



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

OPEN PUBLIC MEETING AT 7:00 PM
Monday, 2015 July 06

A G E N D A

1.	<u>CALL TO ORDER</u>	<u>PAGE</u>
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1.	<u>REZONING REFERENCE #13-20 CONCEPTUAL MASTER PLAN AND PHASE 1A WOODLANDS SITE</u>	66
	Purpose: To seek Council authorization to forward this application to a Public Hearing on 2015 July 21.	
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	Purpose: To propose amendments to the Burnaby Zoning Bylaw to implement Council direction regarding payday loan and similar services.	
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Purpose: To seek Council approval for a temporary road closure.
6. **2015 JUNE - PARKS, RECREATION & CULTURAL SERVICES CAPITAL FUNDING BYLAW** 113
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Purpose: To obtain Council approval to award a contract for Cariboo Road - Stormont Avenue Modifications.
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Purpose: To obtain Council approval to award a contract for the MRN Sidewalk and Street Lighting Program.
9. **CONTRACT AWARD** 118
WALK-IN STEP VANS
Purpose: To obtain Council approval to award contracts for the supply and delivery of two walk-in step vans.
10. **CONTRACT EXTENSION - DUCTILE IRON WATER PIPE** 119
Purpose: To obtain Council approval for a one year contract extension for the supply and delivery of ductile iron water pipe.
11. **CONTRACT AMENDMENT - E15/2014** 120
CIVIL ENGINEERING AND CONSTRUCTION SERVICES
Purpose: To obtain Council approval for a contract amendment for engineering design and construction services related to Riverside Area Road Improvements.

6. **BYLAWS**

A) First Reading

- A) [#13489 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 19, 2015 - Rez. #13-20 \(Lougheed Highway, Dawson Street, Delta Avenue and Beta Avenue\)](#) **13489**
From M2 General Industrial District, R3 Residential District and CD Comprehensive Development District (based on P3 Park and Public Use District) to CD Comprehensive Development District (based on RM4s, RM5s Multiple Family Residential Districts and Brentwood Town Centre Development Plan as guidelines) and P3 Park and Public Use District, and in accordance with the development plan entitled "Woodlands Site Master Plan and Phase Ia" prepared by James K.M. Cheng Architects Inc.
Purpose - to establish a Conceptual Master Plan, Design Guidelines and a detailed first phase of development for the subject site, which would provide for specific development rights for the initial phase; and guide further site specific rezoning applications for the development of a multi-phased high-rise apartment and ground-oriented townhousing development with neighbourhood scale commercial uses along Dawson Street
(Item 5(1), Manager's Report, Council 2015 July 06)
- B) [#13490 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 20, 2015 - Rez. #14-10 \(4221 & 4227 Hastings Street\)](#) **13490**
From C8 Urban Village Commercial District (Hastings) to CD Comprehensive Development District (based on C8 Urban Village Commercial District, Hastings Street Area Plan guidelines and in accordance with the development plan entitled "Hastings and Carleton" prepared by Chandler Associates Architecture Inc.)
Purpose - to permit the construction of a five storey mixed-use development, with commercial/retail at grade, and residential uses above
(Item 4(3), Manager's Report, Council 2015 June 22)
- C) [#13491 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 21, 2015 - Rez. #06-62 \(6500 & 6620 Hastings Street\)](#) **#13491**
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.)
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)

- D) [#13492 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 22, 2015 - Rez. #15-03 \(8850 University Crescent\)](#) **#13492**
From CD Comprehensive Development District based on the P11e SFU Neighbourhood District and SFU Community Plan as guidelines) to Amended CD Comprehensive Development District (based on the P11e SFU Neighbourhood District and SFU Community Plan as guidelines, and the development plan entitled "UniverCity on Burnaby Mountain, Parcel 18, Burnaby, BC" prepared by Chris Dikeakos Architects Inc.)
Purpose - to permit the development of a high rise residential building adjoining a mid-rise residential building
(Item 4(2), Manager's Report, Council 2015 June 22)
- E) [#13493 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 23, 2015 - Rez. #14-48 \(7765 North Fraser Way\)](#) **#13493**
From CD Comprehensive Development District (based on the M2 General Industrial District and M5 Light Industrial District) to Amended CD Comprehensive Development District (based on the M2 General Industrial District, M5 Light Industrial District and Big Bend Development Plan as guidelines and in accordance with the development plan entitled "7765 North Fraser Way, Burnaby, B.C." prepared by Christopher Bozyk Architects Ltd.)
Purpose - to permit the construction of a multi-tenant light industrial development in accordance with the Burnaby Business Park Concept Plan and the Council-adopted Big Bend Development Plan
(Item 4(5), Manager's Report, Council 2015 June 22)
- F) [#13494 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 24, 2015 - Rez. #14-49 \(8155 North Fraser Way\)](#) **#13494**
From CD Comprehensive Development District (based on the M2 General Industrial District and M5 Light Industrial District) to Amended CD Comprehensive Development District (based on the M2 General Industrial District, M5 Light Industrial District and Big Bend Development Plan as guidelines and in accordance with the development plan entitled "8155 North Fraser Way, Burnaby B.C." prepared by

Christopher Bozyk Architects Ltd.)
Purpose – to permit the construction of a multi-tenant light industrial development in accordance with the Burnaby Business Park Concept Plan and the Council-adopted Big Bend Development Plan
(Item 4(6), Manager's Report, Council 2015 June 22)

- G) [#13495 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 25, 2015 - TEXT AMENDMENT](#) **13495**
A bylaw respecting payday loan and similar services
(Item 5(2), Manager's Report, Council 2015 July 06)

B) Second Reading

- H) [#13483 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 18, 2015 - Rez. #15-17 \(7000 Lougheed Highway\)](#) **13483**
From CD Comprehensive Development District (based on C1 Neighbourhood Commercial District, C2h Community Commercial District and M5 Light Industrial District) and R2 Residential District to Amended CD Comprehensive Development District (based on C1 Neighbourhood Commercial District, C2h Community Commercial District, M5 Light Industrial District and P2 Administration and Assembly District) and in accordance with the development plan entitled "BC9916, Bainbridge & Lougheed, 7018 Lougheed Hwy, prepared by TRK Engineering, to be superceded on 2016 July 01 by the development plan entitled "BC9916 - Phase 2, Bainbridge & Lougheed, 7018 Lougheed Hwy," prepared by TRK Engineering) and R2 Residential District
Purpose – to permit the temporary deployment of a Cell on Wheels (COW) telecommunications antenna installation
(Item 7(3), Manager's Report, Council 2015 May 25)

C) Consideration and Third Reading

- I) [#13433 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 45, 2014 - Rez. #13-14 \(6592/6650 Dunblane Avenue and 6579/6611 Marlborough Avenue\)](#) **13433**
From RM3 Multiple Family Residential District to CD Comprehensive Development District (based on RM5s Multiple Family Residential District and Metrotown Town Centre Development Plan as guidelines, and in accordance with the development plan entitled "Dunblane" prepared by DYS Architecture)
Purpose - to permit the construction of a 37 storey apartment building with ground oriented townhouses and full

underground parking
(Item 03, Manager's Report, Council 2014 December 08)

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D) Third Reading, Reconsideration and Final Adoption

- J) [#13454 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 8, 2015 - Rez. #14-41 \(7868 Government Road\)](#) **13454**

From R1 Residential District to R1a Residential District

Purpose - to permit the construction of a single family dwelling with a gross floor area beyond that currently permitted under the prevailing zoning

(Item 5(2), Manager's Report, Council 2015 March 02)

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- K) [#13466 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 14, 2015 - Rez. #15-07 \(6500 Hastings Street\)](#) **13466**

From Amended CD Comprehensive Development District (based on C2a General Commercial District) to Amended CD Comprehensive Development District (based on C2a General Commercial District, and in accordance with the development plan entitled "Extension of Operating Hours" by the BC Liquor Distribution Branch)

Purpose – to increase the operating hours of an existing Liquor Distribution Branch (LDB) liquor store

(Item 7(8), Manager's Report, Council 2015 March 30)

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E) Reconsideration and Final Adoption

- L) [#13488 - Burnaby Fire Services Bylaw 2004, Amendment Bylaw 2015](#) **13488**

A bylaw respecting re-inspection fees

(Item 5(2), Manager's Report, Council 2015 June 15)

7. NEW BUSINESS

8. INQUIRIES

9. ADJOURNMENT