro Vancouver Regional District Regional Parks Service Amending Bylaw No. 1290, 2019* to the Inspector of Municipalities for approval.
2. That the MVRD Board receive for information the report dated October 22, 2019, titled “Regional Parks Service Amendment Bylaw No. 1290”, and provide alternate direction.

### FINANCIAL IMPLICATIONS

If the Board approves alternative one, there will be no additional financial impacts as staff previously anticipated approval of the provincial regulation when preparing the 2020 budget. Under an existing agreement between the MVRD and the City of Abbotsford that has been in place while awaiting Provincial regulatory approval, Metro Vancouver Regional Parks has operated and maintained both the Langley (West) and Abbotsford (East) portions of Aldergrove Regional Park. The operating costs for Aldergrove Park East are included in the 5-year financial plan.

### SUMMARY / CONCLUSION

The Province of British Columbia is expected to enact a Regulation to authorize Metro Vancouver Regional District to operate the regional parks service outside its boundaries for the portion of Aldergrove Park located in the City of Abbotsford, without the City being a participant in the parks service. To bring effect to that Regulation, the *Greater Vancouver Regional District Regional Parks Service Conversion and Amendment Bylaw No. 1024, 2005* must be amended to include this extraterritorial area in the defined boundaries of the parks service area. This report brings forward the associated Amending Bylaw for consideration by the Board. Staff recommend Alternative One.

### Attachments

1. Metro Vancouver Regional District Regional Parks Service Amending Bylaw No. 1290, 2019

33135580

**METRO VANCOUVER REGIONAL DISTRICT  
BYLAW NO. 1290, 2019  
A Bylaw to Amend Greater Vancouver Regional District  
Regional Parks Service Conversion and Amendment Bylaw No. 1024, 2005**

**WHEREAS:**

- A. By Division V of Letters Patent issued January 13, 1972, as amended by further Supplementary Letters Patent, Metro Vancouver Regional District (formerly Greater Vancouver Regional District) was granted the function of operating regional parks (the “**Regional Parks Service**”), and the participating areas for the Regional Parks Service were deemed to include not only Metro Vancouver Regional District member municipalities, but also member municipalities of the former Vancouver-Fraser Park District;
- B. On July 25, 2005, the Board of Directors of the Metro Vancouver Regional District adopted “Greater Vancouver Regional District Regional Parks Service Conversion and Amendment Bylaw No. 1024, 2005”, a bylaw to convert the Regional Parks Service and to amend the participating areas;
- C. On April 27, 2018, the Board of Directors of the Metro Vancouver Regional District adopted “Metro Vancouver Regional District Regional Parks Service Amending Bylaw No. 1260, 2018”, a bylaw to amend the participating areas to remove the City of Abbotsford as a municipal participating area for the Regional Parks Service;
- D. The Board of Directors of the Metro Vancouver Regional District has obtained approval from the Province of British Columbia to establish and operate the regional parks service in an extraterritorial area comprising that portion of Aldergrove Regional Park located within the boundaries of the City of Abbotsford;
- E. The Board of Directors of the Metro Vancouver Regional District wishes to amend “Greater Vancouver Regional District Regional Parks Service Conversion and Amendment Bylaw No. 1024, 2005”;

**NOW THEREFORE** the Board of the Metro Vancouver Regional District enacts as follows:

- 1. The “Greater Vancouver Regional District Regional Parks Service Conversion and Amendment Bylaw No. 1024, 2005” (the “**Bylaw**”) is hereby amended as follows:
  - a) In the preamble of the Bylaw, add new paragraphs G and H respectively, at the end of this section, as follows:
    - “G. On April 27, 2018, the Board of Directors of the Metro Vancouver Regional District adopted “Metro Vancouver Regional District Regional Parks Service Amending Bylaw No. 1260, 2018”, a bylaw to amend the participating areas to remove the City of Abbotsford as a municipal participating area for the Regional Parks Service;

- H. Consent from at least two-thirds of the Service participants to add an extraterritorial area comprising that portion of Aldergrove Regional Park located within the boundaries of the City of Abbotsford was received;”
- b) In section 4 of the Bylaw, titled “Service Area”, delete and replace the section in its entirety with the following:
- “4. The service area for the Service consists of:
- (a) all that land within the boundaries of the Participating Areas; and
- (b) all that land in the eastern portion of Aldergrove Regional Park, identified as Extraterritorial Area, as shown on the map in Schedule A, hereto affixed and forming part of the Bylaw.”
- c) In section 5 of the Bylaw, titled “Cost Recovery”, sub section (b), delete the words “Division 4.3” and replace them with the words “Part 11, Division 3”.
- d) In section 6 of the Bylaw, titled “Cost Apportionment,” delete the words “section 804(2)(a)” and replace them with “section 380(2)(a)”.
2. This bylaw may be cited as “Metro Vancouver Regional District Regional Parks Service Amending Bylaw No. 1290, 2019”.

Read a first time this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Read a second time this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Read a third time this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Approved by the <Inspector of Municipalities this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

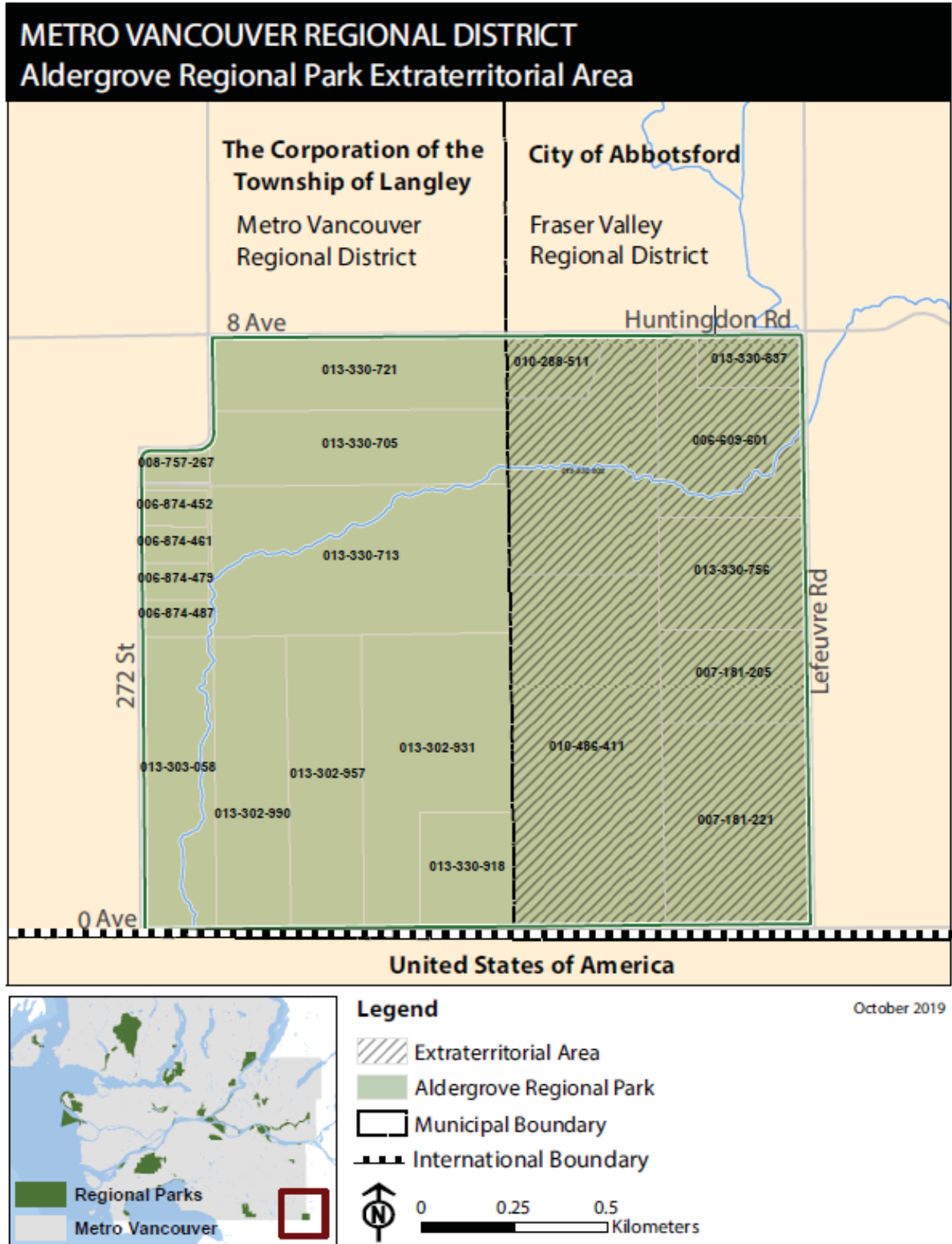
Passed and finally adopted this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Sav Dhaliwal, Chair

\_\_\_\_\_  
Chris Plagnol, Corporate Officer

Schedule A

Aldergrove Regional Park Extraterritorial Area to be Added to Regional Parks Service





Meeting 2019 November 18

COUNCIL REPORT

### **EXECUTIVE COMMITTEE OF COUNCIL**

*HIS WORSHIP, THE MAYOR  
AND COUNCILLORS*

**SUBJECT: TRUTH AND RECONCILIATION COMMISSION OF CANADA – ‘CALLS TO ACTION’ FOR LOCAL GOVERNMENT – PROPOSED FRAMEWORK FOR FURTHER ACTION**

### **RECOMMENDATIONS:**

1. THAT Council approve implementation of the proposed framework, as outlined in Section 5.0 of the report.
2. THAT Council approve the establishment of a new staff position to implement the proposed framework, as outlined in Section 5.3 of the report.
3. THAT a copy of the report be forwarded to the Social Planning Committee and the Community Heritage Commission for information.

### **REPORT**

The Executive Committee of Council, at its meeting held on 2019 November 06, received and adopted the attached report proposing a framework for further action regarding the City's efforts to implement the Truth and Reconciliation Commission of Canada's 'Calls to Action' for Local Government.

Arising from discussion, the Committee **AMENDED** the third recommendation in the report by requesting that a copy of the report be provided to the Social Planning Committee. The Environment and Social Planning Committee was dissolved by Council in 2019.

Respectfully submitted,

<p>Copied to: City Manager          Director Planning and Building          Director Corporate Services          Director Engineering          Director Human Resources          Director Public Safety and Community Services          Chief Librarian          City Solicitor</p>
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Councillor S. Dhaliwal  
Chair

Mayor M. Hurley  
Vice Chair



Meeting 2019 November 06

COMMITTEE REPORT

**TO:** CHAIR AND MEMBERS  
EXECUTIVE COMMITTEE

**DATE:** 2019 October 30

**FROM:** DIRECTOR PLANNING AND BUILDING **FILE:** 2155 01

**SUBJECT: TRUTH AND RECONCILIATION COMMISSION OF CANADA  
'CALLS TO ACTION' FOR LOCAL GOVERNMENT – PROPOSED  
FRAMEWORK FOR FURTHER ACTION**

**PURPOSE:** To propose a framework for further action regarding the City of Burnaby's efforts to implement the Truth and Reconciliation Commission of Canada's 'Calls to Action' for local government.

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## RECOMMENDATIONS:

1. **THAT** the Committee request Council to approve implementation of the proposed framework as described in *Section 5.0* of this report.
2. **THAT** the Committee request Council to approve the establishment of a new staff position to implement the proposed framework as described in *Section 5.3* of this report.
3. **THAT** a copy of this report be forwarded to the Environment and Social Planning Committee and the Community Heritage Commission for information.

## REPORT

### 1.0 INDIGENOUS PEOPLES IN BURNABY

Burnaby is located on the ancestral and unceded homelands of the hən̓q̓əmin̓əm̓ and Skwxwú7mesh speaking peoples, and we are grateful to be on this shared territory. According to the 2016 National Census, approximately 4,195 individuals living in Burnaby self-identified as being Aboriginal. This accounts for approximately 1.8% of the total city population. Based on enrollment information from the Burnaby School District, the Burnaby neighbourhoods with the highest percentage of Indigenous families are the Heights, Edmonds, Cameron, and Stride.

### 2.0 POLICY SECTION

The City of Burnaby efforts to implement the Truth and Reconciliation Commission of Canada's 'Calls to Action' for local government are supported by the following Council-adopted policies:

To: Executive Committee  
 From: Director Planning and Building  
 Re: Truth and Reconciliation Commission of Canada 'Calls to Action' for Local Governments –  
 Proposed Framework for Further Action  
 2019 October 30.....Page 2

- Equity Policy, approved by Council in 1994, which states that “The City has a duty to its citizens to set a positive example and foster a climate of understanding and mutual respect”;
- Burnaby Social Sustainability Strategy, approved by Council in 2011, includes a primary goal of ‘Community Inclusion’. This goal is particularly concerned with ensuring the City is “welcoming of all cultures, identities and abilities”, which focus on “principles of economic and social security and justice”; and the
- Goals and sub-goals of the Corporate Strategic Plan through:
  - An Inclusive Community
    - Celebrate diversity –  
Create more opportunities for the community to celebrate diversity
    - 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 Thriving Organization
    - Organizational culture –  
Ensure that our core values are reflected in our policies, programs and service delivery

### 3.0 TRUTH AND RECONCILIATION COMMISSION OF CANADA

The mandate for the Truth and Reconciliation Commission of Canada (TRC) is outlined in *Schedule N* of the *Indian Residential Schools Settlement Agreement (2007)*, which is the agreement reached between former residential school students, the involved Churches<sup>1</sup>, the Assembly of First Nations, other Aboriginal organizations, and the Government of Canada.

Beginning in the 1870’s, approximately 150,000 Indigenous children were removed and separated from their families and communities to attend residential schools. While most of the 139 residential schools ceased to operate by the mid-1970s, the last federally-run school closed in 1996.<sup>2</sup>

Commissioners of the TRC spent six years travelling to all parts of Canada to hear from Indigenous people who had been taken from their families as children, often by force, and placed for much of their childhoods in residential schools. What they heard regarding the ongoing impacts felt by Indigenous individuals and communities of the abuse, neglect and cultural genocide experienced in these residential schools is contained in the Commission’s final report *Honouring the Truth – Reconciling for the Future* (2015 December). The report also contains a series of 94 ‘Calls to Action for Reconciliation’, which are directed towards all parties of the Agreement as well as to individuals, community institutions, and all levels of government including local government.

<sup>1</sup> Specifically: The General Synod of the Anglican Church of Canada, the Presbyterian Church of Canada, the United Church of Canada, and Roman Catholic Entities.

<sup>2</sup> The last operational Residential School was Gordon Residential School in Punnichy, Saskatchewan.

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Since that time, staff have been working to implement the eight 'Calls to Action' that specifically name municipal governments or which refer to 'all levels of government' in areas of local government jurisdiction/involvement. At its 2019 October 07 meeting, Council received an update regarding these efforts.

#### **4.0 RECONCILIATION EFFORTS IN BURNABY**

To-date, staff implementation of the 'Calls to Action' has focused on:

- initiating staff-to-staff relationships with local Nations;
- recognizing and beginning the work of physically demonstrating ancestral and ongoing Indigenous presence on this land; and,
- developing, with input from local Nations, appropriate language for verbal and written territory acknowledgement at a corporate level.

This work has resulted in, for example, the creation of an Indigenous Learning Week (in partnership with the Burnaby School District) and Matriarch's Garden at Burnaby Village Museum; the development of School/Public Programs at Burnaby Art Gallery that incorporate and feature Indigenous content; and the creation of staff guidelines which inform and actualize territory acknowledgment at City events and in civic documents.

Another significant piece of work has been the creation of an Indigenous Learning House at Burnaby Village Museum. This space is staffed and animated by Indigenous Educators who work closely with local First Nations, Indigenous artists, elders and knowledge keepers to develop Indigenous curriculum materials for Museum visitors. This work has also informed other related City processes, and has formed a critical cornerstone of City reconciliation related efforts to implement Action #47 of the TRC Final Report.

These processes and projects have strengthened staff relationships with local Nations and have established a baseline for possible further action to implement the TRC 'Calls to Action' for local governments at a corporate level.

#### **5.0 PROPOSED FRAMEWORK FOR FURTHER ACTION**

Following input from local Nations, and based upon staff learnings to date from working to implement the 'Calls to Action' for local government, the following framework is proposed for further reconciliation efforts.

##### **5.1 Initiate Government-to-Government Relationships**

It is proposed that Council formally initiate relations with the following Local Nations on a government-to-government (Council-to-Council) level: the Katzie; Kwantlen; Kwikwetlem; xʷməθkʷəy̓əm (Musqueam); Skwxwú7mesh Úxwumixw (Squamish); and Tsleil-Waututh Nations. This is an appropriate 'next step' in implementing the TRC 'Calls to Action' while working with the governance structures of Nations. The creation of such connections aims to



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 From: Director Planning and Building  
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recognize and address the consequences of colonial policies and the corresponding lasting impacts experienced by Indigenous peoples, while establishing effective working relationships.

If approved, staff would support Council with the necessary contacts and protocol/process information in order to formally initiate relationships. Once established, these relationships will guide the identification of specific further processes, projects and efforts to advance reconciliation at a corporate level.

## 5.2 Build Organizational Cultural Competency

'Call to Action' #57 of the TRC Final Report, references the crucial importance that training for public servants plays in the implementation of reconciliation efforts at a government level. The creation and formalization of Canada's governance structures occurred at a time in our country's history that was characterized by overt and systematic attempts at destruction of Indigenous peoples and their ways of life. The impacts of these structures, and associated injustices, continue to reverberate for Indigenous peoples and Nations. As such, it is only with concerted effort and awareness on the part of the governments of today, via the individuals that work within them that operations and practices can shift from those rooted in colonization to those that embrace reconciliation.

Given this context it is recommended that a plan be developed to provide all City of Burnaby staff, including exempt and senior staff, with targeted education opportunities, which:

- introduce the rich diversity of First Nations, Métis and Inuit cultures and communities both locally and across Canada;
- provide essential knowledge regarding the history of Indigenous-settler relationships and the human, social and economic impacts of past government policies and practices;
- identify details of current civic efforts towards reconciliation; and,
- create opportunities for personal and professional insight into how individuals can contribute to positive change.

If approved, staff, in consultation with local Nations, would bring forward a more detailed content outline and rollout strategy for Council approval.

## 5.3 Coordinate and Prioritize Reconciliation Efforts

As corporate reconciliation efforts increase and more staff are engaged in associated activities, there is a need to coordinate and prioritize information, consultation, and collaboration opportunities with local Nations. It is proposed that this be addressed via the creation of a new staff position (Planner 3), located within the Planning and Building Department, to oversee implementation of the City's framework for reconciliation.

If approved, this position would serve as the City's primary contact for its relationships and interactions with local Nations. Other staff requests and communications would be managed through this position. As well, this position could support Council in its initiation of official

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 From: Director Planning and Building  
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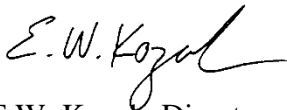
relationships with local Nations and could organize subsequent discussions with their respective leadership regarding which processes/items/efforts should be prioritized moving forward. As relationships with local Nations are formed, this work may be further supported and guided through the use of consultants who are experts in this field.

## 6.0 CONCLUSION AND RECOMMENDATIONS

On 2015 December 15, the Truth and Reconciliation Commission of Canada released its final report, *Honouring the Truth – Reconciling for the Future*. The report contains 94 'Calls to Action for Reconciliation'. The Actions are directed towards individuals, community institutions, and all levels of government including local government. Since 2016 the City of Burnaby has been working to implement those directed towards local government.

To further these efforts, it is recommended that the Committee request Council to approve implementation of the proposed framework as outlined in *Section 5.0* of this report. It is also recommended that the Committee request Council to approve the establishment of a new staff position to implement the proposed framework as described in *Section 5.3* of this report.

Finally, it is recommended that a copy of this report be forwarded to the Environment and Social Planning Committee and the Community Heritage Commission for information.



E.W. Kozak, Director  
 PLANNING AND BUILDING

RM:sa

cc: City Manager  
 Director Corporate Services  
 Director Engineering  
 Director Public Safety and Community Services

Chief Librarian  
 City Solicitor  
 City Clerk  
 Director Human Resources

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Meeting 2019 November 18

COUNCIL REPORT

**EXECUTIVE COMMITTEE OF COUNCIL**

*HIS WORSHIP, THE MAYOR  
AND COUNCILLORS*

**SUBJECT: BURSARY AWARD POLICY AND PROGRAM**

**RECOMMENDATIONS:**

1. THAT Council adopt the proposed City of Burnaby Bursary Award Policy and Program, as outlined in the report.
2. THAT a copy of the report be sent to Burnaby School District 41.

**REPORT**

The Executive Committee of Council, at its meeting held on 2019 November 06, received and adopted the *attached* report presenting the proposal of an annual bursary award to be awarded to one student in each public secondary school in Burnaby.

Respectfully submitted,

Councillor S. Dhaliwal  
Chair

Mayor M. Hurley  
Vice Chair

Copied to: City Manager Director Finance
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Meeting 2019 November 06

## COMMITTEE REPORT

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**TO:** CHAIR AND MEMBERS  
EXECUTIVE COMMITTEE OF COUNCIL

**DATE:** 2019 Nov 12

**FROM:** DIRECTOR FINANCE

**FILE:** 7400-02

**SUBJECT: BURSARY AWARD POLICY AND PROGRAM**

**PURPOSE:** To present the proposal of an annual bursary award to be awarded to one student in each public secondary school in Burnaby.

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**RECOMMENDATION:**

1. **THAT** the Executive Committee recommend Council adopt the proposed City of Burnaby Bursary Award Policy and Program as outlined in this report.
2. **THAT** a copy of this report be sent to Burnaby School District 41.

**REPORT****1.0 INTRODUCTION**

At the 2019 October 01 Executive Committee of Council meeting, staff were requested to investigate the feasibility of the City providing an annual bursary award to one student in each Burnaby public secondary school who has participated in a community program and who requires financial assistance in attending a post-secondary institution in Canada.

This report provides a proposed City of Burnaby bursary award policy and program that may be adopted by the Committee and Council to acknowledge graduating Burnaby public secondary school students, in need of financial support, whose post-secondary education will allow them to make meaningful contributions to their communities.

**2.0 POLICY SECTION**

The proposed City of Burnaby Student Bursary Award Policy aligns with the following strategic goals and objectives of Council.

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 From: Director Finance  
 Re: Bursary Award Policy and Program  
 2019 Nov 12.....Page 2

## Goal

- A Connected Community
  - Partnership –  
Work collaboratively with businesses, educational institutions, associations, other communities and governments
- An Inclusive Community
  - Serve a diverse community –  
Ensure City services fully meet the needs of our dynamic community
- A Healthy Community
  - Lifelong learning –  
Improve upon and develop programs and services that enable ongoing learning
  - Community involvement –  
Encourage residents and businesses to give back to and invest in the community

## 3.0 BACKGROUND

There are currently eight (8) public secondary schools in Burnaby School District 41 that offer comprehensive Grade 8 through 12 provincially and locally developed educational programs and services. These programs are designed to provide students with the courses necessary to enter university, college, or other post-secondary education, as well as the skills and training necessary to pursue career and vocational opportunities upon successful completion of Grade 12.

The difference between a bursary and a scholarship is that a bursary is based on financial need of the person receiving an award while a scholarship is based on academic excellence or earned merit.

## 4.0 DISCUSSION AND ANALYSIS

### 4.1 Survey of Lower Mainland Municipal Bursary/Scholarship Programs

To establish 'best practices' staff conducted a telephone survey of Lower Mainland municipalities to inquire whether their municipality has a secondary school bursary/scholarship program in place for graduating students. Attachment 1 provides the results of this survey. Of the eleven municipalities surveyed, three have bursary/scholarship programs in place that are specifically geared to secondary high school students, namely the cities of Port Moody and North Vancouver, and the District of North Vancouver. All have established eligibility criteria and annual bursary/scholarship awards which range from \$775 to \$1,000 per eligible student.

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 From: Director Finance  
 Re: Bursary Award Policy and Program  
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The cities of Port Moody and North Vancouver require students to make an application for the bursary/scholarship. The District of North Vancouver leaves the onus on the secondary school to select a nominee for the district's 'Centennial Bursary Awards Program'. While the City of Richmond recognizes and acknowledges youth achievements, their program does not specifically focus on outstanding graduating students who pursue post-secondary education.

#### **4.2 Ministry of Education Scholarship Program**

While not specifically focused on graduating public secondary school students, it should be noted that the British Columbia Ministry of Education's 'Student Scholarship Program' also recognizes student achievement and encourages students to pursue post-secondary education. In fiscal 2018-2019, the Ministry of Education has allocated 5,500 scholarships pro-rated to school districts and independent school authorities based on their September 30th Grade 12 enrolments. Winners will receive a \$1,250 voucher in October 2019 that can be redeemed at a designated post-secondary institution or an authorized trades training provider, once tuition equal or greater than the amount of the voucher has been paid. To be eligible for the Provincial Scholarships Program, an individual must:

- Be a Canadian citizen or permanent resident (landed immigrant) at the time of registration in the school year for which the scholarship is awarded;
- Be a British Columbia resident;
- Be or have been in the school year for which the scholarship is awarded:
  - Enrolled in a British Columbia public school (including Distributed Learning schools), or
  - Enrolled in a Group 1, 2, or 4 British Columbia Independent School, or
  - Enrolled in a Continuing Education Centre, or
  - Registered with a public, independent, francophone or distributed learning school in British Columbia as a homeschooled child;
- Meet the selection criteria for each scholarship; and,
- Be graduating in the same year the scholarship is awarded.

#### **4.3 Proposed City of Burnaby Bursary Award Program**

Similar to other municipalities, staff are proposing the City establish a bursary award program that, in coordination with the School District recognizes a graduating student's educational achievements, community involvement, as well as financial need, and encourages them to pursue further education through providing a bursary award. To this end, staff have developed a proposed Bursary Award Policy and Program that establishes eligibility criteria and takes into consideration the financial needs of a student so to provide assistance and encouragement to promising students who may be challenged by the cost of post-secondary education. An annual bursary award of \$1,000 would be provided to one eligible student nominated by each public secondary school in Burnaby. The City currently has 8 secondary schools and therefore a total of \$8,000 (\$1,000 for each secondary school) would be provided by City Council in annual bursary awards. These

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awards would be funded from the Community Grants Program. Attachment 2 outlines the proposed Bursary Award Policy and Program.

## **5.0 RECOMMENDATION**

Staff have reviewed the feasibility of establishing a bursary award program and have determined that it would be in the best interest for the City and its communities to acknowledge and encourage those graduating Burnaby public secondary school students who have demonstrated leadership qualities, community involvement and financial need, through offering a bursary award for those choosing to pursue a post-secondary education. To this end, staff have developed a draft City of Burnaby Bursary Award Policy and Program for consideration by the Executive Committee. This policy outlines eligible criteria for receiving a bursary award, including the amount of the award, the nomination and selection process.



Noreen Kassam, CPA, CGA  
DIRECTOR FINANCE

NK:DS / md

Attachments: 1 – Survey of Lower Mainland Municipalities – Bursary/Sponsorship Programs  
2 – City of Burnaby Bursary Award Policy DRAFT

Copied To: City Manager  
City Clerk

**SURVEY OF LOWER MAINLAND MUNICIPALITIES  
BURSARY/SCHOLARSHIP PROGRAMS**

<b>Municipality</b>	<b>Student Bursary / Scholarship Program Yes or No</b>	<b>Description of Program and Bursary Award</b>	<b>Evaluation / Eligibility Criteria</b>
<b>City of Abbotsford</b>	<b>No</b>		
<b>City of Coquitlam</b>	<b>No</b>		
<b>City of New Westminster</b>	<b>No</b>		
<b>City of North Vancouver</b>	<b>Yes</b>	<p>As part of the City's Youth Centennial Scholarship Program, which is administered by the North Shore Community Foundation on behalf of the City, the program provides annual scholarships to youth who have demonstrated outstanding community service and who are pursuing post-secondary education.</p> <p>5 scholarships of \$1,000 are awarded by the City each year. Funding of the scholarships (\$5,000) comes from the interest earned by the Foundation.</p> <p>The City appoints an internal Scholarship Adjudication Committee to review application forms and nominate recipients. City Council determines the award winners.</p>	<ul style="list-style-type: none"> <li>• Individual achievement(s) are taken into consideration including, but not limited to, arts/athletics/academics and overcoming adversity;</li> <li>• Applicants must demonstrate outstanding community service in the City or elsewhere (more than 30 hours);</li> <li>• Financial need is a relevant factor;</li> <li>• Applicants must be in grade 12 and eligible to graduate (within 1 year of application) from any public or private secondary school;</li> <li>• Applicants must have a satisfactory Grade Point Average;</li> <li>• Applicants must have the intention to pursue secondary education and/or training; proof of full-time registration in a post-secondary institution or training is required before money is disbursed to the student's credit at the school.</li> </ul>
<b>City of Port Coquitlam</b>	<b>No</b>		



**SURVEY OF LOWER MAINLAND MUNICIPALITIES  
BURSARY/SCHOLARSHIP PROGRAMS**

<b>Municipality</b>	<b>Student Bursary / Scholarship Program Yes or No</b>	<b>Description of Program and Bursary Award</b>	<b>Evaluation / Eligibility Criteria</b>
<b>City of Port Moody</b>	<b>Yes</b>	<p>Grade 12 students who intend to pursue a post-secondary education after they graduate, can apply to the Port Moody Youth Scholarship Program.</p> <p>A \$1,000 scholarship awarded to one (1) student in Port Moody, each year.</p> <p>If selected, the City will present the student with a cheque after providing proof of registration at a recognized post-secondary institution (arts, academic, business, athletic, and vocational).</p>	<p>A Port Moody resident, or student attending a Port Moody school, who's enrolled in Grade 12, can apply.</p> <p>Students Must Demonstrate:</p> <ul style="list-style-type: none"> <li>• Leadership in, and contributions to their school/community;</li> <li>• Excellence in academics, athletics, arts or technical education; and</li> <li>• Good academic standing (B average).</li> <li>• Financial need.</li> </ul>
<b>City of Surrey</b>	<b>No</b>	<p>As part of the "Honey Hooser Scholarship", \$500 is awarded each year to a graduating post-secondary student, or to a student with an interest in arts and crafts graduating from a post-secondary school in Surrey or to a person with disabilities interested in arts and crafts. Individuals must submit an application for review to the City of Surrey.</p>	

**SURVEY OF LOWER MAINLAND MUNICIPALITIES  
BURSARY/SCHOLARSHIP PROGRAMS**

<b>Municipality</b>	<b>Student Bursary / Scholarship Program Yes or No</b>	<b>Description of Program and Bursary Award</b>	<b>Evaluation / Eligibility Criteria</b>
<b>City of Richmond</b>	<b>No</b>	<p>As part of the City's U-ROC (Richmond Outstanding Community) Youth Awards, the City asks for professionals and community members working with youth, who know of an "Outstanding Youth", "Asset Champion", or "Youth Group", to nominate them for an award. Awards are given in three categories:</p> <p><u>"Outstanding Youth"</u> – nominated for displaying exceptional qualities, making Richmond a better place and overcoming barriers towards their personal success;</p> <p><u>"Asset Champions"</u> – these are adults who have shown dedication and commitment to helping youth build Developmental Assets. They go out of their way to inspire, mentor and make a difference in the lives of youth;</p> <p><u>"Youth Group"</u> – recognizes groups of youth who have made significant accomplishments as a team, such as volunteering their time, working on a special project, or have gone the extra mile to be inclusive and welcoming.</p>	
<b>City of Vancouver</b>	<b>No</b>		
<b>District of North Vancouver</b>	<b>Yes</b>	<p>As part of the District's "Centennial Bursary Awards Program," the District provides a bursary of \$775 (2019) to one (1) student in each of the District's 7 secondary schools based on established criteria. The scholarship is from a trust fund endowed in 1958.</p> <p>Applications and nominations are made through each of the 7 high schools in the District.</p>	<p>Criteria:</p> <ul style="list-style-type: none"> <li>• Qualities of scholarship, leadership, character, and need.</li> <li>• Must be resident for the last two years within the District;</li> <li>• No other financial award is being granted to the student;</li> <li>• Money must be used to continue the student's education at a post-secondary institution.</li> </ul>
<b>Township of Langley</b>	<b>No</b>	<p>As part of the Community Grants Program, the Township of Langley provides high school "Dry Grad" grants based on requests from high school "dry grad" committees that support the promotion of alcohol and drug free events. Maximum one grant per school to a maximum of \$250.</p>	



## Bursary Award Policy - DRAFT

### POLICY PURPOSE

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The City of Burnaby Council recognizes the importance of a post-secondary education in a student's career pursuits and the value of a well-trained workforce in the region's continued economic vitality. To that end, the City of Burnaby Bursary Award Program is intended to enhance the future of Burnaby public secondary school students by recognizing leadership qualities, volunteerism, and community involvement, and encourage them to pursue post-secondary education and training.

### POLICY STATEMENT

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The City of Burnaby Bursary Award Policy recognizes eligible Burnaby public secondary school students, residing in Burnaby, who are working towards successful completion of Grade 12 and are continuing their education and training with a post-secondary institution. The financial needs of a student are taken into consideration in order to prioritize and provide assistance and encouragement to promising students that may be challenged by the cost of post-secondary education.

### ELIGIBILITY CRITERIA

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To be eligible for a City of Burnaby Bursary, students must meet the following criteria:

- Be a Canadian citizen or a permanent resident of the City of Burnaby;
- Be in Grade 12 and eligible to graduate (within the year of application) from a public secondary school in Burnaby School District 41;
- Be accepted to a program of studies at a post-secondary institution in Canada, such as universities, community colleges, technical schools – proof of registration in a minimum of three courses in a post-secondary institution shall be required before any bursary award payment is made to a recipient;
- Preference will be given to a student who has participated in a community program prior to graduating and can demonstrate outstanding community involvement and volunteerism; and,
- Students who demonstrate financial need (family income below \$50,000) will be given priority.

For the purpose of processing City of Burnaby bursary awards, a student's personal information will be collected under the authority of the Freedom of Information and Protection of Privacy Act, Section 26(c). A student's personal information is used for the purpose of verifying eligibility, selecting successful candidates, and processing the scholarship payment.

## **BURSARY AWARD**

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A bursary award of \$1,000 shall be awarded to one student in each public secondary school in Burnaby each year, and shall be based on established eligibility criteria.

## **SELECTION AND NOMINATION PROCESS**

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The City of Burnaby Mayor's Office shall forward the Nomination Form, by February 1 of each year, to appropriate personnel at each School District 41 public secondary school (Attachment).

Each Burnaby public secondary school shall nominate three potential bursary award recipients based on established eligibility criteria, and shall complete and return the Nomination Forms to the City of Burnaby Mayor's Office by May 1, of each year. A copy of the post-secondary registration form must be attached to the Nomination Form to confirm registration with a post-secondary institution.

Subsequent to review of submitted Nomination Forms by the Mayor and two members of the Executive Committee, the Mayor's Office shall forward a congratulatory letter to the successful recipient, with a copy to the appropriate secondary school principal. A certificate will be presented by a City Councillor or designate to the recipient at a succeeding Council meeting.

## **PAYMENT OF BURSARY AWARDS**

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The City of Burnaby Mayor's Office shall complete payment requisitions for each bursary recipient and forward to the Finance Department for processing.

## **ATTACHMENT**

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Bursary Nomination Form

PLEASE PRINT OR TYPE

Nominee:

\_\_\_\_\_

Student Name

\_\_\_\_\_

Address

\_\_\_\_\_

Postal Code

\_\_\_\_\_

Home Phone Number

- Be a Canadian citizen or a permanent resident of the City of Burnaby;
- Be in Grade 12 and eligible to graduate (within the year of application) from a public secondary school in Burnaby School District 41;
- Be accepted to a program of studies at a post-secondary institution in Canada, such as universities, community colleges, technical schools – proof of registration in a minimum of three courses in a post-secondary institution shall be required before any bursary award payment is made to a recipient;
- Preference will be given to a student who has participated in a community program prior to graduating and can demonstrate outstanding community involvement and volunteerism; and,
- Students who demonstrate financial need (family income below \$50,000) will be given priority.

Family Income per year: (Please check-off one box)

\$30,000 and under	
\$30,000 to \$50,000	
\$50,000 to \$70,000	
\$70,000 to \$90,000	
\$90,000 to 100,000+	

Detailed description of student’s participation in a community program:

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\_\_\_\_\_  
Secondary School Principal

\_\_\_\_\_  
Date

*Forward this Bursary Award Nomination Form to the City of Burnaby Mayor’s Office by May 01.*



Meeting 2019 November 18

COUNCIL REPORT

## **EXECUTIVE COMMITTEE OF COUNCIL**

*HIS WORSHIP, THE MAYOR  
AND COUNCILLORS*

**SUBJECT: FESTIVALS BURNABY GRANT PROGRAM APPLICATION**

### **RECOMMENDATION:**

1. THAT Council approve the Festivals Burnaby grant recommendation, as outlined in this report.

## **REPORT**

### **INTRODUCTION**

The Executive Committee of Council, at its meeting held on 2019 November 06, considered Festivals Burnaby grant application from a community group organizing a small scale festival in Burnaby.

### **POLICY**

The provision of Festivals Burnaby grants to community groups is aligned with the City of Burnaby's Corporate Strategic Plan by supporting the following goals and sub-goals of the Plan:

- 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

-48-





Meeting 2019 November 18

COUNCIL REPORT

### EXECUTIVE COMMITTEE OF COUNCIL

*HIS WORSHIP, THE MAYOR  
AND COUNCILLORS*

**SUBJECT: GRANT APPLICATIONS**

#### **RECOMMENDATION:**

1. THAT Council approve the grant recommendations, as outlined in this report.

### **REPORT**

#### **INTRODUCTION**

The Executive Committee of Council, at its meeting held on 2019 November 06, considered grant applications from community groups supporting Burnaby residents.

#### **POLICY**

The provision of grants to community groups is aligned with the City of Burnaby's Corporate Strategic Plan by supporting the following goals and sub-goals of the Plan:

- A Connected Community
  - Social connection – Enhance social connections throughout Burnaby
- An Inclusive 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

#### **RECOMMENDATIONS**

The Executive Committee of Council recommends the following grants for Council's approval:

<b>#19.53.f</b>	<b>Tourism Burnaby</b> <i>2019 World Ringette Championships</i>	<b>\$18,846 in-kind facility fee waiver</b>
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An application was received from Tourism Burnaby requesting an in-kind grant to offset the cost of facility rental in support of the 2019 World Ringette Championships to be held on 2019 November 23 – December 4 at Bill Copeland Sports Centre. The competition is held bi-

To: His Worship, the Mayor and Councillors  
 From: Executive Committee of Council  
 Re: Grant Applications  
 2019 November 18.....Page 2

annually, and this year eight teams from Canada, United States, Sweden, Finland and Czech Republic are participating. In addition to the main competition, the event features a staging competition, opening ceremonies, VIP receptions, coaching clinics, a school program, grassroots participation opportunities, and the International Ringette Federation's Annual General Meeting. At least 7,000 spectators are expected to attend the event.

Request: \$18,846 *in-kind*  
 facility fee waiver

CPA: 2018 – No Application  
 2017 – No Application  
 2016 – No Application\*

\*In 2016, Tourism Burnaby received a \$25,000 grant to assist with the cost of the facility rental and staff in support of the 2016 WTF World Taekwondo Junior Championships held at Bill Copeland Sports Centre.

**#19.54. Burnaby Seniors Outreach Services Society \$8,000**  
*Outreach Programs*

An application was received from the Burnaby Seniors Outreach Services Society requesting a grant in support of its outreach programs in 2019/2020. The Society is dedicated to promoting the emotional health and well-being of seniors and their caregivers through a number of programs including Peer Support, Caregiver Support, and Memory Café. Between 2018 April and 2019 March, 55 seniors participated in the Peer Support Program, 74 individuals participated in Caregiver Support Groups held on 38 occasions, 101 individuals attended the Caregiver Education Series, 200 individuals attended the annual Caregiver Expo, 240 caregivers received the Society's e-newsletter, and 103 individuals participated in the Memory Café.

Request: \$10,000

CPA: 2018 - \$8,000\*  
 2017 - \$3,000\*\*  
 2016 - \$3,000\*\*

\*In 2018, the Society received a \$3,000 grant in support of its Seniors Peer Counselling Training Course and a \$5,000 one-time grant in support of Memory Café start-up costs.

\*\*In 2017 and 2016, the Society received a \$3,000 grant in support of its Seniors Peer Counselling Training Course.

Respectfully submitted,

Councillor S. Dhaliwal  
 Chair

Mayor M. Hurley  
 Vice Chair

Copied to: City Manager Director Corporate Services Director Finance Director Parks, Recreation & Cultural Services
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## MANAGER'S REPORT November 18, 2019

*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 BURNABY CHILDREN'S CHARTER

**PURPOSE:** To provide information on the Children's Charter developed by the Burnaby Children's Community Table.

#### 02 INITIATION OF HOUSING NEEDS REPORT AND UBCM FUNDING REQUEST

**PURPOSE:** To obtain authorization to prepare a Housing Needs Report and pursue funding from the Union of British Columbia Municipalities (UBCM) Housing Needs Report program.

#### 03 PUBLIC ELECTRIC VEHICLE CHARGING STATIONS

**PURPOSE:** To establish regulations and fees for the use of City-owned public electric vehicle charging stations.

#### 04 BUILDING PERMIT TABULATION REPORT NO. 10 FROM 2019 OCTOBER 01 – 2019 OCTOBER 31

**PURPOSE:** To provide Council with information on construction activity as reflected by the building permits that have been issued for the subject period.

**Item****05 SUMMER OUTDOOR CONCERTS 2020**

**PURPOSE:** To request approval for 2020 events at Deer Lake Park Festival Lawn and Swangard Stadium.

**06 2019 NOVEMBER – PARKS, RECREATION AND CULTURAL SERVICES  
CAPITAL FUNDING BYLAW**

**PURPOSE:** To request a Capital Reserve Fund Bylaw to finance 2020 projects outlined in this report.

**07 MURAL GRANT FUNDING FOR 7272 BULLER AVENUE**

**PURPOSE:** To approve funding for the mural at 7272 Buller Avenue as part of the 2019 Burnaby Mural Grant Program.

**08 CONTRACT AWARD  
BERESFORD AND GILLEY INTERSECTION IMPROVEMENTS**

**PURPOSE:** To obtain Council approval to award a contract for the Beresford and Gilley Intersection Improvements project.

**09 CONTRACT AWARD  
HIRED EQUIPMENT SERVICES  
BC PLANT HEALTH CARE LTD.**

**PURPOSE:** To obtain Council approval to award a contract for hired equipment services.

**10 CONTRACT AWARD  
HIRED EQUIPMENT SERVICES  
MCRAE'S ENVIRONMENTAL SERVICES LTD.**

**PURPOSE:** To obtain Council approval to award a contract for hired equipment services.

**Item**

**11        CONTRACT AWARD  
             HIRED EQUIPMENT SERVICES  
             SCOTT MITCHELL EXCAVATING LTD.**

**PURPOSE:** To obtain Council approval to award a contract for hired equipment services.

**12        CONTRACT AWARD  
             HIRED EQUIPMENT SERVICES  
             ASPLUNDH CANADA ULC.**

**PURPOSE:** To obtain Council approval to award a contract for hired equipment services.

**13        CONTRACT AWARD  
             HIRED EQUIPMENT SERVICES  
             TREVOR JARVIS CONTRACTING LTD.**

**PURPOSE:** To obtain Council approval to award a contract for hired equipment services.

**14        CONTRACT AWARD  
             HIRED EQUIPMENT SERVICES  
             VANPORT ENTERPRISES LTD.**

**PURPOSE:** To obtain Council approval to award a contract for hired equipment services.

**15        CONTRACT RENEWAL  
             CITY FLEET INSURANCE**

**PURPOSE:** To request Council approval for a one year contract renewal for the Vehicle Fleet Insurance Program.

**16        CONTRACT EXTENSION  
             ANIMAL CONTROL AND SHELTER SERVICES**

**PURPOSE:** To obtain Council approval for the award of a one year contract extension for the operation of the City's animal shelter and provision of enforcement services for the Animal Control Bylaw.

**Item**

- 17 CONTRACT EXTENSION  
REPAIR AND MAINTENANCE OF STREET LIGHTS AND TRAFFIC  
SIGNALS**
- PURPOSE:** To obtain Council approval to award a one year contract extension for the repair and maintenance of street lights and traffic signals.
- 18 SITING APPROVAL (PRELIMINARY PLAN APPROVAL #18-210)  
7289 CURRAGH AVENUE  
PROPOSED TWO-STOREY INDUSTRIAL BUILDING UNDER EXISTING  
ZONING  
ROYAL OAK COMMUNITY PLAN**
- PURPOSE:** To inform Council of a request to construct a new two-storey industrial building under existing zoning in the Royal Oak Community Plan.
- 19 REZONING REFERENCE #17-28  
HIGH-RISE APARTMENT BUILDING WITH STREET-ORIENTED  
TOWNHOUSES AND A SIX STOREY NON-MARKET RENTAL  
COMPONENT  
METROTOWN DOWNTOWN PLAN**
- PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2019 December 10.
- 20 REZONING REFERENCE #18-15  
MULTIPLE-FAMILY INFILL DEVELOPMENT  
ROYAL OAK COMMUNITY PLAN**
- PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2019 December 10.
- 21 REZONING REFERENCE #19-15  
SKYSIGN ON EXISTING BUILDING  
WILLINGDON BUSINESS PARK**
- PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2019 December 10.

**Item**

**22 REZONING REFERENCES #19-54, 19-55, 19-56, 19-57, 19-58 AND 19-59  
PRE-ZONING FOR NON-MARKET HOUSING DEVELOPMENTS**

**PURPOSE:** To seek Council authorization to forward these applications to a  
Public Hearing on 2019 December 10.

Yours respectfully,



Lambert Chu  
City Manager



Item .....
Meeting.....2019 November 18

## COUNCIL REPORT

**TO:** CITY MANAGER **DATE:** 2019 November 13

**FROM:** DIRECTOR PLANNING AND BUILDING **FILE:** 13000 02  
*Reference: Child Care*

**SUBJECT:** BURNABY CHILDREN'S CHARTER

**PURPOSE:** To provide information on the Children's Charter developed by the Burnaby Children's Community Table.

**RECOMMENDATIONS:**

1. **THAT** Council endorse the Burnaby Children's Charter as presented to Council at its meeting on 2019 November 4.
2. **THAT** a copy of this report be forwarded to the Burnaby Children's Community Table.

**REPORT****1.0 BACKGROUND**

At its meeting on 2019 November 4, Council received a delegation from the Burnaby Children's Community Table (BCCT). The BCCT is a merged community planning table comprised of the Burnaby Early Childhood Development Table and the Burnaby School Aged Initiative. The BCCT includes a broad base of non-government community service providers and government representatives including the City (Parks, Recreation and Culture, Burnaby Public Library and Social Planning), Burnaby School District, Fraser Health and the Ministry of Children and Family Development who work together to plan and coordinate programs and services for children, youth and families.

Representatives of the BCCT along with three Burnaby school children appeared at the 2019 November 4 Council meeting to request endorsement of its newly developed Children's Charter. Arising from the delegation, Council referred the delegation's request to staff for a report recommending that the City endorse the Charter and highlight ways that the City can support the Charter. This report responds to that request.

**2.0 THE BURNABY CHILDREN'S CHARTER**

In general terms, a children's charter sets out a vision for a child-friendly city and promotes the implementation of the UN Convention on the Rights of the Child (UNCRC) at the community level. The UNCRC was adopted by the United Nations in 1989 and ratified by Canada in 1991.



To: City Manager  
 From: Director Planning and Building  
 Re: Burnaby Children's Charter  
 2019 November 13 ..... Page 2

The Burnaby Children's Charter is the culmination of a three-year project that engaged over 250 Burnaby children from ages three to 12 years old in identifying their rights and responsibilities (see *Attachment 1*). Thirty staff at 12 agency sites across the city were trained on how to use play and art-based tools to elicit a child's view of a child-friendly community. The agency sites included child care centres, non-profit agencies and school-based StrongStart programs.

With the support of Equitas International Centre for Human Rights Education (formerly known as the Canadian Human Rights Foundation), the voices of Burnaby children were collected and reflected in the Charter. The Charter is meant to be used as a tool to help organizations embed the principles on the UNCRC into their work. Children's rights aim to ensure that each child has the opportunity to reach their full potential. In Burnaby, children identified the following rights for the Burnaby Children's Charter:

- I have the right to play
- I have the right to healthy food and clean water
- I have the right to a clean environment
- I have the right to feel safe
- I have the right to people who care about me
- I have the right to kindness, love, and to be included
- I have the right to sleep and rest
- I have the right to community spaces
- I have the right to be heard and to express myself
- I have the right to learn

The BCCT has developed an Action Planning Guide to help organizations implement the Charter. The Guide encourages organizations to reflect on their policies, programs and services and provides best practices in implementing Charter articles.

The BCCT will also seek endorsement of the Charter by other community partners including the Burnaby School District, Fraser Health, Ministry of Children and Family Development and Burnaby-based community service providers.

### 3.0 POLICY

The Burnaby Children's Charter aligns with the City of Burnaby's Corporate Strategic Plan in relation to the following goals and sub-goals of the plan:

#### *A Connected Community*

- Social Connection – Enhance social connections throughout Burnaby
- Partnership – Work collaboratively with businesses, educational institutions, association, other communities and governments

#### *An Inclusive Community*

- Serve a diverse community – Ensure City services fully meet the needs of our dynamic community

To: City Manager  
 From: Director Planning and Building  
 Re: Burnaby Children's Charter  
 2019 November 13 ..... Page 3

- 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 wellbeing
- Healthy environment – Enhance our environmental health, resilience and sustainability
- Lifelong learning – Improve upon and develop programs and services that enable ongoing learning
- Community involvement – Encourage residents and businesses to giveback to and invest in the community

### **4.0 SUPPORTING THE CHARTER**

Through the Charter, Burnaby children have identified what they need to grow up healthy and happy. There is direct alignment with the children's rights identified in the Charter and the Corporate Strategic Plan and the strategic priorities of the City's sustainability strategies (Social Sustainability Strategy, Environmental Strategy and Economic Development Strategy). Through implementation of the Corporate Strategic Plan and the sustainability strategies, the City continues to promote the health and well being of children and families.

A key principle of the Charter is children's right to be heard. Moving forward, various City departments can endeavour to ensure that children's voices are heard in community consultation, engagement and planning processes. To facilitate the implementation of the Charter as appropriate, staff will distribute the Charter and Action Guide to City departments and the Burnaby Public Library.

### **5.0 RECOMMENDATION**

It is recommended that Council endorse the Burnaby Children's Charter. By endorsing the Charter, Council will further demonstrate the City's commitment to the health and well being of Burnaby children and families.

It is further recommended that a copy of this report be forwarded to the Burnaby Children's Community Table.



E.W. Kozak, Director  
 PLANNING AND BUILDING

MM:sa  
 Attachment

Copied to: Director Parks, Recreation and Cultural Services  
 Director Public Safety and Community Services  
 Director Corporate Services  
 Director Finance

Chief Librarian  
 City Clerk

# Burnaby Children's Charter

I have the right to feel safe

"If you get treated badly, you will have a bad memory."

"I like that I can walk to my grandparent's house."



I have the right to healthy food and clean water

"I like to eat bananas."

"It's good that there are stores in my community. We need food to grow big."

I have the right to community spaces

"The library [is important], because anyone can go there."

"[Community centre is important because] you can learn without having to go to school"



I have the right to a clean environment

"I like to collect caterpillars. I like flowers."

"Stop people smoking."



I have the right to play

"When I can play I'm happy."

"I like to play outside in the park."



I have the right to people who care about me

"I love my mom, dad and brother, they take care of me."

"I ask the police if I don't know how to go home."



I have the right to kindness, love, and to be included

"We help others so that when we need help they help us."

"When we are treated right we will treat others better."



I have the right to be heard and to express myself

"I like when the teacher writes my ideas down."

"Listen to us, don't ignore us."

I have the right to sleep and rest

"Because we need to sleep to grow."

"[I like] my house when no one is there. I like alone time."

"[We need] apartment buildings families can afford."

I have the right to learn

"The aquarium is important because you can learn about jellyfish."

"I like my school. I like to go there to play with my teacher and my friends."



Item.....
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## COUNCIL REPORT

**TO:** CITY MANAGER **DATE:** 2019 November 13

**FROM:** DIRECTOR PLANNING AND BUILDING **FILE:** 16000 20

**SUBJECT:** INITIATION OF HOUSING NEEDS REPORT AND UBCM FUNDING REQUEST

**PURPOSE:** To obtain authorization to prepare a Housing Needs Report and pursue funding from the Union of British Columbia Municipalities (UBCM) Housing Needs Report program.

**RECOMMENDATIONS:**

1. **THAT** Council authorize the preparation of a Housing Needs Report, as described in Section 4.0 of this report.
2. **THAT** Council authorize the submission of an application to the UBCM Housing Needs Report Program, for up to \$70,000 in grant funding, as described in Section 5.0 of this report.
3. **THAT** Council support the proposed project and undertake to provide overall grant management, as required by the UBCM Housing Needs Reports Program.

**REPORT****1.0 INTRODUCTION**

On 2019 April 16, the provincial *Local Government Act* was amended to require all local governments to develop a Housing Needs Report. Under the act, the City must complete its first Housing Needs Report by April 2022 and update it every five years thereafter.

A Housing Needs Report provides a summary of the City's housing stock and determines existing and anticipated housing needs. In Burnaby, this information will strengthen the ability of the City to understand the number and type of housing units that are most needed across the City. This information will inform other City plans and policies, such as the Official Community Plan Update and the upcoming Housing Strategy.

**2.0 POLICY CONTEXT**

The collection and analysis of housing data is a fundamental step towards fulfilling many of the City's strategic directions for housing. Specific goals and policies supported through this work include:

To: City Manager  
 From: Director Planning and Building  
 Re: Housing Needs Report  
 2019 November 13 ..... Page 2

### **The Official Community Plan**

- Residential Goals
  - Goal 1 – Residential Opportunities – To provide a varied range and choice of living opportunities within the City.
  - Goal 4 – Special and Affordable Housing Needs – To help ensure that the needs of people with special and affordable housing requirements are met.
- Social Planning Goal – To facilitate the development and ongoing sustainability of a community which enhances the physical, social, psychological and cultural well-being of Burnaby residents.

### **The Corporate Strategic Plan**

- A Connected Community
  - Partnership – Work collaboratively with businesses, educational institutions, associations, other communities and governments
- An Inclusive 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
- A Dynamic Community
  - Community development - Manage change by balancing economic development with environmental protection and maintaining a sense of belonging

## **3.0 HOUSING NEEDS REPORTS REQUIREMENTS**

The Province has set out requirements for a Housing Needs Report in the *Local Government Act*, and created associated regulations that include specifications for the types of data that must be collected and the content of the final report<sup>1</sup>.

Housing Needs Reports must include approximately 50 distinct kinds of data, which are related to population, households, economic sectors, labour force and housing units. Following completion of a Housing Needs Report, the City must submit a standardised summary to the Province that provides information on key housing indicators and consultation processes. It must report on key findings which include:

- the current and anticipated number of housing units needed, by bedroom;

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<sup>1</sup> A guide to requirements for Housing Needs Reports can be found at [https://www2.gov.bc.ca/assets/gov/housing-and-tenancy/tools-for-government/uploads/summaryhnrrequirements\\_apr17\\_2019.pdf](https://www2.gov.bc.ca/assets/gov/housing-and-tenancy/tools-for-government/uploads/summaryhnrrequirements_apr17_2019.pdf)

To: City Manager  
 From: Director Planning and Building  
 Re: Housing Needs Report  
 2019 November 13 ..... Page 3

- the number and percentage of households in core housing need, by tenure, for the last three census reports;
- the number and percentage of households in extreme core housing need, by tenure, for the last three census reports; and,
- statements about the current and anticipated needs for specific types of housing including affordable housing, rental housing, special needs housing, seniors housing and shelter housing.

Upon completion, the Housing Needs Report must be received by Council in a public meeting and published online for free public access.

Housing Needs Reports must be completed by April 2022 and updated every five years thereafter. The City's Housing Needs Report, and information on which it is based, must be considered when developing or amending the Official Community Plan and Regional Growth Strategy.

#### 4.0 WORK PLAN

The Ministry of Municipal Affairs and Housing, and Metro Vancouver are collecting and assembling many of the datasets required for the Housing Needs Report on behalf of local governments. Burnaby is working with Metro Vancouver to provide consistency across municipalities in the collection and assembly of data. These datasets will be provided to the City in the coming months, at which time the City will begin to analyse these datasets and identify additional local data requirements.

In Spring 2020, the City will gather supplementary data on Housing Needs from key housing providers across the City. This will include engaging with First Nations and local indigenous organisations, non-profit housing providers, Fraser Health Authority, student housing groups, and organisations representing vulnerable populations such as those experiencing or at risk of homelessness, seniors, new immigrants and refugees. The results of consultation and data analysis will inform the development of the draft Housing Strategy, which will coincide with preparation of the Housing Needs Report.

In late Spring/Summer 2020, staff will prepare a draft of the Housing Needs Report, and will provide this for Council consideration in early Fall 2020.

An overview of the proposed activities to produce a Housing Needs Report is given in Table 1 below.

**Table 1: Housing Needs Report Work Overview**

Phase	Description	Deliverables
<b>Phase One</b> Project Planning and Administration	This includes all project management activities including researching requirements, scheduling, budgeting and allocating resources for this work.	<ul style="list-style-type: none"> <li>• Council Report</li> <li>• UBCM Funding application</li> <li>• RFP for Consultant</li> </ul>

To: City Manager  
 From: Director Planning and Building  
 Re: Housing Needs Report  
 2019 November 13 ..... Page 4

Phase	Description	Deliverables
<b>Phase Two</b> Data Collection and Analysis	Data collection will be undertaken in two parts: <ul style="list-style-type: none"> <li>• Part 1 will involve receiving and analysing base datasets from Metro Vancouver.</li> <li>• Part 2 will involve collecting supplementary data through stakeholder consultation and engagement. All data will be analysed to identify trends/gaps and summarise key findings.</li> </ul>	<ul style="list-style-type: none"> <li>• Consultation Materials including Housing Needs Survey and stakeholder workshop materials</li> </ul>
<b>Phase Three</b> Report Preparation and Approvals	This includes drafting the report, and circulating it to stakeholders and internal staff for input and approvals. This also includes undertaking internal training on maintaining and updating the Housing Needs Report.	<ul style="list-style-type: none"> <li>• Draft Housing Needs Report</li> <li>• Training Materials</li> </ul>
<b>Phase Four</b> Report Adoption and Publication	This includes presenting the report to Council and, if adopted, publishing it on the City website, and providing a report to the Ministry for Municipal Affairs and Housing, as required by the <i>Local Government Act</i> .	<ul style="list-style-type: none"> <li>• Housing Needs Report</li> <li>• Council Report</li> <li>• Report for Ministry of Municipal Affairs and Housing</li> </ul>

## 5.0 FUNDING PROGRAM

The Ministry of Municipal Affairs and Housing has established a funding program, administered by the Union of BC Municipalities (UBCM), to support local governments in developing Housing Needs Reports. In total, \$5 million is available over three years, with funding maximums for each local government based on the net population of their planning area.

The City is eligible for up to \$70,000 in funding from this program. Under the program requirements, this can be used for project coordination, research, engagement, report publication and presentations. It can also be used for expenditures to support these activities, including consulting fees, staff and administration costs, and costs for public information and staff training. The application deadline for the current round of UBCM funding is 2019 November 29, with funding awards announced by the end of January 2020. The Housing Needs Report must be delivered within 12 months of receiving funding.



To: City Manager  
 From: Director Planning and Building  
 Re: Housing Needs Report  
 2019 November 13 ..... Page 5

Given the large number of competing work priorities in the City's housing program, it is recommended that the City apply for the maximum amount of UBCM funding and, if successful, conduct a Request for Proposals (RFP) process for a consultant to assist staff with this work.

The consultant would be expected to share best practices and methodology, assist in data analysis, community consultation and engagement activities, report preparation, and in building staff capacity for undertaking future Housing Needs Reports. The assistance of a consultant would serve to expedite the process and ensure the City meets its legislated requirements in a timely fashion.

A Council resolution is required, indicating the City's support for the project and willingness to provide overall grant management. Further details on the UBCM Housing Needs Report Program can be found in the guide documents.<sup>2</sup>

## 6.0 CONCLUSION

A Housing Needs Report is a foundational document that will strengthen the City's ability to understand housing needs in the community. The Report will provide valuable information for the Housing Strategy, the Official Community Plan Update and other City plans and processes. By undertaking this work, the City will also be able to meet its legal obligations to produce a Housing Needs Report by 2022, as required by the *Local Government Act*.

It is recommended that Council authorize staff to apply for UBCM funding, in accordance with the UBCM Housing Needs Reports Program, and if successful, begin work to prepare a Housing Needs Report.



E.W Kozak, Director  
 PLANNING AND BUILDING

SC:sa

cc: Director Finance  
 Director Public Safety and Community Services  
 Director Corporate Services  
 City Clerk

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<sup>2</sup> <https://www.ubcm.ca/assets/Funding~Programs/LGPS/HNR/housing-needs-report-nov2019-program-guide.pdf>





Item .....
Meeting ..... 2019 Nov 18

## COUNCIL REPORT

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**TO:** CITY MANAGER **DATE:** 2019 November 13

**FROM:** DIRECTOR ENGINEERING **FILE:** 37500-16

**SUBJECT: PUBLIC ELECTRIC VEHICLE CHARGING STATIONS**

**PURPOSE:** To establish regulations and fees for the use of City-owned public electric vehicle charging stations.

---

**RECOMMENDATIONS:**

1. **THAT** Council approve the regulations and fees for the use of City-owned public electric vehicle charging stations as outlined in this report;
2. **THAT** Council authorize the City Solicitor to bring forward the Parking Meter and Electric Vehicle Charging Meter Bylaw, substantially in the form attached to this report, and repeal *Parking Meter Bylaw 1998*; and
3. **THAT** Council authorize the City Solicitor to bring forward amendments to the *Parks Parking Regulation Bylaw 1991* and *Bylaw Notice Enforcement Bylaw 2009*, in accordance with Section 5.0 of this report.

**REPORT****1.0 INTRODUCTION**

On 2018 November 19, Council approved a pilot project for City public EV charging to support the uptake and use of electric vehicles (EV) because it is aligned with the City's three sustainability plans (environmental, social and economic). The project provides needed access to residents that do not have the option to charge at home and responds to the rapidly increasing popularity and use of electric vehicles (EV) in Metro Vancouver. With Council's recent declaration of a climate emergency, the importance of this project is further amplified. As part of the initial phase of the pilot project, several public EV charging stations are targeted for installation before the end of this year. This report recommends a set of regulations to manage the use and enforcement of these new City-owned public EV charging stations.

To: City Manager  
 From: Director Engineering  
 Re: PUBLIC ELECTRIC VEHICLE CHARGING  
 STATIONS

2019 November 13 .....Page 2

## 2.0 POLICY SECTION

The provision of EV charging stations is aligned with the City of Burnaby's Corporate Strategic Plan by supporting the following goals and sub-goals of the Plan.

### Goal

- A Connected Community
  - Geographic connection –  
Ensure that people can move easily through all areas of Burnaby using any form of transportation
- A Healthy Community
  - Healthy environment –  
Enhance our environmental health, resilience and sustainability
- An Dynamic Community
  - City facilities and infrastructure –  
Build and maintain infrastructure that meets the needs of our growing community
- A Thriving Organization
  - Technology and innovation –  
Support technology development and innovation to empower staff and to advance community objectives

## 3.0 BACKGROUND

A key consideration for owning an EV is how to charge it. There are three basic approaches: Levels 1, 2, and 3 (DC fast charger - DCFC). Level 1 uses a standard 120 volt outlet common in many households. Unfortunately this is not very convenient because of the length of time required (up to a day) to fully charge an EV. Level 2 uses a 208 or 240 volt outlet used for such things as electric stoves and clothes dryer, and can fully charge an EV in less than 8 hours. Level 3 or DCFC uses direct current at 50kW or 25kW to quickly charge an EV in less than an hour. To assist EV owners who may need a top up charge to help them reach their destination, the City is purchasing and installing Level 2 public EV charging stations at six locations (18 charging ports) before the end of the year. These will be located at McGill Library, Edmonds Community Center, Burnaby City Hall, Riverway Golf Course, Central Park (tennis court parking lot), and Bill Copeland Sports Centre. Other locations in City-owned properties and on public streets are being reviewed for future expansions.

To: City Manager  
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 Re: PUBLIC ELECTRIC VEHICLE CHARGING  
 STATIONS

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The charging stations will be operated and maintained by a third party contractor, under terms and conditions established by the City. Engineering Transportation Services will administer the program with assistance from Public Safety & Community Services to monitor and enforce the use of the public EV charging parking spaces.

#### 4.0 EV CHARGING RATES AND REGULATIONS

Within 15 km of Burnaby, there are about 400 electric vehicle charging stations with the majority (93%) of them being Level 2 chargers. About half of these have a user fee associated with them, with the remaining provided at no cost.<sup>1</sup> A review of these charging stations show increasing usage as EV's become more common, with many of them experiencing congestion. This is anticipated to worsen over time as adoption of EVs increase. Some identified problems include EVs parked at a charging station for multiple hours even when not charging or after the battery has been fully recharged. This reduces the availability of the charging stations to those who may need to rely on them. To avoid this problem and increase turnover, it is recommended that a time based user fee be applied to City-owned public EV charging stations. The user fee will help encourage EV drivers with access to home charging to use those preferentially, and to use the public charging station only for as long as required to receive a sufficient charge to reach their destination or next charging station. This approach maximizes the availability of the charging station to the public, and maximizes the utility of the asset. The fees recovered will also help to offset the cost of installing and operating the charging stations.

The proposed fee for Level 2 charging is outlined in the table below. A base rate of \$2.00/hr is proposed for most of the day and evening when demand is anticipated to be higher. A reduced rate of \$1.00/hr is proposed in the late evening and overnight when demand is anticipated to be lower. A four hour maximum length of stay is proposed to encourage turnover, and to provide more than sufficient time for most users to top up the charge on their vehicle.

Time (Daily)	4 Hours Maximum	
6:00am-10:00pm	\$2.00/hr	plus applicable parking meter rate
10:00pm-6:00am	\$1.00/hr	plus applicable parking meter rate

The rate of \$2.00/hr for Level 2 charging is also used in some other municipalities and has been found to be effective in minimizing abuse of charging stations. It will also ensure that other modes such as walking, biking and transit remain more attractive financially than driving an EV.

<sup>1</sup> [https://chargehub.com/en/countries/canada/british-columbia/burnaby.html?city\\_id=1323](https://chargehub.com/en/countries/canada/british-columbia/burnaby.html?city_id=1323)

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 STATIONS

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Future adjustments of the proposed rates and regulations may be required in response to supply and demand for charging stations. To provide this flexibility, it is proposed that the Director Engineering be authorized to establish the rates and regulations for the ongoing operation of EV charging stations and related parking spaces. Although the rate will be set initially at \$1.00 or \$2.00 per hour as outlined above, the proposed Parking Meter Bylaw will simply establish the maximum EV charging rate that can be charged. This maximum rate is proposed to be \$5.00/hr, and will only be used if future demand conditions warrant it.

Enforcement of the EV charging spaces will be the responsibility of by City Bylaw Enforcement Officers using the same procedures established for other existing parking infractions. Use of the designated parking spaces for public EV charging will be restricted to EVs only, and only while actively charging. Fines for infractions are proposed to be the same as for parking meter infractions at \$50, or \$40 if paid early (within 15 days).

## 5.0 PROPOSED BYLAW AND BYLAW AMENDMENTS

*Burnaby Parking Meter Bylaw 1998* currently contains the City's regulations and fees for parking meters that have been installed in different parts of the City. The regulations and fees for EV charging stations are similar in nature; therefore, staff recommends that a new bylaw be established that includes regulations and fees for both parking meters and public EV charging stations. The proposed Parking Meter and Electric Vehicle Charging Meter Bylaw would implement rates and regulations for EV charging stations and maintain the current rates and regulations for parking meters. The proposed Bylaw is *attached* to this report and, once adopted by Council, would repeal and replace *Burnaby Parking Meter Bylaw 1998*.

Similar to the current *Burnaby Parking Meter Bylaw 1998*, the proposed Bylaw would authorize the Director Engineering to designate metered spaces within the metered zones identified in the Bylaw, install parking meters and EV charging stations in their respective zones, and establish rules and regulations for the use of the metered spaces (such as applicable hours and rates, maximum parking/charging periods, and size and type of vehicles permitted to be parked in a metered space). Further, the Bylaw allows the City to remove and impound vehicles and other obstructions located in metered spaces in contravention of the Bylaw or a rule or regulation established by the Director Engineering.

With the proposed repeal and replacement of *Parking Meter Bylaw 1998*, the relevant penalty provisions in *Bylaw Notice Enforcement Bylaw 2009* need to be replaced in order to implement penalties for both parking meter and EV charging station violations.

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It is recommended that provisions in Schedule A of *Bylaw Notice Enforcement Bylaw 2009* relating to *Burnaby Parking Meter Bylaw 1998* be repealed and replaced with the following:

Bylaw Section	Description	A1 Penalty	A2 Discounted Penalty (within 15 days)	A3 Compliance Agreement Available (50% Reduction)
	<b>Burnaby Parking Meter and Electric Vehicle Charging Meter Bylaw 2019</b>	\$	\$	
4	Parked at parking metered space without payment	50	40	NO
5(a)	Parked at EV metered space without payment	50	40	NO
5(b)	Parked at EV metered space without connecting to EV charging meter	50	40	NO
6(1)	More than 1 vehicle parked in metered space	50	40	NO
6(2)	More than 3 motorcycles in a parking metered space	50	40	NO
6(3)	Non-electric vehicle parked in EV metered space	50	40	NO
7	Parked while parking meter expired	50	40	NO
8(a)	Parked while EV charging meter expired	50	40	NO
8(b)	Parked in EV metered space while not actively charging	50	40	NO
9(a)	Parked where prohibited	50	40	NO
9(b)	Exceed maximum time limit	50	40	NO
9(c)	Parked at malfunctioning meter	50	40	NO
10	Parked while meter temporarily discontinued	50	40	NO
11	Parked in contravention of bylaw	50	40	NO

Some of the proposed EV charging stations will be located on City park land. Currently, *Burnaby Parks Parking Regulation Bylaw 1991* restricts parking in City parks to park users. The users of public EV charging stations may not necessarily be park users. In order to provide an exemption for public EVs charging at EV charging stations located

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on City park land, section 3(1) of *Burnaby Parks Parking Regulation Bylaw 1991* is proposed to be amended to read as follows:

“3. (1) No person other than a park user shall park a motor vehicle in a park, except an electric vehicle parked and charging in an electric vehicle metered space in accordance with the Burnaby Parking Meter and Electric Vehicle Charging Meter Bylaw.”

The proposed Parking Meter and Electric Vehicle Charging Meter Bylaw and above bylaw amendments would become effective immediately upon adoption by Council so that public EV charging stations can be installed and operational before the end of this year.

The Directors of Parks, Recreation and Cultural Services and Public Safety and Community Services are supportive of the noted changes

## 6.0 FINANCIAL IMPLICATIONS

The installation of pilot EV charging stations at the six locations identified in this report will be completed at a cost of about \$35,000 - \$40,000 per dual head Level 2 charging station and will be funded from the 2019 Capital Program. This pilot program will help to ascertain the operating costs and potential offsetting revenues. As the City's network of public EV charging stations expands, there may be resource implications related to enforcement, complaint management, data analytics and administration. These implications and any associated staff needs will be included in future budget submissions as required for Council's consideration.

To: City Manager  
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## 7.0 CONCLUSION

City-owned EV charging stations are scheduled to be installed at six civic locations throughout the City before the end of the year as part of a pilot project approved by Council late last year. The public EV charging stations are consistent with the City's goal to enhance environmental health, resilience and sustainability by encouraging EV adoption. Based on a review of existing public EV charging stations in the region, this report recommends a number of regulations for the operation of the EV charging stations including a user fee to manage demand and encourage turnover. It is recommended that the City Solicitor bring forward the proposed Parking Meter and Electric Vehicle Charging Meter Bylaw, substantially in the form attached to this report, and prepare the necessary bylaw amendments to *Bylaw Notice Enforcement Bylaw 2009* and *Parks Parking Regulation Bylaw 1991*, as outlined in Section 5.0 of this report. Once the EV charging stations are put into operation, a communications plan will be implemented to inform the public about this new service.



Leon A. Gous, P. Eng. MBA  
 Director Engineering

DL/ac

Attachment

Copied to: Director Corporate Services  
 Director Public Safety and Community Services  
 Director Parks, Recreation, and Cultural Services  
 Director of Finance  
 Director of Planning and Building  
 City Solicitor

## CITY OF BURNABY

## BYLAW NO. \_\_\_\_\_

The Council of the City of Burnaby ENACTS as follows:

1. This Bylaw may be cited as **BURNABY PARKING METER AND ELECTRIC VEHICLE CHARGING METER BYLAW 2019.**

2. In this Bylaw:

“**Bylaw**” means this Bylaw, including all schedules attached hereto

“**City**” means the City of Burnaby

“**electric vehicle**” means any **vehicle** that operates, either partially or exclusively, on electrical energy from an off-board source, that is stored on-board for motive purposes, but for the purposes of this **Bylaw**, does not include vehicles that cannot be licensed by the Insurance Corporation of British Columbia

“**electric vehicle charging meter**” means a battery charging station with a specified nominal power output of less than 24 kW that is available for public use for the purpose of transferring electric energy (by conductive or inductive means) to a battery or other energy storage device in an **electric vehicle** installed in an **electric vehicle metered zone** pursuant to this **Bylaw** for the purposes of identifying a parking space as an **electric vehicle metered space** and, where payment is made to the **electric vehicle charging meter** by credit card, measuring and indicating the time during which an **electric vehicle** may be **parked** and charging in an **electric vehicle metered space**

“**electric vehicle metered space**” means any marked parking space that identified the use to be exclusively for the charging of an **electric vehicle** and for which an **electric vehicle charging meter** has been installed pursuant to this **Bylaw**

“**electric vehicle metered zone**” means any portion of **City**-owned lands designated as an **electric vehicle metered zone** in Schedule “B” of this **Bylaw**



“metered space”	means a <b>parking metered space</b> or an <b>electric vehicle metered space</b>
“metered zone”	means a <b>parking metered zone</b> or an <b>electric vehicle metered zone</b>
“motorcycle”	means a motorized <b>vehicle</b> that runs on two wheels
“park”	means the stopping or standing of a <b>vehicle</b> , whether occupied or not
“parking meter”	means a mechanical, electronic or automatic device installed in a <b>parking metered zone</b> pursuant to this <b>Bylaw</b> for the purposes of identifying a parking space as a <b>parking metered space</b> and, where payment is made to the <b>parking meter</b> , measuring and indicating the time during which a <b>vehicle</b> may be parked in a <b>parking metered space</b>
“parking metered space”	means an area of the curb lane of a street for the <b>parking</b> of a single <b>vehicle</b> and for which a <b>parking meter</b> has been installed pursuant to this <b>Bylaw</b>
“parking metered zone”	means any street or portion of a street designated as a <b>parking metered zone</b> in Schedule “A” of this <b>Bylaw</b>
“pay-by-phone system”	means a telecommunications system approved by the <b>City</b> for accepting the payment of the fee for <b>parking</b> a <b>vehicle</b> in a <b>parking metered space</b> and measuring the time during which a <b>vehicle</b> may be <b>parked</b> in a <b>parking metered space</b>
“vehicle”	means a device in, on or by which a person or thing is or may be transported or drawn on a street or highway, except a device designed to be moved by human power or used exclusively on stationary rails or tracks, and includes a <b>motorcycle</b> and an <b>electric vehicle</b>

3. The **City's** Director Engineering is hereby authorized and delegated the authority to:
  - (a) designate **metered spaces** within the **metered zones**;
  - (b) install and maintain **parking meters** in respect to the **parking metered spaces**;
  - (c) install and maintain **electric vehicle charging meters** in respect to the **electric vehicle metered spaces**; and
  - (d) establish rules and regulations in respect to the **parking metered spaces** and the **electric vehicle metered spaces**, including without limiting the generality of the foregoing:
    - (i) the hours during which fees under this **Bylaw** apply;
    - (ii) maximum consecutive period for either the **parking** of a **vehicle** in a **parking metered space** or the charging of an **electric vehicle** in an **electric vehicle metered space**; and
    - (iii) the size or type of **vehicle** permitted to be **parked** in a **metered space**.
4. No person shall **park a vehicle** in a **parking metered space** without immediately:
  - (a) depositing cash in or paying by credit card to the **parking meter** installed for such space the fee for **parking** in such space; or
  - (b) paying through a **pay-by-phone system** the fee for **parking** in such space, at the rate set out on the **parking meter**, subject to the maximum rate in Schedule "C" of this **Bylaw**;
5. No person shall **park an electric vehicle** in an **electric vehicle metered space** without immediately:
  - (a) paying to the **electric vehicle charging meter** installed for such space the fee for charging in such space at the rate set out on the **electric vehicle charging meter**, subject to the maximum rate in Schedule "D" of this **Bylaw**; and
  - (b) connecting the **electric vehicle** to the **electric vehicle charging meter** in order to charge the **electric vehicle**.
6.
  - (1) Except as provided in subsection (2), no person shall **park** more than one **vehicle** in a **metered space**.
  - (2) Not more than three **motorcycles** may be **parked** in a **parking metered space**.
  - (3) No person shall **park a vehicle** that is not an **electric vehicle** in an **electric vehicle metered space**.

7. No person shall **park** or permit a **vehicle** to remain **parked** in a **parking metered space**:
  - (a) where payment is pursuant to section 4(a) of this **Bylaw**, when the **parking meter** indicates that the time, as measured by the **parking meter**, for the **parking** of the **vehicle** in the **parking metered space** has expired; or
  - (b) where payment is pursuant to section 4(b) of this **Bylaw**, when the time period for the **vehicle** to be **parked** in the **parking metered space**, as measured by the **pay-by-phone system**, has expired.
8. No person shall **park** or permit an **electric vehicle** to remain **parked** in an **electric vehicle metered space**:
  - (a) when the **electric vehicle charging meter** indicates that the time, as measured by the **electric vehicle charging meter**, for the charging of the **electric vehicle** in the **electric vehicle metered space** has expired; or
  - (b) if the **electric vehicle** is not actively charging from an **electric vehicle charging meter**.
9. No person shall **park** a **vehicle** in a **metered space**:
  - (a) at any time when the **parking** of **vehicles** at that location is otherwise prohibited; or
  - (b) for a period of time which exceeds the maximum consecutive period established by the **City's** Director Engineering pursuant to section 3(d)(ii) of this **Bylaw**; or
  - (c) when the **parking meter** or **electric vehicle charging meter** is not functioning.
10. The Director Engineering may temporarily discontinue the use of a **parking metered space** for the **parking** of **vehicles** or the use of an **electric vehicle metered space** for the charging of **electric vehicles** and may place at such **metered space** a sign indicating that **parking** or charging, as applicable, is not permitted at that **metered space** and no person shall **park** a **vehicle** or charge an **electric vehicle**, as applicable, in such **metered space** while such sign is so placed.
11. It shall be unlawful for any person to **park** a **vehicle** in a **metered space** or charge an **electric vehicle** in an **electric vehicle metered space** except as permitted by this **Bylaw**.

Bylaw No. \_\_\_\_\_

Page 5

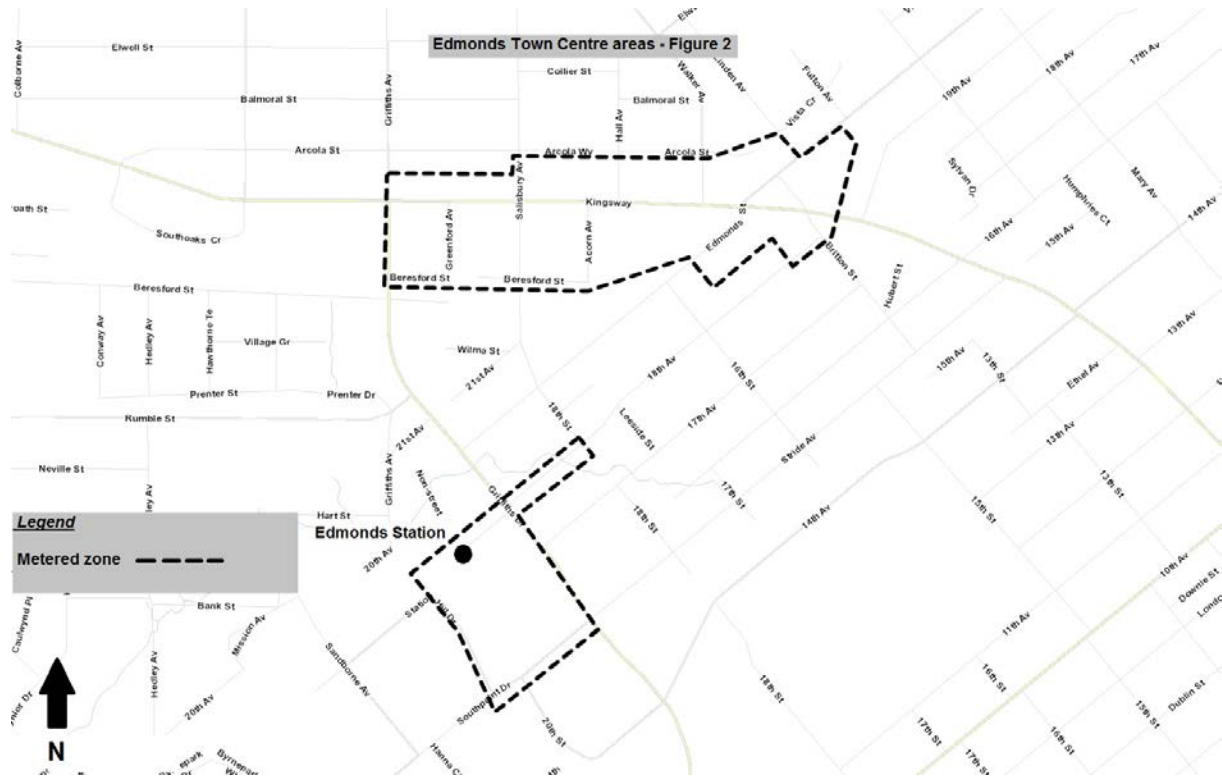
12. The **City** is hereby authorized and empowered to remove, detain or impound any **vehicle**, chattel or obstruction unlawfully occupying any portion of a **metered space**, and to recover all costs and expenses incurred thereby either from the owner of the **vehicle**, chattel or obstruction, or by the sale of the **vehicle**, chattel or obstruction. Whenever any **vehicle**, chattel or obstruction is removed, detained or impounded pursuant to this **Bylaw**, the owner of said **vehicle**, chattel or obstruction shall pay all costs and expenses incurred thereby, including storage costs.
13. The owner of a **vehicle parked** in contravention of this **Bylaw** shall be liable for the penalties provided for any violation of this **Bylaw** with respect to the **vehicle**, but nothing in this section shall relieve the operator of a **vehicle** from incurring the penalties provided for such violation.
14. A violation of any of the provisions identified in this **Bylaw** shall result in liability for penalties and late payment amounts established in Schedule A of BURNABY BYLAW NOTICE ENFORCEMENT BYLAW, 2009, and be subject to the procedures, restrictions, limits, obligations and rights established in BURNABY BYLAW NOTICE ENFORCEMENT BYLAW, 2009 and the *Local Government Bylaw Notice Enforcement Act*.
15. Every person who violates any of the provisions of this **Bylaw** shall be guilty of an offence punishable on summary conviction and shall be liable to a fine not exceeding \$10,000, and each day that the offence is continued shall constitute a separate offence.
16. Burnaby Parking Meter Bylaw 1998 is hereby repealed.

Read a first time this	day of	, 2019
Read a second time this	day of	, 2019
Read a third time this	day of	, 2019
Reconsidered and adopted this	day of	, 2019

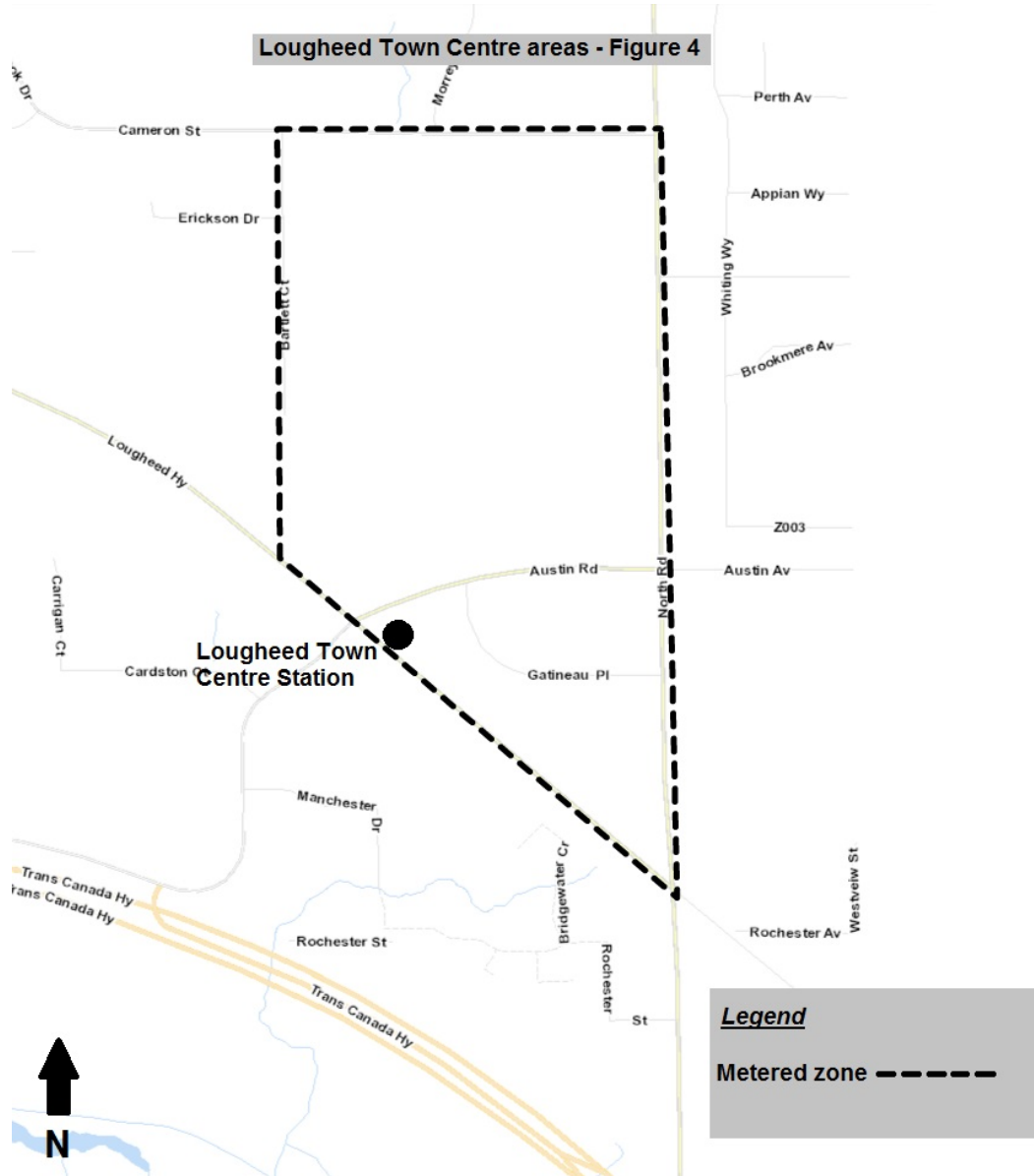
MAYOR

CLERK

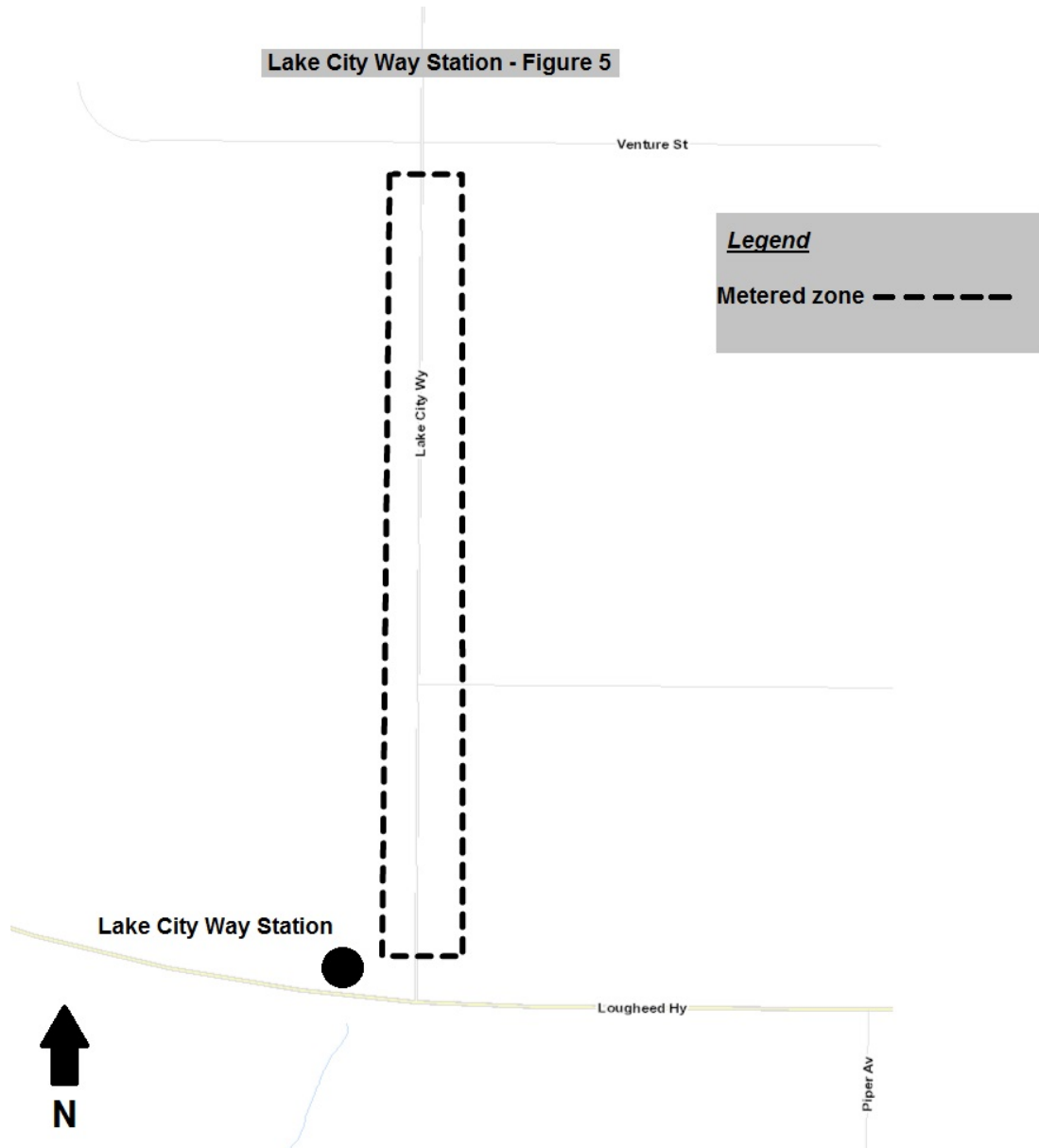
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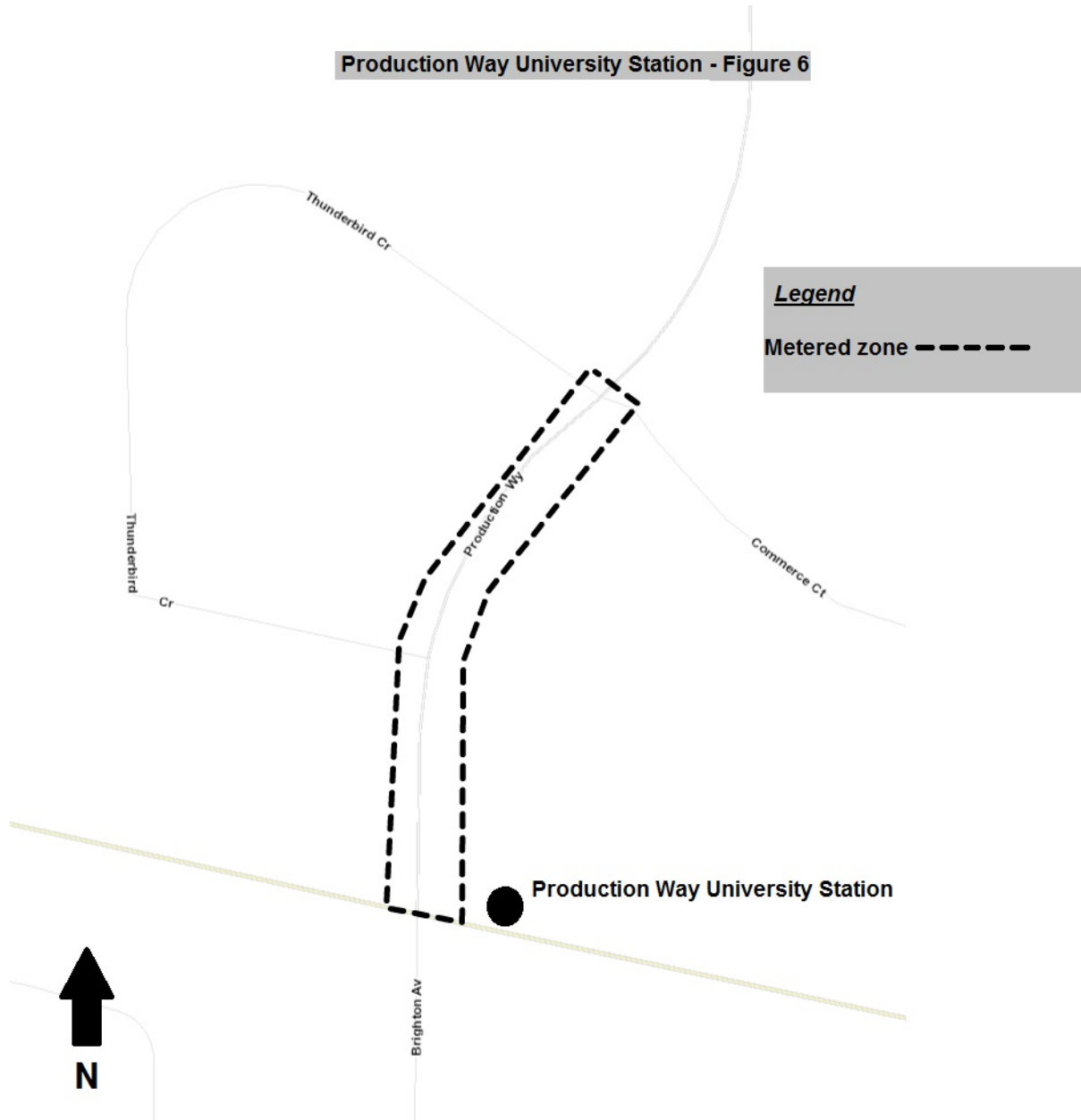












**SCHEDULE “B”****ELECTRIC VEHICLE METERED ZONES**

<b>LOCATION</b>	<b>CIVIC ADDRESS</b>
Burnaby Public Library, McGill Branch Parking Lot	4595 Albert Street, Burnaby, BC
Edmonds Community Centre Parking Lot	7433 Edmonds Street, Burnaby, BC
Burnaby City Hall Complex Parking Lot	4949 Canada Way, Burnaby, BC and 4276 Norland Avenue, Burnaby, BC
Riverway Golf Course Parking Lot	9001 Bill Fox Way, Burnaby, BC
Central Park, Tennis Court Parking Lot	3883 Imperial Street, Burnaby, BC
Bill Copeland Sports Centre Parking Lot	3676 Kensington Avenue, Burnaby, BC

**SCHEDULE “C”****MAXIMUM PARKING FEE RATES**

<b>FEE</b>	<b>PERMITTED PARKING TIME</b>	
	<b>Minutes</b>	<b>Hours</b>
\$0.25	5	0.08
\$0.75	15	0.25
\$1.50	30	0.50
\$3.00	60	1.0

**SCHEDULE “D”****MAXIMUM CHARGING FEE RATES**

<b>FEE</b>	<b>PERMITTED PARKING TIME</b>	
	<b>Minutes</b>	<b>Hours</b>
\$0.25	3	0.05
\$1.25	15	0.25
\$2.50	30	0.5
\$5.00	60	1.0



Item .....
Meeting.....2019 November 18

## COUNCIL REPORT

**TO:** CITY MANAGER **DATE:** 2019 November 08

**FROM:** DIRECTOR PLANNING AND BUILDING **FILE:** 49000 05  
*Reference: Bldg. Tab Rpt*

**SUBJECT: BUILDING PERMIT TABULATION REPORT NO. 10  
 FROM 2019 OCTOBER 01 – 2019 OCTOBER 31**

**PURPOSE:** To provide Council with information on construction activity as reflected by the building permits that have been issued for the subject period.

**RECOMMENDATION:**

1. **THAT** this report be received for information purposes.

**REPORT**

**Attached** is Report No. 10 of the Building Permit Tabulation for the period of **2019 OCTOBER 01 – 2019 OCTOBER 31.**

This is for the information of Council.

  
 E. W. Kozak, Director  
 PLANNING AND BUILDING

 PS  
 Attachment

cc: Director Finance



Report #	10
From	2019 October 01
To	2019 October 31

## Building Permit Tabulation Report

This Period	Total Permits			New Buildings			Alterations or Repairs		
	No. of Permits	value	% of total this period	No. of Permits	value	% of total this period	No. of Permits	value	% of total this period
single family	28	\$12,848,360	7.31%	18	\$12,491,460	7.11%	10	\$356,900	0.20%
two family	5	\$1,838,000	1.05%	3	\$1,800,000	1.02%	2	\$38,000	0.02%
multi family	19	\$114,622,524	65.20%	7	\$113,646,774	64.64%	12	\$975,750	0.55%
commercial	37	\$43,887,941	24.96%	1	\$35,000,000	19.91%	36	\$8,887,941	5.06%
industrial	14	\$2,615,140	1.49%	1	\$1,090,000	0.62%	13	\$1,525,140	0.87%
public	0	\$0	0.00%	0	\$0	0.00%	0	\$0	0.00%
Period Total	103	\$175,811,965	100%	30	\$164,028,234	93.30%	73	\$11,783,731	6.70%

Year to Date	Total Permits			New Buildings			Alterations or Repairs		
	No. of Permits	value	% of total this period	No. of Permits	value	% of total this period	No. of Permits	value	% of total this period
single family	236	\$89,726,978	8.29%	126	\$83,709,298	7.73%	110	\$6,017,680	0.56%
two family	28	\$12,591,091	1.16%	20	\$12,074,591	1.12%	8	\$516,500	0.05%
multi family	134	\$589,581,485	54.46%	31	\$551,709,017	50.96%	103	\$37,872,468	3.50%
commercial	408	\$272,863,601	25.20%	10	\$156,810,813	14.48%	398	\$116,052,788	10.72%
industrial	124	\$117,088,106	10.82%	11	\$56,634,112	5.23%	113	\$60,453,994	5.58%
public	3	\$750,000	0.07%	0	\$0	0.00%	3	\$750,000	0.07%
Period Total	933	\$1,082,601,261	100%	198	\$860,937,830	79.52%	735	\$221,663,430	20.48%

Previous Construction Totals (Year to Date)		
	No. of Permits	Value
2018	1317	\$1,391,600,731
2017	1448	\$835,856,693
2016	1546	\$509,572,322

Previous Construction Totals (Year End)		
	No. of Permits	Value
2018	1520	\$1,693,103,769
2017	1649	\$1,051,685,049
2016	1799	\$819,492,990
2015	1774	\$879,352,602
2014	1737	\$698,524,017

Other Permits		
	This period	YTD
Electrical	307	2,519
Plumbing	101	951
Gas	158	1,168
Heating	18	189
Sprinkler	27	258
Total	611	5085

New Dwelling Units		
	This period	YTD
SFD	18	123
Duplex	6	40
Coop 1-4 storey	0	0
Coop 4+ storey	0	0
Rental 1-4 storey	0	22
Rental 4+ storey	0	381
Strata 1-4 storey	0	154
Strata 4+ storey	521	2,049
Total	545	2769

Chief Building Inspector:

Date: November 07, 2019



Item.....
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## COUNCIL REPORT

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**TO:** CITY MANAGER **DATE:** 2019 Nov 13

**FROM:** DIRECTOR PARKS, RECREATION & CULTURAL SERVICES **FILE:** 54000-20

**SUBJECT:** SUMMER OUTDOOR CONCERTS 2020

**PURPOSE:** To request approval for 2020 events at Deer Lake Park Festival Lawn and Swangard Stadium.

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**RECOMMENDATION:**

1. **THAT** approval be granted for up to 12 outdoor events at Deer Lake Park Festival Lawn between 2020 May 01 and 2020 September 30, and up to 15 special events at Swangard Stadium between 2020 April 01 and 2020 November 01.

**REPORT**

At its Open meeting of 2019 November 12, the Parks, Recreation and Culture Commission received the attached report and adopted the recommendations contained therein.

Dave Ellenwood  
DIRECTOR PARKS, RECREATION & CULTURAL SERVICES

DE:km  
Attachments





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## COMMISSION REPORT

**TO:** CHAIR AND MEMBERS  
PARKS, RECREATION & CULTURE  
COMMISSION

**DATE:** 2019 Nov 06

**FROM:** DIRECTOR - PARKS, RECREATION &  
CULTURAL SERVICES

**FILE:** 54000-20

**SUBJECT: SUMMER OUTDOOR CONCERTS 2020**

**PURPOSE:** To request approval for 2020 events at Deer Lake Park Festival Lawn and Swangard Stadium.

**RECOMMENDATIONS:**

1. **THAT** approval be granted for up to 12 outdoor events at Deer Lake Park Festival Lawn between 2020 May 01 and 2020 September 30, and up to 15 special events at Swangard Stadium between 2020 April 01 and 2020 November 01.
2. **THAT** this report be advanced to Council for approval.

**REPORT****INTRODUCTION**

Every year special events are planned at two signature outdoor venues in Burnaby. Numbers and frequency regulate the concerts and festivals for Deer Lake Festival Lawn and the special events at Swangard Stadium where amplified sound is involved. 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 twelve outdoor events at Deer Lake Park Festival lawn between 2020 May 01 and 2020 September 30, and up to 15 special events at Swangard Stadium between 2020 April 01 and 2020 November 01. This will include the City's annual Symphony in the Park, the Burnaby Blues and Roots Festival and up to ten ticketed concerts hosted by the City, outside organizers and /or community groups at the festival lawn. Swangard Stadium, will include the Burnaby Celebrates Canada Day and up to fourteen other special events.

To: Parks, Recreation & Culture Commission  
 From: Director - Parks, Recreation & Cultural Services  
 Summer Outdoor Concerts 2020

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## **POLICY SECTION**

### **Goal**

- A Connected Community
  - Social connection –  
Enhance social connections throughout Burnaby
  - Partnership –  
Work collaboratively with businesses, educational institutions, associations, other communities and governments
- 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

## **BACKGROUND**

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.

## **RECOMMENDATION**

It is recommended that Commission approve the concerts for the 2020 season for up to 12 outdoor events at Deer Lake Park Festival Lawn between 2020 May 01 and 2020 September 30, and up to 15 special events at Swangard Stadium between 2020 April 01 and 2020 November 01, and that the report be advanced to Council for approval.



Dave Ellenwood  
 DIRECTOR - PARKS, RECREATION & CULTURAL SERVICES



Item.....
Meeting.....2019 Nov 18

## COUNCIL REPORT

**TO:** CITY MANAGER **DATE:** 2019 Nov 13

**FROM:** DIRECTOR PARKS, RECREATION & CULTURAL SERVICES **FILE:** 62500-01

**SUBJECT:** 2019 NOVEMBER - PARKS, RECREATION AND CULTURAL SERVICES CAPITAL FUNDING BYLAW

**PURPOSE:** To request a Capital Reserve Fund Bylaw to finance 2020 projects outlined in this report.

**RECOMMENDATION:**

1. **THAT** Council authorize the City Solicitor to bring forward a Capital Reserve Fund Bylaw in the amount of \$3,205,000 to finance the projects outlined in the attached report.

**REPORT**

At its Open meeting of 2019 November 12, the Parks, Recreation and Culture Commission received the attached report and adopted the recommendation contained therein.

Dave Ellenwood  
DIRECTOR PARKS, RECREATION & CULTURAL SERVICES

DE:km  
Attachments



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## COMMISSION REPORT

**TO:** CHAIR AND MEMBERS  
PARKS, RECREATION & CULTURE  
COMMISSION

**DATE:** 2019 Nov 06

**FROM:** DIRECTOR - PARKS, RECREATION &  
CULTURAL SERVICES

**FILE:** 62500-01

**SUBJECT:** 2019 NOVEMBER - PARKS, RECREATION AND CULTURAL  
SERVICES CAPITAL FUNDING BYLAW

**PURPOSE:** To request a Capital Reserve Fund Bylaw to finance 2020 projects  
outlined in this report.

**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 \$3,205,000 to finance the projects outlined in this report.

**REPORT****INTRODUCTION**

In order to proceed with the award of contracts for design, contract administration and construction, funding approval is requested for the projects listed below. Sufficient Capital Reserve Funds are available to fund the capital projects outlined in this report.

Early funding is being requested for the 2020 scope of work to enable the award of contracts in a timely manner.

**POLICY SECTION**

The projects identified in this report align with the City of Burnaby's Corporate Strategic Plan by supporting the following goals and sub-goals of the Plan:

- A Safe Community – Community amenity safety
- A Healthy Community – Healthy environment
- A Dynamic Community – City facilities and infrastructure
- A Connected Community – Social connection.

To: Parks, Recreation & Culture Commission  
 From: Director - Parks, Recreation & Cultural Services  
 2019 November – Parks, Recreation and  
 Cultural Services Capital Funding Bylaw

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- 1. Playground Replacement** **\$555,000 (estimated)**  
**(DPW.0460, DPW.0461, DPW.0462)**  
 Replacement of playground structures at Camrose, Forest Glen, and Lakeview Park and other sites as needed according to the Playground Asset Management Plan (AMP) to meet lifecycle renewal timeline. Accessibility improvements will be included in the work. Includes excavation and removal of old play structures, preparation of sub-base, installation of surface materials and edging, installation of new play equipment and landscape restoration.
- 2. CSA Playground Compliance** **\$160,000 (estimated)**  
**(DPW.0438)**  
 Equipment replacement, due to wood preservative and lead paint on equipment in order to comply with playground equipment safety standards set out by the Canadian Standard Association.
- 3. Minor Equipment** **\$95,000 (estimated)**  
**(DPY.0116)**  
 Purchase of the annual replacement of small mowers, weed eaters, leaf blowers, power saws, small turf attachments and janitorial equipment.
- 4. Parking Lots and Roads** **\$1,000,000 (estimated)**  
**(DPW.0456, DPW.0457)**  
 Repaving work, as well as design specifications for tender of various major and minor access roads and parking lots in Parks. Work includes paving and drainage improvements as well as repaving of parking lots in deteriorated condition, replacement of curbs and related landscape restoration. Locations and priorities are evaluated according to their current condition, usage, public concerns and City staff input.
- 5. Shade Structures** **\$120,000 (estimated)**  
**(DPW.0447)**  
 Installation of shade structures in coordination with recreation program needs in various locations (spray parks, playgrounds, etc.) throughout the Parks system. Locations and priorities are evaluated according to their current condition, usage, public concerns and City staff input.
- 6. Watermain Replacement** **\$90,000 (estimated)**  
**(DPW.0471)**  
 This project is for installation and replacement of various park water mains originally installed from 1975-1978.

To: Parks, Recreation & Culture Commission  
 From: Director - Parks, Recreation & Cultural Services  
 2019 November – Parks, Recreation and  
 Cultural Services Capital Funding Bylaw

..... Page 4

- 7. Burnaby Mountain Conservation Area** **\$200,000 (estimated)**  
**(DPW.0440)**  
 Continued development of the trail system to include safety improvements, slope grading, riparian work and the extension and widening of trails.
- 8. Fencing and Support Structures** **\$150,000 (estimated)**  
**(DPW.0448)**  
 This project is for fencing replacement and improvement to park and playfield fences. Work includes removal of existing structures, installation of new posts and fence fabric, and regrading and landscape restoration where required.
- 9. Trail System Development** **\$100,000 (estimated)**  
**(DPW.0468)**  
 Reconstruction of trails throughout the parks system and installation of new pathways with loop trails for improved access to park features. Work includes regrading steep sections, trail widening, slope stabilization, safety railings and rebuilding washout areas as well excavation of top soil, preparation of sub base and paving of pathway in neighborhood parks.
- 10. Deer Lake Park** **\$200,000 (estimated)**  
**(DPW.0443)**  
 Continued development of the trail system including boardwalk replacement, trail additions, safety upgrades and culvert replacement within Deer Lake Park.
- 11. Picnic Tables and Benches** **\$100,000 (estimated)**  
**(DPW.0459)**  
 Replacement program and addition of picnic tables and benches at popular picnic sites. Older tables at various sites are replaced with concrete tables to reduce vandalism, graffiti and the possibility of fire to barbeque use.
- 12. Minor Development** **\$150,000 (estimated)**  
**(DPW.0453)**  
 Minor capital replacement work and upgrades at various park locations due to breakdowns, vandalism or unanticipated capital work. Projects done in the past include irrigation systems, turf replacement, culvert excavation and replacement, and watercourse riparian work.
- 13. Sports Courts Upgrades** **\$260,000 (estimated)**  
**(DPW.0464)**  
 This project is for resurfacing, fencing and major upgrades to tennis courts, basketball courts, ball hockey courts and multi-use sports courts within the parks system.

To: Parks, Recreation & Culture Commission  
 From: Director - Parks, Recreation & Cultural Services  
 2019 November – Parks, Recreation and  
 Cultural Services Capital Funding Bylaw  
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**14. Kiosk and Storage Box Replacement  
 (DPW.0450)**

**\$25,000 (estimated)**

Replacement program and addition of lighting control, electrical and irrigation kiosks and storage boxes.

These expenditures are included in the 2020 portion of the 2019–2023 Financial Plan and sufficient Capital Reserve Funds are available to finance the capital projects outlined in this report.

**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 \$3,205,000 to finance the projects outlined in this report.



Dave Ellenwood  
 DIRECTOR PARKS, RECREATION and CULTURAL SERVICES

DP:jq:km

P:/admin/prcc/reports/2019.01.12/November 2019 PRCS Capital funding bylaw.docx

Copied to Director of Finance  
 City Solicitor



Item .....
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## COUNCIL REPORT

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**TO:** CITY MANAGER **DATE:** 2019 October 31  
**FROM:** DIRECTOR ENGINEERING **FILE:** 7400 20  
*Ref:* Grants  
**SUBJECT: MURAL GRANT FUNDING FOR 7272 BULLER AVENUE**  
**PURPOSE:** To approve funding for the mural at 7272 Buller Avenue as part of the 2019 Burnaby Mural Grant Program.

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**RECOMMENDATIONS:**

1. **THAT** the cost of \$3,500 for the mural at 7272 Buller Ave., Burnaby BC be funded from the Mural Grant Program.
2. **THAT** a copy of this report be forwarded to Raluca Mattei and Mihai Darvasa, artists of the mural, at #704 – 525 Eleventh Street, New Westminster BC V3M 4G5.
3. **THAT** a copy of this report be forwarded to Kingsway Imperial Neighbourhood Association (KINA).

**REPORT****INTRODUCTION**

A Mural Grant Policy and Procedure was developed to assist with the application of Murals in Burnaby where graffiti has been a problem. To promote murals and deter graffiti the City has developed a Mural Grant Program which provides 50% cost-shared funding for the painting of murals up to a maximum of \$3,500. This would cover half of the average cost of murals which is estimated at \$7,000. Upon satisfactory completion and submission of paid invoices or receipts, the City will then reimburse half the total eligible cost up to \$3,500.



To: CITY MANAGER  
 From: DIRECTOR ENGINEERING  
 Re: MURAL GRANT FUNDING FOR 7272  
 BULLER AVENUE

2019 October 31..... Page 2

To be successful for the Mural Grant, all applications must be reviewed and supported by one of four Community/Business Associations. They must also include a completed Artist Mural Agreement, completed Property Owner Agreement, and an estimate of the cost. Once a mural is completed, it is checked and receipts are reviewed prior to reimbursement of eligible costs.

## **POLICY SECTION**

The Mural Grant Program is aligned with the City of Burnaby's Corporate Strategic Plan by supporting the following goals and sub-goals of the Plan.

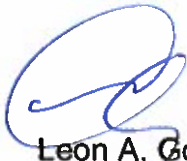
- A Safe Community
  - Crime prevention and reduction –  
Ensure citizens and businesses feel safe in our community
- A Connected Community
  - Social connection –  
Enhance social connections throughout Burnaby
  - Partnership –  
Work collaboratively with businesses, educational institutions, associations, other communities and governments
- An Inclusive Community
  - Create a sense of community –  
Provide opportunities that encourage and welcome all community members and create a sense of belonging
- A Healthy Community
  - 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

To: CITY MANAGER  
From: DIRECTOR ENGINEERING  
Re: MURAL GRANT FUNDING FOR 7272  
BULLER AVENUE

2019 October 31..... Page 3

On 2019 September 20, an application for a mural grant was submitted by artists Raluca Mattei and Mihai Darvasa for a mural on the CPE Systems Building at 7272 Buller Avenue. The receipts for the mural indicate that the total cost for the mural is \$7,000 (see *attached* photo of concept artwork), therefore it would be eligible for a grant of \$3,500. There is sufficient funding in the program to cover the total cost without any impacts to other mural requests in 2019.

This mural is supported and endorsed by the Kingsway Imperial Neighbourhood Association



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

TP/ac

Attachment

Copied to: Director Finance  
Director Corporate Services





Item .....
Meeting.....2019 Nov 18

## COUNCIL REPORT

TO: CITY MANAGER

DATE: 2019 Nov 06

FROM: DIRECTOR FINANCE

FILE: 5820-20

Reference: Tender #205-09/19

**SUBJECT: CONTRACT AWARD  
BERESFORD AND GILLEY INTERSECTION IMPROVEMENTS**

**PURPOSE:** To obtain Council approval to award a contract for the Beresford and Gilley Intersection Improvements project.

**RECOMMENDATION:**

1. **THAT** Council approve a contract award to Eurovia British Columbia Inc. for an estimated total cost of \$578,530.35 including GST in the amount of \$27,549.06 as outlined in this report. Final payment will be based on the actual quantity of goods and services delivered and unit prices as tendered.

**REPORT**

Six tenders ranging from \$578,530.35 to \$772,858.80 were received by the closing time on 2019 October 22. The scope of this project includes realignment of Highland Park Line Trail to a new crossing location, a pedestrian/cyclist-activated signal, road widening for separate left turn lanes, and other safety improvements at the Beresford/Gilley intersection including wheelchair ramps on all four corners of the intersection.

The lowest tenderer Eurovia British Columbia Inc., has completed previous projects under contract to the satisfaction of the City. Review by City staff and our consultant indicates the contractor has the necessary equipment and personnel to successfully complete the work required under this contract. The Director Engineering concurs with the above recommendation.

Funding for this capital work is included in the 2019 – 2023 Financial Plan under the following WBS element: EMF.0080 (\$551,000.00).

Noreen Kassam, CPA, CGA  
DIRECTOR FINANCE

NK:GC: SC/ lk:md

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City Solicitor



Item.....
Meeting.....2019 Nov 18

## COUNCIL REPORT

**TO:** CITY MANAGER**DATE:** 2019 Nov 12**FROM:** DIRECTOR FINANCE**FILE:** 5820-20*Reference:* RFSO # 10-01/19

**SUBJECT: CONTRACT AWARD  
HIRED EQUIPMENT SERVICES  
BC PLANT HEALTH CARE LTD.**

**PURPOSE:** To obtain Council approval to award a contract for hired equipment services.

**RECOMMENDATION:**

1. **THAT** Council approve a contract award to BC Plant Health Care Ltd. for a total estimated cost of \$1,260,000.00 including GST in the amount of \$60,000.00 as outlined in this report. Final payment will be based on actual rates and services provided.

**REPORT**

Thirty-four submissions following a Request for Standing Offer were received by the closing time on 2019 August 29. The work of this contract involves the supply of labour and specialized 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 landscaping, flail mowing, tree removal and tree chipping services. This contract award is for a three year period from 2020 January 01 to 2022 December 31 and will incorporate Living Wage requirements.

The recommended bidder, BC Plant Health Care Ltd., has provided similar services to the satisfaction of the City and is familiar with the street layout as well as the locations of the parks and green space. Review by City staff indicates that the contractor has sufficient equipment and resources to carry out the work required under this contract and their rates are competitive. The Director Engineering and Director Parks, Recreation & Cultural Services concur with this recommendation.

Funding for this contract is provided in various operating and capital accounts included in the 2019 – 2023 Financial Plan.

Noreen Kassam, CPA, CGA  
DIRECTOR FINANCE

NK:GC:JN/ew

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Director Parks, Recreation & Cultural Services



Item.....
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## COUNCIL REPORT

**TO:** CITY MANAGER **DATE:** 2019 Nov 12

**FROM:** DIRECTOR FINANCE **FILE:** 5820-20  
Reference: RFSO # 10-01/19

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

**PURPOSE:** To obtain Council approval to award a contract for hired equipment services.

**RECOMMENDATION:**

1. **THAT** Council approve a contract award to McRae's Environmental Services Ltd. for a total estimated cost of \$3,150,000.00 including GST in the amount of \$150,000.00 as outlined in this report. Final payment will be based on actual rates and services provided.

**REPORT**

Thirty-four submissions following a Request for Standing Offer were received by the closing time on 2019 August 29. The work of this contract involves 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. This contract award is for a three year period from 2020 January 01 to 2022 December 31 and will incorporate Living Wage requirements.

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

Funding for this contract is provided in various operating and capital accounts included in the 2019 – 2023 Financial Plan.

Noreen Kassam, CPA, CGA  
DIRECTOR FINANCE

NK:GC:JN/ew

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Director Parks, Recreation & Cultural Services



Item.....
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## COUNCIL REPORT

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**TO:** CITY MANAGER **DATE:** 2019 Nov 12

**FROM:** DIRECTOR FINANCE **FILE:** 5820-20  
*Reference: RFSO # 10-01/19*

**SUBJECT: CONTRACT AWARD  
HIRED EQUIPMENT SERVICES  
SCOTT MITCHELL EXCAVATING LTD.**

**PURPOSE:** To obtain Council approval to award a contract for hired equipment services

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**RECOMMENDATION:**

1. **THAT** Council approve a contract award to Scott Mitchell Excavating Ltd. for a total estimated cost of \$1,155,000.00 including GST in the amount of \$55,000.00 as outlined in this report. Final payment will be based on actual rates and services provided.

**REPORT**

Thirty-four submissions following a Request for Standing Offer were received by the closing time on 2019 August 29. The work of this contract involves 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 excavating, soil removal and disposal, transportation of excavated material and aggregates, snow and ice control services and asphalt paving. This contract award is for a three year period from 2020 January 01 to 2022 December 31 and will incorporate Living Wage requirements.

The recommended bidder, Scott Mitchell Excavating Ltd., has provided similar services to the satisfaction of the City. Review by City staff indicates that the contractor has sufficient equipment and resources to carry out the work required under this contract and their rates are competitive. The Director Engineering and Director Parks, Recreation & Cultural Services concur with this recommendation.

Funding for this contract is provided in various operating and capital accounts included in the 2019 – 2023 Financial Plan.

Noreen Kassam, CPA, CGA  
DIRECTOR FINANCE

NK:GC:JN/ew

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



Item.....
Meeting.....2019 Nov 18

## COUNCIL REPORT

**TO:** CITY MANAGER**DATE:** 2019 Nov 12**FROM:** DIRECTOR FINANCE**FILE:** 5820-20*Reference:* RFSO # 10-01/19

**SUBJECT: CONTRACT AWARD  
HIRED EQUIPMENT SERVICES  
ASPLUNDH CANADA ULC.**

**PURPOSE:** To obtain Council approval to award a contract for hired equipment services.

**RECOMMENDATION:**

1. **THAT** Council approve a contract award to Asplundh Canada ULC. for a total estimated cost of \$945,000.00 including GST in the amount of \$45,000.00 as outlined in this report. Final payment will be based on actual rates and services provided.

**REPORT**

Thirty-four submissions following a Request for Standing Offer were received by the closing time on 2019 August 29. The work of this contract involves the supply of labour and specialized 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 landscaping, flail mowing, tree removal and tree chipping services. This contract award is for a three year period from 2020 January 01 to 2022 December 31 and will incorporate Living Wage requirements.

The recommended bidder, Asplundh Canada ULC., has provided similar services to the satisfaction of the City and is familiar with the street layout as well as the locations of the parks and green space. Review by City staff indicates that the contractor has sufficient equipment and resources to carry out the work required under this contract and their rates are competitive. The Director Engineering and Director Parks, Recreation & Cultural Services concur with this recommendation.

Funding for this contract is provided in various operating and capital accounts included in the 2019 – 2023 Financial Plan.

Noreen Kassam, CPA, CGA  
DIRECTOR FINANCE

NK:GC:JN/ew

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Director Parks, Recreation & Cultural Services





Item.....
Meeting.....2019 Nov 18

## COUNCIL REPORT

TO: CITY MANAGER

DATE: 2019 Nov 12

FROM: DIRECTOR FINANCE

FILE: 5820-20

Reference: RFSO # 10-01/19

**SUBJECT: CONTRACT AWARD  
HIRED EQUIPMENT SERVICES  
TREVOR JARVIS CONTRACTING LTD.**

**PURPOSE:** To obtain Council approval to award a contract for hired equipment services.

**RECOMMENDATION:**

1. **THAT** Council approve a contract award to Trevor Jarvis Contracting Ltd. for a total estimated cost of \$840,000.00 including GST in the amount of \$40,000.00 as outlined in this report. Final payment will be based on actual rates and services provided.

**REPORT**

Thirty-four submissions following a Request for Standing Offer were received by the closing time on 2019 August 29. The work of this contract involves 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 excavating, soil removal and disposal, transportation of excavated material and aggregates, and snow and ice control services. This contract award is for a three year period from 2020 January 01 to 2022 December 31 and will incorporate Living Wage requirements.

The recommended bidder, Trevor Jarvis Contracting Ltd., has provided similar services to the satisfaction of the City. Review by City staff indicates that the contractor has sufficient equipment and resources to carry out the work required under this contract and their rates are competitive. The Director Engineering and Director Parks, Recreation & Cultural Services concur with this recommendation.

Funding for this contract is provided in various operating and capital accounts included in the 2019 – 2023 Financial Plan.

Noreen Kassam, CPA, CGA  
DIRECTOR FINANCE

NK:GC:JN/ew

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Director Parks, Recreation & Cultural Services



Item.....
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## COUNCIL REPORT

**TO:** CITY MANAGER **DATE:** 2019 Nov 12

**FROM:** DIRECTOR FINANCE **FILE:** 5820-20  
*Reference: RFSO # 10-01/19*

**SUBJECT: CONTRACT AWARD  
 HIRED EQUIPMENT SERVICES  
 VANPORT ENTERPRISES LTD.**

**PURPOSE:** To obtain Council approval to award a contract for hired equipment services.

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**RECOMMENDATION:**

1. **THAT** Council approve a contract award to Vanport Enterprises Ltd. for a total estimated cost of \$945,000.00 including GST in the amount of \$45,000.00 as outlined in this report. Final payment will be based on actual rates and services provided.

**REPORT**

Thirty-four submissions following a Request for Standing Offer were received by the closing time on 2019 August 29. The work of this contract involves 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 excavating, soil removal and disposal, transportation of excavated material and aggregates, snow and ice control services and asphalt paving. This contract award is for a three year period from 2020 January 01 to 2022 December 31 and will incorporate Living Wage requirements.

The recommended bidder, Vanport Enterprises Ltd., has provided similar services to the satisfaction of the City. Review by City staff indicates that the contractor has sufficient equipment and resources to carry out the work required under this contract and their rates are competitive. The Director Engineering and Director Parks, Recreation & Cultural Services concur with this recommendation.

Funding for this contract is provided in various operating and capital accounts included in the 2019 – 2023 Financial Plan.

Noreen Kassam, CPA, CGA  
 DIRECTOR FINANCE

NK:GC:JN/ew

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 Director Parks, Recreation & Cultural Services



Item.....
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## COUNCIL REPORT

<b>TO:</b>	CITY MANAGER	<b>DATE:</b>	2019 Nov 12
<b>FROM:</b>	DIRECTOR FINANCE	<b>FILE:</b>	5820-20
		<i>Reference:</i>	Jardine Lloyd Thompson
<b>SUBJECT:</b>	<b>CONTRACT RENEWAL CITY FLEET INSURANCE</b>		
<b>PURPOSE:</b>	To request Council approval for a one year contract renewal for the Vehicle Fleet Insurance Program.		

**RECOMMENDATION:**

1. **THAT** Council approves a one year contract renewal for \$1,290,000 to the Insurance Corporation of British Columbia through Jardine Lloyd Thompson, as outlined in this report. Final payment will be based on actual services performed.

**REPORT**

The City operates a vehicle fleet that is currently comprised of 705 units. Each vehicle in the fleet is required by law to have automobile liability insurance. Vehicles that are currently valued at more than \$75,000 are insured for collision and comprehensive perils subject to a deductible of \$5,000 and \$300 per accident/incident respectively.

The City fleet insurance policy for City's fleet Auto Liability, Collision, and Comprehensive insurance programs will renew on 2020 January 01 but the Insurance Corporation of British Columbia (ICBC) requires that all fleet premiums must be paid prior to issuance of a new plate decal. Jardine Lloyd Thompson is the City's insurance broker and they will pay ICBC on the City's behalf as per the City's overall insurance programs contract with them.

The cost of maintaining the fleet insurance program is a necessary operating expense that is included in the City's Operating Budget. This recommendation is for a one year contract renewal from 2020 January 01 to 2020 December 31, for an estimated value of \$1,290,000.

Jardine Lloyd Thompson has previously performed similar work to the satisfaction of City staff. The Director Public Safety and Community Services concurs with this recommendation.

Funding for this contract is provided in various operating accounts within the 2019 – 2023 Financial Plan.

Noreen Kassam, CPA, CGA  
DIRECTOR FINANCE

NK:GC:SL/ew:md

Copied to: Director Public Safety and Community Services



Item.....
Meeting ..... 2019 Nov 18

## COUNCIL REPORT

**TO:** CITY MANAGER **DATE:** 2019 Nov 06  
**FROM:** DIRECTOR FINANCE **FILE:** 5820-20  
*RFP #163-09/15*  
**SUBJECT: CONTRACT EXTENSION**  
**ANIMAL CONTROL AND SHELTER SERVICES**

**PURPOSE:** To obtain Council approval for the award of a one year contract extension for the operation of the City's animal shelter and provision of enforcement services for the Animal Control Bylaw.

**RECOMMENDATION:**

1. **THAT** Council approve a one year contract extension to British Columbia Society for the Prevention of Cruelty to Animals (BCSPCA) for an estimated total cost of \$634,253.00 as outlined in this report.

**REPORT**

One submission for a Request for Proposal (RFP) was received by the closing time on 2015 October 27. The work of this contract involves animal care, operation of the Burnaby animal shelter, and animal control services.

In 2015, Council awarded a contract to British Columbia Society for the Prevention of Cruelty to Animals (BCSPCA) in the amount of \$1,197,134.00 for a two year period from 2016 January 01 to 2017 December 31, with options for three individual one year extensions subject to annual Consumer Price Index (CPI) increases. The City has since renewed for two additional years from 2018 January 01 to 2019 December 31 for \$1,242,172.84.

This recommendation is for the third and final contract extension effective 2020 January 01 to 2020 December 31 in the amount of \$634,253.00 which includes a CPI 2.1% increase. The estimated total contract value is \$3,073,559.84.

To: City Manager  
 From: Director Finance  
 Re: Contract Extension  
 Animal Control and Shelter Services

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	Accumulative Total Change
Original Contract Award	\$1,197,134.00
Contract Extension #1	\$621,086.42
Contract Extension #2	\$621,086.42
Contract Extension #3	\$634,253.00
<b>TOTAL</b>	<b>\$3,073,559.84</b>

The recommended company, BCSPCA, has completed several contracts to the satisfaction of the City. Staff review indicates that the contractor has the resources to successfully complete the work required under this contract. The Director Public Safety and Community Services concurs with this recommendation.

Operating funding for this requirement is included in the 2019 – 2023 Financial Plan.



Noreen Kassam, CPA, CGA  
 DIRECTOR FINANCE

NK:GC:JN / ew:md

Copied: Director Public Safety and Community Services  
 City Solicitor



Item .....
Meeting ..... 2019 Nov 18

## COUNCIL REPORT

TO: CITY MANAGER

DATE: 2019 Nov 12

FROM: DIRECTOR FINANCE

FILE: 5820-20

Reference: RFP #19-01/16

**SUBJECT: CONTRACT EXTENSION  
REPAIR AND MAINTENANCE OF STREET LIGHTS AND  
TRAFFIC SIGNALS**

**PURPOSE:** To obtain Council approval to award a one year contract extension for the repair and maintenance of street lights and traffic signals.

**RECOMMENDATION:**

1. **THAT** Council approve a contract extension to Crown Contracting Limited for an estimated amount of \$2,500,000.00 including GST in the amount of \$119,047.62 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.

**REPORT**

On 2016 April 14, one submission for a Request for Proposal (RFP) was received for work that involved the repair and maintenance of City street lights and traffic signals. No contract award was made as a result of this RFP.

On 2016 July 11, after direct negotiation with Crown Contracting Limited, a contract was awarded for the repair and maintenance of street lights and traffic signals in the amount of \$200,000.00 including GST in the amount of \$9,524.00 for the period 2016 July 11 to 2017 December 31. Since the award of this contract, there have been four change orders for a total of \$2,200,000.00 including GST in the amount of \$104,761.90 for increased scope and volume of work. The City has since renewed for two additional years from 2018 January 01 to 2019 December 31 for \$2,785,000.00 including GST in the amount of \$132,619.05.

Crown Contracting Limited is currently providing non-emergency services for street lights and traffic signal maintenance and specific capital works while the City's in-house team of electricians is still developing its capacity to assist with the majority of emergency on-call services and day-to-day traffic signal operations and some capital works.

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 From: Director Finance  
 Re: Contract Extension  
 Repair and Maintenance of Street Lights and Traffic Signals  
 2019 Nov 12 ..... Page 2

The City intends to bring this service in-house and is still in a transitional phase of developing our Electrical division. The City hired its first electrician in 2017. The division has grown to five electricians including a foreman and has recently added an Apprentice Electrician. The City's electrical division has taken on the maintenance of the traffic signal system and after hours emergency calls while continuing to rely on Crown Contracting Limited to maintain the street light system and all civil works related to both the traffic signal and street light systems.

In order for the City to be self-sufficient, the City will have to hire additional electricians, purchase a van with a bucket lift and a crane truck. It is anticipated that when phase two of the Laurel Street Works Yard and the modernization of the Norland's Works Yard is complete, the City will have the dedicated storage facilities for the street light and traffic signal components and be well-positioned to bring the repair and maintenance service completely in-house. There will continue to be a need for contract services to undertake related major capital and civil works.

This recommendation is for a third and final contract extension effective 2020 January 01 to 2020 December 31 in the amount of \$2,500,000.00 including GST in the amount of \$119,047.62. The scope of work will include various capital projects (e.g. installation of new lit crosswalks and street light pole replacements) and on-going maintenance. \$1,050,000 will be used for the repair and maintenance of the street lights and the traffic signals and \$1,450,000 will be used for capital works, for a total value of \$2,500,000. The majority of the capital works is related to the replacement of many aging street light poles beyond their useful life.

Estimated total contract value is \$7,685,000.00 including GST in the amount of \$365,952.38.

	<b>Accumulative Total Change (including GST)</b>
Original Contract Award	\$200,000.00
Change Orders #1 – 4	\$2,200,000.00
Renewal 2 Years	\$2,785,000.00
Contract Extension	\$2,500,000.00
<b>TOTAL</b>	<b>\$7,685,000.00</b>

To: City Manager  
From: Director Finance  
Re: Contract Extension  
Repair and Maintenance of Street Lights and Traffic Signals  
2019 Nov 12 ..... Page 3

Crown Contracting Limited has previously performed this work to the satisfaction of City Staff. The Director Engineering concurs with this recommendation.

Funding for this requirement will be included in the 2019 – 2023 Financial Plan under various operating and capital accounts.



Noreen Kassam, CPA, CGA  
DIRECTOR FINANCE

NK:GC:SL/ew:md

Copied to: Director Engineering  
City Solicitor





Item .....
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## COUNCIL REPORT

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**TO:** CITY MANAGER **DATE:** 2019 November 13

**FROM:** DIRECTOR PLANNING AND BUILDING **FILE:** 44000 20  
*Reference:* PPA #18-210

**SUBJECT:** SITING APPROVAL (PRELIMINARY PLAN APPROVAL #18-210)  
 7289 CURRAGH AVENUE  
 PROPOSED TWO-STOREY INDUSTRIAL BUILDING UNDER  
 EXISTING ZONING  
 ROYAL OAK COMMUNITY PLAN

**PURPOSE:** To inform Council of a request to construct a new two-storey industrial building under existing zoning in the Royal Oak Community Plan.

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**RECOMMENDATION:**

1. **THAT** this report be received for information purposes.

**R E P O R T****1.0 POLICY FRAMEWORK**

The subject application aligns with the following goals and sub-goals of the Corporate Strategic Plan:

**An Inclusive Community**

- Create a sense of community - Provide opportunities that encourage and welcome all community members and create a sense of belonging.

**A Dynamic Community**

- Economic opportunity - Foster an environment that attracts new and supports existing jobs, businesses and industries.
- Community development - Manage change by balancing economic development with environmental protection and maintaining a sense of belonging.

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 Re: Siting Approval – 7289 Curragh Avenue  
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## 2.0 BACKGROUND

On 2018 December 24, this Department received a Preliminary Plan Approval (PPA) application (PPA#18-210), proposing to construct a new two-storey industrial building under the site's prevailing M4 Special Industrial District zoning. The subject property is located within the Council-adopted Royal Oak Community Plan and is intended for a five lot consolidation with 7209, 7229, 7249, and 7269 Curragh for rezoning to the CD Comprehensive Development District utilizing the M5 Light Industrial District as a guideline (see *attached* Sketches #1 and #2). It should be noted that the southern portion of the subject property, approximately 10 m (33 ft.), is indicated for road purposes, in order to complete Beresford Street to its final standard under the Royal Oak Community Plan, which would preclude development on the site.

However, in the absence of a land use or road reservation bylaw for the subject property, specifying this desired road dedication area, the City is unable to secure the desired road dedication area, and as such, development may proceed under prevailing zoning.

On 2018 August 27, Council received a report requesting authority to negotiate the acquisition of the subject property. Staff contacted the applicant to determine if the property owner would consider selling the site to the City. City acquisition would enable the City to hold the property, pending future redevelopment, in line with the Community Plan. A representative of the property owner has advised that the owner intends to pursue construction of a new two-storey industrial building, and has no interest in the sale of the property to the City.

The City currently does not own any of the properties within the proposed assembly nor are any of the properties within the subject assembly area on the Burnaby Heritage Inventory or the Burnaby Heritage Register.

## 3.0 SUBJECT PROPERTY

The subject property is presently occupied by a single-family dwelling and a low-rise industrial building built in 1922. The properties within the proposed consolidation are in poor to fair condition, and are improved with older low-rise industrial buildings and one other single-family dwelling. To the north across Arbroath Street, east across Curragh Street, and west across a lane of the proposed consolidation are properties that are zoned to the M4 District and improved with low-rise industrial buildings built between 1919 and 1988 and in poor to fair condition. To the south, across Beresford Street and the Highland Park Line, is a two-storey townhouse development built in 2013 (Rezoning Reference #11/13), and two City-owned properties designated as park and public use but currently zoned M2 General Industrial District and improved with low-rise industrial buildings constructed in 1967 and in 1954.

While City ownership of the subject property would enable the future widening of Beresford Street and support the future redevelopment potential of the desired assembly area for light industrial redevelopment in line with the Royal Oak Community Plan, it is acknowledged that the property owner has declined to negotiate the sale of the property to the City, and intends to

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 Re: Siting Approval – 7289 Curragh Avenue  
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pursue construction of a new industrial building. Since the final road standard along Beresford Street is a long term initiative, adopting a road reservation bylaw and precluding development on the subject property is not recommended. At this time, it is noted that the remaining four lots in the proposed consolidation could be redeveloped independently, in the future, as an industrial development under Comprehensive Development rezoning based on M5 Light Industrial District guidelines.

#### 4.0 CONCLUSION

Therefore, unless otherwise directed, staff will release the required Siting Approval and process a revised PPA application, and subsequent Building Permit, in line with the prevailing M4 District zoning for the subject lot.

This is for the information of Council.



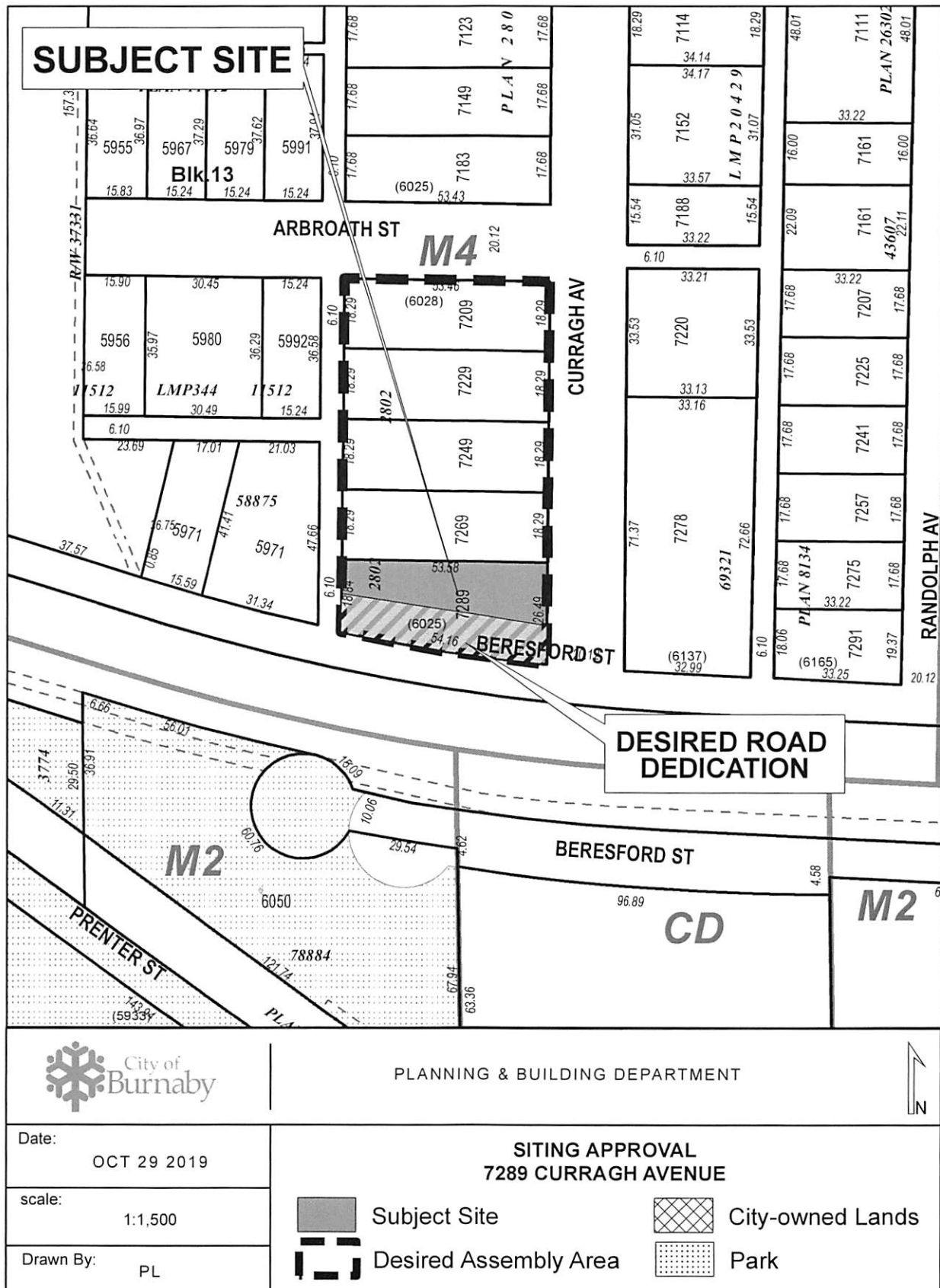
E.W. Kozak, Director  
 PLANNING AND BUILDING

KL:rh

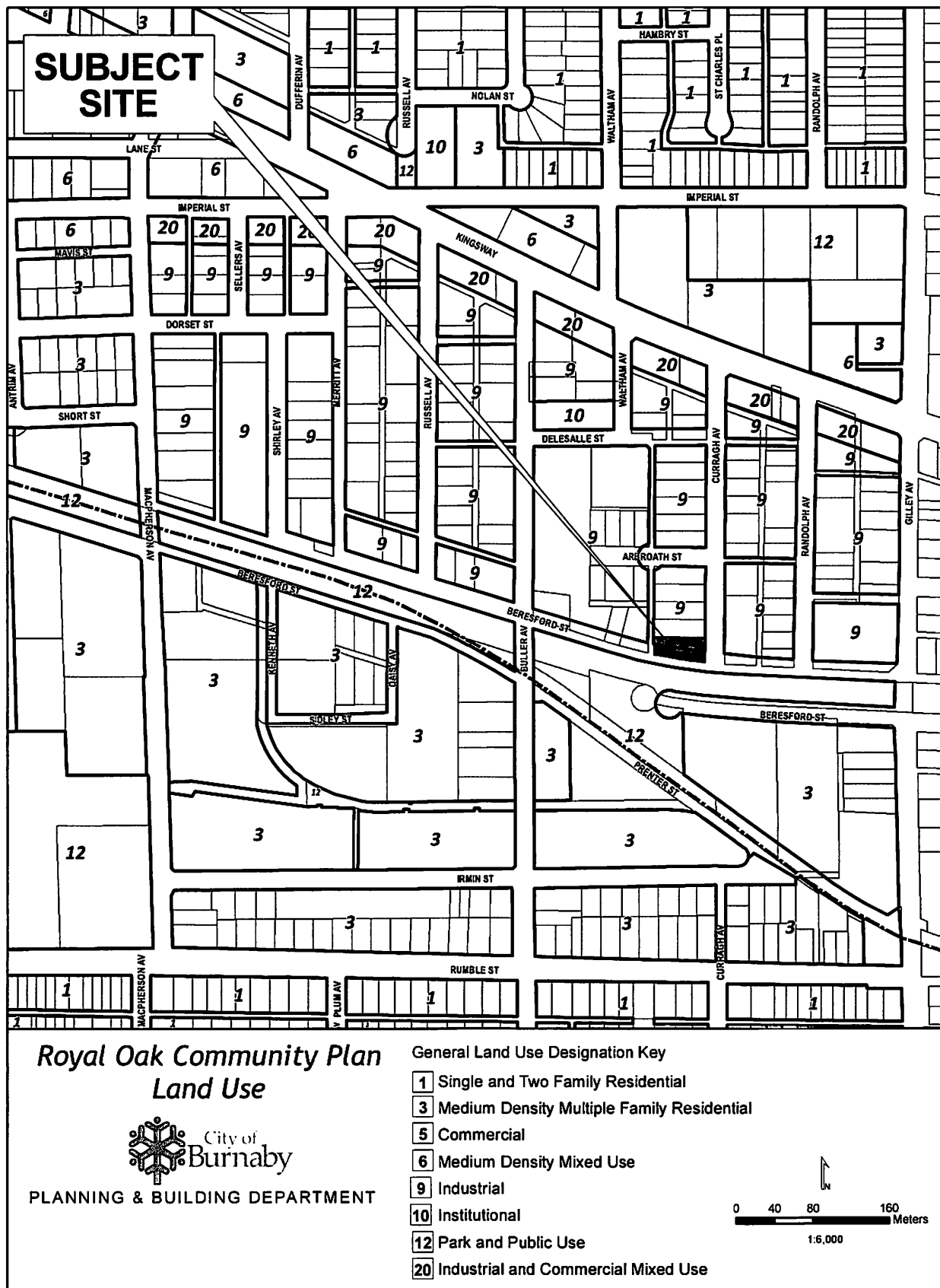
#### *Attachments*

cc: Director Public Safety and Community Services  
 Director Engineering  
 Chief Building Inspector  
 City Solicitor

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Sketch #1





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## COUNCIL REPORT

**TO:** CITY MANAGER 2019 November 13

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** **REZONING REFERENCE #17-28**  
**High-Rise Apartment Building with Street-Oriented Townhouses and a Six Storey Non-Market Rental Component**  
**Metrotown Downtown Plan**

**ADDRESS:** 6075 Wilson Avenue (see *attached* Sketches #1 and #2)

**LEGAL:** Lot 114, District Lot 151, Group 1, NWD Plan 410022

**FROM:** RM3 Multiple Family Residential District

**TO:** CD Comprehensive Development District (based on the RM5s and RM5r Multiple Family Residential Districts and Metrotown Downtown Plan as guidelines and in accordance with the development plan entitled “6075 Wilson” prepared by GBL Architects Inc.)

**APPLICANT:** Anthem Properties Group Ltd.  
300-550 Burrard Street  
Vancouver, BC V6C 2B5  
Attention: Melissa Howey

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2019 December 10.

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**RECOMMENDATIONS:**

1. **THAT** the predecessor Rezoning Bylaw, Amendment Bylaw No. 29/2018, Bylaw 13917, be abandoned contingent upon the granting by Council of Second Reading of the subject Rezoning Bylaw
2. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2019 November 18 and to a Public Hearing on 2019 December 10 at 6:00 p.m.
3. **THAT** the following be established as prerequisites to the completion of the rezoning:
  - a) The submission of a suitable plan of development.

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 Re: REZONING REFERENCE #17-28  
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- 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 utilization of an amenity bonus through the provision of a cash in-lieu contribution in accordance with Section 4.3 of this report.
- e) The dedication of any rights-of-way deemed requisite.
- f) The granting of any necessary statutory rights-of-way, easements and/or covenants.
- g) The granting of Section 219 Covenants in accordance with Section 4.10 of this report
- h) The registration of a Housing Agreement.
- i) The execution of a Tenant Assistance Plan, to the approval of the Director Planning and Building.
- j) The review of a detailed Sediment Control System by the Director Engineering.
- 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.
- l) The submission of a suitable Solid Waste and Recycling plan to the approval of the Director Engineering.
- m) The design and provision of units adaptable to persons with disabilities, the provision of customized hardware and cabinet work being subject to the sale/lease of the unit to a disabled person.

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- n) The provision of five covered car wash stalls and an adequately sized and appropriately located garbage handling and recycling material holding space to the approval of the Director Engineering and a commitment to implement the recycling provisions.
- o) The review of on-site residential loading facilities by the Director Engineering.
- p) Compliance with the Council-adopted sound criteria.
- q) The undergrounding of existing overhead wiring abutting the site.
- r) Compliance with the guidelines for underground parking for visitors.
- s) The deposit of the applicable Parkland Acquisition Charge.
- t) The deposit of the applicable GVS & DD Sewerage Charge.
- u) The deposit of the applicable School Site Acquisition Charge.
- v) The deposit of the applicable Regional Transportation Charge.
- w) 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.

## **R E P O R T**

### **1.0 REZONING PURPOSE**

The purpose of the proposed rezoning bylaw amendment is to permit the construction of a single 44-storey apartment building located at the corner of Central Boulevard and Wilson Avenue, townhouse buildings fronting Wilson Avenue, and a six storey non-market rental apartment building fronting Central Boulevard.

### **2.0 POLICY FRAMEWORK**

The proposed rezoning application is consistent with the site's designation in the Metrotown Downtown Plan. It also aligns with the following goals and sub-goals of the Corporate Strategic Plan:



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#### **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
- 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

### **3.0 BACKGROUND**

- 3.1 The development site is within the Central Park East neighbourhood of the Metrotown Downtown Plan area (see Sketch #2 *attached*). The adopted Plan identifies this neighbourhood as a high density neighbourhood with a garden-like setting that is defined by its relationships to Central Park, Kingsway, the BC Parkway and Patterson SkyTrain station. Specifically, high density multiple-family residential developments east of Central Park are intended to have a tranquil park-like neighbourhood character, enhanced with publically accessible pocket parks/open space as well as pedestrian and cycling linkages, which connect to Central Park, Kinnee Park, the BC Parkway and other parks within Metrotown.
- 3.2 On 2018 April 18, Council received an initial rezoning report, Rezoning Reference #17-28, which proposed to rezone the subject development site from its prevailing RM3 Multiple Family Residential District to the CD Comprehensive Development District, utilizing the RM5s and RM3 Multiple Family Residential Districts and Metrotown Downtown Plan as guidelines. The preliminary development concept indicated a single high-rise strata apartment building with a three-storey townhouse form oriented towards Wilson Avenue and a low-rise non-market rental housing component oriented towards Central Boulevard.
- 3.3 On 2018 June 25, Council approved the advancement of rezoning amendment bylaw #13917 for Public Hearing and subsequently granted it First Reading on 2018 July 09. The proposed development consisted of a single high-rise apartment building, street-oriented townhousing, and a three-storey non-market rental building. The proposal included the replacement of 32 of the existing 86 rental units on site.

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On 2018 July 19, Council adopted a recommendation that the subject rezoning application be referred back to staff to pursue 100% replacement of existing rental units within the new development and to consider a rental zoning designation for a portion of the property.

- 3.4 The applicant has now submitted a plan of development that incorporates the requirements of the Rental Use Zoning Policy and Initial Implementation Framework and is suitable for presentation to a new Public Hearing.

#### **4.0 GENERAL COMMENTS**

- 4.1 The proposed development plan is for a single 44-storey apartment building located at the corner of Central Boulevard and Wilson Avenue, three storey townhouse buildings fronting Wilson Avenue, and a six storey non-market rental apartment building fronting Central Boulevard. All parking is to be provided underground with vehicular access provided via Cassie Avenue. Based on the proposed rezoning to the CD (RM5s, RM5r) District, the overall density for the development would be 5.97 FAR, of which the market residential component is 5.06 FAR (inclusive of density bonus and density offset) and the non-market rental housing component is 0.91 FAR. The overall proposed density is in line with the proposed zoning district guidelines.
- 4.2 The proposed building's siting, massing, pedestrian orientation and materiality are considered to meet the standards and objectives for such development in the Central Park East Neighbourhood. The ground level townhouse and apartment forms provide a low rise base in response to the current transition of this area. To complement and soften the urban environment, a progressive landscape treatment is proposed which includes boulevards and street trees along Central Boulevard and Wilson Avenue. On-site planting is integrated with the outdoor amenity spaces, including a common patio, and outdoor lounge area.
- 4.3 Given the site's Town Centre location, the applicant is proposing to utilize the allowable supplemental density provisions indicated within the Zoning Bylaw as well as the density offset provisions in order to provide non-market units. The total maximum strata market density is 6.1 FAR inclusive of a 0.4 FAR base bonus, 1.2 FAR supplemental base and 1.2 supplemental bonus as well as 1.1 FAR density offset for replacing the existing 86 rental units on-site.

Due to both site and building constraints, the developer is unable to achieve the maximum 6.1 FAR of market strata density. The proposed tower and townhouse components have a cumulative density of 5.06 FAR. Utilization of the entire 1.1 FAR density offset is necessary in order to ensure that the 86 rental units are replaced as affordable. As a result, the applicant is proposing to take advantage of 1.08 FAR of density bonus floor area.

The 1.08 FAR amenity bonus, which translates into 6,285.2 m<sup>2</sup> (67,653 sq. ft.) of bonused gross floor area is included in the development proposal as described above. A separate report detailing the value of the density bonus will be forwarded to Council for

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 Re: REZONING REFERENCE #17-28  
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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.

Under the Priority Amenity Program, the community benefit funds received will be directed into the Metrotown Town Centre Account to be utilized in the future to achieve priority amenities, as established by Council. In accordance with Council's adopted policy, 80% of the cash-in-lieu contributions are applied toward a Town Centre Financial Account and 20% to the Community Benefit Housing Fund.

- 4.4 The developer has committed to demonstrating sustainability through building design, materiality and efficiency (water, energy and waste management) initiatives. The applicant has indicated that the residential tower will meet Step 1 of the BC Energy Step Code and that the non-market housing building will meet Step 3.
- 4.5 The non-market housing component of the development is being advanced in partnership with the New Vista Society (also the housing operator for this project) and BC Housing. The applicant will undertake the construction and completion of the development, including the non-market housing component, as part of the overall rezoning process prior to occupancy of the non-market complement. The applicant will pursue an air space parcel subdivision and transfer the resultant property to the non-profit housing partner. BC Housing has indicated support for the project and has advised that their capacity to support the project include the following options:
- financial resources and grants;
  - development expertise;
  - access to sector housing partners; and,
  - low cost financing.

The New Vista Society would also be eligible to apply for a housing grant from the City through the Community Benefit Bonus Housing Fund to off-set permit fees and other development costs associated with the non-market housing component of the project. Any future grant application for use of the Community Benefit Bonus Housing Funds will be submitted through the Planning and Development Committee for Council's consideration.

- 4.6 A Housing Agreement is required between the proponent, developer and the City to address the following:
- overall density and land use of the non-market housing component;
  - rent levels and structure; and,
  - non-profit nature of the housing project with the provision of 86 non-market rental units.

In terms of affordability levels, rental rates for the units would meet BC Housing's definition and criteria of affordable housing; and, the non-market objectives of the New

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Vista Society. All the proposed units will be offered at affordable rates (the lesser of pre-development rents or 20% below CMHC average market rates for new tenants).

- 4.7 The Director Engineering will assess the need for any further required services to the site, including, but not necessarily limited to:
- construction of Wilson Avenue to Town Centre two-lane collector standard with separated sidewalks, street trees, rain gardens, and street and pedestrian lighting;
  - construction of Central Boulevard to a modified Town Centre two-lane collector standard (from Wilson Avenue to Olive Avenue) with separated sidewalks, street trees, rain gardens, and street and pedestrian lighting;
  - upgrades to the rear lane as required; and,
  - storm, sanitary sewer and water main upgrades as required.
- 4.8 Given the site's location near the Patterson SkyTrain Station, a parking ratio of 1.1 parking spaces per unit (0.1 of which is for visitor parking) for the market strata units and 0.6 spaces per unit for the non-market rental units, is considered appropriate. To supplement the proposed parking standard, the developer will be providing a comprehensive Transportation Demand Management Strategy. Proposed components of the Transportation Demand Management include the provision of:
- 5 bicycles, helmets and bike storage spaces for the shared use and benefit of all residents to be administered by the strata corporation;
  - a transit-subsidy bank account, equivalent to a two-zone pass for 70% of the strata units for one year, for the strata corporation to be used solely to provide owners with a transit pass subsidy until such times as the funds are exhausted;
  - twice the required secured bicycle parking and a bicycle repair room within the residents' parking area; and,
  - a communications strategy that provides the Owners, Strata, Renters, Rental Management Company and Strata Management Company an understanding of how best to use each of the alternative transportation options
- 4.9 A total of 354 strata apartment units (of which 22% are adaptable) and 4 strata townhouses are proposed. It is noted that the smaller one-bedroom apartment units are 50.1 -53.0 m<sup>2</sup> (540 - 571 sq. ft.) in area, in accordance with the P11e District (SFU). This is balanced with a high percentage of two-bedroom and den and three-bedroom units proposed within the overall development, all of which exceed the minimum unit size requirements of the Zoning Bylaw. The use of the P11e District for smaller one-bedroom units supports the affordability of units for those looking to enter the housing market.
- 4.10 The development is providing 78 adaptable units within the high-rise strata apartment building and 18 adaptable units within the non-market apartment building, which is in line with the 20% minimum requirements of the Council-adopted Adaptable Housing policy.

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All handicap parking stalls provided as part of the development will be protected by a Section 219 Covenant as common property to be administered by the Strata Corporation.

- 4.11 Any necessary easements and covenants and statutory rights-of-way for the site are to be provided, including, but not necessarily limited to:
- restricting enclosure of balconies;
  - restricting the use of the guest room;
  - ensuring that the density of development of air space parcels and strata lots comply with the approved CD zoning for the site and to ensure that the overall site continues to function as a single, integrated development;
  - ensuring compliance with the approved acoustical study;
  - guaranteeing the provision and ongoing maintenance of stormwater management facilities;
  - ensuring that all handicap accessible parking stalls in the underground residential parking areas be held in common property to be administered by the Strata Corporation; and,
  - guaranteeing the provision and ongoing maintenance of public art.
- 4.12 The applicant is required to provide an acoustical study showing that the proposed development would meet the Council-adopted noise criteria.
- 4.13 As the site will be fully excavated for development, a tree survey will be required identifying trees to be removed from the site. The applicant will be required to obtain a tree removal permit for all trees over 20 cm (8 inches) in diameter. A detailed landscape and tree planting plan has been provided as part of the suitable plan of development to replace existing trees to be removed from the site.
- 4.14 The applicant is required to submit a Groundwater and Stormwater Management Study. A suitable engineered design to the approval of the Director Engineering will be required for the on-site stormwater management system, as well as a Section 219 Covenant to guarantee its provision and continuing operation. The deposit of sufficient monies to guarantee the provision of the stormwater drainage and landscape features will be required.
- 4.15 Engineering Environmental Services Division will need to review a submission of a detailed plan of an engineered Sediment Control System prior to Final Adoption.
- 4.16 The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering is required.
- 4.17 The submission of a detailed residential loading management plan to the approval of the Director Engineering is required.

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- 4.18 Bicycle storage lockers and surface parking racks are to be provided for the residential tenants, and visitors of the development.
- 4.19 The applicant has been informed that submission of a Tenant Assistance Plan that meets, in principle, the City's forthcoming updated Tenant Assistance Policy will be required.
- 4.20 Applicable Development Cost Charges are:
- a) Parkland Acquisition Charge
  - b) School Site Acquisition Charge
  - c) GVS&DD Sewerage Charge
  - d) Regional Transportation Charge.

## 5.0 DEVELOPMENT PROPOSAL

### 5.1 Site Area (subject to detailed survey)

Gross Site Area (area for calculation of density) - 5,819.6 m<sup>2</sup> (62,642 sq. ft.)

Dedications  
 (subject to a detailed civil design) - 1,095.8 m<sup>2</sup> (11,795 sq. ft.)

5.2 Site Coverage - 45 %

### 5.3 Density and Gross Floor Area

**Overall Residential Density** - **5.97 FAR**

Market Residential Tower and Townhouses - 5.06 FAR  
 (inclusive of 1.08 FAR amenity bonus  
 and 1.1 FAR Density offset)

Non-Market Rental - 0.91 FAR

#### ***Market Residential Tower and Townhouses***

Residential Gross Floor Area - 29,439.4 m<sup>2</sup> (316,883 sq. ft.)

Residential Amenity Space  
 (Exempt from FAR calculations) - 658.8 m<sup>2</sup> (7,091. ft.)

Adaptable Unit FAR Exemption  
***Non-Market Rental Apartment Building*** - 181.2 m<sup>2</sup> (1,950 sq. ft.)

Non-Market Residential Gross Floor Area - 5,316.5 m<sup>2</sup> (57,226 sq. ft.)

To: City Manager  
 From: Director Planning and Building  
 Re: REZONING REFERENCE #17-28  
 2019 November 13 ..... Page 10

Residential Amenity Space (Exempt from FAR calculations)	- 160.7 m <sup>2</sup> (1,730 sq. ft.)
Adaptable Unit Exemption	- 50.15 m <sup>2</sup> (540 sq. ft.)

#### 5.4 Residential Unit Mix

##### ***Market Residential Tower and Townhouses***

<u>Unit Type</u>	<u>Unit Size</u>
42 - Three bedroom units	- 106.2 - 115.0 m <sup>2</sup> (1,143 - 1,238 sq. ft.)
78 - Two bedroom and den units	- 78.4 – 85.4 m <sup>2</sup> (844 - 919 sq. ft.)
39 - Two bedroom units ( <i>adaptable</i> )	- 81.8 m <sup>2</sup> (881 sq. ft.)
39 - One bedroom and den units	- 58.5 m <sup>2</sup> (630 sq. ft.)
39 - One bedroom units ( <i>adaptable</i> )	- 50.1 - 53.0 m <sup>2</sup> (540 - 571 sq. ft.)
78 - One bedroom units	- 50.1 - 53.0 m <sup>2</sup> (540 - 571 sq. ft.)
39 - Studio units	- 42.9 m <sup>2</sup> (462 sq. ft.)
<u>4 – Townhouse units</u>	- 152.4 - 156.4 m <sup>2</sup> (1,641 - 1,683 sq. ft.)

Total Number of Market Units: 358

##### ***Non-Market Rental Apartment Building***

<u>Unit Type</u>	<u>Unit Size</u>
18 – Two bedroom units ( <i>adaptable</i> )	- 67.9 – 69.7 m <sup>2</sup> (731-750 sq. ft.)
63– One bedroom units	- 50.0 – 51.7 m <sup>2</sup> (538 - 557 sq. ft.)
<u>5 – Studio units</u>	- 32.9 – 33.4 m <sup>2</sup> (354 - 359 sq. ft.)

Total Number of Non-Market Units: 86

Overall Unit Count: 444 units

#### 5.5 Building Height

Market Residential Tower	141.3 m (464 feet); 44 storeys
Market Residential Townhouses	10.4 m (34 feet); 3 storeys
Non-Market Apartment Building	17.2 m (56 feet); 6 storeys

To: City Manager  
 From: Director Planning and Building  
 Re: REZONING REFERENCE #17-28  
 2019 November 13 ..... Page 11

## 5.6 Vehicle Parking

### ***Market Residential Tower and Townhouses***

#### *Required and Provided*

358 units @ 1.1 spaces per unit:

Required: 394 spaces  
 Provided: 405 spaces

### ***Non-Market Rental Apartment Building***

#### *Required and Provided*

86 units @ 0.6 spaces per unit:

Required: 52 spaces  
 Provided: 52 spaces

## 5.7 Bicycle Parking/Storage Area

### ***Market Residential Tower and Townhouses***

#### *Required and Provided*

358 units @ 2 spaces per unit:

Required: 716 spaces  
 Provided: 716 spaces

### *Visitor Bicycle Parking*

#### *Required and Provided*

358 units @ 0.2 spaces per unit:

Required: 72 spaces  
 Provided: 72 spaces

### ***Non-Market Rental Apartment Building***

### *Secured Bicycle Parking (lockers)*

#### *Required and Provided*

86 units @ 2 spaces per unit:

Required: 172 spaces  
 Provided: 172 spaces

### *Visitor Bicycle Parking*

#### *Required and Provided*

86 units @ 0.2 spaces per unit:

Required: 17 spaces  
 Provided: 17 spaces

## 5.8 Loading

Required and Provided

- 2 spaces



To: City Manager  
 From: Director Planning and Building  
 Re: REZONING REFERENCE #17-28  
 2019 November 13 ..... Page 12

5.9 Communal Facilities  
 (Excluded from FAR Calculations)

Common amenity facilities for market strata development are located on levels one and four. Level one includes an amenity lobby, seating area, party room and parcel room; level four includes a sauna, fitness area, games room and lounge amenity meeting space and a guest suite. Common amenity facilities for the non-market development includes a multi-purpose room and laundry facilities. Collectively, this amenity area amounts to 819.5 m<sup>2</sup> (8,821 sq. ft.), which is less than 5% of Gross Floor Area permitted to be exempted as amenity space within the Zoning Bylaw.



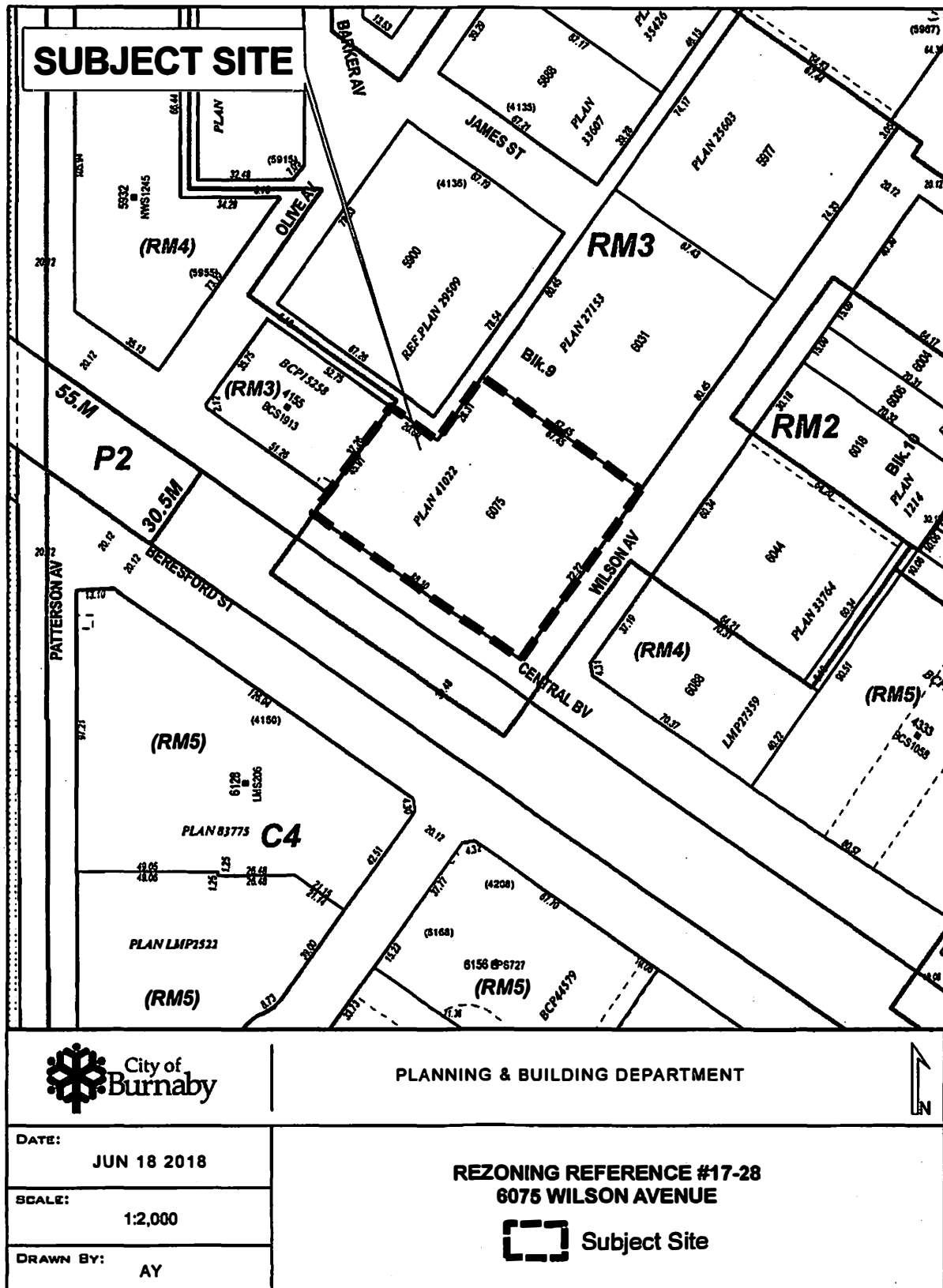
E.W. Kozak, Director  
 PLANNING AND BUILDING

DR:tn/rh

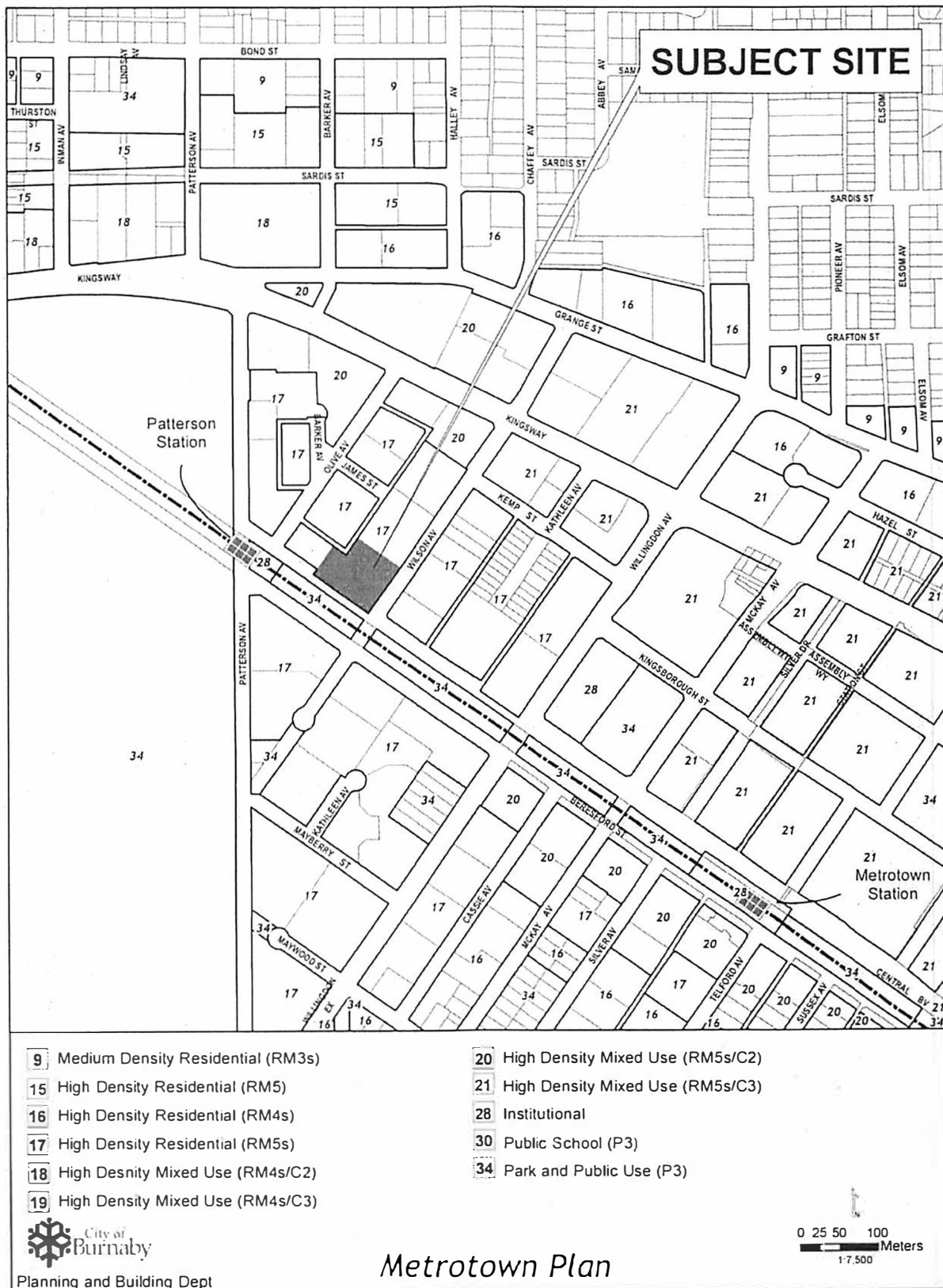
**Attachments**

cc: Director Public Safety and Community Services  
 City Solicitor  
 City Clerk

P:\49500 Rezoning\20 Applications\2017\17-28 6075 Wilson Avenue\Council Reports\Rezoning Reference 17-28 PH Report 2019.11.18.Docx



Sketch #1



Printed on June 18, 2018

Sketch #2



Item .....
Meeting ..... 2019 November 18

## COUNCIL REPORT

**TO:** CITY MANAGER 2019 November 13

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** REZONING REFERENCE #18-15  
MULTIPLE-FAMILY INFILL DEVELOPMENT  
Royal Oak Community Plan

**ADDRESS:** 7584 MacPherson Avenue (see *attached* Sketches #1 and #2)

**LEGAL:** Parcel "A" (Explanatory Plan 25166) Lots 2 and 3, Block 33, District Lot 97, Group 1, New Westminster District Plan 1312

**FROM:** R5 Residential District

**TO:** CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Royal Oak Community Plan as guidelines, and in accordance with the development plan entitled "7584 Macpherson Avenue, Burnaby, British Columbia" prepared by Jordan Kutev Architect Inc.)

**APPLICANT:** Bima Holdings Inc  
7429 Morley Drive  
Burnaby, BC, V5E 3X9  
Attn: Bim Sahdev

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2019 December 10.

---

**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2019 November 18 and to a Public Hearing on 2019 December 10 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

To: City Manager  
 From: Director Planning and Building  
 Re: REZONING REFERENCE #18-15  
 Multiple-Family Infill Development

2019 November 13 .....Page 2

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 site prior to or within six months of the rezoning bylaw being effected. Demolition of any improvements will be permitted at any time, provided that the applicant acknowledges that such permission does not fetter Council's ability to grant or not to grant Second Reading, Third Reading and/or Final Adoption of the Rezoning Bylaw.
- e) The granting of any necessary statutory rights-of-way, easements and/or covenants including, but not necessarily limited to, the granting of Section 219 Covenants restricting enclosure of balconies and ensuring any individual secured vehicle parking spaces allocated to a specific residential unit cannot be utilized for any other purpose.
- f) The review of a detailed Sediment Control System by the Director Engineering.
- g) The pursuance of Storm Water Management Best Practices in line with established guidelines.
- h) The deposit of the applicable Parkland Acquisition Charge.
- i) The deposit of the applicable GVS & DD Sewerage Charge.
- j) The deposit of the applicable School Site Acquisition Charge.
- k) The deposit of the applicable Regional Transportation Development Cost Charge.
- l) 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.

## REPORT

### 1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the construction of a five-unit infill multiple-family residential development.

To: City Manager  
 From: Director Planning and Building  
 Re: REZONING REFERENCE #18-15  
 Multiple-Family Infill Development  
 2019 November 13 .....Page 3

## 2.0 POLICY FRAMEWORK

The proposed development is in line with the multiple-family designation of the Council-adopted Royal Oak Community Plan. The advancement of the proposed zoning bylaw amendment also aligns with the following goals and sub-goals of the Corporate Strategic Plan:

### A Safe Community

- Transportation safety – Make City streets, pathways, trails and sidewalks safer.

### A Connected Community

- Geographic connection - Ensure that people can move easily through all areas of Burnaby, using any form of transportation.

### A Healthy Community

- Healthy life - Encourage opportunities for healthy living and well-being.

## 3.0 BACKGROUND

- 3.1 On 2018 June 11, Council received the report of the Planning and Building Department concerning the rezoning of the subject site and authorized the Department to continue to work with the applicant in the preparation of a suitable plan of development with the understanding that a further and more detailed report would be submitted at a later date.
- 3.2 The subject property is located on the northeast corner of MacPherson Avenue and Rumble Street (see *attached* Sketch #1). The subject property is currently improved with an older single-family dwelling, constructed in 1934. The subject property is not on the Burnaby Heritage Inventory or the Burnaby Heritage Register. To the immediate north and east of the subject property, are a mix of older and newer single and two-family dwellings, with a City-owned low-rise townhouse development (Rezoning Reference #68-67) located at 5706 Irmin Street. To the south, across Rumble Street is a single and two-family residential neighbourhood, with a mix of new and older single and two-family dwellings. To the west, across MacPherson Avenue, is MacPherson Park, with Burnaby South Secondary School beyond. Vehicular access to the property is currently taken from Macpherson Avenue.
- 3.3 The subject property is located within the residential transitional area of the Council-adopted Royal Oak Community Plan, which allows for a mix of single and two-family dwellings, and infill low-rise multiple family residential development. The property is currently zoned R5 Residential District, and is proposed for rezoning to the Comprehensive Development utilizing the RM2 Multiple Family Residential District as a guideline (Sketches #1 and #2 *attached*). Given the site orientation to the adjacent park and proximity to other low-rise townhouse complexes, it is considered an appropriate location for low-rise townhouse development. The applicant has now submitted a plan of development suitable for presentation at a Public Hearing.

To: City Manager  
 From: Director Planning and Building  
 Re: REZONING REFERENCE #18-15  
 Multiple-Family Infill Development

2019 November 13 .....Page 4

#### 4.0 GENERAL COMMENTS

- 4.1 The development proposal is for a three-storey, infill multiple-family residential development with five units. The maximum proposed density of the project is 0.7 F.A.R. with garage and surface parking. Vehicular access to the site will continue to be from MacPherson Avenue.
- 4.2 The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site including, but not necessarily limited to the construction of MacPherson Avenue to its final standard, with new separated sidewalk including boulevard treatment, with street lighting and street trees.
- 4.3 As the proposed rezoning is for a five unit infill development utilizing the RM2 District as a guideline, inclusionary rental requirements under the rental use zoning policy would not apply to this rezoning application.
- 4.4 A road dedication of 1.5 m (5 ft.) along MacPherson Avenue, and 3.0 m (10 ft.) by 3.0 m (10 ft.) and truncation at the intersection of MacPherson Avenue and Rumble Street will be required.
- 4.5 Any necessary easements, covenants, and statutory rights-of-way for the site are to be provided, including, but not necessarily limited to, Section 219 Covenants restricting enclosure of balconies and ensuring any individual secured vehicle parking spaces allocated to a specific residential unit cannot be utilized for any other purpose.
- 4.6 One visitor parking stall is required and an appropriately screened garbage handling and recycling holding area will be provided on site.
- 4.7 The Engineering Environmental Services Division will need to review a submission of a detailed plan of an engineered Sediment Control System prior to Final Adoption.
- 4.8 Given the size of the site, storm water best management practices are acceptable in lieu of a formal storm water management plan.
- 4.9 Applicable development cost charges will include:
  - Parkland Acquisition Charge;
  - School Site Acquisition Charge;
  - GVS & DD Sewerage Charge; and,
  - Regional Transportation Development Charge.

#### 5.0 DEVELOPMENT PROPOSAL

##### 5.1 Site Area

Gross Site	- 1,148.5 m <sup>2</sup> (12,362 sq. ft.)
Road Dedication	- 41.1 m <sup>2</sup> (442 sq. ft.)
Net Site	- 1,107.4 m <sup>2</sup> (11,920 sq. ft.)

To: City Manager  
 From: Director Planning and Building  
 Re: REZONING REFERENCE #18-15  
 Multiple-Family Infill Development

2019 November 13 .....Page 5

- 5.2 **Site Coverage** - 30 %
- 5.3 **Density and Gross Floor Area**
  - Floor Area Ratio - 0.7
  - Gross Floor Area - 803.6 m<sup>2</sup> (8,650 sq.ft.)
- 5.4 **Residential Unit Mix**
  - 5 - Three bedroom units - 160 m<sup>2</sup> to 163.4 m<sup>2</sup>  
(1,723 sq. ft. to 1,759 sq. ft.)
- 5.5 **Building Height** - 3 storeys
- 5.6 **Vehicle Parking**
  - 5 units @ 1 resident space per unit - 5 spaces, plus 1 visitor space
- 5.7 **Bicycle Parking**
  - 5 units @ 1 resident space per unit - 5 spaces, plus 4 visitor spaces



E.W. Kozak, Director  
 PLANNING AND BUILDING

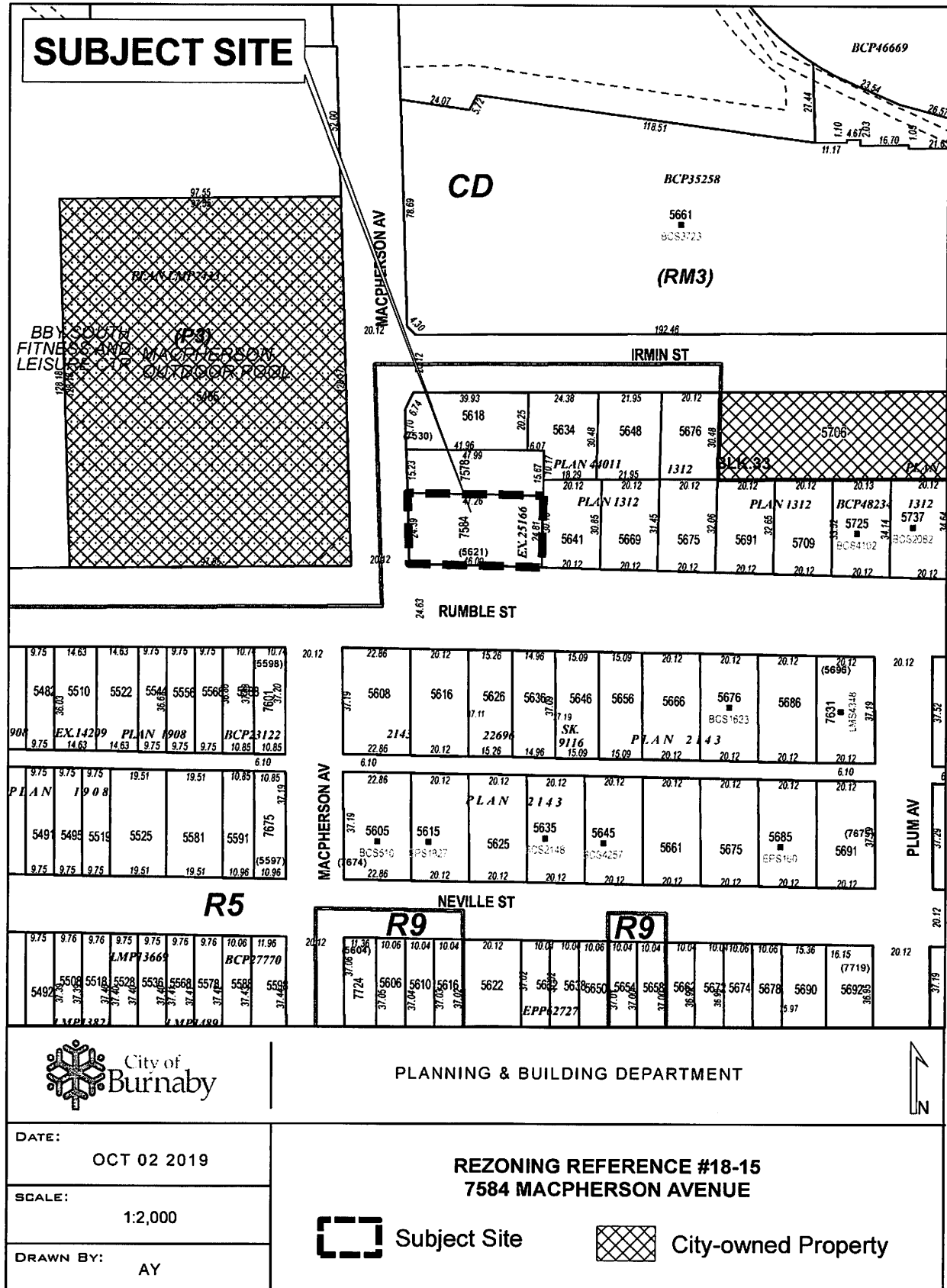
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**Attachments**

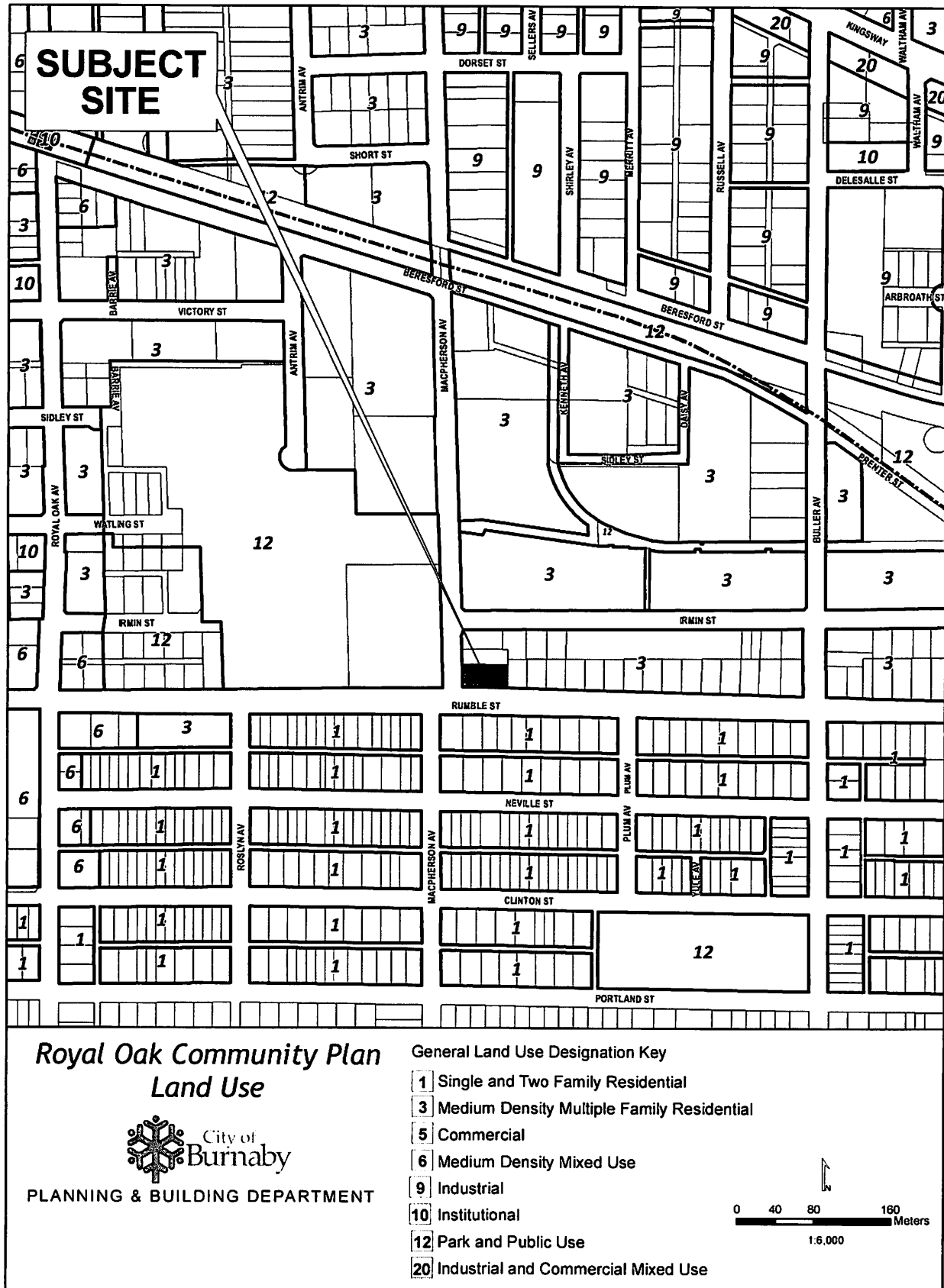
cc: City Solicitor  
 City Clerk

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Sketch #1



Printed on October 2, 2019

Sketch #2



Item .....
Meeting ..... 2019 November 18

## COUNCIL REPORT

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**TO:** CITY MANAGER 2019 November 13

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT: REZONING REFERENCE #19-15**  
**Skysign on Existing Building**  
**Willingdon Business Park**

**ADDRESS:** 4260 Still Creek Drive (see *attached* Sketch #1)

**LEGAL:** Lot B, DL's 69 and 70, Group 1, New Westminster District Plan LMP7609

**FROM:** CD Comprehensive Development District (based on M5 Light Industrial District)

**TO:** Amended CD Comprehensive Development District (based on M5 Light Industrial District and Willingdon Business Park guidelines, and in accordance with the development plan entitled "Exterior Sky Sign Proposal - 2019" prepared by Galaxie Signs Ltd.)

**APPLICANT:** Fortinet Technologies Canada ULC (Fortinet)  
 4190 Still Creek Drive  
 Burnaby, BC V5C 6C6  
 Attn: Taariq Bali

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2019 December 10.

---

**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2019 November 18 and to a Public Hearing on 2019 December 10 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 approval of the Ministry of Transportation to the rezoning application.
  - c) A commitment that the skysign installation be related to continued occupancy by Fortinet Technologies, at the subject site.

City Manager  
 Director Planning and Building  
 REZ#19-15, 4260 Still Creek drive  
 2019 November 13..... PAGE 2

## **REPORT**

### **1.0 REZONING PURPOSE**

The purpose of the proposed rezoning bylaw amendment is to permit the installation of a skysign on the eastern face of an existing five-storey office building.

### **2.0 POLICY FRAMEWORK**

The proposed Fortinet Skysign is aligned with the City's Corporate Strategic Plan by supporting the following goals and sub-goals of the Plan:

#### **A Connected Community**

- Partnership: Work collaboratively with businesses, educational institutions, associations, other communities and governments.

#### **A Healthy Community**

- 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.

### **3.0 BACKGROUND INFORMATION**

- 3.1 The subject property is located on the south side of Still Creek Drive just east of Gilmore Diversion, 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.
- 3.2 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.
- 3.3 Skysigns are defined as signs that are located on major commercial buildings (e.g. offices and hotels) above the second level. Skysign Guidelines have been developed and are used to assist in the evaluation of proposed skysigns.
- 3.4 On 2000 November 06, Council granted Final Adoption for Rezoning Reference #00/20, permitting two skysigns on the subject property, one on the east elevation and one on the north elevation, for the business occupying the building.

City Manager  
 Director Planning and Building  
 REZ#19-15, 4260 Still Creek drive  
 2019 November 13..... PAGE 3

- 3.5 On 2002 December 09, Council granted Final Adoption for Rezoning Reference #02-28, to replace and move the skysign located on the east elevation of the building to the south elevation of the building. The skysign on the north elevation remained. There is currently no skysign installed on the south elevation.
- 3.6 On 2019 July 08, Council granted Final Adoption for Rezoning Reference #18-45, to permit a change of use to accommodate a proposed data centre for Fortinet on the subject property. Fortinet intends to expand its Burnaby headquarters, which are located adjacent to the subject property, at 4190 Still Creek Drive and fully occupied by Fortinet, by also occupying approximately 50% of the multi-tenant office building (levels one and two) at 4260 Still Creek Drive and leasing out the remaining 50% to other businesses.

#### **4.0 SKYSIGN PROPOSAL**

- 4.1 The applicant is proposing to remove the existing skysign and re-install a new skysign on the east elevation of the fifth floor of the subject property with the intent of branding and advertising Fortinet's presence in Burnaby. This sign location will replace the approved south facing skysign. A rezoning is required for the proposed skysign as the applicant has requested a change in location from where a skysign is permitted under Rezoning Reference #02-28.
- 4.2 The proposed skysign will be visible from Grandview Highway and the Trans-Canada Highway. The location of the proposed sign within the Willingdon Business Park is in keeping with the character of the area, and there is no perceived impact to residential neighbourhoods.
- 4.3 The proposed skysign will be affixed to the building face, and is considered to be architecturally integrated with the existing office building. The skysign will consist of internally illuminated channel letters containing the text "Fortinet" and will be located within 6.1 m (20 ft.) of the top of the main face of the building. The skysign has a height of 1.03 m (3 ft.) and a width of 8.9 m (29 ft.), with a total area of 9.17 m<sup>2</sup> (98 sq.ft.), which falls within the maximum permitted area of 9.3 m<sup>2</sup> (100 sq.ft.) recommended in the guidelines for skysigns.
- 4.4 Criteria for the evaluation of skysigns for buildings also include consideration of an active and major user, where the user should occupy a minimum 25% of gross leasable floor area and a minimum of 5,574.18 m<sup>2</sup> (60,000 sq.ft.). Fortinet occupies 7,204.91 m<sup>2</sup> (77,553 sq. ft.) of the 5-storey, 13,957 m<sup>2</sup> (150,235 sq. ft.) office building, which represents approximately 52% of the building's overall gross leasable floor area. This criteria is met, and will be maintained by a commitment to keep the sign in relation to the occupancy of Fortinet on the subject site. Should Fortinet no longer occupy the space, or meet the minimum 25% gross leasable floor area criteria, the skysign would be required to be removed.

City Manager  
 Director Planning and Building  
 REZ#19-15, 4260 Still Creek drive  
 2019 November 13..... PAGE 4

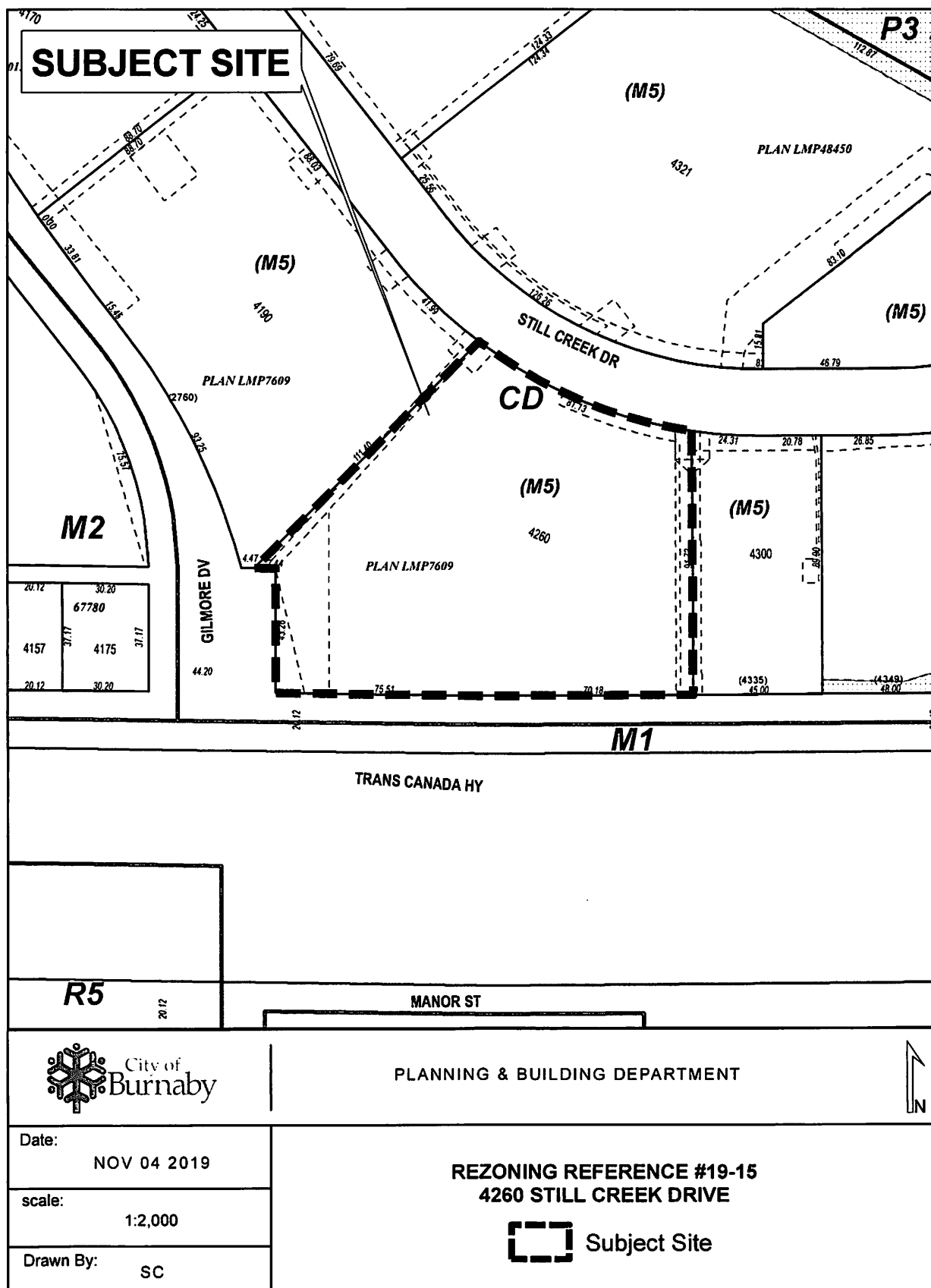
- 4.5 The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.
- 4.6 Approval of the Ministry of Transportation will be required for this rezoning as the subject site is within 800 m (2,624 ft.) of the Trans-Canada Highway.
- 4.7 A commitment will be required that the applicant will install mitigation measures at the discretion of the Environmental Services Division, if the light (brightness) from the Skysign disturbs the enjoyment, comfort or convenience of the neighborhood in the vicinity.
- 4.8 Overall, the subject proposal meets the intent and purpose of the adopted guidelines for skysigns, and as such, the proposal is considered to be supportable.

  
 E.W. Kozak, Director  
 PLANNING AND BUILDING

KL:rh  
*Attachment*

cc: City Solicitor  
 City Clerk

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### Sketch #1



Item .....
Meeting ..... 2019 November 18

## COUNCIL REPORT

---

**TO:** CITY MANAGER 2019 November 13

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT: REZONING REFERENCES #19-54, 19-55, 19-56, 19-57, 19-58 and 19-59**  
**Pre-zoning for non-market housing developments**

**ADDRESS:**

1. Rezoning Reference #19-54  
 6857 and 6875 Royal Oak Avenue  
 (see *attached* Sketches #1 and 2)
2. Rezoning Reference #19-55  
 5912, 5924, 5938, 5946, 5958, 5968, 5978, 5988 Sunset Street, and 5907,  
 5919, 5931, 5941, 5951, 5969, 5979, 5989 Kincaid Street  
 (see *attached* Sketches #3 and 4)
3. Rezoning Reference #19-56  
 6488 Byrnpark Drive  
 (see *attached* Sketches #5 and 6)
4. Rezoning Reference #19-57  
 7510, 7516, 7526, 7536 Kingsway; 7390, 7398 16<sup>th</sup> Avenue; 7411 15<sup>th</sup>  
 Avenue  
 (see *attached* Sketches #7 and 8)
5. Rezoning Reference #19-58  
 7285 Kitchener Street  
 (see *attached* Sketches #9 and 10)
6. Rezoning Reference #19-59  
 6365 Stride Avenue, and portions of 6370, 6380, 6428, 6448 Stride Avenue  
 and 7514 Bevan Street  
 (see *attached* Sketches #11 and 12)

**LEGAL:** See Schedule A through F (*attached*)

**FROM:** See Schedule A through F (*attached*)

**TO:** See Schedule A through F (*attached*)

**APPLICANT:** City of Burnaby  
 4949 Canada Way  
 Burnaby, BC V5G 1M2



City Manager  
 Director Planning and Building  
 REZ#19-54, 19-55, 19-56, 19-57, 19-58, and 19-59  
 2019 November 13..... PAGE 2

**PURPOSE:** To seek Council authorization to forward these applications to a Public Hearing on 2019 December 10.

---

**RECOMMENDATIONS:**

1. **THAT** Rezoning Bylaws for Rezoning References #19-54, 19-55, 19-56, 19-57, 19-58 and 19-59 be prepared and advanced to First Reading on 2019 November 18 and to a Public Hearing on 2019 December 10 at 6:00 p.m.
2. **THAT** the predecessor Rezoning Bylaw, Amendment Bylaw No. 50-2016, Bylaw 13674, (Rezoning Reference #14-47) be abandoned contingent upon the granting by Council of Second Reading of the Rezoning Bylaw for Rezoning Reference #19-54.
3. **THAT** the introduction of a Highway Closure Bylaw be authorized according to the terms outlined in Sections 4.2.6 of this report, contingent upon the granting by Council of Second Reading of the Rezoning Bylaw for Rezoning Reference #19-55.
4. **THAT** an amendment to the Edmonds Town Centre Plan as outlined in Section 4.4.1 of this report be approved, to take effect upon the granting by Council of Second Reading of the Rezoning Bylaw for Rezoning Reference #19-57.
5. **THAT** the predecessor Rezoning Bylaw, Amendment Bylaw No. 11-2016, Bylaw 13587, (Rezoning Reference #14-39) be abandoned contingent upon the granting by Council of Second Reading of the Rezoning Bylaw for Rezoning Reference #19-57.
6. **THAT** the introduction of a Highway Closure Bylaw be authorized according to the terms outlined in Sections 4.4.6 of this report, contingent upon the granting by Council of Second Reading of the Rezoning Bylaw for Rezoning Reference #19-57.
7. **THAT** an amendment to the Montecito Urban Village Plan as outlined in Section 4.5.1 of this report be approved, to take effect upon the granting by Council of Second Reading of the Rezoning Bylaw for Rezoning Reference #19-58.
8. **THAT** the introduction of a Highway Closure Bylaw be authorized according to the terms outlined in Sections 4.6.8 of this report, contingent upon the granting by Council of Second Reading of the Rezoning Bylaw for Rezoning Reference #19-59.
9. **THAT** copies of this report be sent, for information purposes, to: Ms. Armin Amrolia, Associate Vice President, Development & Asset Strategies, BC Housing; Mr. Andrew Middleton, Affordable Housing Specialist, CMHC; and Mr. Luciano Zago, Senior Vice President, Development, Mosaic Homes.

*City Manager*  
*Director Planning and Building*  
 REZ#19-54, 19-55, 19-56, 19-57, 19-58, and 19-59  
 2019 November 13..... PAGE 3

10. **THAT** the following be established as prerequisites to the completion of Rezoning Reference #19-54 (Site #1):
  - a) The submission of development guidelines.
  - b) The granting of any necessary statutory rights-of-way, easements and/or covenants.
  - c) The dedication of any rights-of-way deemed requisite.
  - d) The approval of a suitable civil (offsite) design by the Director Engineering for all services necessary to support the proposed development in accordance with the development guidelines.
  - e) The consolidation of the net project site into one legal parcel.
  
11. **THAT** the following be established as prerequisites to the completion of Rezoning Reference #19-55 (Site #2):
  - a) The submission of development guidelines.
  - b) The granting of any necessary statutory rights-of-way, easements and/or covenants.
  - c) The dedication of any rights-of-way deemed requisite.
  - d) The approval of a suitable civil (offsite) design by the Director Engineering for all services necessary to support the proposed development in accordance with the development guidelines.
  - e) The approval of the Ministry of Transportation to the rezoning application.
  - f) The completion of the Highway Closure Bylaw.
  - g) The consolidation of the net project site into one legal parcel.
  
12. **THAT** the following be established as prerequisites to the completion of Rezoning Reference #19-56 (Site #3):
  - a) The submission of development guidelines.
  - b) The granting of any necessary statutory rights-of-way, easements and/or covenants.

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- c) The dedication of any rights-of-way deemed requisite.
  - d) The approval of a suitable civil (offsite) design by the Director Engineering for all services necessary to support the proposed development in accordance with the development guidelines.
13. **THAT** the following be established as prerequisites to the completion of Rezoning Reference #19-57 (Site #4):
- a) The submission of development guidelines.
  - b) The granting of any necessary statutory rights-of-way, easements and/or covenants.
  - c) The dedication of any rights-of-way deemed requisite.
  - d) The approval of a suitable civil (offsite) design by the Director Engineering for all services necessary to support the proposed development in accordance with the development guidelines.
  - e) The completion of the Highway Closure Bylaw.
  - f) The consolidation of the net project site into one legal parcel.
14. **THAT** the following be established as prerequisites to the completion of Rezoning Reference #19-58 (Site #5):
- a) The submission of development guidelines.
  - b) The granting of any necessary statutory rights-of-way, easements and/or covenants.
  - c) The dedication of any rights-of-way deemed requisite.
  - d) The approval of a suitable civil (offsite) design by the Director Engineering for all services necessary to support the proposed development in accordance with the development guidelines.
15. **THAT** the following be established as prerequisites to the completion of Rezoning Reference #19-59 (Site #6):
- a) The submission of development guidelines.

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- b) The granting of any necessary statutory rights-of-way, easements and/or covenants.
- c) The dedication of any rights-of-way deemed requisite.
- d) The approval of a suitable civil (offsite) design by the Director Engineering for all services necessary to support the proposed development in accordance with the development guidelines.
- e) The completion of the Highway Closure Bylaw.
- f) The consolidation of the net project site into one legal parcel.

## REPORT

### 1.0 OVERVIEW

On 2019 July 29, Council unanimously adopted the *Mayor's Task Force on Community Housing Final Report*, which recommends 18 actions grouped under four themes as a basis for further direction and specific initiatives to increase the supply, diversity, and affordability of housing in Burnaby. The *Final Report* also lists ten "Quick Starts" – priority actions that the City can initiate within six months. In line with specific actions recommended in the *Final Report*, staff are developing a Memorandum of Understanding (MOU) with BC Housing to document a partnership approach to establish terms to develop non-market housing in Burnaby. The *Final Report* also recommends that seven sites in the City be brought forward for the development of non-market housing, in partnership with senior levels of government. The subject report is intended to advance rezoning applications for the six City-owned sites. As the City does not own Site #7, staff will continue to work with Canada Mortgage and Housing Corporation (CMHC) or other relevant federal government staff to advance this site for non-market housing development on a partnership basis.

### 2.0 POLICY CONTEXT

The *Mayor's Task Force on Community Housing Final Report* specifically calls on the City to "pursue partnerships that leverage the contributions of the City, BC Housing, non-profit societies, and private developers to provide more non-market and below-market rental housing" (Quick Start #5). As well, the *Final Report* broadly recommends investment in housing partnerships (Theme 2), and increasing the supply of affordable rental housing (Recommendation #12).

There are several other City policies that support the provision of affordable housing, particularly in partnership with senior levels of government:

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- Burnaby's *Official Community Plan* (1997) contains goals within its residential and social policy frameworks to help ensure that the needs of people with special and affordable housing requirements are met. This could be achieved by seeking new methods, regulations, and partnerships to encourage the development and protection of affordable and special needs housing in the City.
- The *Burnaby Economic Development Strategy* (2007) sets a goal of building a strong, liveable, and healthy community, which includes developing a diverse and affordable housing stock which is appropriate to residents' needs.
- The *Burnaby Social Sustainability Strategy* (2011) contains several actions in the area of affordable and suitable housing, including looking for opportunities to work with senior levels of government to facilitate the development of housing that is supportive of, suitable, and affordable to specific target groups, such as low and moderate income households, and those experiencing mental illness, addictions, family violence, homelessness, and other challenges.
- The adopted Council reports entitled "*Affordable Housing and Homelessness – A Response to Issues and Proposals*" (2007) and the "*Burnaby Housing Profile – 2016*" (further updated in 2017) identify the opportunity for the City to facilitate the delivery of affordable housing, in part, by cooperating with senior government.

A partnership approach to develop affordable housing in Burnaby is further supported by the following goals and sub-goals of the Corporate Strategic Plan:

#### **A Connected Community**

- Partnership - Work collaboratively with businesses, educational institutions, associations, other communities, and governments.
- Social Connection - Enhance social connections throughout Burnaby.

#### **An Inclusive 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.
- Community involvement - Encourage residents and businesses to give back to and invest in the community.

#### **A Dynamic Community**

- Community development - Manage change by balancing economic development with environmental protection and maintaining a sense of belonging.

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### 3.0 BACKGROUND

- 3.1 On 2019 October 07, Council received a report that included a number of recommendations, including that staff initiate rezoning applications for six City-owned sites, for the development of non-market housing, in partnership with senior levels of government (see *Attachment #1* containing key map), and that Council approve in principle the contribution of Community Benefit Bonus Housing funds towards City-related permit fees and servicing design and construction costs associated with rezoning applications for these sites. As such, through rezoning applications included in this report, staff are seeking to pre-zone the six sites utilizing the Comprehensive Development District and to establish development guidelines including: permitted land use(s), density, general building height and form, and general residential unit count (see Appendix A *attached*). The guidelines include consideration of Council's recently adopted *Rental Use Zoning Policy and Initial Implementation Framework*. As part of the rezoning applications and a concurrent Engineering Consulting Services Request for Proposals (RFP) process, preliminary servicing requirements (e.g. road dedications, public realm improvements, and infrastructure upgrades) are being identified, and detailed civil designs and cost estimates are being completed. Funding for the offsite servicing designs through the use of Community Benefit Bonus Housing Funds is being sought through a further report to the Financial Management Committee (FMC). Specific Council approval for final servicing construction costs and City-related permit fees will be sought at a future date.
- 3.2 Pre-zoning the six sites in an expedited timeframe, identifying preliminary servicing requirements, and developing civil designs and estimates demonstrates the City's commitment to the non-market housing development projects, provides clarity on the development potential and expectations for the sites, and places the City and its non-profit development partners in a strong position to obtain BC Housing funding under its *Building BC: Community Housing Fund (CHF)* program in spring 2020 and CMHC funding under its *National Housing Co-Investment Fund*. Through this report, staff are implementing the Council-adopted recommendation to pre-zone six non-market housing sites in partnership with senior levels of government.
- 3.3 Following another recommendation from the above noted 2019 October 07 report, staff have been working to execute a Memorandum of Understanding with BC Housing regarding a multi-year partnership with the City to develop non-market housing in Burnaby. At this meeting, Council also approved in principle an approach for a Request for Proposals (RFP) for Sites #1 through #5 to identify suitable development partners and operators. Respondents to the RFP would be required to meet certain eligibility criteria (e.g. non-profit status with strong financial capability and related project experience, or government housing entity), and to demonstrate the ability to adhere to the targeted affordability objectives and development guidelines established by the Comprehensive Development zoning for each site. Successful respondents to the City's RFP will assume project sponsorship and be required to complete further, more detailed site specific rezoning applications in accordance with the Comprehensive Development guidelines

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established through these subject rezoning applications. Further details on the RFP process will be presented for Council approval in a future report.

- 3.4 Each site presents a unique opportunity to provide non-market housing. Together, the six sites potentially yield over 1,000 rental units for eligible low to moderate income households, including seniors, and families with children, in apartment and townhouse forms. This would be a significant contribution to the number of non-market housing units<sup>1</sup> in Burnaby, which currently totals 5,764 units.
- 3.5 Given the City's housing objectives, it is expected that all sites are utilized fully for residential rental housing, with the exception of Site #1 (Rezoning Reference #19-54), which will be required to provide a ground-level commercial component based on community plan and zoning district requirements. Further, it is anticipated that, where density offset is available, the full density offset will be applied. Finally, it is noted that three of the six sites are located in Town Centres and therefore have density bonus potential. Uptake of this density is not certain given topographical conditions and site constraints. However, the final determination on the use of additional floor area associated with the available density bonus will be made available as part of the site specific rezoning applications for these Town Centre sites. However, to protect the opportunity to utilize available density bonus, Council has approved, in the 2019 October 07 report, a City contribution of up to 0.1 FAR, and 0.4 FAR of density bonus floor area for Sites #3 (Rezoning Reference #19-56), and #4 (Rezoning Reference #19-57) respectively, subject to site specific rezoning approval.
- 3.6 It should be noted that staff are still in discussion with CMHC regarding the development of non-market housing at their site located at 6025 Sussex Avenue (Site #7). A separate rezoning application may be advanced for this site at a future date.
- 3.7 It is recommended that each rezoning application be advanced to Public Hearing as development guidelines have been established for each site.

#### **4.0 SITE REZONING APPLICATIONS – CONTEXT AND GENERAL COMMENTS**

Each of the six sites is proposed for rezoning under individual Rezoning Reference numbers and is discussed individually in more detail below. It should be emphasized that none of the subject rezoning applications are seeking approval for specific new development at this time. Separate site specific rezoning applications for all new development on each site will be advanced for Council consideration in the future, each of which will require its own Public Hearing and include specific unit counts, and defined form and massing. Each site will also be required to meet site specific development related prerequisite conditions.

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<sup>1</sup> Non-market housing units include units within non-profit housing developments; public housing developments; assisted living, supportive, and transitional housing developments; and housing cooperatives.

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#### 4.1 Site #1: Royal Oak and Imperial – Non-Market Housing Development

**SUBJECT: REZONING REFERENCE # 19-54**

**Site pre-zoning for non-market housing and grade-level commercial development  
 Royal Oak Community Plan**

**ADDRESS:** 6857 and 6875 Royal Oak Avenue

**FROM:** M4 Special Industrial District

**TO:** CD Comprehensive Development District (based on C9, C9r Urban Village District, RM3, RM3r Multiple Family Residential District and Royal Oak Community Plan as guidelines and in accordance with the development guidelines provided in Appendix A *attached*)

**PURPOSE:** The purpose of the proposed rezoning bylaw amendment is to establish development guidelines for the subject City-owned site to facilitate the development of non-market housing and grade level commercial uses.

- 4.1.1 The subject site is located in the Royal Oak Community Plan, on the west side of Royal Oak Avenue, between Imperial Street and Beresford Street, and is currently improved with two one-storey warehouse buildings. The recommended C9, C9r Urban Village District, and RM3, RM3r Multiple Family Residential District zoning for the site is consistent with the site's medium-density community plan designation (see *attached* Sketches #1 and #2).
- 4.1.2 To the north is a privately owned single family residential dwelling, with an automotive repair shop beyond. To the south is a vacant property, with a low-rise building beyond. To the east, across Royal Oak Avenue is a mixed-use commercial/residential development constructed in 2012 under Rezoning Reference #06-46 and car washing establishment. To the west, across the lane, is a newer townhouse development constructed in 2014 under Rezoning Reference #11-25.
- 4.1.3 This site is currently the subject of Rezoning Reference #14-47, which proposes a four storey mixed-use development on the site, including 54 strata-titled apartment units. This rezoning has advanced through Public Hearing and received Second Reading on 2016 December 05. It is recommended that the rezoning bylaw be abandoned in order to pursue non-market housing on the site. If there is an opportunity to include a private developer as a partner on this initiative, the rezoning applicant for Rezoning Reference #14-47 would have the opportunity to bid on the site as part of a future public tender process.



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- 4.1.4 Should there be an opportunity to acquire 6837 Royal Oak Avenue, the property immediately to the north of the subject site, and include it in the development assembly, a marginal increase in the unit count would be expected.
- 4.1.5 The anticipated apartment building form includes up to a maximum of six storeys. Under the adopted Royal Oak Community Plan, the subject site, designated CD Comprehensive Development District, utilizing the C9, C9r, RM3, RM3r, and Districts as guidelines, could achieve a maximum residential development density of 3.65 Floor Area Ratio (FAR), and a commercial FAR of 0.20 for a total FAR of 3.85 (see *attached* Appendix A).
- 4.1.6 Granting of any necessary dedications, easements or statutory rights-of-way is required, including but not limited to:
- a road dedication for future northbound left turn and taper lanes on Royal Oak Avenue; and,
  - an additional lane dedication should 6837 Royal Oak be added to the consolidation.

**4.2 Site #2: Sunset/Kincaid – Non-Market Seniors Housing Development**

**SUBJECT:** REZONING REFERENCE # 19-55  
 Site pre-zoning for non-market housing development  
 Central Administrative Area Plan

**ADDRESS:** 5912, 5924, 5938, 5946, 5958, 5968, 5978, 5988 Sunset Street, and 5907, 5919, 5931, 5941, 5951, 5969, 5979, 5989 Kincaid Street

**FROM:** R4 Residential District

**TO:** CD Comprehensive Development District (based on P5 Community Institutional District, RM3r Multiple Family Residential District and Central Administrative Area as guidelines and in accordance with the development guidelines provided in Appendix A *attached*)

**PURPOSE:** The purpose of the proposed rezoning bylaw amendment is to establish development guidelines for the subject City-owned site to facilitate the development of non-market housing.

- 4.2.1 The site is located in Central Administrative Area, bound by Sunset Street to the north, Godwin Avenue to the west, Kincaid Street to the south, and properties to the east. The treed and undeveloped site is designated for community institutional development. The recommended P5 Community Institutional District, and RM3r Multiple Family Residential District zoning for the site is consistent with the site's community institutional development designation and would allow various types of seniors housing,

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including market rental, supportive housing, and complex care (see *attached* Sketches #3 and #4).

- 4.2.2 To the north across Sunset Street are single family dwellings and a place of public worship. To the east is another place of public worship and two City-owned properties (3961 and 3983 Norland Avenue) improved with older single-family homes, which are intended to form a three-lot development assembly. To the south across Kincaid Street are a large non-market housing development operated by New Chelsea Society, a place of public worship, and several properties that are owned by the Dania Society and developed with seniors non-market housing and a complex care facility. To the west, across Godwin Avenue, is an older market rental apartment building.
- 4.2.3 Housing in the Central Administrative Area west of Norland Avenue is predominately provided for seniors, notably by the Dania Society's campus of care. The campus of care model provides a range of housing options and services within buildings that are located on the same property or in close proximity to one another. Seniors remain in familiar surroundings as they age in one location, transitioning from independent living, supportive living, and long-term or continuing care as required. Given the health and social benefits of the campus of care model, it is recommended that housing development on this site be targeted towards seniors.
- 4.2.4 On 2014 August 25, Rezoning Reference #12-23 advanced to Third Reading to permit the development of a new non-profit senior's residential campus comprised of a three storey 105 bed complex care facility and a four storey 105 unit Category B Supportive Housing facility. However, on 2015 March 31 the rezoning application was withdrawn.
- 4.2.5 The anticipated apartment building form includes up to a maximum of six storeys. Under the adopted Central Administrative Area Plan, the subject site, designated for community institutional uses utilizing the P5 and RM3r Districts as guidelines, could achieve a maximum residential development density of 1.90 Floor Area Ratio (FAR) (see *attached* Appendix A).
- 4.2.6 Inclusive of the site is approximately 869.31 m<sup>2</sup> (9,357 sq.ft.) of unopened lane right-of-way. The completion of a Highway Closure Bylaw prior to Final Adoption of the subject rezoning application will be required.
- 4.2.7 Approval of the Ministry of Transportation would be required for this rezoning as the subject site is within 800 m (2,624 ft.) of the Trans-Canada Highway.
- 4.2.8 Granting of any necessary dedications, easements or statutory rights-of-way is required, including but not limited to:
- a dedication of to match the existing 15 m (49 ft.) radius for the completion of the Sunset Street cul-de-sac;
  - a 6 m (20 ft.) x 6 m (20 ft.) dedication required at Kincaid Street and Godwin Avenue to accommodate the curve; and,

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- a 3 m (10 ft.) x 3 m (10 ft.) dedication on Sunset Street and Godwin Avenue at the south-east corner.

#### **4.3 Site #3: 6488 Byrnepark Drive – Non-Market Housing Development**

**SUBJECT: REZONING REFERENCE # 19-56**  
**Site pre-zoning for non-market housing development**  
**Edmonds Town Centre Plan**

**ADDRESS:** 6488 Byrnepark Drive

**FROM:** CD Comprehensive Development District (based on RM2 Multiple Family Residential District as guidelines)

**TO:** CD Comprehensive Development District (based on RM2, RM2r Multiple Family Residential District and Edmonds Town Centre Plan as guidelines and in accordance with the development guidelines provided in Appendix A *attached*)

**PURPOSE:** The purpose of the proposed rezoning bylaw amendment is to establish development guidelines for the subject City-owned site to facilitate the development of non-market housing.

- 4.3.1 The site is within Sub-Area 3 of the Edmonds Town Centre Plan area, on the east side of Byrnepark Drive north of Southridge Drive. The treed, undeveloped site is designated for “Ground-Oriented Multiple-Family Housing” using the RM2 Multiple Family Residential District as a guideline. The recommended RM2 and RM2r Multiple Family Residential District zoning for the site is consistent with the site’s community plan designation (see *attached* Sketches #5 and #6).
- 4.3.2 To the west and north of the site, across Byrnepark Drive, is Byrne Creek Ravine Park. Immediately to the east is Byrne Woods Park. To the south is a City-owned site that has conditionally been sold for development, subject to completion of Rezoning Reference #18-09, which proposes the development of a five-storey apartment building with underground parking, as well as townhousing with surface parking, utilizing CD (RM2, RM2r, RM3, RM3r) District. This development proposal received Second Reading on 2019 November 04.
- 4.3.3 The anticipated apartment building form includes up to a maximum of six storeys. Under the adopted Edmonds Town Centre Plan, the subject site, designated CD Comprehensive Development District, utilizing RM2 and RM2r Districts as guidelines, could achieve a maximum residential development density of 1.90 Floor Area Ratio (FAR) of which 0.1 FAR is density bonus (see *attached* Appendix A).

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4.3.4 The maximum 1.90 FAR proposed for the site would not ordinarily result in a six storey building. However, an environmental assessment conducted in connection with Rezoning Reference #18-09 at the adjacent 6438 Byrnespark Drive uncovered a small anthropogenic ephemeral creek which originates from the subject site. The City's Environmental Review Committee accepted the proposal from the developer of 6438 Byrnespark Drive to relocate a portion of the creek from 6438 Byrnespark Drive onto 6488 Byrnespark Drive, in order to maximize the developable area on both sites. The creation of a 20 m (66 ft.) riparian area, to be placed under a Section 219 Covenant to ensure its continued protection and maintenance, is also a condition of Rezoning Reference #18-09. The protected riparian area on 6488 Byrnespark Drive extends 14.2 m (47 ft.) along the south property. Permitted density must be distributed in buildings sited outside of the riparian area, and thus slightly higher building forms are to be expected.

4.3.5 Granting of any necessary dedications, easements or statutory rights-of-way is required, including but not limited to:

- a 2 m (7 ft.) dedication along Byrnespark Drive is required.

#### 4.4 Site #4: Kingsway and 16<sup>th</sup> – Non-Market Housing Development

**SUBJECT:** REZONING REFERENCE # 19-57  
 Site pre-zoning for non-market housing development  
 Edmonds Town Centre Plan

**ADDRESS:** 7510, 7516, 7526, 7536 Kingsway; 7390, 7398 16th Avenue; 7411 15th Avenue

**FROM:** R5 Residential District

**TO:** CD Comprehensive Development District (based on RM3s, RM3r Multiple Family Residential District and Edmonds Town Centre Plan as guidelines and in accordance with the development guidelines provided in Appendix A *attached*)

**PURPOSE:** The purpose of the proposed rezoning bylaw amendment is to establish development guidelines for the subject City-owned site to facilitate the development of non-market housing.

4.4.1 The site, located within Sub-Area 1 of the Edmonds Town Centre Plan, on the north side of Kingsway between 15<sup>th</sup> and 16<sup>th</sup> Avenues, is designated for multiple-family development using the RM2 Multiple Family Residential District (see *attached* Sketches #7 and #8). The recommended RM3s and RM3r zoning for the site will require a minor amendment to the Edmonds Town Centre Plan. The *Mayor's Task Force on Community Housing Final Report* provides a recommendation to increase the supply of affordable rental housing. Amending the Edmonds Town Centre Plan will enable the provision of

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additional non-market housing, thereby addressing this recommendation, and as such is considered supportable.

- 4.4.2 The subject site comprises seven properties and is improved with one older single-family dwelling that is in the City's rental dwelling portfolio with all the other properties being vacant. To the east and west are townhouse developments. To the north are single-family dwellings designated for future townhouse development. To the southwest, across Kingsway, are single-family dwellings that are designated to remain as such.
- 4.4.3 The anticipated apartment building form includes up to a maximum of six storeys. Under the adopted Edmonds Town Centre Plan, the subject site is designated CD Comprehensive Development District, utilizing the RM2 and RM2r Districts as guidelines. However, as described above, it is recommended that the site utilize RM3s and RM3r as guidelines in order to achieve a maximum residential development density of 3.15 Floor Area Ratio (FAR), of which 0.4 FAR is density bonus and 0.55 FAR is affordable density offset (see *attached* Appendix A).
- 4.4.4 This site is currently the subject of Rezoning Reference #14-39, which received Second Reading on 2016 May 09 and proposes a three storey, 42 unit, strata-titled townhouse development on the site. It is recommended that the rezoning bylaw be abandoned in order to pursue non-market housing. If there is an opportunity to include a private developer as a partner on this initiative, the rezoning applicant for Rezoning Reference #14-39 would have the opportunity to bid on the site as part of a future public tender process.
- 4.4.5 Granting of any necessary dedications, easements or statutory rights-of-way is required, including but not limited to:
- a dedication of 513.6 m<sup>2</sup> (95,528 sq. ft.) along Kingsway;
  - a 3 m (10 ft.) x 3 m (10 ft.) corner truncation dedication located at 16th Avenue;
  - a triangular dedication of approximately 10.6 m<sup>2</sup> (114 sq. ft.) from the eastern property line of 7411 15th Avenue; and,
  - a statutory right-of-way will be required to provide a public connection from either 15th Avenue or 16th Avenue to the mid-block rear laneway, until such time as the laneway is closed through redevelopment.
- 4.4.6 The site also comprises of a portion of redundant lane right of way which is to be closed and included in the consolidated development site. The completion of a Highway Closure Bylaw prior to Final Adoption of the subject rezoning application will be required.

#### 4.5 Site #5: 7285 Kitchener Street – Non-Market Family Housing Development

**SUBJECT: REZONING REFERENCE # 19-58**  
**Site pre-zoning for non-market housing development**  
**Montecito Urban Village Plan**

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**ADDRESS:** 7285 Kitchener Street

**FROM:** CD Comprehensive Development District (based on RM1 Multiple-Family Residential District as guidelines)

**TO:** CD Comprehensive Development District (based on RM2, RM2r Multiple Family Residential District and Montecito Urban Village Plan as guidelines and in accordance with the development guidelines provided in Appendix A *attached*)

**PURPOSE:** The purpose of the proposed rezoning bylaw amendment is to establish development guidelines for the subject City-owned site to facilitate the development of non-market housing.

- 4.5.1 The site is located within the Montecito Urban Village Plan in between Kitchener Street and Greystone Drive. The site, which is currently treed and undeveloped, is designated multiple-family development using the RM1 Multiple Family Residential District (see *attached* Sketches #9 and #10). The recommended RM2 and RM2r zoning for the site will require a minor amendment to the Montecito Urban Village Plan. The *Mayor's Task Force on Community Housing Final Report* provides a recommendation to increase the supply of affordable rental housing. Amending the Montecito Urban Village Plan will enable the provision of additional non-market housing, thereby addressing this recommendation, and as such is considered supportable.
- 4.5.2 To the east is a City-owned property that is designated for open space purposes. To the southeast across Kitchener Street is an existing townhouse development. Single and two-family dwellings that are designated for multiple-family development are located to the south and the west. To the north across Greystone Drive is landscape buffer with an established single and two-family dwelling neighbourhood beyond.
- 4.5.3 The anticipated townhouse form includes up to a maximum of four storeys. Under the adopted Montecito Urban Village Plan, the subject site is designated CD Comprehensive Development District, utilizing RM1 District as guidelines. However, as described above, it is recommended that the RM2 and RM2r guidelines apply in order to achieve a maximum residential development density of 1.80 Floor Area Ratio (FAR) (see *attached* Appendix A).
- 4.5.4 This site is anticipated to be the only townhouse site amongst the six proposed non-market housing sites. Since ground-oriented housing lends itself well to families with children, it is proposed that affordable homes on this site be targeted towards this group. It is further noted that this site is within 900 m (0.6 miles) of Lochdale Community School and 2.3 km (1.4 miles) from Burnaby North Secondary School.

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4.5.5 Granting of any necessary dedications, easements or statutory rights-of-way is required, including but not limited to:

- a 1.2 m (4 ft.) dedication along Greystone Drive.

**4.6 Site #6: Portion of Bevan Lands – Non-Market Housing Development**

**SUBJECT: REZONING REFERENCE # 19-59**  
**Site pre-zoning for non-market housing development**  
**Edmonds Town Centre Plan**

**ADDRESS:** 6365 Stride Avenue, and portions of 6370, 6380, 6428, 6448 Stride Avenue and 7514 Bevan Street

**FROM:** R5 Residential District

**TO:** CD Comprehensive Development District (based on RM3r Multi-Family Residential District and Edmonds Town Centre Plan as guidelines and in accordance with the development guidelines provided in Appendix A *attached*)

**PURPOSE:** The purpose of the proposed rezoning bylaw amendment is to establish development guidelines for the subject City-owned site to facilitate the development of non-market housing.

4.6.1 The subject site is located within Sub-Area 3 of the Edmonds Town Centre Plan, at the southeast corner of Southridge Drive and Byrnespark Drive. It forms part of a larger, 5.19 hectare (12.83 acre) site comprised of 21 properties commonly referred to as the “Bevan Lands”. Eighteen of the properties are owned by the City and three are owned by Mosaic Homes. The overall Bevan Lands site is designated for multiple-family development using the RM3 Multiple Family Residential District (see *attached* Sketches #11 and #12) in the Edmonds Town Centre Plan.

4.6.2 Two lots on the subject portion of the site are improved with older single-family dwellings, with the remaining lots being vacant. Additional older single-family dwellings are located within the overall Bevan Lands site. To the south of the overall Bevan Lands site are single family dwellings in the Big Bend Development Plan area with agricultural properties beyond. To the west are a combination of City-owned and privately held sites designated for single family development or a future area rezoning in the Edmonds Town Centre Plan. To the east is the Fourteenth Avenue Ravine Park. To the north, across Marine Drive, are serviced City-owned lots, which are designated for ground-oriented residential development in the Edmonds Town Centre Plan under Rezoning Reference #18-09, which received Second Reading on 2019 November 04.

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- 4.6.3 The Bevan Lands have been under study for the past 15 years and are considered key properties for the implementation of the southwestern quadrant of the Edmonds Town Centre Plan. The overall development concept proposed for these lands is for two apartment buildings with underground parking, up to a maximum of four storeys and a number of townhouses (ideally) under an affordable home ownership program, or other such approach that targets “missing middle” housing demand. The subject application will provide the necessary pre-zoning for the apartment portion of the site along with its development guidelines. In addition, this application will provide the preliminary servicing requirements and civil design drawings for the overall Bevan Lands.
- 4.6.4 The current proposal for the apartment site is to create a 0.93 hectare (2.29 acre) non-market apartment development at the northwestern corner of the overall Bevan Lands site, Site #6, comprised of seven lots or portion of lots that are owned by the City. Site #6 would be advanced as part of the non-market housing partnership with BC Housing. The balance of the Bevan Lands, which includes three lots owned by Mosaic Homes and totalling some 4.27 hectares (10.5 acres), is proposed to accommodate an affordable home ownership townhouse development, supported by BC Housing’s Housing Hub program, and be developed under a separate rezoning application (Rezoning Reference #16-39).
- 4.6.5 While Site #6 is proposed to be advanced as part of this BC Housing partnership initiative, development of Site #6 relies on concurrent development of the balance of the Bevan Lands to the southeast. This is due to the substantial grades of the overall Bevan Lands, the resultant limited locations for vehicular access, and private ownership of three of the lots by Mosaic Homes. To that end, the City has been working with Mosaic Homes to explore a suitable development concept for the overall Bevan Lands.

Due to the unique circumstances for Site #6, rather than including this site in the RFP for non-profit development partners, Council approved Mosaic Homes as the development partner for the site, on the proviso that site specific rezoning applications by Mosaic Homes for both Site #6 and the balance of the Bevan Lands for an affordable home ownership development be pursued concurrently. An agreement securing this arrangement is being pursued and the operating partner for the non-market housing of Site #6 would be determined as part of the site specific rezoning process to be undertaken by Mosaic.

- 4.6.6 Another rezoning application (Rezoning Reference #16-39), which includes all of the Bevan Lands, will be advancing separately in due course. This other report seeks Council authorization to:
- initiate the site specific rezoning of the subject site;
  - authorize staff to negotiate the necessary partnership agreements with the applicant and BC Housing;
  - expedite delivery of rental units; and,
  - authorize the implementation of an affordable home ownership program for a portion of the lands.



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Staff are seeking the subject rezoning application in order to secure necessary site servicing in a timely manner and to provide additional access to BC Housing's *Building BC: Community Housing Fund (CHF)* program in spring 2020 and CMHC funding under its *National Housing Co-Investment Fund* if required. As such, and because a development partner has been selected, the two rezoning applications (Rezoning Reference #19-59 and Rezoning Reference #16-39) may advance concurrently.

4.6.7 Granting of any necessary dedications, easements or statutory rights-of-way is required, including but not limited to:

- a 12.8 m (42 ft.) dedication from existing painted centreline on Marine Drive;
- a 12.8 m (42 ft.) dedication from south curb of existing centre median on Southridge Drive;
- a 11.8 m (39 ft.) dedication from existing painted centreline on Byrnespark Drive;
- an additional width of approximately 2 m (7 ft.) x 2 m (7 ft.) in the vicinity of each bus stop; and,
- 3 m (10 ft.) x 3 m (10 ft.) corner truncations at all intersections.

4.6.8 The site also comprises of a portion of redundant road right of way which is to be closed and included in the consolidated development site. The completion of a Highway Closure Bylaw prior could be completed either under Rezoning Reference #16-39 or #19-59, whichever proceeds first.

#### 4.7 GENERAL COMMENTS FOR ALL REZONING APPLICATIONS

In addition to the separately noted rezoning requirements detailed within each rezoning application above, all applications will be required to complete the following:

- Further prerequisite conditions for the sites will be determined as part of future site specific rezoning applications.
- Once a suitable plan of development conforming to the development guidelines being established as part of these subject rezoning applications is prepared, an amendment rezoning will be pursued for specific development of each site in the future.
- A servicing design RFP for the proposed development sites was issued on 2019 October 28 and will close on 2019 November 18. Phase I - Preliminary Design and Cost Estimates will be prepared by the successful engineering consultant team and are to be completed by 2020 March and Phase II – Detail Design and Cost Estimates are to be delivered by 2020 December. The scope includes design of services (water, storm, sewer, and roads/transportation) as well as:
  - 3rd party utilities designs (BC Hydro, Telus, Shaw, etc.) and coordination;
  - environmental soil site contamination investigation and recommendation;
  - environmental Knotweed investigation and recommendation;

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- geotechnical investigation and recommendation; and,
  - hourly rate for inspectors for possible future inspection requirements.
- The RFP requires that soil and knotweed contamination are identified on the sites in order to be addressed in future site specific rezoning applications. Any geotechnical issues, and 3<sup>rd</sup> party utility requirements will also be required to be addressed in future site specific rezoning applications. The above noted servicing design costs are included under the Community Benefit Bonus Housing funds which were approved in principle on 2019 October 07 by Council.
  - It is intended that the City undertake the required servicing designs in order to offer project sponsors a site that is ready to be serviced, leased, and developed. Successful respondents to the City's RFP will assume project sponsorship and be required to complete separate site specific rezoning applications in accordance with the Comprehensive Development guidelines established in these subject rezoning applications to determine the form and character of the buildings. All required legal agreements (e.g. lease agreements, Section 219 Covenants, Housing Agreements, servicing construction contracts) would be executed according to established policies and practices. Preliminary Plan Approval and Building Permit applications would also be completed by the applicant. Site specific development approvals would be expedited.

## 5.0 CONCLUSION

Staff recommend rezoning bylaw amendments to establish development guidelines for the six proposed non-market housing sites in order to provide a basis for future site specific rezoning applications. Overall, this opportunity aligns with a number of City policies regarding non-market housing and has the potential to deliver over 1,000 rental units for eligible low to moderate income households. This report provides general comments for all six sites as well as for individual rezoning applications for each site. The following are recommendations discussed within the report:

- Two sites (Rezoning References #19-57 and #19-58) require Community Plan amendments to permit an increase in density to provide additional below-market rental housing.
- Two sites (Rezoning References #19-54 and #19-57) require abandonment of existing Rezoning Bylaws.
- Three sites (Rezoning References #19-55, #19-57 and #19-59) require Highway Closure Bylaws.

In addition to the above recommendations, the following are prerequisite conditions detailed above:

- All sites require the submission of development guidelines, the granting of any necessary statutory rights-of-way, easements and/or covenants, the dedication of any rights-of-way

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deemed requisite and the approval of suitable civil (offsite) designs by the Director of Engineering.

- Four sites (Rezoning References #19-54, #19-55, 19-57 and #19-59) require consolidation of the net project into one legal parcel.
- One site (Rezoning References #19-55) requires the approval of the Ministry of Transportation.

Pre-zoning the six sites, and delivering sites that are ready to be serviced and developed demonstrate the City's commitment to the non-market housing development projects, provides clarity on the development potential and expectations for the sites, and places the City in a strong position to obtain funding from other levels of government.



E.W. Kozak, Director  
 PLANNING AND BUILDING

KL:rh  
*Attachments*

cc: City Solicitor  
 City Clerk

P:\49500 Rezoning\20 Applications\2019\Non Market Housing Sites\Non Market Housing Sites PH Report 2019.11.18.doc

## SCHEDULE A

### REZONING 19-54

**Address:** 6857 Royal Oak Avenue

**PID:** 024-571-695

**Legal Description:** Parcel 1, District Lot 98, Group 1, New Westminster District Plan LMP42986

**From:** M4 Special Industrial District

**To:** CD Comprehensive Development District (based on C9, C9r Urban Village District, RM3, RM3r Multiple Family Residential District and Royal Oak Community Plan as guidelines and in accordance with the development guidelines provided in Appendix A *attached*)

**Address:** 6875 Royal Oak Avenue

**PID:** 024-583-022

**Legal Description:** Parcel 2, District Lot 98, Group 1, New Westminster District Reference Plan LMP43130

**From:** M4 Special Industrial District

**To:** CD Comprehensive Development District (based on C9, C9r Urban Village District, RM3, RM3r Multiple Family Residential District and Royal Oak Community Plan as guidelines and in accordance with the development guidelines provided in Appendix A *attached*)

## SCHEDULE B

### REZONING 19-55

**Address:** 5912 Sunset Street

**PID:** 012-409-511

**Legal Description:** Lot 28, District Lot 80, Group 1, New Westminster District Plan 1892

**From:** R4 Residential District

**To:** CD Comprehensive Development District (based on P5 Community Institutional District, RM3r Multiple Family Residential District and Central Administrative Area Plan as guidelines and in accordance with the development guidelines provided in Appendix A *attached*)

**Address:** 5924 Sunset Street

**PID:** 012-409-545

**Legal Description:** Lot 29, District Lot 80, Group 1, New Westminster District Plan 1892

**From:** R4 Residential District

**To:** CD Comprehensive Development District (based on P5 Community Institutional District, RM3r Multiple Family Residential District and Central Administrative Area Plan as guidelines and in accordance with the development guidelines provided in Appendix A *attached*)

**Address:** 5938 Sunset Street

**PID:** 012-409-618

**Legal Description:** Lot 30, District Lot 80, Group 1, New Westminster District Plan 1892

**From:** R4 Residential District

**To:** CD Comprehensive Development District (based on P5 Community Institutional District, RM3r Multiple Family Residential District and Central Administrative Area Plan as guidelines and in accordance with the development guidelines provided in Appendix A *attached*)

**Address:** 5946 Sunset Street

**PID:** 012-409-669

**Legal Description:** Lot 31, District Lot 80, Group 1, New Westminster District Plan 1892

**From:** R4 Residential District

**To:** CD Comprehensive Development District (based on P5 Community Institutional District, RM3r Multiple Family Residential District and Central Administrative Area Plan as guidelines and in accordance with the development guidelines provided in Appendix A *attached*)

**Address:** 5958 Sunset Street

**PID:** 012-409-707

**Legal Description:** Lot 32, District Lot 80, Group 1, New Westminster District Plan 1892

**From:** R4 Residential District

**To:** CD Comprehensive Development District (based on P5 Community Institutional District, RM3r Multiple Family Residential District and Central Administrative Area Plan as guidelines and in accordance with the development guidelines provided in Appendix A *attached*)

**Address:** 5968 Sunset Street

**PID:** 012-409-138

**Legal Description:** Lot 7, District Lot 80, Group 1, New Westminster District Plan 1891

**From:** R4 Residential District

**To:** CD Comprehensive Development District (based on P5 Community Institutional District, RM3r Multiple Family Residential District and Central Administrative Area Plan as guidelines and in accordance with the development guidelines provided in Appendix A *attached*)

**Address:** 5978 Sunset Street

**PID:** 012-409-146

**Legal Description:** Lot 8, District Lot 80, Group 1, New Westminster District Plan 1891

**From:** R4 Residential District

**To:** CD Comprehensive Development District (based on P5 Community Institutional District, RM3r Multiple Family Residential District and Central Administrative Area Plan as guidelines and in accordance with the development guidelines provided in Appendix A *attached*)

**Address:** 5988 Sunset Street

**PID:** 012-409-189

**Legal Description:** Lot 9, District Lot 8,0 Group 1, New Westminster District Plan 1891

**From:** R4 Residential District

**To:** CD Comprehensive Development District (based on P5 Community Institutional District, RM3r Multiple Family Residential District and Central Administrative Area Plan as guidelines and in accordance with the development guidelines provided in Appendix A *attached*)

**Address:** 5907 Kincaid Street

**PID:** 002-842-351

**Legal Description:** Lot 37, District Lot 80, Group 1, New Westminster District Plan 1892

**From:** R4 Residential District

**To:** CD Comprehensive Development District (based on P5 Community Institutional District, RM3r Multiple Family Residential District and Central Administrative Area Plan as guidelines and in accordance with the development guidelines provided in Appendix A *attached*)

**Address:** 5919 Kincaid Street

**PID:** 002-840-910

**Legal Description:** Lot 36, District Lot 80, Group 1, New Westminster District Plan 1892

**From:** R4 Residential District

**To:** CD Comprehensive Development District (based on P5 Community Institutional District, RM3r Multiple Family Residential District and Central Administrative Area Plan as guidelines and in accordance with the development guidelines provided in Appendix A *attached*)

**Address:** 5931 Kincaid Street

**PID:** 001-775-219

**Legal Description:** Lot 35, District Lot 80, Group 1, New Westminster District Plan 1892

**From:** R4 Residential District

**To:** CD Comprehensive Development District (based on P5 Community Institutional District, RM3r Multiple Family Residential District and Central Administrative Area Plan as guidelines and in accordance with the development guidelines provided in Appendix A *attached*)

**Address:** 5941 Kincaid Street

**PID:** 001-775-201

**Legal Description:** Lot 34, District Lot 80, Group 1, New Westminster District Plan 1892

**From:** R4 Residential District

**To:** CD Comprehensive Development District (based on P5 Community Institutional District, RM3r Multiple Family Residential District and Central Administrative Area Plan as guidelines and in accordance with the development guidelines provided in Appendix A *attached*)

**Address:** 5951 Kincaid Street

**PID:** 001-775-197

**Legal Description:** Lot 33, District Lot 80, Group 1, New Westminster District Plan 1892

**From:** R4 Residential District



**To:** CD Comprehensive Development District (based on P5 Community Institutional District, RM3r Multiple Family Residential District and Central Administrative Area Plan as guidelines and in accordance with the development guidelines provided in Appendix A *attached*)

**Address:** 5969 Kincaid Street

**PID:** 012-409-308

**Legal Description:** Lot 12, District Lot 80, Group 1, New Westminster District Plan 1891

**From:** R4 Residential District

**To:** CD Comprehensive Development District (based on P5 Community Institutional District, RM3r Multiple Family Residential District and Central Administrative Area Plan as guidelines and in accordance with the development guidelines provided in Appendix A *attached*)

**Address:** 5979 Kincaid Street

**PID:** 012-409-260

**Legal Description:** Lot 11, District Lot 80, Group 1, New Westminster District Plan 1891

**From:** R4 Residential District

**To:** CD Comprehensive Development District (based on P5 Community Institutional District, RM3r Multiple Family Residential District and Central Administrative Area Plan as guidelines and in accordance with the development guidelines provided in Appendix A *attached*)

**Address:** 5989 Kincaid Street

**PID:** 012-409-227

**Legal Description:** Lot 10, District Lot 80, Group 1, New Westminster District Plan 1891

**From:** R4 Residential District

**To:** CD Comprehensive Development District (based on P5 Community Institutional District, RM3r Multiple Family Residential District and Central Administrative Area Plan as guidelines and in accordance with the development guidelines provided in Appendix A *attached*)

## SCHEDULE C

### REZONING 19-56

**Address:** 6488 Byrnepark Drive

**PID:** 023-546-212

**Legal Description:** Lot 7, District Lots 171, And 155a Group 1, New Westminster District Plan LMP30202

**From:** CD Comprehensive Development District (based on RM2 Multiple Family Residential District as guidelines)

**To:** CD Comprehensive Development District (based on RM2, RM2r Multiple Family Residential District and Edmonds Town Centre Plan as guidelines and in accordance with the development guidelines provided in Appendix A *attached*)

## SCHEDULE D

### REZONING 19-57

**Address:** 7510 Kingsway

**PID:** 003-326-161

**Legal Description:** Lot 1, Block 28, District Lot 29, Group 1, New Westminster District Plan 3035

**From:** R5 Residential District

**To:** CD Comprehensive Development District (based on RM3s, RM3r Multiple Family Residential District and Edmonds Town Centre Plan as guidelines and in accordance with the development guidelines provided in Appendix A *attached*)

**Address:** 7516 Kingsway

**PID:** 003-206-521

**Legal Description:** Lot 2, Block 28, District Lot 29, Group 1, New Westminster District Plan 3035

**From:** R5 Residential District

**To:** CD Comprehensive Development District (based on RM3s, RM3r Multiple Family Residential District and Edmonds Town Centre Plan as guidelines and in accordance with the development guidelines provided in Appendix A *attached*)

**Address:** 7526 Kingsway

**PID:** 003-407-110

**Legal Description:** Lot 3, Block 28, District Lot 29, Group 1, New Westminster District Plan 3035

**From:** R5 Residential District

**To:** CD Comprehensive Development District (based on RM3s, RM3r Multiple Family Residential District and Edmonds Town Centre Plan as guidelines and in accordance with the development guidelines provided in Appendix A *attached*)

**Address:** 7536 Kingsway

**PID:** 002-981-637

**Legal Description:** Lot 4, Block 28, District Lot 29, Group 1, New Westminster District Plan 3035

**From:** R5 Residential District

**To:** CD Comprehensive Development District (based on RM3s, RM3r Multiple Family Residential District and Edmonds Town Centre Plan as guidelines and in accordance with the development guidelines provided in Appendix A *attached*)

**Address:** 7390 16<sup>th</sup> Avenue

**PID:** 003-240-606

**Legal Description:** Lot 21, Block 28, District Lot 29, Group 1, New Westminster District Plan 3035

**From:** R5 Residential District

**To:** CD Comprehensive Development District (based on RM3s, RM3r Multiple Family Residential District and Edmonds Town Centre Plan as guidelines and in accordance with the development guidelines provided in Appendix A *attached*)

**Address:** 7398 16<sup>th</sup> Avenue

**PID:** 004-320-255

**Legal Description:** Lot 20, Block 28, District Lot 29, Group 1, New Westminster District Plan 3035

**From:** R5 Residential District

**To:** CD Comprehensive Development District (based on RM3s, RM3r Multiple Family Residential District and Edmonds Town Centre Plan as guidelines and in accordance with the development guidelines provided in Appendix A *attached*)

**Address:** 7411 15<sup>th</sup> Avenue

**PID:** 002-750-660

**Legal Description:** Lot 5, Block 28, District Lot 29, Group 1, New Westminster District Plan 4215

**From:** R5 Residential District

**To:** CD Comprehensive Development District (based on RM3s, RM3r Multiple Family Residential District and Edmonds Town Centre Plan as guidelines and in accordance with the development guidelines provided in Appendix A *attached*)

## SCHEDULE E

### REZONING 19-58

**Address:** 7285 Kitchener Street

**PID:** 006-330-223

**Legal Description:** Lot 300, District Lot 135, Group 1, New Westminster District Plan 42113

**From:** CD Comprehensive Development District (based on RM1 Multiple Family Residential District as guidelines)

**To:** CD Comprehensive Development District (based on RM2, RM2r Multiple Family Residential District and Montecito Urban Village Plan as guidelines and in accordance with the development guidelines provided in Appendix A *attached*)

## **SCHEDULE F**

### **REZONING 19-59**

**Address:** 6365 Stride Avenue

**PID:** 023-546-361

**Legal Description:** Lot 9, District Lot 155a, Group 1, New Westminster District Plan LMP30202

**From:** R5 Residential District

**To:** CD Comprehensive Development District (based on RM3r Multi-Family Residential District and Edmonds Town Centre Plan as guidelines and in accordance with the development guidelines provided in Appendix A *attached*)

**Address:** A Portion of 6370 Stride Avenue

**PID:** 003-275-019

**Legal Description:** Lot 37, District Lot 155 "A", Group 1, New Westminster District Plan 24105

**From:** R5 Residential District

**To:** CD Comprehensive Development District (based on RM3r Multi-Family Residential District and Edmonds Town Centre Plan as guidelines and in accordance with the development guidelines provided in Appendix A *attached*)

**Address:** A Portion of 6380 Stride Avenue

**PID:** 009-299-971

**Legal Description:** Lot 38, District Lot 155 "A", Group 1, New Westminster District Plan 24105

**From:** R5 Residential District

**To:** CD Comprehensive Development District (based on RM3r Multi-Family Residential District and Edmonds Town Centre Plan as guidelines and in accordance with the development guidelines provided in Appendix A *attached*)

**Address:** A Portion of 6428 Stride Avenue

**PID:** 012-162-655

**Legal Description:** Lot 3, Block 6a, District Lot 155a, Group 1 New Westminster District Plan 1425

**From:** R5 Residential District

**To:** CD Comprehensive Development District (based on RM3r Multi-Family Residential District and Edmonds Town Centre Plan as guidelines and in accordance with the development guidelines provided in Appendix A *attached*)

**Address:** A Portion of 6448 Stride Avenue

**PID:** 002-818-159

**Legal Description:** Lot 4, Block 6a, District Lot 155a, Group 1, New Westminster District Plan 1425

**From:** R5 Residential District

**To:** CD Comprehensive Development District (based on RM3r Multi-Family Residential District and Edmonds Town Centre Plan as guidelines and in accordance with the development guidelines provided in Appendix A *attached*)

**Address:** A Portion of 7514 Bevan Street

**PID:** 004-538-099

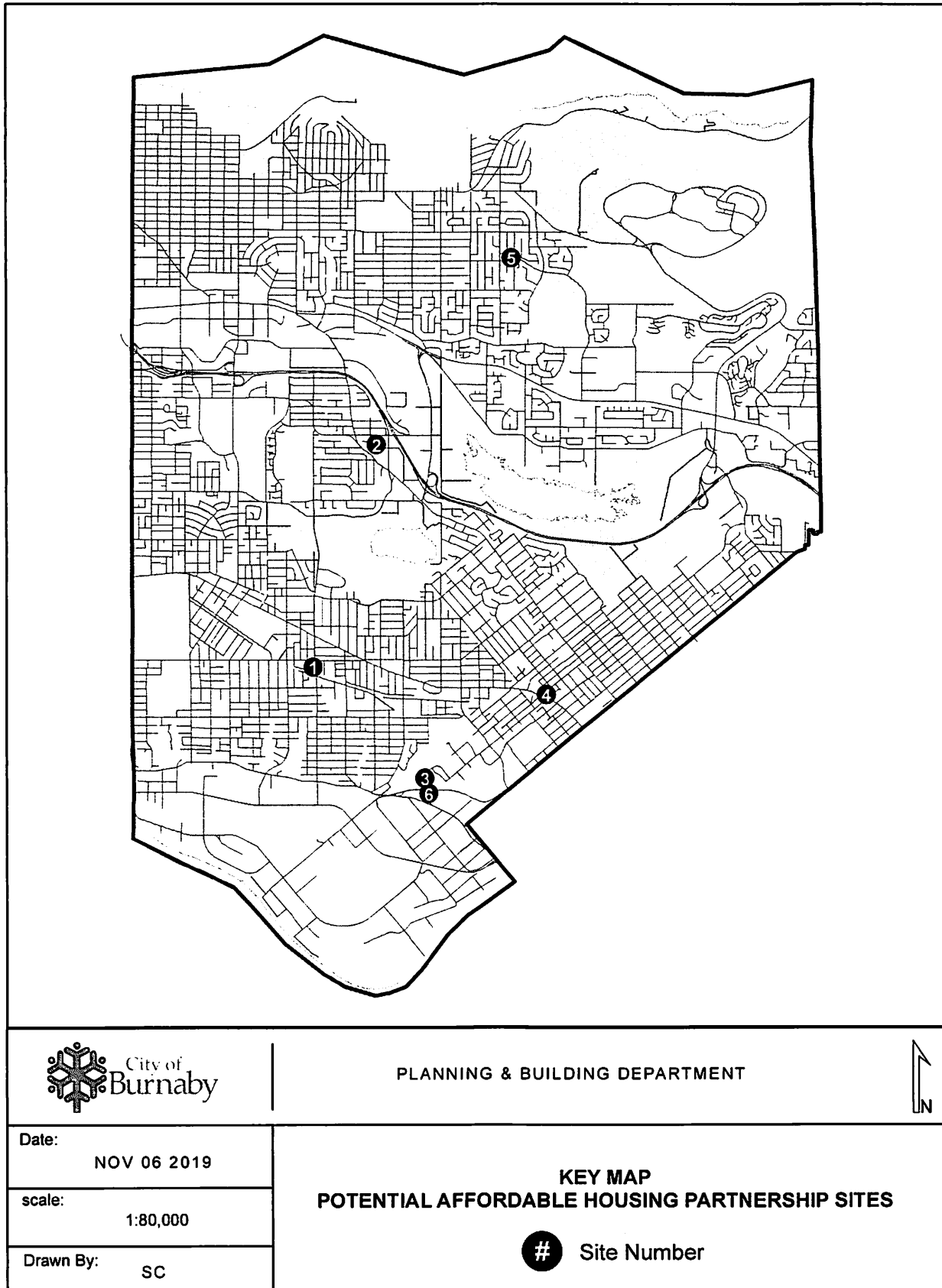
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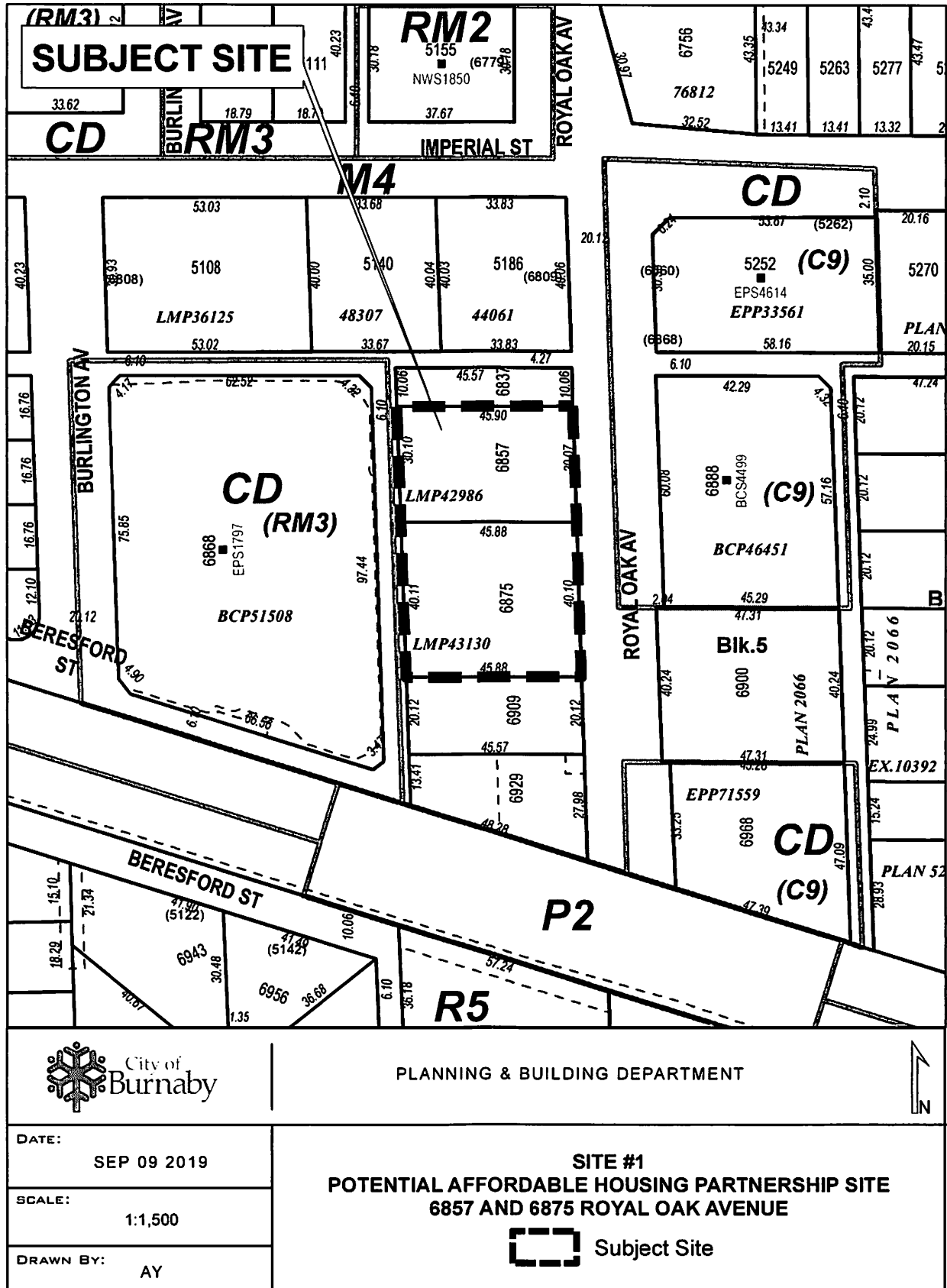
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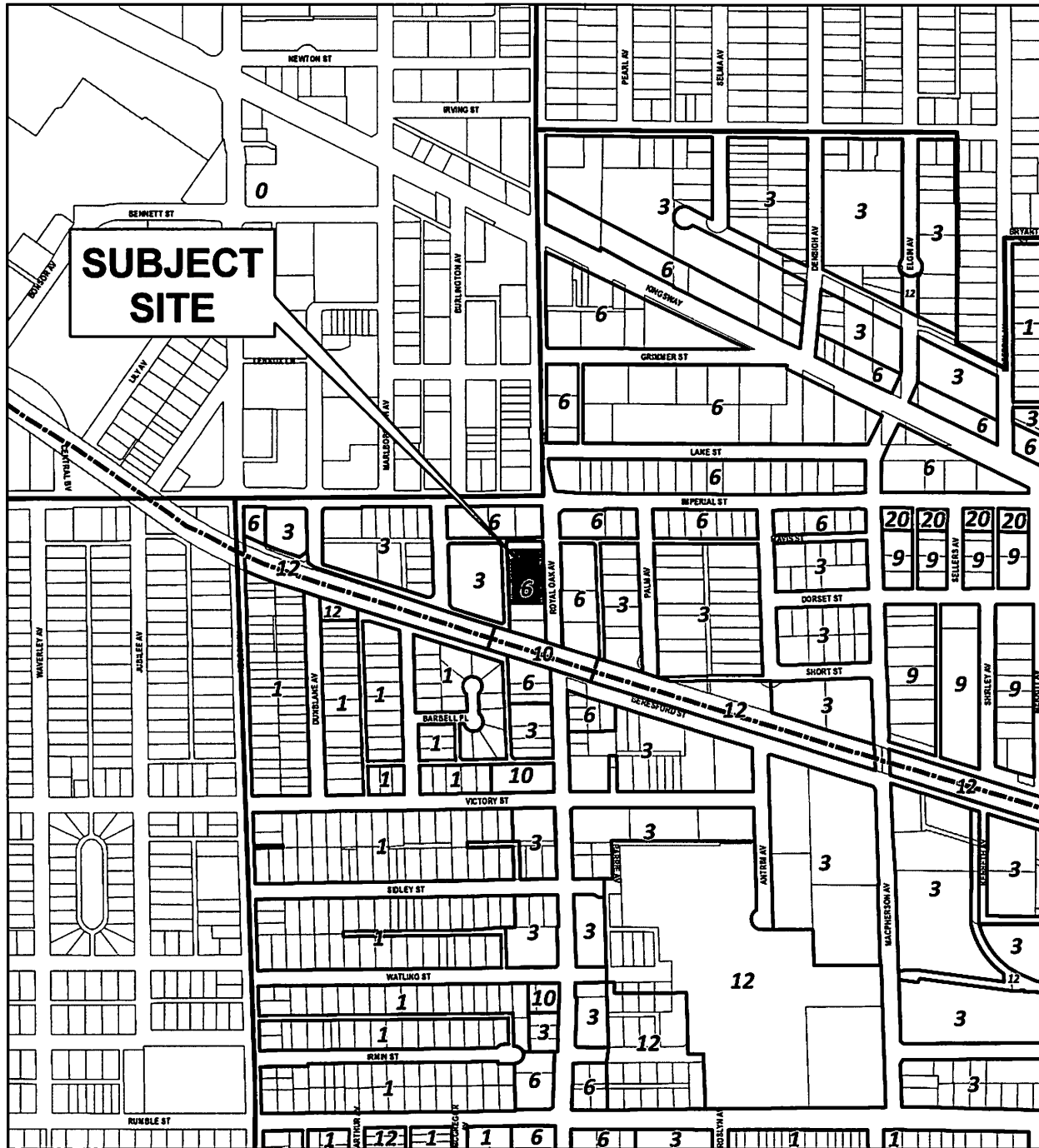
**Attachment #1**







Sketch #1



- |   |   |
|---|---|
| <b>1</b> Single and Two Family Residential          | <b>9</b> Industrial                         |
| <b>3</b> Medium Density Multiple Family Residential | <b>10</b> Institutional                     |
| <b>6</b> Medium Density Mixed Use                   | <b>12</b> Park and Public Use/Public School |

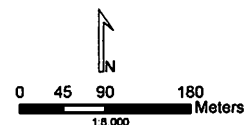
- |   |
|---|
| <b>9</b> Industrial                           |
| <b>10</b> Institutional                       |
| <b>12</b> Park and Public Use/Public School   |
| <b>20</b> Industrial and Commercial Mixed Use |

## Site #1: 6857 and 6875 Royal Oak Avenue Community Plan Land Use



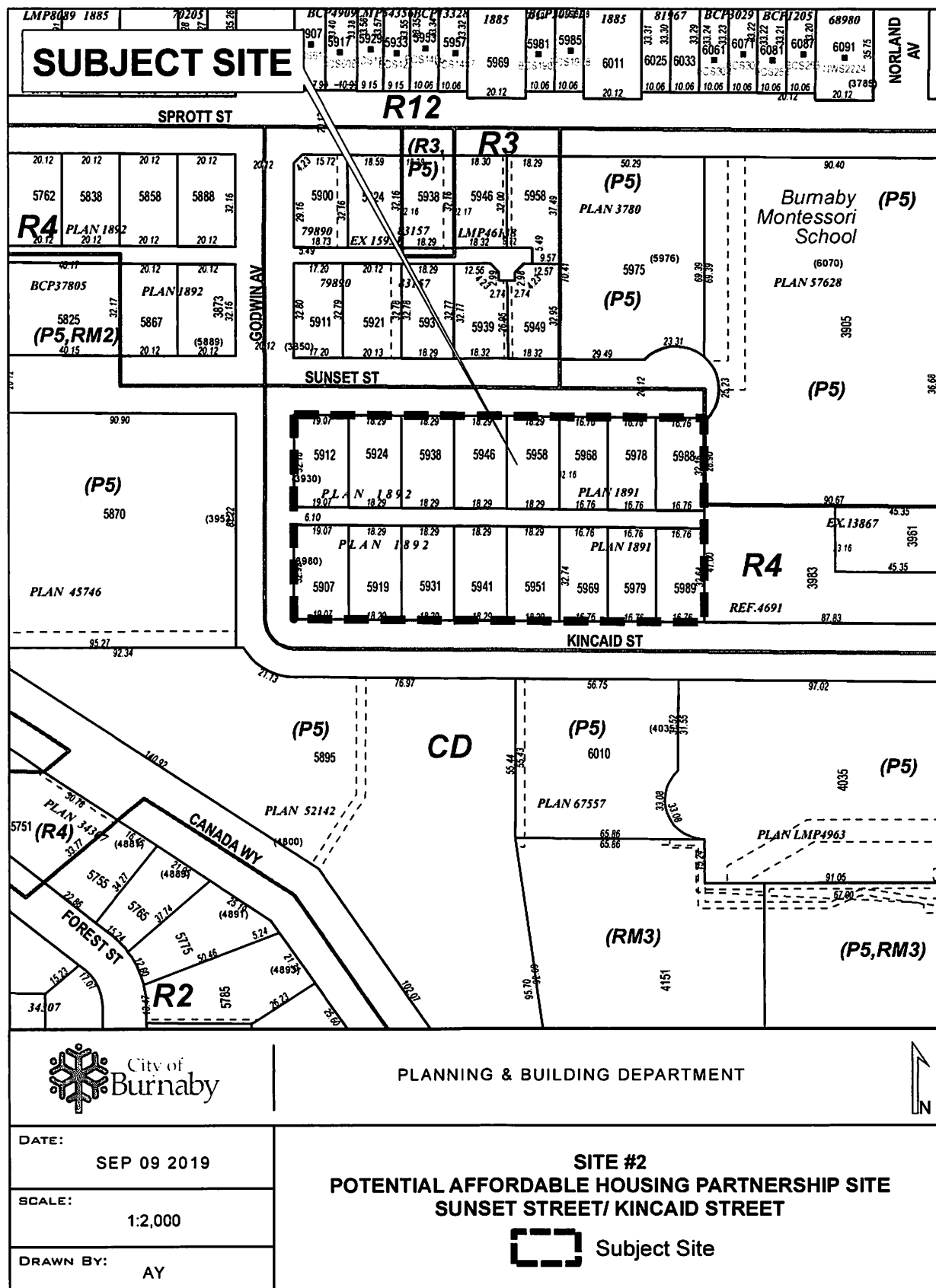
PLANNING & BUILDING DEPARTMENT

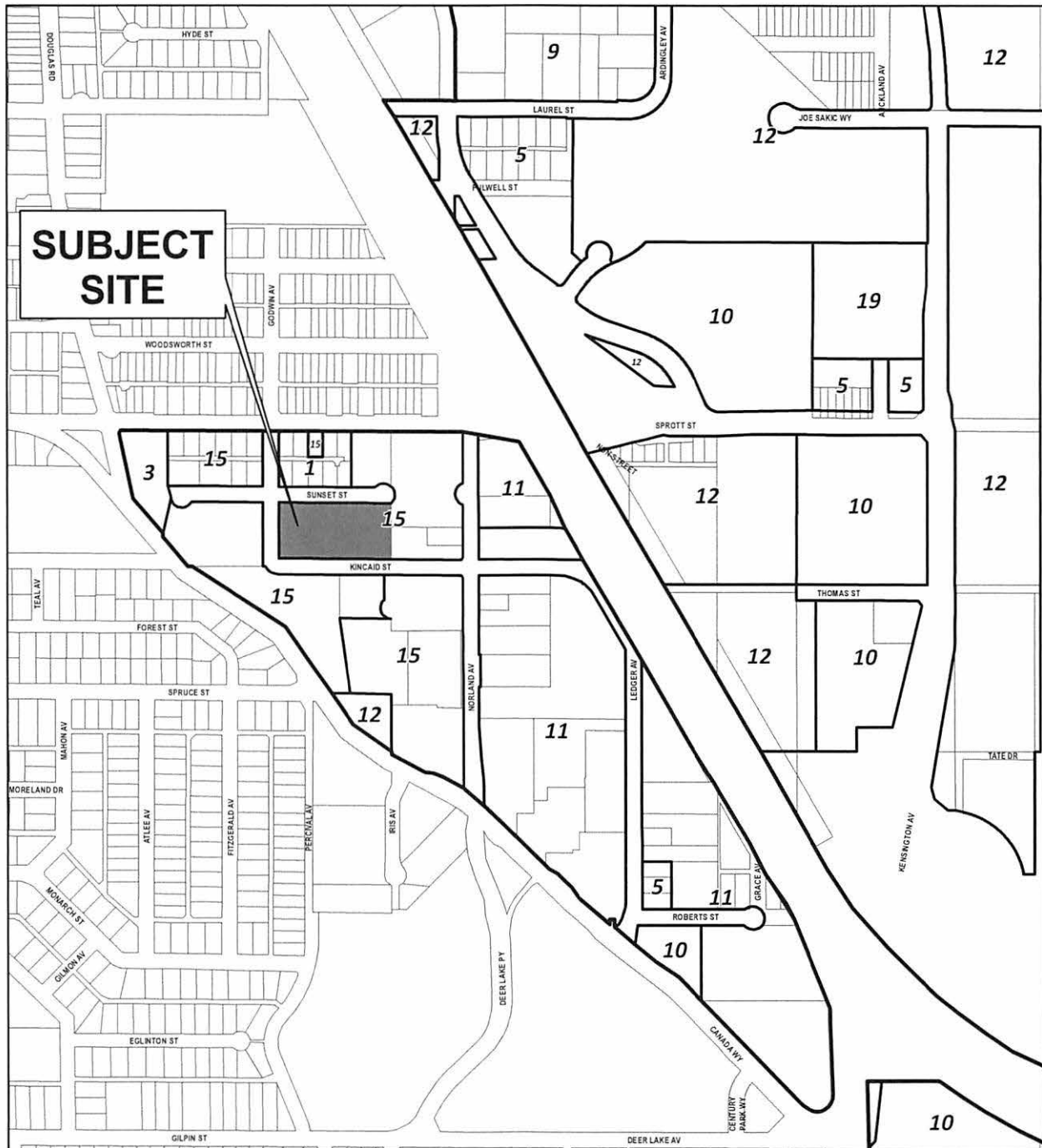
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November 06, 2019

Sketch #2





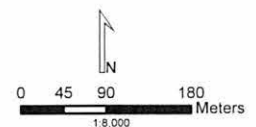
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|--|--|
| 1 Single and Two Family Residential          | 11 Business Centre Districts             |
| 3 Medium Density Multiple Family Residential | 12 Park and Public Use/Public School     |
| 5 Commercial                                 | 15 Neighbourhood/Community Institutional |
| 9 Industrial                                 | 19 Institutional Mixed Use               |
| 10 Institutional                             |  |

### Site #2: Sunset St/Kincaid St Community Plan Land Use



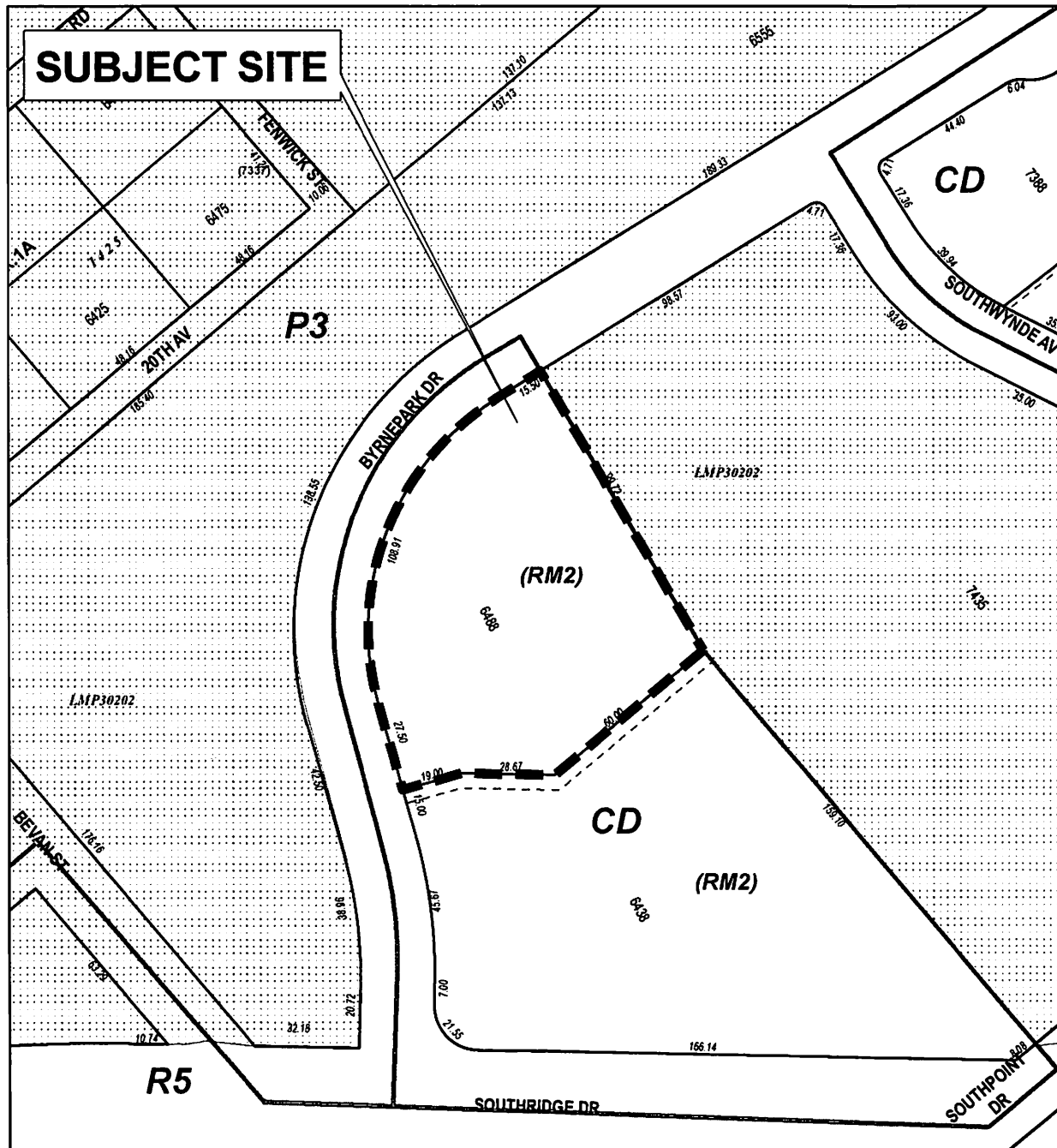
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November 06, 2019

Sketch #4



PLANNING & BUILDING DEPARTMENT



DATE:

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**SCALE:**

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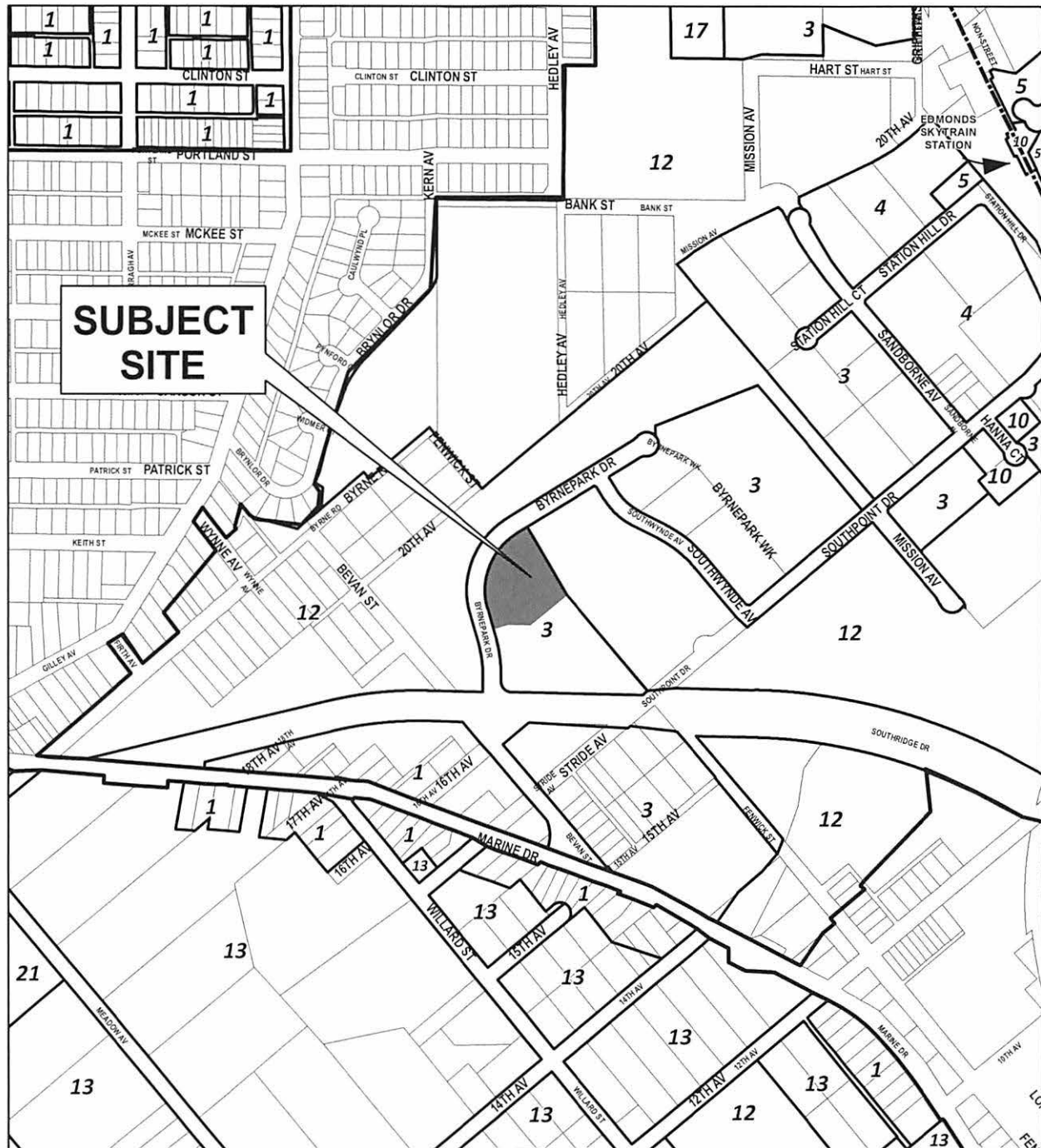
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**SITE #3**  
**POTENTIAL AFFORDABLE HOUSING PARTNERSHIP SITE**  
**6488 BYRNEPARK DRIVE**



### Subject Site

### Sketch #5



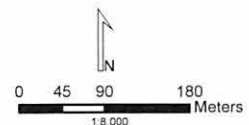
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|--|--|
| 1 Single and Two Family Residential          | 10 Institutional   |
| 3 Medium Density Multiple Family Residential | 12 Park and Public Use/Public School                                   |
| 4 High Density Multiple Family Residential   | 13 Agricultural  |
| 5 Commercial                                 | 17 Low or Medium Density Multiple Family Residential (Ground Oriented) |
|  | 21 Big Bend Business Centre  |

## Site #3: 6488 Byrnpark Drive Community Plan Land Use



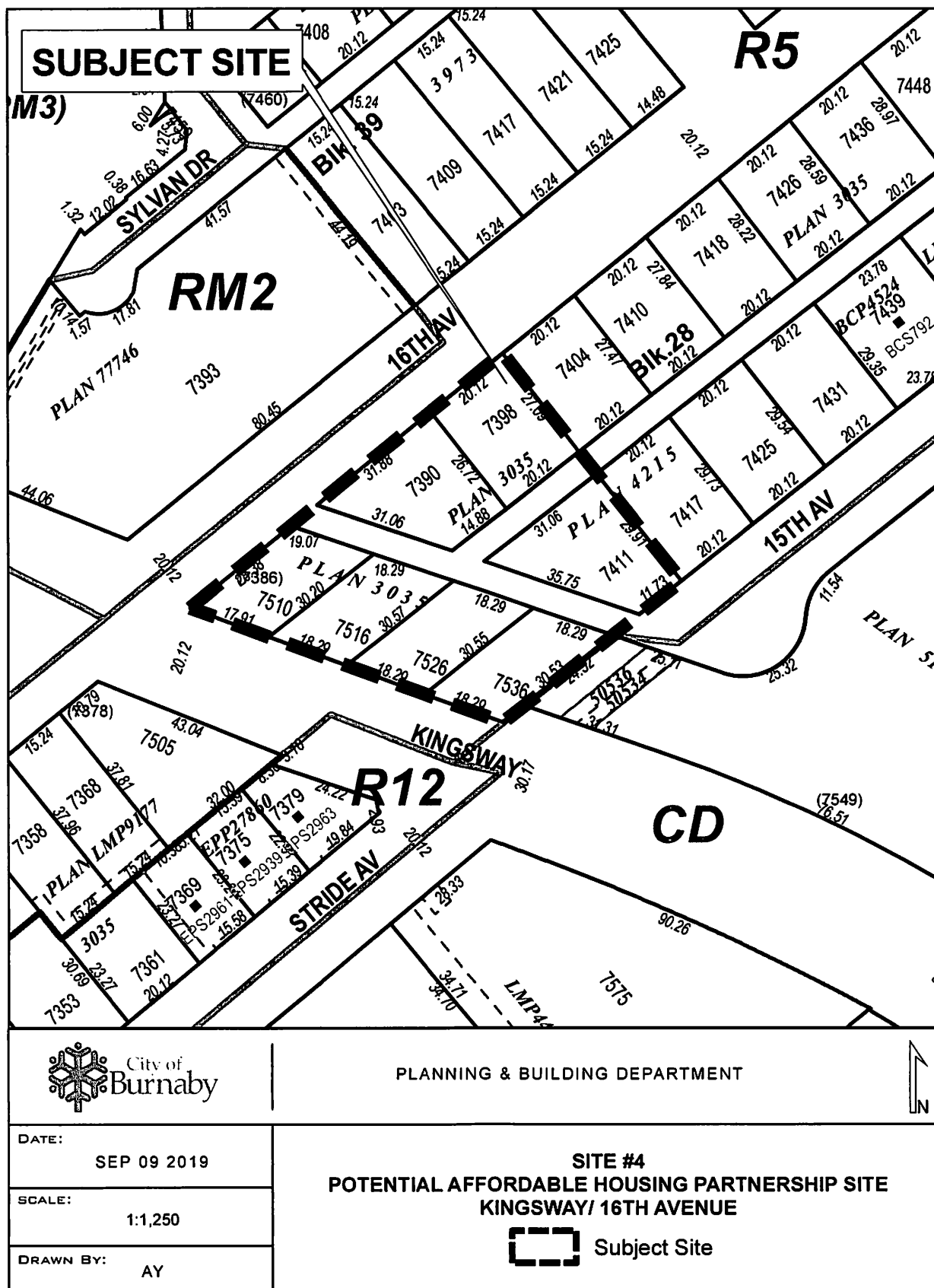
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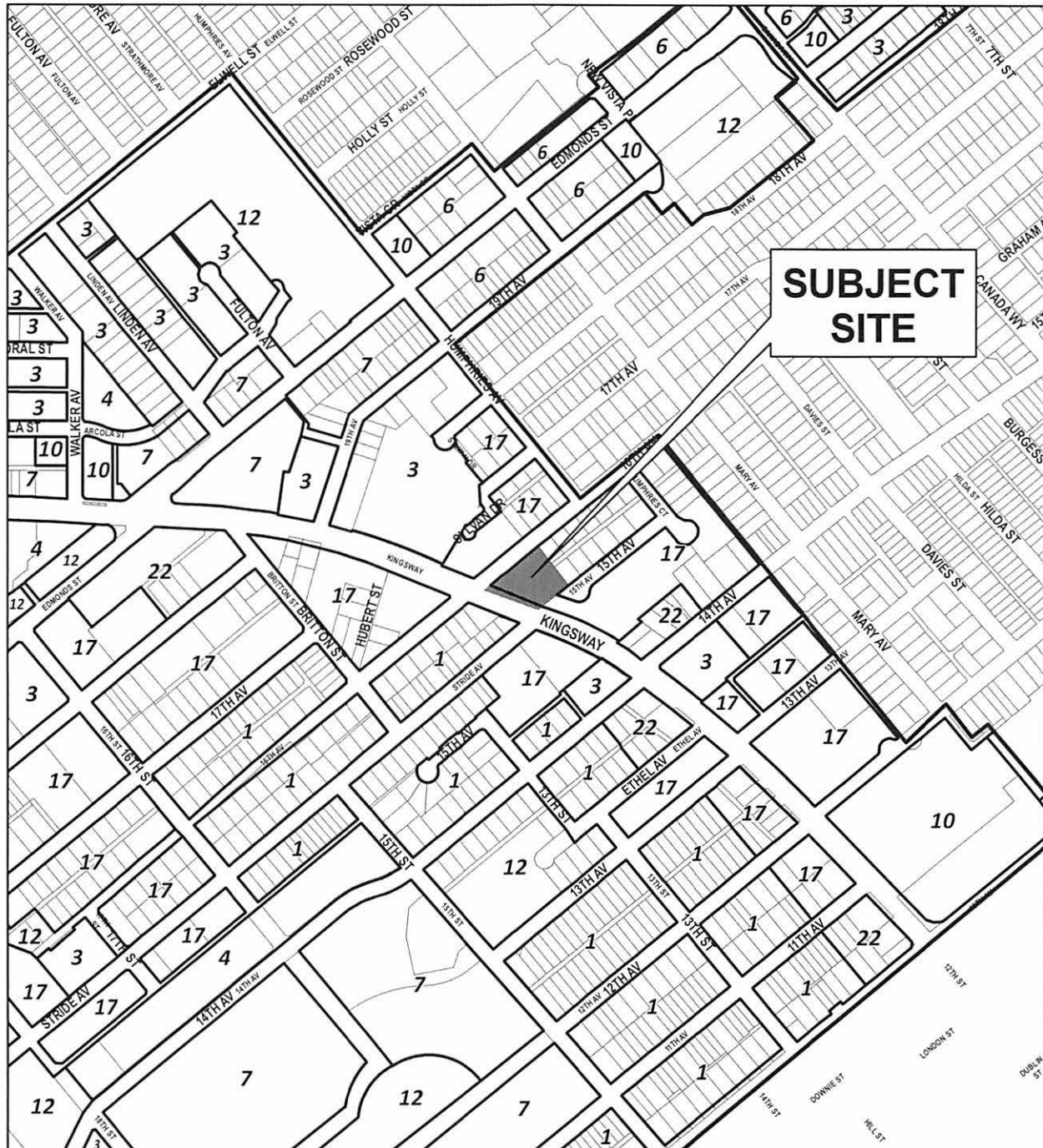


November 06, 2019

Sketch #6



### Sketch #7



- |  |  |
|--|--|
| 1 Single and Two Family Residential          | 10 Institutional   |
| 3 Medium Density Multiple Family Residential | 12 Park and Public Use/Public School                                   |
| 4 High Density Multiple Family Residential   | 17 Low or Medium Density Multiple Family Residential (Ground Oriented) |
| 6 Medium Density Mixed Use                   | 22 Low/Medium Density Mixed Use  |
| 7 High Density Mixed Use                     |  |

### Site #4: Kingsway/16th Avenue Community Plan Land Use

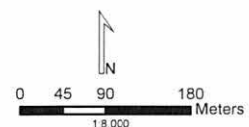


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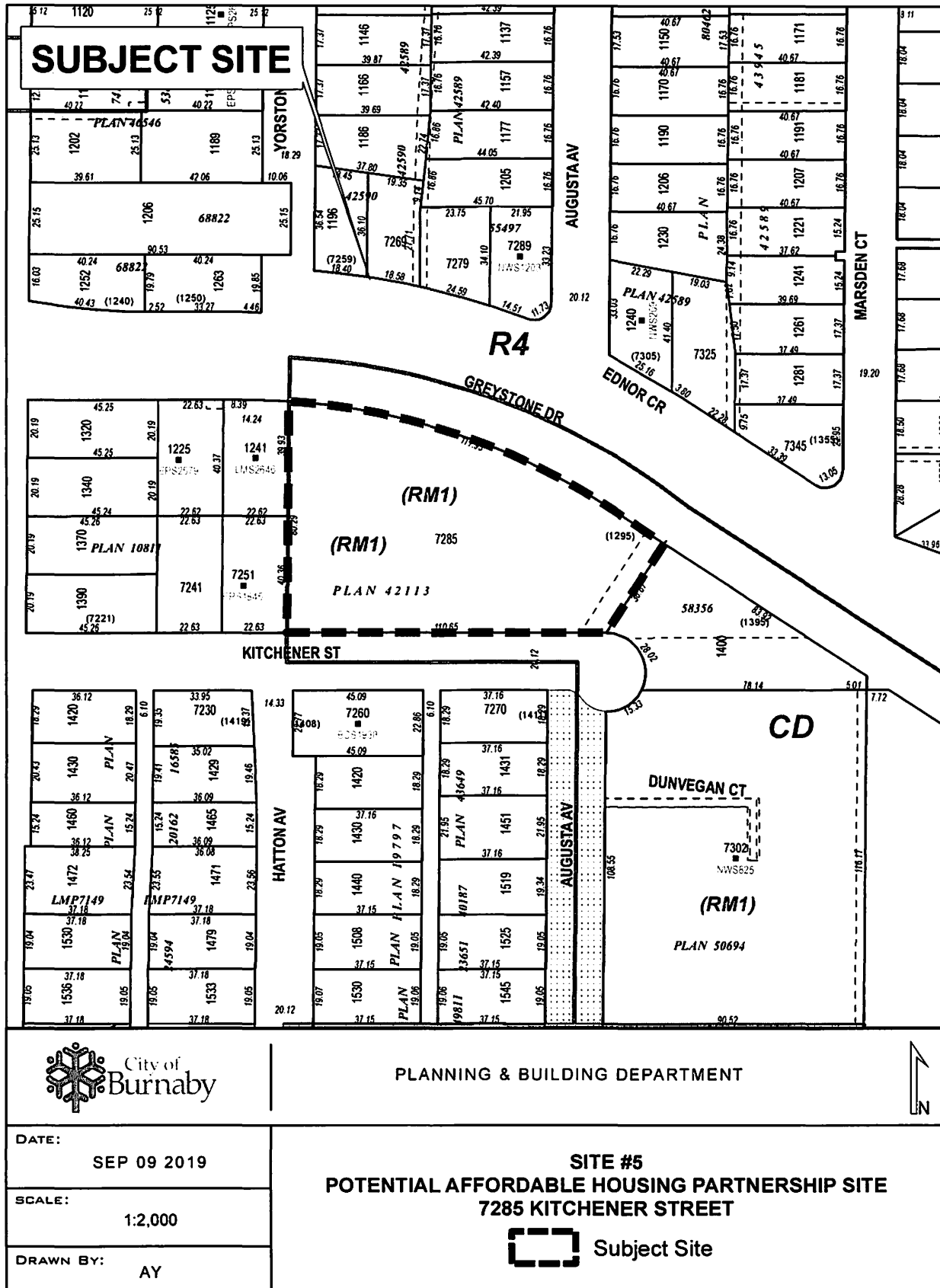
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November 06, 2019

Sketch #8







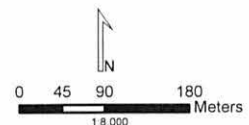
- |  |                                      |
|--|--------------------------------------|
| 1 Single and Two Family Residential          | 10 Institutional                     |
| 2 Low Density Multiple Family Residential    | 12 Park and Public Use/Public School |
| 3 Medium Density Multiple Family Residential |                                      |
| 4 High Density Multiple Family Residential   |                                      |

## Site #5: 7285 Kitcheener Street Community Plan Land Use



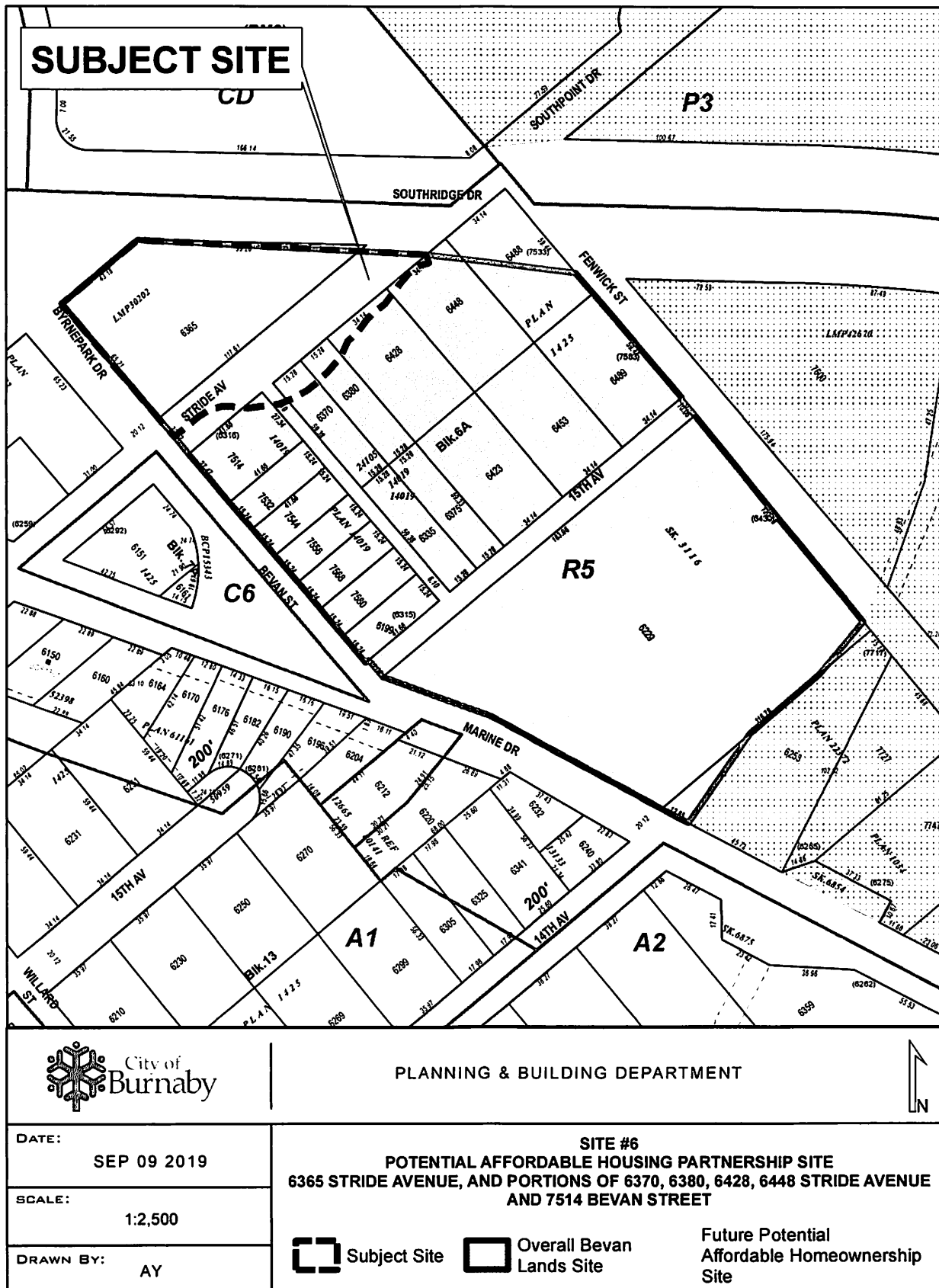
PLANNING & BUILDING DEPARTMENT

Note: Compos -186- ct to Change

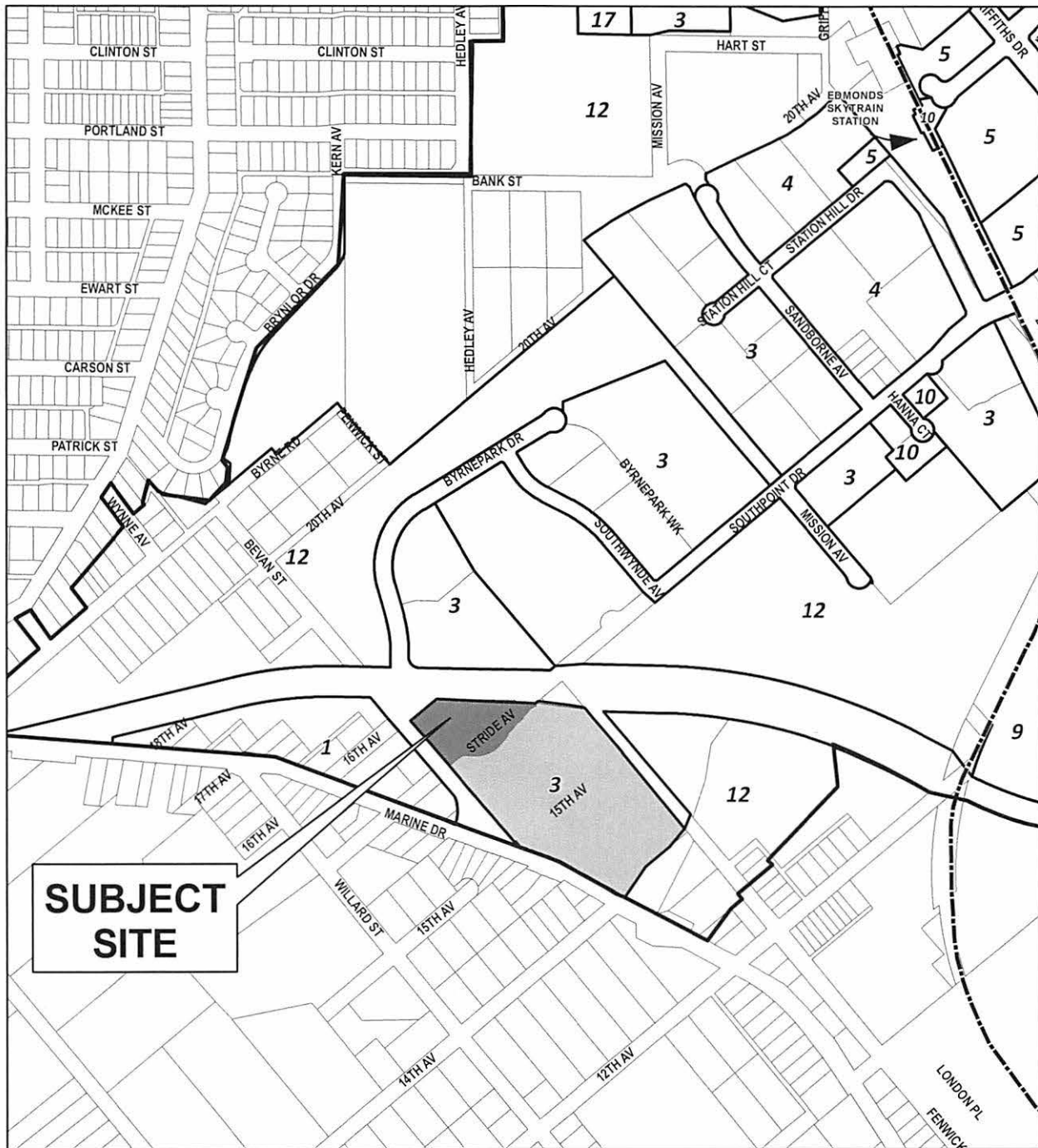


November 06, 2019

Sketch #10



Sketch #11



**SUBJECT  
SITE**

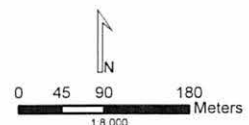
- |   |   |
|---|---|
| <b>1</b> Single and Two Family Residential          | <b>10</b> Institutional                                     |
| <b>3</b> Medium Density Multiple Family Residential | <b>12</b> Park and Public Use/Public School                 |
| <b>4</b> High Density Multiple Family Residential   | <b>17</b> Low or Medium Density Multiple Family Residential |
| <b>5</b> Commercial                                 |   |
| <b>6</b> Medium Density Mixed Use                   |   |
| <b>7</b> High Density Mixed Use                     |   |

## Site #6: 6365 Stride Avenue/Bevan Street Community Plan Land Use



PLANNING & BUILDING DEPARTMENT

Note: Compos -188- ct to Change



November 06, 2019

Sketch #12

**APPENDIX A**  
**Development Guidelines**  
**2019 November 18**

**SITE #1: ROYAL OAK AND IMPERIAL – REZONING REFERENCE #19-54**  
**NON-MARKET HOUSING DEVELOPMENT**

**Addresses:** 6857 and 6875 Royal Oak Avenue

**Site Area:** 3,219 m<sup>2</sup> (34,649 sq.ft.)

**Permitted land use(s):** Ground-level commercial with rental housing

**Zoning & Maximum Density:**

C9r (rental)	2.00 FAR
C9 (commercial)	0.20 FAR
RM3r (rental)	1.10 FAR
RM3 (100% affordable density offset)	0.55 FAR
<b>Total</b>	<b>3.85 FAR (133,399 sq.ft.)</b>

**Anticipated Maximum Unit Count:** 156 units, based on 85% efficiency and 725 sq.ft. average unit size.

**Anticipated Building Form & Height:** Apartment form up to six storeys

**Targeted Client Group & Affordability:** General, mixed affordability

**SITE #2: SUNSET/KINCAID – REZONING REFERENCE #19-55**  
**NON-MARKET SENIORS HOUSING DEVELOPMENT**

**Addresses:** 5912, 5924, 5938, 5946, 5958, 5968, 5978, 5988 Sunset Street, and 5907, 5919, 5931, 5941, 5951, 5969, 5979, 5989 Kincaid Street

**Site Area:** 10,144 m<sup>2</sup> (109,189 sq.ft.)

**Permitted land use(s):** Rental housing

**Zoning & Maximum Density:**

RM3r (rental)	1.10 FAR
P5 (institutional seniors rental)	0.80 FAR
<b>Total</b>	<b>1.90 FAR (207,459 sq.ft.)</b>

**Anticipated Maximum Unit Count:** 243, based on 85% efficiency and 725 sq.ft. average unit size. However, unit count will be dependent on the specific mix of independent living units, supportive living units, and/or complex care beds.

**Anticipated Building Form & Height:** Apartment form up to six storeys

**Targeted Client Group & Affordability:** Seniors, mixed affordability

**SITE #3: 6488 BYRNEPARK DRIVE – REZONING REFERENCE #19-56**  
**NON-MARKET HOUSING DEVELOPMENT**

**Address:** 6488 Byrnespark Drive

**Site Area:** 8,500 m<sup>2</sup> (91,493 sq.ft.)

**Permitted land use(s):** Rental housing

**Zoning & Maximum Density:**

RM2 base + bonus (rental)	1.00 FAR (of which 0.1 FAR is density bonus)
RM2r (rental)	0.90 FAR
<b>Total</b>	<b>1.90 FAR (173,837 sq.ft.)</b>

**Anticipated Maximum Unit Count:** 204 (assuming 85% efficiency, 725 sq.ft. average unit size)

**Anticipated Building Form & Height:** Apartment form up to six storeys

**Targeted Client Group & Affordability:** General, mixed affordability

**SITE #4: KINGSWAY AND 16<sup>TH</sup> – REZONING REFERENCE #19-57**  
**NON-MARKET HOUSING DEVELOPMENT**

**Addresses:** 7510, 7516, 7526, 7536 Kingsway; 7390, 7398 16th Avenue; 7411 15th Avenue

**Site Area:** 4,454 m<sup>2</sup> (47,939 sq.ft.) including lane closure area

**Permitted land use(s):** Rental housing

**Zoning & Maximum Density:**

RM3s base + bonus (rental)	1.50 FAR (of which 0.4 FAR is density bonus)
RM3r (rental)	1.10 FAR
RM3s (100% affordable density offset)	0.55 FAR
<b>Total</b>	<b>3.15 FAR (151,008 sq.ft.)</b>

**Anticipated Maximum Unit Count:** 177 units, based on 85% efficiency and 725 sq.ft. average unit size.

**Anticipated Building Form & Height:** Apartment form up to six storeys

**Targeted Client Group & Affordability:** General, mixed affordability

**SITE #5: 7285 KITCHENER STREET – REZONING REFERENCE #19-58**  
**NON-MARKET FAMILY HOUSING DEVELOPMENT**

**Address:** 7285 Kitchener Street

**Site Area:** 7,877 m<sup>2</sup> (84,787 sq.ft.)

**Permitted land use(s):** Rental housing

**Zoning & Maximum Density:**

RM2 (rental)	0.90 FAR
RM2r (rental)	0.90 FAR
<b>Total</b>	<b>1.80 FAR (152,617 sq.ft.)</b>

**Anticipated Maximum Unit Count:** 141 units, based on 100% efficiency and 1,082 sq.ft. average family unit size.

**Anticipated Building Form & Height:** Townhouse form up to four storeys

**Targeted Client Group & Affordability:** Families with children, mixed affordability

**SITE #6: PORTION OF BEVAN LANDS – REZONING REFERENCE #19-59**  
**NON-MARKET HOUSING DEVELOPMENT**

**Addresses:** 6365 Stride Avenue, and portions of 6370, 6380, 6428, 6448 Stride Avenue and 7514 Bevan Street

**Site Area:** 9,303.6 m<sup>2</sup> (100,147 sq.ft., or 2.29 acres) including road closure area

**Permitted land use(s):** Rental housing

**Zoning & Maximum Density:**

RM3r (rental)	1.00 FAR
<b>Total</b>	<b>1.00 FAR (100,147 sq.ft.)</b>

**Anticipated Maximum Unit Count:** 108 units, based on 85% efficiency and proposed 788 sq.ft. average unit size.

**Anticipated Building Form & Height:** Apartment form up to four storeys

**Targeted Client Group & Affordability:** General, mixed affordability



**CITY OF BURNABY****BYLAW NO. 14097**

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 hearing as prescribed by sections 466 and 467 of the *Local Government Act*, R.S.B.C. 1996;

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, 2019.**
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. 4198 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.

Read a first time this	day of	, 2019
Read a second time this	day of	, 2020
Read a third time this	day of	, 2020
Reconsidered and adopted by Council this	day of	, 2020

MAYOR

CLERK

BYLAW NUMBER 14097 BEING A BYLAW TO AMEND BYLAW  
NUMBER 4742 BEING BURNABY ZONING BYLAW 1965

**REZ.19-54**


LEGAL: See Schedule A



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

FROM: M4 Special Industrial District

TO: CD Comprehensive Development District (based on C9, C9r Urban Village District, RM3, RM3r Multiple Family Residential District and Royal Oak Community Plan as guidelines and in accordance with the development guidelines provided in Appendix A attached)

	PLANNING AND BUILDING DEPARTMENT	
Date: NOV 13 2019	<b>OFFICIAL ZONING MAP</b>	
Scale: 1:1,500		
Drawn By: AY		
		<b>Map "B"</b> <b>No. REZ. 4198</b>

**SCHEDULE A**  
**REZONING 19-54**

**Address:** 6857 Royal Oak Avenue

**PID:** 024-571-695

**Legal** Parcel 1, District Lot 98, Group 1, New Westminster District Plan LMP42986

**Address:** 6875 Royal Oak Avenue

**PID:** 024-583-022

**Legal** Parcel 2, District Lot 98, Group 1, New Westminster District Reference Plan  
LMP43130



**APPENDIX A**  
**Development Guidelines**

**REZONING REFERENCE #19-54**

**Addresses:** 6857 and 6875 Royal Oak Avenue

**Site Area:** 3,219 m<sup>2</sup> (34,649 sq.ft.)

**Permitted land use(s):** Ground-level commercial with rental housing

**Zoning & Maximum Density:**

C9r (rental)	2.00 FAR
C9 (commercial)	0.20 FAR
RM3r (rental)	1.10 FAR
RM3 (100% affordable density offset)	0.55 FAR
<b>Total</b>	<b>3.85 FAR (133,399 sq.ft.)</b>

**Anticipated Maximum Unit Count:** 156 units, based on 85% efficiency and 725 sq.ft. average unit size.

**Anticipated Building Form & Height:** Apartment form up to six storeys

**Targeted Client Group & Affordability:** General, mixed affordability

**CITY OF BURNABY****BYLAW NO. 14098**

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 hearing as prescribed by sections 466 and 467 of the *Local Government Act*, R.S.B.C. 1996;

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. 42, 2019.**
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. 4199 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.

Read a first time this	day of	, 2019
Read a second time this	day of	, 2020
Read a third time this	day of	, 2020
Reconsidered and adopted by Council this	day of	, 2020

MAYOR

CLERK



BYLAW NUMBER 14098 BEING A BYLAW TO AMEND BYLAW  
NUMBER 4742 BEING BURNABY ZONING BYLAW 1965

**REZ.19-55**


LEGAL: See Schedule A



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

FROM: R4 Residential District

TO: CD Comprehensive Development District (based on P5 Community Institutional District, RM3r Multiple Family Residential District and Central Administrative Area Plan as guidelines and in accordance with the development guidelines provided in Appendix A attached)

 Date: NOV 13 2019 Scale: 1:2,000 Drawn By: AY	PLANNING AND BUILDING DEPARTMENT  <div> <b>OFFICIAL ZONING MAP</b> <div>                     Map "B"                      No. REZ. 4199                 </div> </div>
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**SCHEDULE A**  
**REZONING 19-55**

**Address:**      **5912 Sunset Street**

**PID:**            012-409-511

**Legal**            Lot 28, District Lot 80, Group 1, New Westminster District Plan 1892

**Address:**      **5924 Sunset Street**

**PID:**            012-409-545

**Legal**            Lot 29, District Lot 80, Group 1, New Westminster District Plan 1892

**Address:**      **5938 Sunset Street**

**PID:**            012-409-618

**Legal**            Lot 30, District Lot 80, Group 1, New Westminster District Plan 1892

**Address:**      **5946 Sunset Street**

**PID:**            012-409-669

**Legal**            Lot 31, District Lot 80, Group 1, New Westminster District Plan 1892

**Address:**      **5958 Sunset Street**

**PID:**            012-409-707

**Legal**            Lot 32, District Lot 80, Group 1, New Westminster District Plan 1892

**Address:**      **5968 Sunset Street**

**PID:**            012-409-138

**Legal**            Lot 7, District Lot 80, Group 1, New Westminster District Plan 1891

**Address:**     **5978 Sunset Street**

**PID:**           012-409-146

**Legal**           Lot 8, District Lot 80, Group 1, New Westminster District Plan 1891

**Address:**     **5988 Sunset Street**

**PID:**           012-409-189

**Legal**           Lot 9, District Lot 8,0 Group 1, New Westminster District Plan 1891

**Address:**      **5907 Kincaid Street**

**PID:**            002-842-351

**Legal**            Lot 37, District Lot 80, Group 1, New Westminster District Plan 1892

**Address:**      **5919 Kincaid Street**

**PID:**            002-840-910

**Legal**            Lot 36, District Lot 80, Group 1, New Westminster District Plan 1892

**Address:**      **5931 Kincaid Street**

**PID:**            001-775-219

**Legal**            Lot 35, District Lot 80, Group 1, New Westminster District Plan 1892

**Address:**      **5941 Kincaid Street**

**PID:**            001-775-201

**Legal**            Lot 34, District Lot 80, Group 1, New Westminster District Plan 1892

**Address:**      **5951 Kincaid Street**

**PID:**            001-775-197

**Legal**            Lot 33, District Lot 80, Group 1, New Westminster District Plan 1892

**Address:**      **5969 Kincaid Street**

**PID:**            012-409-308

**Legal**            Lot 12, District Lot 80, Group 1, New Westminster District Plan 1891



**Address:**      **5979 Kincaid Street**

**PID:**            012-409-260

**Legal**            Lot 11, District Lot 80, Group 1, New Westminster District Plan 1891

**Address:**      **5989 Kincaid Street**

**PID:**            012-409-227

**Legal**            Lot 10, District Lot 80, Group 1, New Westminster District Plan 1891



**APPENDIX A**  
**Development Guidelines**

**REZONING REFERENCE #19-55**

**Addresses:** 5912, 5924, 5938, 5946, 5958, 5968, 5978, 5988 Sunset Street, and 5907, 5919, 5931, 5941, 5951, 5969, 5979, 5989 Kincaid Street

**Site Area:** 10,144 m<sup>2</sup> (109,189 sq.ft.)

**Permitted land use(s):** Rental housing

**Zoning & Maximum Density:**

RM3r (rental)	1.10 FAR
P5 (institutional seniors rental)	0.80 FAR
<b>Total</b>	<b>1.90 FAR (207,459 sq.ft.)</b>

**Anticipated Maximum Unit Count:** 243, based on 85% efficiency and 725 sq.ft. average unit size. However, unit count will be dependent on the specific mix of independent living units, supportive living units, and/or complex care beds.

**Anticipated Building Form & Height:** Apartment form up to six storeys

**Targeted Client Group & Affordability:** Seniors, mixed affordability

**CITY OF BURNABY**

**BYLAW NO. 14099**

A BYLAW to amend Bylaw No. 4742, being  
Burnaby Zoning Bylaw 1965 as amended  
by Bylaw No. 10366, and being Burnaby Zoning  
Bylaw 1965, Amendment Bylaw No. 24, 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 hearing as prescribed by sections 466 and 467 of the *Local Government Act*, R.S.B.C. 1996;

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, 2019.**
2. Bylaw No. 4742, as amended by Bylaw No. 10366, 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. 4200 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.

Read a first time this	day of	, 2019
Read a second time this	day of	, 2020
Read a third time this	day of	, 2020
Reconsidered and adopted by Council this	day of	, 2020

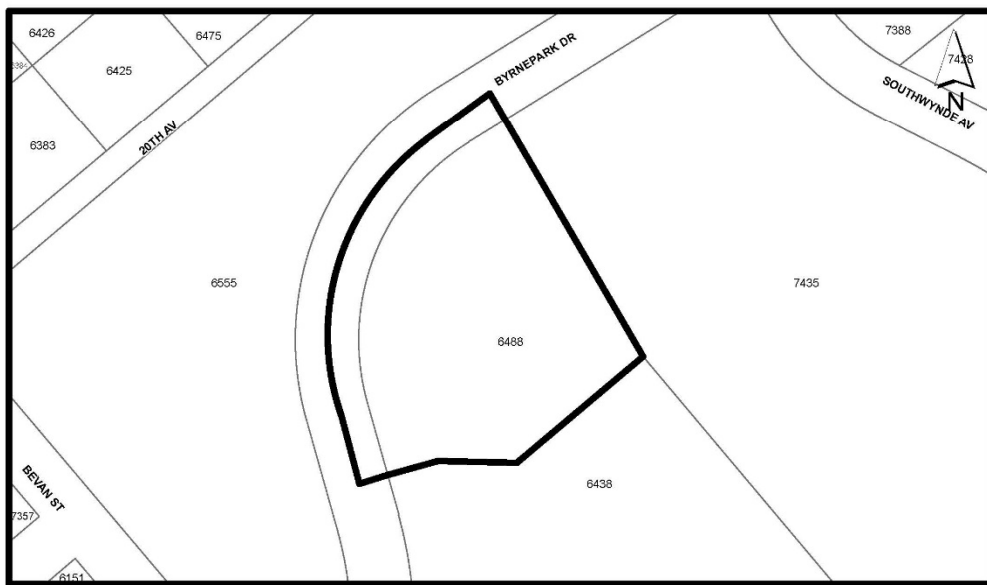
MAYOR

CLERK

BYLAW NUMBER 14099 BEING A BYLAW TO AMEND BYLAW  
NUMBER 4742 BEING BURNABY ZONING BYLAW 1965

**REZ.19-56**


LEGAL: Lot 7, District Lots 171, And 155a Group 1, New Westminster District Plan LMP30202



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

FROM: CD Comprehensive Development District (based on RM2 Multiple Family Residential District as guidelines)

TO: CD Comprehensive Development District (based on RM2, RM2r Multiple Family Residential District and Edmonds Town Centre Plan as guidelines and in accordance with the development guidelines provided in Appendix A attached)

	PLANNING AND BUILDING DEPARTMENT	
Date: NOV 13 2019	<b>OFFICIAL ZONING MAP</b>	
Scale: 1:2,000		
Drawn By: AY		
		<b>Map "B"</b> <b>No. REZ. 4200</b>

**APPENDIX A**  
**Development Guidelines**

**REZONING REFERENCE #19-56**

**Address:** 6488 Byrnpark Drive

**Site Area:** 8,500 m<sup>2</sup> (91,493 sq.ft.)

**Permitted land use(s):** Rental housing

**Zoning & Maximum Density:**

RM2 base + bonus (rental)	1.00 FAR (of which 0.1 FAR is density bonus)
RM2r (rental)	0.90 FAR
<b>Total</b>	<b>1.90 FAR (173,837 sq.ft.)</b>

**Anticipated Maximum Unit Count:** 204 (assuming 85% efficiency, 725 sq.ft. average unit size)

**Anticipated Building Form & Height:** Apartment form up to six storeys

**Targeted Client Group & Affordability:** General, mixed affordability

**CITY OF BURNABY**

**BYLAW NO. 14100**

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 hearing as prescribed by sections 466 and 467 of the *Local Government Act*, R.S.B.C. 1996;

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. 44, 2019.**
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. 4201 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.

Read a first time this	day of	, 2019
Read a second time this	day of	, 2020
Read a third time this	day of	, 2020
Reconsidered and adopted by Council this	day of	, 2020

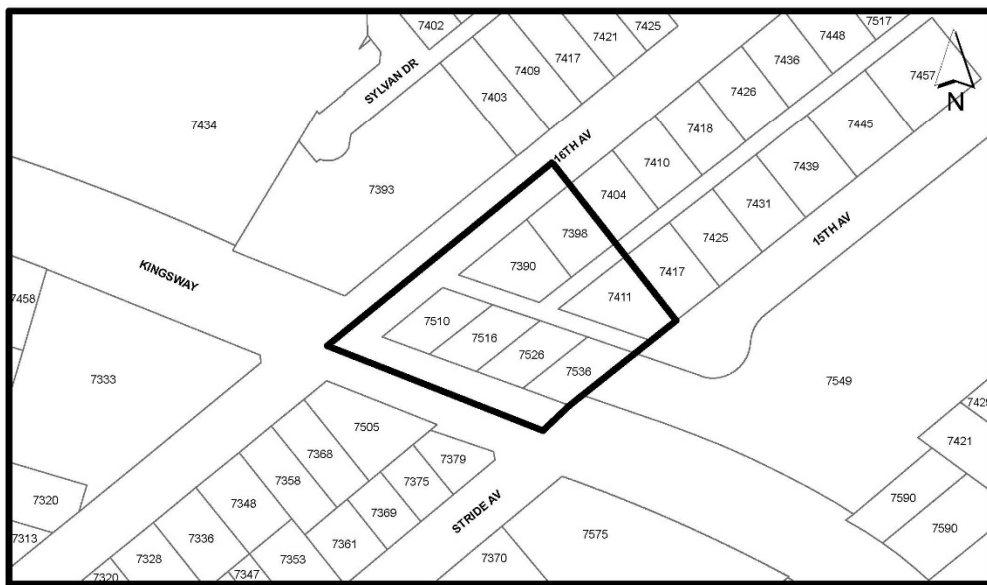
MAYOR

CLERK

BYLAW NUMBER 14100 BEING A BYLAW TO AMEND BYLAW  
NUMBER 4742 BEING BURNABY ZONING BYLAW 1965

**REZ.19-57**


LEGAL: See Schedule A



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

FROM: R5 Residential District

TO: CD Comprehensive Development District (based on RM3s, RM3r Multiple Family Residential District and Edmonds Town Centre Plan as guidelines and in accordance with the development guidelines provided in Appendix A attached)

	PLANNING AND BUILDING DEPARTMENT
Date: NOV 13 2019	<b>OFFICIAL ZONING MAP</b> <div style="float: right;"> <b>Map "B"</b>  <b>No. REZ. 4201</b> </div>
Scale: 1:2,000	
Drawn By: AY	

**SCHEDULE A**  
**REZONING 19-57**

**Address:**     **7510 Kingsway**

**PID:**           003-326-161

**Legal**         Lot 1, Block 28, District Lot 29, Group 1, New Westminster District Plan 3035

**Address:**     **7516 Kingsway**

**PID:**           003-206-521

**Legal**         Lot 2, Block 28, District Lot 29, Group 1, New Westminster District Plan 3035

**Address:** 7526 Kingsway

**PID:** 003-407-110

**Legal** Lot 3, Block 28, District Lot 29, Group 1, New Westminster District Plan 3035

**Address:** 7536 Kingsway

**PID:** 002-981-637

**Legal** Lot 4, Block 28, District Lot 29, Group 1, New Westminster District Plan 3035

**Address:** 7390 16<sup>th</sup> Avenue

**PID:** 003-240-606

**Legal** Lot 21, Block 28, District Lot 29, Group 1, New Westminster District Plan 3035

**Address:** 7398 16<sup>th</sup> Avenue

**PID:** 004-320-255

**Legal** Lot 20, Block 28, District Lot 29, Group 1, New Westminster District Plan 3035

**Address:** 7411 15<sup>th</sup> Avenue

**PID:** 002-750-660

**Legal** Lot 5, Block 28, District Lot 29, Group 1, New Westminster District Plan 4215

## **APPENDIX A**

### **Development Guidelines**

**REZONING REFERENCE #19-57****Addresses:** 7510, 7516, 7526, 7536 Kingsway; 7390, 7398 16th Avenue; 7411 15th Avenue**Site Area:** 4,454 m<sup>2</sup> (47,939 sq.ft.) including lane closure area**Permitted land use(s):** Rental housing**Zoning & Maximum Density:**

RM3s base + bonus (rental)	1.50 FAR (of which 0.4 FAR is density bonus)
RM3r (rental)	1.10 FAR
RM3s (100% affordable density offset)	0.55 FAR
<b>Total</b>	<b>3.15 FAR (151,008 sq.ft.)</b>

**Anticipated Maximum Unit Count:** 177 units, based on 85% efficiency and 725 sq.ft. average unit size.**Anticipated Building Form & Height:** Apartment form up to six storeys**Targeted Client Group & Affordability:** General, mixed affordability

**CITY OF BURNABY**

**BYLAW NO. 14101**

A BYLAW to amend Bylaw No. 4742, being  
Burnaby Zoning Bylaw 1965 as amended  
by Bylaw No. 9515, and being Burnaby Zoning  
Bylaw 1965, Amendment Bylaw No. 82, 1990

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 hearing as prescribed by sections 466 and 467 of the *Local Government Act*, R.S.B.C. 1996;

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. 45, 2019.**
2. Bylaw No. 4742, as amended by Bylaw No. 9515, 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. 4202 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



Bylaw No. 14101  
Page 2

‘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.

Read a first time this	day of	, 2019
Read a second time this	day of	, 2020
Read a third time this	day of	, 2020
Reconsidered and adopted by Council this	day of	, 2020

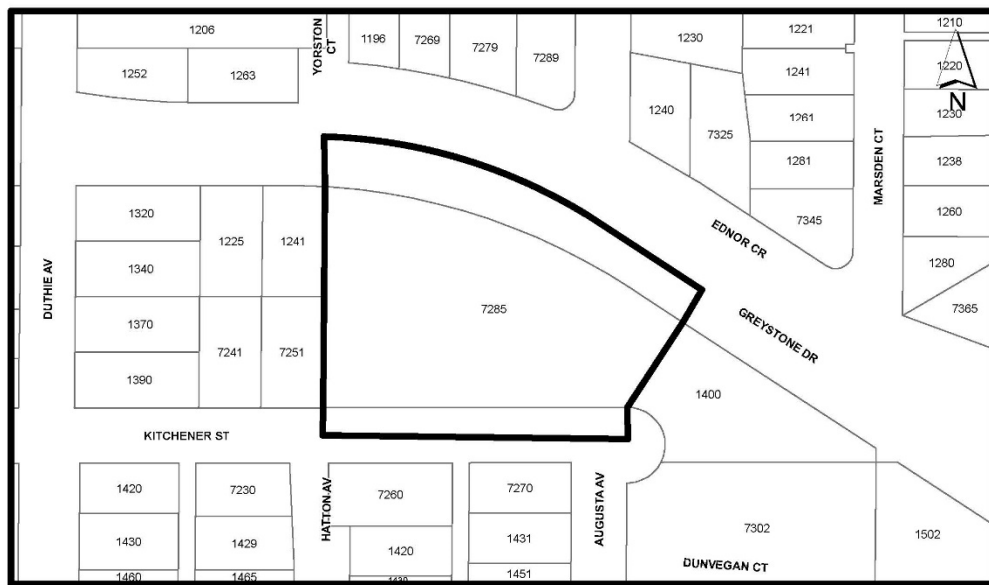
MAYOR

CLERK

BYLAW NUMBER 14101 BEING A BYLAW TO AMEND BYLAW  
NUMBER 4742 BEING BURNABY ZONING BYLAW 1965

**REZ.19-58**


LEGAL: Lot 300, District Lot 135, Group 1, New Westminster District Plan 42113



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

FROM: CD Comprehensive Development District (based on RM1 Multiple Family Residential District as guidelines)

TO: CD Comprehensive Development District (based on RM2, RM2r Multiple Family Residential District and Montecito Urban Village Plan as guidelines and in accordance with the development guidelines provided in Appendix A attached)

	PLANNING AND BUILDING DEPARTMENT
Date: NOV 13 2019	<b>OFFICIAL ZONING MAP</b> <div style="text-align: right;"> <b>Map "B"</b>  <b>No. REZ. 4202</b> </div>
Scale: 1:2,000	
Drawn By: AY	

**APPENDIX A**  
**Development Guidelines**

**REZONING REFERENCE #19-58**

**Address:** 7285 Kitchener Street

**Site Area:** 7,877 m<sup>2</sup> (84,787 sq.ft.)

**Permitted land use(s):** Rental housing

**Zoning & Maximum Density:**

RM2 (rental)	0.90 FAR
RM2r (rental)	0.90 FAR
<b>Total</b>	<b>1.80 FAR (152,617 sq.ft.)</b>

**Anticipated Maximum Unit Count:** 141 units, based on 100% efficiency and 1,082 sq.ft. average family unit size.

**Anticipated Building Form & Height:** Townhouse form up to four storeys

**Targeted Client Group & Affordability:** Families with children, mixed affordability

**CITY OF BURNABY**

**BYLAW NO. 14102**

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 hearing as prescribed by sections 466 and 467 of the *Local Government Act*, R.S.B.C. 1996;

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. 46, 2019.**

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. 4203 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.

Read a first time this	day of	, 2019
Read a second time this	day of	, 2020
Read a third time this	day of	, 2020
Reconsidered and adopted by Council this	day of	, 2020

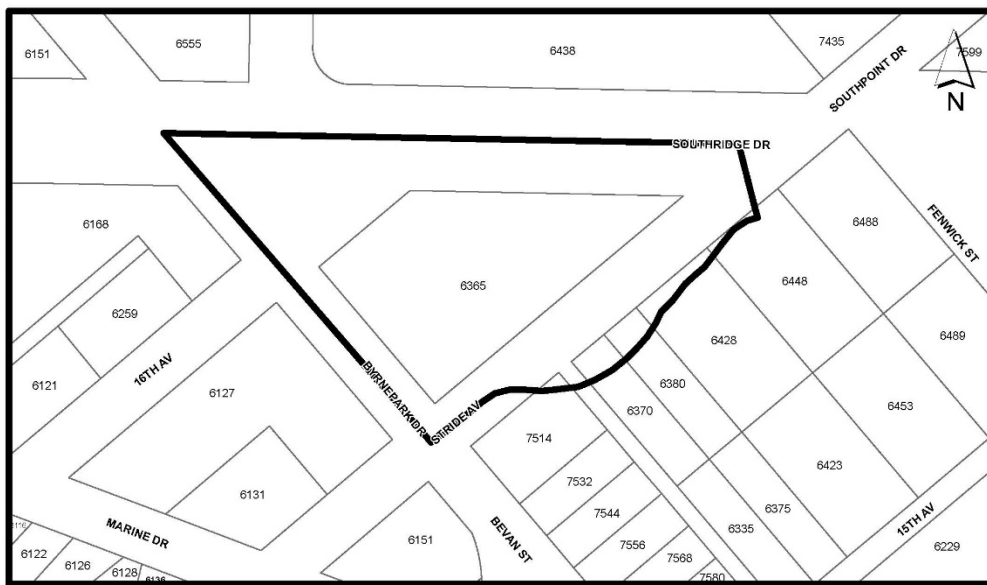
MAYOR

CLERK

BYLAW NUMBER 14102 BEING A BYLAW TO AMEND BYLAW  
NUMBER 4742 BEING BURNABY ZONING BYLAW 1965

**REZ.19-59**


LEGAL: See Schedule A



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

FROM: R5 Residential District

TO: CD Comprehensive Development District (based on RM3r Multi-Family Residential District and Edmonds Town Centre Plan as guidelines and in accordance with the development guidelines provided in Appendix A attached)

	PLANNING AND BUILDING DEPARTMENT
Date: NOV 13 2019 Scale: 1:2,000 Drawn By: AY	<div> <b>OFFICIAL ZONING MAP</b> </div> <div> <b>Map "B"</b>  <b>No. REZ. 4203</b> </div>

**SCHEDULE A**  
**REZONING 19-59**

**Address:**      **6365 Stride Avenue**  
**PID:**            023-546-361  
**Legal**            Lot 9, District Lot 155a, Group 1, New Westminster District Plan LMP30202

**Address:**      **A Portion of 6370 Stride Avenue**  
**PID:**            003-275-019  
**Legal**            Lot 37, District Lot 155 "A", Group 1, New Westminster District Plan 24105

**Address:**      **A Portion of 6380 Stride Avenue**

**PID:**            009-299-971

**Legal**            Lot 38, District Lot 155"A", Group 1, New Westminster District Plan 24105

**Address:**      **A Portion of 6428 Stride Avenue**

**PID:**            012-162-655

**Legal**            Lot 3, Block 6a, District Lot 155a, Group 1 New Westminster District Plan 1425



**Address:**      **A Portion of 6448 Stride Avenue**

**PID:**            002-818-159

**Legal**            Lot 4, Block 6a, District Lot 155a, Group 1, New Westminster District Plan 1425

**Address:**      **A Portion of 7514 Bevan Street**

**PID:**            004-538-099

**Legal**            Lot 1, District Lot 155a, Group 1, New Westminster District Plan 14019



**APPENDIX A**  
**Development Guidelines**

**REZONING REFERENCE #19-59**

**Addresses:** 6365 Stride Avenue, and portions of 6370, 6380, 6428, 6448 Stride Avenue and 7514 Bevan Street

**Site Area:** 9,303.6 m<sup>2</sup> (100,147 sq.ft., or 2.29 acres) including road closure area

**Permitted land use(s):** Rental housing

**Zoning & Maximum Density:**

<u>RM3r (rental)</u>	<u>1.00 FAR</u>
<b>Total</b>	<b>1.00 FAR (100,147 sq.ft.)</b>

**Anticipated Maximum Unit Count:** 108 units, based on 85% efficiency and proposed 788 sq.ft. average unit size.

**Anticipated Building Form & Height:** Apartment form up to four storeys

**Targeted Client Group & Affordability:** General, mixed affordability

**CITY OF BURNABY**

**BYLAW NO. 14103**

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. 1996;

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. 47, 2019.**
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. 4204 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 “6075 Wilson” prepared by GBL Architects Inc. and on file 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	, 2019
Read a second time this	day of	, 2020
Read a third time this	day of	, 2020
Reconsidered and adopted by Council this	day of	, 2020

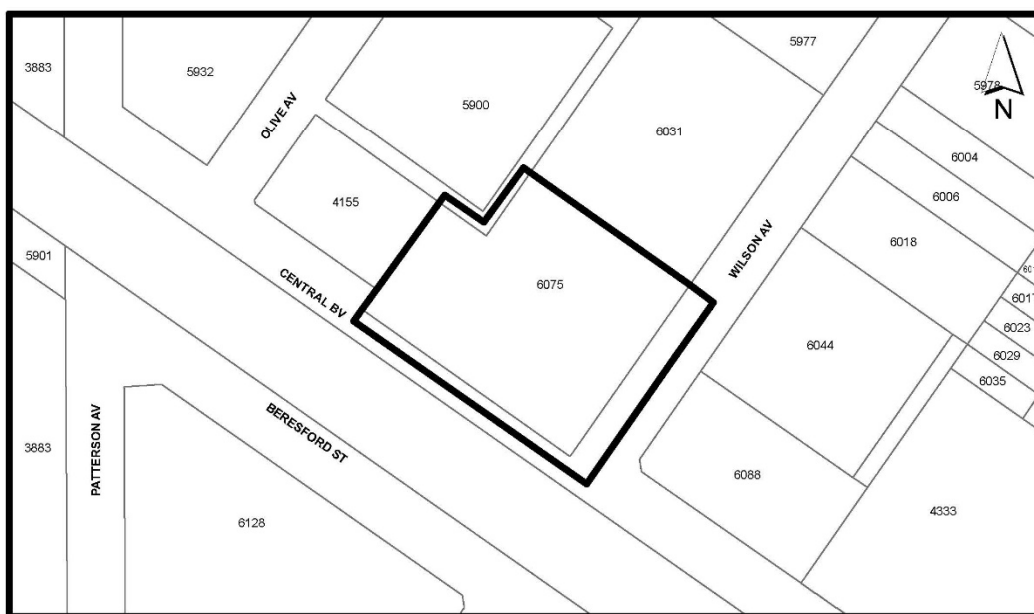
MAYOR

CLERK

BYLAW NUMBER 14103 BEING A BYLAW TO AMEND BYLAW  
NUMBER 4742 BEING BURNABY ZONING BYLAW 1965

**REZ.17-28**


LEGAL: Lot 114, District Lot 151, Group 1, NWD Plan 410022



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

FROM: RM3 Multiple Family Residential District

TO: CD Comprehensive Development District (based on the RM5s and RM5r Multiple Family Residential Districts and Metrotown Downtown Plan as guidelines and in accordance with the development plan entitled "6075 Wilson" prepared by GBL Architects Inc.)

	PLANNING AND BUILDING DEPARTMENT	
Date: NOV 13 2019	<b>OFFICIAL ZONING MAP</b>	
Scale: 1:2,000		
Drawn By: AY		
	Map "B" No. REZ. 4204	

**CITY OF BURNABY**

**BYLAW NO. 14104**

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. 1996;

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. 48, 2019.**
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. 4205 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 “7584 Macpherson Avenue, Burnaby, British Columbia” prepared by Jordan Kutev Architect Inc. and on file 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	, 2019
Read a second time this	day of	, 2020
Read a third time this	day of	, 2020
Reconsidered and adopted by Council this	day of	, 2020

MAYOR

CLERK



BYLAW NUMBER 14104 BEING A BYLAW TO AMEND BYLAW  
NUMBER 4742 BEING BURNABY ZONING BYLAW 1965

**REZ.18-15**


LEGAL: Parcel "A" (Explanatory Plan 25166) Lots 2 and 3, Block 33, District Lot 97, Group 1, New Westminster  
District Plan 1312



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

FROM: R5 Residential District

TO: CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Royal Oak  
Community Plan as guidelines, and in accordance with the development plan entitled "7584 Macpherson Avenue,  
Burnaby, British Columbia" prepared by Jordan Kutev Architect Inc.)

	PLANNING AND BUILDING DEPARTMENT	
Date: NOV 13 2019	<b>OFFICIAL ZONING MAP</b>	
Scale: 1:1,500		
Drawn By: AY		
	Map "B" No. REZ. 4205	

**CITY OF BURNABY**

**BYLAW NO. 14105**

A BYLAW to amend Bylaw No. 4742, being Burnaby Zoning Bylaw 1965, as amended by Bylaw Nos. 8354, 9472, 9782, 11133 and 13981 being Burnaby Zoning Bylaw 1965, Amendment Bylaw Nos. 18, 1985, 57, 1990, 40, 1992, 29, 2000 and 02, 2019

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. 1996;

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. 49, 2019.**

2. Bylaw No. 4742, as amended by Bylaw Nos. 8354, 9472, 9782, 11133 and 13981, 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. 4206, 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. 8354, 9472, 9782, 11133 and 13981, is amended as may be necessary by the development plan entitled “Exterior Sky Sign Proposal - 2019” prepared by Galazie Signs Ltd. 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	, 2019
Read a second time this	day of	, 2020
Read a third time this	day of	, 2020
Reconsidered and adopted by Council this	day of	, 2020

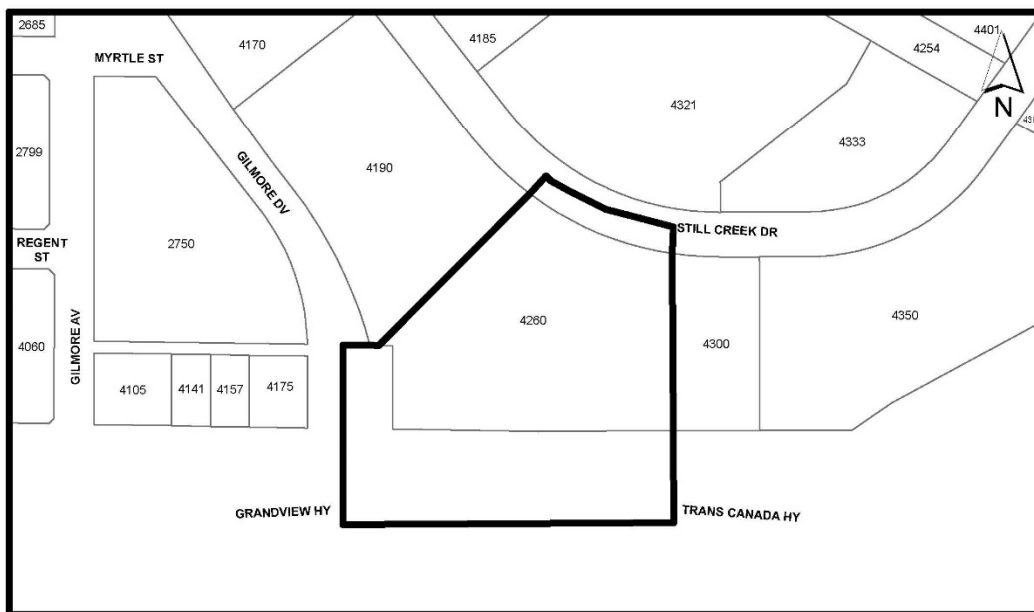
MAYOR

CLERK

BYLAW NUMBER 14105 BEING A BYLAW TO AMEND BYLAW  
NUMBER 4742 BEING BURNABY ZONING BYLAW 1965

**REZ.19-15**


LEGAL: Lot B, DL's 69 and 70, Group 1, New Westminster District Plan LMP7609



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

FROM: CD Comprehensive Development District (based on M5 Light Industrial District)

TO: Amended CD Comprehensive Development District (based on M5 Light Industrial District and Willingdon Business Park guidelines, and in accordance with the development plan entitled "Exterior Sky Sign Proposal - 2019" prepared by Galaxie Signs Ltd.)

	PLANNING AND BUILDING DEPARTMENT	
Date: NOV 13 2019	<b>OFFICIAL ZONING MAP</b>	
Scale: 1:3,000		
Drawn By: AY		
	Map "B" No. REZ. 4206	

**CITY OF BURNABY****BYLAW NO. 14092****A BYLAW respecting Burnaby North Road  
Business Improvement Area**

The Council of the City of Burnaby ENACTS as follows:

1. This Bylaw may be cited as **BURNABY BUSINESS IMPROVEMENT AREA (BURNABY NORTH ROAD) BYLAW, 2019.**
2. In this Bylaw
  - (a) “Association” means the association of business persons known as Burnaby North Road Business Association;
  - (b) “business improvement scheme” means
    - (i) carrying out studies and making reports respecting the Burnaby North Road Improvement Area,
    - (ii) the improvement, beautification or maintenance of streets, sidewalks or municipally owned land, buildings or structures in the Burnaby North Road Improvement Area, subject to the approval of the Director Engineering for the City of Burnaby;
    - (iii) the removal of graffiti from buildings and other structures in the North Road Business Improvements Area;
    - (iv) the encouragement of business in the Burnaby North Road Business Improvement Area;
  - (c) “Burnaby North Road Business Improvement Area” means the business area designated in section 3 pursuant to section 215 of the *Community Charter*.

3. Council hereby designates the business area shown in heavy black outline on the plan attached hereto as Schedule “A” as a business improvement area and for certainty, Schedule “B” attached hereto is a current listing of the properties to be taxed as part of the specified area, as of the date of adoption of this Bylaw.

4. Council hereby approves the grant of an amount not exceeding One Million Two Hundred Ninety-Eight Thousand Four Hundred Sixty Dollars (\$1,298,460.00) to the Association payable in accordance with the terms of this Bylaw over the six year term commencing on April 1, 2020 and ending on March 31, 2026, in accordance with the following funding schedule:

**Table 1 Funding Schedule**

Annual Funding		% Increase
April 2020 – March 2021	\$ 198,235.00	3.5%
April 2021 – March 2022	\$ 205,170.00	3.5%
April 2022 – March 2023	\$ 212,350.00	3.5%
April 2023 – March 2024	\$ 219,785.00	3.5%
April 2024 – March 2025	\$ 227,480.00	3.5%
April 2025 – March 2026	\$ 235,440.00	3.5%
Total Funding	\$1,298,460.00	
*Figures are rounded		

5. Monies granted to the Association under this Bylaw must be expended only by the Association and only for the purpose of the business improvement scheme in accordance with the terms and conditions set out in this Bylaw.

6. All monies granted to the Association in any year shall be recovered in that year from the owners of the land or improvements, or both, in the Burnaby North Road Business Improvement Area that fall or would fall within Class 5 or 6 properties under the *BC Assessment Act*.

7. (1) The City shall pay the annual funding set out in Section 4, Table 1 of this Bylaw after the 15<sup>th</sup> day of July each year during the term of this Bylaw.

(2) The Association shall provide to the Director Finance for the City a revenue and expense statement on or before the 30<sup>th</sup> day of June each year during the term of this Bylaw, in a form acceptable to the Director Finance, and on one week's notice, shall provide access to source documents to allow verification of the information presented in the statements;

8. The Association shall obtain and maintain in force during the term of this Bylaw a policy of insurance in accordance with the specifications set out in Schedule "C" attached hereto, and shall deliver a certified copy of each policy to the Director Finance for the City on or before the 30<sup>th</sup> day of June each year of the term.

9. This Bylaw shall expire on March 31, 2026.

Read a first time this                      day of                      , 2019

Read a second time this                      day of                      , 2019

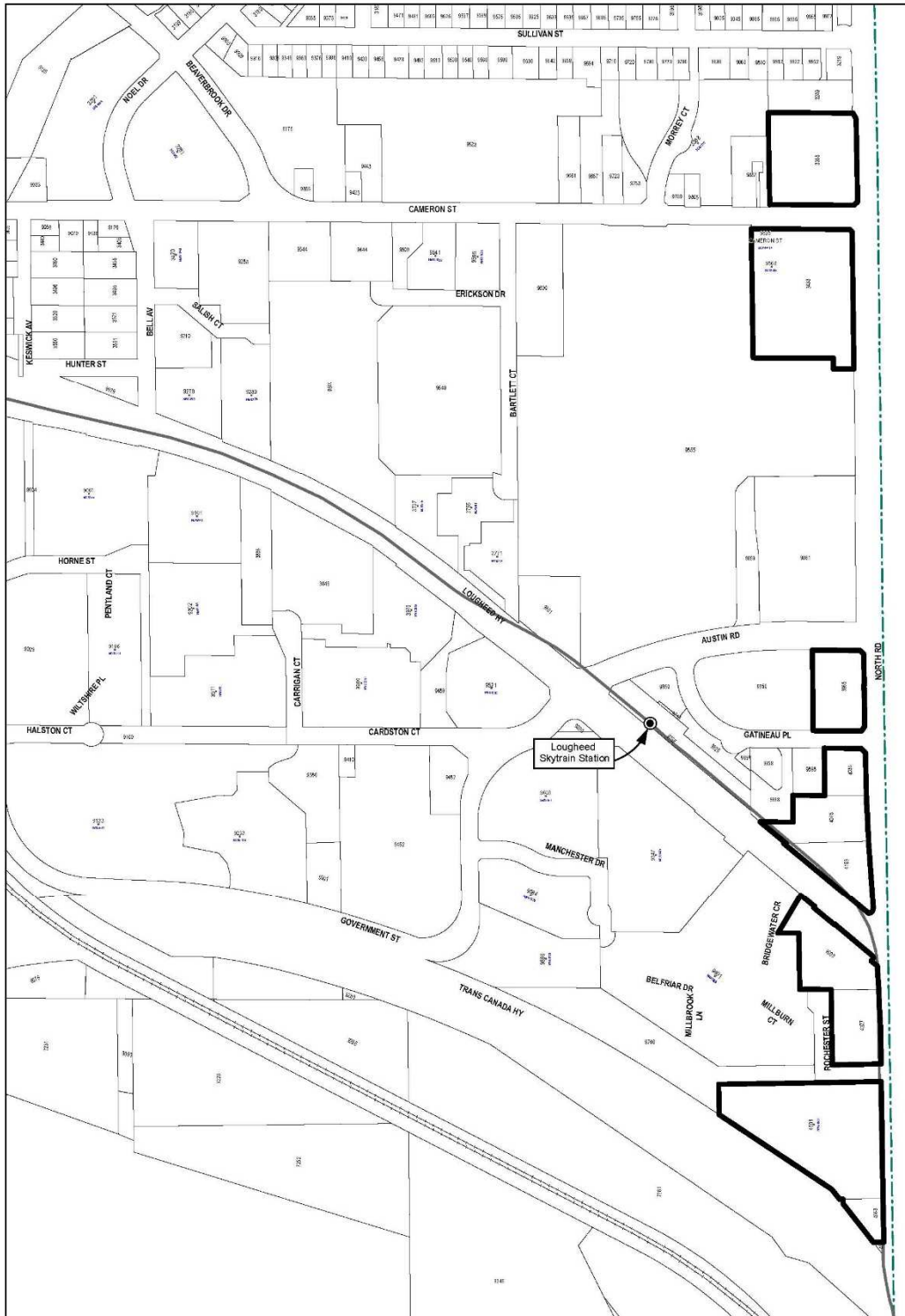
Read a third time this                      day of                      , 2020

RECONSIDERED AND ADOPTED this                      day of                      , 2020

MAYOR

CLERK

**SCHEDULE "A"**  
**Burnaby North Road Business Improvement Area**





**Schedule “B”: Burnaby North Road Business Improvement Area Properties  
(2019 Revised Roll)**

<b>Folio Number</b>	<b>PID</b>	<b>Civic Unit</b>	<b>Civic House</b>	<b>Civic Address Street</b>	<b>Civic Address Postal Code</b>	<b>BCA Short Legal</b>
1310-9900-0000	005-028-281		9900	LOUGHEED HWY	V3J 1N3	LT 85/ DL 2/ / PL NWP53057
8595-3355-0000	011-012-439		3355	NORTH RD	V3J 7T9	LT A/ DL 6/ / PL NWP77707
8595-3433-5000	027-906-612		3433	NORTH RD	V3J 0A9	DL 4/ / PL BCP40820
8595-3965-0000	003-200-884		3965	NORTH RD	V3J 1S2	LT 53/ DL 4/ / PL NWP31308
8595-4035-0000	003-096-912		4035	NORTH RD	V3J 1S3	LT 10/ DL 2/ / PL NWP30666
8595-4075-0000	000-562-033		4075	NORTH RD	V3J 1S3	LT 11/ DL 2/ / PL NWP30924
8595-4193-0000	006-896-472		4193	NORTH RD		LT 12/ DL 2/ / PL NWP33637
8595-4327-0000	002-812-274		4327	NORTH RD	V3N 4N3	LT 80/ DL 1&2/ / PL NWP50027
8595-4501-0005	023-836-181	104	4501	NORTH RD	V3N 4R7	LT 5/ DL 1/ / PL NWS1901
8595-4501-0006	023-836-199	105	4501	NORTH RD	V3N 4R7	LT 6/ DL 1/ / PL NWS1901
8595-4501-0007	023-836-202	105	4501	NORTH RD	V3N 4R7	LT 7/ DL 1/ / PL NWS1901
8595-4501-0008	023-836-211	108	4501	NORTH RD	V3N 4R7	LT 8/ DL 1/ / PL NWS1901
8595-4501-0009	023-836-229	101	4501	NORTH RD	V3N 4R7	LT 9/ DL 1/ / PL NWS1901
8595-4501-0010	023-836-237	101	4501	NORTH RD	V3N 4R7	LT 10/ DL 1/ / PL NWS1901
8595-4501-0011	023-836-245	103	4501	NORTH RD	V3N 4R7	LT 11/ DL 1/ / PL NWS1901
8595-4501-0012	023-836-253	103	4501	NORTH RD	V3N 4R7	LT 12/ DL 1/ / PL NWS1901
8595-4501-0015	023-836-288	107	4501	NORTH RD	V3N 4R7	LT 15/ DL 1/ / PL NWS1901
8595-4501-0016	023-836-296	108	4501	NORTH RD	V3N 4R7	LT 16/ DL 1/ / PL NWS1901
8595-4501-0017	023-836-300	109	4501	NORTH RD	V3N 4R7	LT 17/ DL 1/ / PL NWS1901
8595-4501-0018	023-836-318	110A	4501	NORTH RD	V3N 4R7	LT 18/ DL 1/ / PL NWS1901

8595-4501-0019	023-836-326	111	4501	NORTH RD	V3N 4R7	LT 19/ DL 1// PL NWS1901
8595-4501-0020	023-836-334	111B	4501	NORTH RD	V3N 4R7	LT 20/ DL 1// PL NWS1901
8595-4501-0021	023-836-342	112	4501	NORTH RD	V3N 4R7	LT 21/ DL 1// PL NWS1901
8595-4501-0022	023-836-377	201	4501	NORTH RD	V3N 4R7	LT 22/ DL 1// PL NWS1901
8595-4501-0023	023-836-385	201	4501	NORTH RD	V3N 4R7	LT 23/ DL 1// PL NWS1901
8595-4501-0024	023-836-393	201	4501	NORTH RD	V3N 4R7	LT 24/ DL 1// PL NWS1901
8595-4501-0025	023-836-407	201	4501	NORTH RD	V3N 4R7	LT 25/ DL 1// PL NWS1901
8595-4501-0026	023-836-415	201	4501	NORTH RD	V3N 4R7	LT 26/ DL 1// PL NWS1901
8595-4501-0027	023-836-423		4501	NORTH RD	V3N 4R7	LT 27/ DL 1// PL NWS1901
8595-4501-0028	023-836-431	203	4501	NORTH RD	V3N 4R7	LT 28/ DL 1// PL NWS1901
8595-4501-0029	023-836-440	203	4501	NORTH RD	V3N 4R7	LT 29/ DL 1// PL NWS1901
8595-4501-0030	023-836-458	203	4501	NORTH RD	V3N 4R7	LT 30/ DL 1// PL NWS1901
8595-4501-0031	023-836-466	203	4501	NORTH RD	V3N 4R7	LT 31/ DL 1// PL NWS1901
8595-4501-0032	023-836-474	203	4501	NORTH RD	V3N 4R7	LT 32/ DL 1// PL NWS1901
8595-4501-0033	023-836-482	205	4501	NORTH RD	V3N 4R7	LT 33/ DL 1// PL NWS1901
8595-4501-0034	023-836-491	206	4501	NORTH RD	V3N 4R7	LT 34/ DL 1// PL NWS1901
8595-4501-0035	023-836-504	207	4501	NORTH RD	V3N 4R7	LT 35/ DL 1// PL NWS1901
8595-4501-0036	023-836-512	207A	4501	NORTH RD	V3N 4R7	LT 36/ DL 1// PL NWS1901
8595-4501-0037	023-836-521	208	4501	NORTH RD	V3N 4R7	LT 37/ DL 1// PL NWS1901
8595-4501-0038	023-836-539	209	4501	NORTH RD	V3N 4R7	LT 38/ DL 1// PL NWS1901
8595-4501-0039	023-836-547	209A	4501	NORTH RD	V3N 4R7	LT 39/ DL 1// PL NWS1901
8595-4501-0040	023-836-555	211	4501	NORTH RD	V3N 4R7	LT 40/ DL 1// PL NWS1901
8595-4501-0041	023-836-563	212	4501	NORTH RD	V3N 4R7	LT 41/ DL 1// PL NWS1901

8595-4501-0042	023-836-571	213	4501	NORTH RD	V3N 4R7	LT 42/ DL 1// PL NWS1901
8595-4501-0045	023-836-601	214A	4501	NORTH RD	V3N 4R7	LT 45/ DL 1// PL NWS1901
8595-4501-0046	023-836-610	214A	4501	NORTH RD	V3N 4R7	LT 46/ DL 1// PL NWS1901
8595-4501-0047	023-836-628	215	4501	NORTH RD	V3N 4R7	LT 47/ DL 1// PL NWS1901
8595-4501-0048	023-836-636	215A	4501	NORTH RD	V3N 4R7	LT 48/ DL 1// PL NWS1901
8595-4501-0049	023-836-644	216A	4501	NORTH RD	V3N 4R7	LT 49/ DL 1// PL NWS1901
8595-4501-0050	023-836-652	210A	4501	NORTH RD	V3N 4R7	LT 50/ DL 1// PL NWS1901
8595-4501-0051	023-836-661	217	4501	NORTH RD	V3N 4R7	LT 51/ DL 1// PL NWS1901
8595-4501-0052	023-836-679	217	4501	NORTH RD	V3N 4R7	LT 52/ DL 1// PL NWS1901
8595-4501-0053	023-836-687		4501	NORTH RD	V3N 4R7	LT 53/ DL 1// PL NWS1901
8595-4501-0054	023-836-695		4501	NORTH RD	V3N 4R7	LT 54/ DL 1// PL NWS1901
8595-4501-0055	023-836-709		4501	NORTH RD	V3N 4R7	LT 55/ DL 1// PL NWS1901
8595-4501-0056	023-836-717	220	4501	NORTH RD	V3N 4R7	LT 56/ DL 1// PL NWS1901
8595-4501-0057	023-836-725	222	4501	NORTH RD	V3N 4R7	LT 57/ DL 1// PL NWS1901
8595-4501-0058	023-836-741	303	4501	NORTH RD	V3N 4R7	LT 58/ DL 1// PL NWS1901
8595-4501-0059	023-836-750		4501	NORTH RD	V3N 4R7	LT 59/ DL 1// PL NWS1901
8595-4501-0060	023-836-768	303	4501	NORTH RD	V3N 4R7	LT 60/ DL 1// PL NWS1901
8595-4501-0061	023-836-776		4501	NORTH RD	V3N 4R7	LT 61/ DL 1// PL NWS1901
8595-4501-0062	023-836-784	305	4501	NORTH RD	V3N 4R7	LT 62/ DL 1// PL NWS1901
8595-4501-0063	023-836-792		4501	NORTH RD	V3N 4R7	LT 63/ DL 1// PL NWS1901
8595-4501-0064	023-836-806	305	4501	NORTH RD	V3N 4R7	LT 64/ DL 1// PL NWS1901
8595-4501-0065	023-836-814		4501	NORTH RD	V3N 4R7	LT 65/ DL 1// PL NWS1901
8595-4501-0066	023-836-822	309	4501	NORTH RD	V3N 4R7	LT 66/ DL 1// PL NWS1901

8595-4501-0067	023-836-831		4501	NORTH RD	V3N 4R7	LT 67/ DL 1// PL NWS1901
8595-4501-0068	023-836-849	307	4501	NORTH RD	V3N 4R7	LT 68/ DL 1// PL NWS1901
8595-4501-0069	023-836-857	310	4501	NORTH RD	V3N 4R7	LT 69/ DL 1// PL NWS1901
8595-4501-0070	023-836-865	311	4501	NORTH RD	V3N 4R7	LT 70/ DL 1// PL NWS1901
8595-4501-0071	023-836-873	310	4501	NORTH RD	V3N 4R7	LT 71/ DL 1// PL NWS1901
8595-4501-0072	023-836-881	311	4501	NORTH RD	V3N 4R7	LT 72/ DL 1// PL NWS1901
8595-4501-0073	023-836-890	318	4501	NORTH RD	V3N 4R7	LT 73/ DL 1// PL NWS1901
8595-4501-0074	023-836-903	318	4501	NORTH RD	V3N 4R7	LT 74/ DL 1// PL NWS1901
8595-4501-0075	023-836-911	318	4501	NORTH RD	V3N 4R7	LT 75/ DL 1// PL NWS1901
8595-4501-0076	023-836-920	318	4501	NORTH RD	V3N 4R7	LT 76/ DL 1// PL NWS1901
8595-4501-0077	023-836-938	303	4501	NORTH RD	V3N 4R7	LT 77/ DL 1// PL NWS1901
8595-4501-0078	023-836-946	319	4501	NORTH RD	V3N 4R7	LT 78/ DL 1// PL NWS1901
8595-4501-0079	023-836-954	303	4501	NORTH RD	V3N 4R7	LT 79/ DL 1// PL NWS1901
8595-4501-0080	023-836-962	322	4501	NORTH RD	V3N 4R7	LT 80/ DL 1// PL NWS1901
8595-4501-0081	023-836-971	303	4501	NORTH RD	V3N 4R7	LT 81/ DL 1// PL NWS1901
8595-4501-0082	023-836-989	321A	4501	NORTH RD	V3N 4R7	LT 82/ DL 1// PL NWS1901
8595-4501-0083	023-836-997	321	4501	NORTH RD	V3N 4R7	LT 83/ DL 1// PL NWS1901
8595-4501-0084	023-837-004	323	4501	NORTH RD	V3N 4R7	LT 84/ DL 1// PL NWS1901
8595-4501-0085	023-837-012	324	4501	NORTH RD	V3N 4R7	LT 85/ DL 1// PL NWS1901
8595-4501-0086	023-837-021	323	4501	NORTH RD	V3N 4R7	LT 86/ DL 1// PL NWS1901
8595-4501-0087	023-837-047	324	4501	NORTH RD	V3N 4R7	LT 87/ DL 1// PL NWS1901
8595-4501-0088	023-837-055	323	4501	NORTH RD	V3N 4R7	LT 88/ DL 1// PL NWS1901
8595-4501-0089	023-837-063	326	4501	NORTH RD	V3N 4R7	LT 89/ DL 1// PL NWS1901

8595-4501-0090	023-837-071	325	4501	NORTH RD	V3N 4R7	LT 90/ DL 1/ / PL NWS1901
8595-4501-0091	023-837-080	326	4501	NORTH RD	V3N 4R7	LT 91/ DL 1/ / PL NWS1901
8595-4501-0092	023-837-098	325	4501	NORTH RD	V3N 4R7	LT 92/ DL 1/ / PL NWS1901
8595-4501-0093	023-837-101	326	4501	NORTH RD	V3N 4R7	LT 93/ DL 1/ / PL NWS1901
8595-4501-0094	023-837-110	327D	4501	NORTH RD	V3N 4R7	LT 94/ DL 1/ / PL NWS1901
8595-4501-0095	023-837-128	329	4501	NORTH RD	V3N 4R7	LT 95/ DL 1/ / PL NWS1901
8595-4501-0096	023-837-136	327C	4501	NORTH RD	V3N 4R7	LT 96/ DL 1/ / PL NWS1901
8595-4501-0097	023-837-144	330	4501	NORTH RD	V3N 4R7	LT 97/ DL 1/ / PL NWS1901
8595-4501-0098	023-837-152	327A	4501	NORTH RD	V3N 4R7	LT 98/ DL 1/ / PL NWS1901
8595-4501-0099	023-837-161	330	4501	NORTH RD	V3N 4R7	LT 99/ DL 1/ / PL NWS1901
8595-4501-0100	023-837-179	327A	4501	NORTH RD	V3N 4R7	LT 100/ DL 1/ / PL NWS1901
8595-4501-0101	023-837-187	330	4501	NORTH RD	V3N 4R7	LT 101/ DL 1/ / PL NWS1901
8595-4501-0102	023-837-195	327A	4501	NORTH RD	V3N 4R7	LT 102/ DL 1/ / PL NWS1901
8595-4501-0103	023-837-209	330	4501	NORTH RD	V3N 4R7	LT 103/ DL 1/ / PL NWS1901
8595-4501-0104	023-837-217	327A	4501	NORTH RD	V3N 4R7	LT 104/ DL 1/ / PL NWS1901
8595-4501-0105	023-837-225	327A	4501	NORTH RD	V3N 4R7	LT 105/ DL 1/ / PL NWS1901
8595-4501-0106	023-837-233	327A	4501	NORTH RD	V3N 4R7	LT 106/ DL 1/ / PL NWS1901
8595-4501-0107	023-837-241	334	4501	NORTH RD	V3N 4R7	LT 107/ DL 1/ / PL NWS1901
8595-4501-0108	023-837-250	334	4501	NORTH RD	V3N 4R7	LT 108/ DL 1/ / PL NWS1901
8595-4501-0109	023-837-268	336	4501	NORTH RD	V3N 4R7	LT 109/ DL 1/ / PL NWS1901
8595-4501-0110	023-837-276	336	4501	NORTH RD	V3N 4R7	LT 110/ DL 1/ / PL NWS1901
8595-4501-0111	023-837-284	338	4501	NORTH RD	V3N 4R7	LT 111/ DL 1/ / PL NWS1901
8595-4501-0112	023-837-292	338	4501	NORTH RD	V3N 4R7	LT 112/ DL 1/ / PL NWS1901

8595-4501-0113	023-837-306	338	4501	NORTH RD	V3N 4R7	LT 113/ DL 1/ / PL NWS1901
8595-4501-0114	023-837-314		4501	NORTH RD	V3N 4R7	LT 114/ DL 1/ / PL NWS1901
8595-4501-0115	023-837-322		4501	NORTH RD	V3N 4R7	LT 115/ DL 1/ / PL NWS1901
8595-4501-0116	023-837-331		4501	NORTH RD	V3N 4R7	LT 116/ DL 1/ / PL NWS1901
8595-4501-0117	023-837-349	331	4501	NORTH RD	V3N 4R7	LT 117/ DL 1/ / PL NWS1901
8595-4501-0119	026-505-681		4501	NORTH RD	V3N 4R7	LT 119/ DL 1/ / PL NWS1901
8595-4501-0120	026-505-690		4501	NORTH RD	V3N 4R7	LT 120/ DL 1/ / PL NWS1901
8595-4563-0000	010-827-064		4563	NORTH RD	V3N 4J5	DL 1/ BLK 23/ / PL NWP3043

**Schedule“C”: Minimum Insurance Specifications**

1. The Applicant shall maintain Commercial General Liability insurance, written on an Occurrence form that includes coverage for Premises and Operations liability; Contractual Liability; Owner and Operator’s Protective Liability; Products and Completed Operations Liability; and Automobile Liability Insurance (owned and non-owned or hired units).
2. The limits of the Commercial General Liability insurance shall be not less than the following:

Bodily Injury Liability	\$5,000,000.00 \$5,000,000.00	each occurrence aggregate products and/or completed operations
Property Damage Liability	\$5,000,000.00 \$5,000,000.00	each occurrence aggregate products and/or Completed operations
Owned & Non-Owned Auto Liability	\$3,000,000.00	any one accident
3. The City shall be named as an Additional Insured under the Commercial General and Non-owned Automobile Liability Insurance.
4. A Cross Liability clause shall be made part of the Commercial General Liability Insurance.
5. The Commercial General Liability Insurance shall be endorsed to provide that it will not be cancelled, lapsed or adversely changed without at least thirty (30) days written notice to the City.
6. The insurance listed above is the minimum requirement. Prior to the commencement of any work on City land, the Association, Applicant, or Permit Holder shall file with the City a copy of each certificate of insurance or, if requested by the City, insurance policy for the insurance that is required for the permitted work. All insurance shall be maintained until final completion of the Works, including the making good of faulty work or materials, except that coverage for Products and Completed Operations Liability shall be maintained for at least twelve (12) months following completion of the Works.

**CITY OF BURNABY****BYLAW NO. 14093**

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. 3, 2019.**

2. Burnaby Waterworks Regulation Bylaw 1953, as amended, is further amended:

- (a) by repealing subsection 41(5) in its entirety and marking it “Repealed”; and
- (b) under the heading Flat Rates in Schedule “A”, by repealing the row titled “Supplementary Utility Fee for Single or Two Family Dwelling with a Rented Suite” and corresponding fees, and replace it with the following:

	Effective 2020 Jan 01 Paid by Mar. 15	Effective 2020 Jan 01 Paid after Mar. 15
Rented Suite in Single Family Dwelling (Supplementary Utility Fee)	\$294.00	\$310.00
Rented Suite in Two Family Dwelling (Supplementary Utility Fee)	\$221.15	\$232.21

”

3. This Bylaw comes into force and effect on January 1, 2020.



Read a first time this	day of	, 2019
Read a second time this	day of	, 2019
Read a third time this	day of	, 2019
Reconsidered and adopted this	day of	, 2019

MAYOR

CITY CLERK

**CITY OF BURNABY****BYLAW NO. 14094**

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. 3, 2019.**
2. Burnaby Sewer Charge Bylaw 1961, as amended, is further amended as follows:

- (a) by repealing subsection 4B.(4) in its entirety, and marking it “Repealed”; and
- (b) at Schedule “C”, by repealing the row titled “d) Supplementary Utility Fee for Single Family or Two Family Dwelling with a Rented Suite” and corresponding fees and replacing it with the following:  
“

		Effective 2020 Jan 01 (Paid by Mar. 15)	Effective 2020 Jan 01 (Paid after Mar. 15)
d)	Rented Suite in Single Family Dwelling (Supplementary Utility Fee)	\$276.00	\$290.00
e)	Rented Suite in Two Family Dwelling (Supplementary Utility Fee)	\$207.10	\$217.46

”

3. This Bylaw comes into force and effect on January 1, 2020.

Read a first time this                      day of                      , 2019

Read a second time this                      day of                      , 2019

Read a third time this                      day of                      , 2019

Reconsidered and adopted this                      day of                      , 2019

MAYOR

CLERK

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**BYLAW NO. 14095**

The Council of the City of Burnaby ENACTS as follows:

- |                               |        |        |
|-------------------------------|--------|--------|
| Read a first time this        | day of | , 2019 |
| Read a second time this       | day of | , 2019 |
| Read a third time this        | day of | , 2019 |
| Reconsidered and adopted this | day of | , 2019 |

CLERK

**BYLAW NO. 14096**

The Council of the City of Burnaby ENACTS as follows:

- “

<b>Business Category</b>	<b>Initial Licence Fee</b>	<b>Prorated Initial Licence Fee (effective July 1)</b>	<b>Renewal Licence Fee</b>	<b>Shared Location Fee</b>
<b>House Rental Licence</b>	\$130	\$130	\$130	N/E

25

- |                               |        |        |
|-------------------------------|--------|--------|
| Read a first time this        | day of | , 2019 |
| Read a second time this       | day of | , 2019 |
| Read a third time this        | day of | , 2019 |
| Reconsidered and adopted this | day of | , 2019 |

CLERK

P:\42000 Bylaws\42000-20 Bylaws\Business Licence Fees Bylaw 2017\14096.Burnaby Business Licence Fees 2017, Amendment No. 2, 2019.docx

**CITY OF BURNABY**

**BYLAW NO. 13945**

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

Bylaw 1965, as amended by Bylaw Nos. 10393 and 12760, being  
Burnaby Zoning Bylaw 1965, Amendment Bylaw Nos. 32, 1996  
and 1, 2010

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. 42, 2018.**

2. Bylaw No. 4742, as amended by Bylaw Nos. 10393 and 12760, 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. 4153, 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. 10393 and 12760, are amended as may be necessary by the development plan entitled “SFU Lot 19” prepared by Ramsay Worden 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 this	day of	2018
Reconsidered and adopted by Council this	day of	2018

MAYOR

CLERK



BYLAW NUMBER 13945 BEING A BYLAW TO AMEND BYLAW  
NUMBER 4742 BEING BURNABY ZONING BYLAW 1965

REZ.18-10


LEGAL: Lot 19, DL 211, Group 1, NWD Plan BCP45523



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 in accordance with the development plan entitled "SFU Lot 19" prepared by Ramsay Worden Architects)

	PLANNING AND BUILDING DEPARTMENT	
Date: OCT 23 2018	<b>OFFICIAL ZONING MAP</b>	
scale: 1:2,000		
Drawn By: AY		
	Map "B" No. REZ. 4153	



## INTER-OFFICE COMMUNICATION

**TO:** CITY CLERK 2019 November 13

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** **REZONING REFERENCE #18-10**  
**AMENDMENT BYLAW NO. 42, 2018; BYLAW #13945**  
**A Mid-Rise Apartment Building, and Three Levels of Underground Parking**  
**Third Reading**

**ADDRESS:** 8750 University Crescent

**LEGAL:** Lot 19, DL 211, Group 1, NWD Plan BCP45523

**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 in accordance with the development plan entitled "SFU Lot 19" prepared by Ramsay Worden Architects)

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.
  - *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.
  - *The applicant has submitted engineering design drawings for review and has agreed in a letter dated 2019 October 02 to deposit the necessary funds including 4% inspection fees and complete the servicing agreement prior to Final Adoption.*

City Clerk  
 Rezoning Reference #18-10  
 Third Reading  
 2019 November 13..... Page 2

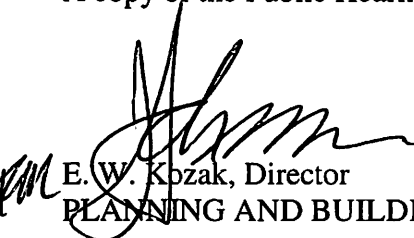
- c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
  - *The applicant has agreed to this prerequisite in a letter dated 2019 October 02.*
- d) The granting of any necessary statutory rights-of-way, easements, and covenants.
  - *The necessary statutory right-of-way, easement, and covenant documentation 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 2019 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 2019 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 2019 October 02 committing to implement the solid waste and recycling provisions.*
- h) Compliance with the Council-adopted sound criteria
  - *The applicant has agreed to this prerequisite in a letter dated 2019 October 02, and the necessary Section 219 Covenant to guarantee the provisions of the acoustical report for as long as the structure exists on the development site, will be deposited in the Land Title Office prior to Final Adoption.*
- i) 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.
  - *The necessary provisions are indicated on the development plans and the applicant has submitted a letter dated 2019 October 02 agreeing to meet this prerequisite.*

City Clerk  
 Rezoning Reference #18-10  
 Third Reading  
 2019 November 13..... Page 3

- j) 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 2019 October 02 agreeing to meet this prerequisite.*
- k) The provision of facilities for cyclists in accordance with this report.
  - *The necessary provisions are indicated on the development plans and the applicant has submitted a letter dated 2019 October 02 agreeing to meet this prerequisite.*
- l) The deposit of the applicable GVS & DD Sewerage Charge.
  - *The applicant has agreed in a letter dated 2019 October 02 to make the necessary deposits prior to Final Adoption.*
- m) 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 2019 January 15 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 2019 November 18, 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.

  
 E. W. Kozak, Director  
 PLANNING AND BUILDING

MN:rh  
**Attachment**

cc: City Manager

**PUBLIC HEARING MINUTES  
HELD ON: 2018 November 20  
REZ. REF. NO. 18-10  
PAGE 1 OF 1**

BURNABY ZONING BYLAW 1965,  
AMENDMENT BYLAW NO. 42, 2018- BYLAW NO. 13945

Rez. #18-10

8750 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 in accordance with the development plan entitled "SFU Lot 19" prepared by Ramsay Worden Architects)

The purpose of the proposed zoning bylaw amendment is to permit construction of a mid-rise apartment building, atop three levels of underground parking.

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 MCDONELL

THAT this Public Hearing for Rez. #18-10, Bylaw #13945 be terminated.

CARRIED UNANIMOUSLY

**CITY OF BURNABY**

**BYLAW NO. 14063**

A BYLAW to amend Bylaw No. 4742, being  
Burnaby Zoning Bylaw 1965, as  
amended by Bylaw Nos. 7036, 10747, 11386, 11678,  
11866, 11875, 11876, 12235, 12263, 12400, 12457,  
12474, and 13570, Amendment Bylaw  
Nos. 25, 1977, 24, 1998, 16, 2002, 04, 2004, 2, 2005, 10,  
2005, 11, 2005, 09, 2007, 25, 2007, 02, 2008, 25, 2008,  
34, 2008, and 03, 2016

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. 29, 2019.**

2. Bylaw No. 4742, as amended by Bylaw Nos. 7036, 10747, 11386, 11678, 11866, 11875, 11876, 12235, 12263, 12400, 12457, 12474 and 13570, 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 R.Z. 4186, 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. 7036, 10747, 11386, 11678, 11866, 11875, 11876, 12235, 12263, 12400, 12457, 12474 and 13570 are amended in accordance with the adopted Development Plan entitled “JJ Bean” prepared by Chip Barrett Architect 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	2019
Read a second time this	day of	2019
Read a third time	day of	2019
Reconsidered and adopted this	day of	2019

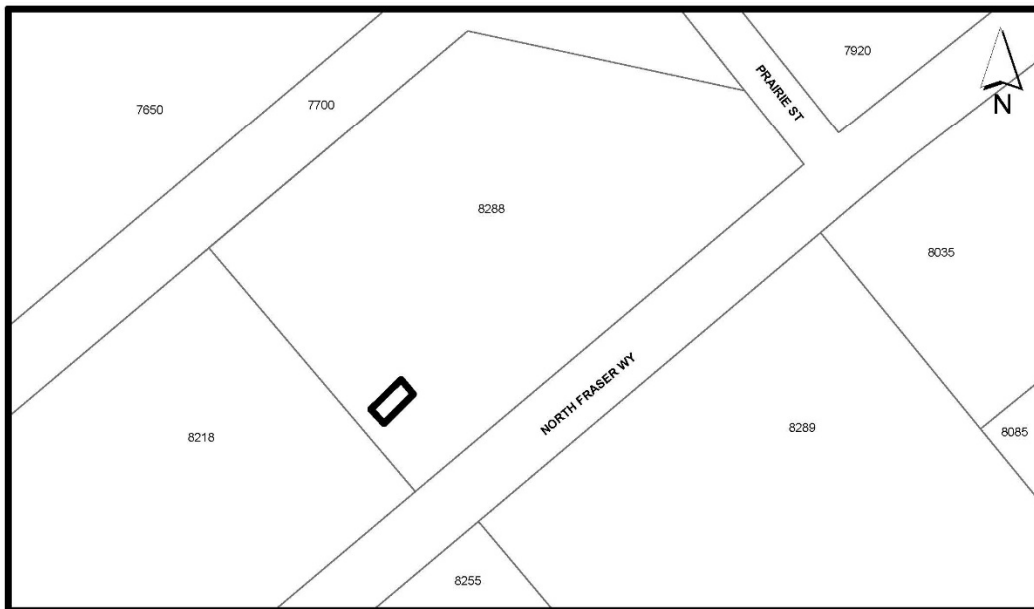
MAYOR

CLERK

BYLAW NUMBER 14063 BEING A BYLAW TO AMEND BYLAW  
NUMBER 4742 BEING BURNABY ZONING BYLAW 1965

**REZ.19-10**


LEGAL: Strata Lot 1, DL 155C, Group 1, NWD Strata Plan EPS4794



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

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, M5r Light Industrial District and Burnaby Business Park Concept Plan as guidelines and in accordance with the development plan entitled "JJ Bean" prepared by Chip Barrett Architect)

	PLANNING AND BUILDING DEPARTMENT	
Date: SEP 24 2019	<b>OFFICIAL ZONING MAP</b>	Map "B" No. REZ. 4186
scale: 1:2,500		
Drawn By: PL		





## INTER-OFFICE COMMUNICATION

**TO:** CITY CLERK 2019 November 13

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** **REZONING REFERENCE #19-10**  
**BYLAW 14063, AMENDMENT BYLAW NO. 29/19**  
**Proposed M5'r' Restaurant**  
**Third Reading and Final Adoption**

**ADDRESS:** Portion of 8288 North Fraser Way

**LEGAL:** Strata Lot 1, DL 155C, Group 1, NWD Strata Plan EPS4794

**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, M5r Light Industrial District and Burnaby Business Park Concept Plan as guidelines and in accordance with the development plan entitled "JJ Bean" prepared by Chip Barrett Architect)

The following information applies to the subject rezoning bylaw:


- a) First Reading given on 2019 October 07;
- b) Public Hearing held on 2019 October 29; and,
- c) Second Reading given on 2019 November 04.

The prerequisite condition have been completely satisfied as follows:

- a) The submission of a suitable plan of development.
  - *A complete suitable plan of development has been submitted.*

As the prerequisite condition to this rezoning is now complete, could you please arrange to return this amendment bylaw to Council for Consideration and Third Reading, and Reconsideration and Final Adoption on 2019 November 18.

A copy of the Public Hearing minutes for this rezoning application is *attached* for information.

  
 E. W. Kozak, Director  
 PLANNING AND BUILDING

GT:rh

**Attachment**

cc: City Manager

P:\49500 REZONING\20 APPLICATIONS\2019\19-10 101-8288 NORTH FRASER WAY\COUNCIL REPORTS\REZONING REFERENCE 19-10 THIRD READING AND FINAL ADOPTION.DOCX

**PUBLIC HEARING MINUTES  
HELD ON: 2019 OCT 29  
REZ. REF. NO. 19-10  
PAGE 1 OF 1**

**BURNABY ZONING BYLAW 1965,  
AMENDMENT BYLAW NO. 29, 2019 - BYLAW NO. 14063**

**Rez. #19-10**

**Portion of 8288 North Fraser Way**

**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, M5r Light Industrial District and Burnaby Business Park Concept Plan as guidelines, and in accordance with the development plan entitled “JJ Bean” prepared by Chip Barrett Architect)**

The purpose of the proposed zoning bylaw amendment is to permit a café of up to 50 seats (JJ Bean Café) within an existing multi-tenant industrial development, to serve the day-to-day needs of adjacent industrial developments and their employees.

One (1) letter was received in response to the proposed rezoning application:

1. Shelley Ke, NF 8288 Holdings Ltd., 103-8288 North Fraser Way, Burnaby

No speakers appeared before Council in support or oppositions to the proposed rezoning application.

**MOVED BY COUNCILLOR JOHNSTON**  
**SECONDED BY COUNCILLOR JORDAN**

**THAT this Public Hearing for Rez. #19-10, Bylaw #14063 be terminated.**

**CARRIED UNANIMOUSLY**

**CITY OF BURNABY****BYLAW NO. 14065**

A BYLAW to amend the Zoning

Bylaw provisions to child care facilities

The Council of the City of Burnaby ENACTS as follows:

1. This Bylaw may be cited as **BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 31, 2019.**
2. Burnaby Zoning Bylaw 1965, as amended, is further amended:
  - (a) at Section 3, by adding the following definition, in alphabetical order:  
“**OUTDOOR PLAY AREA**” means an outdoor open area designated for physical activity of children in a child care facility or a home-based child care facility, in accordance with the *Community Care and Assisted Living Act* and the *Child Care Licensing Regulation* as amended or replaced from time to time.”
  - (b) at Section 6.2, by repealing the heading and replacing it with the following:  
“**6.2 Location and Siting of Buildings and Uses:**”
  - (c) at Section 6.2, by adding the following as subsection (4):  
“(4) No outdoor play area shall be located in any required front or side yard in the C1, C2, C3, C4, C8 and C9 Districts.”
  - (d) at Section 6.8A, by adding the following as subsection (4):  
“(4) In a dwelling that contains a home-based child care facility, the following uses shall not be permitted:
    - (a) keeping of boarders or lodgers;
    - (b) a boarding, lodging and rooming house;
    - (c) a group home;

- (d) a private hospital;
  - (e) a supportive housing facility; and
  - (f) any home occupation that includes on-site client services.”
  
- (e) at Section 6.14(5), by repealing subsection (a) in its entirety and replacing it with the following:
  - “(a) In all zoning districts, except for screening required under this Bylaw and fences enclosing an outdoor play area, fences not greater than 1.07m (3.51 ft.) in height may be located anywhere on a lot.”
  
- (f) at Section 6.15(1), by repealing subsection (c) in its entirety and replacing it with the following:
  - “(c) In all zoning districts where the side line of a lot abuts a lot in an A, R or RM District, or is separated by a street or lane therefrom, all those portions of a required side yard not used for permitted parking or outdoor play area shall be fully and suitably landscaped and properly maintained.”
  
- (g) at Section 301.2, by repealing subsection (1) in its entirety and replacing it with the following:
  - “(1) Every business or undertaking shall be conducted within a completely enclosed building except for
    - (a) parking and loading facilities,
    - (b) gasoline service stations,
    - (c) outdoor produce shops,
    - (d) outdoor garden shops,
    - (e) outdoor seating at cafes, restaurants or other facilities where food or drink is served, and
    - (f) outdoor play areas.”

- (h) at Section 302.2, by repealing subsection (1) in its entirety and replacing it with the following:

“(1) Every business or undertaking shall be conducted within a completely enclosed building except for

- (a) parking and loading facilities,
- (b) gasoline service stations,
- (c) outdoor produce shops,
- (d) outdoor garden shops,
- (e) outdoor seating at cafes, restaurants or other facilities where food or drink is served,
- (f) mobile retail carts, and
- (g) outdoor play areas.”

- (i) at Section 303.2, by repealing subsection (1) in its entirety and replacing it with the following:

“(1) Every business or undertaking shall be conducted within a completely enclosed building except for

- (a) parking and loading facilities,
- (b) gasoline service stations,
- (c) outdoor produce shops,
- (d) outdoor garden shops,
- (e) outdoor seating at cafes, restaurants or other facilities where food or drink is served,
- (f) mobile retail carts, including but not limited to, mobile food carts, and
- (g) outdoor play areas.”

- (j) at Section 304.2, by repealing subsection (1) in its entirety and replacing it with the following:

“(1) Every business, repair or servicing uses shall be conducted within a completely enclosed building except for

- (a) permitted outdoor display,
  - (b) rental, sales or storage yards,
  - (c) parking and loading facilities,
  - (d) gasoline service stations,
  - (e) outdoor seating at cafes, restaurants or other facilities where food or drink is served,
  - (f) mobile retail carts, and
  - (g) outdoor play areas.”
  
- (k) at Section 308.3, by repealing subsection (1) in its entirety and replacing it with the following:
  - “(1) Every business or undertaking shall be conducted within a completely enclosed building except for parking and loading facilities, produce and garden displays, outdoor restaurant seating, outdoor play areas, and mobile retail carts.”
  
- (l) at Section 309.3, by repealing subsection (1) in its entirety and replacing it with the following:
  - “(1) Every business or undertaking shall be conducted within a completely enclosed building except for parking and loading facilities, produce and garden displays, outdoor play areas, and outdoor restaurant seating.”
  
- (m) at Section 501.4, by repealing it in its entirety and replacing it with the following:
  - “501.4 **Lot Area and Width:**
  - Each lot shall have an area of not less than 890 m<sup>2</sup> (9,579.9 sq.ft.) and a width of not less than 24.5 m (80.38 ft.).”
  
- (n) at Section 502.1, by adding the following as subsection (19):
  - “(19) Child care facilities.”

(o) at Section 503.1, by adding the following as subsection (12):

“(12) Child care facilities.”

(p) at Section 503.2, by adding the following as subsection (3):

“(3) A child care facility shall be operated by the City, or on behalf of the City, where it is located on lands that are owned, leased or controlled by the City.”

(q) at Section 505.4, by repealing subsection (1)(b) and marking it “Repealed”.

(r) at Section 506.1, by adding the following as subsection (9):

“(9) Child care facilities.”

Read a first time this                      day of                      , 2019

Read a second time this                      day of                      , 2019

Read a third time                      day of                      , 2019

Reconsidered and adopted this                      day of                      , 2019

MAYOR

CLERK

**CITY OF BURNABY**

**BYLAW NO. 14066**

A BYLAW to designate  
the estate gate and greenhouse  
foundation wall at 6344 Deer  
Lake Avenue as municipal  
heritage sites

The Council of the City of Burnaby ENACTS as follows:

1. This Bylaw may be cited as **BURNABY HERITAGE SITE DESIGNATION BYLAW 1992, AMENDMENT BYLAW NO. 1, 2019.**
2. Burnaby Heritage Designation Bylaw 1992 is amended at Schedule “A” , Site 2: 6344 Deer Lake Avenue by adding the following after “Steam Plant Building”:
  - “• Estate Gate
  - Greenhouse Foundation Wall”

Read a first time this	day of	2019
Read a second time this	day of	2019
Read a third time	day of	2019
Reconsidered and adopted this	day of	2019

MAYOR

CLERK





Planning and Building Department

## INTER-OFFICE MEMORANDUM

TO: CITY CLERK DATE: 2019 November 07

FROM: DIRECTOR PLANNING AND BUILDING FILE: 77000 20  
Reference: Fairacres

SUBJECT: HERITAGE DESIGNATION BYLAW NO. 01, 2019, BYLAW NO. 14066  
ITEM NO. 6A, COMMUNITY HERITAGE COMMISSION,  
2019 SEPTEMBER 16  
Fairacres "Estate Gate" and "Greenhouse Foundation Wall"  
6344 Deer Lake Avenue

Council, at the meeting held on 2019 October 07, received the above noted report and adopted the following recommendations contained therein:

1. **THAT** Council authorize staff to prepare a Heritage Designation Bylaw for the Fairacres "Estate Gate" and "Greenhouse Foundation Wall" to be advance to First Reading and to a Public Hearing at a future date.
2. **THAT** Council approve the addition of the Fairacres "Estate Gate" and "Greenhouse Foundation Wall" to the Burnaby Community Heritage Register as 'protected' heritage landmarks.
3. **THAT** Council send a copy of this report to the Parks, Recreation and Culture Commission for their information.

As the above referenced Bylaw (Bylaw #14066) received Second Reading on 2019 November 04, please send the bylaw to Council for Third Reading and Final Adoption on 2019 November 18. A copy of the Public Hearing minutes are *attached* for your reference.

E. W. Kozak, Director  
PLANNING AND BUILDING

LC:tn

*Attachment*

cc: City Manager

P:\77000 Heritage\20 Heritage Register (PROTECTED)\6344 Deer Lake Av - Ceperley Estate\Third and FA Gate and Foundation 2019.11.18.docx

**PUBLIC HEARING MINUTES  
HELD ON: 2019 October 29  
PAGE 1 OF 1**

**Burnaby Heritage Designation  
Bylaw No. 1, 2019 - Bylaw No. 14066**

6344 Deer Lake Avenue

The purpose of the proposed bylaw is to designate the Fairacres "Estate Gate" and "Greenhouse Foundation Wall" as part of the existing civic Heritage Site covered under Bylaw No. 9807 which is the original Burnaby Heritage Site Designation Bylaw 1992.

No letters were received in response to the proposed heritage designation bylaw.

No speakers appeared before Council in support or oppositions to the proposed Heritage designation bylaw.

**MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR JORDAN**

THAT this Public Hearing for Heritage Site Designation Bylaw Amendment,  
Bylaw #14066 be terminated.

**CARRIED UNANIMOUSLY**

**MOVED BY COUNCILLOR CALENDINO  
SECONDED BY COUNCILLOR KEITHLEY**

**CITY OF BURNABY****BYLAW NO. 14087**

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 \$108,482,819.17 at the 29<sup>th</sup> day of September 2019, calculated as follows:

Balance in Fund at January 1, 2019	\$119,944,413.57
Add: Additions to the fund including interest earned to date	<u>65,945,158.63</u>
	\$185,889,572.20
Less: Appropriated by expenditure bylaws for 2018 (No. 33), less GST	\$4,654,200.00
Appropriated by expenditure bylaws for 2019 (No’s 1-27), less GST	\$70,951,600.00
Appropriations for 2019 Other Projects less GST	\$1,800,953.03
	<u>\$ (77,406,753.03)</u>
Uncommitted balance	\$108,482,819.17

AND WHEREAS it is deemed desirable to expend \$1,200,000 to finance the Engineering Capital Facilities Management Improvement 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, 2019.**
2. The sum of \$1,200,000 is hereby appropriated from the said Reserve Fund to be expended for the said works.
3. Should any of the said sum of \$1,200,000 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	, 2019
Read a second time this	day of	, 2019
Read a third time this	day of	, 2019
Reconsidered and adopted by Council this	day of	, 2019

MAYOR

CLERK

**CITY OF BURNABY****BYLAW NO. 14088**

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 \$108,482,819.17 at the 29<sup>th</sup> day of September 2019, calculated as follows:

Balance in Fund at January 1, 2019	\$119,944,413.57
Add: Additions to the fund including interest earned to date	<u>65,945,158.63</u>
	\$185,889,572.20
Less: Appropriated by expenditure bylaws for 2018 (No. 33), less GST	\$4,654,200.00
Appropriated by expenditure bylaws for 2019 (No’s 1-27), less GST	\$70,951,600.00
Appropriations for 2019 Other Projects less GST	\$1,800,953.03
	<u>\$ (77,406,753.03)</u>
Uncommitted balance	\$108,482,819.17

AND WHEREAS it is deemed desirable to expend \$1,000,000 to finance the Engineering Capital Transportation 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. 33, 2019.**

2. The sum of \$1,000,000 is hereby appropriated from the said Reserve Fund to be expended for the said works.

3. Should any of the said sum of \$1,000,000 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	, 2019
Read a second time this	day of	, 2019
Read a third time this	day of	, 2019
Reconsidered and adopted by Council this	day of	, 2019

MAYOR

CLERK

**CITY OF BURNABY****BYLAW NO. 14089**

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 \$108,482,819.17 at the 29<sup>th</sup> day of September 2019, calculated as follows:

Balance in Fund at January 1, 2019	\$119,944,413.57
Add: Additions to the fund including interest earned to date	<u>65,945,158.63</u>
	\$185,889,572.20
Less: Appropriated by expenditure bylaws for 2018 (No. 33), less GST	\$4,654,200.00
Appropriated by expenditure bylaws for 2019 (No’s 1-27), less GST	\$70,951,600.00
Appropriations for 2019 Other Projects less GST	\$1,800,953.03
	<u>\$ (77,406,753.03)</u>
Uncommitted balance	\$108,482,819.17

AND WHEREAS it is deemed desirable to expend \$3,800,000 to finance the Engineering Capital Infrastructure Improvement 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. 34, 2019.**
2. The sum of \$3,800,000 is hereby appropriated from the said Reserve Fund to be expended for the said works.
3. Should any of the said sum of \$3,800,000 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	, 2019
Read a second time this	day of	, 2019
Read a third time this	day of	, 2019
Reconsidered and adopted by Council this	day of	, 2019

MAYOR

CLERK



**CITY OF BURNABY****BYLAW NO. 14090**

A BYLAW to amend the 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. 2, 2019.**
2. Burnaby Solid Waste and Recycling Bylaw 2010, as amended, is further amended:
  - (a) by repealing subsection 2. (11) and replacing it with the following:

“(11) “dwelling” means a single family dwelling, each dwelling unit in a two family dwelling, and a row housing dwelling, as those terms are defined in the Zoning Bylaw;”
  - (b) by adding the following as subsection 2. (34A):

“(34A) “row housing property” means a property on which there is a row housing dwelling or dwellings.”
  - (c) by repealing the opening paragraph of Section 5. and replacing it with the following:

“The following provisions apply to single family and two family properties and row housing properties that receive curbside collection service.”
  - (d) by repealing subsection 5. (2) and replacing it with the following:

“(2) A single family property shall have one garbage receptacle only.  
A two family property and a row housing property that receives curbside collection service shall have one garbage receptacle for each dwelling unit.”

- (e) by repealing subsection 5. (2A) and replacing it with the following:
  - “(2A) Notwithstanding subsection (2), the Engineer may approve an additional garbage receptacle for a single family property, two family property or row housing property that receives curbside collection where an owner or occupant has a medical condition that results in a quantity of non-hazardous solid waste which exceeds the capacity of the garbage receptacle supplied by the City.”
  
- (f) by repealing subsection 8A. (3) and replacing it with the following:
  - “(3) “Where a single family property, two family property or row housing property that receive curbside collection service is located in the bear area, the owner or occupant of the dwelling shall place the garbage receptacle, green bin receptacle and recycling receptacles at the collection point near the boundary of the property so that the receptacles do not impede pedestrian or vehicle traffic, and with at least one (1) meter clear space on all sides of each receptacle and three (3) meters clear space above each receptacle, no earlier than 5:30 a.m. and no later than 7:00 a.m. on collection day.”
  
- (g) by repealing subsection 9. (1) and replacing it with the following:
  - “(1) Every owner of a single family property and each dwelling on a two family property and row housing property that receives curbside collection service shall be charged an annual charge for the municipal collection service s set out in Part E of Schedule A to this Bylaw. An owner of a single family property or two family property that does not use municipal collection service, or a row housing property that receives curbside collection service but does not use municipal collection service, shall be charged the lowest of the charges set out in Part E of Schedule A.”

- (h) by repealing subsection 9. (7) and replacing it with the following:
- “(7) The owner of an unimproved single family property, two family property or row housing property shall not be subject to the charge set out in subsection (1).”
- (i) by adding the following as subsection 9. (11):
- “(11) With the exception of new accounts and first time fees, the charges set out in Part E of Schedule A shall not be subject to proration. Where an owner or occupant replaces a garbage receptacle with a smaller or larger garbage receptacle, the charge for the new garbage receptacle set out in Part E of Schedule A will take effect in the next calendar year.”
- (j) by repealing the opening paragraph in Part E of Schedule “A” and replacing it with the following:
- “Single Family properties, two family properties, and row housing properties that receive curbside collection service. Per dwelling based on garbage receptacle volume <sup>(4)</sup>. Taxes not applicable.”

3. This bylaw comes into force and effect on January 1, 2020.

Read a first time this	day of	2019
Read a second time this	day of	2019
Read a third time	day of	2019
Reconsidered and adopted this	day of	2019

MAYOR

CLERK

**CITY OF BURNABY****BYLAW NO. 14091**

A BYLAW to amend Burnaby Local Improvement Charges Bylaw 1985, to change local improvement charges and commutation rates

1. This Bylaw may be cited as **BURNABY LOCAL IMPROVEMENT CHARGES BYLAW 1985, AMENDMENT BYLAW NO. 1, 2019.**
2. Burnaby Local Improvement Charges Bylaw 1985, as amended, is further amended by:
  - (a) deleting subsection 4(a) in its entirety and replacing it with the following:

“(a) The taxable frontage for a parcel will be calculated on the basis of the length of the lot line or lot lines abutting the local improvement works, to a maximum of 25 meters or 82 feet.”
  - (b) deleting subsection 4(b) in its entirety and marking it “Repealed”;
  - (c) deleting subsection 4(c) in its entirety and replacing it with the following:

“(c) Where a similar work or service payable by special charges has previously been provided on or along one side of a parcel, the taxable foot-frontage shall be 25% of the actual frontage of the longer of the two frontages, subject to the maximum and minimum taxable frontages set out in this Section 4.”
  - (d) deleting subsection (d) in its entirety and replacing it with the following:

“(d) Where the frontage of a parcel of land abutting the works is less than five feet, the taxable frontage shall be established at five feet. For a parcel divided into multiple units, the Collector shall apportion the taxable frontage for the parcel amongst each unit

within said parcel of land so as not to exceed the maximum total taxable frontage of such parcel.”

- (e) by adding the following after subsection after 4(d):

“(e) Subject to the maximum and minimum taxable frontages set out in this Section 4, for a triangular or irregularly shaped parcel of land, the taxable frontage shall be the number of feet as calculated by the Collector, based on the following:

Irregular Formula:	Triangular Formula:
$(2 \times \text{front} + \text{rear})/3$	$2/3$ of frontage”

- (f) deleting Schedule “A” in its entirety and replacing it with Schedule “A” attached hereto, forming part of this bylaw; and
- (g) deleting Schedule “B” in its entirety and replacing it with Schedule “B” attached hereto, forming part of this bylaw.

Read a first time this	day of	2019
Read a second time this	day of	2019
Read a third time this	day of	2019
Reconsidered and adopted this	day of	2019

MAYOR

CLERK

**SCHEDULE “A”**  
**LOCAL AREA SERVICE FRONTAGE RATES**

<b>Type of Work</b>	<b>Term (Years)</b>	<b>Owner’s Cost Share</b>	<b>Rate (\$/m)</b>	<b>Rate (\$/foot)</b>
Street Upgrade (New pavement with curb and gutter, sidewalks, storm sewer, and street trees as required)	15	30%	\$21.03	\$6.41
Sidewalk (only eligible for roads with existing curb and gutter)	15	30%	\$5.47	\$1.67
Street Lighting	10	30%	\$3.18	\$0.97
Lane Paving	5	30%	\$10.62	\$3.24
Speed Humps	5	30%	\$0.82	\$0.25
New Boulevard Trees	5	30%	\$3.30	\$1.00
Replacement Boulevard Trees	5	30%	\$14.41	\$4.39

**SCHEDULE “B”**  
**LOCAL IMPROVEMENT COMMUTATION TABLE**

<b>YEAR</b>	<b>PAYMENT PERIOD</b>		
	<b>5 Years</b>	<b>10 Years</b>	<b>15 Years</b>
<b>At Interest Rate %</b>	<b>3.16%</b>	<b>3.16%</b>	<b>3.16%</b>
15			11.801
14			11.174
13			10.527
12			9.860
11			9.171
10		8.461	8.461
9		7.728	7.728
8		6.973	6.973
7		6.193	6.193
6		5.389	5.389
5	4.559	4.559	4.559
4	3.703	3.703	3.703
3	2.820	2.820	2.820
2	1.909	1.909	1.909
1	0.969	0.969	0.969
Based on 2018 average annual yield for City’s investment portfolio			
Cumulative Present Value Factors			

**CITY OF BURNABY****BYLAW NO. 14007**

A BYLAW to amend Bylaw No. 4742, being Burnaby Zoning Bylaw 1965, as amended by Bylaw No. 10366 being Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 24, 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 892 and 893 of the *Local Government Act*, R.S.B.C. 1996;

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. 10, 2019.**

2. Bylaw No. 4742, as amended by Bylaw No. 10366, 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. 4170, 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 Plan, more particularly described in Bylaw No. 10366, is amended as may be necessary by the development plan entitled “Proposed Multi-Family Development” prepared by Integra Architecture Inc. 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 Plan as amended.

Read a first time this	day of	2019
Read a second time this	day of	2019
Read a third time this	day of	2019
Reconsidered and adopted by Council this	day of	2019

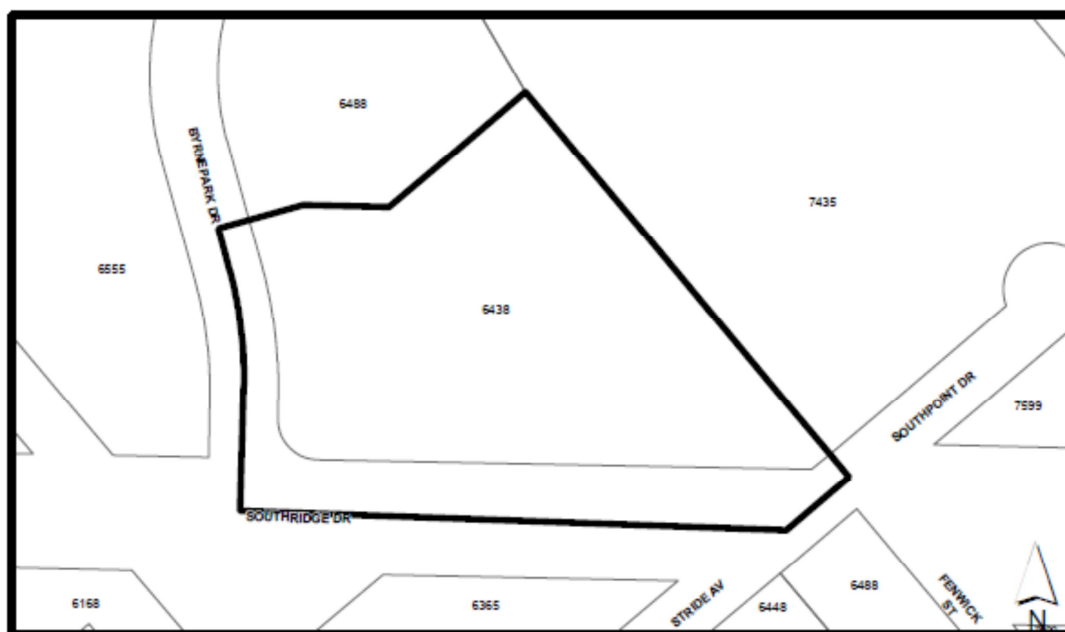
MAYOR

CLERK

BYLAW NUMBER 14007 BEING A BYLAW TO AMEND BYLAW  
NUMBER 4742 BEING BURNABY ZONING BYLAW 1965

**REZ.18-09**


LEGAL: Lot 8 District Lot 155a Group 1 New Westminster District Plan LMP30202



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

FROM: CD Comprehensive Development District (based on RM2 Multiple Family Residential District as guidelines)

TO: Amended CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Edmonds Town Centre Plan as guidelines and in accordance with the development plan entitled "Proposed Multi-Family Development" prepared by Integra Architecture Inc.)

 Date: MAR 25 2019 scale: 1:2,000 Drawn By: AY	PLANNING AND BUILDING DEPARTMENT  <b>OFFICIAL ZONING MAP</b>  Map "B" No. REZ. 4170
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**NOTICE OF MOTION  
2019 NOVEMBER 18**

**6438 Byrnepark Drive**

**THAT** City Council consider the advisability and feasibility using the proceeds of the sale of this property, to purchase 20 units for adding to the cities affordable rental stock, in order to achieve affordable rental goals, without subsidizing the developer through a density transfer, and increased density on the site of 6438 Byrnepark Drive.

Copy: City Manager  
Director Corporate Services  
Director Planning and Building  
Director Public Safety and Community Services  
Director Finance