



CITY COUNCIL MEETING A G E N D A

Monday, August 24, 2020, 5:00 p.m.
Council Chamber, City Hall
4949 Canada Way, Burnaby, BC

	Pages
1. <u>CALL TO ORDER</u>	
2. <u>MINUTES</u>	
2.1 Open Council Meeting held 2020 July 27	7
3. <u>PROCLAMATIONS</u>	
3.1 Jaswant Singh Khalra Day (2020 September 6)	29
3.2 Literacy Month (2020 September)	30
3.3 National Polycystic Kidney Disease Awareness Day (2020 September 4)	31
4. <u>CORRESPONDENCE</u>	
4.1 Hindu Forum Canada - Re: Request to Broadcast Hymns	32
<i>see note</i>	
5. <u>REPORT</u>	
5.1 City Manager's Report, 2020 August 24	34
6. <u>MANAGER'S REPORTS</u>	
6.1 MEETING SCHEDULE AND PROCEDURES UP TO 2020 DECEMBER	36
31	

Purpose: To seek Council approval to extend 5:00 p.m. meeting start time for Council, Public Hearing, and Select Committee, Commission and Board meetings, and existing meeting procedures until 2020 December 31.

6.2 MURAL GRANT FUNDING FOR 7513 EDMONDS STREET 39

Purpose: To approve funding for the mural at 7513 Edmonds Street as part of the 2020 Burnaby Mural Grant Program.

6.3 EXPANDED SITE - 5151 AND 5255 NORTH FRASER WAY - REZONING REFERENCE #19-12 - BIG BEND AREA PLAN 43

Purpose: To inform Council of an expanded site proposed for Rezoning Reference #19-12.

6.4 REZONING REFERENCE #16-54 - MULTIPLE-FAMILY INFILL DEVELOPMENT - ROYAL OAK COMMUNITY PLAN 46

Purpose: To seek Council authorization to forward this application to a Public Hearing on 2020 September 29.

6.5 REZONING REFERENCE #17-10010 - METRO VANCOUVER CENTRAL PARK PUMP STATION 53

Purpose: To seek Council authorization to forward this application to a Public Hearing on 2020 September 29.

6.6 REZONING REFERENCE #19-44 - A TEN-UNIT CATEGORY A SUPPORTIVE HOUSING FACILITY 59

Purpose: To seek Council authorization to forward this application to a Public Hearing on 2020 September 29.

6.7 REZONING REFERENCE #20-05 - AMENDMENTS TO SOLO DISTRICT PHASE 4 - BRENTWOOD TOWN CENTRE PLAN 66

Purpose: To seek Council authorization to forward this application to a Public Hearing on 2020 September 29.

7. BYLAWS

7.1 FIRST READING

7.1.1 #14206 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 32, 2020 - Text Amendment 76

Purpose: to amend the Burnaby Zoning Bylaw 1965 to

implement changes required by the Finalized Rental Use Zoning Policy, and provide updates with respect to the rental use zoning with focus on definitions, land uses and density

(Item 4.3., PDC Report, Council 2020 July 27)

7.2 SECOND READING

- | | | |
|--------------|--|------------|
| 7.2.1 | #14175 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 15, 2020 - Rez. #17-10003 (5317/71 Byrne Road and Portion of 9001 Bill Fox Way) | 96 |
| | <p>Purpose: to permit the construction of a light industrial and office building with accessory restaurant uses</p> <p><i>(Item 5.9., Manager's Report, Council 2020 June 22)</i></p> | |
| 7.2.2 | #14176 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 16, 2020 - Rez. #19-30 (1901 Rosser Avenue and 4399 Lougheed Hwy) | 99 |
| | <p>Purpose: to permit all commercial uses, as outlined in the C3 General Commercial District within the retail portion of the Madison Centre</p> <p><i>(Item 5.14., Manager's Report, Council 2020 June 22)</i></p> | |
| 7.2.3 | #14177 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 17, 2020 - Rez. #20-02 (5942 Winch Street and portion of 6055 Halifax Street) | 102 |
| | <p>Purpose: to formalize the subject properties current use as part of the Parkcrest Elementary School and Park Site, and to facilitate the subdivision and land exchange between the City of Burnaby and the School District</p> <p><i>(Item 5.16., Manager's Report, Council 2020 June 22)</i></p> | |
| 7.2.4 | #14178 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 18, 2020 - Rez. #19-67 (5311/33 Goring Street) | 105 |
| | <p>Purpose: to add architectural LED lighting on the south elevation of two high-rise residential towers that are currently under construction</p> <p><i>(Item 5.15., Manager's Report, Council 2020 June 22)</i></p> | |
| 7.2.5 | #14179 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 19, 2020 - Rez. #19-07 (4330 Kingsway and 5945 Kathleen | 108 |

Avenue)

Purpose: to permit the renovation and expansion of two existing commercial buildings

(Item 5.13., Manager's Report, Council 2020 June 22)

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|-------|--|-----|
| 7.2.6 | #14182 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 22, 2020 - Rez. #17-10004 (4330 Maywood Street) | 111 |
|-------|--|-----|

Purpose: to permit the construction of a 24-storey, mixed-use and mixed-tenure apartment building

(Item 5.10., Manager's Report, Council 2020 June 22)

- | | | |
|-------|--|-----|
| 7.2.7 | #14183 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 23, 2020 - Text Amendment | 114 |
|-------|--|-----|

Purpose: to amend the Burnaby Zoning Bylaw 1965 in regard to (1) the definitions of "balcony", "sundeck", and "covered deck"; (2) calculation of gross floor area; (3) calculation of gross floor area in a building with over-height ceilings; and (4) definition of gross floor area and floor area ratio

(Item 3.7., PDC Report, Council 2020 July 06)

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|-------|--|-----|
| 7.2.8 | #14184 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 24, 2020 - Text Amendment | 121 |
|-------|--|-----|

Purpose: to amend the Burnaby Zoning Bylaw 1965 in regard to (1) secondary suite requirements; (2) cyber centres and amusement arcades; (3) uses, structures, and equipment permitted outside of an enclosed building; (4) home occupations in the RM3s Multiple Family Residential District; (5) usable open space; (6) off-street parking for cafes, restaurants, and liquor licence establishments having more than 50 seats; (7) shared use of off-street parking spaces for two or more uses; and (8) off-street parking for manufacturing and industrial uses, and storage yards.

(Item 3.8., PDC Report, Council 2020 July 06)

7.3 CONSIDERATION AND THIRD READING

- | | | |
|-------|---|-----|
| 7.3.1 | #14084 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 38, 2019 - Rez. #17-26 (6525 Telford Avenue) | 132 |
|-------|---|-----|

Purpose: to permit the construction of a 37-storey market

(strata) residential building and a six-storey rental residential building

(Item 7(4), Manager's Report, Council 2019 October 28)

Memorandum - Director Planning & Building - 2020 August 19

7.4 RECONSIDERATION AND FINAL ADOPTION

- 7.4.1 #13924 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 32, 2018 - Rez. #16-38 (7422 & 7270 Buller Avenue) 142**

Purpose: to permit the construction of a three-storey stacked townhouse development (124 units) with full underground parking

(Item 7(5), Manager's Report, Council 2018 November 19)

Memorandum - Director Planning & Building - 2020 August 19

- 7.4.2 #14194 - Burnaby Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 26, 2020 149**

\$40,000,000 to finance the City's Land Assembly & Development Capital Program

(Item 4.4., FMC Report, Council 2020 July 06)

- 7.4.3 #14195 - Burnaby Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 27, 2020 151**

\$800,000 to finance the 2020 July Engineering Capital Transportation Infrastructure Bylaw Funding

(Item 4.5., FMC Report, Council 2020 July 06)

- 7.4.4 #14196 - Burnaby Local Improvement Fund Expenditure Bylaw No. 4, 2020 153**

A bylaw authorizing the expenditure of monies in the Local Improvement Fund - installation of speed humps on 4000 Block Forest Street, from Carleton Avenue to MacDonald Avenue (x-ref. Bylaw #14187 - \$1,272.56, Project No. 20-503)

(Item 4.1., Certificate of Sufficiency - Resident Initiated, Council 2020 June 22)

- 7.4.5 #14197 - Burnaby Local Improvement Fund Expenditure Bylaw No. 5, 2020 155**

A bylaw authorizing the expenditure of monies in the Local Improvement Fund - installation of speed humps on Meadowood Park, from Woodhurst Drive to Meadowood Drive (x-ref. Bylaw #14187 - \$186.91, Project No. 20-506)

(Item 4.1., Certificate of Sufficiency - Resident Initiated, Council 2020 June 22)

7.4.6 #14205 - Burnaby Business Licence Fees Bylaw 2017, Amendment Bylaw No. 1, 2020

157

A bylaw to amend the Business Licence Fees Bylaw ("Peddler - Food")

(Item 4.2., Manager's Report, Council 2020 July 27)

8. NEW BUSINESS

9. INQUIRIES

10. ADJOURNMENT



COUNCIL MEETING M I N U T E S

**Monday, July 27, 2020, 5:00 p.m.
Council Chamber, City Hall
4949 Canada Way, Burnaby, BC**

PRESENT: His Worship, Mayor Mike Hurley
Councillor Pietro Calendino
Councillor Sav Dhaliwal
Councillor Dan Johnston (*participated electronically*)
Councillor Colleen Jordan (*participated electronically*)
Councillor Joe Keithley
Councillor James Wang

STAFF: Mr. Lambert Chu, City Manager
Mr. Dipak Dattani, Director Corporate Services
Mr. Leon Gous, Director Engineering
Ms. Noreen Kassam, Director Finance
Mr. Dave Ellenwood, Director Parks, Recreation & Cultural Services
Mr. Ed Kozak, Director Planning & Building
Mr. Dave Critchley, Director Public Safety & Community Services
Ms. May Leung, City Solicitor
Ms. Kate O'Connell, City Clerk
Ms. Blanka Zeinabova, Deputy City Clerk

1. CALL TO ORDER

His Worship, Mayor Mike Hurley, called the Open meeting to order at 5:00 p.m. and conducted the roll call. Due to the COVID-19 pandemic, Councillors Johnston and Jordan participated electronically.

For the benefit of the Council members that were participating by electronic means, Mayor Mike Hurley reviewed the staff members present at the meeting.

MOVED BY COUNCILLOR KEITHLEY
 SECONDED BY COUNCILLOR CALENDINO

THAT the Open Council meeting reconvene at 5:00 p.m.

CARRIED UNANIMOUSLY

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

2. **MINUTES**

2.1 **Open Council Meeting held 2020 July 20**

MOVED BY COUNCILLOR DHALIWAL
 SECONDED BY COUNCILLOR JORDAN

THAT the minutes of the City Council meeting held on 2020 July 20 be now adopted.

CARRIED UNANIMOUSLY

3. **DELEGATION**

3.1 **Burnaby Board of Trade - Re: Burnaby Business Recovery Task Force - Final Action Plan**

Mr. Paul Holden, President and CEO, Burnaby Board of Trade (BBOT), connected through Zoom and presented Burnaby Business Recovery Task Force - Final Action Plan. The speaker summarized the report, and provided an overview of 13 action points:

1. Create a "Burnaby Centre for Business Recovery and Resilience"
2. Advocate for new grants or WorkSafeBC rebates to pay for PPE and safety equipment
3. Launch a Burnaby PPE supplier list
4. Create more opportunities for patios and outdoor dining
5. Enable business use of public property unrelated to the sale of food and beverage
6. Work with the childcare sector and employers to support parents returning to work

7. Launch a "Recovery Policy Working Group" to advocate to senior government for additional financial support
8. Develop a "Business Digital Development Support Program"
9. Explore the potential to pilot a "Digital Main Street" initiative in Burnaby
10. Expand communications efforts to connect businesses with existing economic recovery information & resources
11. Engage with & advocate to financial institutions on ways unlock capital for business loans
12. Create incentives and supports to position Burnaby as a hub for new businesses and entrepreneurs
13. Expand the "#BuyLocalBuyBurnaby" Program

Council conveyed thanks to the Task Force members for their hard work to make the City of Burnaby a better place.

4. **REPORTS**

4.1 **Executive Committee of Council - Re: Community Grant Applications**

The Executive Committee of Council submitted a report recommending the following grants for Council's approval:

#20.22. - \$1,500 - Western Community Centred College for the Retired Society (Courses and Workshops)

#20.23. - \$10,000 - Helping Families in Need Society (Operating Costs)

#20.24. - DENIED - Social Diversity for Children Foundation (Building Bridges with Music)

The Executive Committee of Council recommended:

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

MOVED BY COUNCILLOR WANG

SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendation of the Executive Committee of Council be adopted.

CARRIED UNANIMOUSLY

4.2 Financial Management Committee - Re: RCMP Settlement Payments

The Financial Management Committee submitted a report seeking Council authorization for the payment of funds withheld for Green Timbers, and providing an update on the Integrated Homicide Investigation Team and Earned Retirement Benefits costs.

The Financial Management Committee recommended:

1. THAT Council authorize the payment of funds withheld for RCMP BC Headquarters, as outlined in the report.
2. THAT Council receive the update on the Integrated Homicide Investigation Team (IHIT), and Earned Retirement Benefits costs for information.

MOVED BY COUNCILLOR KEITHLEY

SECONDED BY COUNCILLOR CALENDINO

THAT the recommendation/s of the Financial Management Committee be adopted.

CARRIED UNANIMOUSLY

4.3 Planning and Development Committee - Re: Proposed Zoning Bylaw Amendment - Rental Use Zoning

The Planning and Development Committee submitted a report proposing a text amendment to the Burnaby Zoning Bylaw regarding rental use zoning.

The Planning and Development Committee recommended:

1. THAT Council authorize the preparation of a bylaw amending the Burnaby Zoning Bylaw to implement changes required by the Finalized Rental Use Zoning Policy, approved at the 2020 March 09 Council meeting, and other updates with respect to the rental use zoning, as outlined in Section 3.0 of the report, for advancement to a future Public Hearing.

MOVED BY COUNCILLOR DHALIWAL

SECONDED BY COUNCILLOR JORDAN

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

CARRIED UNANIMOUSLY

4.4 Planning and Development Committee - Re: Density Bonus - Zoning Bylaw Text Amendments and Use of Community Benefit Bonus Reserves Policies

The Planning and Development Committee submitted a report seeking Council authorization for a text amendment to the Burnaby Zoning Bylaw regarding density bonus, and bringing forward policies on the use of density bonus reserves to a future Public Hearing.

The Planning and Development Committee recommended:

1. THAT Council authorize the preparation of a bylaw amending the Burnaby Zoning Bylaw to update Section 6.22 with respect to density bonus requirements, and bring forward the text amendment and policies relating to the use of Community Benefit Bonus Reserves and Community Benefit Bonus Affordable Housing Reserve funds, as outlined in Section 3.0 of the report, for advancement to a future Public Hearing.

MOVED BY COUNCILLOR WANG

SECONDED BY COUNCILLOR JOHNSTON

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

CARRIED UNANIMOUSLY

4.5 Planning and Development Committee - Re: Bainbridge Urban Village Community Plan: Preliminary Goals and Land Use Framework

The Planning and Development Committee submitted a report seeking Council endorsement of the preliminary goals and land use framework for the Bainbridge Urban Village Community Plan, and initiating the Phase 1 public consultation process.

Staff provided a PowerPoint presentation summarizing the report.

**Councillor Keithley left the meeting at 5:46 p.m. and returned at 5:48 p.m.*

The Planning and Development Committee recommended:

1. THAT Council endorse the preliminary goals and land use framework for the Bainbridge Urban Village Community Plan, as a basis for receiving community input, as outlined in the report.

2. THAT Council authorize staff to undertake the Phase 1 public consultation process, as outlined in the report.

MOVED BY COUNCILLOR KEITHLEY
 SECONDED BY COUNCILLOR CALENDINO

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

CARRIED UNANIMOUSLY

4.6 Planning and Development Committee - Re: Lochdale Urban Village Community Plan: Preliminary Goals and Land Use Framework

The Planning and Development Committee submitted a report seeking Council endorsement of the preliminary goals and land use framework for the Lochdale Urban Village Community Plan, and initiating the Phase 1 public consultation process.

Staff provided a PowerPoint presentation summarizing the report.

The Planning and Development Committee recommended:

1. THAT Council endorse the preliminary goals and land use framework for the Lochdale Urban Village Community Plan, as a basis for receiving community input, as outlined in the report.
2. THAT Council authorize staff to undertake the Phase 1 public consultation process, as outlined in the report.

MOVED BY COUNCILLOR DHALIWAL
 SECONDED BY COUNCILLOR JORDAN

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

CARRIED UNANIMOUSLY

4.7 Public Safety Committee - Re: Placement of Nasal Naloxone Spray at City Recreation Centres and Libraries

The Public Safety Committee submitted a report providing information on the placement of nasal naloxone spray at City recreation centres and libraries.

The Public Safety Committee recommended:

1. THAT Council receive the report for information.
2. THAT a copy of the report be provided to the Library Board for information.

MOVED BY COUNCILLOR WANG
 SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendations of the Public Safety Committee be adopted.

CARRIED UNANIMOUSLY

4.8 City Manager's Report, 2020 July 27

The City Manager submitted a report dated 2020 July 27 on the following matters:

5. MANAGER'S REPORTS

5.1 PRIORITY REGISTRATION FOR BURNABY RESIDENTS

The City Manager submitted a report from the Director Parks, Recreation and Cultural Services seeking Council approval of a policy that allows residents of Burnaby to have priority registration for programs in City of Burnaby Parks, Recreation and Cultural facilities.

The City Manager recommended:

1. THAT Council adopt a policy that allows residents of Burnaby to have priority registration for programs in City of Burnaby Parks, Recreation and Cultural facilities.
2. THAT the policy be implemented by 2020 September 01.

MOVED BY COUNCILLOR KEITHLEY
 SECONDED BY COUNCILLOR CALENDINO

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

Council requested staff provide a memorandum regarding a legal opinion.

5.2 OPTIONS FOR ISSUING A BURNABY BUSINESS LICENCE TO FOOD TRUCK OPERATORS

The City Manager submitted a report from the Director Public Safety and Community Services responding to Council's request that staff undertake a review of the business licence options for food trucks.

The City Manager recommended:

1. THAT food truck operators applying for a Burnaby Business Licence continue to be licensed under the category of "Peddler - Food" and pay the corresponding business licence fee.

2. THAT the City Solicitor be authorized to bring forward an amendment to the Burnaby Business Licence Fees Bylaw to implement a first year prorated fee for the "Peddler - Food" business licence category, as outlined in Section 4.2 of the report.

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR JORDAN

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

5.3 2020/2021 COMMUNITY SCHOOL GRANT

The City Manager submitted a report from the Director Parks, Recreation and Cultural Services seeking Council authorization of an agreement with the Burnaby School District #41 for the support and operation of eight Community Schools.

The City Manager recommended:

1. THAT Council authorize the execution of an agreement with the Burnaby School District #41 for the support and operation of eight Community Schools (Byrne Creek, Edmonds, Gilmore, Lochdale, Maywood, Second Street, Stoney Creek and Stride Avenue).

MOVED BY COUNCILLOR WANG
SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

5.4 PLAYGROUND DEVELOPMENT GRANT REQUEST FROM EDMONDS COMMUNITY SCHOOL

The City Manager submitted a report from the Director Parks, Recreation and Cultural Services seeking Council authorization for the City to enter into an agreement for contribution to the cost of the playground upgrades at Edmonds Community School.

The City Manager recommended:

1. THAT Council authorize the City enter into an agreement with Edmonds Community School for contribution to the cost of the playground upgrades, as detailed in the report.

MOVED BY COUNCILLOR KEITHLEY

SECONDED BY COUNCILLOR CALENDINO

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

5.5 CONTRACT AWARD - STRIDE CHILD CARE FACILITY

The City Manager submitted a report from the Director Finance seeking Council approval to award a contract for the construction work at the Stride Child Care Facility.

The City Manager recommended:

1. THAT Council approve a contract award to Halse-Martin Construction for an estimated total cost of \$2,809,124 including GST in the amount of \$133,768, for the Stride Child Care Facility project, as outlined in the report.

Without objection, the Council meeting recessed at 6:23 p.m. due to technical difficulties.

Without objection, the Council meeting reconvened at 6:29 p.m.

MOVED BY COUNCILLOR DHALIWAL

SECONDED BY COUNCILLOR JORDAN

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

5.6 CONTRACT AWARD - CA-3188 SIDEWALK EXPANSION PROGRAM - PACKAGE A

The City Manager submitted a report from the Director Finance seeking Council approval to award a contract for the Sidewalk Expansion Program - Package A.

The City Manager recommended:

1. THAT Council approve a contract award to Jack Cewe Construction for an estimated total cost of \$1,902,397.35 including GST in the amount of \$90,590.35 as outlined in the report. Final payment will be based on the actual quantity of goods and services delivered and unit prices as tendered.

MOVED BY COUNCILLOR WANG
 SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

5.7 CONTRACT AWARD - PROPERTY MANAGEMENT SERVICES - DEER LAKE CENTRE

The City Manager submitted a report from the Director Finance seeking Council approval to award a contract to Colliers Macaulay Nicholls Inc. for Property Management Services for Deer Lake Centre.

The City Manager recommended:

1. THAT Council approve the award of a three year contract with Colliers Macaulay Nicholls Inc. for an estimated cost of \$1,439,000 including GST in the amount of \$68,485.65 as outlined in the report. Final payment will be based on actual services delivered and prices as negotiated.

MOVED BY COUNCILLOR KEITHLEY
 SECONDED BY COUNCILLOR CALENDINO

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

5.8 LIQUOR LICENCE APPLICATION #20-01 - GREAT BEAR PUB - #170 - 5665 KINGSWAY (SEE ATTACHED SKETCHES #1 AND #2)

The City Manager submitted a report from the Director Planning and Building providing a recommendation regarding the subject liquor primary licence application.

The City Manager recommended:

1. THAT Council authorize staff to gather public input regarding extended patio operating hours for the Great Bear Pub at #107 - 5665 Kingsway (see Sketches #1 and #2), as described in Section 4.1 of the report.
2. THAT a copy of the report be forwarded to the General Manager, Liquor and Cannabis Regulation Branch, P.O. Box 9292, Stn. Provincial Government, Victoria, BC V8W 9J8; and to the applicant, Surinder Pal Singh, 13895 - 92nd Avenue, Surrey, BC V3V 1J3.

MOVED BY COUNCILLOR DHALIWAL
 SECONDED BY COUNCILLOR JORDAN

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

5.9 REZONING REFERENCE #16-39 - DEVELOPMENT GUIDELINES FOR RENTAL TOWNHOUSING - EDMONDS TOWN CENTRE PLAN

The City Manager submitted a report from the Director Planning and Building seeking Council authorization to forward this application to a Public Hearing on 2020 August 25. The purpose of the proposed zoning bylaw amendment is to establish development guidelines for the future development of rental townhouses on the subject site, as part of a broader City initiative to develop non-market housing on various City-owned sites in Burnaby.

The City Manager recommended:

1. THAT Council approve in principle City acquisition of the three properties at 7544, 7556 and 7580 Bevan Street, as described in Section 5.1 of this report.
2. THAT Council approve in principle the execution of a 99 year leasehold interest of the subject site to Mosaic Homes, as described in Section 5.1 of this report.
3. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 2020 July 27 and to a Public Hearing on 2020 August 25 at 5:00 pm.
4. THAT the following be established as prerequisites to the completion of the rezoning:
 - a) The submission of development guidelines.
 - b) The granting of a Section 219 Covenant (No Build) in accordance with section 6.3 of this report.

MOVED BY COUNCILLOR WANG
 SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

5.10 REZONING REFERENCE #19-16 - GOVERNMENT CANNABIS STORE

The City Manager submitted a report from the Director Planning and Building seeking Council authorization to forward this application to a Public Hearing on

2020 August 25. The purpose of the proposed zoning bylaw amendment is to permit a government cannabis store within an existing commercial retail unit (CRU).

The City Manager recommended:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 2020 July 27 and to a Public Hearing on 2020 August 25 at 5:00 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 granting of a Section 219 Covenant to ensure that operating hours are maintained as described in Section 4.2.3 of this report.

MOVED BY COUNCILLOR KEITHLEY

SECONDED BY COUNCILLOR CALENDINO

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

5.11 REZONING REFERENCE #19-17 - GOVERNMENT CANNABIS STORE

The City Manager submitted a report from the Director Planning and Building seeking Council authorization to forward this application to a Public Hearing on 2020 August 25. The purpose of the proposed zoning bylaw amendment is to permit a government cannabis store within an existing commercial retail unit (CRU).

The City Manager recommended:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 2020 July 27 and to a Public Hearing on 2020 August 25 at 5:00 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 granting of a Section 219 Covenant to ensure that operating hours are maintained as described in Section 4.2.3 of this report.

MOVED BY COUNCILLOR DHALIWAL
 SECONDED BY COUNCILLOR JORDAN

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

5.12 REZONING REFERENCE #19-24 - LIQUOR PRIMARY ESTABLISHMENT

The City Manager submitted a report from the Director Planning and Building seeking Council authorization to forward this application to a Public Hearing on 2020 August 25. The purpose of the proposed zoning bylaw amendment is to permit the subject karaoke box room to operate as a liquor primary license establishment.

The City Manager recommended:

1. THAT Rezoning Bylaw be prepared and advanced to First Reading and to a Public Hearing on 2020 August 25 at 5:00 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 granting of any necessary Section 219 Covenants, including to ensure that licensed capacity and operating hours are maintained as described in Section 4.1 of this report.

MOVED BY COUNCILLOR WANG
 SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

5.13 REZONING REFERENCE #19-25 - THE GROVE PHASE ONE - BRENTWOOD TOWN CENTRE PLAN

The City Manager submitted a report from the Director Planning and Building seeking Council authorization to forward this application to a Public Hearing on 2020 August 25. The purpose of the proposed zoning bylaw amendment is to permit the construction of Phase I of the Grove Master Plan, including two high-rise residential towers (36 and 43 storeys) atop commercial podiums fronting Dawson Street, and a 6 storey non-market rental building with a ground oriented commercial component fronting Willingdon Avenue and the future park.

The City Manager recommended:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading and to a Public Hearing on 2020 August 25 at 5:00 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 advancement of the Grove Master Plan, Rezoning Reference #17-36 to Final Adoption prior to, or concurrent with, the subject rezoning application.
- c) 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.
- d) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development (as well as underground switching and transformer/service boxes in town centre locations), and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- e) The utilization of an amenity bonus through the provision of a cash in-lieu contribution in accordance with Section 4.4 of this report.
- f) The granting of any necessary statutory rights-of-way, easements and/or covenants in accordance with Section 4.11 of this report:
- g) The registration of a Housing Agreement for the non-market component of the proposed development.
- h) The review of a detailed Sediment Control System by the Director Engineering.
- i) 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.
- j) Compliance with the City's Groundwater Management for Multi-Family Development guidelines is required.
- k) The submission of a suitable Solid Waste and Recycling plan to the approval of the Director Engineering.

- l) The design and provision of units adaptable to persons with disabilities, the provision of customized hardware and cabinet work being subject to the sale/lease of the unit to a disabled person.
- m) The provision of covered car wash stalls and an adequately sized and appropriately located garbage handling and recycling material holding space to the approval of the Director Engineering and a commitment to implement the recycling provisions.
- n) The review of on-site residential loading facilities by the Director Engineering.
- o) The submission of a Public Art Plan is required in conjunction with this rezoning application.
- p) Due to the proximity of the subject site to Willingdon Avenue, Dawson Street and the BNSF Railway, the applicant is required to provide an acoustical study showing that the proposed development would meet Council-adopted noise criteria.
- q) The provision of facilities for cyclists in accordance with this report.
- r) The undergrounding of existing overhead wiring abutting the site.
- s) Compliance with the guidelines for underground parking for visitors.
- t) The approval of the Ministry of Transportation of the rezoning application.
- u) The deposit of the applicable Parkland Acquisition Charge.
- v) The deposit of the applicable GVS & DD Sewerage Charge.
- w) The deposit of the applicable School Site Acquisition Charge.

MOVED BY COUNCILLOR KEITHLEY

SECONDED BY COUNCILLOR CALENDINO

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

5.14 REZONING REFERENCE #19-52 - TWO THREE TO FIVE STOREY OFFICE BUILDINGS WITH UNDERGROUND PARKING

The City Manager submitted a report from the Director Planning and Building seeking Council authorization to forward this application to a Public Hearing on 2020 August 25. The purpose of the proposed zoning bylaw amendment is to

permit the construction of two three-five storey office buildings with 3 levels of parking for the expansion of the Electronic Arts (EA) Burnaby campus.

The City Manager recommended:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 2020 July 27 and to a Public Hearing on 2020 August 25 at 5:00 p.m.
2. THAT the following be established as prerequisites to the completion of the rezoning:
 - a) The submission of a suitable plan of development.
 - b) The deposit of sufficient monies including a 4% Engineering Inspection Fee to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
 - c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
 - d) The dedication of a portion of the site at the north-west corner of Willingdon Avenue and Sanderson Way.
 - e) The provision of any necessary statutory rights-of-way, easements and/or covenants in accordance with Section 4.7 of the rezoning report.
 - f) The review of a detailed Sediment Control System by the Director Engineering.
 - g) 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.
 - h) The submission of a suitable Solid Waste and Recycling plan to the approval of the Director Engineering.
 - i) The submission of a Site Profile and resolution of any arising requirements.
 - j) The approval of the Ministry of Transportation of the rezoning application.

- k) The submission of a detailed comprehensive sign plan.
- l) The provision of end-of-trip and bicycle storage facilities in accordance with the rezoning report.
- m) The deposit of the applicable GVS & DD Sewerage Charge.
- n) The deposit of the applicable Regional Transportation Development Cost Charge.

MOVED BY COUNCILLOR DHALIWAL
 SECONDED BY COUNCILLOR JORDAN

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

5.15 REZONING APPLICATIONS

The City Manager submitted a report from the Director Planning and Building regarding the current series of new rezoning applications for Council's consideration:

5.15.1 Rez #17-10000 (5868 Olive Avenue)

The City Manager recommended:

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.

MOVED BY COUNCILLOR WANG
 SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

5.15.2 Rez #18-03 (6280 and 6350 Willingdon Avenue)

The City Manager recommended:

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.

MOVED BY COUNCILLOR KEITHLEY
 SECONDED BY COUNCILLOR CALENDINO

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

5.15.3 Rez #18-29 (5978 Wilson Avenue)

The City Manager recommended:

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.

MOVED BY COUNCILLOR DHALIWAL
 SECONDED BY COUNCILLOR JORDAN

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

5.15.4 Rez #20-07 (4060 Regent Street)

The City Manager recommended:

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.

MOVED BY COUNCILLOR WANG
 SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

5.15.5 Rez #20-12 (4803 Canada Way)

The City Manager recommended:

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.

MOVED BY COUNCILLOR KEITHLEY
 SECONDED BY COUNCILLOR CALENDINO

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

5.15.6 Rez #20-13 (3986 Norland Avenue)

The City Manager recommended:

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.

MOVED BY COUNCILLOR DHALIWAL
 SECONDED BY COUNCILLOR JORDAN

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

6. BYLAWS

6.1 FIRST READING

- 6.1.1 #14198 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 25, 2020 - Rez. #19-17 (7360 Kingsway)
- 6.1.2 #14199 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 26, 2020 - Rez. #19-16 (#1-4429 Kingsway)
- 6.1.3 #14200 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 27, 2020 - Rez. #19-24 (Unit B - 6681 MacPherson Avenue)
- 6.1.4 #14201 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 28, 2020 - Rez. #16-39 (7532/44/56/68/80 Bevan St., 6199 Marine Dr., 6335/75, 6423/53/89 Fifteen Ave. and portions of 7514 Bevan St., 6370/80, 6428/48/88 Stride Ave., and 6229/53 Marine Dr.)
- 6.1.5 #14202 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 29, 2020 - Rez. #19-25 (4500 and 4554 Dawson Street, 2223 Alpha Avenue and Ptn. 2350 Willingdon Avenue)
- 6.1.6 #14203 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 30, 2020 - Rez. #19-52 (3700 Gilmore Way)

6.1.7 #14204 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 31, 2020 - Text Amendment

MOVED BY COUNCILLOR WANG
SECONDED BY COUNCILLOR JOHNSTON

THAT the Bylaw No. 14198, 14199, 14200, 14201, 14202, 14203 and 14204 be now introduced and read a first time.

CARRIED UNANIMOUSLY

6.2 FIRST, SECOND AND THIRD READING

6.2.1 #14194 - Burnaby Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 26, 2020

6.2.2 #14195 - Burnaby Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 27, 2020

6.2.3 #14196 - Burnaby Local Improvement Fund Expenditure Bylaw No. 4, 2020

6.2.4 #14197 - Burnaby Local Improvement Fund Expenditure Bylaw No. 5, 2020

6.2.5 #14205 - Burnaby Business Licence Fees Bylaw 2017, Amendment Bylaw No. 1, 2020

MOVED BY COUNCILLOR KEITHLEY
SECONDED BY COUNCILLOR CALENDINO

THAT the Bylaw No. 14194, 14195, 14196, 14197 and 14205 be now introduced and read three times.

CARRIED UNANIMOUSLY

6.3 CONSIDERATION AND THIRD READING

6.3.1 #14018 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 12, 2019 - Rez. #16-24 (4716/36/80 Hastings Street)

6.3.2 #14042 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 23, 2019 - Rez. #18-50 (7898 18th Avenue)

MOVED BY COUNCILLOR DHALIWAL
 SECONDED BY COUNCILLOR JORDAN

THAT the Bylaw No. 14018 and 14042 be now read a third time.

CARRIED UNANIMOUSLY

6.4 THIRD READING, RECONSIDERATION AND FINAL ADOPTION

6.4.1 #14169 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 11, 2020 -
 Rez. #20-06 (7216 Mary Avenue)

MOVED BY COUNCILLOR WANG
 SECONDED BY COUNCILLOR JOHNSTON

THAT the Bylaw No. 14169 be now read a third time, reconsidered and finally
 adopted, signed by the Mayor and Clerk and the Corporate Seal affixed thereto.

CARRIED UNANIMOUSLY

6.5 RECONSIDERATION AND FINAL ADOPTION

6.5.1 #14061 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 27, 2019 -
 Rez. #18-09 (6438 Byrnespark Drive)

6.5.2 #14189 - Burnaby Capital Works, Machinery and Equipment Reserve
 Fund Expenditure Bylaw No. 25, 2020

6.5.3 #14190 - Burnaby Waterworks Regulation Bylaw 1953, Amendment Bylaw
 No. 1, 2020

6.5.4 #14191 - Burnaby Sewer Charge Bylaw 1961, Amendment Bylaw No. 1,
 2020

6.5.5 #14192 - Burnaby Business Licence Bylaw 2017, Amendment Bylaw No.
 1, 2020

6.5.6 #14193 - Burnaby Tax Sale Deferral Bylaw 2020

MOVED BY COUNCILLOR KEITHLEY
 SECONDED BY COUNCILLOR CALENDINO

THAT the Bylaw No. 14061, 14189, 14190, 14191, 14192 and 14193 be now
 reconsidered and finally adopted, signed by the Mayor and Clerk and the
 Corporate Seal affixed thereto.

DIVISION

MOVED BY COUNCILLOR JORDAN
 SECONDED BY COUNCILLOR JOHNSTON

THAT the Bylaw No. 14061 be now reconsidered and finally adopted, signed by the Mayor and Clerk and the Corporate Seal affixed thereto.

CARRIED

(Opposed: Councillor Johnston and Jordan)

MOVED BY COUNCILLOR DHALIWAL
 SECONDED BY COUNCILLOR CALENDINO

THAT the Bylaw No. 14189, 14190, 14191, 14192 and 14193 be now reconsidered and finally adopted, signed by the Mayor and Clerk and the Corporate Seal affixed thereto.

CARRIED UNANIMOUSLY

7. NEW BUSINESS

There was no new business brought before Council at this time.

8. INQUIRIES

There were no inquiries brought before Council at this time.

9. ADJOURNMENT

Without objection, the Open Council meeting adjourned at 7:21 p.m.

MAYOR

CITY CLERK

City of Burnaby



Proclamation

JASWANT SINGH KHALRA DAY

Whereas Jaswant Singh Khalra was a strong advocate for the democratic and civil rights of the people and a highly respected leader of the Sikh community; and

WHEREAS Jaswant Singh Khalra died fighting for the human rights and dignity of the Sikhs and others; and

WHEREAS September 6 is historically important date recognized by the Sikhs and South Asians all across Canada each year in commemoration of his death in 1995; and

WHEREAS the City of Burnaby honours the Sikh history and culture, Jaswant Singh Khalra's place in South Asian history, and the City's valued relationship with the Sikh community and its strong commitment to social justice.

NOW THEREFORE I, MIKE HURLEY, MAYOR OF BURNABY,
DO HEREBY PROCLAIM SEPTEMBER 6 AS

“JASWANT SINGH KHALRA DAY”

IN THE CITY OF BURNABY.

Dated this Twenty-fourth Day
of August, 2020 A.D.

Mike Hurley
M A Y O R



City of Burnaby



Proclamation

LITERACY MONTH

Whereas Literacy is the key for Canadians to enhance their life chances in today's modern world, as literacy is the ability to identify, understand, interpret, create, communicate, and compute; and

WHEREAS More than 700,000 British Columbians have significant challenges with literacy, and almost half of British Columbians have difficulty following instruction manuals, reading health information and calculating medicine dosage and other daily living tasks; and

WHEREAS Solid literacy skills are vital to Burnaby's social and economic development and offer residents an opportunity to make substantial contributions to the education, growth, and well-being of our city; and

WHEREAS Literacy enables individuals to achieve their goals, to be successful, to develop their knowledge and potential, and to participate fully in their community; and

WHEREAS Literacy Now Burnaby and its many partner organizations demonstrate - through their work in our community - their commitment to creating, supporting, and maintaining a culture of community-based literacy and learning.

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

“LITERACY MONTH”

IN THE CITY OF BURNABY.

Dated this Twenty-fourth Day
of August, 2020 A.D.

Mike Hurley
MAYOR



City of Burnaby



Proclamation

NATIONAL POLYCYSTIC KIDNEY DISEASE AWARENESS DAY

Whereas Polycystic kidney disease (PKD) causes abnormal cysts to develop and grow in the kidneys and the enlargement of cysts causes kidney function to decline. It equally affects men, women and children – regardless of geography or ethnic origin; and

WHEREAS The PKD Foundation of Canada is the only national charitable organization dedicated to fighting PKD, a progressive, life-threatening genetic disease, through programs of research, advocacy, education, support and awareness in order to discover vital treatments and a cure for PKD and improve the lives of all it affects; and

WHEREAS On Sunday, September 27th, a virtual Walk to END PKD will take place nationwide to honour PKD patients and their friends & families fundraising for clinical research and fellowships, which will benefit all PKD patients, including many Burnaby residents.

NOW THEREFORE I, MIKE HURLEY, MAYOR OF BURNABY,
DO HEREBY PROCLAIM SEPTEMBER 4 AS

“NATIONAL POLYCYSTIC KIDNEY DISEASE AWARENESS DAY”

IN THE CITY OF BURNABY.

Dated this Twenty-fourth Day
of August, 2020 A.D.

Mike Hurley
M A Y O R





2355 Derry Road East, Mississauga,
Ontario, Canada. L5S 1V6.

Tel: +1-647-749-9444;

Website: www.hinduforumcanada.org; E-mail: info@hinduforumcanada.org

August 8, 2020

Dear Mayors and Councilors,

Hindu Forum Canada would like to humbly thank you for approving our request to broadcast hymns between August 11, 2020 and September 1, 2020. This request was presented in our correspondence dated July 31, 2020. Allowing the broadcast of hymns during such an auspicious time has allowed the Hindu community to feel highly respected and integrated into the Canadian culture. Despite the challenging conditions imposed by Covid-19, we thank all those councilors and mayors who initiated emergency meetings and stayed back after office hours to ensure our request was addressed in a timely fashion.

We are proud to share that almost all the cities that received our correspondence have approved our request, however there are still some cities which have not responded or Initiated the process and so there is much left to do. To those who have not had an opportunity to address our concerns, we kindly request your assistance in this matter as soon as possible. We would sincerely like to see all Canadian city Mayors and Councilors approve our request. Time is getting short so please let us know your decisions by Monday August 10, 2020.

Thank you to all Mayors and Councilors for working relentlessly to serve Canadians. Your understanding and efforts in this matter are highly appreciated.

Regards,

Rao N Yendamuri

**2355 Derry Road East, Mississauga,
Ontario.**

Canada. L5S 1V6,

Tel: +1-647-749-9444;

Website: www.hinduforumcanada.org

E-mail: info@hinduforumcanada.org

Copy to:
City Manager
Dir. Corporate Services

Note from Dir. Corporate Services:

According to the writer, they do not have any specific temples in Burnaby that will be broadcasting as this is not a mandatory event for temples to take part in. Rather, this is a privilege that would allow those who would like to take part in the festivities to practice their faith while socially distancing. However, some examples of temples are Shiv Mandir, located at 5600 Dorset Street, and Hindu Temple, located at 5420 Marine Drive. A motion from Council is required to allow this request.



2355 Derry Road East, Mississauga,
Ontario, Canada. L5S 1V6.

Tel: +1-647-749-9444;

Website: www.hinduforumcanada.org; E-mail: info@hinduforumcanada.org

July 31th, 2020

RE: Permission to broadcast religious hymns and observe religious processions from August 11, 2020 to September 1, 2020 (on the upcoming Hindu festivals of Krishna Janmashtami, Ganesh Chaturthi and Onam)

Dear Mayor and City Councillor's,

Hindu Forum Canada, hereby, intends to seek permission to broadcast religious hymns once a day and observe a round of religious processions to celebrate the upcoming Hindu festivals of Krishna Janmashtami, Ganesh Chaturthi and Onam starting from August 11, 2020.

Hindu Forum Canada seeks to receive gesture that would allow the local Mandirs (Hindu Temples) to broadcast religious hymns, Gayatri Mantra and Hanuman Chalisa once a day from August 11, 2020 to September 1, 2020, for the purpose of allowing Mississauga (and other) Hindus to celebrate the auspicious occasions of Krishna Janmashtami on August 11, 2020, Ganesh Chaturthi on August 22, 2020 and Onam on August 31, 2020 respectively. Due to the restrictions and challenges posed by COVID-19 pandemic, our Hindu diaspora (relocated followers) have not been able to attend Mandirs (Hindu Temples) or observe their religious ceremonies – and thus have been deprived of experiencing much of their culture, religious practices and the experience of having their religious songs being sung publicly during these trying times. Therefore, permitting the Mandirs in the region to broadcast religious hymns at Arti time in the evening at 7 PM for 5 minutes and stage a limited number of religious parades once a week will act as a source of comfort, especially to the seniors who are at a greater risk of infection by COVID-19 and are unable to leave their homes, even now when the economy has at least partially started to re-open.

Sincerely,

Rao Yendamuri,
President
Hindu Forum Canada



MANAGER'S REPORT

August 24, 2020

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 MEETING SCHEDULE AND PROCEDURES UP TO 2020 DECEMBER 31

PURPOSE: To seek Council approval to extend 5:00 p.m. meeting start time for Council, Public Hearing, and Select Committee, Commission and Board meetings, and existing meeting procedures until 2020 December 31.

02 MURAL GRANT FUNDING FOR 7513 EDMONDS STREET

PURPOSE: To approve funding for the mural at 7513 Edmonds Street as part of the 2020 Burnaby Mural Grant Program.

03 EXPANDED SITE 5151 AND 5255 NORTH FRASER WAY REZONING REFERENCE #19-12 BIG BEND AREA PLAN

PURPOSE: To inform Council of an expanded site proposed for Rezoning Reference #19-12.

04 REZONING REFERENCE #16-54 MULTIPLE-FAMILY INFILL DEVELOPMENT ROYAL OAK COMMUNITY PLAN

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2020 September 29.

Item

**05 REZONING REFERENCE #17-10010
 METRO VANCOUVER CENTRAL PARK PUMP STATION**

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2020 September 29.

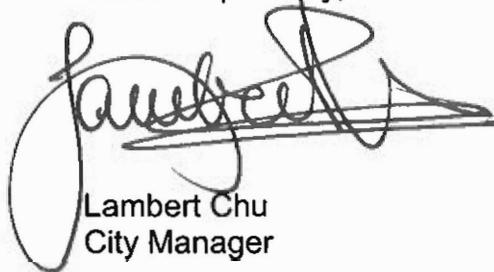
**06 REZONING REFERENCE #19-44
 A TEN-UNIT CATEGORY A SUPPORTIVE HOUSING FACILITY**

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2020 September 29.

**07 REZONING REFERENCE #20-05
 AMENDMENTS TO SOLO DISTRICT PHASE 4
 BRENTWOOD TOWN CENTRE PLAN**

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2020 September 29.

Yours respectfully,



Lambert Chu
City Manager



Item
Meeting..... 2020 August 24

Council REPORT

TO: CITY MANAGER **DATE:** 2020 August 21

FROM: ACTING CITY CLERK

**SUBJECT: MEETING SCHEDULE AND PROCEDURES UP TO
2020 DECEMBER 31**

PURPOSE: To seek Council approval to extend 5:00 p.m. meeting start time for Council, Public Hearing, and Select Committee, Commission and Board meetings, and existing meeting procedures until 2020 December 31.

RECOMMENDATIONS:

1. **THAT** Council meetings scheduled between 2020 September 01 to December 31 be held at 5:00 p.m. in the Council Chamber.
2. **THAT** Public Hearings scheduled between 2020 September 01 to December 31 be held at 5:00 p.m. electronically as authorized by the Ministerial Order M192/2020, and in accordance with Section 465(3) of the Local Government Act.
3. **THAT** the Select Committees (Environment, Public Safety, Social Planning and Traffic Safety), Commissions (Community Heritage and Parks, Recreation and Culture) and Board of Variance meetings scheduled between 2020 September 01 to December 31 be held at 5:00 p.m. in the Council Chamber.
4. **THAT** the Community Heritage Commission scheduled for 2020 November 05 be rescheduled to November 12 at 5:00 p.m. in the Council Chamber.
5. **THAT** the Public Hearings and all Select Committee, Commission and Board of Variance meetings scheduled between 2020 September 01 to December 31 be broadcasted on the City's website for public viewing.
6. **THAT** all closed agenda items arising between 2020 September 01 and December 31 be sent directly to Council, with the exception of closed items to be considered by the Burnaby Public Library Board.

To: City Manager
 From: Acting City Clerk
 Re: Meeting Schedule and Procedures up to 2020
 December 31
 2020 August 24Page 2

7. **THAT** a copy of this report be sent to all Select Committee, Commission and Board of Variance members and/or organizational representatives for information.

REPORT

1.0 INTRODUCTION

This report is seeking Council approval to extend 5:00 p.m. start time for Council, Public Hearing and Select Committees, Commissions, and Board of Variance meetings, and existing meeting procedures until 2020 December 31.

2.0 POLICY SECTION

This report aligns with the following goals and sub goals of the Corporate Strategic Plan:

Goals

- A Safe Community
 - Community amenity safety –
Maintain a high level of safety in City buildings and facilities for the public and City staff
- A Connected Community
 - Digital connection –
Provide online access to core City services and information
- A Healthy Community
 - Healthy life –
Encourages opportunities for healthy living and well-being
- A Thriving Organization
 - Communication –
Practice open and transparent communication among staff, Council and the community
 - Technology and innovation –
Support technology development and innovation to empower staff and to advance community objectives

To: City Manager
 From: Acting City Clerk
 Re: Meeting Schedule and Procedures up to 2020
 December 31
 2020 August 24Page 3

3.0 BACKGROUND

On 2020 May 11, Council adopted *New Procedures for Conducting Public Hearings under Ministerial Order M139/2020* report proposing new procedures to allow Public Hearings to be conducted electronically.

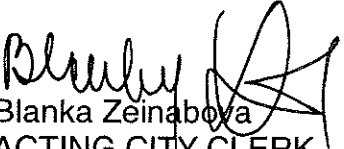
On 2020 May 25, Council adopted *New Procedures for Conducting Select Committee, Commission, and Board of Variance Meetings* report, proposing the schedule and procedures for the resumption of Select Committees, Commissions and the Board of Variance meetings as of 2020 June 01. The report outlined procedures for member participation (in-person and electronic), public's participation (in-person, electronic, written correspondence and phone), live streaming, and processing of closed materials typically reviewed by a Select Committee, Commission or Board of Variance. This approval was in effect until July 2020.

On 2020 June 22, Council adopted *Delegations to Council, Committee, Commission and Board Meetings* report, providing information on the Ministerial Order M192/2020 and guidelines for receiving delegations, and seeking Council approval of delegation procedures.

On 2020 August 13, Provincial Government issued *Guidance for Open Meetings, Electronic Meetings and Timing Requirements for Bylaw Passage under Ministerial Order M192/2020*. Staff are reviewing the guidelines, and will provide an update to Council in 2020 September.

4.0 EXTENSION OF MEETING SCHEDULE AND PROCEDURES

It is recommended that Council approve extension of 5:00 p.m. meeting start time for Council, Public Hearing, Select Committee, Commission and Board meetings, and existing meeting procedures until 2020 December 31. Staff will provide an update to Council on the latest Provincial guidelines pertaining to Open meetings, electronic participation and timing requirements for adoption of bylaws in a forthcoming report.


 Blanka Zeinabova
 ACTING CITY CLERK

:bz

Copied to: Director Corporate Services
 Director Engineering
 Director Finance
 Director Parks, Recreation and
 Cultural Services

Director Planning and Building
 Director Public Safety and Community Services
 Chief Librarian
 City Solicitor



Item.....
Meeting 2020 Aug 24

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2020 August 14

FROM: DIRECTOR ENGINEERING **FILE:** 7400 20
Ref: Grants

SUBJECT: MURAL GRANT FUNDING FOR 7513 EDMONDS STREET

PURPOSE: To approve funding for the mural at 7513 Edmonds Street as part of the 2020 Burnaby Mural Grant Program.

RECOMMENDATIONS:

1. **THAT** the cost of \$3,500 for the mural at 7513 Edmonds Street, Burnaby BC be funded from the Mural Grant Program.
2. **THAT** a copy of this report be forwarded to Lindsey McQueen of the Edmonds Festival of Lights in lieu of the dissolved Edmonds Business and Community Association at 6357 Canada Way, Burnaby BC V5E 3P3.
3. **THAT** \$3,500 be paid to artist Raluca Maftai at #704-525 11th Street, New Westminster BC V3M 4G5.

REPORT**INTRODUCTION**

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

To: CITY MANAGER
 From: DIRECTOR ENGINEERING
 Re: MURAL GRANT FUNDING FOR 7513
 EDMONDS STREET

2020 August 14Page 2

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

POLICY SECTION

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

- A Safe Community
 - Crime prevention and reduction –
Ensure citizens and businesses feel safe in our community
- A Connected Community
 - Social connection –
Enhance social connections throughout Burnaby
 - Partnership –
Work collaboratively with businesses, educational institutions, associations, other communities and governments
- An Inclusive Community
 - Create a sense of community –
Provide opportunities that encourage and welcome all community members and create a sense of belonging
- A Healthy Community
 - Community involvement –
Encourage residents and businesses to give back to and invest in the community
- A Dynamic Community
 - Economic opportunity –
Foster an environment that attracts new and supports existing jobs, businesses and industries

To: CITY MANAGER
From: DIRECTOR ENGINEERING
Re: MURAL GRANT FUNDING FOR 7513
EDMONDS STREET

2020 August 14Page 3

An application for a mural grant was submitted by Raluca Maftei to create a mural at 7513 Edmonds Street. The receipts for the mural indicate that the total cost for the mural is \$7,000 (see *attached* photo of the completed mural).

This mural is supported and endorsed by the Edmonds Festival of Lights in lieu of the dissolved Edmonds Business and Community Association.

A handwritten signature in dark ink, appearing to be 'L. Gous', with a horizontal line extending to the right.

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

TP/nh

Attachment

Copied to: Director Finance
Director Corporate Services





Item
Meeting 2020 August 24

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2020 August 19

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 49500 20
Reference: Rezoning #19-12

SUBJECT: EXPANDED SITE
5151 AND 5255 NORTH FRASER WAY
REZONING REFERENCE #19-12
BIG BEND AREA PLAN

PURPOSE: To inform Council of an expanded site proposed for Rezoning Reference #19-12.

RECOMMENDATION:

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

REPORT

1.0 BACKGROUND

At the 2020 April 06 Council meeting, Council granted Second Reading for Rezoning Reference #19-12, in order to permit the development of two two-storey light industrial and office buildings with an accessory restaurant/cafe on the western portion of 5255 North Fraser Way, which is located in the Glenlyon Business Park, within the Big Bend Development Plan area.

The application seeks rezoning to the CD Comprehensive Development District utilizing the M2 General Industrial District, M5 Light Industrial District, M5r Light Industrial District, the Big Bend Development Plan, and the Glenlyon Concept Plan as guidelines.

2.0 POLICY FRAMEWORK

The proposed development is in line with the Business Centre designation of the Council-adopted Glenlyon Concept Plan and Big Bend Development Plan. The advancement of the proposed zoning bylaw amendment also aligns with the following goals and sub-goals of the Corporate Strategic Plan:

A Connected Community

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

To: City Manager
 From: Director Planning and Building
 Re: Expanded Site – Rezoning Reference #19-12
 2020 August 19.....Page 2

A Dynamic Community

- Economic opportunity - Foster an environment that attracts new and supports existing jobs, businesses and industries.

3.0 DISCUSSION OF REVISED SITE

The applicant intends to revise the original proposal to include the eastern portion of 5255 North Fraser Way, as well as the property to the north at 5151 North Fraser Way, which is also identified for future light industrial and office development in line with the Big Bend Development Plan, and the Glenlyon Concept Plan. This will create a larger site with a total area of 11.2 ha (27 acres) as compared with the original development site area of 6.03 ha (14.9 acres) (see *attached* Sketch #1). The revised development site is intended to accommodate a one-storey light industrial/warehouse development, and as such, a new suitable plan of development is required.

4.0 CONCLUSION

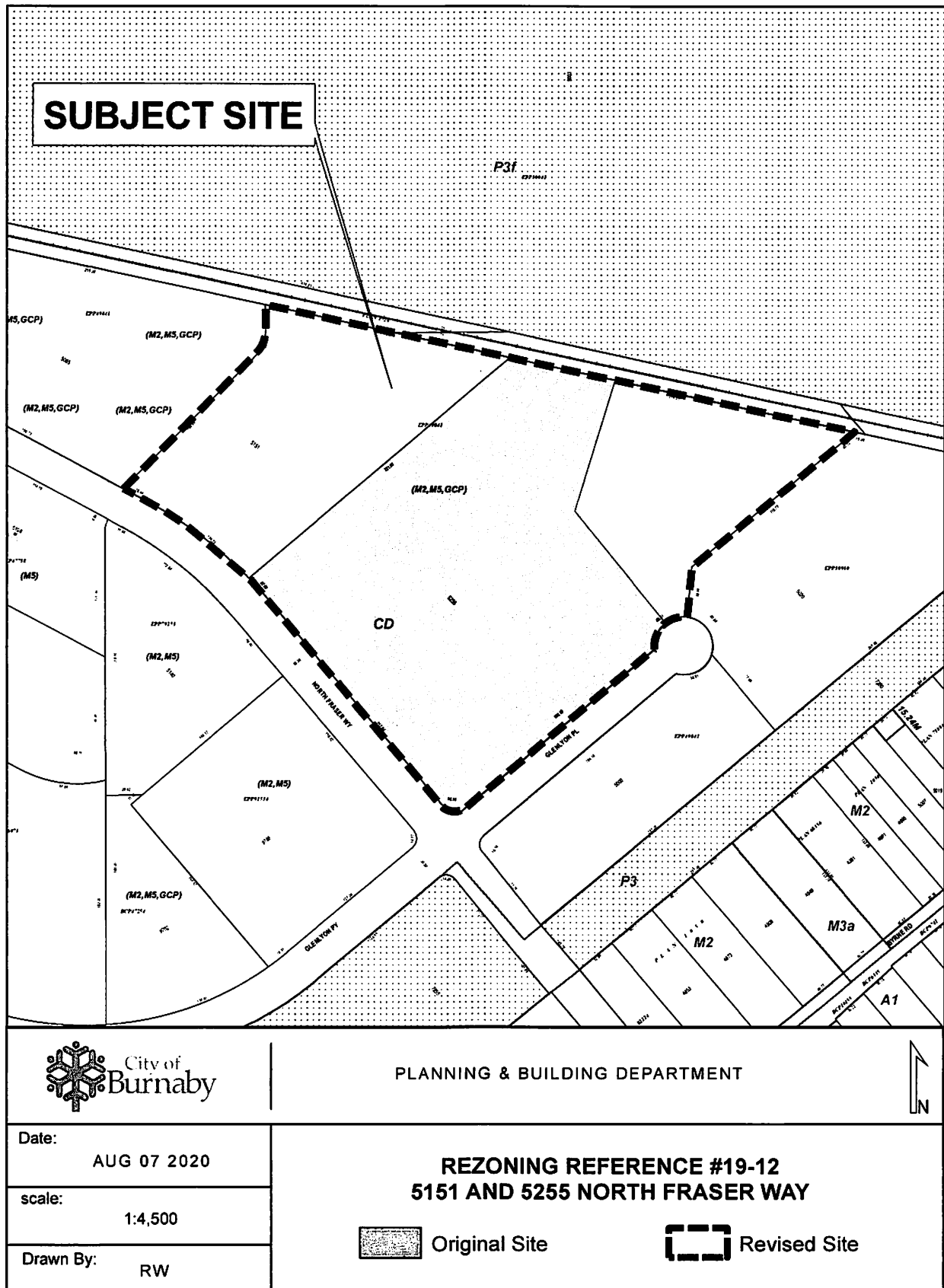
Given this opportunity for a larger, more efficient development site assembly for light industrial and office development in line with the Big Bend Development Plan, and the Glenlyon Concept Plan, this Department supports the proposed expanded redevelopment site and requests authority to continue to work with the applicant towards a suitable plan of development on this basis.



E. W. Kozak, Director
 PLANNING AND BUILDING

SMN:tn
Attachment

cc: City Solicitor
 City Clerk



Sketch #1



Item
Meeting..... 2020 Aug 24

COUNCIL REPORT

TO: CITY MANAGER 2020 August 19

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #16-54**
MULTIPLE-FAMILY INFILL DEVELOPMENT
Royal Oak Community Plan

ADDRESS: 5168, 5180 and 5192 Sidley Street (see *attached* Sketches #1 and #2)

LEGAL: 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, and in accordance with the development plan entitled “AVA, Burnaby BC” prepared by Wilson Chang Architect)

APPLICANT: C.P. Construction Ltd.
5987 Leibly Avenue
Burnaby, BC V5E 3C7
Attn: Pat Basra

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2020 September 29.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2020 September 14 and to a Public Hearing on 2020 September 29 at 5:00 pm.
2. **THAT** the sale of City-owned property be approved in principle 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.
3. **THAT** the following be established as prerequisites to the completion of the rezoning:
 - a) The submission of a suitable plan of development.

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #16-54
 Multiple-Family Infill Development

2020 August 19 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.
- c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- d) The granting of any necessary statutory rights-of-way, easements and/or covenants as outlined in Section 4.6 of this report.
- e) The review of a detailed Sediment Control System by the Director Engineering.
- f) The pursuance of Storm Water Management Best Practices in line with established guidelines.
- g) The provision of a covered car wash stall and an adequately sized and appropriately located garbage handling and recycling material holding space to the approval of the Director Engineering and a commitment to implement the recycling provisions.
- h) The deposit of the applicable Parkland Acquisition Charge.
- i) The deposit of the applicable GVS & DD Sewerage Charge.
- j) The deposit of the applicable School Site Acquisition Charge.
- k) The deposit of the applicable Regional Transportation Development Cost Charge.
- l) The submission of a written undertaking to distribute area plan notification forms, prepared by the City, with disclosure statements; and, to post area plan notification signs, also prepared by the City, on the development site and in the sales office in prominent and visible locations prior to Third Reading, or at the time marketing for the subject development commences, whichever is first, and remain posted for a period of one year, or until such time that all units are sold, whichever is greater.

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #16-54
 Multiple-Family Infill Development
 2020 August 19 Page 3

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the construction of a 22 unit multiple-family residential development.

2.0 POLICY FRAMEWORK

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

A Safe Community

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

A Connected Community

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

A Healthy Community

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

3.0 BACKGROUND

- 3.1 On 2017 January 30, Council received the report of the Planning and Building Department concerning the rezoning of the subject site and authorized the Department to continue to work with the applicant in the preparation of a suitable plan of development with the understanding that a further and more detailed report would be submitted at a later date.
- 3.2 The subject site, which is located within the Council-adopted Royal Oak Community Plan, is comprised of three properties, two of which are City-owned (5180 and 5192 Sidley Street). The properties are currently zoned R5 Residential District, and are proposed for rezoning to the Comprehensive Development utilizing the RM2 Multiple Family Residential District as a guideline (Sketches #1 and #2 *attached*). 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 improved with a two-storey townhouse development. To the east across Royal Oak Avenue is a three-storey apartment building, while immediately to the south is a three-storey townhouse development.

The applicant has now submitted a plan of development suitable for presentation at a Public Hearing.

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #16-54
 Multiple-Family Infill Development

2020 August 19 Page 4

4.0 GENERAL COMMENTS

- 4.1 The development proposal is for a three-storey, multiple-family townhouse development with 22 units. The maximum proposed density of the project is 0.9 F.A.R. with underground parking. Vehicular access to the site will be from Sidley Street.
- 4.2 The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site including, but not necessarily limited to the construction of separated sidewalks with street trees, boulevard grassing and street lighting on Royal Oak Avenue and Sidley Street across the development frontage.
- 4.3 The proposed development site encompasses the City-owned properties at 5180 and 5192 Sidley Street. The City-owned land has an area of approximately 1,476.83 m² (15,896 sq. ft.). The completion of the sale of City-owned property is a prerequisite of this rezoning application. The Realty and Lands Division of the Public Safety and Community Services Department will determine a recommended purchase price for the City-owned properties, which will be submitted to Council for its consideration and approval as part of a future report prior to Third Reading of the rezoning amendment bylaw.
- 4.4 As the proposed rezoning is for a 22 unit development utilizing the RM2 District as a guideline, inclusionary rental requirements under the Rental Use Zoning policy would not apply to this rezoning application.
- 4.5 A road dedication of 2.0 m (7 ft.) along Royal Oak Avenue, and a 3.0 m (10 ft.) by 3.0 m (10 ft.) and truncation at the intersection of Royal Oak Avenue and Sidley Street will be required.
- 4.6 Any necessary easements, covenants, and statutory rights-of-way for the site are to be provided, including, but not necessarily limited to:
 - Section 219 Covenant restricting enclosure of balconies; and,
 - Section 219 Covenant ensuring any individual secured vehicle parking spaces allocated to a specific residential unit cannot be utilized for any other purpose.
- 4.7 The Engineering Environmental Services Division will need to review a submission of a detailed plan of an engineered Sediment Control System prior to Final Adoption.
- 4.8 Given the size of the site, storm water best management practices are acceptable in lieu of a formal storm water management plan.
- 4.9 Applicable development cost charges will include:
 - Parkland Acquisition Charge;
 - School Site Acquisition Charge;
 - GVS & DD Sewerage Charge; and,
 - Regional Transportation Development Charge.

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #16-54
 Multiple-Family Infill Development

2020 August 19 Page 5

5.0 DEVELOPMENT PROPOSAL

5.1 Site Area

Gross Site	- 2,241.5 m ² (24,128 sq. ft.)
Road Dedication	- 91.1 m ² (981 sq. ft.)
Net Site	- 2,150.4 m ² (23,147 sq. ft.)

5.2 Site Coverage

- 30 %

5.3 Density and Gross Floor Area

Floor Area Ratio	- 0.9
Gross Floor Area	- 2,016.7 m ² (21,708 sq.ft.)

5.4 Residential Unit Mix

22 - Two bedroom units	- 82.2 m ² to 97.8 m ² (885 sq. ft. to 1,053 sq. ft.)
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5.5 Building Height

- 3 storeys

5.6 Vehicle Parking

22 units @ 1.75 resident space per unit	- 34 spaces, plus 6 visitor spaces
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5.7 Bicycle Parking

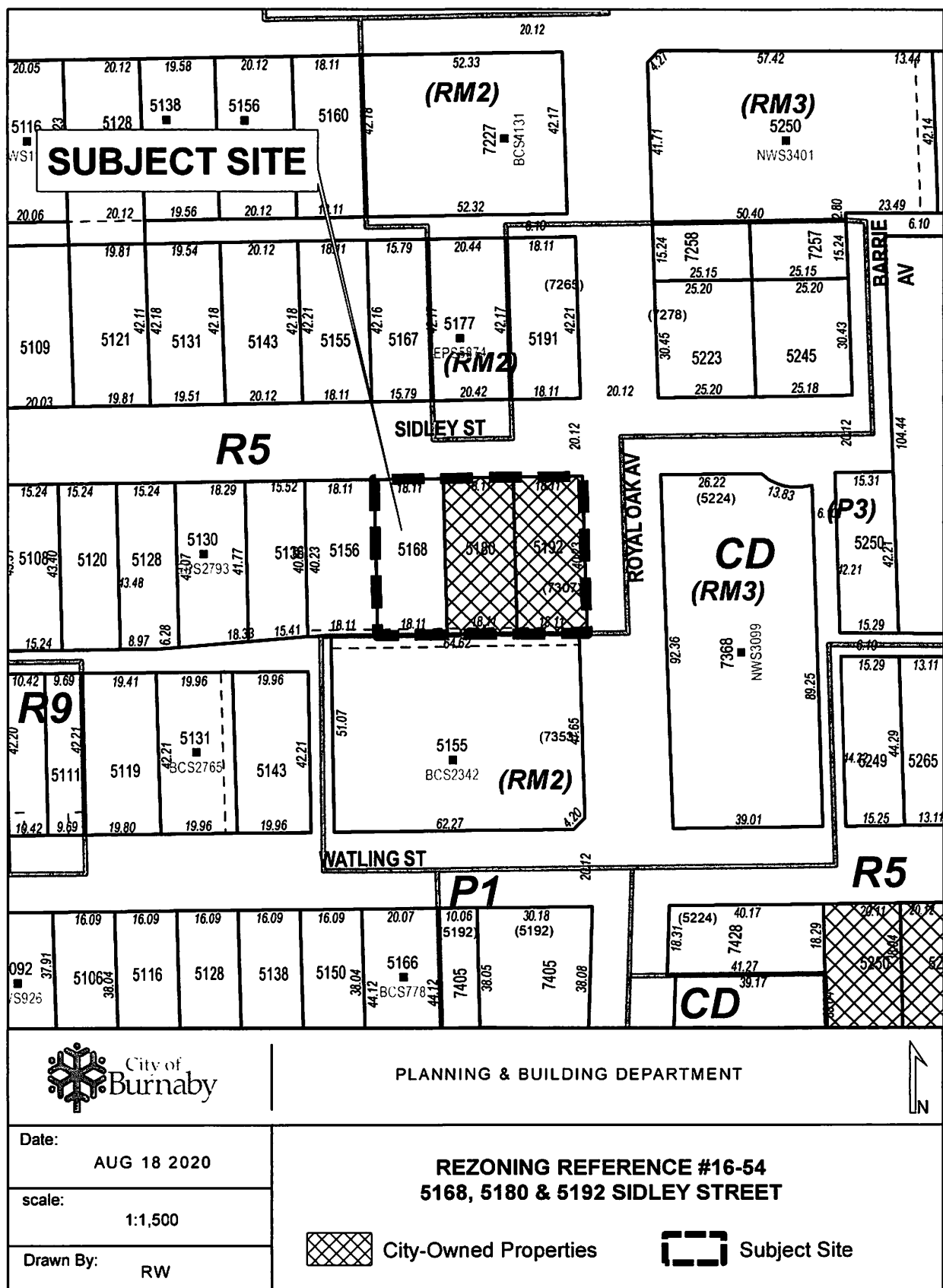
22 units @ 1 resident space per unit	- 22 spaces, plus 5 visitor spaces
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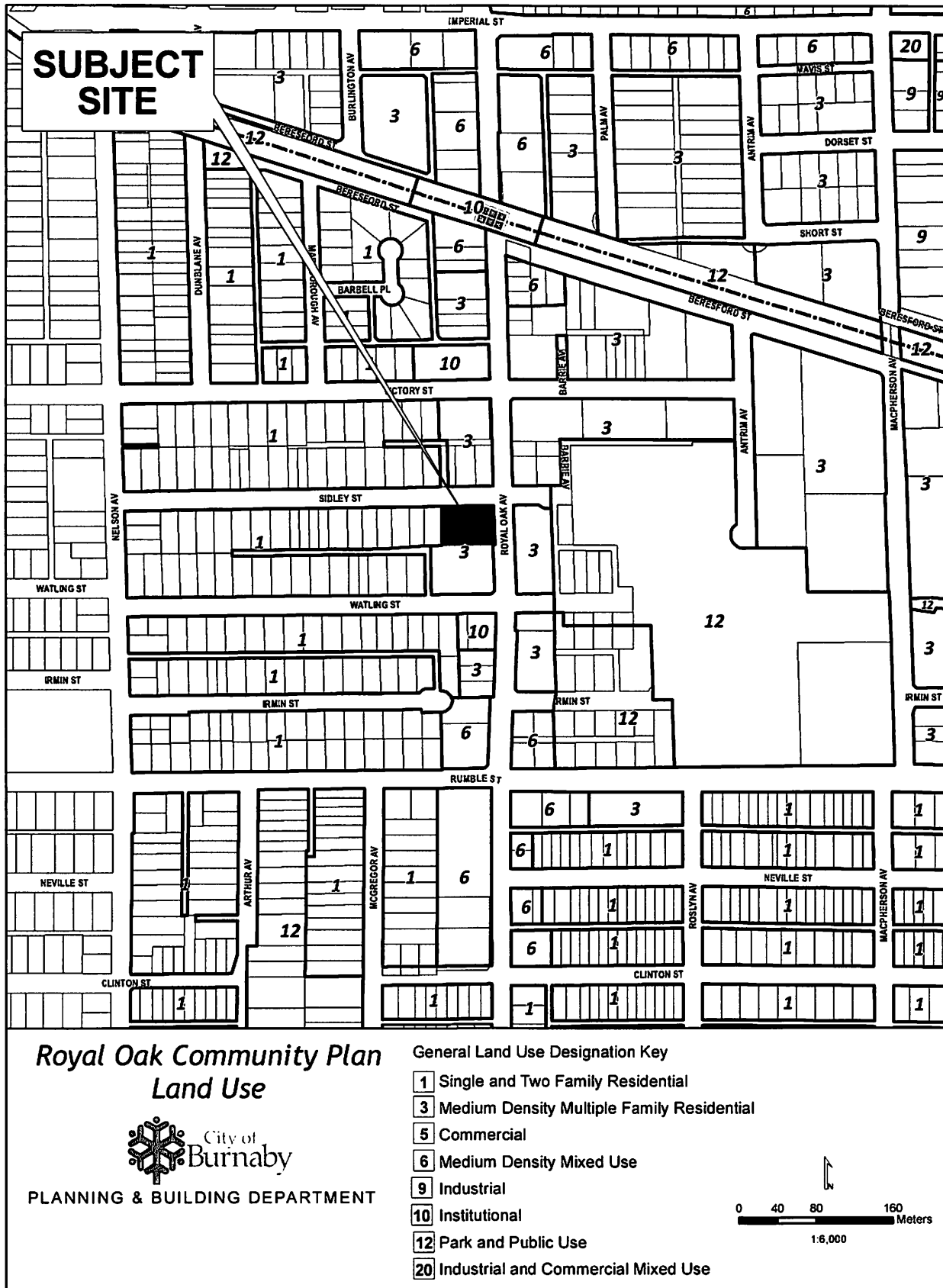

 E.W. Kozak, Director
 PLANNING AND BUILDING

SMN:tn

Attachments

cc: City Solicitor
 City Clerk







Item
Meeting 2020 Aug 24

COUNCIL REPORT

TO: CITY MANAGER 2020 August 19

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #17-10010**
Metro Vancouver Central Park Pump Station

ADDRESS: A portion of 3883 Imperial Street (see *attached* Sketches #1 and #2)

LEGAL: A portion of Lot 1 District Lot 151 Group 1 NWD Plan LMP7878

FROM: P3 Park and Public Use District

TO: P3 Park and Public Use District and CD Comprehensive Development District (based on the P2 Administration and Assembly District, and Metrotown Downtown Plan as guidelines, and in accordance with the development plan entitled "Central Park Pumping Station" prepared by CWA Engineers Inc.)

APPLICANT: CWA Engineering Inc.
Suite 380 – 2925 Virtual Way,
Vancouver, BC V5M 4X5
Attention: Rigel Wong

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2020 September 29.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2020 September 14 and to a Public Hearing on 2020 September 29 at 5:00 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 deposit of sufficient monies including a 4% Engineering Inspection Fee to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
 - c) The provision of any necessary statutory rights-of-way, easements and/or covenants in accordance with section 4.9 of this report.

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #17-10010
 2020 August 19..... Page 2

- d) The review of a detailed Sediment Control System by the Director Engineering.
- e) The pursuance of Storm Water Management Best Practices in line with established guidelines.

R E P O R T

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the construction of an above ground electrical room as part of the electrical upgrades of the Metro Vancouver Central Park Pump Station.

2.0 POLICY FRAMEWORK

The proposed development is in line with the Park and Open Space designation of the Metrotown Downtown Plan. The advancement of the proposed zoning bylaw amendment also aligns with the following goals and sub-goals of the Corporate Strategic Plan:

A Safe Community

- Crime prevention and reduction – Ensure citizens and businesses feel safe in our community.

A Connected Community

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

3.0 BACKGROUND

- 3.1 The subject site is located within Central Park, near the eastern park entry via Patterson Avenue. On the surface, the site is improved with parking, washroom facilities, and the eastern trail entry into Central Park, as well as ventilation equipment and small kiosks related to Metro Vancouver's subsurface Central Park Pump Station.
- 3.2 The site is adjacent to tennis courts to the north, with the Central Park forest conservation area, Expo Line SkyTrain, and baseball diamond/lawn bowling area beyond. To the east, across Patterson Avenue, are high-rise apartment buildings. To the south, is the Central Park Pitch and Putt, with Imperial Street beyond. To the west is the Central Park forest conservation area, and Boundary Road, beyond.
- 3.3 In 1971, Council received a report summarizing a three year study by the Greater Vancouver Water District (GVWD) determining Central Park as the optimal location for future major water installations (water main, reservoir, and pump station) necessary to serve Burnaby. The report also concluded that recreational amenities, such as tennis courts and other similar uses, could be supported over the subsurface infrastructure.
- 3.4 The Metro Vancouver Central Park Pump Station with underground infrastructure was constructed in the mid-1970s and completed with a reservoir to serve the City and other

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #17-10010
 2020 August 19..... Page 3

communities south of the Fraser River. Over the years, the role of the Pump Station has increased with the site being an integral part of the east-west flow structure of the Metro Vancouver water system.

- 3.5 On 2017 December 11, Council received the report of the Planning and Building Department concerning the subject rezoning and authorized the Department to continue to work with the applicant with the understanding that a further and more detailed report would be submitted at a later date. The applicant has now submitted a plan of development suitable for presentation at a Public Hearing.

4.0 GENERAL COMMENTS

- 4.1 Metro Vancouver has advised that the electrical equipment for the Central Park Pump Station is nearing the end of its useful life and requires replacement to ensure reliability, availability of spare parts, and to meet new electrical system requirements. As part of the Pump Station electrical upgrade project, the construction of a new above-ground electrical room to house the electrical equipment related to the operation of the Pump Station is required.

- 4.2 Metro Vancouver is requesting rezoning of the subject site to include the CD District (based on the P2 District and Metrotown Downtown Plan as guidelines) to permit the construction of a one-storey building within the existing Metro Vancouver statutory right-of-way at Central Park. The proposed building will have a floor area of 64.0 m² (689 sq. ft.) and a building height of 4.3 m (14.1 ft.). Vehicular access to the site for maintenance and servicing will continue to be from Paterson Avenue, via the existing Central Park eastern parking area.

- 4.3 The proposed building will be located between the two existing accesses to the underground Pump Station to minimize the impact of the new structure on the existing park pathways and trails, site elevations, vegetation and landscaping. The proposed structure is a pre-fabricated building which will be fully assembled prior to its shipment to the site. The building is designed in a manner to integrate with the overall park, and to complement the adjacent Central Park East neighbourhood. Some of the design elements of the proposed building include metal wall cladding with galvanized finish, metal green roof with decorative wood beams, and decorative wood screens and trellises attached to the exterior of the building.

The applicant is proposing to install an information panel describing the facility's operation on the building's southern elevation adjacent to the Park's eastern trail entry. The addition of a seating area integrated with ground cover shrubs and vegetation would create a welcoming trail entry to the Park and waiting area at this location.

- 4.4 The proposed building design incorporates CPTED principles to enhance building security and safety of park patrons and staff, while improving the aesthetic of the building, as follows:
- the use of anti-graffiti coating on the building's exterior cladding;
 - the use of native low-growth vegetation and shrubs to the south of the building adjacent to an existing trail, to define a transition from public space to semi-private space with controlled access, while eliminating hiding places;

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #17-10010
 2020 August 19..... Page 4

- the installation of security cameras to provide 360-degree exterior coverage of the building; and,
 - the installation of lighting on the exterior of the building to improve security.
- 4.5 The building will be designed with the necessary sound attenuation, including the use of additional insulation to mitigate any noise emanating from transformers, HVAC, and other electrical equipment housed with the building, in compliance with the Burnaby Sound Abatement Bylaw.
- 4.6 The submission of Storm Water Management Best Practices in line with the established guidelines is required.
- 4.7 Approval of a detailed plan of an engineered sediment control system by the Engineering Environmental Services Division is required.
- 4.8 The Director Engineering will be requested to provide an estimate for all services necessary to serve this site.
- 4.9 Any necessary easements, covenants and statutory rights-of-way for the site are to be provided, including but not limited to a Section 219 Covenant to ensure the provision of an on-site Storm Water Management strategy for Best Management Practices.

5.0 DEVELOPMENT PROPOSAL

- | | | |
|-----|-----------------------------|---|
| 5.1 | <u>Lot Area (no change)</u> | - 853,403.82 m ² (9,185,953 sq. ft.) |
| 5.2 | <u>Gross Floor Area</u> | - 64.0 m ² (689 sq. ft.) |
| 5.3 | <u>Height</u> | - One-storey (4.3 m (14.1 ft.)) |
| 5.4 | <u>Off-Street Parking</u> | - Not required. |
| 5.5 | <u>Off-Street Loading</u> | - Not required. |



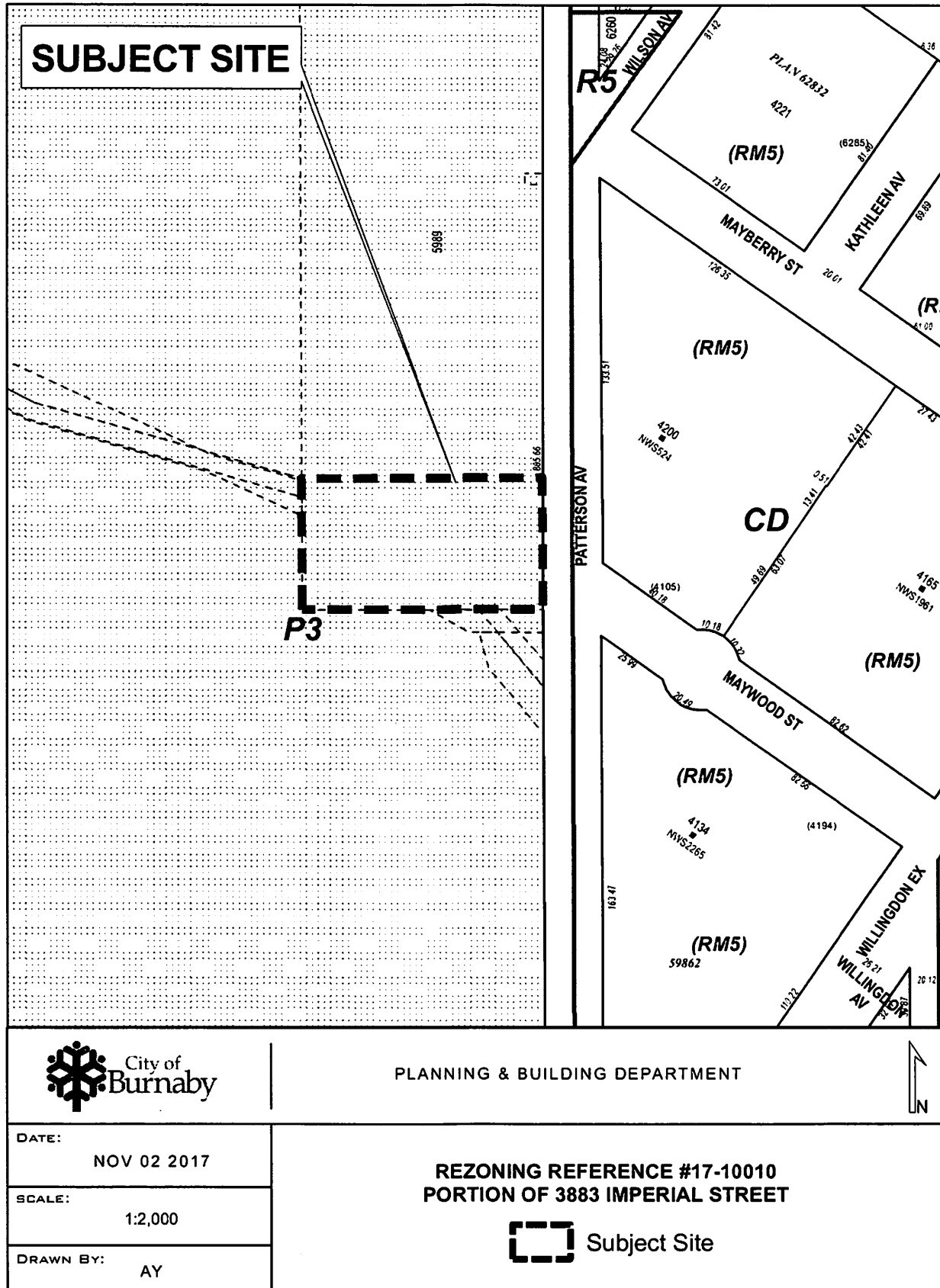
E. W. Kozak, Director
 PLANNING AND BUILDING

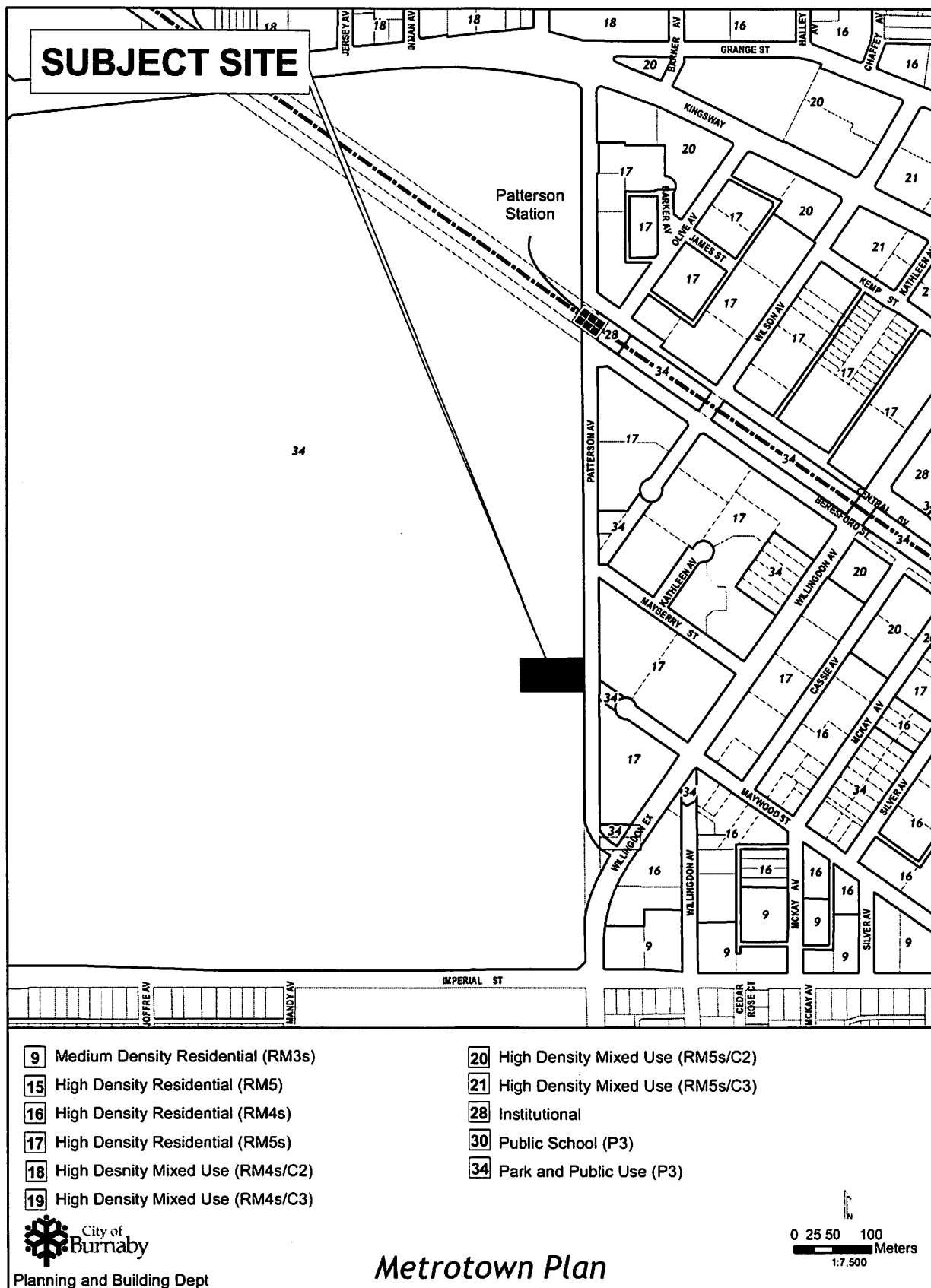
PS:tn

Attachments

cc: Director Engineering
 City Solicitor

Director Parks, Recreation and Cultural Services
 City Clerk







Item
Meeting..... 2020 August 24

COUNCIL REPORT

TO: CITY MANAGER 2020 August 19

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #19-44
A Ten-Unit Category A Supportive Housing Facility

ADDRESS: 7860 Rosewood Street (see *attached* Sketch #1)

LEGAL: Parcel "B" (J65071E) of Lot 13 Block 4 District Lot 90 Group 1 NWD Plan 555

FROM: R5 Residential District

TO: CD Comprehensive Development District (based on the R5 Residential District, and in accordance with the development plan entitled "Rosewood Seniors Category –A Supportive Housing, prepared by NSDA Architects)

APPLICANT: NSDA Architects
 201-134 Abbott Street
 Vancouver, BC V6B 4K2
 Attn: Eitaro Hirota

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2020 September 29.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2020 September 14 and to a Public Hearing on 2020 September 29 at 5:00 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 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.

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #19-44
 2020 August 19 Page 2

- c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- d) The submission of an undertaking to remove all existing improvements from the site prior to or within six months of the rezoning being effected. Demolition of any improvements will be permitted at any time provided that the applicant acknowledges that such permission does not fetter Council's ability to grant or not to grant Second Reading, Third Reading and/or Final Adoption of the Rezoning Bylaw.
- e) The dedication of a portion of the site along Rosewood Street.
- f) The provision of any necessary statutory rights-of-way, easements and/or covenants.
- g) The review of a detailed Sediment Control System by the Director Engineering.
- h) The pursuance of Storm Water Management Best Practices in line with established guidelines.
- i) The submission of a suitable Solid Waste and Recycling plan to the approval of the Director Engineering.
- j) The submission of an exterior lighting plan which meets the standards for seniors' housing complexes as adopted by Council.
- k) The provision of bicycle and scooter storage facilities in accordance with the rezoning report.
- l) The deposit of the applicable Parkland Acquisition Charge.
- m) The deposit of the applicable GVS & DD Sewerage Charge.
- n) The deposit of the applicable Regional Transportation Development Cost Charge.

R E P O R T

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the construction of a ten-unit category A supportive housing facility.

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #19-44
 2020 August 19 Page 3

2.0 POLICY FRAMEWORK

The proposed development is in line with the Single and Two Family Urban designation in the Official Community Plan. The advancement of the proposed zoning bylaw amendment also aligns with the following goals and sub-goals of the Corporate Strategic Plan:

A Safe Community

- Crime prevention and reduction - Ensure citizens and businesses feel safe in our community.

A Connected Community

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

An Inclusive Community

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

3.0 BACKGROUND

- 3.1 The subject site is located on the south side of Rosewood Street between 6th Street and Canada Way within the Lakeview–Mayfield neighbourhood. The property is improved with a two-storey single family dwelling and a detached garage, which was constructed in 1952. Vehicular access to the site is from Rosewood Street, and the site is abutting an unconstructed lane to the rear.

To the north of the subject site across Rosewood Street are newer two-storey single family dwellings, and to the east and west are older two-storey single family dwellings. To the south across the lane are a mix of one- and two-storey single family dwellings, with commercial buildings on Edmonds Street beyond.

- 3.2 On 2019 October 28, Council received the report of the Planning and Building Department concerning the subject rezoning and authorized the Department to continue to work with the applicant with the understanding that a further and more detailed report would be submitted at a later date. The applicant has now submitted a plan of development suitable for presentation at a Public Hearing.

4.0 GENERAL COMMENTS

- 4.1 The applicant is requesting rezoning to the Comprehensive Development (CD) District (based on the R5 Residential District as a guideline) to permit the construction of a two-storey with cellar supportive housing facility containing ten living units. This facility is intended to provide residential care for seniors that are no longer able to live in their homes, even with supports. This facility is a small-scale community based care facility which allows seniors to feel closer to home, and to age in place in the neighbourhood.

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #19-44
 2020 August 19 Page 4

- 4.2 The proposed facility complies with the Council adopted “Location and Design Guidelines for Supportive Housing” which provides the required criteria to evaluate the suitability of the proposed location for seniors, the neighbourhood compatibility, and the facility’s interior layout to ensure residents’ safety, and accessibility within the facility. Generally, the proposed supportive housing is compatible in density, scale, siting, and architectural character with the surrounding single- and two-family residential neighbourhood, and is designed to look and function as a residential use.
- 4.3 The proposed facility would have a total gross floor area of 485.6 m² (5,227 sq. ft.), and a total above grade floor area of 383.9 m² (4,132.3 sq. ft.). The total proposed floor area ratio of the property would be 0.5 FAR.

This facility contains ten wheelchair accessible living units with a minimum floor area of 27.0 m² (290.6 sq. ft.), as required by the Zoning Bylaw. Each unit contains a sleeping area, a sitting area and an accessible washroom. There are 124.0 m² (1,334.7 sq. ft.) of amenity spaces to allow the residents’ social activities, including dining area, media room, activity room and spa. The amenity spaces are designed with accessibility features to facilitate the safe maneuvering of the residents within the facility.

- 4.4 According to the Zoning Bylaw, the maximum height of a principal building in the R5 District shall not exceed 2 ½ storeys and 7.4 m (24.3 ft.) for a building with a flat roof. The proposed building would present as a two-storey building with a cellar, and a total building height of 8.7 m (28.5 ft.). The 1.3 m (4.3 ft.) excess building height is proposed in order to allow an increased ceiling height, especially in the cellar where the majority of amenity spaces are provided, to improve access to sunlight.

The adjacent properties to the east and west are two-storey buildings with a building height of 7.4 m (24.3 ft.). Considering the upward north-south slope of the site, the height difference between the proposed building and the neighbouring property to the west would be negligible. The proposed building height is supportable considering that according to the Zoning Bylaw, any future principal building with a sloping roof on the neighbouring property could have a building height of up to 9.0 m (29.5 ft.).

- 4.5 The applicant is requesting to increase the building depth from 18.3 m (60.0 ft.) to 22.7 m (74.5 ft.) to provide the sufficient floor area and indoor amenity spaces for the accommodation of the proposed ten-unit supportive housing facility. The application of the required 18.3 m (60.0 ft.) building depth results in a reduction in the number of facility’s living units and/or amenity spaces. Considering the property’s lot depth of 63.1 m (207.2 ft.), and the proposed building design which reduces building bulk and massing by incorporating sun decks and open patios, architectural details, and various exterior materials, the requested increase of the building depth is supportable.

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #19-44
 2020 August 19 Page 5

- 4.6 Vehicular access to the facility will continue to be from Rosewood Street. The applicant is requesting to reduce the required off-street parking spaces from four to three parking spaces, and proposing to not provide an off-street loading space in accordance with the Zoning Bylaw. Given that the proposed facility would be located in a single- and two-family residential neighbourhood with limited lot area, and the facility is intended for the accommodation of seniors with mobility issues which reduces the number of vehicle users, the requested reduction in parking and loading spaces is supportable. It should be noted that three electrically serviced motorized scooter storage spaces, and one bicycle storage space will be provided in the cellar with access by an elevator to the main floor.
- 4.7 To the approval of the Director Engineering, the applicant will provide for all services necessary to serve the site, including but not necessarily limited to the dedication of a portion of the site along Rosewood Street.
- 4.8 The retention of identified existing trees (and vegetation) on the site is required. Any trees over 20 cm (8 inches) will require a tree removal permit in accordance with the Council-adopted Tree Bylaw.
- In addition, submission of a written undertaking is required to ensure that all site areas identified for preservation of existing trees are effectively protected by chain link fencing during the course of site and construction work. The deposit of sufficient monies to ensure the protection of identified existing trees, which will be refunded a year after release of occupancy permits is required.
- 4.9 The submission of an updated Solid Waste and Recycling Plan to the approval of the Director Engineering is required.
- 4.10 Compliance with the City of Burnaby “Groundwater Management for Multi-Family and Mixed Commercial Development” is required.
- 4.11 Development Cost Charges applicable to this amendment rezoning include:
- the Parkland Acquisition Charge;
 - the GVS&DD Sewerage Development Charge; and,
 - the Regional Transportation Development Cost Charge.

5.0 DEVELOPMENT PROPOSAL

- 5.1 Lot Area (no change): - 964.4 m² (10,381 sq. ft.)
- 5.2 Gross Floor Area - 485.6 m² (5,227 sq. ft.)

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #19-44
 2020 August 19.....Page 6

- 5.3 Floor Area Ratio - 0.5 FAR
- 5.4 Height - 2 storeys / 8.7 m (28.5 ft.)
- 5.5 Lot Coverage - 31%
- 5.6 Building Depth - 22.7 m (74.5 ft.)
- 5.7 Off-Street Parking
- Required: - 4 spaces
- Proposed: - 3 spaces
- 5.8 Off-Street Loading
- Required: - 1 space
- Proposed: - 0 space
- 5.9 Bicycle Parking
- Required: - 1 space
- Proposed: - 1 space



E. W. Kozak, Director
 PLANNING AND BUILDING

PS:tn

Attachment

cc: City Solicitor
 City Clerk



Sketch #1



Item
Meeting.....2020 August 24

COUNCIL REPORT

TO: CITY MANAGER 2020 August 19

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #20-05**
Amendments to Solo District Phase 4
Brentwood Town Centre Plan

ADDRESS: 2088 Skyline Court

LEGAL: Lot D, Block 6, District Lot 119, Group 1, NWDP BCP51027

FROM: CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C3 General Commercial District and Brentwood Town Centre Plan guidelines)

TO: Amended CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C3 General Commercial District, and Brentwood Town Centre Development Plan as guidelines, and in accordance with the development plan entitled "Phase 4 Amendment" prepared by Chris Dikeakos Architects Inc.)

APPLICANT: Chris Dikeakos Architects Inc.
 #212 – 3989 Henning Drive
 Burnaby, BC V5C 6N5
 Attn: Jalil Azizi

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2020 September 29.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2020 September 14 and to a Public Hearing on 2020 September 29 at 5:00pm.
2. **THAT** the following be established as prerequisites to the completion of the rezoning:
 - a. The submission of a suitable plan of development.
 - b. The deposit of sufficient monies, including a 4% Engineering Inspection Fee, to cover the costs of all additional services necessary to serve the site and the completion of a servicing agreement covering all requisite additional services. All services are to be designed to City standards and constructed in accordance with the Engineering Design.

To: City Manager
 From: Director Planning and Building
 Re: Rezoning Reference #20-05
 2020 August 19 Page 2

One of the conditions for the release of occupancy permits will be the completion of all requisite services.

- c. The approval of the Ministry of Transportation to the rezoning application.
- d. The granting of any necessary statutory rights-of-way, easements and/or covenants, including, but not limited to:
 - restricting at grade commercial uses on Willingdon Avenue and Skyline Drive from having obscured fenestration.
- e. The amending of covenants registered on title to the subject site, including, but not necessarily limited to ensuring:
 - that accessible parking stalls in the underground residential parking areas remain as common property to be administered by the Strata Corporation;
 - the provision and ongoing maintenance of sustainable transportation measures for the development; and,
 - compliance with the approved acoustic study.
- f. The submission of an updated Solid Waste and Recycling Plan to the approval of Director Engineering.
- g. The review of on-site residential and commercial loading facilities by the Director Engineering.
- h. The submission of an amended acoustic study to ensure compliance with the Council-adopted sound criteria.
- i. The deposit of the applicable GVS & DD Sewerage Charge.
- j. The deposit of the applicable Regional Transportation Development Cost Charge.
- k. The provision of facilities for cyclists in accordance with this report.
- m. The submission of a written undertaking to distribute area plan notification forms, prepared by the City, with disclosure statements; and, to post area plan notification signs, also prepared by the City, on the development site and in the sales office in prominent and visible locations prior to Third Reading, or at the time marketing for the subject development commences, whichever is first, and remain posted for a period of one year, or until such time that all units are sold, whichever is greater.

To: City Manager
 From: Director Planning and Building
 Re: Rezoning Reference #20-05
 2020 August 19 Page 3

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to revise the previously approved development concept to permit additional office floor area, as well as, revisions to the street-orientated commercial, and underground parking.

2.0 POLICY FRAMEWORK

The City's Corporate Strategic Plan provides a vision for a world class city committed to creating and sustaining the best quality of life for our citizens; and one which is supported by goals for a safe, connected, inclusive, healthy and dynamic community. The proposed rezoning application aligns with the following goals and sub-goals of the Corporate Strategic Plan:

- **A Dynamic Community**
 - Economic Opportunity – Foster an environment that attracts new and supports existing jobs, businesses and industries
 - Community Development – Manage change by balancing economic development with environmental protection and maintaining a sense of belonging

The proposed application is also consistent with the site's land use designation under the Council-adopted Brentwood Town Centre Development Plan. Burnaby has and continues to benefit from sound planning principles established early on in the City's development. Key to these is the Official Community Plan's designation of four Town Centre areas within the City which have and are intended to continue to accommodate a significant portion of the City's population and job growth, and which provide locations for the provision of community amenities going forward.

The creation of Town Centres at Metrotown, Brentwood, Edmonds and Lougheed have served the City well in protecting single- and two-family residential neighbourhoods from pressures to accommodate new growth, and have also allowed the City to preserve a significant component of its land base for park and open space. At the same time, they contribute to regional planning objectives, established by Metro Vancouver in the Regional Growth Strategy, that are of benefit both locally and more broadly. Within Burnaby, and other neighbouring cities, Town Centres are helping to meet regional goals to reduce pressures for development of habitat and agricultural lands, to focus on jobs, people and services in walkable neighbourhoods that are and can be efficiently served by transit, and to reduce overall demands for travel by car with direct benefits to the environment, economy and the quality of life in the Region.

Further, Burnaby's Economic Development, Social and Environmental Sustainability Strategies, in addition to the Town Centre Plan, encourage: a varied range of housing options; improved neighbourhood livability, stability and accessibility; transit access and alternative forms of transportation; as well as green building policies. In addition, the Climate Action Framework outlines 'Big Moves' and 'Quick Starts' to ensure progress in greenhouse gas emissions.

The subject rezoning application is consistent with these regional and municipal plans and policies.

To: City Manager
 From: Director Planning and Building
 Re: Rezoning Reference #20-05
 2020 August 19 Page 4

3.0 BACKGROUND

- 3.1 The subject site is located within the core area of the Council-adopted Brentwood Town Centre Development Plan area, at the southwest corner of Willingdon Avenue and Skyline Drive (see Sketches #1 and #2 *attached*). The subject site along with the three adjacent properties at 2085 Skyline Court, 2008 Rosser Avenue and 4485 Skyline Drive, comprise the SOLO District development, a four phase development, of which the subject site is Phase 4. On 2012 July 16, the four sites were approved for high-density mixed-use development under Rezoning Reference #06-47, utilizing the CD Comprehensive Development District (based on the RM5s Multiple-Family Residential District and C3 General Commercial District as guidelines). More recently in 2018, the subject site, along with the neighbouring property at 2085 Skyline Court, underwent an amendment rezoning (Rezoning Reference #15-15) to permit the detailed form of development for Phases 3 and 4. Specifically, the approved plans included a 48 storey tower, inclusive of 319 apartment units, and a low-rise commercial podium with underground parking.
- 3.2 To date, the first two phases of development at 2008 Rosser Avenue and 4485 Skyline Drive have been completed and occupied, and the third phase of development at 2085 Skyline Court is currently under construction. Prior to commencing with Phase 4, the applicant has requested the opportunity to revisit the design of Phase 4 to allow for additional office floor area as well as revisions to the street-orientated commercial. Given the continued growth of the Brentwood Town Centre and the associated demands for employment opportunities in the area, the proposed amendments are supported and encouraged.
- 3.3 On 2020 June 08, Council received the report of the Planning and Building Department regarding an amendment rezoning of the subject development site, and authorized the Department to work with the applicant in the preparation of a suitable plan of development with the understanding that a further and more detailed report would be submitted at a later date.
- 3.4 The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

4.0 GENERAL COMMENTS

- 4.1 The revised development plan for the subject lot proposes a single 52 storey high-rise apartment building, inclusive of an 18 storey commercial podium. As noted, the proposed amendment rezoning is to permit a significant increase in office floor area, as well as revisions to the street-orientated commercial, and underground parking of Solo District Phase 4.
- 4.2 In total, the applicant is proposing 17,384.67 m² (187,127 sq.ft.) of office, and 1,109.73 m² (11,945 sq.ft.) of retail within the 18 storey podium, resulting in an effective Phase 4 commercial floor area ratio (FAR) of 4.2. At grade, the commercial retail units would be consolidated to create three larger units. In order to help ensure that the enlarged commercial retail units along Willingdon Avenue and Skyline Court have an engaging and animated street presence, a Section 219 covenant will be registered on title to the subject lot, restricting at grade commercial retail uses from having obscured fenestration.

To: City Manager

From: Director Planning and Building

Re: Rezoning Reference #20-05

2020 August 19 Page 5

- 4.3 No changes to the previously approved residential density, unit mix, or adaptable suite provision are proposed. However, the layout of the 319 residential units would be revised in line with the broader tower redesign. The applicant is also proposing to increase the amount of indoor and outdoor residential amenity as further described in Section 6.8 of this report.
- 4.4 In keeping with the proposed increase in commercial floor area, internal revisions to the underground parkade design are also proposed to accommodate additional vehicular and bicycle parking. In total, 306 vehicular stalls and 96 bicycle parking stalls are proposed within the Phase 4 underground parkade for use by the commercial tenants and patrons. In addition to the sustainable transportation measures previously agreed to by the applicant, which include car share, transit passes, and electric vehicle plug-in stations in the commercial parking area, the applicant has further committed to equipping Phase 4 residential parking stalls with individually metered energized outlets capable of providing a Level 2 or higher charging level for an electric vehicle, in accordance with the Burnaby Zoning Bylaw, as well as providing a generously sized end-of-trip facility on parking level 1 for the commercial tenants.
- 4.5 Overall, the amendment rezoning is considered supportable as it helps advance the economic sustainability objectives of the City by delivering significant employment opportunities within a Town Centre setting. The revised proposal's siting, massing, materiality, and architectural expression are also considered to meet the high standard for development in the City's town centre areas, providing uniqueness to Phase 4, while maintaining a unified expression for the Solo District site as a whole.

5.0 REZONING REQUIREMENTS

- 5.1 Given that the proposed amendment rezoning is to permit revisions to the previously approved commercial uses on the site, inclusionary rental requirements under the Rental Use Zoning Policy would not apply to this rezoning application.
- 5.2 Site servicing for the subject lot was previously captured under Rezoning Reference #06-47 and #15-15, as well as Subdivision References #08-07 and #11-62. The Director Engineering will be requested to prepare a revised estimate for any additional services necessary to serve this site, including, but not limited to:
 - standard requirements for water main, sanitary sewers, and storm sewers;
 - upgrades to Willingdon Avenue along the Phase 2 frontage to include a granite tactile strip between the cycle path and the pedestrian path;
 - upgrades to the bus stop adjacent to Phase 2 to provide power and fibre optic conduit; and,
 - revisions to the Rosser Avenue and Skyline Drive intersection to include curb budges and sidewalk letdowns as per the City's geometric design.
- 5.3 As the proposed amendment rezoning is located within 800 m of a highway interchange, approval of the Ministry of Transportation to the rezoning application is required.

To: City Manager
 From: Director Planning and Building
 Re: Rezoning Reference #20-05
 2020 August 19Page 6

- 5.4 The granting of any necessary statutory rights-of-way, easements and/or covenants, including, but not limited to:
- restricting at grade commercial uses on Willingdon Avenue and Skyline Drive from having obscured fenestration.
- 5.5 Amendments to covenants registered on title to the subject site are required, including, but not necessarily limited to ensuring:
- that accessible parking stalls in the underground residential parking areas remain as common property to be administered by the Strata Corporation;
 - the provision and ongoing maintenance of sustainable transportation measures for the development; and,
 - compliance with the approved acoustic study.
- 5.6 The submission of a detailed residential and commercial loading management plan to the approval of the Director Engineering is required.
- 5.7 Due to the redesign of the proposed building and the site's proximity to Willingdon Avenue and Lougheed Highway, the applicant is required to provide an updated acoustical study showing that the proposed development would meet the Council-adopted noise criteria.
- 5.8 The submission of an updated Solid Waste and Recycling Plan to the approval of the Director Engineering is required.
- 5.9 Development Cost Charges applicable to this amendment rezoning for the additional commercial floor area include:
- the GVS&DD Sewerage Development Charge; and,
 - the Regional Transportation Development Cost Charge.

6.0 DEVELOPMENT STATISTICS

6.1 Site Area

Overall Solo District Site Area:	-	24,528.73 m ² (264,025 sq.ft.) (No change)
<i>Phase 4 Area:</i>	-	<i>4,401.30 m² (47,375 sq.ft.)</i> (No change)

6.2 Density and Gross Floor Area (GFA)

Overall Solo District Residential FAR	-	5.0 FAR (No change)
<i>Phase 4 Residential FAR</i>	-	<i>7.6 FAR (No change)</i>

To: City Manager
 From: Director Planning and Building
 Re: Rezoning Reference #20-05
 2020 August 19 Page 7

	Overall Solo District Commercial FAR	-	2.2 FAR	
	<i>Phase 4 Commercial FAR</i>	-	4.2 FAR	
	Overall Solo District Residential GFA	-	122,561.41 m ² (1,319,240 sq.ft.) (No change)	
	<i>Phase 4 Residential GFA</i>	-	33,272.95 m ² (358,147 sq.ft.) (No change)	
	Overall Solo District Commercial GFA	-	55,722.13 m ² (599,788 sq.ft.)	
	<i>Phase 4 Commercial GFA</i>	-	18,494.39 m ² (199,072 sq.ft.)	
6.3	<u>Tower C Site Coverage</u>	-	43%	
6.4	<u>Tower C Height</u>	-	52 storeys	
6.5	<u>Tower C Residential Unit Mix</u>	-	No change from Rezoning Reference #15-15	
6.6	<u>Phase 4 Parking</u>		<u>Required</u>	<u>Provided</u>
	<u>Residential Parking</u>			
	319 Units @ 1.1 spaces/unit	-	351 (inclusive of 32 visitor spaces and 5 accessible parking stalls)	415
	Car Wash Stalls	-	3	3
	Co-op Cars	-	3	3
	Residential Loading	-	2	2
	<u>Commercial Parking</u>			
	177,766 sq.ft. @ 1 space / 495.16 sq.ft.	-	360	306
	Commercial Loading	-	4	4
	<u>Bicycle Parking</u>			
	Resident - 2/unit @ 319 units	-	638 lockers	668 lockers
	Visitor - 0.2/unit @ 319 units	-	64 spaces	64 spaces
	Commercial – 10% of required parking	-	36 spaces	96 spaces

To: City Manager
 From: Director Planning and Building
 Re: Rezoning Reference #20-05
 2020 August 19 Page 8

- | | | | |
|-----|-------------------------------|---|--------------------------------------|
| 6.7 | <u>End of Trip Facilities</u> | - | 78 m ² (840 sq.ft.) |
| 6.8 | <u>Residential Amenity</u> | - | 724.74 m ² (7,801 sq.ft.) |

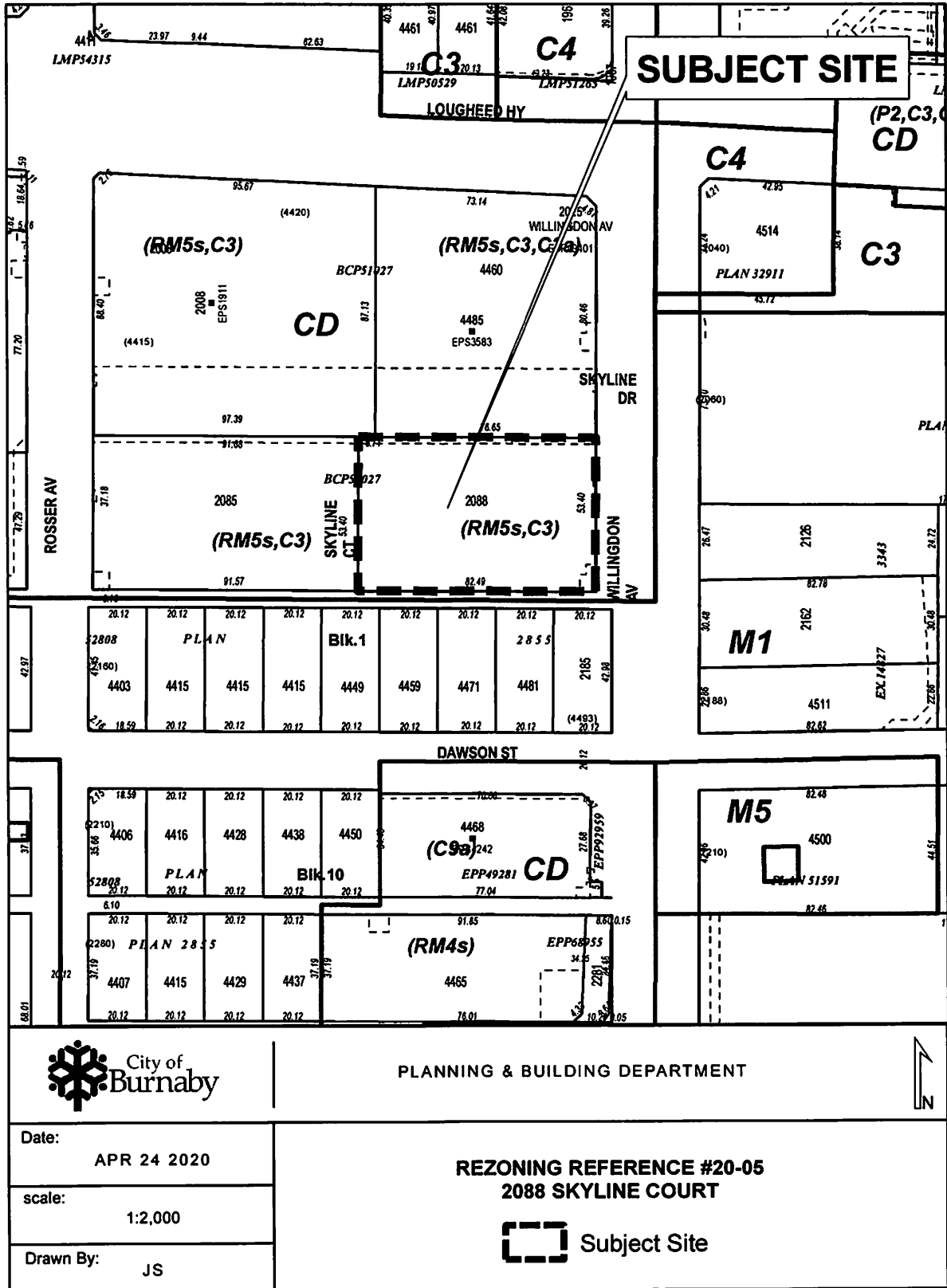
The residential amenity facilities for the development are located over levels one, twenty, and twenty-one. Level one includes an amenity lobby and lounge, mail and parcel room, as well as a meeting room. Level twenty includes an amenity lounge and kitchen, with adjoining exterior patio and gardens. Finally, level twenty-one includes a fitness centre. The amenity area amounts to 724.74 m² (7,801 sq. ft.), which is less than the permitted 5% exemption from Gross Floor Area permitted under the Zoning Bylaw.

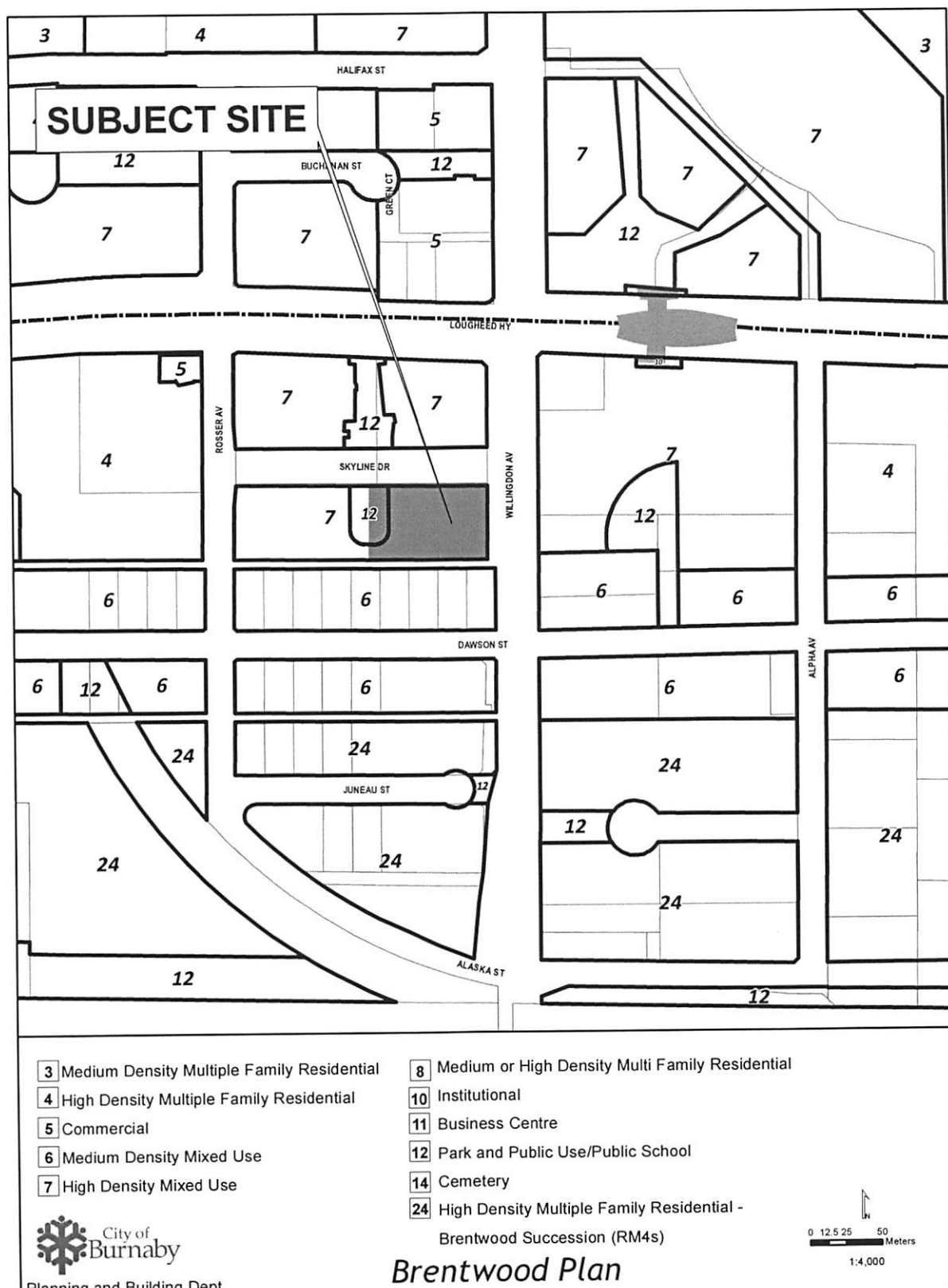

 E.W. Kozak, Director
 PLANNING AND BUILDING

MN:tn

Attachments

cc: City Solicitor
 City Clerk





Sketch #2

CITY OF BURNABY**BYLAW NO. 14206**

A BYLAW to amend the Zoning

Bylaw provisions for rental use zoning

The Council of the City of Burnaby ENACTS as follows:

1. This Bylaw may be cited as **BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 32, 2020.**

2. Burnaby Zoning Bylaw 1965, as amended, is further amended:

- (a) at the Table of Contents in Schedule III, by repealing the following in its entirety:

“308. Urban Village Commercial District (Hastings) (C8), (C8a), (C8f), (C8r) & (C8a/r)	C8, C8a, C8f, C8r, and C8a/r
---	---------------------------------

309. Urban Village Commercial District (C9), (C9a) & (C9r)	C9, C9a & C9r District”
---	----------------------------

and replacing it with the following:

“308. Urban Village Commercial District (Hastings) (C8), (C8a) & (C8f)	C8, C8a & C8f District
---	---------------------------

309. Urban Village Commercial District (C9) & (C9a)	C9 & C9a District”
--	--------------------

- (b) at Section 3, by repealing the definition of “CMHC MARKET AVERAGE RENT” and replacing it with the following:

““**CMHC MARKET MEDIAN RENT**” means the median residential rent applicable to areas within the City of Burnaby, based on rental market data collected by the Canadian Mortgage and Housing Corporation (CMHC) for specific rental unit types, age of buildings, size of buildings, and geographic areas.”

- (c) at Section 3, by repealing the definition of “DWELLING UNIT, RENTAL” in its entirety and adding the following in alphabetical order:

“**PURPOSE-BUILT RENTAL HOUSING**” means a multi-unit building or portion of a multi-unit building where dwelling units are held in common ownership and used only for rental purposes. Purpose-built rental housing may include market and non-market rental housing.”

- (d) at Section 3, by repealing the definition of “UNDERGROUND PARKING” and replacing it with the following in alphabetical order:

“**PARKING, UNDERGROUND**” means an area that:

- (a) contains parking spaces and associated driveways and maneuvering aisles;
- (b) is located within a building; and
- (c) has its roof or the finished floor next above it not more than 800 mm (2.62 ft.) above the adjacent finished grade.”

- (e) at Section 3, by adding the following definitions in alphabetical order:

“**ADJUSTED PRE-DEVELOPMENT RENT**” means rent charged to a returning tenant, in accordance with the City of Burnaby’s Tenant Assistance Policy, as amended or replaced from time to time, for a replacement rental unit in purpose-built rental housing, which is calculated based on the last rent of the pre-development unit when being vacated for the purpose of development, plus any annual rent increase established under the *Residential Tenancy Act* and its regulations for the duration of time between vacancy of the pre-development unit and occupancy of the replacement rental unit.

“**RENTAL UNIT**” means a dwelling unit within purpose-built rental housing.”

- (f) at Section 5.1 in Schedule III by repealing the words “C8r”, “C8a/r”, and “C9r” in their entirety.
- (g) at Section 5.1 in Schedule V by adding a reference to P11r District for the S.F.U. Neighbourhood District.
- (h) at Section 6.10 by repealing subsection (2.1) in its entirety and replacing it with the following:

“(2.1) Notwithstanding subsection (2) of this section, the minimum floor area of a dwelling unit in the P11e District, or a rental unit in the RM, C, and P11 Districts, and all of their sub-districts, and the Comprehensive Development District, or portion thereof, based on the above noted Districts, shall be as follows:

(a)	Studio unit	30 m ² (322.93 sq.ft.)
(b)	1 bedroom suite	50 m ² (538.21 sq.ft.)
(c)	1 bedroom + den suite	56 m ² (602.80 sq.ft.)
(d)	2 bedroom suite	65 m ² (699.68 sq.ft.)
(e)	2 bedroom + den suite	70 m ² (753.50 sq.ft.)
(f)	3 bedroom suite	80 m ² (861.14 sq.ft.)”

- (i) at Section 201.2 by repealing it in its entirety and replacing it with the following:

“201.2 Uses Permitted in the RM1r Zoning District:

- (1) Uses permitted in the RM1 District, excluding permitted uses in the R6 District, dormitory units or groups of dormitory units, and boarding, lodging and rooming houses, provided that the residential uses are restricted to purpose-built rental housing.
- (2) Category A supportive housing facilities, subject to the following conditions:
 - (a) the use shall be included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District; and
 - (b) each living unit shall have a minimum floor area of 27 m² (290.6 sq. ft.).
- (3) Child care facilities, in conjunction with purpose-built rental housing.
- (4) Home occupations.

(5) Accessory buildings and uses.”

(j) at Section 201.5 by repealing it in its entirety and replacing it with the following;

“201.5 Floor Area Ratio:

- (1) The maximum floor area ratio in the RM1 and RM1r Districts shall be 0.45. Where structured parking is provided due to topographic or geotechnical considerations as determined by the Director Planning and Building, or underground parking is constructed, the floor area ratio may be increased by 0.15 multiplied by the ratio of parking spaces provided in underground parking or such structured parking, to the total parking spaces provided, but in no case shall the floor area ratio in the RM1 and RM1r Districts exceed 0.60. For clarity, the maximum floor area ratio permitted in the RM1r District shall be in addition to the FAR permitted for any other zoning district on the lot, including the RM1 District.
- (2) Notwithstanding subsection (1) of this section, in the RM1 District, where amenities, affordable or special needs housing, or cash-in-lieu contributions are provided in accordance with section 6.22 of this bylaw, the floor area ratio may be increased by 0.10.”

(k) at Section 202.2 by repealing it in its entirety and replacing it with the following:

“202.2 Uses Permitted in the RM2r Zoning District:

- (1) Uses permitted in the RM2 District, excluding permitted uses in the R6 District, dormitory units or groups of dormitory units, and boarding, lodging and rooming houses, provided that the residential uses are restricted to purpose-built rental housing.
- (2) Category A supportive housing facilities, subject to the following conditions:
 - (a) the use shall be included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District; and
 - (b) each living unit shall have a minimum floor area of 27 m² (290.6 sq. ft.).
- (3) Child care facilities, in conjunction with purpose-built rental housing.
- (4) Home occupations.

(5) Accessory buildings and uses.”

(l) at Section 202.5 by repealing it in its entirety and replacing it with the following:

“202.5 Floor Area Ratio:

- (1) The maximum floor area ratio in the RM2 and RM2r Districts shall be 0.70. Where structured parking is provided due to topographic or geotechnical considerations as determined by the Director Planning and Building, or underground parking is constructed, the floor area ratio may be increased by 0.20 multiplied by the ratio of parking spaces provided in underground parking or such structured parking, to the total parking spaces provided, but in no case shall the floor area ratio in the RM2 and RM2r Districts exceed 0.90. For clarity, the maximum floor area ratio permitted in the RM2r District shall be in addition to the FAR permitted for any other zoning district on the lot, including the RM2 District.
- (2) Notwithstanding subsection (1) of this section, in the RM2 District, where amenities, affordable or special needs housing, or cash-in-lieu contributions are provided in accordance with section 6.22 of this bylaw, the floor area ratio may be increased by 0.10.”

(m) at Section 203.3 by repealing it in its entirety and replacing it with the following:

“203.3 Uses Permitted in the RM3r Zoning District:

- (1) Uses permitted in the RM3 District, excluding permitted uses in the R6 District, dormitory units or groups of dormitory units, rest homes and private hospitals, and boarding, lodging and rooming houses, provided that the residential uses are restricted to purpose-built rental housing.
- (2) Category A supportive housing facilities, subject to the following conditions:
 - (a) the use shall be included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District; and
 - (b) each living unit shall have a minimum floor area of 27 m² (290.6 sq. ft.).
- (3) Child care facilities, in conjunction with purpose-built rental housing.
- (4) Home occupations.

- (5) Accessory buildings and uses.”
- (n) at Section 203.6 by repealing subsections (1), (2), (3), (4) and (5) in their entirety and replacing them with the following:
- “(1) The maximum floor area ratio in the RM3, RM3s, and RM3r Districts shall be 0.90. Where structured parking is provided due to topographic or geotechnical considerations as determined by the Director Planning and Building, or underground parking is constructed, the floor area ratio may be increased by 0.20 multiplied by the ratio of parking spaces provided in underground parking or such structured parking, to the total parking spaces provided, but in no case shall the floor area ratio in the RM3, RM3s, and RM3r Districts exceed 1.10. For clarity, the maximum floor area ratio permitted in the RM3r District shall be in addition to the FAR permitted for any other zoning district on the lot, including the RM3, or RM3s District.
- (2) Notwithstanding subsection (1) of this section, in the RM3 and RM3s Districts, where amenities, affordable or special needs housing, or cash-in-lieu contributions are provided in accordance with section 6.22 of this bylaw, the floor area ratio may be increased by 0.15, but except as provided in subsection (3), in no case shall the floor area ratio in the RM3 and RM3s Districts exceed 1.25.
- (3) Notwithstanding subsections (1) and (2) of this section, in the RM3s District, where amenities, affordable or special needs housing, or cash-in-lieu contributions are provided in accordance with section 6.22 of this bylaw, the floor area ratio may be increased by 0.25, but in no case shall the floor area ratio in the RM3s District exceed 1.50.
- (4) Notwithstanding subsections (1), (2), and (3) of this section, in the RM3, RM3s, and RM3r Districts, the floor area ratio may be increased by 0.55, but in no case shall the floor area ratio exceed 2.05, provided that:
- (a) the lot is rezoned to Comprehensive Development District;
- (b) a minimum number of rental units provided is equal to the greater of:
- i. that number equal to 20% of the total number of market rental and strata dwelling units calculated using the RM3 and RM3s District floor area ratios; and

- ii. that number equal to the number of rental units in any purpose-built rental housing located immediately prior to the rezoning referred to in paragraph (a), which has been or will be demolished; and
- (c) the rent for each rental unit referred to in paragraph (b) shall not exceed:
 - i. 20% below CMHC Market Median Rent rates for the applicable rental unit type; and
 - ii. the adjusted pre-development rent for the applicable rental unit type, if rented to a returning tenant in accordance with the City of Burnaby Tenant Assistance Policy, as amended or replaced from time to time.”
- (o) at Section 204.3 by repealing it in its entirety and replacing it with the following:

“204.3 Uses Permitted in the RM4r Zoning District:

- (1) Uses permitted in the RM4 District, excluding rest homes and private hospitals, provided that the residential uses are restricted to purpose-built rental housing.
- (2) Child care facilities, in conjunction with purpose-built rental housing.”

- (p) at Section 204.6 by repealing subsections (1), (2), (3), (4) and (5) in their entirety and replacing them with the following:

“204.6 Floor Area Ratio:

- (1) The maximum floor area ratio in the RM4, RM4s, and RM4r Districts shall be 1.40. Where structured parking is provided due to topographic or geotechnical considerations as determined by the Director Planning and Building, or underground parking is constructed, the floor area ratio may be increased by 0.30 multiplied by the ratio of parking spaces provided in underground parking or such structured parking, to the total parking spaces provided, but in no case shall the floor area ratio in the RM4, RM4s, and RM4r Districts exceed 1.70. For clarity, the maximum floor area ratio permitted in the RM4r District shall be in addition to the FAR permitted for any other zoning district on the lot, including the RM4, or RM4s District.

- (2) Notwithstanding subsection (1) of this section, in the RM4 and RM4s Districts, where amenities, affordable or special needs housing, or cash-in-lieu contributions are provided in accordance with section 6.22 of this bylaw, the floor area ratio may be increased by 0.30, but except as provided in subsection (3), in no case shall the floor area ratio in the RM4 and RM4s Districts exceed 2.00.
- (3) Notwithstanding subsections (1) and (2) of this section, in the RM4s District, where amenities, affordable or special needs housing, or cash-in-lieu contributions are provided in accordance with section 6.22 of this bylaw, the floor area ratio may be increased:
 - (a) up to a further 0.80 determined in accordance with section 6.22(3); plus
 - (b) an additional supplement equal to the increase under subsection (a),

but in no case shall the floor area in the RM4s District exceed 3.60.

- (4) Notwithstanding subsections (1), (2), and (3) of this section, in the RM4, RM4s, and RM4r Districts, the floor area ratio may be increased by 0.85, but in no case shall the floor area ratio exceed 4.45, provided that:
 - (a) the lot is rezoned to Comprehensive Development District;
 - (b) a minimum number of rental units provided is equal to the greater of:
 - i. that number equal to 20% of the total number of market rental and strata dwelling units calculated using the RM4 and RM4s District floor area ratios; and
 - ii. that number equal to the number of rental units in any purpose-built rental housing located immediately prior to the rezoning referred to in paragraph (a), which has been or will be demolished; and
 - (c) the rent for each rental unit referred to in paragraph (b) shall not exceed:
 - i. 20% below CMHC Market Median Rent rates for the applicable rental unit type; and

- ii. the adjusted pre-development rent for the applicable rental unit type, if rented to a returning tenant in accordance with the City of Burnaby Tenant Assistance Policy, as amended or replaced from time to time.”
- (q) at Section 205.3 by repealing it in its entirety and replacing it with the following:

“205.3 Uses Permitted in the RM5r Zoning District:

- (1) Uses permitted in the RM5 District, excluding rest homes and private hospitals, and dormitory units or groups of dormitory units, provided that the residential uses are restricted to purpose-built rental housing.
 - (2) Child care facilities, in conjunction with purpose-built rental housing.”
- (r) at Section 205.6 by repealing subsections (1), (2), (3), (4) and (5) in their entirety and replacing them with the following:

“205.6 Floor Area Ratio:

- (1) The maximum floor area ratio in the RM5, RM5s, and RM5r Districts shall be 1.80. Where structured parking is provided due to topographic or geotechnical considerations as determined by the Director Planning and Building, or underground parking is constructed, the floor area ratio may be increased by 0.40 multiplied by the ratio of parking spaces provided in underground parking or such structured parking, to the total parking spaces provided, but in no case shall the floor area ratio in the RM5, RM5s, and RM5r Districts exceed 2.20. For clarity, the maximum floor area ratio permitted in the RM5r District shall be in addition to the FAR permitted for any other zoning district on the lot, including the RM5 or RM5s District.
- (2) Notwithstanding subsection (1) of this section, in the RM5 and RM5s Districts, where amenities, affordable or special needs housing, or cash-in-lieu contributions are provided in accordance with section 6.22 of this bylaw, the floor area ratio may be increased by 0.40, but except as provided in subsection (3), in no case shall the floor area ratio in the RM5 and RM5s Districts exceed 2.60.
- (3) Notwithstanding subsections (1) and (2) of this section, in the RM5s District, where amenities, affordable or special needs housing, or cash-

in-lieu contributions are provided in accordance with section 6.22 of this bylaw, the floor area ratio may be increased:

- (a) up to a further 1.20 determined in accordance with section 6.22(3); plus
- (b) an additional supplement equal to the increase under subsection (a),

but in no case shall the floor area in the RM5s District exceed 5.00.

- (4) Notwithstanding subsections (1), (2), and (3) of this section, in the RM5, RM5s, and RM5r Districts, the floor area ratio may be increased by 1.10, but in no case shall the floor area ratio exceed 6.10, provided that:

- (a) the lot is rezoned to Comprehensive Development District;
- (b) a minimum number of rental units provided is equal to the greater of:
 - i. that number equal to 20% of the total number of market rental and strata dwelling units calculated using the RM5 and RM5s District floor area ratios; and
 - ii. that number equal to the number of rental units in any purpose-built rental housing located immediately prior to the rezoning referred to in paragraph (a), which has been or will be demolished; and
- (c) the rent for each rental unit referred to in paragraph (b) shall not exceed:
 - i. 20% below CMHC Market Median Rent rates for the applicable rental unit type; and
 - ii. the adjusted pre-development rent for the applicable rental unit type, if rented to a returning tenant in accordance with the City of Burnaby Tenant Assistance Policy, as amended or replaced from time to time.”

- (s) at Section 206.3 by repealing it in its entirety and replacing it with the following:

“206.3 Uses Permitted in the RM6r Zoning District:

Uses permitted in the RM6 District, excluding single-family dwellings or two-family dwellings, provided that the residential uses are restricted to purpose-built rental housing.”

- (t) at Section 206.7 by repealing it in its entirety and replacing it with the following:

“206.7 Floor Area Ratio:

The maximum floor area ratio in the RM6 and RM6r Districts shall be 0.70. For clarity, the maximum floor area ratio permitted in the RM6r District shall be in addition to the FAR permitted for any other zoning district on the lot, including the RM6 District.”

- (u) at Section 207.3 by repealing it in its entirety and replacing it with the following:

“207.3 Uses Permitted in the RM7r Zoning District:

Uses permitted in the RM7 District, provided that the residential uses are restricted to purpose-built rental housing.”

- (v) at Section 207.6 by repealing it in its entirety and replacing it with the following:

“207.6 Floor Area Ratio:

- (1) The maximum floor area ratio in the RM7, and RM7r Districts shall be 0.90. Where structured parking is provided due to topographic or geotechnical considerations as determined by the Director Planning and Building, or underground parking is constructed, the floor area ratio may be increased by 0.20 multiplied by the ratio of parking spaces provided in underground parking or such structured parking, to the total parking spaces provided, but in no case shall the floor area ratio in the RM7, and RM7r Districts exceed 1.10. For clarity, the maximum floor area ratio permitted in the RM7r District shall be in addition to the FAR permitted for any other zoning district on the lot, including the RM7 District.
- (2) Notwithstanding subsection (1) of this section, in the RM7 and RM7r Districts, the floor area ratio may be increased by 0.55, but in no case shall the floor area ratio exceed 1.65, provided that:

- (a) the lot is rezoned to Comprehensive Development District;
- (b) a minimum number of rental units provided is equal to the greater of:
 - i. that number equal to 20% of the total number of market rental and strata dwelling units calculated using the RM7 District floor area ratio; and
 - ii. that number equal to the number of rental units in any purpose-built rental housing located immediately prior to the rezoning referred to in paragraph (a), which has been or will be demolished; and
- (c) the rent for each rental unit referred to in paragraph (b) shall not exceed:
 - i. 20% below CMHC Market Median Rent rates for the applicable rental unit type; and
 - ii. the adjusted pre-development rent for the applicable rental unit type, if rented to a returning tenant in accordance with the City of Burnaby Tenant Assistance Policy, as amended or replaced from time to time.”
- (w) at Section 301 by replacing the words “rental dwelling units” with the words “rental units”.
- (x) at Section 301.1 by repealing subsection (14) in its entirety and replacing it with the following:
 - “(14) Purpose-built rental housing located above the first storey, subject to the following conditions:
 - (a) the use shall be included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District;
 - (b) a completely separate public entrance to the residential accommodation shall be provided from the first storey front elevation, except:
 - i. on a corner lot access may be from the first storey side street elevation; or

- ii. where a public pedestrian walkway exists, access may be from the first storey walkway elevation; and
- (c) the total gross floor area of the purpose-built rental housing, including areas exclusively providing access thereto, shall be less than the total gross floor area of all other permitted uses within the building.”
- (y) at Section 302 by replacing the words “rental dwelling units” with the words “rental units”.
- (z) at Section 302.1 by repealing subsection (19) in its entirety and replacing it with the following:
 - “(19) Purpose-built rental housing located above the first storey, subject to the following conditions:
 - (a) the use shall be included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District;
 - (b) a completely separate public entrance to the residential accommodation shall be provided from the first storey front elevation, except:
 - i. on a corner lot access may be from the first storey side street elevation; or
 - ii. where a public pedestrian walkway exists, access may be from the first storey walkway elevation; and
 - (c) the total gross floor area of the purpose-built rental housing, including areas exclusively providing access thereto, shall be less than the total gross floor area of all other permitted uses within the building.”
- (aa) at Section 302.5 by repealing it in its entirety and replacing it with the following:

“302.5 Floor Area Ratio:

The maximum floor area ratio shall be 1.00. Where structured parking is provided due to topographic or geotechnical considerations as determined by the Director Planning and Building, or underground parking is constructed, the floor area ratio may be increased by 0.30 multiplied by the ratio of parking spaces provided in underground parking or such structured parking to the total parking spaces provided, but in no case shall the floor area ratio

exceed 1.30.”

- (bb) at Section 303 by replacing the words “rental dwelling units” with the words “rental units”.
- (cc) at Section 303.1 by repealing subsection (20) in its entirety and replacing it with the following:

“(20) Purpose-built rental housing located above the first storey, subject to the following conditions:

- (a) the use shall be included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District;
- (b) a completely separate public entrance to the residential accommodation shall be provided from the first storey front elevation, except:
 - i. on a corner lot access may be from the first storey side street elevation; or
 - ii. where a public pedestrian walkway exists, access may be from the first storey walkway elevation; and
- (c) the total gross floor area of the purpose-built rental housing, including areas exclusively providing access thereto, shall be less than the total gross floor area of all other permitted uses within the building.”

- (dd) at Section 303.5 by repealing it in its entirety and replacing it with the following:

“303.5 Floor Area Ratio:

The maximum floor area ratio shall be 5.00. Where structured parking is provided due to topographic or geotechnical considerations as determined by the Director Planning and Building, or underground parking is constructed, the floor area ratio may be increased by 1.00 multiplied by the ratio of parking spaces provided in underground parking or such structured parking to the total parking spaces provided, but in no case shall the floor area ratio exceed 6.00.”

- (ee) at Section 308.1(1) by repealing the word “C8r” in its entirety.
- (ff) at Section 308.1(2) by repealing the word “C8a/r” in its entirety.

- (gg) at Section 308.2(11) by repealing it in its entirety and replacing it with the following:
 - “(11) Dwelling units, including rental units, on the second storey or above, subject to the following conditions:
 - (a) the first storey frontage of the building to a minimum depth of 10.0 m (32.80 ft.) shall be used for commercial purposes;
 - (b) each dwelling unit shall have a balcony;
 - (c) a completely separate public entrance to the residential accommodation shall be provided from the first storey front elevation, except that:
 - i. on a corner lot access may be from the first storey side street elevation; or
 - ii. where a public pedestrian walkway exists, access may be from the first storey walkway elevation; and
 - (d) a storey containing dwelling units shall have no other uses on that storey except parking.”
- (hh) at Section 308.2B by repealing it in its entirety.
- (ii) at Section 308.2C by repealing it in its entirety.
- (jj) at Section 308.4 by repealing subsection (2) in its entirety.
- (kk) at Section 308.6 by repealing subsection (1) in its entirety and replacing it with the following:
 - “(1) The maximum floor area ratio shall be 2.00. Where structured parking is provided due to topographic or geotechnical considerations as determined by the Director Planning and Building, or underground parking is constructed, the floor area ratio may be increased by 1.00 multiplied by the ratio of parking spaces provided in underground parking or such structured parking to the total parking spaces provided, but in no case shall the floor area ratio exceed 3.00.”
- (ll) at Section 308.6 by adding the following as subsection (3):
 - “(3) Notwithstanding subsection (1), the floor area ratio may be increased by 1.125, provided that:

- (a) the lot is rezoned to Comprehensive Development District;
- (b) a minimum number of rental units provided is equal to the greater of:
 - i. that number equal to 20% of the total number of market rental and strata dwelling units calculated using the C8 District floor area ratio; and
 - ii. that number equal to the number of rental units in any purpose-built rental housing located immediately prior to the rezoning referred to in paragraph (a), which has been or will be demolished; and
- (c) the rent for each rental unit referred to in paragraph (b) shall not exceed:
 - i. 20% below CMHC Market Median Rent rates for the applicable rental unit type; and
 - ii. the adjusted pre-development rent for the applicable rental unit type, if rented to a returning tenant in accordance with the City of Burnaby Tenant Assistance Policy, as amended or replaced from time to time.”
- (mm) at Section 308.8 by replacing the words “6.0 m (19.69 ft.)” with the words “4.57 m (15.00 ft.).”
- (nn) at Section 309.2 by repealing subsection (10) in its entirety and replacing it with the following:

“(10) Dwelling units, including rental units, on the second storey or above, subject to the following conditions:

 - (a) the first storey frontage of the building to a minimum depth of 10.0 m (32.80 ft.) shall be used for commercial purposes;
 - (b) each dwelling unit shall have a balcony;
 - (c) a completely separate public entrance to the residential accommodation shall be provided from the first storey front elevation, except that:
 - i. on a corner lot access may be from the first storey side street elevation; or

- ii. where a public pedestrian walkway exists, access may be from the first storey walkway elevation; and
- (d) a storey containing dwelling units shall have no other uses on that storey except parking.”
- (oo) at Section 309.2B by repealing it in its entirety.
- (pp) at Section 309.6 by repealing subsection (1) in its entirety and replacing it with the following:
 - “(1) The maximum floor area ratio shall be 1.20. Where structured parking is provided due to topographic or geotechnical considerations as determined by the Director Planning and Building, or underground parking is constructed, the floor area ratio may be increased by 1.00 multiplied by the ratio of parking spaces provided in underground parking, or such structured parking, to the total parking spaces provided, but in no case shall the floor area ratio exceed 2.20.”
- (qq) at Section 309.6 by adding the following as subsection (3):
 - “(3) Notwithstanding subsection (1), the floor area ratio may be increased by 0.825, provided that:
 - (a) the lot is rezoned to Comprehensive Development District;
 - (b) a minimum number of rental units provided is equal to the greater of:
 - i. that number equal to 20% of the total number of market rental and strata dwelling units calculated using the C9 District floor area ratio; and
 - ii. that number equal to the number of rental units in any purpose-built rental housing located immediately prior to the rezoning referred to in paragraph (a), which has been or will be demolished; and
 - (c) the rent for each rental unit referred to in paragraph (b) shall not exceed:
 - i. 20% below CMHC Market Median Rent rates for the applicable rental unit type; and

- ii. the adjusted pre-development rent for the applicable rental unit type, if rented to a returning tenant in accordance with the City of Burnaby Tenant Assistance Policy, as amended or replaced from time to time.”
- (rr) at Section 511.1A by repealing it in its entirety and replacing it with the following:

“511.2A Uses Permitted in the P11r and P11e/r Zoning Districts:

- (1) Multiple-family dwellings or groups of multiple-family dwellings, provided that they are restricted to purpose-built rental housing.
 - (2) Residential accommodations, when located on the same site as the institution they serve, provided that they are restricted to purpose-built rental housing. Residential accommodation may include student accommodation which shall comply with the following minimum floor areas:

(a)	Studio Unit	33 m ² (355.22 sq. ft.)
(b)	1 Bedroom Unit	46 m ² (495.16 sq. ft.)
(c)	2 Bedroom Unit	70 m ² (753.50 sq. ft.).
 - (3) A dwelling unit for a caretaker or watchman, provided that such dwelling unit is located on the same lot as the institution which it serves.
 - (4) Child care facilities, in conjunction with purpose-built rental housing.
 - (5) Home occupations.
 - (6) Accessory buildings and uses.
 - (7) Temporary shelters.”
- (ss) at Section 511.2A by repealing it in its entirety.
- (tt) at Section 511.8 by repealing it in its entirety and replacing it with the following:

“511.8 Floor Area Ratio:

- (1) The maximum floor area ratio in the P11 and P11r Districts shall be 0.45. Where structured parking is provided due to topographic or

geotechnical considerations as determined by the Director Planning and Building, or underground parking is constructed, the floor area ratio may be increased by 0.45 multiplied by the ratio of parking spaces provided in underground parking or such structured parking to the total parking spaces provided, but in no case shall the floor area ratio in the P11 and P11r Districts exceed 0.90. For clarity, the maximum floor area ratio permitted in the P11r District shall be in addition to the FAR permitted for any other zoning district on the lot, including the P11 District.

- (2) The maximum floor area ratio in the P11e and P11e/r Districts shall be 0.45. Where structured parking is provided due to topographic or geotechnical considerations as determined by the Director Planning and Building, or underground parking is constructed, the floor area ratio may be increased by 1.25 multiplied by the ratio of parking spaces provided in underground parking, or such structured parking to the total parking spaces provided, but in no case shall the floor area ratio in the P11e and P11e/r Districts exceed 1.70. For clarity, the maximum floor area ratio permitted in the P11e/r District shall be in addition to the FAR permitted for any other zoning district on the lot, including the P11e District.”
- (uu) at Section 700.1 by repealing subsection (2) in its entirety and replacing it with the following:
 - “(2) Uses permitted in the C1, C2, C3, C4, C5, C6, C7, C8, and C9 Districts including the Districts with an “a”, “b”, “c”, “d”, “e”, “f”, “g”, “h”, or “i” suffix.”
- (vv) at Section 800.3.1(2)(e) by replacing the words “and rental dwelling units” with the words “and purpose-built rental housing,”
- (ww) at Section 800.4(2)(b.1) by replacing the words “sections 203.5(3), 204.7(3), or 205.7(3)” with the words “sections 203.6(3), 204.6(3), or 205.6(3)”.
- (xx) at Section 800.4 by repealing subsection (2.1) in its entirety and replacing it with the following:

“(2.1) Purpose-built rental housing in the RM and P Districts, all of their sub-districts, and the Comprehensive Development District, or portion thereof,	0.6 for each rental unit inclusive of 0.1 visitor parking, or as determined through a parking study approved by the Director Planning and Building.
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based on the above
noted Districts. ”

(yy) at Section 800.4 by repealing subsection (2.2) in its entirety and replacing it with the following:

<p>“(2.2) Purpose-built rental housing in the C1, C2, C3, C8, and C9 Districts, all of their sub-districts, and the Comprehensive Development District, or portion thereof, based on the above noted Districts.</p>	<p>0.6 for each rental unit inclusive of 0.1 visitor parking, or as determined through a parking study approved by the Director Planning and Building.”</p>
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Read a first time this	day of	, 2020
Read a second time this	day of	, 2020
Read a third time	day of	, 2020
Reconsidered and adopted this	day of	, 2020

MAYOR

CLERK

CITY OF BURNABY**BYLAW NO. 14175**

A BYLAW to amend Bylaw No. 4742, being
Burnaby Zoning Bylaw 1965

WHEREAS application for rezoning has been made to the Council;

AND WHEREAS the Council has held a public hearing thereon after duly giving notice of the time and place of such hearing as prescribed by Sections 466 and 467 of the *Local Government Act*, R.S.B.C. 1996;

NOW THEREFORE the Council of the City of Burnaby ENACTS as follows:

1. This Bylaw may be cited as **BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 15, 2020.**
2. The Map (hereinafter called "Map 'A'"), attached to and forming an integral part of Bylaw No. 4742, being "Burnaby Zoning Bylaw 1965", and designated as the Official Zoning Map of the City of Burnaby, is hereby amended according to the Map (hereinafter called "Map 'B'"), marginally numbered REZ. 4220 annexed to this Bylaw, and in accordance with the explanatory legend, notations, references and boundaries designated, described, delimited and specified in particularity shown upon said Map 'B'; and the various boundaries and districts shown upon said Map 'B' respectively are an amendment of and in substitution for the respective districts, designated and marked on said Map 'A' insofar as the same are changed, modified or varied thereby, and the said Map 'A' shall be deemed to be and is hereby declared to be amended accordingly and the said Map 'B' is hereby declared to be and shall form an integral part of said Map 'A', as if originally incorporated therein and shall be interpreted accordingly.

3. The Comprehensive Development Plan entitled “5317 & 5371 Byrne Rd. & 9001 Bill Fox Way, Burnaby BC” prepared by Interface and on file in the office of the Director Planning and Building, is deemed to be attached to and form part of this Bylaw and any development on the lands rezoned by this Bylaw shall be in conformity with the said Comprehensive Development Plan.

Read a first time this	day of	, 2020
Read a second time this	day of	, 2020
Read a third time this	day of	, 2020
Reconsidered and adopted by Council this	day of	, 2020

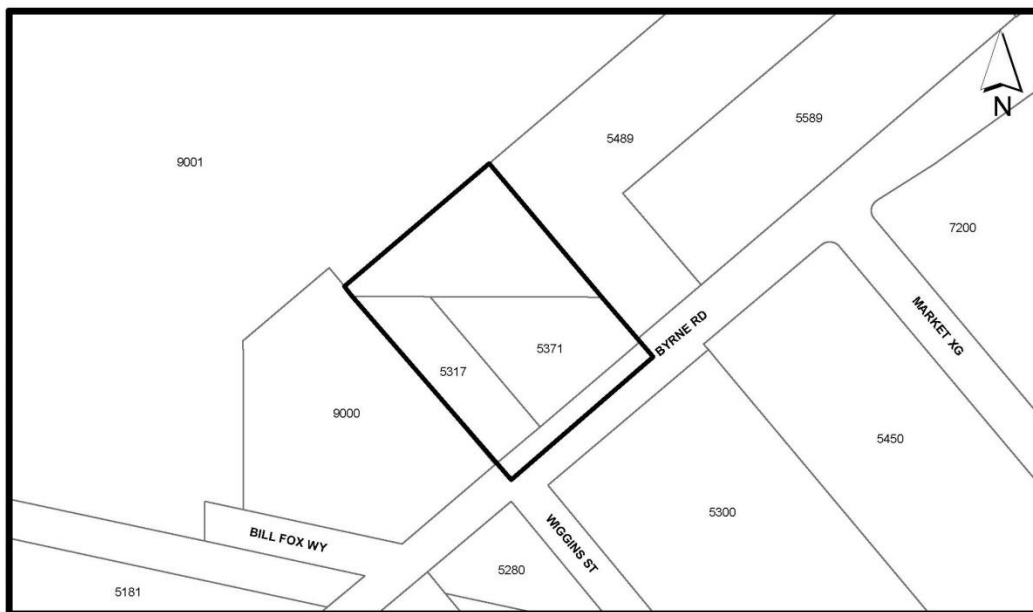
MAYOR

CLERK

BYLAW NUMBER 14175 BEING A BYLAW TO AMEND BYLAW
NUMBER 4742 BEING BURNABY ZONING BYLAW 1965

REZ.17-10003


LEGAL: Lot 5, DL 162, Grp 1, NWD Plan 7195
Lot 6, DL 162, Grp 1, NWD Plan 7195
Lot 1, DL's 162, 163, 164 and 165, Grp 1, NWD Plan EPP30041



THE AREA(S) SHOWN ABOVE OUTLINED IN BLACK (——) IS (ARE) REZONED

FROM: M2 General Industrial District

TO: CD Comprehensive Development District (based on the M2 General Industrial District, M5 Light Industrial District, M5r Light Industrial District, and the Big Bend Development Plan guidelines and in accordance with the development plan entitled "5317 & 5371 Byrne Rd. & 9001 Bill Fox Way, Burnaby BC " prepared by Interface)

	PLANNING AND BUILDING DEPARTMENT
Date: JUN 16 2020	OFFICIAL ZONING MAP <div data-bbox="1161 1738 1318 1789" data-label="Text"> <p>Map "B" No. REZ. 4220</p> </div>
Scale: 1:3,000	
Drawn By: RW	

CITY OF BURNABY**BYLAW NO. 14176**

A BYLAW to amend Bylaw No. 4742, being Burnaby Zoning Bylaw 1965, as amended by Bylaw Nos. 7659, 10042, 10865, 10971, 11512, 11889, 11893, 12780, and 12963 being Burnaby Zoning Bylaw 1965, Amendment Bylaw Nos. 10, 1981, 16, 1994, 1, 1999, 36, 1999, 14, 2003, 18, 2005, 22, 2005, 11, 2010 and 21, 2011

WHEREAS application for rezoning has been made to the Council;

AND WHEREAS the Council has held a public hearing thereon after duly giving notice of the time and place of such hearing as prescribed by Sections 466 and 467 of the *Local Government Act*, R.S.B.C. 1996;

NOW THEREFORE the Council of the City of Burnaby ENACTS as follows:

1. This Bylaw may be cited as **BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 16, 2020.**

2. Bylaw No. 4742, as amended by Bylaw Nos. 7659, 10042, 10865, 10971, 11512, 11889, 11893, 12780, and 12963 are further amended as follows:

(a) The Map (hereinafter called "Map 'A'"), attached to and forming an integral part of Bylaw No. 4742, being "Burnaby Zoning Bylaw 1965", and designated as the Official Zoning Map of the City of Burnaby, is hereby amended according to the Map (hereinafter called "Map 'B'"), marginally numbered REZ. 4221, annexed to this Bylaw, and in accordance with the explanatory legend, notations, references and boundaries designated, described, delimited and specified in particularity shown upon said Map 'B'; and the various boundaries and districts shown upon said Map 'B' respectively are an amendment of and in addition to the respective

districts, designated and marked on said Map 'A' insofar as the same are changed, modified or varied thereby, and the said Map 'A' shall be deemed to be and is hereby declared to be amended accordingly and the said Map 'B' is hereby declared to be and shall form an integral part of said Map 'A', as if originally incorporated therein and shall be interpreted accordingly.

(b) The Comprehensive Development Plans, more particularly described in Bylaw Nos. 7659, 10042, 10865, 10971, 11512, 11889, 11893, 12780, and 12963 are amended as may be necessary by the development plan entitled "Madison Centre Lougheed Re-Development Commercial Uses" prepared by Bosa Development and on file in the office of the Director Planning and Building; and any development on the lands rezoned by this Bylaw shall be in conformity with the said Comprehensive Development Plans as amended.

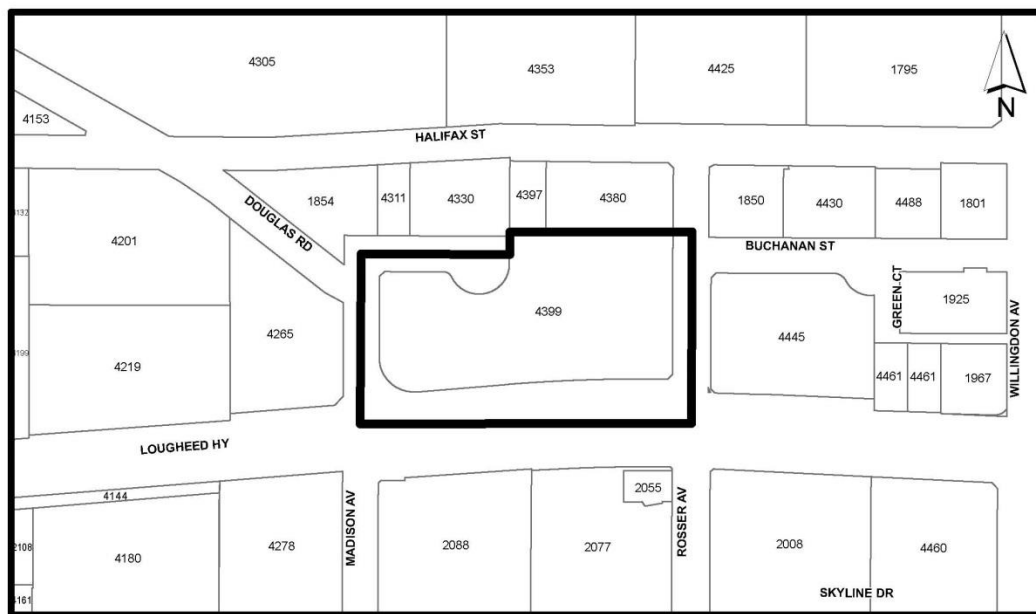
Read a first time this	day of	, 2020
Read a second time this	day of	, 2020
Read a third time this	day of	, 2020
Reconsidered and adopted by Council this	day of	, 2020

MAYOR

CLERK

BYLAW NUMBER 14176 BEING A BYLAW TO AMEND BYLAW
NUMBER 4742 BEING BURNABY ZONING BYLAW 1965**REZ.19-30**


LEGAL: Lot B Except: Part on Plan LMP 49418, DL 119, Grp 1, NWD Plan LMP 45761



THE AREA(S) SHOWN ABOVE OUTLINED IN BLACK (————) IS (ARE) REZONED

FROM: CD Comprehensive Development District (based on RM5 Multiple Family Residential District, P3 Park and Public Use District, C3 and C3h General Commercial District)

TO: Amended CD Comprehensive Development District (based on the RM5 Multiple Family Residential District, P3 Park and Public Use District, C3 and C3h General Commercial District and Brentwood Town Centre Development Plan as guidelines and in accordance with the development plan entitled "Madison Centre Loughheed Re-Development Commercial Uses" prepared by Bosa Development)

 Date: JUN 24 2020 Scale: 1:3,500 Drawn By: JS	PLANNING AND BUILDING DEPARTMENT OFFICIAL ZONING MAP Map "B" No. REZ. 4221
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CITY OF BURNABY**BYLAW NO. 14177**

A BYLAW to amend Bylaw No. 4742, being
Burnaby Zoning Bylaw 1965

WHEREAS application for rezoning has been made to the Council;

AND WHEREAS the Council has held a public hearing thereon after duly giving notice of the hearing as prescribed by sections 466 and 467 of the *Local Government Act*, R.S.B.C. 1996;

NOW THEREFORE the Council of the City of Burnaby ENACTS as follows:

1. This Bylaw may be cited as **BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO.17, 2020.**

2. The map (hereinafter called "Map 'A'") attached to and forming an integral part of Bylaw No. 4742, being Burnaby Zoning Bylaw 1965, and designated as the Official Zoning Map of the City of Burnaby, is hereby amended according to the Map (hereinafter called "Map 'B'"), marginally numbered REZ.4222 annexed to this Bylaw, and in accordance with the explanatory legend, notations, references and boundaries designated, described, delimited and specified in particularity shown upon said Map 'B', and the various boundaries and districts shown upon said Map 'B', respectively are an amendment of and in substitution for the respective districts, designated and marked on said Map 'A' insofar as the same are changed, modified or varied thereby, and the said Map 'A' shall be deemed to be and is hereby declared to be amended accordingly and the said Map 'B' is hereby declared to be and shall form an integral part of said Map 'A' as if originally incorporated therein and shall be interpreted accordingly.

Bylaw No. 14177
Page 2

Read a first time this	day of	, 2020
Read a second time this	day of	, 2020
Read a third time this	day of	, 2020
Reconsidered and adopted by Council this	day of	, 2020

MAYOR

CLERK

BYLAW NUMBER 14177 BEING A BYLAW TO AMEND BYLAW
NUMBER 4742 BEING BURNABY ZONING BYLAW 1965

REZ.20-02


LEGAL: Lot 170, DL 129, Grp 1, NWD Plan 26917 and North 130 Feet Lot 114 Except:
Parcel "A" (Explanatory Plan 15067); DL 129, Grp 1, NWD Plan 1492



THE AREA(S) SHOWN ABOVE OUTLINED IN BLACK (————) IS (ARE) REZONED

FROM: R4 Residential District

TO: P3 Park and Public Use District

	PLANNING AND BUILDING DEPARTMENT
Date: JUN 17 2020	OFFICIAL ZONING MAP
Scale: 1:1,800	
Drawn By: RW	
	Map "B" No. REZ. 4222

CITY OF BURNABY**BYLAW NO. 14178**

A BYLAW to amend Bylaw No. 4742, being Burnaby Zoning Bylaw 1965, as amended by Bylaw No 13615 being Burnaby Zoning Bylaw 1965, Amendment Bylaw No 23, 2016

WHEREAS application for rezoning has been made to the Council;

AND WHEREAS the Council has held a public hearing thereon after duly giving notice of the time and place of such hearing as prescribed by Sections 466 and 467 of the *Local Government Act*, R.S.B.C. 1996;

NOW THEREFORE the Council of the City of Burnaby ENACTS as follows:

1. This Bylaw may be cited as **BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 18, 2020.**

2. Bylaw No. 4742, as amended by Bylaw No. 13615 is further amended as follows:

(a) The Map (hereinafter called "Map 'A'"), attached to and forming an integral part of Bylaw No. 4742, being "Burnaby Zoning Bylaw 1965", and designated as the Official Zoning Map of the City of Burnaby, is hereby amended according to the Map (hereinafter called "Map 'B'"), marginally numbered REZ. 4223, annexed to this Bylaw, and in accordance with the explanatory legend, notations, references and boundaries designated, described, delimited and specified in particularity shown upon said Map 'B'; and the various boundaries and districts shown upon said Map 'B' respectively are an amendment of and in addition to the respective districts, designated and marked on said Map 'A' insofar as the same are changed, modified or varied thereby, and the said Map 'A' shall be deemed to be and is hereby declared to be amended accordingly and the said Map 'B' is hereby declared to be and shall form an integral part of said

Bylaw No. 14178
Page 2

Map ‘A’, as if originally incorporated therein and shall be interpreted accordingly.

(b) The Comprehensive Development Plan, more particularly described in Bylaw No. 13615 is amended as may be necessary by the development plan entitled “Exterior Lighting Features” prepared by Chris Dikeakos Architects and on file in the office of the Director Planning and Building; and any development on the lands rezoned by this Bylaw shall be in conformity with the said Comprehensive Development Plans as amended.

Read a first time this	day of	, 2020
Read a second time this	day of	, 2020
Read a third time this	day of	, 2020
Reconsidered and adopted by Council this	day of	, 2020

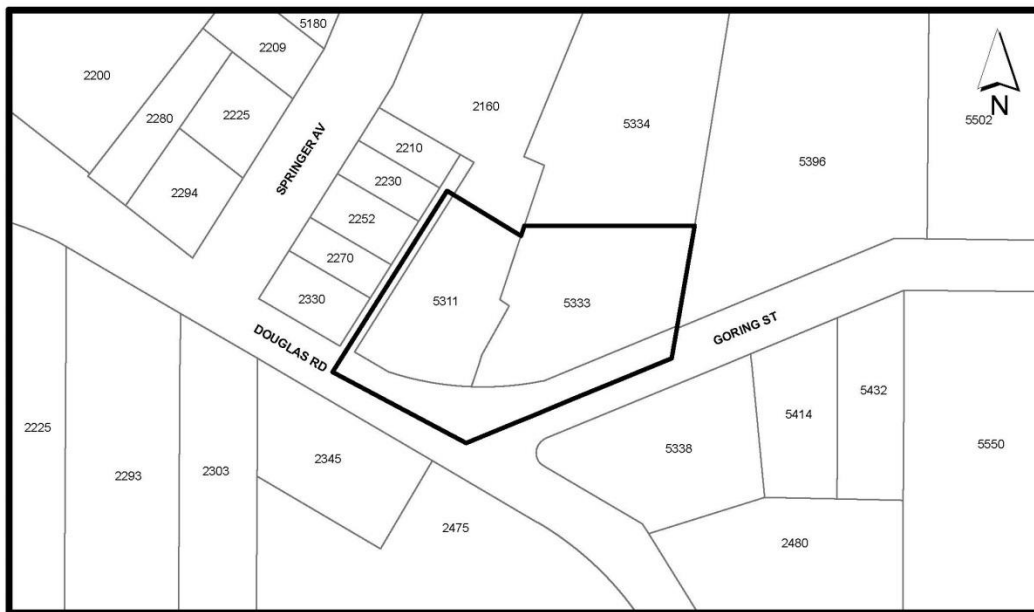
MAYOR

CLERK

BYLAW NUMBER 14178 BEING A BYLAW TO AMEND BYLAW
NUMBER 4742 BEING BURNABY ZONING BYLAW 1965

REZ.19-67


LEGAL: Lot A and Lot B, DL 125, Grp 1, NWD Plan EPP67373



THE AREA(S) SHOWN ABOVE OUTLINED IN BLACK (——) IS (ARE) REZONED

FROM: CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C1 Neighbourhood Commercial District and Brentwood Town Centre Development Plan)

TO: Amended CD Comprehensive Development District (based on the RM5s Multiple Family Residential District, C1 Neighbourhood Commercial District and Brentwood Town Centre Development Plan and in accordance with the development plan entitled "Exterior Lighting Features" prepared by Chris Dikeakos Architects)

	PLANNING AND BUILDING DEPARTMENT
Date: JUN 17 2020	OFFICIAL ZONING MAP
Scale: 1:2,250	
Drawn By: RW	
	Map "B" No. REZ. 4223

CITY OF BURNABY**BYLAW NO. 14179**

A BYLAW to amend Bylaw No. 4742, being Burnaby Zoning Bylaw 1965, as amended by Bylaw Nos. 7876 8175, and 8400 being Burnaby Zoning Bylaw 1965, Amendment Bylaw Nos. 2, 1982, 14, 1984, and 40, 1985

WHEREAS application for rezoning has been made to the Council;

AND WHEREAS the Council has held a public hearing thereon after duly giving notice of the time and place of such hearing as prescribed by Sections 466 and 467 of the *Local Government Act*, R.S.B.C. 1996;

NOW THEREFORE the Council of the City of Burnaby ENACTS as follows:

1. This Bylaw may be cited as **BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 19, 2020.**

2. Bylaw No. 4742, as amended by Bylaw Nos. 7876, 8175, and 8400 are further amended as follows:

(a) The Map (hereinafter called "Map 'A'"), attached to and forming an integral part of Bylaw No. 4742, being "Burnaby Zoning Bylaw 1965", and designated as the Official Zoning Map of the City of Burnaby, is hereby amended according to the Map (hereinafter called "Map 'B'"), marginally numbered REZ. 4224, annexed to this Bylaw, and in accordance with the explanatory legend, notations, references and boundaries designated, described, delimited and specified in particularity shown upon said Map 'B'; and the various boundaries and districts shown upon said Map 'B' respectively are an amendment of and in addition to the respective districts, designated and marked on said Map 'A' insofar as the same are changed, modified or

Bylaw No. 14179
Page 2

varied thereby, and the said Map ‘A’ shall be deemed to be and is hereby declared to be amended accordingly and the said Map ‘B’ is hereby declared to be and shall form an integral part of said Map ‘A’, as if originally incorporated therein and shall be interpreted accordingly.

(b) The Comprehensive Development Plans, more particularly described in Bylaw Nos. 7876, 8175, and 8400 are amended as may be necessary by the development plan entitled “4330 Kingsway and 5945 Kathleen” prepared by Dialog and on file in the office of the Director Planning and Building; and any development on the lands rezoned by this Bylaw shall be in conformity with the said Comprehensive Development Plans as amended.

Read a first time this	day of	, 2020
Read a second time this	day of	, 2020
Read a third time this	day of	, 2020
Reconsidered and adopted by Council this	day of	, 2020

MAYOR

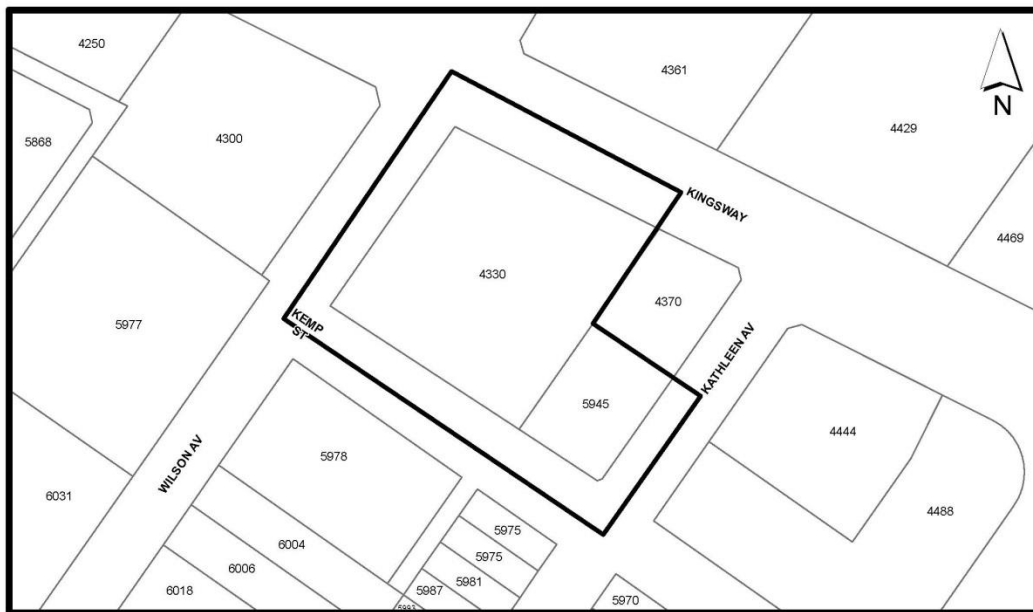
CLERK

Bylaw No. 14179
Page 3

BYLAW NUMBER 14179 BEING A BYLAW TO AMEND BYLAW
NUMBER 4742 BEING BURNABY ZONING BYLAW 1965

REZ.19-07


LEGAL: Parcel A, DL 153, Grp 1, NWD Plan BCP25051, and Lot 2, DL 153, Grp 1, NWD Plan 68123



THE AREA(S) SHOWN ABOVE OUTLINED IN BLACK (——) IS (ARE) REZONED

FROM: CD Comprehensive Development District (based on C3 General Commercial District)

TO: Amended CD Comprehensive Development District (based on the C3 General Commercial District and Metrotown Downtown Plan as guidelines, and in accordance with the development plan entitled "4330 Kingsway and 5945 Kathleen" prepared by Dialog)

	PLANNING AND BUILDING DEPARTMENT
Date: JUN 16 2020	OFFICIAL ZONING MAP Map "B" No. REZ. 4224
Scale: 1:1,800	
Drawn By: RW	

CITY OF BURNABY**BYLAW NO. 14182**

A BYLAW to amend Bylaw No. 4742, being
Burnaby Zoning Bylaw 1965

WHEREAS application for rezoning has been made to the Council;

AND WHEREAS the Council has held a public hearing thereon after duly giving notice of the time and place of such hearing as prescribed by Sections 466 and 467 of the *Local Government Act*, R.S.B.C. 1996;

NOW THEREFORE the Council of the City of Burnaby ENACTS as follows:

1. This Bylaw may be cited as **BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 22, 2020.**
2. The Map (hereinafter called "Map 'A'"), attached to and forming an integral part of Bylaw No. 4742, being "Burnaby Zoning Bylaw 1965", and designated as the Official Zoning Map of the City of Burnaby, is hereby amended according to the Map (hereinafter called "Map 'B'"), marginally numbered REZ. 4227 annexed to this Bylaw, and in accordance with the explanatory legend, notations, references and boundaries designated, described, delimited and specified in particularity shown upon said Map 'B'; and the various boundaries and districts shown upon said Map 'B' respectively are an amendment of and in substitution for the respective districts, designated and marked on said Map 'A' insofar as the same are changed, modified or varied thereby, and the said Map 'A' shall be deemed to be and is hereby declared to be amended accordingly and the said Map 'B' is hereby declared to be and shall form an integral part of said Map 'A', as if originally incorporated therein and shall be interpreted accordingly.

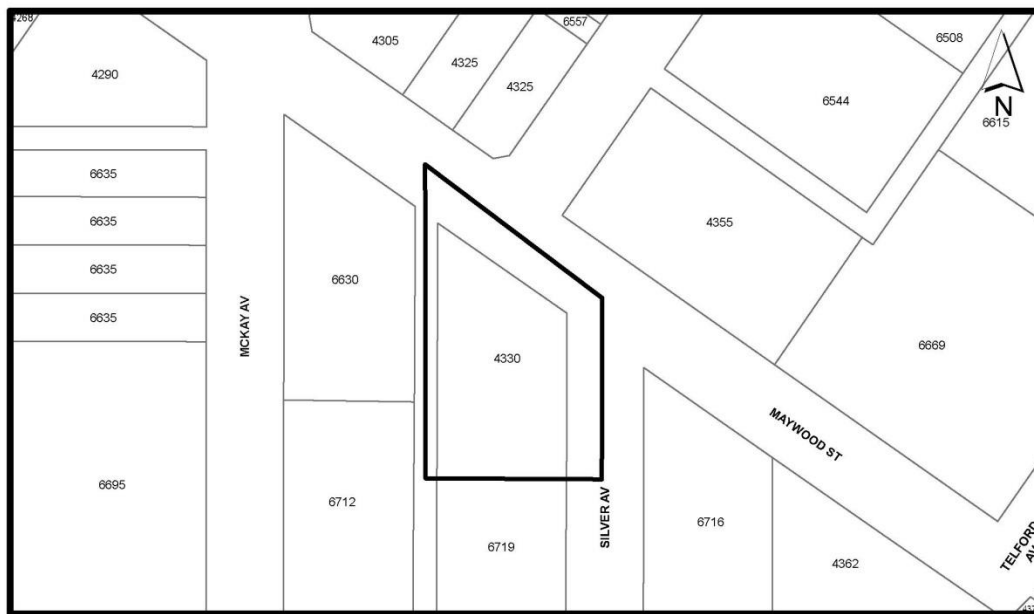
Read a first time this	day of	, 2020
Read a second time this	day of	, 2020
Read a third time this	day of	, 2020
Reconsidered and adopted by Council this	day of	, 2020

CLERK

BYLAW NUMBER 14182 BEING A BYLAW TO AMEND BYLAW
NUMBER 4742 BEING BURNABY ZONING BYLAW 1965

REZ.17-10004


LEGAL: Lot 78, DL 153, Grp 1, NWD Plan 29417



THE AREA(S) SHOWN ABOVE OUTLINED IN BLACK (——) IS (ARE) REZONED

FROM: RM3 Multiple Family Residential District

TO: CD Comprehensive Development District (based on the RM4s Multiple Family Residential District, RM4r Multiple Family Residential District, C2 Community Commercial District, Metrotown Downtown Plan as guidelines, and in accordance with the development plan entitled "4330 Maywood Street" prepared GBL Architects)

	PLANNING AND BUILDING DEPARTMENT
Date: JUN 16 2020	OFFICIAL ZONING MAP <div data-bbox="1161 1738 1323 1789" data-label="Text"> <p>Map "B" No. REZ. 4227</p> </div>
Scale: 1:1,500	
Drawn By: RW	

CITY OF BURNABY**BYLAW NO. 14183**

A BYLAW to amend the Zoning
Bylaw provisions relating to gross floor area

The Council of the City of Burnaby ENACTS as follows:

1. This Bylaw may be cited as **BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 23, 2020.**
2. Burnaby Zoning Bylaw 1965, as amended, is further amended:
 - (a) at Section 3, by repealing the definition of “BALCONY” in its entirety and replacing it with the following:

“**“BALCONY”** means an accessible cantilevered deck that projects from a building, or is recessed into the wall of a building above ground level, and is partially enclosed so as to remain permanently open to the exterior environment.”
 - (b) at Section 3, under the definition of “BUILDING, FRONT LINE OF” by deleting the words “unroofed porches” and replacing them with the words “uncovered decks”.
 - (c) at Section 3, under the definition of “BUILDING, REAR LINE OF” by deleting the words “unroofed porches” and replacing them with the words “uncovered decks”.
 - (d) at Section 3, by repealing the definition of “DECK, COVERED” in its entirety and replacing it with the following:

“**“DECK, COVERED ”** means an accessible roofed deck that is not cantilevered, and is partially enclosed so as to remain permanently open to the exterior environment. A covered deck does not include a terrace that is covered ”

- (e) at Section 3, by repealing the definition of “SUNDECK” in its entirety and replacing it with the following in chronological order:

“**“DECK, UNCOVERED”** means an accessible roofless deck that is not cantilevered, and is partially enclosed so as to remain permanently open to the exterior environment. An uncovered deck does not include a terrace that is roofless.”

- (f) at Section 3, under the definition of “DEPTH, PRINCIPAL BUILDING” by repealing subsection (c) and replacing it with the following:

“c) balconies, covered decks, uncovered decks, canopies, and sunshades, including supporting structures, up to 1.2 m (3.94 ft.) in length.”

- (g) at Section 3, by repealing the definition of “FLOOR AREA, GROSS” and replacing it with the following:

“**“FLOOR AREA, GROSS”** means, subject to Sections 6.20 and 6.20.1, the total area of all floors, measured to the outer limits of all buildings on a lot.”

- (h) at Section 3, by repealing the definition of “FLOOR AREA RATIO” and replacing it with the following:

“**“FLOOR AREA RATIO”** means the figure obtained by dividing the gross floor area by the area of the lot.”

- (i) at Section 3, under the definition of “STOREY, HALF” by deleting the words “roofed deck” and replacing them with the words “covered deck”.

- (j) at Section 3, by repealing the definition of “TERRACE” in its entirety and replacing it with the following:

“**“TERRACE”** means a level surface that is paved, planted, or constructed, and is not more than 600 mm (1.97 ft.) above the adjacent finished ground level.”

- (k) at Section 6.12, by repealing subsection (1)(d) in its entirety and replacing it with the following:

“(d) Balconies, covered decks, uncovered decks, canopies, and sunshades, provided that such projections, including supporting structures, shall not exceed 1.2 m (3.94 ft.), or 50 percent of the width of a required side yard.”

- (l) at Section 6.20, by repealing it in its entirety and replacing it with the following:

“6.20 Calculation of Gross Floor Area

- (1) For the purpose of calculating gross floor area, the following shall be excluded:
- (a) in wood-frame exterior wall assemblies, any portion of exterior wall thickness in excess of 0.165 m (6.5 in.), provided that the excess wall thickness is used for the provision of insulating materials;
 - (b) in all exterior wall assemblies other than those referred to in paragraph 6.20(1)(a), any portion of exterior wall thickness that is exclusively used for the provision of insulating materials;
 - (c) any non-structural exterior claddings;
 - (d) exterior access areas such as corridors, landings, staircases, stairways, and similar areas, provided that they are not fully enclosed;
 - (e) crawl spaces;

- (f) areas of undeveloped floors located above a storey or a half-storey, or adjacent to a half-storey, with a maximum vertical clear height of 1.2 m (3.9 ft.), and no permanent means of access other than a hatch;
 - (g) exterior architectural features including belt courses, cornices, eaves, gutters, sills, pilasters, and similar features;
 - (h) chimneys;
 - (i) bay windows;
 - (j) balconies and terraces which are not covered, and uncovered decks, provided that they are not fully enclosed; and
 - (k) arbors, trellises, and similar landscape features.
- (2) In addition to the exclusions listed in Section 6.20(1), for the purpose of calculating gross floor area in the R and A Districts, with the exception of category A supportive housing facilities, the following shall be excluded:
- (a) garages or carports up to a maximum area of 42.0 m² (452.1 sq. ft.), except:
 - i) in the R1, R2, R3, R4, R5, and R9 Districts on a lot developed with a single family dwelling, where such garage or carport is located in a cellar; and
 - ii) in the R10 and R11 Districts, where such garage or carport is attached to a principal building on a lot with lane access. In cases where the Director Engineering is satisfied that access from a lane is not feasible due to an extreme grade, or other restrictions, up to a maximum area of 42.0 m² (452.1 sq. ft.) of the garage or carport attached to the principal building shall be excluded from gross floor area.
 - (b) balconies and terraces which are covered, and covered decks, whether attached to a building or detached, up to a maximum area of 14% of the permitted above grade floor area, provided that except for the required open guards with a maximum height of 1.07 m (3.5 ft.), not more than 60% of their perimeters are enclosed; and

- (c) any portion of a deck or terrace that is covered, and has a vertical clear height of less than 1.8 m (5.91 ft.), measured from ground level to the underside of the roof, structure or floor joist covering the deck or terrace, provided that not more than 60% of its perimeter is enclosed.
- (3) In addition to the exclusions listed in Section 6.20(1), for the purpose of calculating gross floor area for category A supportive housing facilities permitted in the R Districts, and in districts other than the R and A Districts, the following shall be excluded:
 - (a) areas that exclusively provide access to areas excluded from gross floor area, in accordance with Sections 6.20(1) and 6.20(3);
 - (b) areas of an elevator shaft on a floor to which the elevator does not provide general access, except in special circumstances;
 - (c) balconies and terraces which are covered, and covered decks, provided that they are not fully enclosed;
 - (d) areas exclusively used to provide accessory communal recycling and garbage storage, electrical, mechanical, heating, and ventilating, or similar service facilities accessory to a principal use;
 - (e) amenity spaces;
 - (f) areas exclusively used for communal laundry facilities that are accessory to a principal use;
 - (g) any portion of a basement or cellar used exclusively for storage, or laundry facilities that are accessory to a principal use;
 - (h) any portion of a basement or cellar used for non-commercial recreational and social purposes that are accessory to a principal use;
 - (i) areas used for parking of vehicles and bicycles that are accessory to a principal use;
 - (j) end-of-trip cyclist facilities that are accessory to a principal use;
 - (k) areas used exclusively for storage of scooters in supportive housing facilities;

- (l) private hospital and supportive housing facility amenity spaces not exceeding 13.6% of the maximum permitted gross floor area; and
- (m) 1.86 m² (20 sq. ft.) of floor area for every studio and one bedroom adaptable housing unit, plus 0.93 m² (10 sq. ft.) for every additional adaptable bedroom in excess of the first adaptable bedroom with an adaptable housing unit.

6.20.1 Calculation of Gross Floor Area in a Building with Over-height Ceilings

For single family and two family dwellings, gross floor area for any portion of a building, with the exception of staircases, where the height from the floor to the ceiling directly above exceeds 4.5 m (14.8 ft.) shall be calculated in accordance with the following:

- (a) cumulative floor area of such over-height portion(s) of the building, multiplied by the number of floors of the adjacent section within the building. For the purpose of this section of the Bylaw, where the number of floors of the adjacent section on any side of the over-height portion(s) are not equal, the greater number of floors shall apply,
 - (b) less 9.3 m² (100.1 sq. ft.) for each dwelling unit with a ceiling which exceeds the height specified in this section.”
- (m) at Section 110.4 by repealing subsection (3) in its entirety and replacing it with the following:
- “(3) A maximum of 42.0 m² (452.1 sq. ft.) of a garage or carport shall not be included as gross floor area, except where such garage or carport is attached to a principal building on a lot with lane access. In cases where the Director Engineering is satisfied that access from a lane is not feasible due to an extreme grade, or other restrictions, a maximum 42.0 m² (452.1

sq. ft.) of the garage or carport attached to the principal building shall not be included as gross floor area.”

- (n) at Section 111.4 by repealing subsection (3) in its entirety and replacing it with the following:

“(3) A maximum of 42.0 m² (452.1 sq. ft.) of a garage or carport shall not be included as gross floor area, except where such garage or carport is attached to a principal building on a lot with lane access. In cases where the Director Engineering is satisfied that access from a lane is not feasible due to an extreme grade, or other restrictions, a maximum 42.0 m² (452.1 sq. ft.) of the garage or carport attached to the principal building shall not be included as gross floor area.”

- (o) at Section 111.4, by repealing subsection (4) in its entirety and replacing it with the following:

“(4) The gross floor area of all accessory buildings on a lot shall not exceed 56.0 m² (602.8 sq. ft.).”

Read a first time this	day of	, 2020
Read a second time this	day of	, 2020
Read a third time	day of	, 2020
Reconsidered and adopted this	day of	, 2020

MAYOR

CLERK

CITY OF BURNABY**BYLAW NO. 14184**

A BYLAW to amend the Zoning

Bylaw provisions for secondary suites; cyber centres and amusement arcades; uses, structures and equipment permitted outside of an enclosed building; home occupations in the RM3s Multiple Family Residential District; usable open space; off-street parking for cafes, restaurants, and liquor licence establishments having more than 50 seats; shared use of off-street parking spaces for two or more uses; and off-street parking for manufacturing and industrial uses, and storage yards.

The Council of the City of Burnaby ENACTS as follows:

1. This Bylaw may be cited as **BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 24, 2020.**
2. Burnaby Zoning Bylaw 1965, as amended, is further amended:
 - (a) at Section 3, under the definition of “ACCESSORY USE”, by repealing subsection (3) in its entirety.
 - (b) at Section 3, by deleting the definitions “AMUSEMENT ARCADE”, “CYBER CENTRE”, and “USABLE OPEN SPACE” in their entirety.
 - (c) at Section 3, under the definition of “BEDROOM”, by deleting the words “or usable open space requirements”.
 - (d) at Section 3, by adding the following definitions, in alphabetical order:

““**CYBER ENTERTAINMENT USE**” means a commercial establishment that has available for the use of its patrons for entertainment purposes six or more:

 - (a) games machines; and/or

- (b) computers or other electronic devices that provide access to:
 - (i) the internet or other electronic communication network;
 - (ii) videogames; and/or
 - (iii) virtual realities.”

“**“SUITE READY”** means constructed to a standard, as determined by the Chief Building Inspector, which facilitates the future conversion of that portion of a building to a secondary suite in accordance with the British Columbia Building Code.”

- (e) at Section 3, under the definition of “DWELLING, SINGLE FAMILY”, by deleting the words “the Accessory Use provisions of Section 3” and replacing them with the words “Section 6.7.1”.
- (f) at Section 3, under the definition “PUBLIC ASSEMBLY AND ENTERTAINMENT USE”, by deleting the words “amusement arcades” and replacing them with the words “cyber entertainment uses”.
- (g) by adding the following as Section 6.7.1:

“6.7.1 Secondary Suites:

- (1) A secondary suite may be permitted as an accessory use to a single family dwelling in an R1, R2, R3, R4, R5, R6, R9, R10, R11, R12, RM6, A1, A2, and A3 District, subject to the following conditions:
 - (a) only one secondary suite shall be permitted in a single family dwelling;
 - (b) a secondary suite shall not be permitted in a single family dwelling that contains an in-law suite;
 - (c) a secondary suite may be located anywhere within a single family dwelling;

- (d) a secondary suite shall meet the requirements for a secondary suite under the British Columbia Building Code;
 - (e) a secondary suite shall have a minimum floor area of 30.0 m² (322.93 sq. ft.);
 - (f) the floor area of a secondary suite shall not exceed forty percent (40%) of the gross floor area of the principal building;
 - (g) a secondary suite and the principal building shall at all times remain a single parcel under a single title and shall not be subdivided into separate parcels by way of strata plan, air space plan or otherwise;
 - (h) neither the keeping of boarders or lodgers, the operation of a boarding, lodging or rooming house, the operation of a child care facility or home-based child care facility, the operation of a group home, private hospital or supportive housing facility nor the operation of a home occupation that includes on-site client services shall be permitted in a single family dwelling that contains a secondary suite, including within the secondary suite.”
- (h) at Section 6.9, by repealing subsection (2) in its entirety.
 - (i) at Section 6.9, by repealing subsection (6) in its entirety and replacing it with the following:
 - “(6) In the R1, R2, R3, R4, R5, and R9 Districts, on a lot developed with a single family dwelling, a cellar exceeding a floor area of 30.0 m² (322.93 sq. ft.) shall be suite ready, except where there is an existing secondary suite constructed in the single family dwelling, or where a secondary suite is proposed to be constructed anywhere within the single family dwelling.”

- (j) at Section 6.10, subsection (1), by deleting the words “32 m² (345 sq. ft.)” and replacing them with the words “30.0 m² (322.93 sq. ft.)”.
- (k) at Section 6.15, subsection (2), by adding the words “and public works yards” after the words “storage yards”.
- (l) at Section 6.15, by repealing subsection (3) in its entirety and replacing it with the following:
 “(3) Parking Areas, Loading Areas, Display Yards, and Similar Uses.”
- (m) at Section 6.15, by repealing subsection (3)(b)(ii) and replacing it with the following:
 “(ii) where any display yard, industrial fueling installation, or public utility installation abuts a lot in an A, R, or RM District, or is separated therefrom by a lane.”
- (n) at Section 6.15, by adding the following as subsection (3)(b)(iii):
 “(iii) where any storage tank or equipment, listed in Sections 6.27(22) and 6.27(23) of this Bylaw, is located outside of an enclosed building, in the RM, C, M, B, and P Districts.”
- (o) by adding the following as Section 6.27:

“6.27 Uses, Structures, and Equipment Permitted Outside of an Enclosed Building:

In C, M, B, and P9 Districts, where the following uses, structures, or equipment are permitted, they may be located outside of a completely enclosed building:

- (1) Parking and loading facilities.
- (2) Gasoline service stations.
- (3) Industrial or marina fueling installations.
- (4) Outdoor produce shops.
- (5) Outdoor garden shops.
- (6) Outdoor play areas.
- (7) Agricultural uses, excluding commercial nurseries and greenhouses.

- (8) Display yards.
 - (9) Storage yards.
 - (10) Public works yards.
 - (11) Public utility installations.
 - (12) Public transportation depots.
 - (13) Car washing establishments.
 - (14) Film production trucks and trailers used in conjunction with production studios for radio, television, motion picture, theatre, dance and similar productions.
 - (15) Food trucks as accessory food service for the use of the employees of an establishment, provided that they are operated by, or on behalf of, the owner or manager of the establishment.
 - (16) Outdoor seating at cafes, restaurants or other facilities where food or drink is served.
 - (17) Mobile retail carts, including but not limited to, mobile food carts.
 - (18) Lunch bars.
 - (19) Hoist and launching ramps.
 - (20) Facilities and installations related to the transshipment of goods and materials.
 - (21) Outdoor storage of boats associated with water-oriented uses.
 - (22) Storage tanks, including the storage of petroleum products.
 - (23) HVAC, air intake and exhaust units, emergency generators, and other electrical or mechanical equipment, provided that they are not a principal component of the primary activities conducted under the principal or the accessory uses on a lot.”
- (p) at Section 7.3, subsection (2)(f), by deleting the words “and usable open space”.
- (q) by repealing Section 108.6 in its entirety.

- (r) by repealing Section 203.2 in its entirety and replacing it with the following:
 - “(1) Uses permitted in the RM3 District, excluding uses permitted in the R6 District, dormitory units or groups of dormitory units, and boarding, lodging and rooming houses.
 - (2) Home occupations.”
- (s) at Section 301.2, by repealing subsection (1) in its entirety and replacing it with the following:
 - “(1) All uses and undertakings shall be conducted within a completely enclosed building, except as provided for in Section 6.27 of this Bylaw.”
- (t) at Section 302.1, by adding the following as subsection (22):
 - “(22) Cyber entertainment uses.”
- (u) at Section 302.2, by repealing subsection (1) in its entirety and replacing it with the following:
 - “(1) All uses and undertakings shall be conducted within a completely enclosed building, except as provided for in Section 6.27 of this Bylaw.”
- (v) at Section 303.1, by adding the following as subsection (32):
 - “(32) Cyber entertainment uses.”
- (w) by repealing Sections 303.1B(2), 303.1D, 304.1A(2), and 304.1B in their entirety.
- (x) at Section 303.2, by repealing subsection (1) in its entirety and replacing it with the following:
 - “(1) All uses and undertakings shall be conducted within a completely enclosed building, except as provided for in Section 6.27 of this Bylaw.”
- (y) at Section 304.1, by adding the following as subsection (41):
 - “(41) Cyber entertainment uses.”

- (z) at Section 304.2, by repealing subsection (1) in its entirety and replacing it with the following:
 - “(1) All uses and undertakings shall be conducted within a completely enclosed building, except as provided for in Section 6.27 of this Bylaw.”
- (aa) at Section 308.2, by adding the following as subsection (23):
 - “(23) Cyber entertainment uses.”
- (bb) at Section 308.3, by repealing subsection (1) in its entirety and replacing it with the following:
 - “(1) All uses and undertakings shall be conducted within a completely enclosed building, except as provided for in Section 6.27 of this Bylaw.”
- (cc) at Section 309.2, by adding the following as subsection (21):
 - “(21) Cyber entertainment uses.”
- (dd) at Section 309.3, by repealing subsection (1) in its entirety and replacing it with the following:
 - “(1) All uses and undertakings shall be conducted within a completely enclosed building, except as provided for in Section 6.27 of this Bylaw.”
- (ee) at Section 401.2, by repealing subsection (1) in its entirety and replacing it with the following:
 - “(1) All uses and undertakings shall be conducted within a completely enclosed building, except as provided for in Section 6.27 of this Bylaw.”
- (ff) at Section 402.2, by repealing subsection (1) in its entirety and replacing it with the following:
 - “(1) All uses and undertakings shall be conducted within a completely enclosed building, except as provided for in Section 6.27 of this Bylaw.”

- (gg) at Section 404.2, by repealing subsection (1) in its entirety and replacing it with the following:
- “(1) All uses and undertakings shall be conducted within a completely enclosed building, except as provided for in Section 6.27 of this Bylaw.”
- (hh) at Section 405.2, by repealing subsection (1) in its entirety and replacing it with the following:
- “(1) All uses and undertakings shall be conducted within a completely enclosed building, except as provided for in Section 6.27 of this Bylaw.”
- (ii) at Section 407.2, by repealing subsection (2) in its entirety and replacing it with the following:
- “(2) All uses and undertakings shall be conducted within a completely enclosed building, except as provided for in Section 6.27 of this Bylaw.”
- (jj) at Section 408.2, by repealing subsection (2) in its entirety and replacing it with the following:
- “(2) All uses and undertakings shall be conducted within a completely enclosed building, except as provided for in Section 6.27 of this Bylaw.”
- (kk) at Section 451.2, by repealing subsection (2) in its entirety and replacing it with the following:
- “(2) All uses and undertakings shall be conducted within a completely enclosed building, except as provided for in Section 6.27 of this Bylaw.”
- (ll) at Section 452.2, by repealing subsection (2) in its entirety and replacing it with the following:
- “(2) All uses and undertakings shall be conducted within a completely enclosed building, except as provided for in Section 6.27 of this Bylaw.”
- (mm) at Section 509.2, by repealing subsection (2) in its entirety and replacing it with the following:

- “(2) All uses and undertakings shall be conducted within a completely enclosed building, except as provided for in Section 6.27 of this Bylaw.”
- (nn) at Section 800.4, by repealing subsections (19), (19a), and (19b) in their entirety and replacing them with the following:
- | | |
|---|---|
| “(19) Drive-in restaurants, cafes, restaurants, and similar establishments where food and/or beverage are sold for consumption on the premises, provided that such establishments are not located in a shopping centre. | 1 for each 46 m ² (495.16 sq.ft.) of gross floor area. |
| (19a) Cafes, restaurants, and similar establishments where food and/or beverage are sold for consumption on the premises, provided that such establishments are located in a shopping centre. | Equal number to that required for a retail store occupying equal floor space in a shopping centre.” |
- (oo) at Section 800.4, by repealing subsections (23) and (24) in their entirety and replacing them with the following:
- | | |
|--|---|
| “(23) Manufacturing and industrial buildings and uses, research facilities and laboratories, servicing and repair establishments and other similar uses. | 1 for each 93 m ² (1,001.04 sq. ft.) of gross floor area, plus 1 for each 46 m ² (495.14 sq. ft.) of gross floor area used for indoor display, rental or retail sales purposes. |
| (24) Warehousing, storage buildings, greenhouses and nurseries, wholesale establishments and other similar uses. | 1 for each 186 m ² (2,002.09 sq. ft.) of gross floor area, plus 1 for each 46 m ² (495.14 sq. ft.) of gross floor area and/or of lot area used for display, rental or retail sales purposes.” |

(pp) at Section 800.4, by repealing subsection (35) in its entirety and replacing it with the following:

“(35) Cyber entertainment uses. 1 for each 46 m² (495.16 sq. ft.) of gross floor area.”

(qq) at Section 800.4, by repealing subsections (39), (40), and (41) in their entirety and replacing them with the following:

“(39) Display yards. 1 for each 93 m² (1,001.04 sq. ft.) of lot area used for outdoor display, rental, or sales purposes.

(40) Storage yards, junk yards and automobile wrecking yards. 0.25 for each 100 m² (1,076.39 sq. ft.) of lot area up to 4,000 m² (43,055.64 sq. ft.), plus 0.1 for each additional 100 m² (1,076.39 sq. ft.) of lot area exceeding 4,000 m² (43,055.64 sq. ft.) used for outdoor storage purposes.

(41) Rehearsal and production studios. 1 for each 93 m² (1,001.04 sq. ft.) of gross floor area, and/or of lot area used for production and staging, and 1 for each 186 m² (2,002.09 sq. ft.) of gross floor area and/or of lot area used for storage purposes.”

(rr) at Section 800.5, by adding the following as subsection (4):

“(4) Shared use of off-street parking spaces by two or more uses, except for dwelling units in residential districts, may be permitted, provided that the hours of operation for such uses do not overlap significantly, and that the shared off-street parking spaces are located not more than 122 m (400.26 ft.) from the uses to be served. The off-street parking for any use at any given time during its hours of operation shall be provided and used in accordance with this Schedule.”

(ss) at Section 900.4, subsection (2), by adding the words “place for entertainment purposes,” after the words “place of public assembly,”.

Read a first time this day of , 2020

Read a second time this day of , 2020

Read a third time day of , 2020

Reconsidered and adopted this day of , 2020

MAYOR

CLERK

CITY OF BURNABY

BYLAW NO. 14084

A BYLAW to amend Bylaw No. 4742, being
Burnaby Zoning Bylaw 1965

WHEREAS application for rezoning has been made to the Council;

AND WHEREAS the Council has held a public hearing thereon after duly giving notice of the time and place of such hearing as prescribed by Sections 892 and 893 of the *Local Government Act*, R.S.B.C. 1996;

NOW THEREFORE the Council of the City of Burnaby ENACTS as follows:

1. This Bylaw may be cited as **BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 38, 2019.**

2. The Map (hereinafter called "Map 'A'"), attached to and forming an integral part of Bylaw No. 4742, being "Burnaby Zoning Bylaw 1965", and designated as the Official Zoning Map of the City of Burnaby, is hereby amended according to the Map (hereinafter called "Map 'B'"), marginally numbered REZ. 4195 annexed to this Bylaw, and in accordance with the explanatory legend, notations, references and boundaries designated, described, delimited and specified in particularity shown upon said Map 'B'; and the various boundaries and districts shown upon said Map 'B' respectively are an amendment of and in substitution for the respective districts, designated and marked on said Map 'A' insofar as the same are changed, modified or varied thereby, and the said Map 'A' shall be deemed to be and is hereby declared to be amended accordingly and the said Map 'B' is hereby declared to be and shall form an integral part of said Map 'A', as if originally incorporated therein and shall be interpreted accordingly.

Bylaw No. 14084
Page 2

3. The Comprehensive Development Plan entitled “Telford Multi-Residential Development” prepared by NSDA Architects and Connect Landscape Architecture and on file in the office of the Director Planning and Building, is deemed to be attached to and form part of this Bylaw and any development on the lands rezoned by this Bylaw shall be in conformity with the said Comprehensive Development Plan.

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

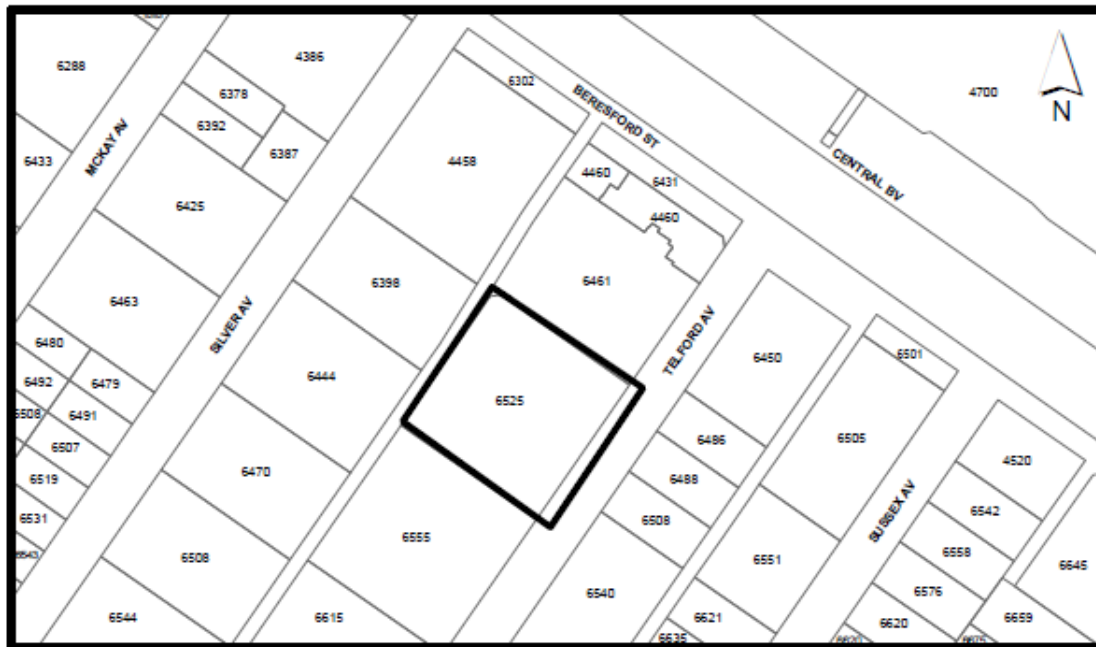
MAYOR

CLERK

BYLAW NUMBER 14084 BEING A BYLAW TO AMEND BYLAW
NUMBER 4742 BEING BURNABY ZONING BYLAW 1965

REZ.17-26


LEGAL: Lot 66 District Lot 153 Group 1 NWD Plan 26877



THE AREA(S) SHOWN ABOVE OUTLINED IN BLACK (———) IS (ARE) REZONED

FROM: RM3 Multiple Family Residential District

TO: CD Comprehensive Development District (based on the RM5s and RM5r Multiple Family Residential District and Metrotown Downtown Plan as guidelines and in accordance with the development plan entitled "Telford Multi-Residential Development" prepared by NSDA Architects and Connect Landscape Architecture)

	PLANNING AND BUILDING DEPARTMENT
Date: OCT 28 2019 Scale: 1:2,500 Drawn By: PL	<div data-bbox="511 1732 901 1774">OFFICIAL ZONING MAP</div> <div data-bbox="1153 1732 1307 1785"> Map "B" No. REZ. 4195 </div>



INTER-OFFICE COMMUNICATION

TO: CITY CLERK **DATE:** 2020 August 19

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE # 17-26**
BYLAW 14084 AMENDMENT BYLAW NO. 38/2019
High-Rise Apartment Building and Low Rise Rental Apartment Building
Third Reading

ADDRESS: 6525 Telford Avenue

LEGAL: Lot 66, District Lot 153, Group 1, New Westminster District Plan 26877

FROM: RM3 Multiple Family Residential District

TO: CD Comprehensive Development District (based on the RM5s and RM5r Multiple Family Residential District and Metrotown Downtown Plan as guidelines and in accordance with the development plan entitled "Telford Multi-Residential Development" prepared by NSDA Architects and Connect Landscape Architecture)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2019 November 04;
- b) Public Hearing held on 2019 November 19; and,
- c) Second Reading given on 2020 April 20.

The prerequisite conditions have been partially satisfied as follows:

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

- *The applicant has submitted engineering design drawings for review and has agreed in a letter dated 2020 May 26 to deposit the necessary funds including 4% inspection fees and complete the servicing agreement prior to Final Adoption.*
- c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development (as well as underground switching and transformer/service boxes in town centre locations), and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- *The applicant has agreed to this prerequisite in a letter dated 2020 May 26.*
- d) The utilization of an amenity bonus through the provision of a cash in-lieu contribution in accordance with Section 4.5 of this report.
- *The applicant has agreed to this prerequisite in a letter dated 2020 May 26. The applicant will deposit the funds prior to issuance of Preliminary Plan Approval. A Section 219 Covenant to guarantee this provision, including restricting the issuance of Preliminary Plan Approval and Building Permit for the proposed development, will be deposited in the Land Title Office prior to Final Adoption.*
- e) The granting of any necessary statutory rights-of-way, easements and/or covenants.
- *The applicant has agreed to this prerequisite in a letter dated 2020 May 26, and the necessary statutory rights-of-way, easements and/or covenants will be deposited in the Land Title Office prior to Final Adoption.*
- f) The granting of Section 219 Covenants in accordance with Section 4.11 of this report.
- *The applicant has agreed to this prerequisite in a letter dated 2020 May 26, and the requisite covenants will be deposited in the Land Title Office prior to Final Adoption.*
- g) The registration of a Housing Covenant and Housing Agreement is required.
- *The applicant has agreed to this prerequisite in a letter dated 2020 May 26. A Housing Covenant and Housing Agreement will be registered on title prior to the issuance of an Occupancy Permit for the low rise rental building. A Section 219 Covenant guaranteeing this provision will be deposited in the Land Title Office prior to Final Adoption.*
- h) The execution of a Tenant Assistance Plan, to the approval of the Director Planning and Building.

- *The applicant has agreed to this prerequisite in a letter dated 2020 May 26 and has submitted the requisite Tenant Assistance Plan in accordance with the City's Tenant Assistance Policy.*
- i) Compliance with the Council-adopted sound criteria.
- *An acoustic study has been submitted for review by the Engineering Environmental Services Division, and the requisite covenant will be deposited in the Land Title Office prior to Final Adoption.*
- j) The submission of a stormwater and ground water management plan, the submission of a suitable on-site stormwater management system to the approval of the Director Engineering, the deposit of sufficient monies for its provision, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation.
- *The applicant has agreed to this prerequisite in a letter dated 2020 May 26. A suitable on-site stormwater management system will require approval of the Director Engineering, the required covenant will be deposited in the Land Title Office, and the required funds to guarantee this provision will be deposited prior to Final Adoption.*
- k) The review of a detailed Sediment Control System by the Director Engineering.
- *The applicant has agreed to this prerequisite in a letter dated 2020 May 26.*
- l) The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering.
- *The necessary provisions are indicated on the development plans, and the applicant has submitted a letter of undertaking dated 2020 May 26 agreeing to meet this prerequisite.*
- m) The review of on-site residential loading facilities by the Director Engineering.
- *The applicant has agreed to this prerequisite in a letter dated 2020 May 26 and the necessary provisions are indicated on the development plans.*
- n) The provision of five covered car wash stalls and an adequately sized and appropriately located garbage handling and recycling material holding space to the approval of the Director Engineering and a commitment to implement the recycling provisions.
- *The applicant has agreed to this prerequisite in a letter dated 2020 May 26 and the necessary provisions are indicated on the development plans.*

- o) The provision of facilities for cyclists in accordance with this report.
 - *The applicant has agreed to this prerequisite in a letter dated 2020 May 26 and the necessary provisions are indicated on the development plans.*
- p) The design and provision of units adaptable to persons with disabilities, the provision of customized hardware and cabinet work being subject to the sale/lease of the unit to a disabled person and with allocated disabled parking spaces.
 - *The applicant has agreed to this prerequisite in a letter dated 2020 May 26 and the necessary provisions are indicated on the development plans.*
- q) The undergrounding of existing overhead wiring abutting the site.
 - *The applicant has agreed to this prerequisite in a letter dated 2020 May 26 and will deposit the necessary funds prior to Final Adoption.*
- r) Compliance with the guidelines for underground parking for visitors.
 - *The applicant has agreed to this prerequisite in a letter dated 2020 May 26.*
- s) The deposit of the applicable Parkland Acquisition Charge.
 - *The applicant has agreed in a letter dated 2020 May 26 to make the necessary deposit prior to Final Adoption.*
- t) The deposit of the applicable GVS & DD Sewerage Charge.
 - *The applicant has agreed in a letter dated 2020 May 26 to make the necessary deposit prior to Final Adoption.*
- u) The deposit of the applicable School Site Acquisition Charge.
 - *The applicant has agreed in a letter dated 2020 May 26 to make the necessary deposit prior to Final Adoption.*
- u) The deposit of the applicable School Site Acquisition Charge.
 - *The applicant has agreed in a letter dated 2020 May 26 to make the necessary deposit prior to Final Adoption.*
- v) The deposit of the applicable Regional Transportation Development cost Charge.

City Clerk
 Rezoning Reference #17-26
 Third Reading
 2020 August 19.....Page 5

- *The applicant has agreed in a letter dated 2020 May 26 to make the necessary deposit prior to Final Adoption.*
- w) The submission of a written undertaking to distribute area plan notification forms, prepared by the City, with disclosure statements; and, to post area plan notification signs, also prepared by the City, on the development site and in the sales office in prominent and visible locations prior to Third Reading, or at the time marketing for the subject development commences, whichever is first, and remain posted for a period of one year, or until such time that all units are sold, whichever is greater.
- *The applicant has provided a letter of undertaking dated 2020 May 25 and the area plan notification signs are in place.*

As the prerequisite conditions to this rezoning are now substantially complete, could you please arrange to return this amendment bylaw to Council for Consideration and Third Reading on 2020 August 24, with Reconsideration and Final Adoption to follow when the prerequisites are completely fulfilled and Planning notifies you to that effect.

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



E.W. Kozak, Director
 PLANNING AND BUILDING

KH:tn

Attachment

cc: City Manager

**PUBLIC HEARING MINUTES
HELD ON: 2019 November 19
REZ. REF. NO. 17-26
PAGE 1 of 2**

**BURNABY ZONING BYLAW 1965,
AMENDMENT BYLAW NO. 38, 2019 - BYLAW NO. 14084**

Rez. #17-26

6525 Telford Avenue

From: RM3 Multiple Family Residential District

To: CD Comprehensive Development District (based on RM5s and RM5r Multiple Family Residential District and Metrotown Downtown Plan as guidelines, and in accordance with the development plan entitled "Telford Multi-Residential Development" prepared by NSDA Architects and Connect Landscape Architecture)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a 37-storey market (strata) residential building and a six-storey rental residential building.

Seven (7) letters were received in response to the proposed rezoning application:

1. Jianming Wu, Furong Gong and Sixuan Wu, 5807-6461 Telford Avenue, Burnaby
2. Luke Hsu, 6485 Telford Avenue, Burnaby
3. Vincent Tong, 2006-6461 Telford Avenue, Burnaby
4. Paola Francescutto and Lea Francescutto, 6931 Sussex Avenue, Burnaby
5. Cathy Francescutto, 7415 Magnolia Terrace, Burnaby
6. Stephanie Smith, 4911 Canada Way, Burnaby
7. Reinhard Schauer, 201-5868 Olive Avenue, Burnaby

The following speakers appeared before Council in response to the proposed zoning bylaw amendment:

Alaidjan McGlynn, 201-6630 Sussex Street, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker advised that the proposed development does not provide adequate rental replacement units, suggested the City own the building, and provide information on relocation, subsidies and support to all tenants. Mr. McGlynn requested the City adopt the Tenant Assistance Policy before proceeding further. *(Mr. McGlynn noted that he spoke to previous rezoning - Rez. #16-13 - wrongly).*

Rocco Trigueros, 304-3737 Bartlett Court, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker inquired if the City can keep the building and protect rental units.

**PUBLIC HEARING MINUTES
HELD ON: 2019 November 19
REZ. REF. NO. 17-26
PAGE 2 OF 2**

Murray Martin, 1403-7235 Salisbury Street, Burnaby, appeared before Council and spoke in opposition of the proposed rezoning application.

Stephen Samuel, 1941 East Broadway, Vancouver, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker inquired about the new Tenant Assistance Policy and the City's plans advise effected tenants.

Joel Gibbs, 7777 12th Avenue, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker expressed concerns with a lack of rental units proposed, and the number of parking stalls.

Cecile Revaux, 1227 East 13th Avenue, Vancouver, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker expressed concerns with affordability, and requested the developers provide units for \$500 or at welfare/shelter-rent rates.

MOVED BY COUNCILLOR CALENDINO
SECONDED BY COUNCILLOR WANG

THAT this Public Hearing for Rez. #17-26, Bylaw #14084 be terminated.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR JORDAN
SECONDED BY COUNCILLOR KEITHLEY

THAT staff be directed to report back to Council on the issues raised by the delegations at the Public Hearing for Rezoning Reference #17-26 prior to the second reading of the bylaw; and

THAT a copy of the report, including the new Tenant Assistance Policy, be distributed to the individuals that wrote and/or spoke at the Public Hearing, and all tenants in the building.

CARRIED UNANIMOUSLY

CITY OF BURNABY

BYLAW NO. 13924

A BYLAW to amend Bylaw No. 4742, being
Burnaby Zoning Bylaw 1965, as
amended by Bylaw No. 6480,
Amendment Bylaw No. 27, 1974

WHEREAS application for rezoning has been made to the Council;

AND WHEREAS the Council has held a public hearing thereon after duly giving notice of the time and place of such hearing as prescribed by Sections 892 and 893 of the *Local Government Act*, R.S.B.C. 1996;

NOW THEREFORE the Council of the City of Burnaby ENACTS as follows:

1. This Bylaw may be cited as **BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 32, 2018.**

2. The Map (hereinafter called "Map 'A'"), attached to and forming an integral part of Bylaw No. 4742, being "Burnaby Zoning Bylaw 1965", and designated as the Official Zoning Map of the City of Burnaby, is hereby amended according to the Map (hereinafter called "Map 'B'"), marginally numbered REZ. 4155 annexed to this Bylaw, and in accordance with the explanatory legend, notations, references and boundaries designated, described, delimited and specified in particularity shown upon said Map 'B'; and the various boundaries and districts shown upon said Map 'B' respectively are an amendment of and in substitution for the respective districts, designated and marked on said Map 'A' insofar as the same are changed, modified or varied thereby, and the said Map 'A' shall be deemed to be and is hereby declared to be amended accordingly and the said Map 'B' is hereby declared to be and shall form an integral part of said Map 'A', as if originally incorporated therein and shall be interpreted accordingly.

3. The Comprehensive Development Plan entitled “Proposed Multi-Family Development, 7470, 7422 Buller Avenue, Burnaby, BC” prepared by Integra Architecture Inc. and on file in the office of the Director Planning and Building, is deemed to be attached to and form part of this Bylaw and any development on the lands rezoned by this Bylaw shall be in conformity with the said Comprehensive Development Plan.

Read a first time this	day of	2018
Read a second time this	day of	2018
Read a third time this	day of	2018
Reconsidered and adopted by Council this	day of	2018

MAYOR

CLERK



INTER-OFFICE COMMUNICATION

TO: CITY CLERK 2020 August 19

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE # 16-38**
AMENDMENT BYLAW NO. 18/32, BYLAW 13924
Three Storey Townhouse Development
Final Adoption

ADDRESS: 7422 and 7470 Buller Avenue

LEGAL: Lots 87 and 88, DL 97, Group 1, NWD Plan 62775

FROM: M1 Manufacturing District and M2 General Industrial District

TO: CD Comprehensive Development District (based on RM3 Multiple Family Residential District and Royal Oak Community Plan guidelines and the development plan entitled "Proposed Multi-Family Development, 7470, 7422 Buller Avenue, Burnaby, BC" prepared by Integra Architecture Inc.)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2018 November 26;
- b) Public Hearing held on 2018 December 11;
- c) Second Reading given on 2019 January 28; and,
- d) Third Reading given on 2020 April 27.

The prerequisite conditions have been completely satisfied as follows:

- a. The submission of a suitable plan of development.
 - *A complete suitable plan of development has been submitted.*
- 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 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 2020 January 23.*
- d. 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 and vandalism.
 - *All improvements on the site have been demolished with the exception of one building which will be retained due to an existing lease with the building's current tenant. A Section 219 Covenant has been submitted in registerable form, ensuring that the building will be demolished no later than 12 months after Final Adoption, and will be deposited in the Land Title Office prior to Final Adoption.*
- e. 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.*
- f. The undergrounding of existing overhead wiring abutting the site.
 - *The applicant has agreed to this prerequisite in a letter dated 2020 January 23 and has deposited the necessary funds to guarantee the completion of this prerequisite.*
- g. The dedication of any rights-of-way deemed requisite.
 - *A subdivision plan dedicating the requisite rights-of-way has been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- h. The granting of any necessary statutory rights-of-way, easements and/or covenants, including but not limited to:
 - Statutory right-of-way for the provision of a public pedestrian walkway from Buller Avenue to Prenter Street;
 - Section 219 Covenant restricting enclosure of balconies;
 - Section 219 Covenant ensuring compliance with the approved acoustical study; and,
 - Section 219 Covenant ensuring that handicap accessible parking stalls be held in common property to be administered by the Strata Corporation.
 - *The requisite statutory right-of-way and covenant plans have been submitted in*

registerable form and will be deposited in the Land Title Office prior to Final Adoption.

- i. Completion of the Highway Closure Bylaw.
 - *The Highway Closure Bylaw has been adopted by Council. The closure area will remain a road allowance under City ownership. The road portion will be rezoned and consolidated with 7320 Buller Avenue in the future, at which time the highway dedication will be removed.*
- j. Compliance with the guidelines for underground parking for residential visitors.
 - *The applicant has agreed to this prerequisite in a letter dated 2020 January 23 and the necessary provisions are indicated on the development plans.*
- k. The review of a detailed Sediment Control System by the Director Engineering.
 - *The applicant has submitted the required Sediment Control System plans for approval by the Engineering Environmental Services Division and has agreed in a letter dated 2020 January 23 to install the system as approved prior to commencing construction.*
- l. The submission of a suitable Solid Waste and Recycling plan to the approval of the Director Engineering.
 - *The necessary provisions are indicated on the development plans and the applicant has submitted a letter of undertaking dated 2020 January 23 committing to implement the solid waste and recycling provisions.*
- m. The design and provision of units adaptable to persons with disabilities, the provision of customized hardware and cabinet work being subject to the sale/lease of the unit to a disabled person, with allocated disabled parking spaces protected by a Section 219 Covenant.
 - *This provision is indicated on the development plans and the applicant has submitted a letter dated 2020 January 23 agreeing to meet this prerequisite.*
- n. The provision of a covered car wash stall and an adequately sized and appropriately located garbage handling and recycling material holding space, to the approval of the Director Engineering and a commitment to implement the recycling provisions.
 - *The necessary provisions are indicated on the development plans and the applicant has submitted a letter of undertaking dated 2020 January 23 committing to implement the recycling provisions.*
- o. The submission of a Site Profile and resolution of any arising requirements.

- *The applicant has submitted the required Site Profile. No remedial works are required in connection with the proposed development.*
- p. The submission of a suitable on-site stormwater management system to the approval of the Director Engineering, and the granting of a Section 219 Covenant and deposit of sufficient monies to guarantee its provision and continuing operation.
- *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.*
- q. The provision of facilities for cyclists in accordance with this report.
- *This provision is indicated on the development plans and the applicant has submitted a letter dated 2020 January 23 agreeing to meet this prerequisite.*
- r. Compliance with the Council-adopted sound criteria.
- *The applicant has submitted an acoustic study which has been accepted by Engineering Environmental Services Division and submitted a letter dated 2020 January 23 agreeing to comply with the Council-adopted sound criteria.*
- s. The deposit of the applicable Parkland Acquisition Charge.
- *The required deposit has been made to meet this prerequisite.*
- t. The deposit of the applicable GVS & DD Sewerage Charge.
- *The required deposit has been made to meet this prerequisite.*
- u. The deposit of the applicable School Site Acquisition Charge.
- *The required deposit has been made to meet this prerequisite.*
- v. 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 provided a letter of undertaking dated 2020 January 23 and the area plan notification signs are in place.*

City Clerk
Director Planning and Building
Reconsideration and Final Adoption
2020 August 19.....Page 5

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 2020 August 24.



E. W. Kozak, Director
PLANNING AND BUILDING

GT:
Attachment

cc: City Manager

P:\49500 REZONING\20 APPLICATIONS\2016\16-38 7470 BULLER AVENUE\COUNCIL REPORTS\REZONING REFERENCE 16-38
FINAL ADOPTION MEMO 20200824.DOCX

CITY OF BURNABY**BYLAW NO. 14194**

A BYLAW authorizing the expenditure of monies in the
Capital Works, Machinery and Equipment
Reserve Fund

WHEREAS there is an unappropriated balance in the Corporate & Tax Sale Land Reserve Fund of Capital Works, Machinery and Equipment Reserve Fund (hereinafter called "the said Reserve Fund") established pursuant to Bylaw No. 7256 of \$276,265,902.06 as at the 21st day of June 2020, calculated as follows:

Balance in Fund at January 1, 2020		\$285,797,521.71
Additions to the fund:		
Interest earned for 2020 to date	\$4,468,380.35	
Land sale		
	<hr/>	\$4,468,380.35
Deductions to the fund:		
Bylaw 14136 March 9, 2020	\$14,000,000.00	
	<hr/>	<hr/>
		(\$14,000,000.00)
Uncommitted balance		<hr/> <hr/>
		\$276,265,902.06

AND WHEREAS it is deemed desirable to expend \$40,000,000 of the said balance to finance the City's Land Assembly & Development Capital Program more particularly described in the 2020 – 2024 Capital Program under "Land Assembly and Development" (hereinafter called the "said works");

- 2 -

NOW THEREFORE the Council of the City of Burnaby ENACTS as follows:

1. This Bylaw may be cited as **BURNABY CAPITAL WORKS, MACHINERY AND EQUIPMENT RESERVE FUND EXPENDITURE BYLAW NO. 26, 2020.**
2. The sum of \$40,000,000 is hereby appropriated from the said Reserve Fund to be expended for the said works.
3. Should any of the said sum of \$40,000,000 remain unexpended after the expenditures hereby authorized have been made, any unexpended balance shall be returned to the credit of the said Reserve Fund.

Read a first time this	day of	2020
Read a second time this	day of	2020
Read a third time this	day of	2020
Reconsidered and adopted by Council this	day of	2020

MAYOR

CLERK

CITY OF BURNABY**BYLAW NO. 14195**

A BYLAW authorizing the expenditure of monies in the
Capital Works, Machinery and Equipment
Reserve Fund

WHEREAS there is an unappropriated balance in the Capital Works Financing Fund of Capital Works, Machinery and Equipment Reserve Fund (hereinafter called "the said Reserve Fund") established pursuant to Bylaw No. 7256 of \$70,342,862.23 at the 21st day of June 2020, calculated as follows:

Balance in Fund at January 1, 2020	\$98,457,351.51
Add: Additions to the fund including interest earned to date	<u>\$55,809,310.72</u>
	\$154,266,662.23
Less: Appropriated by expenditure bylaws for 2019 (No. 36), less GST	\$4,337,400.00
Appropriated by expenditure bylaws for 2020 (No's 1-22), less GST	\$77,894,800.00
Adjustment (Bylaws Not Needed)	(\$50,000.00)
Appropriations for 2020 Other Projects less GST	\$1,741,600.00
	<u>\$ (83,923,800.00)</u>
Uncommitted balance	\$70,342,862.23

AND WHEREAS it is deemed desirable to expend \$800,000 to finance the 2020 July Engineering Capital Transportation Infrastructure Bylaw Funding Request (hereinafter called the "said works");

NOW THEREFORE the Council of the City of Burnaby ENACTS as follows:

1. This Bylaw may be cited as **BURNABY CAPITAL WORKS, MACHINERY AND EQUIPMENT RESERVE FUND EXPENDITURE BYLAW NO. 27, 2020.**
2. The sum of \$800,000 is hereby appropriated from the said Reserve Fund to be expended for the said works.
3. Should any of the said sum of \$800,000 remain unexpended after the expenditures hereby authorized have been made, any unexpended balance shall be returned to the credit of the said Reserve Fund.

Read a first time this	day of	2020
Read a second time this	day of	2020
Read a third time this	day of	2020
Reconsidered and adopted by Council this	day of	2020

MAYOR

CLERK

CITY OF BURNABY**BYLAW NO. 14196**

A BYLAW authorizing the expenditure of monies
in the Local Improvement Fund

WHEREAS there is an uncommitted balance in the Local Improvement Fund established pursuant to Bylaw No. 4084 of \$13,341,687.64 as at the 21st day of June 2020;

AND WHEREAS Council has adopted a program for the installation of speed humps on 4000 Block Forest Street, from Carleton Avenue to MacDonald Avenue, and has enacted the following Construction Bylaw for the undertaking of works at the costs set out:

<u>Bylaw#</u>	<u>Amount</u>
14187	\$1,272.56

AND WHEREAS it is deemed desirable to expend \$1,272.56 of the said balance for the Street Humps program (hereinafter called "the said works") and to repay to the said Local Improvement Fund from current revenues over a five year period that amount together with interest at the annual interest rate applicable to internal borrowing;

NOW THEREFORE the Council of the City of Burnaby ENACTS as follows:

1. This Bylaw may be cited as **BURNABY LOCAL IMPROVEMENT FUND EXPENDITURE BYLAW NO. 4, 2020.**
2. The sum of \$1,272.56 is hereby appropriated from the Local Improvement Fund to be expended on the said works; and such sum, together with interest at the annual rate applicable to

internal borrowing, shall be repaid to the Local Improvement Fund over a five year period.

Read a first time this	day of	2020
Read a second time this	day of	2020
Read a third time this	day of	2020
Reconsidered and adopted by Council this	day of	2020

MAYOR

CLERK

CITY OF BURNABY**BYLAW NO. 14197**

A BYLAW authorizing the expenditure of monies
in the Local Improvement Fund

WHEREAS there is an uncommitted balance in the Local Improvement Fund established pursuant to Bylaw No. 4084 of \$13,341,687.64 as at the 21st day of June 2020;

AND WHEREAS Council has adopted a program for the installation of speed humps on Meadowood Park, from Woodhurst Drive to Meadowood Drive, and has enacted the following Construction Bylaw for the undertaking of works at the costs set out:

<u>Bylaw#</u>	<u>Amount</u>
14188	\$186.91

AND WHEREAS it is deemed desirable to expend \$186.91 of the said balance for the Street Humps program (hereinafter called "the said works") and to repay to the said Local Improvement Fund from current revenues over a five year period that amount together with interest at the annual interest rate applicable to internal borrowing;

NOW THEREFORE the Council of the City of Burnaby ENACTS as follows:

1. This Bylaw may be cited as **BURNABY LOCAL IMPROVEMENT FUND EXPENDITURE BYLAW NO. 5, 2020.**
2. The sum of \$186.91 is hereby appropriated from the Local Improvement Fund to be expended on the said works; and such sum, together with interest at the annual rate applicable to

internal borrowing, shall be repaid to the Local Improvement Fund over a five year period.

Read a first time this	day of	2020
Read a second time this	day of	2020
Read a third time this	day of	2020
Reconsidered and adopted by Council this	day of	2020

MAYOR

CLERK

BYLAW NO. 14205

The Council of the City of Burnaby ENACTS as follows:

1. This Bylaw may be cited as **BURNABY BUSINESS LICENCE FEES BYLAW 2017, AMENDMENT BYLAW NO. 1, 2020.**
2. The Burnaby Business Licence Fees Bylaw 2017, as amended, is further amended at Schedule “A” by repealing the row entitled “Peddler - Food” and corresponding fees and replacing it with the following:

Business Category	Initial Licence Fee	Prorated Initial Licence Fee (effective July 1)	Renewal Licence Fee	Shared Location Fee
Peddler - Food	\$460	\$345	\$200	N/E

Reconsidered and adopted this day of , 2020

CLERK