



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

OPEN PUBLIC MEETING AT 7:00 PM
Monday, 2017 January 30

A G E N D A

| | | |
|-----------|--|--------------------|
| 1. | <u>CALL TO ORDER</u> | <u>PAGE</u> |
| 2. | <u>PROCLAMATIONS</u> | |
| | A) BC Aware Days (2017 January 30 - February 10) | |
| | B) World Interfaith Harmony Week (2017 January 30 - February 3) | |
| 3. | <u>MINUTES</u> | |
| | A) Open Council Meeting held 2017 January 23 | 1 |
| 4. | <u>DELEGATIONS</u> | |
| | A) Ram Bansal Re: Animal Control Bylaw <u>Speaker:</u> Ram Bansal | 18 |
| | B) Tourism Burnaby R: Update on the 2016 World Taekwondo Junior Championships and the 2016 Pat Quinn Classic <u>Speakers:</u> Nancy Small, Executive Director, Tourism Burnaby Jennifer Scott, Senior Manager, Sport Burnaby | 19 |
| | C) Zhi J. Sun Re: 7076 Fielding Court <u>Speaker:</u> Zhi J. Sun | 20 |

5. CORRESPONDENCE

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| A) | Burnaby Artists Guild | 21 |
| | Re: Request to Place Temporary Event Signs on Burnaby Public Property | <i>see note</i> |

6. REPORTS

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| A) | His Worship, Mayor Derek R. Corrigan | 22 |
| | Re: 2017 City Appreciation Dinner | |
| B) | Financial Management Committee | 23 |
| | Re: 2017 Engineering Capital Infrastructure New Vehicle and Equipment Acquisition Bylaw Funding Request | |
| C) | Financial Management Committee | 27 |
| | Re: 2017 Engineering Capital Building Infrastructure Bylaw Funding Request | |
| D) | Financial Management Committee | 31 |
| | Re: 2017 Capital Infrastructure Bylaw Funding Request - Willingdon Infrastructure Upgrades | |
| E) | Financial Management Committee | 34 |
| | Re: 2017 Engineering Capital Infrastructure Replacements Bylaw Funding Request | |
| F) | Financial Management Committee | 38 |
| | Re: 2017 Engineering Capital Infrastructure Design and Early Tender Projects Bylaw Funding Request | |
| G) | Financial Management Committee | 42 |
| | Re: 2017 Information Technology Capital Program | |
| H) | Financial Management Committee | 50 |
| | Re: "Burnaby Then and Now" Celebrating Burnaby 125 with Heritage Markers | |
| I) | Financial Management Committee | 53 |
| | Re: City Hall / Deer Lake Precinct Parking Lots Project | |
| J) | City Manager's Report, 2017 January 30 | 59 |

7. MANAGER'S REPORTS

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| 1. | BRITISH COLUMBIA CLIMATE ACTION CHARTER | 61 |
| | Purpose: To inform Council on actions taken by the City to reduce its corporate greenhouse gas emissions and seek Council's approval in becoming a member of the BC Climate Action Charter. | |
| 2. | 7076 FIELDING COURT, BURNABY, BC LOT 41, DL 78, NWP30600 | 66 |
| | Purpose: To request a Council resolution to file a notice in the Land Title Office pursuant to Section 57 of the Community Charter, with respect to a property in contravention of City Bylaws. | |
| 3. | HATS OFF DAY PARADE – SATURDAY, 2017 JUNE 03 | 69 |
| | Purpose: To seek Council approval for the Hats Off Day Parade. | |
| 4. | NAGAR KIRTAN PARADE – SATURDAY, 2017 MARCH 11 | 72 |
| | Purpose: To seek Council approval for the Nagar Kirtan Parade. | |
| 5. | SITING APPROVAL APPLICATION #16-92 3971 THURSTON STREET PROPOSED NEW SINGLE-FAMILY DWELLING WITH SECONDARY SUITE AND DETACHED GARAGE METROTOWN TOWN CENTRE COMMUNITY PLAN | 76 |
| | Purpose: To inform Council of a request to construct a new single-family dwelling under existing zoning within the Metrotown Town Centre Community Plan, Sub-Area 11. | |
| 6. | REZONING APPLICATIONS | 79 |
| | Purpose: To submit the current series of new rezoning applications for the information of Council. | |

8. **BYLAWS**

A) First, Second and Third Reading

- A) #13711 - Burnaby Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 2, 2017 **13711**
A bylaw authorizing the expenditure of monies in the Capital Works, Machinery and Equipment Reserve Fund - \$3,889,000 to finance the acquisition of 2017 Engineering New Vehicles & Equipment
(Item 6(B), FMC Report, Council 2017 January 30)
Subject to approval of Item 6(B), FMC Report

B) Third Reading, Reconsideration and Final Adoption

- B) #13491 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 21, 2015 - Rez. #06-62 (6500 & 6620 Hastings Street) From CD Comprehensive Development District (based on C2, C2a, C2h Community Commercial District) to Amended CD Comprehensive Development District (based on C2, C2a, C2h Community Commercial District, Apartment Study Area C guidelines and in accordance with the development plan entitled "Kensington Square Shopping Centre Renovation" prepared by Musson Cattell Mackey Partnership Inc.) **13491**
Purpose – to permit exterior renovations to the existing Kensington Square Shopping Centre and reconfiguration of on-site parking
(Item 4(4), Manager's Report, Council 2015 June 22)
Memorandum - Director Planning & Building - 2017 January 25 - Page 109
- C) #13689 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 57, 2016 - Text Amendment **13689**
A bylaw to amend the Zoning Bylaw provisions in respect to small cell antenna installation on City infrastructure
(Item 7(3), Manager's Report, Council 2016 November 21)

C) Reconsideration and Final Adoption

- D) #13557 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 40, 2015 - Rez. #15-13 (4350/56 Albert Street) From RM6 Hastings Village Multiple Family Residential District to CD Comprehensive Development District (based on RM6 Hastings Village Multiple Family Residential District and Hastings Street Area Plan guidelines, and in accordance with the development plan entitled "4350-4356" **13557**

Albert Street, 4 Unit Residential Development" prepared by
Hearth Architectural Inc.)

Purpose - to permit the construction of a four unit multiple-
family development with enclosed parking at grade

Item 5(1), Manager's Report, Council 2015 December 14)

Memorandum - Director Planning & Building - 2017 January 25 - Page 112

- E) #13704 - Burnaby Capital Works, Machinery and Equipment **13704**
Reserve Fund Expenditure Bylaw No. 1, 2017
A bylaw authorizing the expenditure of monies in the Capital
Works, Machinery and Equipment Reserve Fund - \$353,676
to finance the acquisition of a front loader refuse packer
(Item 5(5), Manager's Report, Council 2016 December 12)

D) Abandonment

- F) #13187 - Burnaby Zoning Bylaw 1965, Amendment Bylaw **13187**
No. 9, 2013 - Rez. #12-04 (5309 Lane Street)
From M4 Special Industrial District to CD Comprehensive
Development District (based on C9 Urban Village
Commercial District and Royal Oak Community Plan
guidelines and in accordance with the development plan
entitled "Lane Street Phase 2 5309 Lane Street Burnaby
B.C." prepared by Cornerstone Architecture)
Purpose – to permit the construction of a four-storey mixed-
use development with full underground parking, comprised
of at grade commercial fronting Lane Street with residential
uses behind and above
(Item 02, Manager's Report, Council 2013 February 25)
***This Bylaw was authorized for abandonment by Manager's
Report Item 7(10), Council 2016 November 21 and was
replaced by Bylaw #13683 which received Second Reading
on 2017 January 23***

9. NEW BUSINESS

10. INQUIRIES

11. ADJOURNMENT



COUNCIL MEETING MINUTES

Monday, 2017 January 23

An Open meeting of the City Council was held in the Council Committee Room, Burnaby City Hall, 4949 Canada Way, Burnaby, B.C. on Monday, 2017 January 23 at 6:30 p.m. followed immediately by a Closed meeting from which the public was excluded. At the conclusion of the Closed meeting, the Open meeting was reconvened at 7:01 p.m. in the Council Chamber.

1. CALL TO ORDER

PRESENT: His Worship, Mayor Derek R. Corrigan
 Councillor Pietro Calendino
 Councillor Sav Dhaliwal
 Councillor Dan Johnston
 Councillor Anne Kang
 Councillor Paul McDonell
 Councillor Nick Volkow
 Councillor James Wang

ABSENT: Councillor Colleen Jordan

STAFF: Mr. Lambert Chu, City Manager
 Mr. Chad Turpin, Deputy City Manager
 Mr. Leon Gous, Director Engineering
 Mr. Bob Klimek, Deputy Director Finance
 Mr. Dave Ellenwood, Director Parks, Recreation & Cultural Services
 Mr. Lou Pelletier, Director Planning and Building
 Mr. Dave Critchley, Director Public Safety & Community Services
 Ms. May Leung, City Solicitor
 Mr. Dennis Back, City Clerk
 Ms. Kate O'Connell, Deputy City Clerk

MOVED BY COUNCILLOR JOHNSTON

SECONDED BY COUNCILLOR KANG

THAT the Open Council meeting do now reconvene.

CARRIED UNANIMOUSLY

The Open Council meeting reconvened at 7:01 p.m.

2. PROCLAMATIONS**A) Alzheimer's Awareness Month (2017 January)**

Councillor Johnston, on behalf of His Worship, Mayor Derek R. Corrigan proclaimed the month of 2017 January as "***Alzheimer's Awareness Month***" in the City of Burnaby.

B) Celebrate Burnaby (2017)

Councillor Wang, on behalf of His Worship, Mayor Derek R. Corrigan proclaimed the year of 2017 as "***Celebrate Burnaby***" in the City of Burnaby.

3. MINUTES**A) Open Council Meeting held 2016 December 12**

MOVED BY COUNCILLOR CALENDINO
SECONDED BY COUNCILLOR JOHNSTON

THAT the minutes of the Open Council meeting held on 2016 December 12 be now adopted.

CARRIED UNANIMOUSLY

B) Public Hearing (Zoning) held 2016 December 13

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR WANG

THAT the minutes of the Public Hearing (Zoning) held on 2016 December 13 be now adopted.

CARRIED UNANIMOUSLY

4. CORRESPONDENCE

MOVED BY COUNCILLOR CALENDINO
SECONDED BY COUNCILLOR KANG

THAT the correspondence be received.

CARRIED UNANIMOUSLY

A) Chinese Taoism Kuan Kung Association
Re: Approval for Laurel Street Closure (2017 May 6 & 7)

Correspondence was received from Mr. Jeffrey Yu, Operations Manager, Chinese Taoism Kuan Kung Association regarding the celebration of Tian Jin Temple 2017 May 6 – 7. Staff are reviewing the requested street closure and will work with the applicant to ensure a successful event.

5. REPORTS

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR JOHNSTON

THAT Council do now resolve itself into a Committee of the Whole.

CARRIED UNANIMOUSLY

A) Environment Committee
Re: 2017 Environment Week Program

The Environment Committee submitted a report seeking Council approval for the 2017 preliminary Environment Week Program.

The Environment Committee Recommended:

1. THAT Council approve the 2017 preliminary Environment Week Program.
2. THAT Council approve an expenditure of up to \$3,000 from the Boards, Committees and Commissions' operating budget for promoting and advertising the City sponsored Garage Sale Day Event.
3. THAT Council approve an expenditure of up to \$5,800 from the Boards, Committees and Commissions' operating budget for promoting and advertising Environment Week.

MOVED BY COUNCILLOR KANG
SECONDED BY COUNCILLOR CALENDINO

THAT the recommendations of the Environment Committee be adopted.

CARRIED UNANIMOUSLY

B) Environment Committee
Re: Metro Vancouver's RateOurHome.ca Campaign

The Environment Committee submitted a report providing Council with information regarding Metro Vancouver's RateOurHome.ca campaign.

The Environment Committee recommended:

1. THAT Council receive this report for information.

MOVED BY COUNCILLOR KANG

SECONDED BY COUNCILLOR CALENDINO

THAT the recommendation of the Environment Committee be adopted.

CARRIED UNANIMOUSLY

C) Planning and Development Committee
Re: R12S District Area Rezoning Public Consultation Results
– Area Bounded by Bryant Street, St. Charles Place,
Hambry Street, and Waltham Avenue

The Planning and Development Committee submitted a report providing Council with a review of the results of the consultation process regarding a request for an area rezoning from the R5 to the R12S District, and recommended the subject area not be advanced through the rezoning process.

The Planning and Development Committee recommended:

1. THAT Council not advance the request for the R5 to R12S area rezoning for the area bounded by Bryant Street, St. Charles Place, Hambry Street, and Waltham Avenue.
2. THAT a copy of this report be sent to the property owners and residents in the petition and consultation areas.

MOVED BY COUNCILLOR JOHNSTON

SECONDED BY COUNCILLOR WANG

THAT the recommendations of the Planning and Development Committee be adopted.

CARRIED UNANIMOUSLY

D) City Manager's Report, 2017 January 23

The City Manager submitted a report dated 2017 January 23 on the following matters:

6. MANAGER'S REPORTS**1. WILLINGDON LINEAR PARK DESIGN AND PUBLIC CONSULTATION RESULTS**

The City Manager submitted a report from the Director Parks, Recreation and Cultural Services providing Council with an update on the Willingdon Linear Park design and the feedback received at the public open house, and requested funding for the construction of the linear park. A brief video outlining the plan, design and vision of the Willingdon Linear Park was presented at the meeting.

The City Manager recommended:

1. THAT Council approve the Willingdon Linear Park design, as outlined in this report.
2. THAT the expenditure of \$6,450,000 from the parks component of the 2017-2021 Provisional Plan through the use of Community Benefit funds be approved.
3. THAT Council authorize staff to bring down a bylaw to appropriate \$6,751,400 (inclusive of GST) from Capital Reserves to finance this project.
4. THAT a copy of this report be sent to the Planning and Development Committee, the Transportation Committee, the Financial Management Committee and the Parks, Recreation and Culture Commission.
5. THAT a copy of this report be sent to Mr. Darcy Olson, Mr. Peter Stary and to HUB-Burnaby as a follow up to their delegations at the 2016 November 07 and November 21 Council Meetings.

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

2. LICENCE AGREEMENT – LICENCE AGREEMENT BETWEEN THE CITY AND THE BRITISH COLUMBIA SOCIETY OF MODEL ENGINEERS TO OPERATE AND DEVELOP A SCALE MODEL RAILWAY AT CONFEDERATION PARK

The City Manager submitted a report from the Director Parks, Recreation and Cultural Services seeking Council approval for a new licence agreement with the British Columbia Society of Model Engineers for a term of ten years.

The City Manager recommended:

1. THAT Council approve a new licence agreement with the British Columbia Society of Model Engineers for a term of ten years, commencing on 2017 January 01 and ending on 2026 December 31 with terms and conditions as outlined in the attached report.

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

3. 2017 PARCEL TAX ROLL REVIEW PANEL

The City Manager submitted a report from the Director Finance seeking Council authority to convene a Parcel Tax Roll Review Panel on Tuesday, 2017 March 21.

The City Manager recommended:

1. THAT Council approve a Parcel Tax Roll Review Panel be established in the Council Chamber, Tuesday, 2017 March 21 at 6:00 p.m. to hear appeals against the Local Area Service and Sewer Assessment Rolls.

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR CALENDINO

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

4. SNOW STORM IN 2016 DECEMBER

The City Manager submitted a report from Director Engineering and the Director Parks, Recreation and Cultural Services providing Council with a status report on the City's response to recent snow storm events.

Council extended its sincere thanks to City staff for their efforts in response to recent snow events and requested that members of Council and fire, police and ambulance service be included in post-event meetings.

The City Manager recommended:

1. THAT this report be received for information purposes.

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

**5. DEER LAKE PARK – DEMOLITION OF CITY-OWNED
STRUCTURE AT 6320 DEER LAKE DRIVE**

The City Manager submitted a report from the Director Parks, Recreation and Cultural Services seeking Council authorization for the sale for moving or salvage or demolition of the structures at 6320 Deer Lake Drive.

The City Manager recommended:

1. THAT Council authorize the sale for moving or salvage or demolition of the structures, including all outbuildings and fences at 6320 Deer Lake Drive.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR WANG

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

6. 5TH ANNUAL SUN RYPE TRI KIDS TRIATHLON

The City Manager submitted a report from the Director Engineering seeking Council approval for road closures related to the 5th Annual Sun Rype Tri Kids Triathlon.

The City Manager recommended:

1. THAT Council approve the road closures as discussed in this report.
2. THAT the coordinators of the event, Tara & Brad Melville, Race Directors, Run Well Events, 1332 Goldhawk Trail, Oakville, Ontario, L6M 3Y6, be sent a copy of this report.

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

**7. 4743 BARKER CRESCENT, BURNABY, BC
DL 121, PLAN NWP 10740**

The City Manager submitted a report from the Director Planning and Building requesting a Council resolution to file a notice in the Land Title Office pursuant to Section 57 of the Community Charter, with respect to a property in contravention of City Bylaws.

The City Manager recommended:

1. THAT Council direct the City Clerk to file a Notice in the Land Title Office against title to the subject property stating that:
 - a) A resolution relating to the land has been made under Section 57 of the Community Charter; and
 - b) Further information respecting the resolution may be inspected at the offices of the City Clerk, City of Burnaby.
2. THAT a copy of this report be sent to the registered owner:
 - i) 1072290 BC Ltd.
608 – 7178 Collier Street
Burnaby, BC V5E 4N7

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

Councillor Volkow left the Open Council meeting at 7:54 p.m. and did not return.

**8. BUILDING PERMIT TABULATION REPORT NO. 12
FROM 2016 DECEMBER 01 – 2016 DECEMBER 31**

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

The City Manager recommended:

1. THAT this report be received for information purposes.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR WANG

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

9. FIRE DEPARTMENT 4TH QUARTER 2016 REPORT

The City Manager submitted a report from the Fire Chief providing Council with information relating to the Fire Department's activities during the 4th quarter of 2016.

The City Manager recommended:

1. THAT this report be received for information purposes.

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

10. 2017 FCM MEMBERSHIP DUES

The City Manager submitted a report from the City Clerk seeking Council approval for payment of the Federation of Canadian Municipalities 2017 Membership Dues.

The City Manager recommended:

1. THAT Council approve payment of the invoice from the Federation of Canadian Municipalities for the 2017 membership dues in the amount of \$34,446.19 (including GST in the amount of \$1,640.29).

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR WANG

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

11. EXTERNAL CONFERENCE / TRAINING AUTHORIZATION

The City Manager submitted a report from the Chief Information Officer seeking Council approval for conference / training expenses.

The City Manager recommended:

1. THAT Council approve the expenditure of approximately \$6,400.00 for Neeraj Kumar (IT Infrastructure – Network Architect I) and \$6,400.00 for Fungpiew Lim (IT Infrastructure – Network Architect II) to attend individually the course EMC v9 Networker Installation, Configuration and Administration outlined in this report.

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

**12. 2017 JANUARY – PARKS, RECREATION & CULTURAL
SERVICES CAPITAL FUNDING BYLAW**

The City Manager submitted a report from the Director Parks, Recreation & Cultural Services seeking Council authority to bring down a bylaw to appropriate \$3,145,420 (inclusive of GST) from Capital Reserves to finance twenty-four projects.

The City Manager recommended:

1. THAT Council authorize staff to bring down a bylaw to appropriate \$3,145,420 (inclusive of GST) from Capital Reserves to finance twenty-four projects.

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR CALENDINO

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

**13. REZONING REFERENCE #15-49
6695 DUNBLANE AVENUE AND 4909, 4929, 4971 IMPERIAL STREET
APARTMENT TOWER WITH STREET-ORIENTED TOWNHOUSES
AND LIVE-WORK UNITS
RESPONSE TO PUBLIC HEARING ISSUES**

The City Manager submitted a report from the Director Planning and Building to Council responding to issues raised at the Public Hearing for Rezoning Reference #15-49.

The City Manager recommended:

1. THAT a copy of this report be sent to the applicant and those who spoke at, or submitted correspondence to, the Public Hearing for Rezoning Reference #15-49.

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

14. REZONING REFERENCE #16-01
1010 SPERLING AVENUE

The City Manager submitted a report from the Director Planning and Building seeking Council authorization to forward this application to a Public Hearing on 2017 February 28. The purpose of the proposed rezoning bylaw amendment is to permit the conversion of an underutilized common space to a two-bedroom suite in an existing supportive housing development.

The City Manager recommended:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 2017 February 06 and to a Public Hearing on 2017 February 28 at 7:00 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 granting of a Section 219 Covenant to ensure that use of the site is for non-profit housing.
 - c) The deposit of the applicable GVS & DD Sewerage Charge.

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR WANG

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

**15. REZONING REFERENCE #16-16
SKYSIGN ON EXISTING BUILDING
WILLINGDON BUSINESS PARK**

The City Manager submitted a report from the Director Planning and Building seeking Council authorization to forward this application to a Public Hearing on 2017 February 28. The purpose of the proposed rezoning bylaw amendment is to permit the installation of a skysign on the Grandview Highway (south) frontage of the existing office building at 4350 Still Creek Drive.

The City Manager recommended:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 2017 February 06, and to a Public Hearing on 2017 February 28 at 7:00 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) The provision of a statutory right-of-way on the site's existing pedestrian walkway connecting Grandview Highway to Still Creek Drive.
 - d) A commitment that the skysign installation be related to continued occupancy by the head office user, HUB International, at the subject site.

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR CALENDINO

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

**16. REZONING REFERENCE #16-36
6056 GILLEY AVENUE**

The City Manager submitted a report from the Director Planning and Building seeking Council authorization to forward this application to a Public Hearing on 2017 February 28. The purpose of the proposed rezoning bylaw amendment is to permit development of a new single family dwelling under the R4 Residential District.

The City Manager recommended:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 2017 February 06 and to a Public Hearing on 2017 February 28 at 7:00 p.m.
2. THAT the following be established as a prerequisite to the completion of the rezoning:
 - a) 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.

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

17. REZONING REFERENCE #16-47
BETA AVENUE PUMP STATION
BRENTWOOD TOWN CENTRE

The City Manager submitted a report from the Director Planning and Building seeking Council authorization to forward this application to a Public Hearing on 2017 February 28. The purpose of the proposed rezoning bylaw amendment is to permit the development of a single storey sanitary station, with public washroom facilities, surface parking, loading area, underground wet well and sanitary sewer infrastructure.

The City Manager recommended:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 2017 February 06 and to a Public Hearing on 2017 February 28 at 7:00 pm.
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 submission of a Site Profile and resolution of any arising requirements.

- c) The granting of any necessary easements, covenants and statutory rights-of-way including, but not limited to:
 - a Section 219 Covenant identifying a suitable Streamside Protection and Enhancement Plan for Stickleback Creek.

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

18. REZONING REFERENCE #16-49
UNIT #2 – 2900 BAINBRIDGE AVENUE

The City Manager submitted a report from the Director Planning and Building seeking Council authorization to forward this application to a Public Hearing on 2017 February 28. The purpose of the proposed rezoning bylaw amendment is to permit the development of a private liquor store.

The City Manager recommended:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 2017 February 06 and to a Public Hearing on 2017 February 28 at 7:00 p.m.
2. THAT the following be established as a prerequisite to the completion of the rezoning:
 - a) The submission of a suitable plan of development.
 - b) The provision of any necessary statutory rights-of-way deemed requisite.
 - c) The granting of a Section 219 Covenant to ensure that operating hours are maintained as described in Section 3.2.3 of this report.
 - d) The submission of an undertaking to ensure removal of the existing private liquor store as described in Section 3.6 of this report.

MOVED BY COUNCILLOR CALENDINO
SECONDED BY COUNCILLOR MCDONELL

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR JOHNSTON

THAT the Committee now rise and report.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR JOHNSTON

THAT the report of the Committee be now adopted.

CARRIED UNANIMOUSLY

7. **BYLAWS**

First, Second and Third Reading

- A) Burnaby Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 1, 2017 #13704

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR DHALIWAL

THAT Bylaw No. 13704 be now introduced and read three times.

CARRIED UNANIMOUSLY

Second Reading

- B) Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 40, 2016 - Rez. #15-49 (6695 Dunblane Avenue) #13645
- C) Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 51, 2016 - Rez. #12-04 (5289,5309/55 Lane Street) #13683
- D) Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 53, 2016 - Rez. #15-54 (4120/60, Ptn. Of 4170 & 4180 Lougheed Hwy and Ptn. Of 4161 Dawson - Commercial) #13685
- E) Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 54, 2016 - Rez. #15-55 (4120/60, Ptn. Of 4170 & 4180 Lougheed Hwy and Ptn. Of 4161 Dawson – Tower 1) #13686
- F) Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 55, 2016 - Rez. #15-56 (4120/60, Ptn. Of 4170 & 4180 Lougheed Hwy and Ptn. Of 4161 Dawson – Tower 2) #13687
- G) Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 56, 2016 - Rez. #15-57(4120/60, Ptn. Of 4170 & 4180 Lougheed Hwy and Ptn. Of 4161 Dawson – Tower 3) #13688

- H) Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 36, #13689
2016 – Text Amendment

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR KANG

THAT Bylaw No. 13645, 13683, 13685, 13686, 13687, 13688 and 13389 be now read a second time.

CARRIED UNANIMOUSLY

Reconsideration and Final Adoption

- I) Burnaby Highway Closure Bylaw No. 3, 2016 #13657
(Road Closure #16-05)
- J) Burnaby Highway Closure Bylaw No. 4, 2016 #13681
(Road Closure #16-06)
- K) Burnaby Highway Closure Bylaw No. 5, 2016 #13699
(Road Closure #16-01)
- L) Burnaby Street and Traffic Bylaw 1961, Amendment Bylaw #13701
No. 1, 2016

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR JOHNSTON

THAT Bylaw No. 13657, 13681, 13699 and 13701 be now reconsidered and Finally Adopted, signed by the Mayor and Clerk and the Corporate Seal affixed thereto.

CARRIED UNANIMOUSLY

8. NEW BUSINESS

Councillor Johnston – Mayor’s Caucus

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR CALENDINO

THAT Mayor Derek R. Corrigan be authorized to attend the Mayor’s Caucus in Oak Bay, British Columbia, on 2017 February 22nd – 24th and that all associated expenses be approved for payment in accordance with City policy.

CARRIED UNANIMOUSLY

Councillor Wang – Chinese New Year

Councillor Wang advised that Chinese New Year will be celebrated 2017 January 28, and wished all a wonderful Year of the Rooster. Councillor Wang encouraged Council and residents to participate in Chinese New Year celebrations offered throughout the City.

Councillor McDonell - Gilmore Diversion Southbound Lane

Councillor McDonell inquired as to when the currently closed Gilmore Diversion southbound lane will be reopened. Staff advised that the lane is closed due to safety concerns and is a Provincial responsibility. It is unknown at this time when the safety concerns will be remedied and the lane reopened.

9. INQUIRIES

There were no inquiries brought before Council at this time.

10. ADJOURNMENT

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR JOHNSTON

THAT this Open Council meeting do now adjourn.

CARRIED UNANIMOUSLY

The Open Council meeting adjourned at 8:10 p.m.

Confirmed:

Certified Correct:

MAYOR

CITY CLERK

Zeinabova, Blanka

Subject: FW: Animal control

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| DELEGATION 2017 January 30 |
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From: Ram Bansal [REDACTED]

Sent: December-07-16 8:19 PM

To: Back, Dennis

Subject: Animal control

Dear Dennis,

I would like to appear before council as delegation on Jan 30th 2017 as discussed today morning.

This is regarding Animal control by-law.

Thanks

--

Ram BANSAL

[REDACTED]

*6141 Bryant Street
Burnaby B C*

Copied to:

City Manager

Dir. Finance

Chief Licence Inspector

City Solicitor

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| DELEGATION 2017 JANUARY 30 |
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December 19, 2016

Office of the City Clerk
 The City of Burnaby
 Burnaby, BC
 4949 Canada Way
 Burnaby, BC
 V5G 1M2

We would like to formally request to appear as a delegation at the Burnaby City Council meeting.

Tourism Burnaby will deliver an update to the meeting attendees on the following:

- The 2016 World Taekwondo Junior Championships
- The 2016 Pat Quinn Classic

The following will be present, with Nancy Small (Executive Director) leading the presentation:

Nancy Small, Executive Director, Tourism Burnaby
 Jennifer Scott, Senior Manager, Sport Burnaby

Paul Gallop, Chair, Tourism Burnaby Board
 Doug Spindler, Treasurer
 Lynda Cannell, Director
 And perhaps some Tourism Burnaby staff.

We respectfully request the date of **Monday, January 30th, 2017** for our presentation.

We will do a formal powerpoint presentation and will have that to you by the Wednesday prior.

Sincerely,

Nancy Small
 Executive Director
nsmall@tourismburnaby.com
 604-828-5536 (mobile)

Copied to:
 City Manager

2017 January 24

DELEGATION
2017 JANUARY 30

**Mayor and Council
City of Burnaby
c/o City Clerk
4949 Canada Way
Burnaby, BC V5G 1M2**

Dear Dennis Back,

I'm ZHI J SUN, one of owners of 7076 Fielding Crt Burnaby and I'd like to be appear the Council Open meeting at 7pm on Jan 30, 2017 in the Council Chamber, Burnaby City Hall, 4949 Canada Way, Burnaby.

Attached a copy of our building permit application received on Jan 20th; and a copy of electrical inspection PASSED on Dec 15th for removal second stove & hood fan wiring that had been there for 13+ years as old neighbor said.

Yours truly,



ZHI J SUN

7076 Fielding Court
Burnaby, BC V5A 1Y5

Copied to:
City Manager
Dir. Planning & Building
Chief Building Inspector

James Koll
 Burnaby Artists Guild
 211-5350 Victory Street
 Burnaby, BC V5J 1T1

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| CORRESPONDENCE 2017 JANUARY 30 |
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January 17, 2017

Mayor and Council
 c/o Office of the City Clerk
 4949 Canada Way
 Burnaby, BC V5G 1M2

Dear Mayor and Council,

Request To Place Temporary Event Signs On Burnaby Public Property

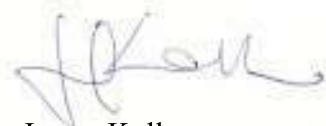
The Burnaby Artists Guild requests the consent of the Council to place temporary signs on City road rights-of-way and boulevards to publicize our annual Spring and Fall Original Art Shows at the Shadbolt Centre on the following dates:

- Spring 2017 - April 21, 22 and 23
- Fall 2017 - October 27, 28 and 29
- Spring 2018 - April (Exact dates to be confirmed)
- Fall 2018 - October (Exact dates to be confirmed)

We have a total of eight 4ft x 4ft signs for this purpose. We will take care to comply with all City guidelines and locate them as directed by the City's Traffic Engineering Division. The signs would be erected no earlier than two weeks before each event and be removed within three days afterwards.

Thank you for your consideration in this matter.

Respectfully,



James Koll
 Vice President, Burnaby Artists Guild

Copied to:
 City Manager
 Deputy City Manager
 Dir. Engineering

| |
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| <p>NOTE: In accordance with the Burnaby Street and Traffic Bylaw and Burnaby Sign Bylaw, a motion of Council is required to permit the temporary placement of signs on street rights-of-way for this event.</p> <p>The request is generally supportable and Engineering staff will work with event organizers to determine the appropriate location and number of signs to be placed on City boulevards.</p> |
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Meeting 2017 January 30

COUNCIL REPORT

TO: MEMBERS OF COUNCIL

DATE: 2017 January 24

FROM: MAYOR DEREK R. CORRIGAN

SUBJECT: 2017 CITY APPRECIATION DINNER

PURPOSE: To request Council approval for the costs associated with the 2017 City Appreciation Dinner.

RECOMMENDATION:

1. **THAT** Council authorize payment of the cost of hosting the 2017 City Appreciation Dinner.

REPORT

Arrangements are being made for the annual City Appreciation Dinner to be held at the Shadbolt Centre for the Arts on Friday, 2017 May 05 at an estimated cost of \$40,000.

Council policy provides for the City Appreciation Dinner to be the only function held annually for the purpose of giving special recognition and appreciation to persons serving on Boards, Committees and Commissions of Council.

The City Appreciation Dinner will also include the awarding of the Kushiro Cup to the 2016 Citizen of the Year. Advertisements will be placed in local newspapers seeking nominations for this award, and a recommendation will be provided to Council for approval.

Respectfully submitted,

Derek R. Corrigan,
MAYOR

Copy: City Manager
Deputy City Manager
Director Finance



Meeting 2017 January 30

COUNCIL REPORT

FINANCIAL MANAGEMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

**SUBJECT: 2017 ENGINEERING CAPITAL INFRASTRUCTURE NEW VEHICLE
AND EQUIPMENT ACQUISITION BYLAW FUNDING REQUEST**

RECOMMENDATIONS:

1. THAT Council approve the capital expenditure of \$3.715M for New Vehicle and Equipment acquisitions, as outlined in this report.
2. THAT Council authorize staff to bring down a Capital Reserves Bylaw in the amount of \$3.889M (inclusive of GST) to finance the capital acquisitions outlined in this report.

REPORT

The Financial Management Committee, at its meeting held on 2017 January 25, received and adopted the attached report seeking Council's funding approval for 2017 Engineering New Vehicles/Equipment.

Respectfully submitted,

Councillor D. Johnston
Chair

Councillor C. Jordan
Vice Chair

Councillor P. McDonell
Member

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| Copied to: | City Manager Director Engineering Director Finance City Solicitor |
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| Item |
| Meeting..... 2017 Jan 25 |

COMMITTEE REPORT

TO: CHAIR AND MEMBERS FINANCIAL MANAGEMENT COMMITTEE **DATE:** 2017 January 16

FROM: DIRECTOR ENGINEERING **FILE:** 32000-05

SUBJECT: 2017 ENGINEERING CAPITAL INFRASTRUCTURE NEW VEHICLE AND EQUIPMENT ACQUISITION BYLAW FUNDING REQUEST

PURPOSE: To request funding approval for 2017 Engineering New Vehicles/Equipment.

RECOMMENDATIONS:

1. **THAT** Council approve the capital expenditure of \$3.715M for New Vehicle and Equipment acquisitions as outlined in this report.
2. **THAT** Council authorize staff to bring down a Capital Reserves Bylaw in the amount of \$3.889M (inclusive of GST), to finance the capital acquisitions outlined in this report.

REPORT

In order to proceed in a timely manner with the contracts to purchase, funding approval is requested for the items listed below.

1.0 New Vehicles Engineering Fleet**1.1 Tandem Axel Dump Trucks (ENZ.0050) \$700,000**

Purchase of two Tandem Axel Dump Trucks for use in Water and Sewer with snow plows and sanders (~\$50K). The City currently retains approximately 12 contracted Tandem Dump trucks through Hired Equipment services to assist City forces in completing construction and maintenance programs. Annual expenditures for contracted tandem dump trucks are approximately 1.5 Million. The two tandem dump trucks will start to build the fleet inventory required for providing snow and ice control on the MRN road network that is currently contracted annually to MainRoad Contracting. In addition, they will offset contracted expenditures during the construction season, and will provide back-up or an increased service level for our snow and ice control activities on the LRN road network.

To: Chair and Members Financial Management Committee
 From: Director Engineering
 Re: 2017 Engineering Capital Infrastructure New Vehicle Acquisition
 2017 January 16..... Page 2

1.2 Rear Load Refuse Truck (ENZ.0046) \$300,000

Purchase of an additional Rear Loader Refuse truck for use in Sanitation. This unit is required to replace a unit that is being rented for current operations.

1.3 Recycle Truck (ENZ.0046) \$280,000

Purchase of a Recycle truck for use in Sanitation due to increase in diversion of materials in moving forward to every other week garbage collection.

1.4 Recycle Trucks (ENZ.0046) \$560,000

Purchase of two additional Recycling trucks for use in Sanitation. These units are required to service new Route 11 and new Route 12 due to every other week garbage collection.

1.5 Jitney (ENZ.0046) \$90,000

Purchase of an additional Jitney in Sanitation to support the increase in service demands and provide for substitution in an event of breakdown of another Jitney in the field.

1.6 2.5 Ton Box Truck w/ Tailgate (ENZ.0049) \$85,000

Purchase of a 2.5 Ton Box Truck w/Tailgate for use in Sanitation for curbside garbage/toter deliveries and exchanges. This unit has the capacity to carry up to 100 garbage/toters which will eliminate the need for multiple trips resulting in lower operating costs.

2.0 New Equipment Engineering

2.1 Toters to Facilitate Transition to Bi-Weekly Garbage Collection (ENY.0016) \$1,700,000

Purchase toters for Sanitation to facilitate the curbside collection Toter Exchange Program for Residents due to the transition to every other week garbage collection.


To: Chair and Members Financial Management Committee
From: Director Engineering
Re: 2017 Engineering Capital Infrastructure New Vehicle Acquisition
2017 January 16..... Page 3

3.0 Recommendation:

It is recommended that Council approve the capital expenditure of \$3.715 Million for New Vehicle and Equipment acquisitions, as outlined in this report and that Council authorize staff to bring down a Capital Reserves Bylaw in the amount of \$3.889M (inclusive of GST) to finance the capital acquisitions as outlined in this report.

The adopted 2016-2020 Capital Plan does not include these expenditures. Upon approval of Council, the 2017 Capital Plan – Engineering Equipment and Vehicles will be amended to include these expenditures. Sufficient Capital Reserves are available to fund these expenditures.



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

FV/ac

Copied to: City Manager
Director Finance
City Solicitor



Meeting 2017 January 30

COUNCIL REPORT

FINANCIAL MANAGEMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

**SUBJECT: 2017 ENGINEERING CAPITAL BUILDING INFRASTRUCTURE BYLAW
FUNDING REQUEST**

RECOMMENDATIONS:

1. THAT Council approve the capital expenditure of \$3.923 Million for facilities capital projects, as outlined in this report.
2. THAT Council authorize staff to bring down a Capital Reserves Bylaw in the amount of \$4.1065 Million (inclusive of GST) to finance the capital projects, as outlined in this report.

REPORT

The Financial Management Committee, at its meeting held on 2017 January 25, received and adopted the attached report seeking Council's funding approval for 2017 City facilities capital projects.

Respectfully submitted,

Councillor D. Johnston
Chair

Councillor C. Jordan
Vice Chair

Councillor P. McDonell
Member

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| Copied to: | City Manager Director Engineering Director Parks, Recr. & Cult. Services Director Finance City Solicitor |
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| Item |
| Meeting2017 Jan 25 |

COMMITTEE REPORT

TO: CHAIR AND MEMBERS FINANCIAL MANAGEMENT COMMITTEE **DATE:** 2017 January 16

FROM: DIRECTOR ENGINEERING **FILE:** 32000-05

SUBJECT: 2017 ENGINEERING CAPITAL BUILDING INFRASTRUCTURE BYLAW FUNDING REQUEST

PURPOSE: To request funding approval for 2017 City facilities capital projects.

RECOMMENDATIONS:

1. **THAT** Council approve the capital expenditure of \$3.923 Million for facilities capital projects, as outlined in this report.
2. **THAT** Council authorize staff to bring down a Capital Reserves Bylaw in the amount of \$4.1065 Million (inclusive of GST), to finance the capital projects as outlined in this report.

REPORT

The Draft 2017 – 2021 Provisional Financial Plan identifies funding for various multi-year capital projects to replace building components that have reached the end of their service life. The City Building Program focuses on the protection of our building assets including the replacement of aging mechanical and heating ventilation equipment, electrical components, and roof replacements. By replacing the end of service life components in a timely manner, the City can minimize service disruptions due to system breakdowns and avoid costly emergency repairs. In order to proceed in a timely manner with the contracts for design and construction, funding approval is requested for the below listed projects. Sufficient Capital Reserves are available to complete these works.

Early funding approval is requested for the areas of facility re-roofing and mechanical system replacements that have reached the end of their service life. The projects chosen are based on site reviews and inspections along with direct reporting from our preventative maintenance programs. This approval will allow for the advancement of the designs to facilitate early tendering of the re-roofing program to take advantage of early pricing and the summer construction window, and to allow for the long lead time delivery requirements of the mechanical equipment.

To: CHAIR AND MEMBERS FINANCIAL MANAGEMENT COMMITTEE
 From: DIRECTOR ENGINEERING
 Re: 2017 Engineering Capital Building Infrastructure Bylaw Funding Request
 2017 January 16..... Page 2

1.0 CITY BUILDING PROGRAM

1.1 2017 Mechanical System Replacement Program \$1,873,000

The mechanical equipment replacements include: air handling and air conditioning units, control systems, heating ventilation air conditioning units, make up air equipment and roof top units. The projects are located at various locations (see *Attachment #1*) including: City Hall (ENX.0073); Justice RCMP (ENX.0074) and West building (ENX.0075); Bonsor and Cameron Recreation Centres, and various golf facilities and minor Parks buildings (ENX.0077); Fire Hall#1 (ENX.0079); and at the Hart House Restaurant (ENX.0081)

1.2 2017 Re-Roofing Program \$2,050,000


The roof replacements are typically flat gravel roofs that have exceeded their service life and will be replaced with more conventional 2 ply SBS roofing. For 2017, the projects are located at: Justice RCMP building (ENX.0074); Mather House deck (ENX.0076); Parks sites including Burnaby Mountain Golf Course Restaurant, Kensington Arena, Shadbolt Centre for the Arts (ENX.0077); Metrotown Library (ENX.0078); and Taylor Park Children Centre (ENX.0080).

The full details on the cost breakdown of the projects are included in the Draft 2017 – 2021 Provisional Financial Plan.

2.0 Recommendation:

It is recommended that Council approve the capital expenditure of \$3.923 Million for facilities capital projects as outlined in this report and that Council authorize staff to bring down a Capital Reserves Bylaw in the amount of \$4.1065 Million (inclusive of GST), to finance the capital programs as outlined in this report.



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

FV/ac

Attachment

Copied to: City Manager
 Director Finance
 Director Parks, Recreation & Cultural Services
 City Solicitor

Attachment #1

Mechanical:

| | Project Mask | Brief | Plan Amount |
|--|-----------------|-------------------|----------------|
| City Hall - AHU EQU-019 Retrofit | ENX.0073 | B01 // FMPR-17-01 | 125,000 |
| City Hall - AHU EQU-017 Retrofit | ENX.0073 | B02 // FMPR-17-02 | 125,000 |
| City Hall - HVAC Control Replacement | ENX.0073 | B03 // FMPR-17-03 | 20,000 |
| Justice RCMP - Admin HVAC Replacement | ENX.0074 | B05 // FMPR-17-05 | 200,000 |
| Justice RCMP - AC-4 Replacement | ENX.0074 | B04 // FMPR-17-04 | 150,000 |
| West Bldg - AHU-1 retrofit | ENX.0075 | B07 // FMPR-17-07 | 240,000 |
| West Bldg - HVAC Rehab & Cooling Tower Replacement | ENX.0075 | B08 // FMPR-17-08 | 30,000 |
| BLSCE Rugby Clubhouse-MAU-2 Replacement | ENX.0077 | B42 // FMPR-17-42 | 75,000 |
| BMGC Proshop-HVAC Replacement | ENX.0077 | B43 // FMPR-17-43 | 30,000 |
| Bonsor Rec Complex-AHU-HV-1 Replacement | ENX.0077 | B19 // FMPR-17-19 | 280,000 |
| Bonsor Rec Complex-AHU-HV-3 Replacement | ENX.0077 | B20 // FMPR-17-20 | 280,000 |
| Cameron Rec Ctr-RTU 10 Replacement | ENX.0077 | B23 // FMPR-17-23 | 35,000 |
| Cameron Rec Ctr-RTU 11 Replacement | ENX.0077 | B24 // FMPR-17-24 | 30,000 |
| RGC Cafe-RTU-AC1 Replacement | ENX.0077 | B57 // FMPR-17-57 | 25,000 |
| Fire Hall #1 - AHU-1 Replacement | ENX.0079 | B68 // FMPR-17-68 | 160,000 |
| Hart House Restaurant-MAU-1 Replacement | ENX.0081 | B78 // FMPR-17-78 | 60,000 |
| Hart House Restaurant-AC-CU-1 Replacement | ENX.0081 | B77 // FMPR-17-77 | 8,000 |

Roofing

| | | | |
|---|----------|-------------------|---------|
| Justice RCMP - Reroofing (Area D) | ENX.0074 | B06 // FMPR-17-06 | 250,000 |
| Mather House - Deck & Turret Design | ENX.0076 | B09 // FMPR-17-09 | 50,000 |
| BMGC Restaurant-Reroofing | ENX.0077 | B44 // FMPR-17-44 | 400,000 |
| Kensington Arena-Reroofing Area H | ENX.0077 | B28 // FMPR-17-28 | 100,000 |
| Shadbolt-Reroofing Areas A,A1,E1,E3 & I | ENX.0077 | B34 // FMPR-17-34 | 250,000 |
| Metrotown Library-Reroofing Areas A, B, F, G | ENX.0078 | B64 // FMPR-17-64 | 825,000 |
| Metrotown Library-Roof Anchors | ENX.0078 | B63 // FMPR-17-63 | 100,000 |
| Taylor Park Childrens Ctr-Reroofing Areas A,B,C | ENX.0080 | B75 // FMPR-17-75 | 75,000 |

AHU = Air handling unit

AC = Air conditioning

AC-CU= Air conditioning condensing unit

MAU = Makeup Air unit

HVAC = Heating ventilation and air conditioning

RTU = Roof Top unit

BLSCE = Burnaby Lake Sports Complex East

BMGC = Burnaby Mountain Golf Course

RGC = Riverway Golf Course



Meeting 2017 January 30

COUNCIL REPORT

FINANCIAL MANAGEMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

**SUBJECT: 2017 CAPITAL INFRASTRUCTURE BYLAW FUNDING REQUEST –
WILLINGDON INFRASTRUCTURE UPGRADES**

RECOMMENDATIONS:

1. THAT Council approve the capital expenditure of \$5.289M for the Willingdon Infrastructure Upgrades, as outlined in this report.
2. THAT Council authorize staff to bring down a Capital Reserves bylaw in the amount of \$5.536M (inclusive of GST) to finance the Willingdon Infrastructure Upgrades, as outlined in this report.

REPORT

The Financial Management Committee, at its meeting held on 2017 January 25, received and adopted the attached report seeking Council's funding approval for the Willingdon Infrastructure Upgrades.

Respectfully submitted,

Councillor D. Johnston
Chair

Councillor C. Jordan
Vice Chair

Councillor P. McDonell
Member

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| Copied to: | City Manager Director Engineering Director Finance City Solicitor |
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| Item |
| Meeting2017 Jan 25 |

COMMITTEE REPORT

TO: CHAIR AND MEMBERS FINANCIAL MANAGEMENT COMMITTEE **DATE:** 2017 January 17

FROM: DIRECTOR ENGINEERING **FILE:** 32000-05

SUBJECT: 2017 CAPITAL INFRASTRUCTURE BYLAW FUNDING REQUEST - WILLINGDON INFRASTRUCTURE UPGRADES

PURPOSE: To request funding approval for the Willingdon Infrastructure Upgrades.

RECOMMENDATIONS:

1. **THAT** Council approve the capital expenditure of \$5.289M for the Willingdon Infrastructure Upgrades, as outlined in this report.
2. **THAT** Council authorize staff to bring down a Capital Reserves bylaw in the amount of \$5.536M (inclusive of GST) to finance the Willingdon Infrastructure Upgrades as outlined in this report.

REPORT

The Willingdon Linear Park will provide a link to the Brentwood Town Centre with the Hastings neighbourhood and community amenities. At a high-level, the project will include an urban trail, landscaping, street furniture, pedestrian lighting, and public art, along with infrastructure upgrades including watermain replacement, road and sidewalk rehabilitation, three new pedestrian signals, and a new left turn bay at Willingdon & Parker.

The project is phased over three years. The design components and initial utility construction has been completed in 2016. The remaining major components of road, trail, and intersection upgrades will be constructed in 2017 by Engineering, and completion of landscaping and public art installation in 2018 by Parks.

To: Chair and Members Financial Management
Committee
From: Director Engineering
Re: 2017 CAPITAL INFRASTRUCTURE BYLAW
FUNDING REQUEST -WILLINGDON
INFRASTRUCTURE UPGRADES

2017 January 18..... Page 2

| Component | 2016 | | | | 2017 | | | | 2018 | | | |
|--|------|----|----|----|------|----|----|----|------|----|----|----|
| | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 |
| Design and contract administration | | | | | | | | | | | | |
| Watermain construction | | | | | | | | | | | | |
| Road, trail, and intersection upgrades | | | | | | | | | | | | |
| Landscaping and public art | | | | | | | | | | | | |

Figure 1. Overall Project Schedule

In order to proceed with construction in a timely manner, it is recommended that Council approve the initial capital expenditure of \$5.289M for the Willingdon Infrastructure Upgrades, as outlined in this report and that Council authorize staff to bring down a bylaw in the amount of \$5.536M (inclusive of GST) in order to finance the initial Translink MRN portion of the project. Sufficient reserves are available to complete these works.

This project, if approved by Council, will be included in the 2017-2021 Provisional Financial Plan as Willingdon Linear Park project: \$0.850M (EMA.0008), \$4.439M (ERA.0050).

For the Committee's information, Parks will request Landscaping and Public Art project funding in a separate report to Council on 2017 January 23.



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

FV/ac

Copied to: City Manager
Director Finance
City Solicitor



Meeting 2017 January 30

COUNCIL REPORT

FINANCIAL MANAGEMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

**SUBJECT: 2017 ENGINEERING CAPITAL INFRASTRUCTURE REPLACEMENTS
BYLAW FUNDING REQUEST**

RECOMMENDATIONS:

1. THAT Council approve the additional capital expenditure of \$6.352 Million for infrastructure capital improvements, as outlined in this report.
2. THAT Council authorize staff to bring down a Capital Reserves Bylaw in the amount of \$2.395 Million (inclusive of GST), and draw from the Sanitary Sewer Capital Fund the amount of \$.529 Million (inclusive of GST) and the Waterworks Utility Capital Fund the amount of \$3.725 Million (inclusive of GST) to finance the capital programs, as outlined in this report.

REPORT

The Financial Management Committee, at its meeting held on 2017 January 25, received and adopted the attached report seeking Council's funding approval for 2017 Engineering capital infrastructure replacement.

Respectfully submitted,

Councillor D. Johnston
Chair

Councillor C. Jordan
Vice Chair

Councillor P. McDonell
Member

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|------------|--|
| Copied to: | City Manager Director Engineering Director Finance City Solicitor |
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| Item |
| Meeting.....2017 Jan 25 |

COMMITTEE REPORT

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|-----------------|---|--------------|-----------------|
| TO: | CHAIR AND MEMBERS FINANCIAL MANAGEMENT COMMITTEE | DATE: | 2017 January 18 |
| FROM: | DIRECTOR ENGINEERING | FILE: | 32000-05 |
| SUBJECT: | 2017 ENGINEERING CAPITAL INFRASTRUCTURE REPLACEMENTS BYLAW FUNDING REQUEST | | |
| PURPOSE: | To request approval and funding for 2017 Engineering capital infrastructure replacements. | | |

RECOMMENDATIONS:

1. **THAT** Council approve the additional capital expenditure of \$6.352 Million for infrastructure capital improvements, as outlined in this report.
2. **THAT** Council to authorize staff to bring down a Capital Reserves bylaw in the amount of \$2.395 Million (inclusive of GST), and draw from the Sanitary Sewer Capital Fund the amount of \$.529 Million (inclusive of GST) and the Waterworks Utility Capital Fund the amount of \$3.725 Million (inclusive of GST) to finance the capital programs as outlined in this report.

REPORT

The 2016 – 2021 Annual Financial Plan provides funding for various multi-year capital improvements. In order to proceed in a timely manner with the Infrastructure Replacement programs, early approval is requested for the below listed projects. Sufficient Capital Reserves are available to complete these works.

1.0 2017 CAPITAL PROGRAM

For capital programs that have plan in both 2017 and 2018, the funding for both years is being raised here in order to be able to award upcoming contracts for construction.

1.1 *Watermain Replacement and Road Rehabilitation- Pkg B* **\$4,751,850**

| | | |
|----------|--------------------|------------------|
| EJA.0015 | Watermain Renewals | 2,533,850 |
| EKA.0015 | Sanitary Main | 180,000 |
| ELA.0022 | Storm Sewers | 20,000 |
| EMC.0011 | LRN | <u>2,018,000</u> |
| | | 4,751,850 |

To: Chair and Members Financial Management Committee
 From: Director Engineering
 Re: 2017 ENGINEERING CAPITAL INFRASTRUCTURE
 REPLACEMENTS BYLAW FUNDING REQUEST
 2017 January 18..... Page 2

Replace existing aged AC and CI watermain with new DI watermain as part of the City's ongoing infrastructure renewal program. Rehabilitation of the affected roads and accessibility improvements to be coordinated with watermain replacements as part of an integrated project, where applicable.

This project generally consists of both watermain replacements and future road rehabilitation together as an integrated program. This component of the 2017 work, Group B projects, are to be constructed by City forces; roadworks are generally included in a future LRN program.

1.2 Water Service Replacement Program \$675,000

EJC.0008 Water Service Replacement 675,000

Upgrade or replace existing water services as part of the City's ongoing infrastructure renewal program (independent from water main renewal program).

1.3 Water Meter Replacement Program \$250,000

EJB.0012 Water Meters 250,000

Upgrade and replace existing water meters as part of the City's ongoing infrastructure renewal program. Replacing water meters improves meter accuracy, aligning actual consumption and billing.

1.4 Storm Service Replacements \$250,000

ELC.0008 Storm Service Replacements 250,000

Replace aged or poor condition rated storm sewer laterals as part of the City's infrastructure renewal program. Replacement criteria or factors can include blockages, root intrusion issues, and previous repair history. Work will be undertaken by City forces, as required.

1.5 Sanitary Service Replacements \$225,000

EKC.0008 Sanitary Services 225,000

Replace aged or poor condition rated sanitary sewer laterals as part of the City's ongoing I&I Reduction and infrastructure renewal program. Replacement criteria or factors can include blockages, root intrusion issues, previous repair history, and poor I&I performance.

Work will be undertaken by City forces, as required.

To: *Chair and Members Financial Management Committee*
 From: *Director Engineering*
 Re: *2017 ENGINEERING CAPITAL INFRASTRUCTURE
 REPLACEMENTS BYLAW FUNDING REQUEST*
 2017 January 18..... Page 3

1.6 PRV Flow Meter Replacements & Pressure Modulation \$100,000

EJB.0011 Pump Stns, Reservoirs, PRVs, 100,000
 Scada

Upgrades to include new flow meters, chambers and pressure modulation capability associated with existing PRV's.


1.7 Barnet Beach PS & FM Replacement \$100,000

EKB.0018 Barnet Beach PS & FM Repl 100,000

Provide replacement forcemain and related pump station upgrades involving relocation of existing forcemain away from the CPR Right-of-Way (ROW) as a means to mitigate against higher costs associated with increasing licensing agreement fees with CPR.

2.0 RECOMMENDATION

It is recommended that Council approve the capital expenditure of \$6.352 Million for Replacement Infrastructure projects, as outlined in this report and that Council authorize staff to bring down a Capital Reserves Bylaw in the amount of \$2.395M (inclusive of GST), and draw from the Sanitary Sewer Capital Fund the amount of \$.529M (inclusive of GST) and the Waterworks Utility Fund the amount of \$3.725m to finance the capital programs as outlined in this report.


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

FV/ac

Copied to: Director Finance



Meeting 2017 January 30

COUNCIL REPORT

FINANCIAL MANAGEMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

**SUBJECT: 2017 ENGINEERING CAPITAL INFRASTRUCTURE DESIGN AND
EARLY TENDER PROJECTS BYLAW FUNDING REQUEST**

RECOMMENDATIONS:

1. THAT Council approve capital expenditures of \$0.959 Million for infrastructure capital improvements, as outlined in this report.
2. THAT Council authorize staff to bring down a Capital Reserves bylaw in the amount of \$.451 Million (inclusive of GST), and the use of Waterworks Utility Capital Funds in the amount of \$.553 Million (inclusive of GST) to finance the capital programs, as outlined in this report.

REPORT

The Financial Management Committee, at its meeting held on 2017 January 25, received and adopted the attached report seeking Council's funding approval for 2017 Engineering capital infrastructure design and early tender projects.

Respectfully submitted,

Councillor D. Johnston
Chair

Councillor C. Jordan
Vice Chair

Councillor P. McDonell
Member

| | |
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| Copied to: | City Manager Director Engineering Director Finance City Solicitor |
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|---------------------------|
| Item |
| Meeting 2017 Jan 25 |

COMMITTEE REPORT

| | | | |
|-----------------|---|--------------|-----------------|
| TO: | CHAIR AND MEMBERS FINANCIAL MANAGEMENT COMMITTEE | DATE: | 2017 January 18 |
| FROM: | DIRECTOR ENGINEERING | FILE: | 32000-05 |
| SUBJECT: | 2017 ENGINEERING CAPITAL INFRASTRUCTURE DESIGN AND EARLY TENDER PROJECTS BYLAW FUNDING REQUEST | | |
| PURPOSE: | To request approval and funding for 2017 Engineering capital infrastructure design and early tender projects. | | |

RECOMMENDATIONS:

1. **THAT** Council approve capital expenditures of \$0.959 million for infrastructure capital improvements, as outlined in this report.
2. **THAT** Council authorize staff to bring down a Capital Reserves bylaw in the amount of \$.451 Million (inclusive of GST), and the use of Waterworks Utility Capital Funds in the amount of \$.553 Million (inclusive of GST) to finance the capital programs as outlined in this report.

REPORT

The 2016 – 2020 Annual Financial Plan provides for various multi-year capital improvements. To proceed in a timely manner with contracts for design and construction, expenditure approval is requested for the following projects. Sufficient Capital Reserves are available to complete these works.

1.0 2017 CAPITAL PROGRAM

For capital projects that will have expenditures in both 2017 and 2018, the funding for both years is being requested.

1.1 Watermain Replacement and Road Rehab- Pkg A **\$299,000**

| | | |
|----------|------------------------------|---------------|
| AEC.0015 | Civic Communications Conduit | 24,000 |
| EJA.0015 | Watermain Renewals | 178,000 |
| EMC.0011 | LRN | 37,000 |
| ERA.0064 | Carleton Av Upgrade | <u>60,000</u> |
| | | 299,000 |

To: Chair and Members Financial Management Committee
 From: Director Engineering
 Re: 2017 ENGINEERING CAPITAL INFRASTRUCTURE
 DESIGN AND EARLY TENDER PROJECTS BYLAW
 FUNDING REQUEST
 2017 January 18..... Page 2

This project consists of both watermain replacements and road rehabilitation as an integrated program. This funding request is for design only.

1.2 Capitol Hill Pump Station Upgrade \$350,000

| | | |
|----------|----------------------------|---------|
| EJB.0011 | Pump Stn, Reservoirs, PRVs | 350,000 |
|----------|----------------------------|---------|

The pump station upgrade is required to accommodate growth and re-development by increasing safe and reliable water supply through an electrical upgrade at the Capitol Hill Booster Station.

1.3 Broadway Improvements Bainbridge to Underhill \$310,000

| | | |
|----------|---|----------------|
| AEC.0015 | Civic Communications | 40,000 |
| ERA.0070 | Broadway Improvements Bainbridge to Underhill | <u>270,000</u> |
| | | 310,000 |


Road upgrades on Broadway (Bainbridge Av to Underhill Av) will be cost-shared with Fortis BC, who will be installing a transmission gas line on this street as part of their Lower Mainland Intermediate Pressure System Upgrade (LMIPSU) project. The road will be upgraded with widened pavement, urban trail, sidewalks, and treed boulevards to improve the street for all users. Storm sewers and watermains requiring condition or capacity upgrades in this section will also be addressed in this project. Installation of the City's IT network conduit will also be completed along the full length of the project.

Funding is for design only. Construction is scheduled for 2018.

To: Chair and Members Financial Management Committee
From: Director Engineering
Re: 2017 ENGINEERING CAPITAL INFRASTRUCTURE
DESIGN AND EARLY TENDER PROJECTS BYLAW
FUNDING REQUEST
2017 January 18..... Page 3

2.0 RECOMMENDATION

It is recommended that Council approve capital expenditures of \$.959 Million for 2017 Infrastructure projects, as outlined in this report and that Council authorize staff to bring down a Capital Reserves Bylaw in the amount of \$.451M (inclusive of GST), and approve the use of Waterworks Utility Funds in the amount of \$.553M to finance the capital programs as outlined in this report. Upon Council approval, the 2017 provision of the 2016-2020 Financial Plan will be amended to include these expenditures.


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

FV/ac

Copied to: Director Finance



Meeting 2017 January 30

COUNCIL REPORT

FINANCIAL MANAGEMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

SUBJECT: 2017 INFORMATION TECHNOLOGY CAPITAL PROGRAM

RECOMMENDATIONS:

1. THAT Council approve the capital expenditure of \$2,960,744 for the 2017 Information Technology program, as outlined in this report.
2. THAT Council authorize staff to bring down a Capital Reserves Bylaw in the amount of \$3,099,096 (inclusive of GST of \$138,352) to finance the program.

REPORT

The Financial Management Committee, at its meeting held on 2017 January 25, received and adopted the attached report seeking Council's approval for capital expenditure and funding bylaw for Information Technology Capital Program.

Respectfully submitted,

Councillor D. Johnston
Chair

Councillor C. Jordan
Vice Chair

Councillor P. McDonell
Member

| | |
|------------|--|
| Copied to: | City Manager Deputy City Manager Chief Information Officer Director Planning & Building Director Engineering Director Finance City Solicitor |
|------------|--|



Meeting 2017 Jan 26

COMMITTEE REPORT

TO: CHAIR AND MEMBERS
FINANCIAL MANAGEMENT COMMITTEE

DATE: 2017 January 17

FROM: CHIEF INFORMATION OFFICER

FILE:

SUBJECT: 2017 INFORMATION TECHNOLOGY CAPITAL PROGRAM

PURPOSE: To request approval for capital expenditure and funding bylaw for Information Technology Capital Program.

RECOMMENDATIONS:

1. **THAT** Financial Management Committee recommend Council approve the capital expenditure of \$2,960,744 for the 2017 Information Technology program as outlined in this report.
2. **THAT** Financial Management Committee recommend Council authorize staff to bring down a Capital Reserves Bylaw in the amount of \$3,099,096 (inclusive of GST of \$138,352) to finance the program.

REPORT**1.0 INTRODUCTION**

The Draft 2017– 2021 Provisional Financial Plan identifies funding for information technology projects. The 2017 portion of the 2016 – 2020 Annual Financial Plan included a provision for the continuation of projects commenced in 2016 for a number of initiatives under IT Infrastructure and Business Solutions (software). In order to ensure the success and completion of these initiatives, IT would like to initiate work as early as possible. This funding request reflects the anticipated scope and the cost estimates associated with these initiatives in 2017. Sufficient Capital Reserves are available to complete these purchases.

To: Chair and Members Financial Management Committee
 From: Chief Information Officer
 Re: 2017 Information Technology Capital Program
 2017 January 17.....Page 2

2.0 IT INFRASTRUCTURE PROGRAM

\$1,968,500

The 2017 IT Infrastructure program includes infrastructure replacement and growth initiatives to replace aging computer equipment, upgrade or expand infrastructure to support the technical applications throughout City departments, and to enhance service to the public and internal stakeholders.

2.1 INFRASTRUCTURE REPLACEMENT

\$1,040,500

The City maintains an annual replacement program for its computer equipment such as servers, workstations, monitors, tablets and associated peripheral devices. For 2017, funding is required to replace a number of older servers, workstations, cabling, and equipment that have reached the end of their useful life.

Specific replacement works consist of:

- Computers, laptops, tablets and related workstation equipment
- Application servers and Storage
- Network communications equipment and Security
- Additional minor replacement projects

2.2 INFRASTRUCTURE REQUIRED FOR GROWTH

\$928,000

This program includes purchases of new computer equipment, peripherals, software licences and services. It also provides for technology software application upgrades to support planned 2017 City business application projects which address organizational needs, augment public services and reduce business risks associated with aging technology.

Specific works include:

- Client workstation and mobile device management systems upgrades
- New Servers to facilitate implementation of departmental applications
- Network and Security Upgrades
- Data Centre equipment upgrades

Project descriptions and 2017 cost estimates for IT Infrastructure Program are presented in Appendix 1.

To: Chair and Members Financial Management Committee
 From: Chief Information Officer
 Re: 2017 Information Technology Capital Program
 2017 January 17.....Page 3

3.0 BUSINESS SOLUTIONS

\$992,244

The City develops an annual plan to replace and upgrade business applications for the purposes of enhancing citizen service through quicker and easier access to City information and services online, and to ensure internal systems are robust, sustainable and continue to evolve to meet the changing needs of the business.

The initiatives, which comprise the proposed 2017 program, have been selected based on input from City departments and prioritized based on criteria established by the City's IT Executive Steering Committee which consists of senior staff from all user departments.

The 2017 Information Technology program includes the following key initiatives:

- Manager & Employee Self-Service - Benefits & Personal Administration
- Corporate Point of Sale system
- Tax & Revenue Management
- Fleet Management and Maintenance system
- SAP Service Pack implementation (annual upgrade)
- Systems Enhancements
- SAP Solution Manager Revamp

Projects descriptions and 2017 cost estimates for Business Solutions Program are presented in Appendix 2.

4.0 RECOMMENDATION

It is recommended that the Financial Management Committee recommend Council approve the capital expenditure of \$2,960,744 for the 2017 Information Technology Program as outlined in this report, and for the Financial Management Committee to recommend Council authorize staff to bring down a Capital Reserves Bylaw in the amount of \$3,099,096 (inclusive of GST of \$138,352) to finance the program.



Shari Wallace
 CHIEF INFORMATION OFFICER

To: Chair and Members Financial Management Committee
From: Chief Information Officer
Re: 2017 Information Technology Capital Program
2017 January 17.....Page 4

SW:DB /dd

Copied to: City Manager
Deputy City Manager
Director Finance
Director Engineering
Director Planning and Building
City Solicitor

To: Chair and Members Financial Management Committee
 From: Chief Information Officer
 Re: 2017 Information Technology Capital Program
 2017 January 17.....Page 5

Appendix -1

IT Infrastructure Capital Program for 2017 – Supplementary Information

1.0 INFRASTRUCTURE REPLACEMENT \$1,040,500

The City maintains an annual replacement program for its computer equipment such as servers, cabling, network, workstations and associated peripheral devices. For 2017, funding is required to replace a number of older servers, workstations, and equipment that have reached the end of their useful life.

Specific replacement works consist of:

- Computers, laptops, tablets and related workstation equipment \$327,000
 - Standard 4-year lifecycle replacement (Note: IT has moved to a 4-year replacement schedule for standard workstations, with monitors on a 6-year replacement cycle)
- Application servers and Storage \$212,500
 - Standard hardware lifecycle replacement based on risk analysis of the expected life of the servers and disk combined with the business criticality of the applications
 - Replacement of existing physical servers with faster, larger format, servers that will better support our server virtualization initiatives
- Network communications equipment and Security \$452,000
 - Upgrading facility switches with current models.
 - Upgrading network uplink connection speeds from 1GB to 10GB
- Additional minor replacement projects \$49,000
 - Minor hardware replacement projects for small network, workstation and security devices.

To: Chair and Members Financial Management Committee
 From: Chief Information Officer
 Re: 2017 Information Technology Capital Program
 2017 January 17.....Page 6

2.0 INFRASTRUCTURE REQUIRED FOR GROWTH \$928,000

This program includes purchases of net new computer equipment, peripherals, software licences and implementation services, as well as upgrades to the technical systems software that operates the hardware. This new infrastructure will support planned 2017 City business solutions initiatives which address organizational needs, augment public services and reduce business risks associated with aging technology.

Specific works include:

- Client workstation and mobile device management systems upgrades \$68,000
 - Upgrade windows and mobile devices management systems that are required to keep client platforms secure and up to the latest and most stable releases
- New Servers to facilitate implementation of departmental applications \$121,000
 - New servers added to our environment for new projects (Note: these are for smaller initiatives; hardware for larger initiatives are included in specific project budgets)
- Network and Security Upgrades \$546,000
 - Includes the upgrades of network links and fiber optics cabling to remote sites
 - Enhancement of security threat detection and monitoring systems
 - Security Firewall upgrades
- Data Centre equipment upgrades \$193,000
 - The installation of environmental sensors and infrastructure monitoring tools
 - Upgrading and securing wiring closets across the City

To: Chair and Members Financial Management Committee
 From: Chief Information Officer
 Re: 2017 Information Technology Capital Program
 2017 January 17.....Page 7

Appendix -2

IT Business Solutions Capital Program for 2017 – Supplementary Information

1.0 BUSINESS SOLUTIONS \$992,244

The 2017 Information Technology program includes the following key initiatives:

- Manager & Employee Self-Service - Benefits & Personal Administration \$73,202
 - The Managers' Self-Service project will enable City staff to perform key functions online: e.g., submit and approve leave applications, view team calendars and approve or reject timecards.
- Corporate Point of Sale system \$107,000
 - This project started in 2015 and continues the implementation of a new third-party POS system which offers the latest technology and capabilities and will assist the City in maintaining PCI compliance.
- Tax & Revenue Management \$79,857
 - A study to determine the best suitable replacement for the legacy Property Tax System. The study includes determining initial requirements, identifying potential third party and in-house solutions, studying risks and benefits associated with the various approaches and building a Request for Proposal and business case.
- Fleet Management and Maintenance system \$257,458
 - Retirement of current legacy fleet management system and replacement with SAP functionality, including asset lifecycle management, work management and financial management of vehicles and equipment.
- SAP Service Pack implementation (annual upgrade) \$319,427
 - Annual initiative to apply the latest SAP service pack which contains critical system updates, legislative and regulatory changes, enhancements and new functionality required by City departments.
- Systems Enhancements \$106,788
 - A range of minor enhancements to enterprise and department systems to enhance functionality and address emerging business needs.
- SAP Solution Manager Revamp \$48,512
 - Study to recommend upgrade path for SAP Solution Manager Software



Meeting 2017 January 30

COUNCIL REPORT

FINANCIAL MANAGEMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

**SUBJECT: "BURNABY THEN AND NOW"
CELEBRATING BURNABY 125 WITH HERITAGE MARKERS**

RECOMMENDATIONS:

1. THAT Council approve expenditure not to exceed \$60,000 (including 5% GST) from the City's Gaming Fund to implement the Burnaby 125 Heritage Marker project, as outlined in this report.
2. THAT a copy of this report be sent to the Parks, Recreation and Culture Commission and the Community Heritage Commission for information purposes.

REPORT

The Financial Management Committee, at its meeting held on 2017 January 25, received and adopted the attached report seeking Council's approval and funding for a project to celebrate the City's 125th anniversary, as outlined in this report.

Respectfully submitted,

Councillor D. Johnston
Chair

Councillor C. Jordan
Vice Chair

Councillor P. McDonell
Member

| | |
|------------|---|
| Copied to: | City Manager Deputy City Manager Director Planning & Building Director Parks, Recr. & Cult. Services Director Finance |
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Meeting 2017 Jan 25

COMMITTEE REPORT

TO: FINANCIAL MANAGEMENT COMMITTEE **DATE:** 2017 January 19

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 1650-20
Reference: Burnaby 125

SUBJECT: “BURNABY THEN AND NOW”
CELEBRATING BURNABY 125 WITH HERITAGE MARKERS

PURPOSE: To obtain Council approval and funding for a project to celebrate the City’s 125th anniversary as outlined in this report.

RECOMMENDATIONS:

1. **THAT** the Committee request Council approval for an expenditure not to exceed \$60,000.00 (including 5% GST) from the City’s Gaming fund to implement the Burnaby 125 Heritage Marker project as outlined in this report; and
2. **THAT** a copy of this report be sent to the Parks, Recreation and Culture Commission and the Community Heritage Commission for information purposes.

REPORT**1.0 BACKGROUND**

Arising from a discussion at its Open meeting held on 2016 October 19, the Financial Management Committee requested staff to prepare a proposal to initiate a project to install additional historic plaques around the City to commemorate the City’s 125th anniversary. This initiative would serve to provide a legacy to mark this milestone event and provide additional opportunities for the public to learn about the City’s rich history. This report outlines a proposal to develop a heritage interpretation program to create and install heritage markers around the City and seeks Council approval to implement and fund the project through the use of Gaming funds.

2.0 BURNABY THEN AND NOW

Burnaby has a rich and diverse history spanning 125 years. Since its incorporation as a Municipality in 1892, the City has grown from a small rural, pioneer community to a vibrant urban centre. To celebrate Burnaby’s 125th anniversary, it is proposed to create and install a series of heritage markers at key locations throughout the City. The theme for these markers, “Burnaby Then and Now”, is intended to celebrate Burnaby’s unique stories provided by local residents and would focus on five key themes:

- i) Working People – the lives of Burnaby citizens;
- ii) Taking a Stand – Collective action and advancing human rights;
- iii) Protecting the Environment – Waterways, green spaces and parks;

To: Financial Management Committee
 From: Director Planning and Building
 Re: Burnaby Then and Now –
 Burnaby 125 Heritage Markers

2017 January 19..... Page 2

- iv) Celebrating Diversity – Multi-cultural Burnaby – all themes are past and present; and
- v) Urban Development – Transportation, urbanization and building a modern city.

The creation and installation of the proposed heritage markers would form part of a larger public engagement exercise conducted throughout the year, including collaboration and outreach with other community partners, including seniors' groups, neighborhood associations, historical groups and other community-based organizations. This project will be advanced as part of Burnaby Village Museum's existing heritage programs planned for 2017. After these stories are captured, they will be used to create permanent interpretive signs using the words of Burnaby people through quotes, photographs and stories. As each series of heritage markers are created, a final design and proposed civic locations will be shared with the Community Heritage Commission for their review and approval.

The project will be launched on 22 September 2017 as part of the Burnaby 'Neighborhood History Series' of the Burnaby Village Museum which runs until 11 November 2017. Finally, the stories, artifacts and photographs collected during the course of the project will be catalogued and digitized for inclusion on the Heritage Burnaby website with an online digital version of the installed heritage markers. Members of partner groups and the community would be invited to attend these presentations and encouraged to continue collaborating on gathering and sharing stories and information.

3.0 FINANCING

Council approval is sought for the use of Gaming funds not to exceed \$60,000.00 (inclusive of 5% GST) to implement the project. The use of Gaming funds for this project is consistent with Council guidelines to support heritage, cultural and environmental projects.

4.0 NEXT STEPS

The Burnaby 125 Heritage Marker project will provide a more complete and inclusive picture of Burnaby's history through local stories and historical images, and would complement the existing interpretive plaques and signs previously established under the City's ongoing Heritage Program. With the concurrence of the Committee and Council, staff will proceed to advance the project as outlined in this report with regular updates to the Community Heritage Commission and the Parks, Recreation and Culture Commission.


 Lou Pelletier, Director
 PLANNING AND BUILDING

HL:sa

Copied to: City Manager
 Deputy City Manager
 City Clerk
 Director Parks, Recreation and Cultural Services
 Community Heritage Commission

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Meeting 2017 January 30

COUNCIL REPORT

FINANCIAL MANAGEMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

SUBJECT: CITY HALL / DEER LAKE PRECINCT PARKING LOTS PROJECT

RECOMMENDATION:

1. THAT Council authorize staff to initiate civil design for three parking lots and to bring down a capital reserves expenditure bylaw in the amount of \$650,000 (inclusive of 5% GST at \$30,954) to finance the expenditure.

REPORT

The Financial Management Committee, at its meeting held on 2017 January 25, received and adopted the attached report seeking Council's authorization to advance design of new parking facilities within the City Hall / Deer Lake precinct.

Respectfully submitted,

Councillor D. Johnston
Chair

Councillor C. Jordan
Vice Chair

Councillor P. McDonell
Member

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|------------|---|
| Copied to: | City Manager |
| | Deputy City Manager |
| | Director Planning & Building |
| | Director Engineering |
| | Director Parks, Recr. & Cult. Services |
| | Director Public Safety & Com. Services |
| | Director Finance |
| | OIC, RCMP |
| | Chief Building Inspector |
| | Chief Licence Inspector |
| | Assistant Director, Facilities Management |
| | Purchasing Manager |
| | City Solicitor |



TO: CHAIR AND MEMBERS
FINANCIAL MANAGEMENT COMMITTEE

DATE: 2017 January 19

FROM: MAJOR CIVIC BUILDING PROJECT
COORDINATION COMMITTEE

FILE: 4220 04
Reference: City Hall Redevelopment

SUBJECT: CITY HALL / DEER LAKE PRECINCT PARKING LOTS PROJECT

PURPOSE: To obtain Council authorization to advance design of new parking facilities within the City Hall/Deer Lake precinct.

RECOMMENDATION:

1. **THAT** Council be requested to authorize staff to initiate civil design for three parking lots and to bring down a capital reserves expenditure bylaw of \$650,000 (inclusive of 5% GST at \$30,954) to finance the expenditure.

REPORT

1.0 BACKGROUND

Over the years, parking demands in the City Hall/Deer Lake Park precinct have steadily increased. A combination of general growth, current operations and special events have resulted in additional parking requirements and demands which have collectively added considerable pressure on existing available parking lots in the City Hall/Deer Lake precinct.

In 2015, the City retained Bunt Engineering to investigate and provide recommendations on how best to address immediate parking requirements and related issues, as well as prepare a long term cost-effective parking strategy for the precinct.

A detailed parking review of existing and future parking supply and demand within the precinct resulted in a recommended parking supply expansion strategy. Key findings and recommended parking supply strategies were developed. From this work, three priority locations were identified for parking projects.

This report seeks Council authorization to advance the staged development of those identified parking projects within the precinct, and to initiate rezoning of the lands associated with parking areas #1 and #2 (shown on *Figure 1*) to permit parking as a principle use, as the design work is advanced.

To: Financial Management Committee
 From: Major Civic Building Project Coordination Committee
 Re: City Hall/Deer Lake Precinct Parking Lots Project
 2017 January 19.....Page 2

2.0 PARKING STRATEGY

The *City Hall and Deer Lake Precinct Parking Study (2016)*, herein referred to as the study, analyzed existing and forecast parking demand and supply to support the development of short and long term parking and increasing parking supply.

The study identified six potential sites for the short and long term development. Of these, two surface and one structured parking lot were short listed to advance, as illustrated in *Figure 1*.

2.1 SURFACE PARKING

The study recommended the expansion of surface parking supply in the short term at two locations – Sites #1 and #2.

2.1.1 Site #1 (4276 Norland Avenue)

Located adjacent to Deer Lake Center at the corner of Canada Way/Norland Avenue, this location could provide up to 200 new parking spaces. This additional parking supply would fully meet the unserved parking demand at the Centre, as well as providing overflow relief for City Hall lots south of Canada Way and for City events, such as the Farmers Market.

To advance development of this site, staff will seek Council authorization to initiate rezoning to the CD, P2, C1, P8 District to permit parking as a principle use, concurrent with advancing the design for a surface lot. The design would determine the ultimate configuration and total number of parking stalls to be constructed. Funding authorization for construction would be the subject of a further report pending the completion of the design work.

2.1.2 Site #2 (6260 Deer Lake Avenue and 4828, 4846, 4868, 4896 Rowan Avenue)

Located south of Deer Lake Avenue and adjacent to the Cultural Facilities at Deer Lake Park (*see Figure 1*), the development of surface parking at this site could provide up to 190 new parking stalls. The additional parking supply, which could be constructed in two phases, would benefit the RCMP, City Hall staff and visitors to Deer Lake Park for significant events such as the Blues Festival.

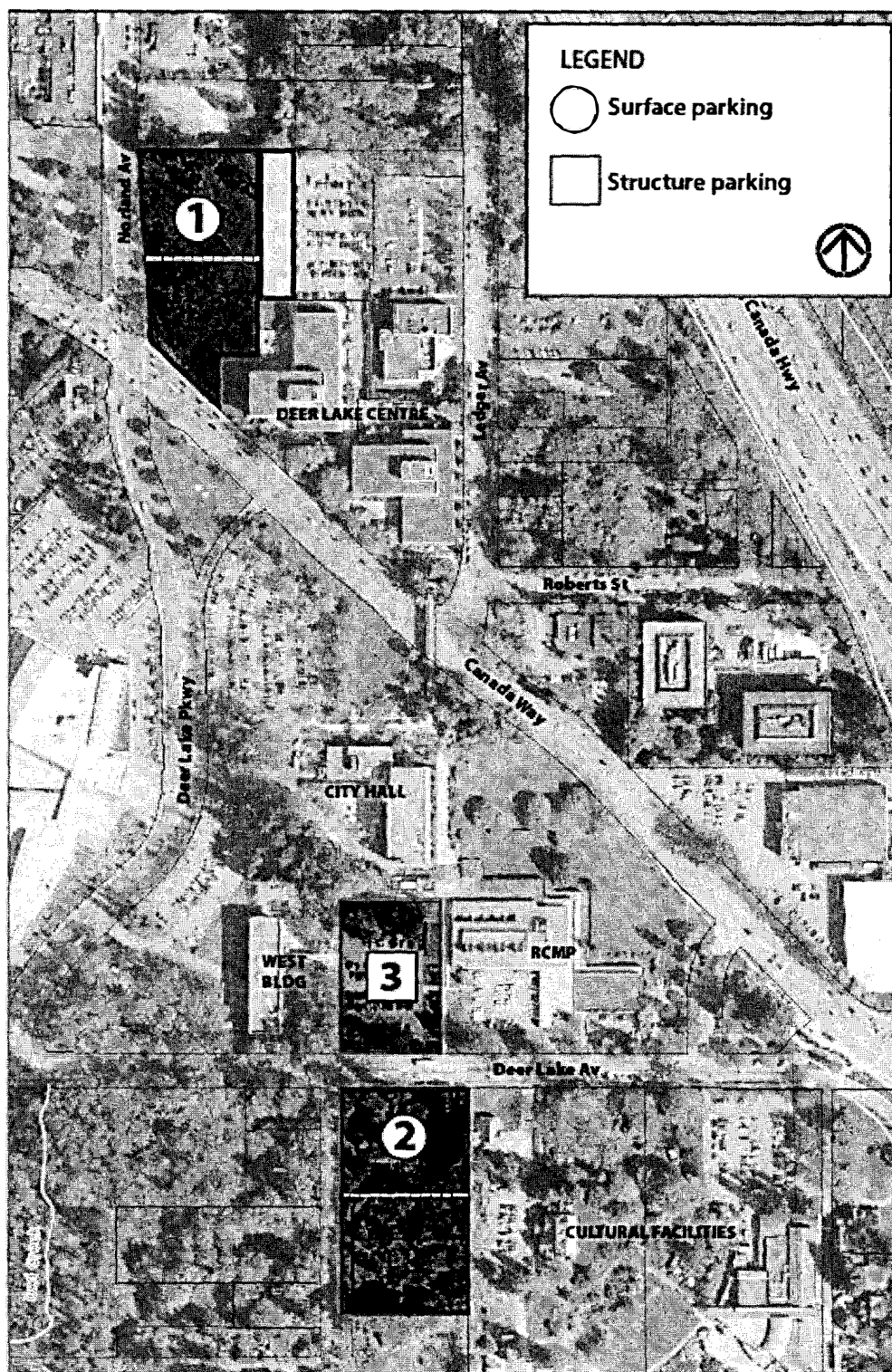
To advance development of this site, staff will seek Council authorization to initiate rezoning and consolidation to the CD, P3, P8 District to permit parking as a principle use, concurrent with advancing the design for a surface lot. As part of this work, staff would coordinate the conclusion of the interim rental of sites within this area to enable site servicing in advance of construction of the parking areas.

The construction of Sites #1 and #2, while providing for the short term staff parking demands of the precinct, supports recreational and special event parking, and provides capacity to relocate RCMP parking, as necessary, to advance any structured parking options at Site #3.

To: Financial Management Committee
 From: Major Civic Building Project Coordination Committee
 Re: City Hall/Deer Lake Precinct Parking Lots Project
 2017 January 19.....Page 3

In this regard, it is recommended that Council authorize the advancement of the civil design for surface parking lots at Sites #1 and #2.

Figure 1: Priority Parking Lot Projects



To: Financial Management Committee
 From: Major Civic Building Project Coordination Committee
 Re: City Hall/Deer Lake Precinct Parking Lots Project
 2017 January 19.....Page 4

2.2 STRUCTURED PARKING

The study also investigated the feasibility of a structured parking facility within the City Hall lands (4949 Canada Way), with Site #3 identified as a potential long term priority location. This site is well suited for a multi-level parking structure, due to existing grades, and proximity to existing demand at City Hall, and the RCMP.

Advancement of the design of structured parking at Site #3 would include the results of a completed City Hall Space Needs Study. This work would inform the long term parking requirements for both City Hall and RCMP, to be incorporated into the design of the structured parking facility.

3.0 PROJECT BUDGET, FINANCING AND SCHEDULE

To advance the parking lot projects at Site #1, #2 and #3, funding in the amount of \$650,000 is sought to undertake design, as outlined in this report. A Capital Budget allocation for this expenditure has been accounted for in the 2017 – 2021 Provisional Financial Plan under the City Hall Precincts Projects component.

It is recommended that the Financial Management Committee recommend Council authorize staff to initiate the civil design for three parking lots and bring down a Capital Reserves expenditure Bylaw in the amount of \$650,000 (inclusive of 5% GST of \$30,954) to finance the required expenditures for geotechnical and environmental assessments, topographic surveys, civil design, the preparation of tender documents and contract administration for two surface parking lots, and preliminary design and estimate for the structured parking lot on Site #3.

Upon completion of the design, Council authorization for funding of the construction works would be the subject of a further report.

As detail design and rezoning advance concurrently, it is expected that the construction works for Sites #1 and #2 would advance in 2017 – 2019 with Site #1 being the first priority for completion. Work on the structured parking on Site #3 would follow completion of Site #2 to provide two interim parking areas to meet needs for existing parking displaced during the construction process on Site #3.

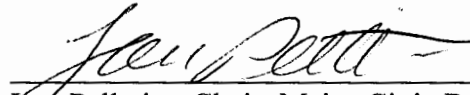
4.0 CONCLUSION AND SUMMARY

The City Hall and Deer Lake Precinct Parking study analyzed existing and forecast parking supply and demand to support the development of both short term and long term parking management strategies.

The study identified two surface and one structured parking lot to advance as priority locations.

To: Financial Management Committee
 From: Major Civic Building Project Coordination Committee
 Re: City Hall/Deer Lake Precinct Parking Lots Project
 2017 January 19.....Page 5

To advance these priority projects, this report seeks approval to initiate civil design for the three parking lots, as outlined above.


 Lou Pelletier, Chair, Major Civic Building Project
 Coordination Committee


 Leon A. Gous, Director Engineering


 Dave Ellenwood, Director Parks, Recreation and
 Cultural Services

LL/sla

cc: City Manager
 Deputy City Manager
 Director Public Safety and Community Services
 Director Finance
 OIC, RCMP
 Chief Building Inspector
 Chief License Inspector
 Assistant Director, Facilities Management
 Purchasing Manager
 City Solicitor

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MANAGER'S REPORT January 30, 2017

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 **BRITISH COLUMBIA CLIMATE ACTION CHARTER**

PURPOSE: To inform Council on actions taken by the City to reduce its corporate greenhouse gas emissions and seek Council's approval in becoming a member of the BC Climate Action Charter.

02 **7076 FIELDING COURT, BURNABY, BC LOT 41, DL 78, NWP30600**

PURPOSE: To request a Council resolution to file a notice in the Land Title Office pursuant to Section 57 of the Community Charter, with respect to a property in contravention of City Bylaws.

03 **HATS OFF DAY PARADE – SATURDAY, 2017 JUNE 03**

PURPOSE: To seek Council approval for the Hats Off Day Parade.

04 **NAGAR KIRTAN PARADE – SATURDAY, 2017 MARCH 11**

PURPOSE: To seek Council approval for the Nagar Kirtan Parade.

Item

**05 SITING APPROVAL APPLICATION #16-92
 3971 THURSTON STREET
 PROPOSED NEW SINGLE-FAMILY DWELLING WITH
 SECONDARY SUITE AND DETACHED GARAGE
 METROTOWN TOWN CENTRE COMMUNITY PLAN**

PURPOSE: To inform Council of a request to construct a new single-family dwelling under existing zoning within the Metrotown Town Centre Community Plan, Sub-Area 11.

06 REZONING APPLICATIONS

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

Yours respectfully,

A handwritten signature in black ink, appearing to read 'Lambert Chu', with a long horizontal flourish extending to the right.

Lambert Chu
City Manager



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| Item |
| Meeting2017 Jan 30 |

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2017 January 23

FROM: DIRECTOR ENGINEERING **FILE:** 33000 02
DIRECTOR PLANNING AND BUILDING *Reference:*

SUBJECT: BRITISH COLUMBIA CLIMATE ACTION CHARTER

PURPOSE: To inform Council on actions taken by the City to reduce its corporate greenhouse gas emissions and seek Council's approval in becoming a member of the BC Climate Action Charter.

RECOMMENDATIONS:

1. **THAT** Council approve City membership in the BC Climate Action Charter.
2. **THAT** a copy of this report be sent to:
 - A) The Environment Committee; and
 - B) Ms. Tara Faganello, Assistant Deputy Minister, Local Government Division, Ministry of Community, Sport and Cultural Development, PO Box 9490 Stn Prov Gov., Victoria, BC, V8W 9N7.

REPORT**1.0 INTRODUCTION**

The City has received a request from the Province to consider becoming a member of the BC Climate Action Charter (BCCAC). The BCCAC, which is a legally non-binding agreement between the Province, the Union of British Columbia Municipalities and the signatory local governments, was initially launched in September 2007 to demonstrate leadership actions and develop strategies to primarily achieve three goals:

- Being carbon neutral in respect of corporate operations by 2012;
- Measuring and reporting on their community Green House Gas (GHG) emissions; and
- Creating complete, compact and energy-efficient rural and urban communities.

At that time, the Charter also established the joint UBCM-Provincial Green Communities Committee (GCC) to support local governments in achieving their Charter commitments.

To: City Manager
 From: DIRECTOR ENGINEERING
 DIRECTOR PLANNING AND BUILDING
 Re: BC CLIMATE ACTION CHARTER
 2017 January 23..... Page 2

Local governments that signed onto the Charter were eligible to receive a rebate on their paid carbon tax (paid on directly purchased fossil fuels) through the *Climate Action Revenue Incentive Program (CARIP)* to support their climate action efforts. However, at that time the BCCAC also required becoming carbon neutral by 2012. This meant that if signatories could not achieve carbon neutrality through their own operational efforts by 2012, they would be required to purchase carbon credits to become carbon neutral for their corporate emissions. Depending on the corporate emissions and the price of purchasing carbon offsets (from the subsequently established Pacific Carbon Trust), local government could potentially pay more than what it received in the CARIP rebate to achieve carbon neutrality. Based on this and other factors, the City did not sign onto the BCCAC at that time.

Given the subsequent challenges faced by many signatory local governments in achieving carbon neutrality for their carbon emissions, the GCC has now changed the wording of the carbon neutrality commitment and endorsed “making progress towards carbon neutrality”. Given this, and the completion of the City’s Environmental Sustainability (ESS) and the Community Energy and Emissions Plan (CEEP), the City is now well positioned to consider the request by the Province to join the BC Climate Action Charter.

The following report informs Council on actions taken by the City to reduce its corporate GHG emissions and seek Council approval for membership in the BC Climate Action Charter.

2.0 THE CITY’S HISTORIC COMMITMENT TO REDUCE CORPORATE ENERGY USE AND GHG EMISSIONS

Over the past 10 years, Burnaby has made significant gains in building energy optimization to reduce energy usage, GHG emissions and operating costs. The City is also making progress on increasing efficiency within its fleet and in conversion of City street lights to LED.

A) Early Building Energy Optimization

The City retained Honeywell to retrofit 49 buildings between 2004 and 2006. Key retrofits included: improved lighting systems; pool covers; building weather stripping and sealing; power factor correction; boiler replacements; sensors and flush controls to reduce water consumption; low-e ceilings; and building automation.

Following standard Measurement and Verification procedures (M&V), Honeywell measured building energy use and compared it to calculated baselines over 6 years, for 33 of the retrofit buildings. This early retrofit project saved Burnaby \$3,265,040 over 6 years, and generated electrical savings of 22,511,536 kWh, natural gas savings of 142,081 GJ, and GHG savings of 7,842 tonnes of GHG’s.

The early retrofits meant that Burnaby had made significant energy efficiency gains *prior to* the provincial Climate Action Charter: building energy optimization projects from 2004 through 2006 reduced total GHG emissions from facilities by 1,263 tonnes in 2007 (based on project calculations of energy savings).

To: City Manager
 From: DIRECTOR ENGINEERING
 DIRECTOR PLANNING AND BUILDING
 Re: BC CLIMATE ACTION CHARTER
 2017 January 23..... Page 3

The City's early and on-going energy efficiency savings represent significant reductions in total emissions: by 2015, the cumulative calculated GHG savings reduced building emissions by more than 20%. These improvements have been achieved despite population growth and the addition of new facilities, including the new Edmonds Community Centre (2013).

B) Bio-fuels: 10% Ethanol and 5% Bio-diesel starting in 2010

By choosing to aggressively implement low carbon fuels in 2010, Burnaby took an early leadership role in reducing fleet emissions. Burnaby chose to go to the highest possible carbon reduction from the buyer's side, starting in 2010, with 10% ethanol and 5% biodiesel.

The use of E10 fuel, rather than the provincially mandated E5, resulted in a reduction of 91 tonnes of GHGs in 2015. Use of B5 biodiesel further reduced GHG's in 2015 by 36 tonnes, resulting in a total reduction of 127 tonnes of GHG's. This is just over a 1% reduction from the total Burnaby corporate emissions in 2015.

C) Conversion of all 14,600 of the City's streetlights to LED lights, phased implementation, 2015-2018.

Burnaby was the first municipality in the province of BC to commit to replacing all of its streetlights with LED streetlights. The full four phase implementation (2015-2018) across the City will result in all 14,600 streetlights being converted, with total estimated energy savings of over 6,500,000 kWh. During Phases 1-3, 66% of Burnaby's streetlights will be converted, with energy cost savings over 20 years calculated at almost \$12 million dollars. LED lights provide further cost savings in terms of reduced maintenance: the payback on the initial capital investments in Phases 1-3 is calculated to be approximately 6 years.

3.0 BC CLIMATE ACTION CHARTER

As noted elsewhere in the report, the BCCAC is a legally non-binding agreement between the Province, the Union of British Columbia Municipalities and the signatory local governments. In reviewing the BCCAC Commitments and the CARIP Conditional Grant Program and Reporting requirements, staff would comment as follows:

3.1 BCCAC Commitments

a) Being carbon neutral in respect of their corporate operations

The change in BCCAC requirement from being carbon neutral in respect to corporate emissions by 2012 to "making progress towards carbon neutrality" relieves the City from purchasing carbon offsets as a path to carbon neutrality and instead allows the City to develop long-term plan for corporate and community emission reduction projects and work towards reducing its corporate GHG emissions.

To: City Manager
 From: DIRECTOR ENGINEERING
 DIRECTOR PLANNING AND BUILDING
 Re: BC CLIMATE ACTION CHARTER
 2017 January 23..... Page 4

b) Measuring and reporting on their community Green House Gas (GHG) emissions

Based on staff discussion with the Provincial officials, the City can use the Provincial Community Energy and Emission Inventory data to report out on the community GHG emissions in Burnaby.

c) Creating complete, compact and energy-efficient rural and urban communities.

The City has on-going and longstanding commitments to developing complete and compact Town Centres and Urban Villages across the City; therefore, the City continues to meet the “complete, compact” commitment and is now progressing on energy efficiency through the ESS and CEEP processes.

3.2.1 CARIP Conditional Grant Program and Reporting Requirements

The CARIP conditional grant program provides 100% of direct carbon taxes paid by local governments back to them provided they:

a) Sign the Climate Action Charter.

b) Complete and submit a signed electronic version of the Carbon Tax Calculation Form.

This form, signed by Burnaby’s Financial Officer, asks for aggregated annual energy use for fuels for which a carbon tax is charged. This data is readily available from Burnaby’s current Fleet and Buildings data.

c) Report publicly on their plan and progress towards meeting climate action goals, including progress towards carbon neutrality (i.e. report publicly on community actions and corporate emissions).

The CARIP reports require qualitative descriptions of community and corporate climate related actions and programs (up to 5 each) for the current year as well as those proposed for the following year. The City is able to meet these requirements by reporting under the required following headings:

- Broad Planning Actions (e.g. climate related sections of OCP, CEEP, Local Area Plans)
- Buildings and Lighting (e.g. low carbon buildings, LED streetlight programs, etc.)
- Energy Generation (e.g. waste heat recovery, solar installations, heat pumps)
- Greenspace/Natural Resource Protection (e.g. creation and upgrading of greenways, parks, etc.)
- Solid Waste (e.g. recycling and household waste programs)
- Transportation Actions (e.g. cycling infrastructure, transit improvements, etc.)
- Water and Wastewater

To: City Manager
 From: DIRECTOR ENGINEERING
 DIRECTOR PLANNING AND BUILDING
 Re: BC CLIMATE ACTION CHARTER
 2017 January 23..... Page 5

- Climate Change Adaptation
- Innovation and Peer-to-Peer Learning

4.0 CONCLUSION

Over the past 10 years, Burnaby has made significant gains in building energy optimization to reduce energy usage, GHG emissions and operating costs. The City is also making progress on increasing efficiency within its fleet and in conversion of City street lights to LED. In addition, the City has now completed its Environmental Sustainability Strategy and Community Energy and Emissions Plan. Given this, the City is now well positioned to respond to the request from the Province to consider becoming a member of the BC Climate Action Charter (BCCAC). Staff recommends that Council authorize the City's membership in the BCCAC.


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


 Lou Pelletier
 DIRECTOR PLANNING AND BUILDING

DD:ac

Copied to: Director Finance
 City Clerk



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| Item |
| Meeting 2017 January 30 |

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2016 December 14

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 43000 40

SUBJECT: 7076 FIELDING COURT, BURNABY, BC
LOT 41, DL 78, NWP30600

PURPOSE: To request a Council resolution to file a notice in the Land Title Office pursuant to Section 57 of the Community Charter, with respect to a property in contravention of City Bylaws.

RECOMMENDATIONS:

- 1) **THAT** Council direct the City Clerk to file a Notice in the Land Title Office against title to the subject property stating that:
 - a) A resolution relating to the land has been made under Section 57 of the Community Charter; and
 - b) Further information respecting the resolution may be inspected at the offices of the City Clerk, City of Burnaby.
- 2) **THAT** a copy of this report be sent to the registered owners:
 - i) Zhi J. Sun and Jin Zhong
7076 Fielding Court
Burnaby, BC V5A 1Y5

R E P O R T**1.0 BACKGROUND**

On 2016 October 12, the Building Department sent a letter to the owners requesting access to inspect the subject premises (see *attached* sketch) in response to a complaint received by the City of Burnaby Licence Department alleging an unauthorized suite and a short term rental of rooms in an existing single family dwelling.

On 2016 November 09, Building Department staff carried out an inspection of the subject premises and observed several instances of unauthorized construction relating to interior alterations, plumbing and electrical work, and the additional of aluminum deck cover all without permit.

To: City Manager
 From: Director Planning and Building
 Re: 7076 Fielding Court, Burnaby, BC
 2016 December 14..... Page 2

An inspection of the property by Licence Office staff also conducted on 2016 November 09, revealed that the property was being offered for short term rentals. At the request of the property owner staff personally met with him on 2016 December 15, to explain that the Residential District (R1) zoning of the property only permitted the property to be used as the permanent residence of one family.

On 2016 November 29, Building Department staff mailed a letter to the property owners listing the requirements to bring the premises into compliance with City Bylaws. In order to correct the objections, the owners were directed to submit a complete Building Permit application by 2017 February 28.

On 2016 December 05, Building Department staff received an e-mail from the owners stating that they had engaged in the services of a realtor and plan to sell the home once the contraventions are resolved.

As of the date of this report, no Building permit application has been submitted.

2.0 CONTRAVENTION OF BYLAWS

The owners are in contravention of following City's bylaws:

- i) Section 7(1) of the Burnaby Building Bylaw No.11728 - *Construction without permit;*
- ii) Section 4(1)(b) of the Burnaby Plumbing Bylaw No.11148- *Constructing, installing commencing, or carrying out work without permit;*
- iii) Section 19 of the Burnaby Electrical Bylaw No.6494 - *Constructing, altering or repairing without permit;*

3.0 CONCLUSION

Building Department staff recommends filing a Notice in the Land Title Office to advise potential purchasers of the outstanding bylaw contraventions noted at this property. Building Department staff will continue to work with the property owners to resolve this matter. If necessary, legal action will be pursued to ensure compliance with City bylaws.

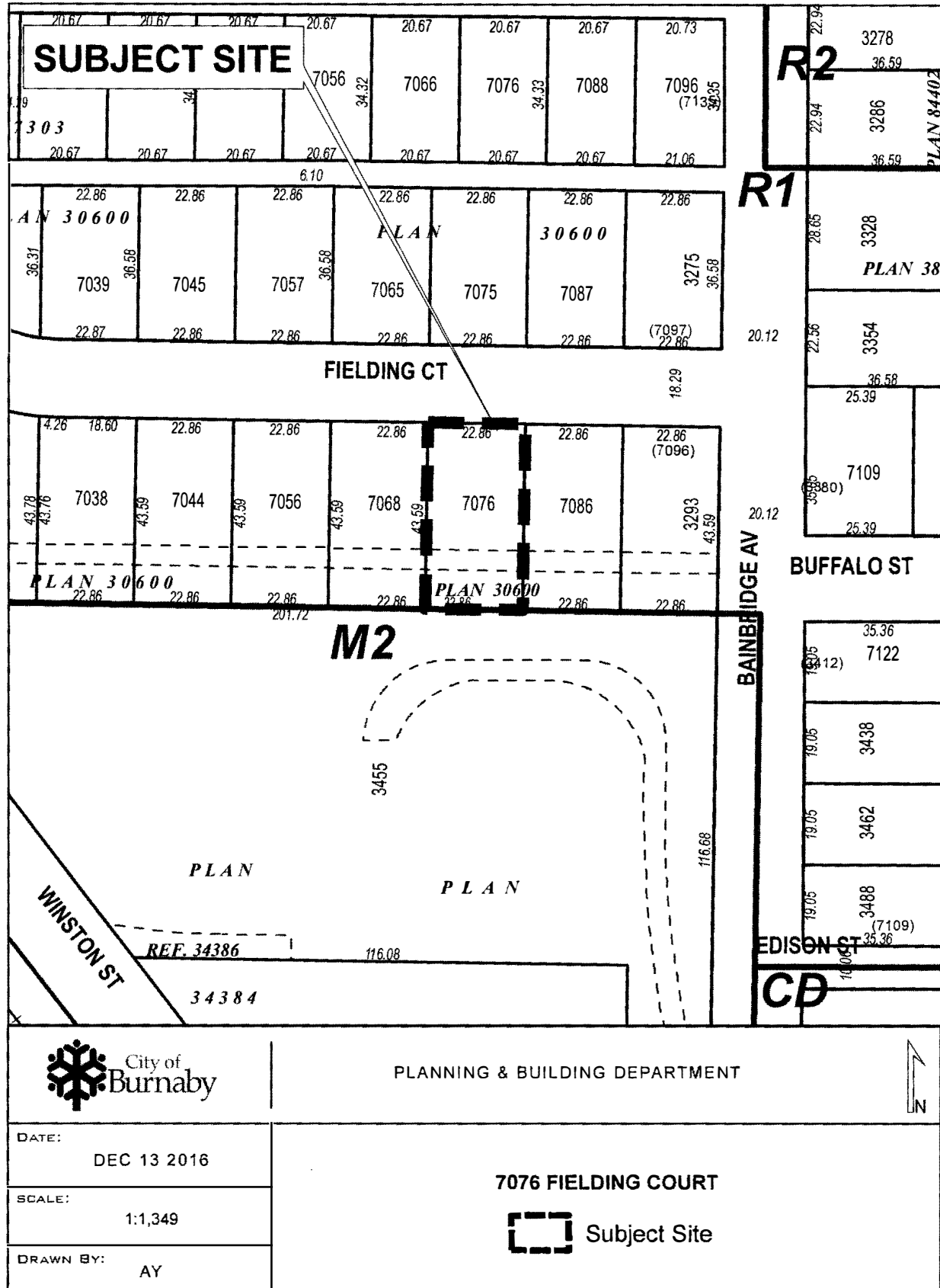
The use of Section 57 of the Community Charter to file Notices in the Land Title Office is consistent with the Housing Committee Report adopted by Council 1992 September 28. The City Clerk, in keeping with Section 57(2) of the Community Charter, has provided the property owners with notice of this report and with the opportunity to appear before Council.


 Lou Pelletier, Director
 PLANNING AND BUILDING

LD:jw / *Attachment*

cc: Director Finance (Attn: D. Letkeman)
 City Solicitor

Chief Building Inspector
 City Clerk



Sketch #1



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| Item |
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COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2017 January 24

FROM: DIRECTOR ENGINEERING **FILE:** 38000-40

SUBJECT: HATS OFF DAY PARADE – SATURDAY, 2017 JUNE 03

PURPOSE: To seek Council approval for the Hats Off Day Parade.

RECOMMENDATIONS:

1. **THAT** Council approve the parade and related street closures as outlined in this report.
2. **THAT** a copy of this report be sent to Mischa Greenwood, Chair, Hats Off Day Committee, c/o Heights Merchants Association, 4019 Hastings St, Burnaby, BC V5C 2J1.

REPORT

This year's Hats Off Day Parade is proposed to take place on Saturday, 2017 June 03 and the organizers are seeking similar assistance as they have received in the past including support for the necessary street closures, parking restrictions, traffic control, sanitation services, and utilization of the Heights Fountain Square and Urban Renewal Site adjacent to Hastings St.

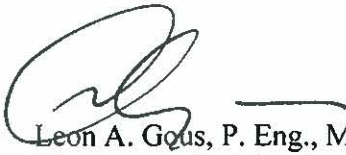
In the context of the Street & Traffic Bylaw, a parade requires Council's approval. Hastings Street between Boundary and Gamma will be closed between 8:30 am and 5:00 pm. At the same time, all cross streets and laneways along the same stretch of Hastings will be closed between Albert and Pender. Floats and parade participants will be assembling in the 200 – 300 blocks of Alpha and Beta and the 4500 – 4700 block of Albert between 8:00 am to 12:00 noon. At 9:30 am, the Hats Off Day Family Fun Dash will begin on Hastings between Madison and MacDonald. At 9:45 am, the Vancouver & Seattle Police Drill Teams will proceed west along Hastings St starting at Beta. The actual parade will start at 10:00 am and end at Boundary Rd, requiring a partial closure of Boundary Rd north to Albert St for dispersal in the 3700 - 3800 block of Albert St at approximately 11:00 am. Following the parade, Hastings St will remain closed for pedestrian oriented activities. At 4:00 pm, the RCMP will begin to clear the street in preparation of opening it up to traffic at 5:00 pm. The parade route and other related street closures are shown on Figure 1 (*attached*).

To: City Manager
 From: Director Engineering
 Re: Hats Off Parade – Saturday 2017 June 03
 2017 January 24..... Page 2

The organizers are aware that approval is subject to the following conditions:

1. That the parade be conducted under the supervision of one person as marshal or organizer.
2. That all participants be instructed to respect the rights and property of the individuals encountered en route.
3. That the RCMP has agreed to control and monitor traffic operations at specific , predetermined locations for the duration of the road closure.
4. That the organizers are responsible for arranging for barricade volunteers for all barricade locations except where RCMP will be present.
5. That the organizers are responsible for arranging for certified traffic control persons to control traffic at Pender and Esmond and at Pender and Beta for the duration of the road closure.
6. That all emergency and transit services are advised of the event.
7. That the organizers send out letters to residents that are affected by the road closures and temporary parking restrictions 2 weeks prior to the event.
8. That the parade be covered with liability insurance in the minimum amount of \$2 million with the City of Burnaby named as co-insured, and that the insurance policy include a 30 day cancellation notice and a cross liability clause.
9. That a signed copy of the “City of Burnaby Permit For Short Term Use and Occupancy Of City Lands” be received no later than one week prior to the event.

As in past years, City staff will be providing the requested support and the RCMP will ensure that a safe environment exists by having staff members available.


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

SP/ac

Attachment

Copied to: RCMP – OIC Burnaby Detachment Chief Supt. Stephan Drolet
 Deputy Fire Chief – Joe Robertson
 BC Ambulance Special Operations, via email EMSO@bcehs.ca
 Emergency Program Coordinator – Charmaine Pflugrath
 Supervisor - Sports & Outdoor Recreation – Jill Porter





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| Item |
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COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2017 January 24

FROM: DIRECTOR ENGINEERING **FILE:** 38000-40

SUBJECT: NAGAR KIRTAN PARADE – SATURDAY, 2017 MARCH 11

PURPOSE: To seek Council approval for the Nagar Kirtan Parade.

RECOMMENDATIONS:

1. **THAT** Council approve the parade as discussed in this report.
2. **THAT** the coordinator of the event, Amarjit Singh Lealh, president of Shri Guru Ravidass Sabha, 7271 Gilley Ave, Burnaby, BC V5J 4W9, be sent a copy of this report.

REPORT

A request to use City Streets for the 10th annual Nagar Kirtan parade on Saturday, 2017 March 11 has been received from Amarjit Singh Lealh, president of Shri Guru Ravidass Sabha. Council approval is required by the Street & Traffic Bylaw.

1.0 ROUTING AND TRAFFIC CONTROL

This parade is unique in format compared to other parades in Burnaby. All other parades use the closure of one main road whereas the Nagar Kirtan utilizes six roads for their parade route. The use of rolling road closures ensures that inconvenience to residents, businesses and the motoring public is minimized. To safely accommodate the needs of residents, businesses and participants, an active role by the organizer, City staff and the RCMP is required.

The parade routing and proposed road closures are similar to previous years and are outlined on the *attached* map. The parade will assemble on the temple grounds located at 7271 Gilley Ave. The parade will start at 12 noon and head south on Gilley to Rumble, right on Rumble to Royal Oak, right on Royal Oak to Imperial, right on Imperial to MacPherson, right on MacPherson to Beresford and left on Beresford to return to the temple at approximately 6:00 pm.

To: City Manager
 From: Director Engineering
 Re: Nagar Kirtan Parade
 2017 January 24..... Page 2

The parade will make several temporary stops along the parade route. One temporary stop requires the closure of Dorset between Antrim and Sellers to better accommodate the anticipated pedestrian traffic.

The parade organizers will be required to arrange for the delivery, installation and removal of all necessary traffic control equipment (i.e. barricades) and services at their cost. The RCMP and Engineering Department will have staff available to assist in traffic control during the parade.

2.0 PARKING REMOVAL

Parking will be prohibited along the parade route between 11:00 am and 6:00 pm as required. City Bylaw officers will arrange for the removal of any vehicles left on the street during the restrictions. Vehicles will be ticketed and towed to Mundie's Towing at the owner's expense.

3.0 TRAFFIC SIGNAL OPERATIONS

All traffic signals along the parade route will remain in normal operation. Regular RCMP officers or RCMP auxiliary members will be stationed at all signalized intersections to monitor and control traffic operations as required during the parade. In addition, the RCMP will monitor and control the pedestrian crosswalk on Gilley at Beresford for the safety of the anticipated pedestrian traffic generated by the event.

4.0 TRANSIT OPERATIONS

Coast Mountain Bus Company has been informed of the upcoming parade and they will reroute and reschedule buses as required during the parade.

5.0 NOTIFICATION

The parade organizers will be providing a letter two weeks in advance of the parade to all affected businesses and residents and will be working closely with the community prior to the parade to minimize any potential problems. Organizers will also be advertising in the local newspapers and radio stations.

Large advance warnings signs will be installed on Imperial, Merritt, Royal Oak, Rumble, Gilley and Beresford by Friday, 2017 March 03 to forewarn the motoring public of the upcoming road closures and detour routes.

To: City Manager
 From: Director Engineering
 Re: Nagar Kirtan Parade
 2017 January 24..... Page 3

The organizers are aware that approval is subject to the following conditions:

1. That the parade be conducted under the supervision of one person as marshal or organizer.
2. That all participants be instructed to respect the rights and property of individuals encountered en route.
3. That the organizers are responsible for arranging for barricade volunteers for all barricade locations except where RCMP will be present.
4. That the parade schedule be adhered to minimize inconvenience to the public.
5. That the parade be covered with liability insurance in the amount of \$2 million with the City of Burnaby named as co-insured, and that the insurance policy include a thirty day cancellation notice and a cross liability clause.
6. That a signed copy of the "City of Burnaby Permit For Short Term Use And Occupancy Of City Lands" be received no later than one week prior to the event.



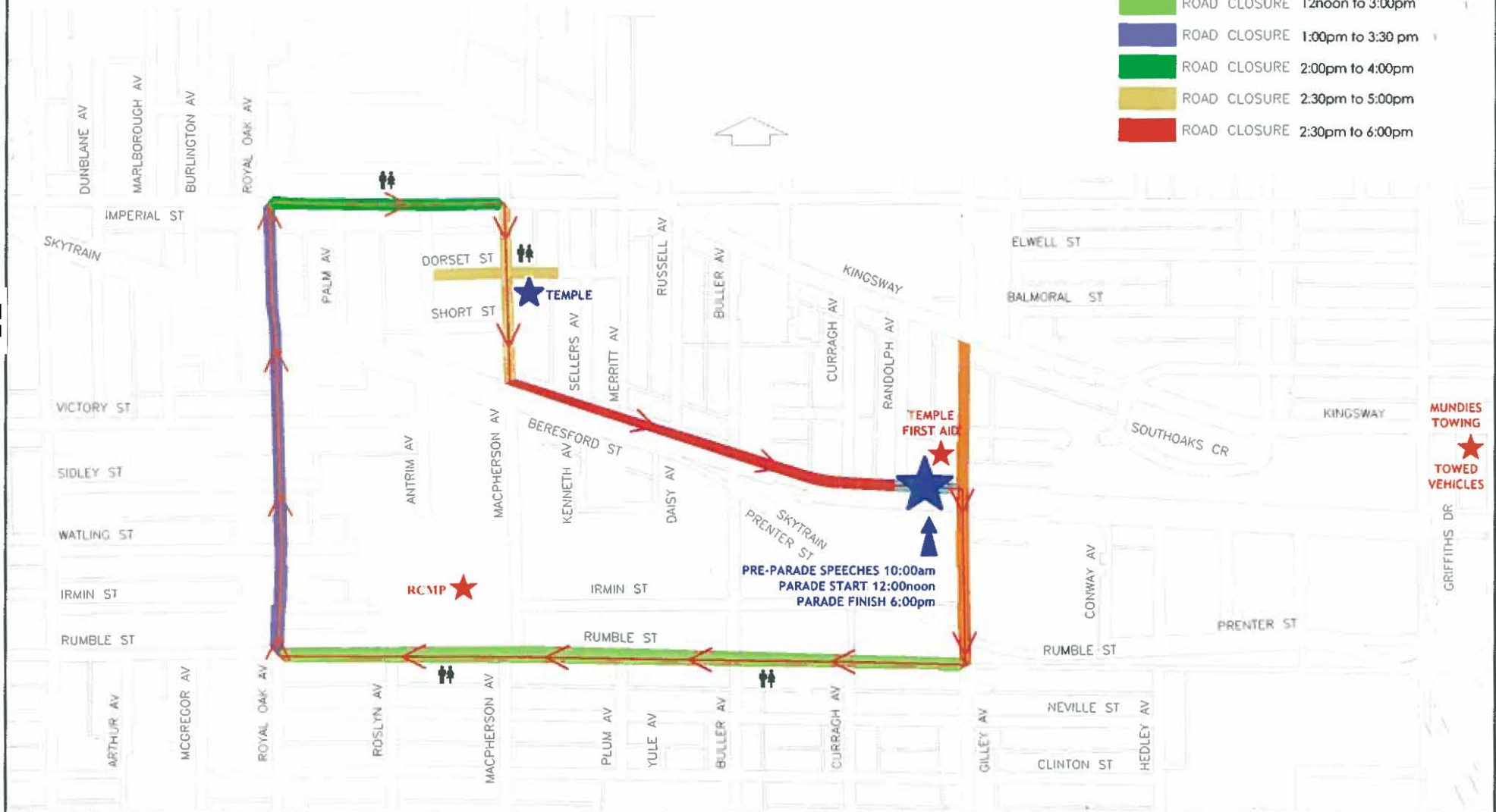
Leon A. Gous, P. Eng., MBA
 DIRECTOR ENGINEERING

SP/ac
 Attachment

Copied to: RCMP – OIC Burnaby Detachment Chief Supt. Stephan Drolet
 Deputy Fire Chief Joe Robertson
 BC Ambulance Special Operations via email EMSO@bcehs.ca
 Emergency Program Coordinator – Charmaine Pflugrath
 Fraser Health – Gordon Stewart, Manager
 300 – 4946 Canada Way Burnaby BC V5G 4H7

NAGAR KIRTAN PARADE - SATURDAY MARCH 11TH, 2017

- ROAD CLOSURE 9:00am to 1:30pm
2:30pm to 6:00pm
- ROAD CLOSURE 11:30am to 1:30pm
- ROAD CLOSURE 12noon to 3:00pm
- ROAD CLOSURE 1:00pm to 3:30pm
- ROAD CLOSURE 2:00pm to 4:00pm
- ROAD CLOSURE 2:30pm to 5:00pm
- ROAD CLOSURE 2:30pm to 6:00pm



MUNDIES
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GRIFFITHS DR

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ROAD CLOSURE
SATURDAY MARCH 11th, 2017

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| SCALE | 1:3250 | DATE | 2013 FEB 10 | DATE | 2017 |
| DRAWN BY | | DESIGN BY | | | |
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COUNCIL REPORT

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|-----------------|--|-------------------|-------------------|
| TO: | CITY MANAGER | DATE: | 2017 January 25 |
| FROM: | DIRECTOR PLANNING AND BUILDING | FILE: | PC 41000 05 |
| | | <i>Reference:</i> | <i>SIT #16-92</i> |
| SUBJECT: | SITING APPROVAL APPLICATION #16-92 3971 THURSTON STREET PROPOSED NEW SINGLE-FAMILY DWELLING WITH SECONDARY SUITE AND DETACHED GARAGE METROTOWN TOWN CENTRE COMMUNITY PLAN | | |
| PURPOSE: | To inform Council of a request to construct a new single-family dwelling under existing zoning within the Metrotown Town Centre Community Plan, Sub-Area 11. | | |

RECOMMENDATION:

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

REPORT**1.0 INTRODUCTION**

The owner of the subject property at 3971 Thurston Street has submitted a Building Permit application (BLD#16-1276) with the intention of constructing a new single-family dwelling with a secondary suite and detached garage on the site in accordance with the existing R5 Residential District zoning (see *attached* Sketch #1). The property is located within Sub-Area #11 of the Adopted 1977 Metrotown Development Plan and is identified for low-density multiple family residential development using the RM1 District as a guideline. On 2016 November 16, Council endorsed the Draft Metrotown Downtown Plan which designates the block that includes the subject property for Medium Density Multiple Family Residential using the RM3s Multiple Family Residential zoning district as a guideline.

2.0 BACKGROUND

On 2017 January 17, the City's Realty and Lands Division met with the owner of 3971 Thurston Street to negotiate the sale of the subject property. The City's interest in acquiring the subject property was to protect a future land assembly for RM3s Multiple Family Residential development in line with the Draft Metrotown Downtown Plan. At this meeting, the owner and Realty and Lands Division were unable to reach agreement on fair market value. The owner has advised that they are unwilling to further negotiate the sale price and wish to advance its residential development as permitted by the R5 Residential District.

To: City Manager
 From: Director Planning and Building
 Re: Siting Approval #16-92, 3971 Thurston Street
 2017 January 25.....Page 2

3.0 SUBJECT PROPERTY

The subject property has a lot area of approximately 506.01 m² (5,447 sq. ft.) and a lot width of approximately 16.76 m (55 ft.). The subject property is currently improved with a single-family dwelling built in 1958. The single-family dwelling has an active business licence for a home based business. To the west is a new two-family home at 3951 Thurston Street that was completed in February 2016 (Siting Approval Reference #15-38). To the east, across the abutting lane, is the Thomas and Ellen Sanderson Residence at 5457 Inman Avenue. This single family house was constructed in 1904 and is listed on the Burnaby Heritage Inventory. To the north there are single- or two-family dwellings fronting Bond Street and Inman Avenue that are in fair to good condition. To the south, across Thurston Street, is a mix of single family dwellings and medium density multiple family developments.

For the block that the subject property is situated, the Draft Metrotown Development Plan, subject to Council adoption, supports "*row-housing, townhousing, and low-rise apartments and will have a maximum height of four storeys.*" These development forms are supported by the RM3s Multiple Family Residential district which allows for a maximum density of 1.1 base FAR and 0.4 bonus FAR, for a total of 1.5 FAR. To facilitate RM3s type development, the subject property would have to form part of a larger assembly area as its lot area (506.01 m² or 5,447 sq. ft.) is well below the minimum RM3s lot area under the Zoning Bylaw (1,110 m² or 11,948.33 sq.ft.)

The Planning Department continues to support comprehensive redevelopment of Metrotown in line with the Plan. At a meeting on 2017 January 17, however, the property owner indicated that they are not interested in selling the property at fair market value as assessed by the Realty and Lands Division. As a result, the owner wishes to advance its residential redevelopment as permitted by the R5 District. It is acknowledged that the proposed single-family dwelling is permitted under the prevailing R5 District zoning of the subject property.

In view of the above, unless otherwise directed by Council, this Department would release a Building Permit for a new single-family dwelling at 3971 Thurston Street, subject to full compliance with the existing R5 Residential District and requirements of the Chief Building Inspector.

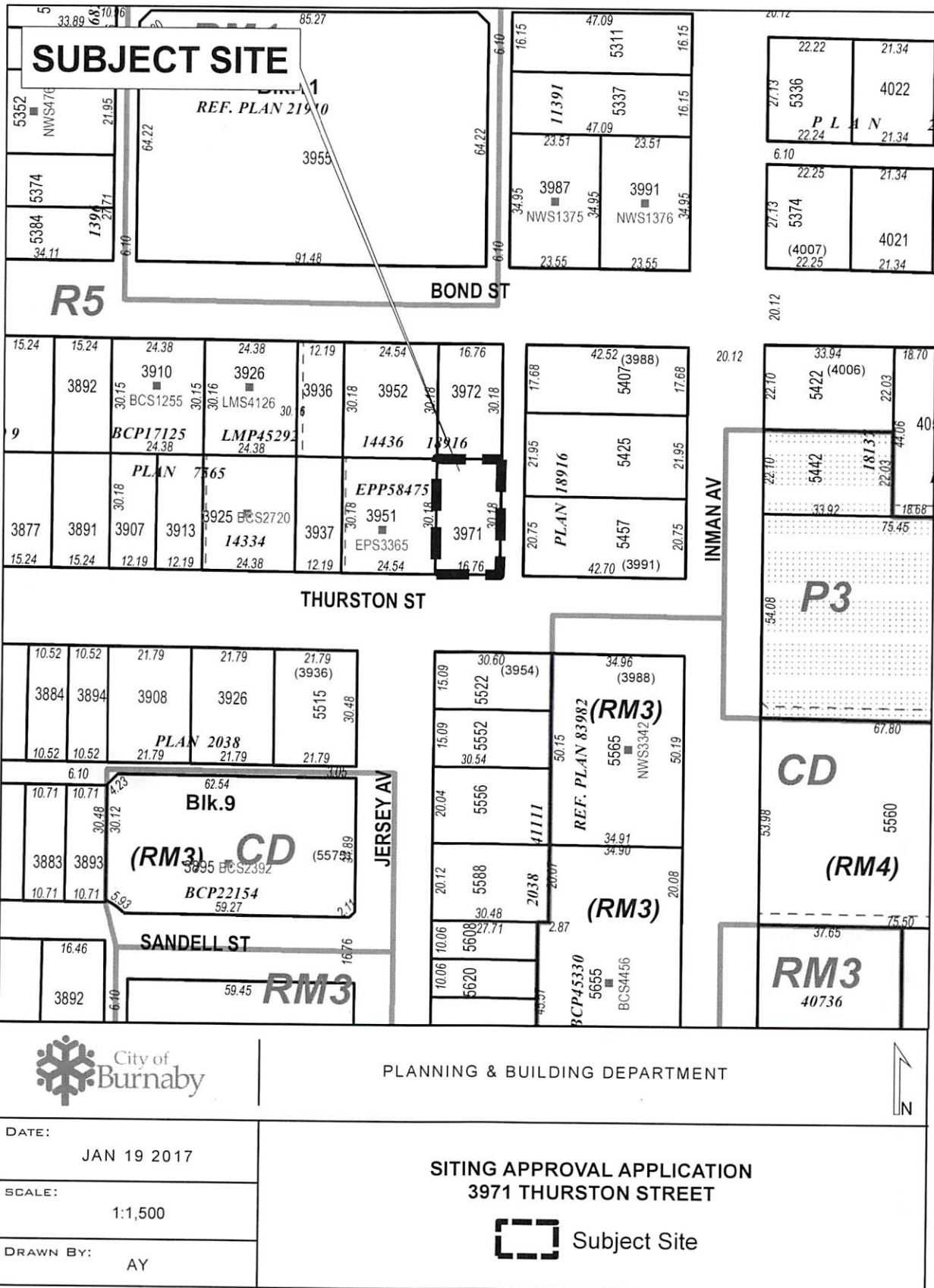
This is for the information of Council.


 Lou Pelletier, Director
 PLANNING AND BUILDING

BSD/sla
Attachment

cc: Chief Building Inspector
 City Solicitor

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|-------------------------------|
| Item |
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COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2017 January 25

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 49500 01
Reference: Rez Series

SUBJECT: REZONING APPLICATIONS

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

The location of the sites under the current series of rezoning applications is shown on the *attached* Sketch. Council consideration of the recommendations contained within the individual reports is requested. A short form notation of the report recommendations are also outlined below for the convenience of Council.

Item #01 Application for the Rezoning of:
Rez #16-54 Lots 2, 3 and 4, Block 44, DL 98, Group 1, NWD Plan 2066

From: R5 Residential District

To: CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Royal Oak Community Plan as guidelines)

Address: 5168, 5180 and 5192 Sidley Street

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit the construction of a townhouse development of up to three-storeys with full underground parking.

RECOMMENDATIONS

1. **THAT** the sale be approved in principle of City-owned property for inclusion within the subject development site in accordance with the terms outlined in Section 4.3 of this report, and subject to the applicant pursuing the rezoning proposal to completion.
2. **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

Item #02 Application for the Rezoning of:
Rez #16-55 Lot 1, DL 74, Group 1, NWD Plan 77777

From: M2 General Industrial District and M6 Truck Terminal District

To: CD Comprehensive Development District (based on M2 General Industrial District)

Address: 5495 Regent Street

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit construction of multi-tenant industrial buildings.

RECOMMENDATION

1. **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

Item #03 Application for the rezoning of:
Rez #16-56 Lot 2, DLs' 162, 163 and 165, Group 1, NWD Plan LMP40993 Except Plans LMP46623, BCP47255 and EPP30960

From: CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District, P8 Parking District and Glenlyon Concept Plan as guidelines)

To: Amended CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District and Glenlyon Concept Plan as guidelines)

Address: Portion of 5115 North Fraser Way

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit the construction of a two-storey light industrial and office building.

RECOMMENDATION

1. **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

City Manager
Rezoning Applications
 2017 January 25..... Page 3

Item #04 Application for the Rezoning of:
Rez #16-57 Lot 104, DL 42, Group 1, NWD Plan 45236

From: M5 Light Industrial District

To: CD Comprehensive Development District (based on M5r Light Industrial District)

Address: A Portion of 7650, 7652 and 7654 Winston Street

Purpose: The purpose of the proposed rezoning bylaw amendment is to bring the existing restaurant (El Comal Mexican restaurant) into compliance with the Zoning Bylaw, to serve the day-to-day needs of adjacent industrial developments and their employees.

RECOMMENDATION

1. **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.


 Lou Pelletier, Director
 PLANNING AND BUILDING

:spf

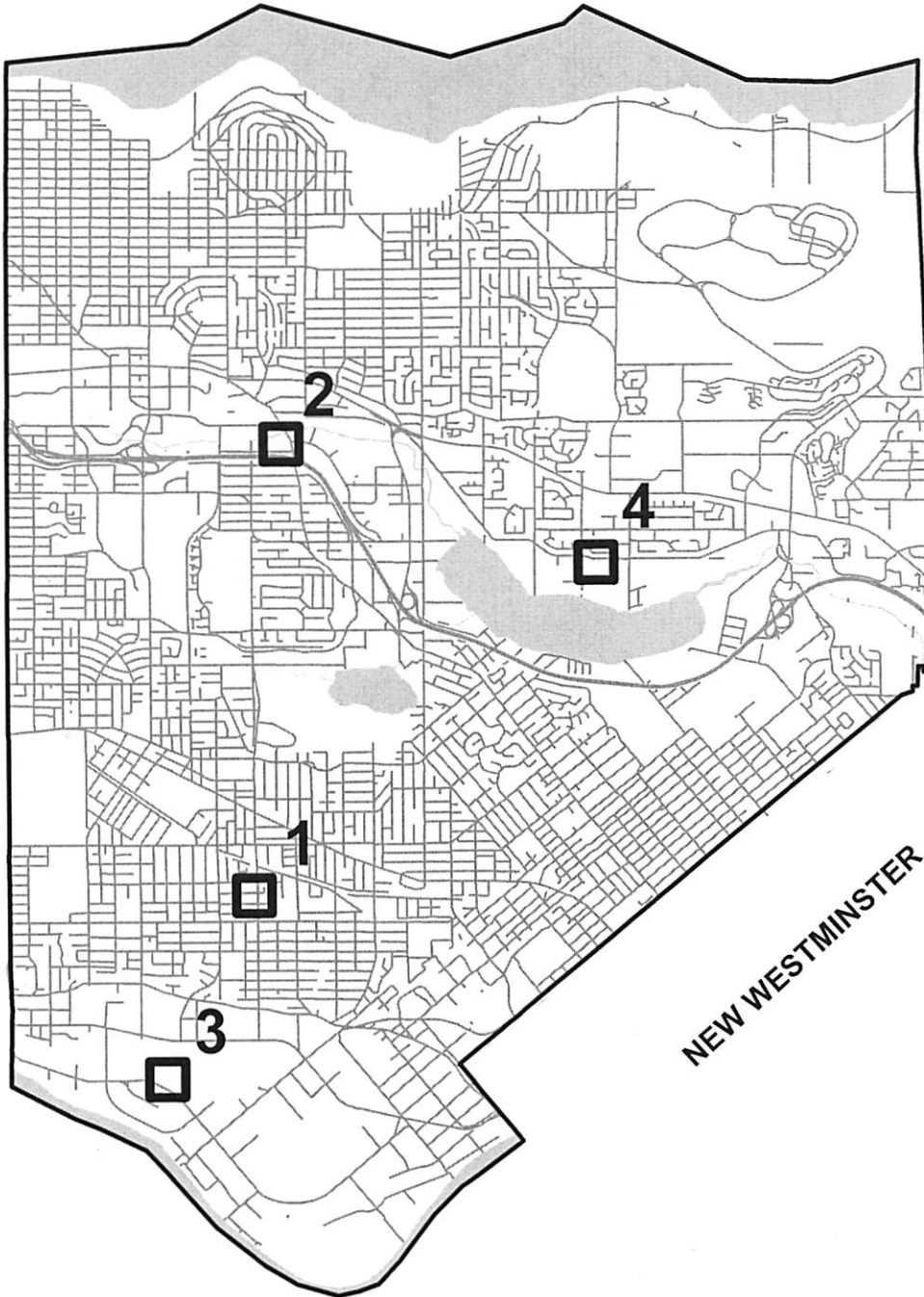
Attachments

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VANCOUVER

PORT MOODY

COQUITLAM



NEW WESTMINSTER



PLANNING & BUILDING DEPARTMENT



DATE:
JAN 23 2017

SCALE:
1:75,000

DRAWN BY:
AY

REZONING SERIES - 2017 JANUARY

CITY OF BURNABY

PLANNING AND BUILDING
 REZONING REFERENCE #16-54
 2017 JANUARY 25

ITEM #01

1.0 GENERAL INFORMATION

- 1.1 **Applicant:** C.P. Construction Ltd.
 5987 Leibly Avenue
 Burnaby, BC V5E 3C7
 (Attn: Pat Basra)
- 1.2 **Subject:** Application for the rezoning of:
 Lots 2, 3 & 4, Block 44, DL 98, Group 1, NWD Plan 2066
- From:** R5 Residential District
- To:** CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Royal Oak Community Plan as guidelines)
- 1.3 **Address:** 5168, 5180 and 5192 Sidley Street
- 1.4 **Location:** The subject site is located on the southwest corner of Sidley Street and Royal Oak Avenue (Sketch #1 *attached*).
- 1.5 **Size:** The site is 54.33 m (178 ft.) wide by 40.23 m (132 ft.) deep, with an area of approximately 2,205.26 m² (23,737 sq. ft.).
- 1.6 **Services:** The Director Engineering will be requested to provide all relevant servicing information.
- 1.7 **Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit the construction of a townhouse development of up to three-storeys with full underground parking.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is comprised of two City-owned properties at 5192 and 5180 Sidley Street and a privately held property at 5168 Sidley Street (see *attached* Sketch #1). All the properties are currently zoned R5 Residential District. 5168 and 5192 Sidley Street are currently improved with older single-family dwellings in fair condition, while 5180 Sidley Street is currently vacant. Immediately to the west, and to the north across Sidley Street, are single and two-family dwellings. The property located across the street at 5177 Sidley Street is currently under

rezoning (Rezoning Reference #15-36) in line with the Council adopted Royal Oak Plan to permit construction of a townhouse development. To the east across Royal Oak Avenue is a three-storey apartment building. Abutting the proposed site to the south is a three-storey townhouse development, approved under Rezoning Reference #04-16.

3.0 BACKGROUND INFORMATION

The subject properties are located within Sub-Area 3 of the Council-adopted Royal Oak Community Plan (see *attached* Sketch #2) and are designated for rezoning to the Comprehensive Development District utilizing the RM2 District and Royal Oak Community Plan as guidelines.

4.0 GENERAL INFORMATION

4.1 The applicant is requesting rezoning to CD Comprehensive Development District (based on RM2 Multiple-Family Residential District and the Royal Oak Community Plan as guidelines) in order to permit the construction of a townhouse development of up to three-storeys with full underground parking, to a maximum allowable density of 0.9 FAR. Vehicular access to the site would be from Sidley Street.

4.2 The Director Engineering will be requested to provide an estimate for all necessary services to serve the site. Servicing requirements may include, but are not necessarily limited to, the provision of separated sidewalks with street trees, boulevard grassing and street lighting on Royal Oak Avenue and Sidley Street across the development frontage.

Any required dedications along the Royal Oak Avenue frontage will be determined by a detailed geometric and noted in a future report to Council.

4.3 The proposed development site encompasses the City-owned properties including 5180 and 5192 Sidley Street. The City-owned land has an area of approximately 1,476.83 m² (15,896 sq. ft.), subject to a detailed survey. A purchase agreement would be pursued and completed as part of this rezoning for the net area after dedications. The Lands Division will determine a recommended price for the City-owned properties, which will be submitted to Council for its consideration and approval as part of a future report. The completion of the sale of City-owned properties and their consolidation with the remainder of the site would be a prerequisite of the rezoning application.

4.4 Any necessary easements, covenants, and statutory rights-of-way including, but not limited to, Section 219 Covenants restricting the enclosure of balconies and ensuring all disabled parking remains as common property will be required.

4.5 A tree survey and an arborist report will be required to determine the suitability of preserving any existing on-site trees. The removal of any trees over 20 cm (8 in.) in diameter will require a Tree Cutting Permit. Any trees to be retained are to be protected

during site development and construction by chain link fencing; a damage deposit and a Section 219 Covenant may be required.

- 4.6 The submission of a detailed plan of an engineered Sediment Control System will be required.
- 4.7 Given that the development site area is less than one acre, stormwater management best practices in line with established guidelines will be required.
- 4.8 Approval by the Engineering Environmental Services Division of a suitable solid waste and resource storage facility plan will be required.
- 4.9 Due to the project's proximity to Royal Oak Avenue, an acoustical study will be required to ensure compliance with Council-adopted sound criteria.
- 4.10 The provision of a covered car wash stall will be required. A detailed plan of the subject facility will need to be submitted to the Engineering Environmental Services Division for approval.
- 4.11 The developer is responsible for the undergrounding of overhead wiring abutting the site on Sidley Street and Royal Oak Avenue.
- 4.12 The Parkland Acquisition Charge, GVS&DD Sewerage Development Charge, and School Site Acquisition Charge apply.
- 4.13 The proposed prerequisite conditions to the rezoning will be included in a future report.

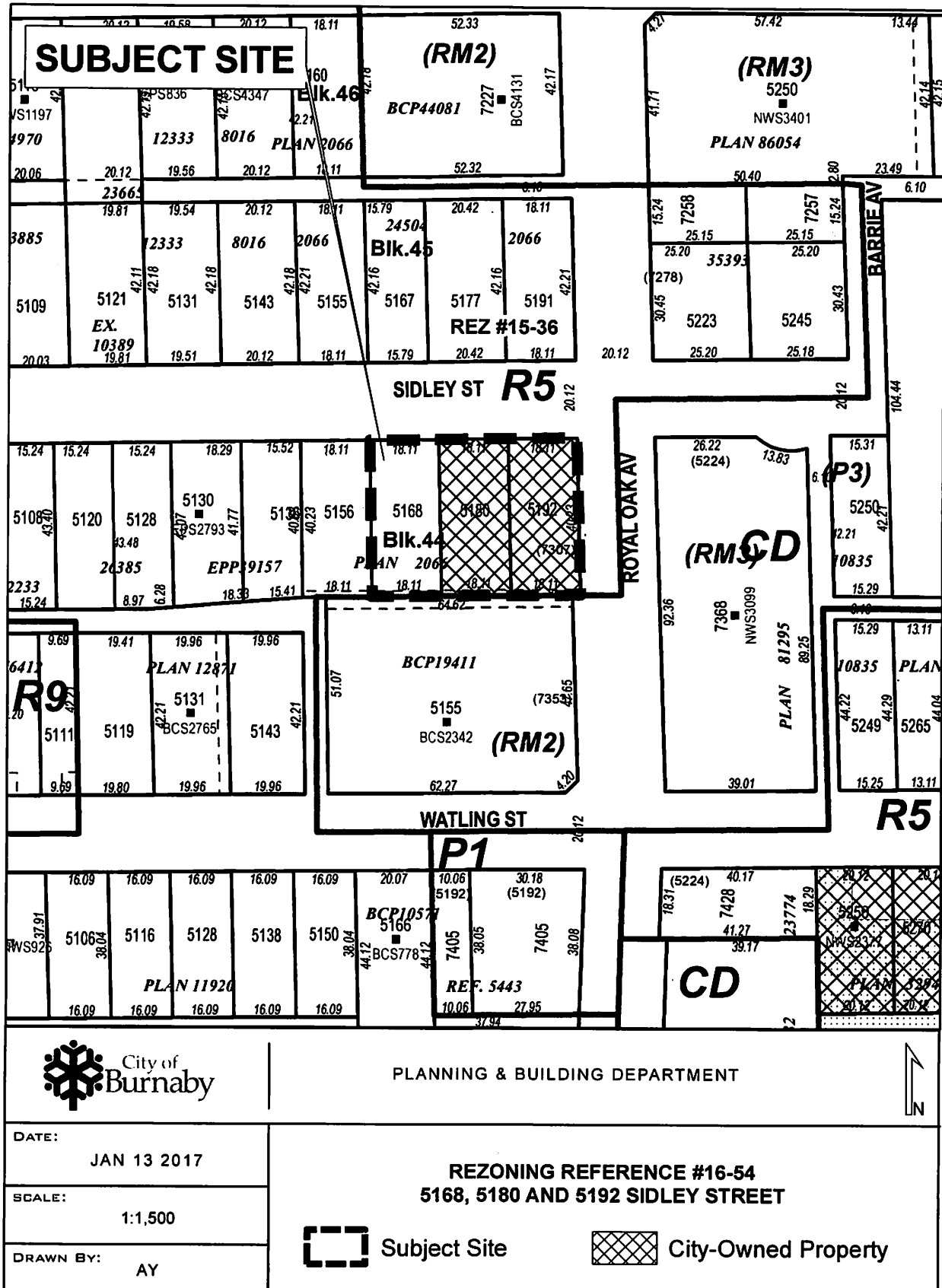
5.0 RECOMMENDATIONS

1. **THAT** the sale be approved in principle of City-owned property for inclusion within the subject development site in accordance with the terms outlined in Section 4.3 of this report, and subject to the applicant pursuing the rezoning proposal to completion.
2. **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

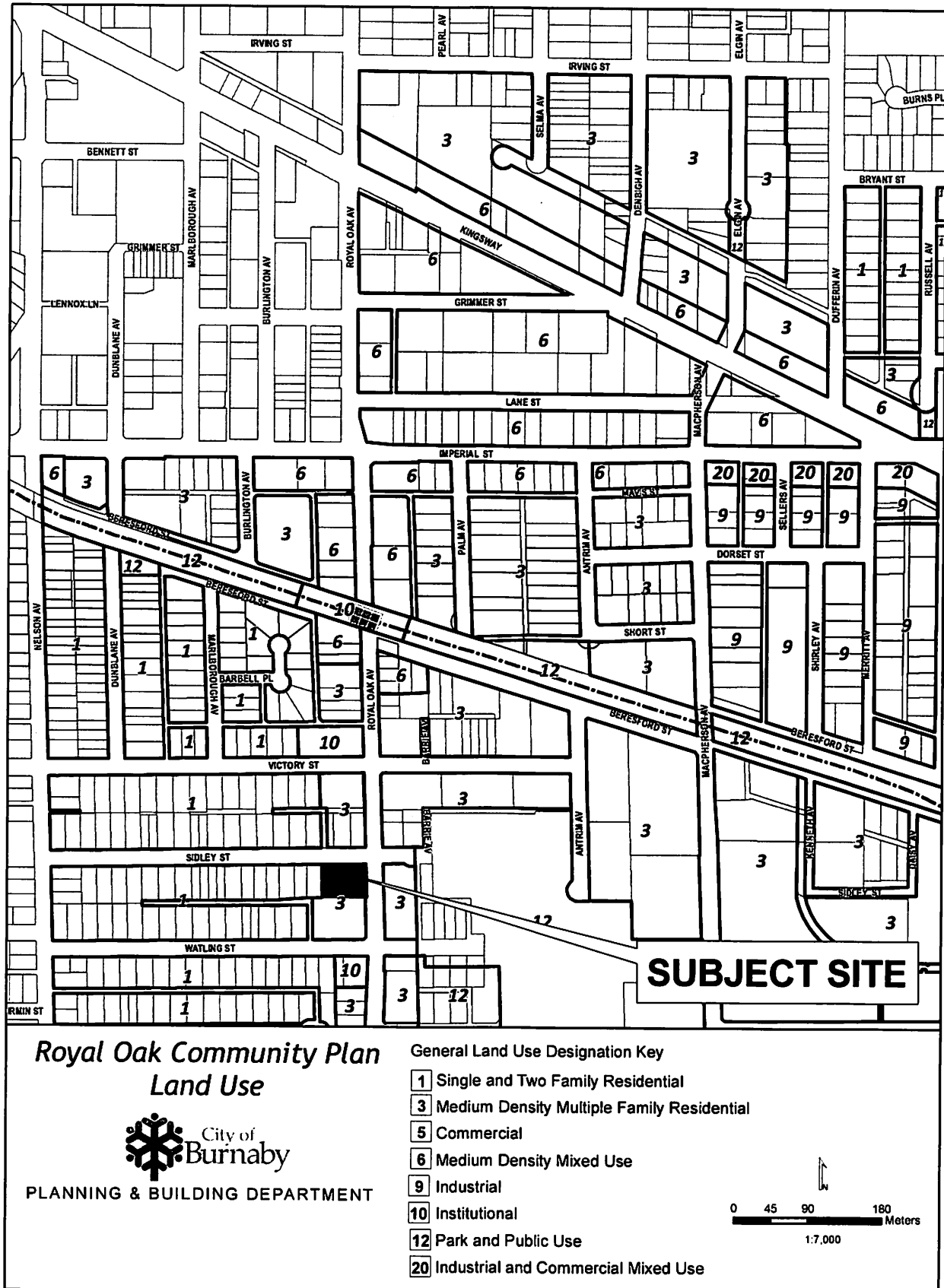
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 Attachments

cc: Director Engineering
 City Solicitor
 City Clerk



Sketch #1



Printed on December 30, 2016

Sketch #2

November 23, 2016

Lou Pelletier
Director of Planning
and Building Department
City of Burnaby
4949 Canada Way
Burnaby BC
V5G 1M2

Dear Mr. Pelletier

C.P. Construction is proposing to rezone the potential development site as designated under the Royal Oak Urban Village Plan. The address of the subject property is 5168 Sidley St currently zoned R5, and the adjacent properties 5180 and 5192 Sidley St which are also zoned R5 and owned by the City of Burnaby.

C.P. Construction is proposing that the 3 lots together may be rezoned to an RM2 zoning and that C.P. Construction will develop the site to a multifamily residential dwelling which is in line with the development plans as outlined under the Royal Oak Urban Village Plan. C.P. Construction intends to purchase 5180 and 5192 Sidley St. from the City of Burnaby, rezone the site to RM2 Multifamily development, and to build approximately 25 two bedroom townhomes which will be approximately 900 square feet each with underground parking.

Thank you for your consideration, and we look forward to working with the City of Burnaby on this proposal.

Yours Truly,



Pat Basra

C.P. Construction

CITY OF BURNABY

PLANNING AND BUILDING
 REZONING REFERENCE #16-55
 2017 JANUARY 25

ITEM #02

1.0 GENERAL INFORMATION

- 1.1 Applicant:** PC Urban Properties Corp.
 880 – 1090 W. Georgia Street
 Vancouver, BC V6E 3V7
 (Attn: David Fawley)
- 1.2 Subject:** Application for the rezoning of:
 Lot 1, DL 74, Group 1, NWD Plan 77777
- From:** M2 General Industrial District and M6 Truck Terminal District
- To:** CD Comprehensive Development District (based on M2 General Industrial District)
- 1.3 Address:** 5495 Regent Street
- 1.4 Location:** The subject site is located on the northwest corner of Douglas Road and Regent Street (Sketch #1 *attached*).
- 1.5 Size:** The site is irregular in shape with a width of approximately 164.1 m (538 ft.), a depth of approximately 161.47 m (530 ft.) and a total area of approximately 16,367 m² (176,173 sq. ft.).
- 1.6 Services:** The Director Engineering will be requested to provide all relevant servicing information.
- 1.7 Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit construction of multi-tenant industrial buildings.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject property is located on the northwest corner of Douglas Road and Regent Street. The site, which is zoned both M6 Truck Terminal District and M2 General Industrial District, is located within the Dawson-Delta neighbourhood (see Sketch #1 *attached*). The property is designated General Industrial in the Official Community Plan (OCP); however, it is not located within a community plan area. The subject property neighbours M2 General Industrial zoned properties to the east, west and across Still Creek to the north.

3.0 BACKGROUND INFORMATION

The subject property, which is primarily zoned M6 Truck Terminal District, has been historically used as a cross-dock facility, with DHL Express (Canada) being the most recent tenant. The site is comprised of a purpose built cross-dock warehouse, a service centre and an office building. The applicant proposes to remove the existing improvements and replace them with small bay multi-tenant buildings with light industrial uses.

4.0 GENERAL INFORMATION

- 4.1 The applicant is requesting a rezoning to the CD Comprehensive Development District (based on M2 General Industrial District) to permit the construction of multi-tenant industrial buildings.
- 4.2 The Director Engineering will be requested to provide an estimate for services necessary to serve this site, including but not necessarily limited to:
 - the construction of Regent Street to its final standard complete with concrete curb and gutter on both sides, a 10.5 m (34 ft.) asphalt pavement area, and separated side walk with street trees, lighting and on-street parking on north side of Regent Street, across the development frontage;
 - the construction of curb and gutter and urban trail on the west side of Douglas Road; and,
 - necessary road dedications include 7.0 m (23 ft.) along the Regent Street frontage, and a 3.0 m (10 ft.) by 3.0 m (10 ft.) corner truncation at the corner of Douglas Road and Regent Street. All dedications are to be confirmed by detailed geometrics.
- 4.3 The granting of any necessary statutory rights-of-way, easements, and/or covenants will be required.
- 4.4 Vehicular access to the site is to be from Regent Street.
- 4.5 Section 6.23 of the Zoning Bylaw, Streamside Protection and Enhancement Area (SPEA), requires a riparian setback of 30.00 m (98.43 ft.) from Still Creek top of bank for construction of industrial buildings. The SPEA should be fully enhanced, fenced and be protected through the registration of a Section 219 Covenant. An application to the City's Environmental Review Committee (ERC), is required if the applicant seeks to reduce the required setback.

- 4.6 Other than the SPEA, there are no trees over 0.20 m (0.66 ft.) in diameter on the site. A tree survey is not required for the site. However within the SPEA area, a tree survey and arborist report is required.
- 4.7 Detailed plans for an engineered sediment control system to the approval of the Director Engineering will be required.
- 4.8 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 is required.
- 4.9 Submission of a site profile in compliance with the Ministry of Environment regulations will be required.
- 4.10 The GVS&DD Sewerage Development Cost Charge of \$0.811 per sq. ft. (\$8.73 per m²) of gross floor area will apply to this rezoning.
- 4.11 Approval by the Engineering Environmental Services Division of a suitable solid waste and resource storage facility plan will be required.
- 4.12 The proposed prerequisite conditions to the rezoning will be included in a future report.

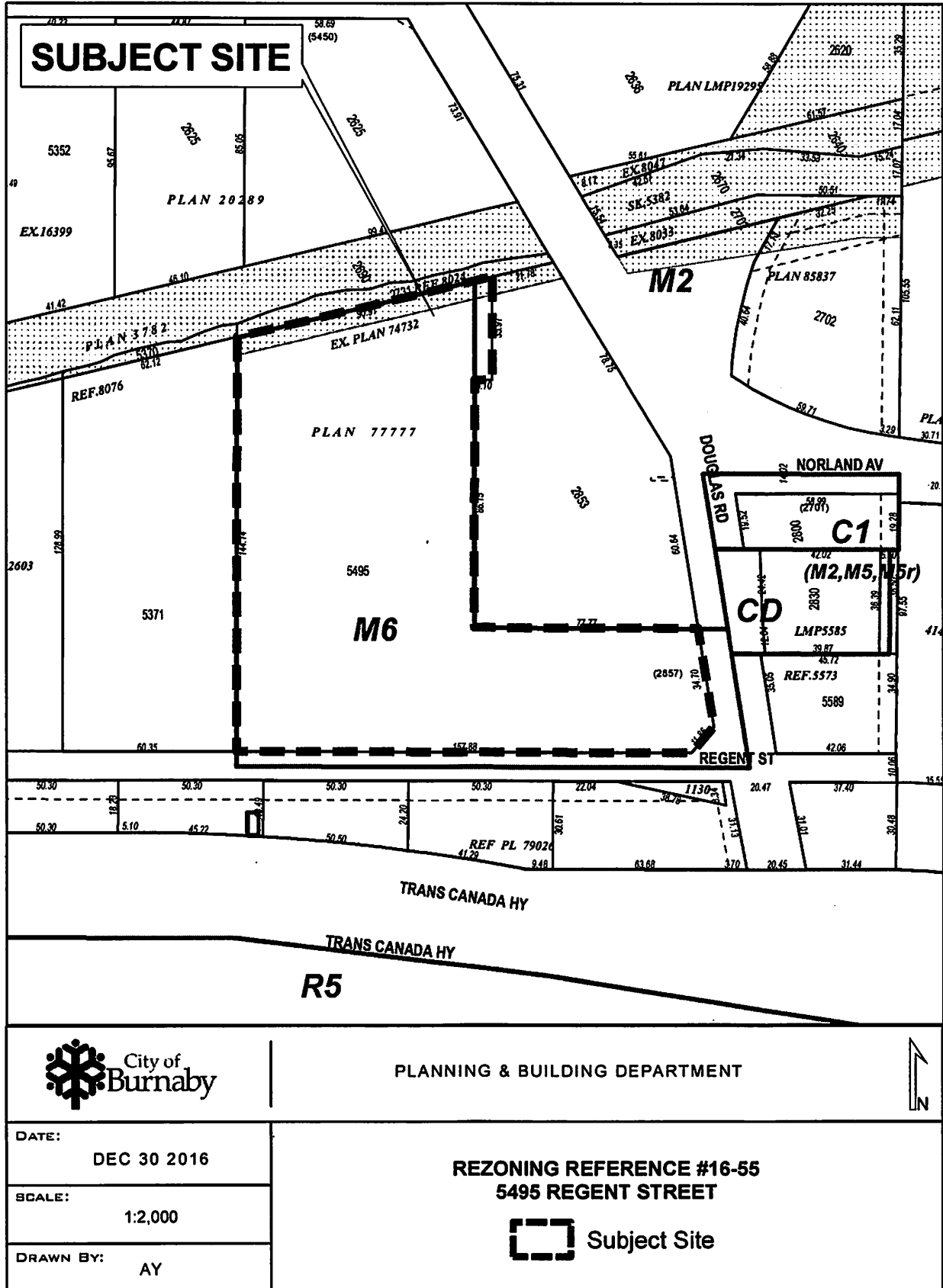
5.0 RECOMMENDATION

THAT the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

LP

PS:spf
Attachment

cc: Director Engineering
 City Solicitor
 City Clerk



Sketch #1



December 15, 2016

Mayor Derek Corrigan
C/o City of Burnaby – Planning & Building Department
4949 Canada Way
Burnaby, BC V5G 1M2

Your Worship and Members of Council

**Re: Rezoning Application – Employment Generating Space – Strata Industrial
5495 Regent Street, Burnaby, BC**

PC Urban Regent St Holdings Ltd. ("PC Urban") respectfully requests Council consideration to rezone 5495 Regent Street to permit the development of light industrial, strata titled buildings that intensify this underutilized property.

Introduction

The subject property is located at the northwest corner of Regent Street and Douglas Road. The property is approximately 4.04 acres (1.63 ha) in area, is irregular in shape, and is comprised of one legal lot that is zoned M6 *Truck Terminal District*. PC Urban purchased the property in June 2016.

The property has been used historically as a logistics cross-dock facility, with DHL Express (Canada) being the most recent tenant. The existing improvements on the property include a purpose built cross-dock warehouse building, a service garage, and an operations centre (office building). From pre-application discussions with Planning, we understand the existing M6 zoning and cross-dock facility is not consistent with the surrounding land uses or the long-term planning objectives for the area.

There is a recognized shortage of suitable space for small to medium businesses throughout Metro Vancouver. From our market analysis and urban industrial experience, PC Urban is confident that replacing the cross-dock facility with a well-positioned, multi-building, small bay light industrial strata development will successfully meet market demand, create employment, and satisfy while satisfying planning objectives for both the City and Metro Vancouver. By way of example, PC Urban has developed similar projects in North Vancouver (Barrow Centre - 1515 & 1559 Barrow Street) and Vancouver (IntraUrban – 8811 Laurel Street).

The businesses that locate here will benefit from central access to the City and region (Trans-Canada Highway, Willingdon, Lougheed); proximity to rapid transit (12-minute walk to Holdom Station); adjacent light industrial businesses and services; and the expanding services available at Brentwood Town Centre. Based on pre-application

discussions and meetings with Planning, we understand the proposed form of development is consistent with the planning goals for this well-established industrial neighbourhood.

Rezoning Request

We seek Council consideration to rezone the property to M2 (M1) *General Industrial District* to permit a small bay, light industrial, strata development as described above.

We believe the proposed form of development is consistent with and compliments the existing industrial neighbourhood; provides much needed employment generating opportunities to the City; maintains continuity of the urban environment; and based on the successful completion of other urban industrial projects, we are confident that that the form of development is balanced and will function well for land use, parking and tenant operations.

We trust that you will find this submission satisfactory and we thank you for your time and consideration. We look forward to advancing this application through the approval process. Please contact PC Urban should you require additional information or would like to meet to discuss the application.

Respectfully submitted,
PC URBAN REGENT ST HOLDINGS LTD.



David A. Fawley
Sr. Development Manager

Copies: G. Fawley, B. Sawchyn, J. Lee; PCU
C. Bozyk; CBA

/attachments

CITY OF BURNABY

PLANNING AND BUILDING
 REZONING REFERENCE #16-56
 2017 JANUARY 25

ITEM #03

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Beedie Development Group
 3030 Gilmore Diversion
 Burnaby, BC V5G 3B4
 (Attn: Jaret Lang)
- 1.2 Subject:** Application for the rezoning of:
 Lot 2, DLs' 162, 163 & 165, Group 1, NWD Plan LMP40993 Except
 Plans LMP46623, BCP47255 & EPP30960
- From:** CD Comprehensive Development District (based on M2 General
 Industrial District, M5 Light Industrial District, P8 Parking District
 and Glenlyon Concept Plan as guidelines)
- To:** Amended CD Comprehensive Development District (based on M2
 General Industrial District, M5 Light Industrial District and Glenlyon
 Concept Plan as guidelines)
- 1.3 Address:** Portion of 5115 North Fraser Way
- 1.4 Location:** The subject site is located on the north side of North Fraser Way,
 between North Fraser Crescent and Glenlyon Parkway (Sketch #1
attached).
- 1.5 Size:** The site is irregular in shape with a total area of 3.21 hectares (7.94
 acres).
- 1.6 Services:** The Director Engineering will be requested to provide all relevant
 servicing information.
- 1.7 Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit
 the construction of a two-storey light industrial and office building.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is located within the Glenlyon Business Park on the north side of North Fraser Way within the Big Bend Development Plan area (see *attached* Sketches #1 and #2). The

subject site comprises a portion of 5115 North Fraser Way, located on the north side of North Fraser Way. The overall subject property is primarily vacant with an area of approximately 16.6 hectares (41.0 acres). The specific development site is improved with a paved surface parking lot and is irregular in shape with an area of approximately 3.21 hectares (7.94 acres) (subject to legal survey). To the north is a CPR rail line with the Riverview Golf Course beyond. To the south, across North Fraser Way, are light-industrial properties developed in line with the Glenlyon Concept Plan. To the east is the remainder of the subject property which is undeveloped and identified for future office and light-industrial development in the Glenlyon Concept Plan. To the west are light-industrial properties developed in line with the Glenlyon Concept Plan.

3.0 BACKGROUND INFORMATION

- 3.1 The subject site is located within the Glenlyon Business Park, situated south of Marine Way within the Big Bend Development Plan area. The Glenlyon Concept Plan was advanced in 1994 by CN Real Estate, under Rezoning Reference #44/92, and was envisioned as a refined, comprehensively planned business centre. The Council-adopted Glenlyon Concept Plan established high quality and unique architecture that complements the natural features of the site in order to attract cleaner and lighter industrial users to the business park. Canada Lands Company Limited subsequently purchased the Glenlyon Business Park in 1995 and began to carry out individual site and park development.
- 3.2 The Glenlyon Concept Plan originally envisioned a range of light-industrial, manufacturing, research and development, and office uses. Since the Master Rezoning (Rezoning Reference # 44/92) for the Glenlyon Business Park was adopted by Council in 1994, a majority of the business park has been developed with single tenant office and research and development uses, which collectively, has established a distinct character for the business centre. A number of high-quality office developments for companies such as Ballard Power Systems, Best Buy, Houle Electric, Richie Bros Auctioneers, the Hospital Employees Union, CGA-Canada and PNP Pharmaceuticals were all developed in line with the Glenlyon Concept Plan, and represent an evolving pattern of single-tenant character of the Business Park. The road network, including portions of Glenlyon Parkway, North Fraser Crescent and North Fraser Way, has been constructed to City standards. In addition, a large portion of Fraser Foreshore Park has been dedicated and landscaped to City standards.
- 3.3 On 2006 January 09, Council granted Final Adoption for Rezoning Reference #02-18, which permitted the construction of an interim surface parking lot on a portion of the subject development site for the purposes of overflow parking requirements for the Best Buy office headquarters, located to the west at 8800 Glenlyon Parkway. This overflow parking was required at the time due to insufficient public transit service in the area. Given that public transit service in the Big Bend area has improved, the parking demands for Best Buy has reduced and the overflow parking lot is no longer required.

- 3.4 In 2015, Beedie Development Group purchased the remaining undeveloped parcels of the Glenlyon Business Park from Canada Lands Company Ltd., which includes the properties located at 5115 North Fraser Way and 9702 Glenlyon Parkway, with the intent of developing the remaining properties in line with the Council-adopted Plan.
- 3.5 On 2016 September 28, Council received a report from the Planning and Building Department regarding Rezoning Reference #16-34, which sought permission to construct a two-storey, multi-tenant light industrial building on another portion of the subject property to the east of Glenlyon Place (see *attached* Sketch #1). Given the time that has passed since the original adoption of the Glenlyon Concept Plan, and that the Business Park has developed with a specific character and form, it was considered appropriate to review the Glenlyon Concept Plan to accompany the application for Rezoning Reference #16-34. The intent of the Glenlyon Concept Plan review is to ensure that future development on the remaining parcels reflects the uses, development form, landscaping treatment and quality of architecture that has been developed over the past 20 years, which is of a high quality and with an established character and form. In connection with advancing the application for Rezoning Reference #16-34, the applicant agreed, in principle, to undertake the Concept Plan review as part of the rezoning application, forming part of the suitable plan of development, prior to Rezoning Reference #16-34 advancing to a future Public Hearing date.
- 3.6 The preliminary concept for the subject rezoning application reflects the established high quality form and character, landscaping treatment, quality of architecture, and single-user nature of development that has been accepted within the Glenlyon Business Park. Therefore, this Department supports the advancement of the subject rezoning application at this time. Given that the subject rezoning application reflects the established form and character of the business centre that has been developed over the past 20 years, it is noted that the subject rezoning could be completed prior to the completion of the Glenlyon Concept Plan review.

4.0 GENERAL INFORMATION

- 4.1 The applicant is requesting rezoning to the CD Comprehensive Development District (utilizing the M2 General Industrial District, M5 Light Industrial District, and the Glenlyon Concept Plan as guidelines) in order to permit the construction of a two-storey light-industrial office building with surface parking for Dorigo Systems Ltd., an electronics manufacturer that specializes in the assembly of printed circuit boards for use in various electronic products. Dorigo Systems Ltd. is currently located at 3885 Henning Drive and is seeking to relocate its offices to the subject site in order to accommodate the company's growth. The total area of the proposed building will be approximately 9,987 m² (107,500 sq.ft.). Vehicular access will be provided from North Fraser Way.

- 4.2 The applicant is pursuing development in line with the Council-adopted Glenlyon Concept Plan, which requires a high-quality, business centre design and treatment with significant site landscaping.
- 4.3 Primary servicing for the subject site has been provided for through Subdivision References #39/97 and #02-10, however, the Director Engineering will be requested to provide an estimate for any further services necessary to serve this site. Servicing requirements will include, but not necessarily be limited to:
- the construction of Glenlyon Place to its final standard with separated sidewalk, street trees and street lighting;
 - the construction of an urban trail adjacent to Byrne Creek, from North Fraser Way to, and subject to design and other considerations, across the CPR rail lines;
 - the installation of a new pedestrian/bicycle crossing and signal at the intersection of Glenlyon Place, Glenlyon Parkway and North Fraser Way;
 - the installation of curbside fences at the existing Byrne Creek Ravine Park trailheads on either side of North Fraser Way, on the west side of the Byrne Creek Bridge, in order to direct trail users to the new pedestrian/bicycle crossing at intersection and discourage existing mid-block crossing;
 - the provision of a new bus shelter and pad on North Fraser Way on the north side of North Fraser Way, west of Glenlyon Place; and,
 - the provision of improved signage and barriers at the trailhead of Burnaby Fraser Foreshore Park (9295 Glenlyon Parkway) in order to direct users to the existing paved urban trail.
- 4.4 Detailed plans for an engineered sediment control system to the approval of the Director Engineering will be required.
- 4.5 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 is required.
- 4.6 A Site Profile and resolution of any arising requirements will be required.
- 4.7 The granting of any necessary statutory rights-of-way, easements, dedications and/or covenants will be required.
- 4.8 The GVS&DD Sewerage Development Cost Charge of \$0.811 per sq.ft. of gross floor area will apply to this rezoning.
- 4.9 A geotechnical review of the subject site's soil stability and registration of a Section 219 Covenant regarding the findings of the approved report will be required.

PLANNING AND BUILDING
 REZONING REFERENCE #16-56
 2017 January 25 PAGE 5

4.10 The proposed prerequisite conditions to the rezoning will be included in a future report.

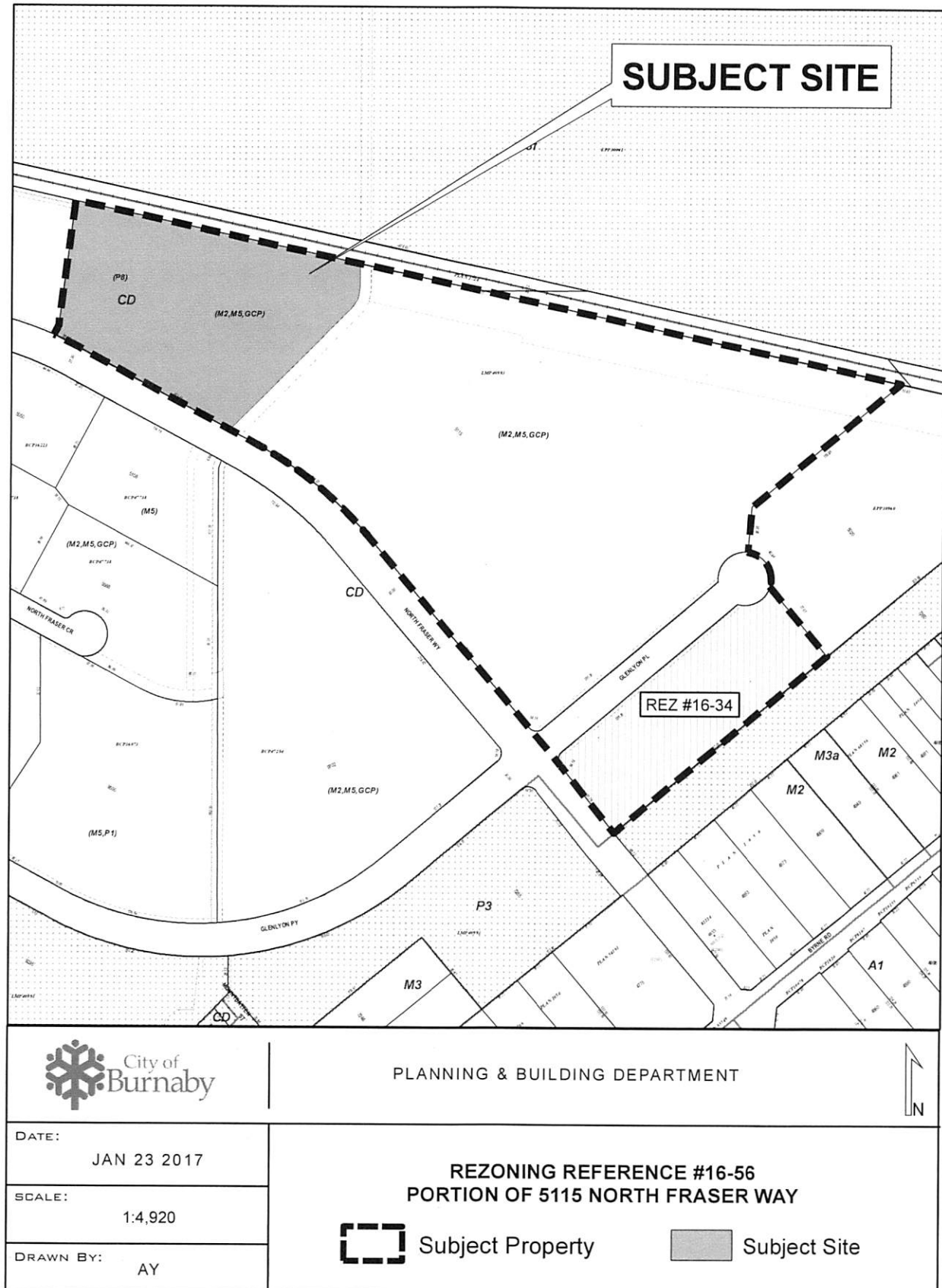
5.0 RECOMMENDATION

THAT the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

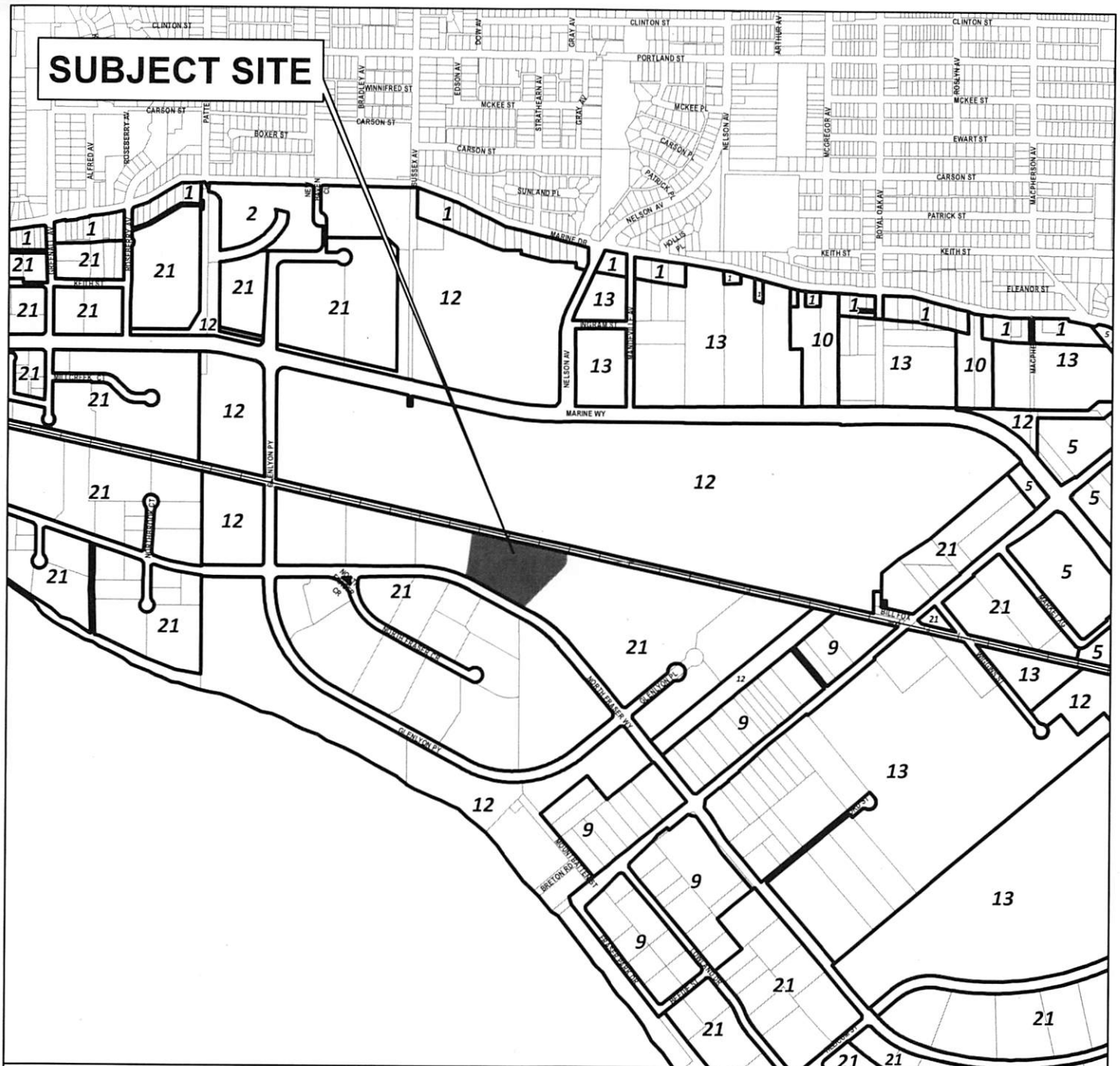
HP.
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Attachments

cc: Director Engineering
 City Solicitor
 City Clerk

P:\REZONING\Applications\2016\16-56 Portion of 5115 North Fraser Way\Rezoning Reference 16-56 Initial Report 20170130.doc



Sketch #1



PLANNING & BUILDING DEPARTMENT

Big Bend Community Plan

**CHRISTOPHER
BOZYK ARCHITECTS LTD.**

December 16, 2016

Lou Pelletier, Director Planning and Building
Planning and Building Department
City of Burnaby
4949 Canada Way
Burnaby, BC V5G 1M2

Re: Letter of Intent - Rezoning Application for Dorigo Systems (Lot 4, 5115 North Fraser Way, DL 165 PLAN LMP40993 EXCEPT PLANS LMP46623, BCP47255 AND EPP30960)

Dear Mr Pelletier,

Established in 1988, Dorigo Systems is an Electronics Manufacturing Services provider and one of the Pacific Northwest's leading contract manufacturers of Printed Circuit Board Assemblies, serving some of the most respected Original Equipment Manufacturers in the industry.

The company is currently located at 3885 Henning Drive in Burnaby's Bridge Business Park and requires development of a new facility to meet its growing business needs. As a Burnaby-based company, Dorigo Systems would like to maintain its presence in Burnaby and has agreed to work with Beedie Development Group to develop their new headquarters in the Glenlyon Business Park.

We are requesting the site be zoned from the current CD Industrial zone to the CD (M2, M5, M5r) zone for the subject property. The intent of this rezoning application is to permit development of the new headquarters for Dorigo Systems' in the form of a 2 storey light industrial building on the 3.21ha site. The building will be designed in accordance with the Glenlyon Concept Plan and reflect the high quality of development that currently exists within the Glenlyon Business Park. A preliminary design package is attached to this letter your reference and information.

Thank you for your consideration of this rezoning request, we look forward to working with the City on a successful outcome.

Sincerely,



Chris Bozyk, Architect AIBC, FRAIC
Principal,
Christopher Bozyk Architects Ltd



Jaret Lang
Director, Planning
Beedie Development Group

CITY OF BURNABY

PLANNING AND BUILDING
 REZONING REFERENCE #16-57
 2017 JANUARY 25

ITEM #04

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Myhomedesigner.com Ltd.
 37009 – 2930 Lonsdale Avenue
 North Vancouver, BC V7N 4H9
 (Attn: Aryo Falakrou)
- 1.2 Subject:** Application for the rezoning of:
 Lot 104, DL 42, Group 1, NWD Plan 45236
- From:** M5 Light Industrial District
- To:** CD Comprehensive Development District (based on M5r Light Industrial District)
- 1.3 Address:** A Portion of 7650, 7652 and 7654 Winston Street
- 1.4 Location:** The subject property is located south of Winston Street between McConnell Drive and Lozells Avenue. (Sketch #1 *attached*).
- 1.5 Size:** The property is rectangular in shape with an average width of approximately 125.28 m (411 ft.), a depth of approximately 81.81 m (268 ft.) and a total area of approximately 10,249.57 m² (110,326 sq. ft.).
- 1.6 Services:** The Director Engineering will be requested to provide all relevant servicing information.
- 1.7 Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to bring the existing restaurant (El Comal Mexican restaurant) into compliance with the Zoning Bylaw, to serve the day-to-day needs of adjacent industrial developments and their employees.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site comprises three tenant spaces within a one-storey multi-tenant industrial building on the subject property. The property is located south of Winston Street, between McConnell Drive and Lozells Avenue (see Sketch #1 *attached*). This property, which is zoned M5 Light Industrial District, is located within the Government Road neighbourhood and is

designated General Industrial in the Official Community Plan (OCP). The property is not located within a Community Plan Area. The subject property is adjacent to M5 Light Industrial District zoned properties to the east, south, and west and R1 Residential District zoned properties to the north across Winston Street. Vehicular access to the site is from Winston Street.

3.0 BACKGROUND INFORMATION

- 3.1 On 1979 April 02, Council gave Final Adoption to a text amendment to the Burnaby Zoning Bylaw to create the M'r' zoning district, which accommodates cafes or restaurants serving the day-to-day needs of industrial developments and their employees. The provision of restaurants in industrially zoned areas was considered appropriate in recognition of the apparent lack of public restaurant facilities in certain industrial areas. However, due to the potential issues that could result from the blanket addition of cafes and restaurants as a permitted principal use in industrial zones, it was considered prudent for Council to consider each application on its own merits, through the utilization of a sub-category in each zoning district. A set of locational policy guidelines have also been adopted by Council to assist in the evaluation of each proposed rezoning to an M'r' District.

On 2010 October 04, an amendment to the locational guidelines for restaurant development proposals in designated industrial areas (M'r' District) was adopted by Council.

4.0 GENERAL INFORMATION

- 4.1 The proposed restaurant area, which measures approximately 172.24 m² (1854 sq. ft.), occupies the front portion of the three combined units (units 7650, 7652, and 7654 Winston Street) that have been used by El Comal Mexican Foods Corporation for manufacturing and warehousing. Currently, the front portion of 7650 Winston Street is utilized for the retail sale of foods produced on the premises and the front portion of 7652 Winston Street is utilized for a seating area for the immediate consumption of foods produced on-site. Retail sale of goods produced on the premises is permitted as an accessory use in M5 District. However, the seating area which serves as a restaurant is not a permitted use. To expand the seating area into the front portion of 7654 Winston Street and to bring the existing seating area into compliance with the Zoning Bylaw, the applicant is requesting to rezone the subject portion of the tenant spaces from the M5 District to the CD Comprehensive Development District (based on M5r District).
- 4.2 The proposed restaurant with a maximum 50 seats and six employees would operate Monday to Saturday, from 9:00 a.m. to 5:00 p.m. The restaurant's hours of operation would meet the general meal service needs of employees within the industrial/warehouse building on-site and in the surrounding industrial area. The restaurant primarily serves foods that are made with products that are produced/prepared on the premises.
- 4.3 The following is an assessment of this rezoning proposal utilizing Council adopted guidelines for M 'r' restaurants:

- 4.3.1. *Existing commercial restaurant facilities should not be situated in close proximity nor within easy walking distance of the people working within the industrial area.*

The nearest restaurants and commercially zoned lands are located at Loughheed Highway and Bainbridge Avenue, and at Loughheed Highway and Production Way, both of which are approximately 2.0 km away from the subject site. There is one M1'r restaurant located approximately 350.0 m (1,148 ft.) to the southwest (4191 McConnell Drive) as well as one M5'r zoned property which does not currently have a restaurant, located approximately 2.0 km from the site to the east (3610 Bonneville Place). The existing restaurant facilities in the area are beyond an easy walking distance (122.0 m [400.26 ft.]) of the people working within the subject industrial area.

- 4.3.2. *M'r' restaurants should not be located in close proximity, nor have direct access to a major traffic thoroughfare.*

While the proposed restaurant is fronting Winston Street, which is classified as a Major Collector – Primary, it is partially screened by a landscaped buffer along the south side of Winston Street. The subject building is located approximately 23.0 m (76 ft.) from the street due to the location of the existing parking in front of the building.

- 4.3.3. *The accessibility to industrial development guidelines state that the site of M'r' restaurants should be centrally located, convenient, and accessible to the employees of the industrial area it will serve.*

The proposed restaurant is centrally located on the northern edge of industrial properties in the area, adjacent to Winston Street which has bike lanes on both sides. This property is considered to be conveniently located to serve the day-to-day needs of the surrounding industrial area.

- 4.3.4. *The restaurant facility should have a sufficient market in the industrial area to support it. Alternatively, the restaurant is not likely to draw a significant proportion of its patronage from outside locations and thus attract large volumes of traffic into the area.*

Considering the absence of restaurant facilities within an easy walking distance from the site, there is a sufficient market to support the proposed restaurant. It should be noted that the operation of the accessory retail use for number of years and the demand to expand the seating area is an indicator of a sufficient market in the industrial area to support the restaurant.

In summary, the proposed restaurant generally meets Council-adopted guidelines for assessing rezoning applications for M'r' restaurants.

- 4.4 The Director Engineering will be requested to provide an estimate for services necessary to serve this site, including any necessary street, lane, boulevard, and pedestrian/cycle improvements. Servicing requirements may include, but are not necessarily limited to road dedication on the south side of Winston Street to accommodate a future sidewalk.

PLANNING AND BUILDING
 REZONING REFERENCE #16-57
 2017 January 25 PAGE 4

- 4.5 Any necessary dedications and statutory rights-of-way will be determined by a detailed geometric and will be noted in a future report to Council.
- 4.6 A complete outline of all proposed prerequisite conditions to the rezoning will be included in a more detailed report to be submitted at a future date prior to advancing a development proposal to a Public Hearing.

5.0 RECOMMENDATION

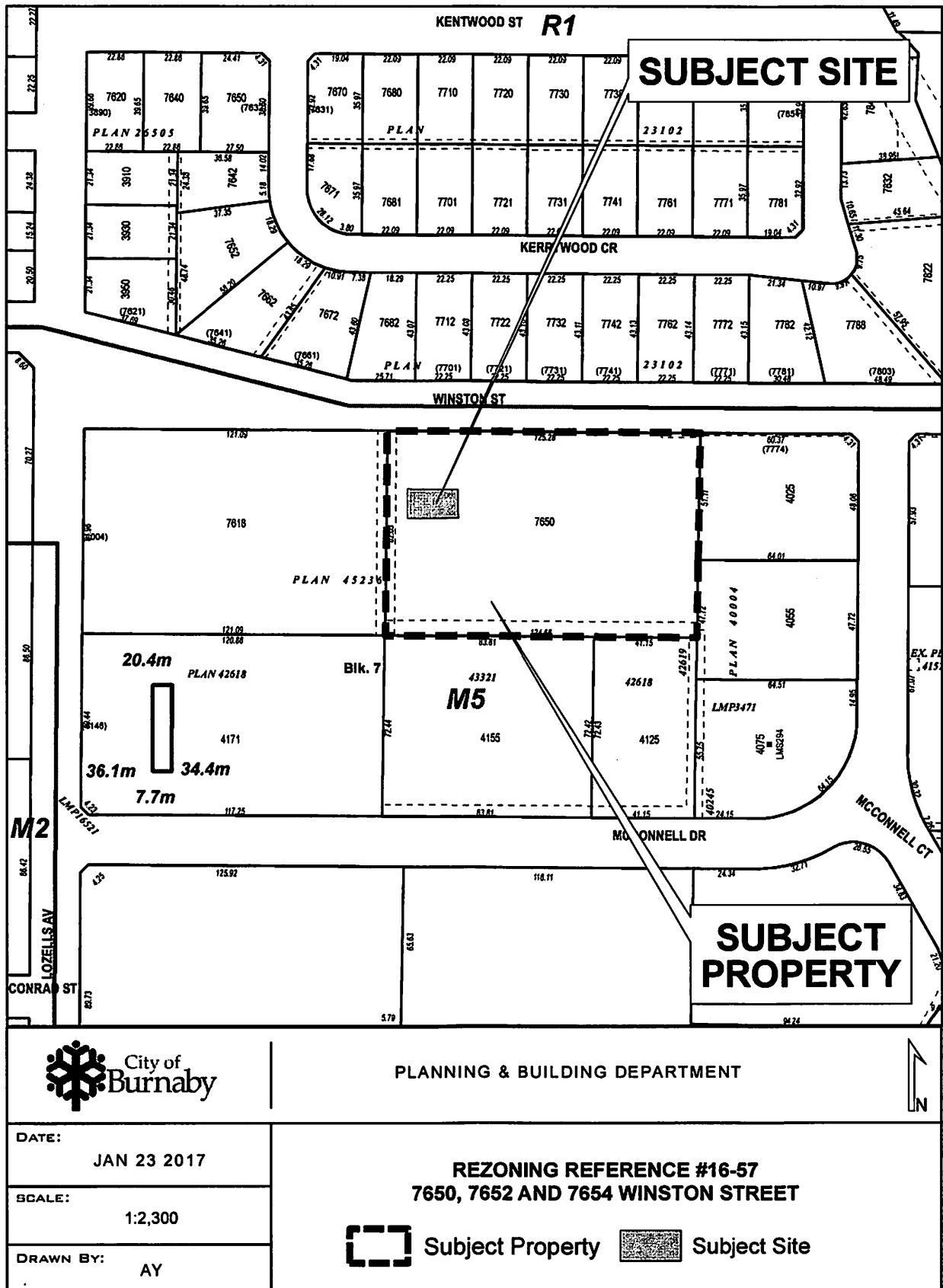
THAT the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

LP

PS:spf
Attachment

cc: Director Engineering
 City Solicitor
 City Clerk

P:\REZONING\Applications\2016\16-57 7650, 7652, 7654 Winston Street\Rezoning Reference 16-57 Initial Report 20170130.doc



Aryo Falakrou (Arch Tech AIBC, ASTTBC)
 President
 Myhomedesigner.com Ltd.
 37009-2930 Lonsdale Ave.
 North Vancouver, BC, V7N 4H9
 Phone: 604-929-6696

Date: Dec. 19, 2016

Lou Pelletier, Director
 City of Burnaby Planning Department
 4949 Canada Way
 Burnaby, BC V5G 1M2

Re: Rezoning Letter of Intent
7650-7652-7654 Winston Street Burnaby, BC

I, Aryo Falakrou, on behalf of MyHomedesigner.com Ltd (agent for El Comal Mexican Foods Corp.), have submitted this application to rezone a portion of 7650-7652-7654 Winston Street from the current M5 Light Industrial District to the M5r Zoning District. El Comal Mexican Food operates as a manufacturer and warehouse for tortillas and tortilla chips. The intent of this rezoning application is to bring a small restaurant portion of the business into compliance with the Zoning Bylaw. The restaurant is intended to serve local industrial area employees.

Thank you for your consideration of this rezoning request, we look forward to working with the City towards the approval of this rezoning application.

Sincerely

Aryo Falakrou (Arch Tech AIBC, ASTTBC)
 President
 Myhomedesigner.com Ltd.



INTEROFFICE COMMUNICATION

TO: CITY CLERK DATE: 2017 January 25

FROM: DIRECTOR PLANNING AND BUILDING FILE: 49500 20
Reference: 06-62

SUBJECT: **REZONING REFERENCE #06-62**
AMENDMENT BYLAW NO. 21/15; BYLAW #13491
Shopping Mall Renovation
Apartment Study Area "C"
Third Reading and Final Adoption

ADDRESS: 6500 and 6620 Hastings Street (see *attached* Sketches #1 and #2)

LEGAL: Parcel 2, DL 206, Group 1, NWD Explanatory Plan 80168; Parcel A (J60789E), Lot 9 Except: Firstly: East 33 Feet Secondly: Part Subdivided By Plan 16571 Thirdly: Part On Plan 24586, Block 3, DL 206, Group 1, NWD Plan 1071

FROM: CD Comprehensive Development District (based on C2, C2a, C2h Community Commercial District)

TO: Amended CD Comprehensive Development District (based on C2, C2a, C2h Community Commercial District, Apartment Study Area C guidelines and in accordance with the development plan entitled, "Kensington Square Shopping Centre Renovation" prepared by Musson Cattell Mackey Partnership Inc.)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2015 July 06;
- b) Public Hearing held on 2015 July 21; and,
- c) Second Reading given on 2015 August 24.

The prerequisite conditions have been satisfied as follows:

- a) The submission of a suitable plan of development.
 - *The applicant has submitted a complete suitable plan of development.*

City Clerk
 Rezoning Reference #06-62
 Third Reading and Final Adoption
 2017 January 25.....Page 2

- 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 the necessary funds including a 4% inspection fee to cover the costs of all services necessary to serve the site and the servicing agreement has been completed.*
- c) The submission of a detailed comprehensive sign plan.
- *An approvable detailed comprehensive sign plan has been achieved.*

As the prerequisite conditions to this rezoning are now complete, could you please arrange to return this amendment bylaw to Council for Consideration and Third Reading and Reconsideration and Final Adoption on 2017 January 30.

A copy of the Public Hearing minutes for this rezoning application is **attached** for information.


 Lou Pelletier, Director
 PLANNING AND BUILDING

DR:spf
Attachment

cc: City Manager

P:\REZONING\Applications\2006\Rez 06-62_Kensington Mall\Rezoning Reference 06-62 Third Reading and FA 201670130.doc

**PUBLIC HEARING MINUTES
HELD ON: 2015 JULY 21
REZ. REF. NO. 06-62
PAGE 1 OF 1**

**BURNABY ZONING BYLAW 1965,
AMENDMENT BYLAW NO. 21, 2015 – BYLAW NO. 13491**

Rez. #06-62

6500 and 6620 Hastings Street

From: CD Comprehensive Development District (based on C2, C2a, C2h Community Commercial District)

To: Amended CD Comprehensive Development District (based on C2, C2a, C2h Community Commercial District, Apartment Study Area C guidelines and in accordance with the development plan entitled, "Kensington Square Shopping Centre Renovation" prepared by Musson Cattell Mackey Partnership Inc.)

The purpose of the proposed zoning bylaw amendment is to permit exterior renovations to the existing Kensington Square Shopping Centre and reconfiguration of on-site parking.

The Advisory Planning Commission advised it tabled the zoning bylaw amendment to consider the issue of electric car charging stations.

There were no further submissions received regarding Rezoning #06-62, Bylaw No. 13491.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR VOLKOW:

THAT this Public Hearing for Rez. #06-62, Bylaw #13491 be terminated.

CARRIED UNANIMOUSLY



INTER-OFFICE COMMUNICATION

TO: CITY CLERK **DATE:** 2017 January 25

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #15-13**
AMENDMENT BYLAW NO. 40/15, BYLAW 13557
MULTIPLE FAMILY INFILL DEVELOPMENT
Hastings Street Area Plan
Final Adoption

ADDRESS: 4350 and 4356 Albert Street

LEGAL: Lots 13 and 14, Block 6, DL 121, Group 1, NWD Plan 1054

FROM: RM6 Hastings Village Multiple Family Residential District

TO: CD Comprehensive Development District (based on RM6 Hastings Village Multiple Family Residential District and Hastings Street Area Plan guidelines, and in accordance with the development plan entitled "4350-4356 Albert Street, 4 Unit Residential Development" prepared by Hearth Architectural Inc.)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2015 December 14;
- b) Public Hearing held on 2016 January 26;
- c) Second Reading given on 2016 February 01; and,
- d) Third Reading given on 2016 September 19.

The prerequisite conditions have been completely satisfied as follows:

- a. The submission of a suitable plan of development.
 - *The applicant has submitted a complete suitable plan of development.*
- b. The deposit of sufficient monies including a 4% Engineering Inspection Fee to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.

- *The applicant has submitted the necessary funds including a 4% inspection fee to cover the costs of all services necessary to serve the site.*
- 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 2016 September 08.*
- d. The submission of an undertaking to remove all existing improvements from the site within six months of the rezoning being effected but not prior to Third Reading of the bylaw. Demolition of any improvements will be permitted after Second Reading of the Rezoning Bylaw has been granted provided that the applicant acknowledges that such permission does not fetter Council's ability to grant or not to grant Third Reading and/or Final Adoption of the Rezoning Bylaw. In addition, the demolition of any improvements will be permitted at any time if they are vacant and considered by staff to be subject to misuse or vandalism.
- *The applicant has agreed to this prerequisite in a letter dated 2016 September 08 and the site is now vacant.*
- e. The completion of the sale of City property.
- *The sale of City property has been completed according to the terms approved by Council.*
- f. The consolidation of the net project site into one legal parcel.
- *The requisite subdivision plan of consolidation has been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- g. The granting of any necessary statutory rights-of-way, easements and/or covenants including the granting of Section 219 Covenants: restricting enclosure of balconies; and, assuring that any individually secured parking spaces allocated to a specific residential unit cannot be utilized for any other purpose.
- *The requisite covenants have been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- h. The review of a detailed Sediment Control System by the Director Engineering.
- *A detailed Sediment Control System has been approved by the Engineering Department – Environmental Services.*

- i. The pursuance of Storm Water Management Best Practices in line with established guidelines.
 - *A suitable on-site stormwater management system has been approved by the Director Engineering, the required covenant has been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption, and the required funds to guarantee this provision have been deposited.*
- j. The provision of 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.
 - *The necessary provisions are indicated on the development plans and the applicant has submitted a letter of undertaking dated 2016 September 08 agreeing to meet this prerequisite.*
- k. The provision of facilities for cyclists in accordance with Section 4.7 of the rezoning report.
 - *This provision is indicated on the development plans and the applicant has submitted a letter dated 2016 September 08 agreeing to meet this prerequisite.*
- l. The deposit of the applicable Parkland Acquisition Charge.
 - *The required deposits have been made to meet this prerequisite.*
- m. The deposit of the applicable GVS & DD Sewerage Charge.
 - *The required deposits have been made to meet this prerequisite.*
- n. The deposit of the applicable School Site Acquisition Charge.
 - *The required deposits have been made to meet this prerequisite.*
- o. The submission of a written undertaking to distribute area plan notification forms, prepared by the City, with disclosure statements; and, to post area plan notification signs, also prepared by the City, on the development site and in the sales office in prominent and visible locations prior to Third Reading, or at the time marketing for the subject development commences, whichever is first, and remain posted for a period of one year, or until such time that all units are sold, whichever is greater.
 - *The applicant has agreed to this prerequisite in a letter dated 2016 September 08 and the on-site sign is in place.*

City Clerk
Rezoning Reference #15-13
Final Adoption
2017 January 25.....Page 4

As the prerequisite conditions to this rezoning are now complete, could you please arrange to return this amendment bylaw to Council for Reconsideration and Final Adoption on 2017 January 30.


Lou Pelletier, Director
PLANNING AND BUILDING

LS:spf
Attachment

cc: City Manager

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