



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

**OPEN PUBLIC MEETING AT 6:00 PM**  
**Monday, 2019 December 16**

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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>
<b>2.</b>	<b><u>MINUTES</u></b>	
A)	<a href="#"><u>Open Council Meeting held 2019 December 02</u></a>	1
B)	<a href="#"><u>Public Hearing (Zoning) held 2019 November 19</u></a>	21
C)	<a href="#"><u>Public Hearing (Zoning) held 2019 December 10</u></a>	39
<b>3.</b>	<b><u>REPORTS</u></b>	
A)	<a href="#"><u>Community Heritage Commission</u></a> Re: Community Heritage Commission 2019 Overview and Two Year Work Plan	50
B)	<a href="#"><u>Executive Committee of Council</u></a> Re: Community Granting Policy Revisions	57
C)	<a href="#"><u>Executive Committee of Council</u></a> Re: Festivals Burnaby Grant Program Application	73
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F)	<a href="#"><u>Financial Management Committee</u></a> Re: Permissive Tax Exemption Policy	80

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| G) | <a href="#"><u>Financial Management Committee</u></a>                                   | 90  |
|    | Re: 2019 December Engineering Capital Infrastructure Funding Request                    |     |
| H) | <a href="#"><u>Financial Management Committee</u></a>                                   | 94  |
|    | Re: Burnaby Storm Sewer Extension Contribution and Fee Bylaw 2017 - Fee Schedule Update |     |
| I) | <a href="#"><u>Financial Management Committee</u></a>                                   | 120 |
|    | Re: Major Civic Building Projects Status Update   |     |
| J) | <a href="#"><u>City Manager's Report, 2019 December 16</u></a>                          | 131 |

4. **MANAGER'S REPORTS**

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| 1. | <a href="#"><u>2020 MEETING SCHEDULES FOR COUNCIL, PUBLIC HEARINGS, BOARDS, COMMITTEES AND COMMISSIONS</u></a>   | 134 |
|    | Purpose: To set the 2020 meeting dates for Regular Council, Public Hearings, and Boards, Committees and Commissions.   |     |
| 2. | <a href="#"><u>BC BENCHMARKING PILOT PROGRAM TO REDUCE ENERGY USE AND EMISSIONS FROM BUILDINGS</u></a>   | 143 |
|    | Purpose: To inform Council about the British Columbia Benchmarking Pilot Program (BCBPP) and to request Council endorse the City of Burnaby's participation in this program. |     |
| 3. | <a href="#"><u>REQUEST FOR PROPOSALS (RFP) FOR NON-MARKET HOUSING PARTNERSHIP SITES</u></a>  | 149 |
|    | Purpose: To seek Council authorization to issue a Request for Proposals (RFP) to identify non-profit development partners and operators for five City-owned sites.           |     |
| 4. | <a href="#"><u>HERITAGE ALTERATION PERMIT SCHOU STREET SCHOOL 4041 CANADA WAY</u></a>  | 165 |
|    | Purpose: To seek approval for issuance of a Heritage Alteration Permit for this Designated Heritage Site.  |     |

5. [\*\*2019 DECEMBER - PARKS, RECREATION AND CULTURAL SERVICES CAPITAL FUND BYLAW\*\*](#) 172  
  
Purpose: To request a Capital Reserve Fund Bylaw to finance 2020 projects outlined in this report.
6. [\*\*BUILDING PERMIT TABULATION REPORT NO. 11 FROM 2019 NOVEMBER 01 - 2019 NOVEMBER 30\*\*](#) 176  
  
Purpose: To provide Council with information on construction activity as reflected by the building permits that have been issued for the subject period.
7. [\*\*CAMERON RECREATION COMPLEX REDEVELOPMENT - AWARD OF CONTRACT FOR CONSULTING SERVICES\*\*](#) 178  
  
Purpose: To obtain Council's approval to enter into a Client/Architect Agreement with Diamond Schmitt Architects to undertake the first phase of work for the Cameron Recreation Complex redevelopment project, which includes preliminary project development, feasibility and schematic design study scopes of work, and costing.
8. [\*\*CONTRACT AWARD\*\*](#) 181  
**CA-3173 BURNABY MOUNTAIN PARKWAY UPGRADES & ECO-CENTRE ACCESS IMPROVEMENTS**  
  
Purpose: To obtain Council approval to award a contract for upgrades on the Burnaby Mountain Parkway and improvements at the Burnaby Eco-Centre.
9. [\*\*CONTRACT AWARD\*\*](#) 182  
**CA-3179 STORM SEWER EXTENSIONS 2019B**  
  
Purpose: To obtain Council approval to award a contract for the construction of storm sewers, sewer services, manholes, road rehabilitation and miscellaneous surface restoration.

10. **CONTRACT AWARD** 184  
**GIS ENTERPRISE LICENCE AGREEMENT**
- Purpose: To obtain Council approval to award a contract for the licensed use of GIS (Geographical Information System) software applications, including support and maintenance at a fixed rate schedule for the term.
11. **REZONING REFERENCES #19-21 AND #19-22** 186  
**CANNABIS PRODUCTION FACILITIES**  
**3290 PRODUCTION WAY AND 3030 BETA AVENUE**  
**RESPONSE TO COUNCIL'S REQUEST FOR INFORMATION**  
**REGARDING SECURITY AND AIR QUALITY CONTROL IN**  
**CANNABIS PRODUCTION FACILITIES**
- Purpose: To respond to Council's request for information on cannabis production and manufacturing facilities, including air control and security.
12. **REZONING REFERENCE #19-34** 199  
**EXTERIOR CHANGES TO BUILDING ELEVATION**  
**BIG BEND DEVELOPMENT PLAN**
- Purpose: To seek Council authorization to forward this application to a Public Hearing on 2020 January 28.
13. **REZONING REFERENCE #19-61** 204  
**CHANGE OF USE ON CD PLAN**  
**STATION SQUARE**
- Purpose: To seek Council authorization to forward this application to a Public Hearing on 2020 January 28.
14. **RETIREMENTS** 210
- Purpose: To inform Council of the following retirements from July to December 2019.

## 5. **BYLAWS**

### **A) First Reading**

- A) [#14117 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 50, 2019 - Rez. #19-34 \(Portion of 5085 North Fraser Way\)](#) **14117**

From CD Comprehensive Development District (based on M2 General Industrial District and M5 Light Industrial District) to Amended CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District and Big Bend Development Plan guidelines, and in accordance with the development plan entitled "Dorigo Electronics Manufacturing Services 5115 North Fraser Way, Burnaby" prepared by Bozyk Architects Ltd.)

Purpose - to permit exterior changes to the building's west elevation

(Item 4(12), Manager's Report, Council 2019 December 16)

***Subject to approval of Item 4(12)***

- B) [#14118 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 51, 2019 - Rez. #19-61 \(4630 & 4650 Kingsway, 6080 McKay Avenue\)](#) **14118**

From CD Comprehensive Development District (based on C3 Community Commercial District and RM5s Multiple Family Residential District) to Amended CD Comprehensive Development District (based on C3 Community Commercial District, RM5s Multiple Family Residential District and Metrotown Downtown Plan guidelines, and in accordance with the development plan entitled "Station Square Change of Use Rezoning" prepared by Chris Dikeakos Architect)

Purpose - to permit an amendment to the Comprehensive Development Plans for Station Square Sites 4, 5, and 6 approved under Rezoning References #04-09 and #12-43

(Item 4(13), Manager's Report, Council 2019 December 16)

***Subject to approval of Item 4(13)***

### **B) First, Second and Third Reading**

- C) [#14114 - Burnaby Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 36, 2019](#) **14114**

A bylaw authorizing the expenditure of monies in the Capital Works, Machinery and Equipment Reserve Fund - \$4,337,400 to finance the 2020 Information Technology Capital Program

(Item 5(C), FMC Report, Council 2019 December 02)

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- D) [#14115 - Burnaby Recreation Fees and Admissions Bylaw 2019, Amendment Bylaw No. 1, 2019](#) **14115**  
A bylaw amending Burnaby Recreation Fees and Admissions Bylaw (complimentary bActive pass)  
(Item 3(E), ECC Report, Council 2019 December 16)  
***Subject to approval of Item 3(E)***
- E) [#14116 - Burnaby Storm Sewer Extension Contribution and Fee Bylaw 2017, Amendment Bylaw No. 2, 2019](#) **14116**  
A bylaw to amend the Storm Sewer Extension Contribution and Fee Bylaw  
(Item 3(H), FMC Report, Council 2019 December 16)  
***Subject to approval of Item 3(H)***
- C) Second Reading**
- F) [#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)
- G) [#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)

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- H) [#14099 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 43, 2019 - Rez. #19-56 \(6488 Byrnepark Drive\)](#) **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)
- I) [#14100 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 44, 2019 - Rez. #19-57 \(7510, 7516, 7526, 7536 Kingsway, 7390, 7398 16th Avenue, and 7411 15th Avenue\)](#) **14100**  
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)
- J) [#14102 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 46, 2019 - Rez. #19-59 \(6365 Stride Avenue, portions of 6370, 6380, 6428, 6448 Stride Avenue, and 7514 Bevan Street\)](#) **14102**  
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)
- K) [#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)

- L) [#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)

**D) Reconsideration and Final Adoption**

- M) [#13805 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 37, 2017 - Rez. #13-07 \(4750 Kingsway\)](#) **13805**  
From CD Comprehensive Development District (based on C3 General Commercial District) to Amended CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C3 General Commercial District and "Metrotown Sears Site Master Plan and Phase I" prepared by IBI Group)  
Purpose - to establish a Conceptual Master Plan, Design Guidelines and a detailed first phase of development for the subject site, which would provide for specific development rights for the initial phase; and guide further site specific rezoning applications for the development of a multi-phased high-rise mixed-use residential and commercial development  
(Item 5(6), Manager's Report, Council 2017 October 30)

***Memorandum - Director Planning & Building - 2019 December 11 - Page 214***

- N) [#13970 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 46, 2018 - Rez. #17-10006 \(4041 Canada Way\)](#) **13970**  
From P3 Park and Public Use District to CD Comprehensive Development District (based on P3 Park and Public Use District, P2 Administration and Assembly District, and the Broadview Community Plan as guidelines, and in accordance with the development plan entitled "Schou Education Centre School District 41" prepared by Omicron)  
Purpose - to permit the heritage revitalization and



designation of the "Schou Street School", and construction of a new adjoining building for the offices of the Burnaby School District

(Item 8(10), Manager's Report, Council 2018 December 10)

**Memorandum - Director Planning & Building - 2019 December 11 - Page 219**

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

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

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

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

**Memorandum - Director Planning & Building - 2019 December 11 - Page 222**

- P) [#14032 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 16, 2019 - Rez. #18-33 \(8351 Fraser Reach Court\)](#) **14032**

From Amended CD Comprehensive Development District (based on M2 General Industrial District, M3 Heavy Industrial District, M5 Light Industrial District and Big Bend Development Plan as guidelines) to Amended CD Comprehensive Development District (based on M2 General Industrial District, M3 Heavy Industrial District, M5 Light Industrial District and Big Bend Development Plan guidelines, and in accordance with the development plan entitled "Riverbend Business Park - Lot 4" prepared by Christopher Bozyk Architects Ltd.)

Purpose - to permit the construction of a two-storey light-industrial manufacturing, warehouse and office building

(Item 7(12), Manager's Report, Council 2019 May 27)

**Memorandum - Director Planning & Building - 2019 December 11 - Page 224**

- Q) [#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)

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| R) | <a href="#"><u>#14096 - Burnaby Business Licence Fees Bylaw 2017, Amendment Bylaw No. 2, 2019</u></a><br>A bylaw to amend the Business Licence Fees Bylaw (house rental licence fee)<br>(Item 6(7), Manager's Report, Council 2019 November 04)   | <b>14096</b> |
| S) | <a href="#"><u>#14106 - Burnaby Parking Meter and Electric Vehicle Charging Meter Bylaw 2019</u></a><br>A bylaw establishing fees and regulations for parking meters and public electric vehicle charging stations<br>(Item 8(3), Manager's Report, Council 2019 November 18)   | <b>14106</b> |
| T) | <a href="#"><u>#14107 - Burnaby Parks Parking Regulation Bylaw 1991, Amendment Bylaw No. 1, 2019</u></a><br>A bylaw to amend the Burnaby Parks Parking Regulation Bylaw 1991 (electric vehicle charging stations)<br>(Item 8(3), Manager's Report, Council 2019 November 18)  | <b>14107</b> |
| U) | <a href="#"><u>#14108 - Burnaby Bylaw Notice Enforcement Bylaw 2009, Amendment Bylaw No. 6, 2019</u></a><br>A bylaw to amend the Bylaw Notice Enforcement Bylaw (parking meter and electric vehicle charging station violation penalties)<br>(Item 8(3), Manager's Report, Council 2019 November 18)  | <b>14108</b> |
| V) | <a href="#"><u>#14109 - Burnaby Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 35, 2019</u></a><br>A bylaw authorizing the expenditure of monies in the Capital Works, Machinery and Equipment Reserve Fund - \$3,205,000 to finance the Parks, Recreation and Cultural Services Capital Projects<br>(Item 8(6), Manager's Report, Council 2019 November 18) | <b>14109</b> |
| W) | <a href="#"><u>#14110 - Burnaby Sewer Parcel Tax Bylaw 1994, Amendment Bylaw No. 1, 2019</u></a><br>A bylaw to amend Burnaby Sewer Parcel Tax Bylaw 1994<br>(Item 5(E), FMC Report, Council 2019 December 02)   | <b>14110</b> |
| X) | <a href="#"><u>#14111 - Burnaby Sewer Charge Bylaw 1961, Amendment Bylaw No. 4, 2019</u></a><br>A bylaw to amend Burnaby Sewer Charge Bylaw 1961<br>(Item 5(E), FMC Report, Council 2019 December 02)   | <b>14111</b> |
| Y) | <a href="#"><u>#14112 - Burnaby Sewer Connection Bylaw 1961, Amendment Bylaw No. 1, 2019</u></a><br>A bylaw to amend fees payable under the Sewer Connection Bylaw<br>(Item 5(E), FMC Report, Council 2019 December 02)   | <b>14112</b> |

- Z) [#14113 - Burnaby Waterworks Regulation Bylaw 1953, Amendment Bylaw No. 4, 2019](#) **14113**  
A bylaw to amend Burnaby Waterworks Regulation Bylaw 1953  
(Item 5(F), FMC Report, Council 2019 December 02)

6. **NEW BUSINESS**

7. **INQUIRIES**

8. **ADJOURNMENT**