



CITY COUNCIL MEETING A G E N D A

Monday, September 14, 2020, 5:00 p.m.
Council Chamber, City Hall
4949 Canada Way, Burnaby, BC

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7.3	REQUEST FOR PROPOSALS (RFP) FOR NON-MARKET HOUSING PARTNERSHIP SITE - PORTION OF BEVAN LANDS	136
	Purpose: To seek Council authorization to issue a Request for Proposals (RFP) to identify a non-profit housing operator for a new non-market housing development on a portion of the Bevan Lands.	
7.4	2021 FEES FOR PLANNING AND BUILDING PERMITS, APPLICATIONS AND OTHER SERVICES	143
	Purpose: To provide Council with recommendations for the Planning and Building Department's 2021 fees for various applications for cost	

recovery purposes.

- 7.5 2021 ENGINEERING FEES AND RELATED STREET AND TRAFFIC BYLAW AMENDMENT 185

Purpose: To propose changes to the *Engineering Fees Bylaw* for 2021 for cost recovery purposes and related amendment to the *Street and Traffic Bylaw*.

- 7.6 BUILDING PERMIT TABULATION REPORTS NO. 7 AND 8 - FROM 2020 JULY 01 - 2020 AUGUST 31 195

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

- 7.7 LIQUOR LICENCE APPLICATION #20-02 - THE STUDY PUBLIC HOUSE PUB - MBC 2250 SIMON FRASER UNIVERSITY (SEE ATTACHED SKETCHES) 198

Purpose: To provide Council with a recommendation regarding the subject liquor primary licence application.

8. BYLAWS

8.1 FIRST READING

- 8.1.1 #14207 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 33, 2020 - Rez. #16-54 (5168, 5180 and 5192 Sidley Street) 206

Purpose: to permit the construction of a 22 unit multiple-family residential development

(Item 6.4., Manager's Reports, Council 2020 August 24)

- 8.1.2 #14208 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 34, 2020 - Rez. #19-44 (7860 Rosewood Street) 209

Purpose: to permit the construction of a ten-unit category A supportive housing facility

(Item 6.6., Manager's Reports, Council 2020 August 24)

- 8.1.3 #14209 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 35, 2020 - Rez. #17-10010 (A portion of 3883 Imperial Street) 212

Purpose: to permit the construction of an above ground electrical room as part of the electrical upgrades of the Metro

Vancouver Central Park Pump Station

(Item 6.5., Manager's Reports, Council 2020 August 24)

- 8.1.4 #14210 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 36, 2020 - Rez. #20-05 (2088 Skyline Court) 215**

Purpose: to revise the previously approved development concept to permit additional office floor area, as well as revisions to the street-oriented commercial, and underground parking

(Item 6.7., Manager's Reports, Council 2020 August 24)

8.2 FIRST, SECOND AND THIRD READING

- 8.2.1 #14211 - Burnaby Routine Transaction Authority Bylaw 1999, Amendment Bylaw No. 3, 2020 218**

A bylaw to amend the Routine Transaction Authority Bylaw 1999 (City Manager's spending limit)

(Item 6.3., FMC Report, Council 2020 September 14)

Subject to approval of Item 6.3.

- 8.2.2 #14212 - Burnaby Housing Capital Reserve Fund Bylaw 2020 220**

A bylaw to receive funds for the purpose of development of community housing)

(Item 7.2., Manager's Report, Council 2020 September 14)

Subject to approval of Item 7.2.

- 8.2.3 #14213 - Burnaby Reserve Fund Transfer Bylaw 2020 221**

A bylaw to transfer the amount of the Sale Proceeds from the Corporate Tax Sale and Land Reserve Fund from the sale of 6438 Byrnespark Drive to a newly created Housing Capital Reserve Fund

(Item 7.2., Manager's Report, Council 2020 September 14)

Subject to approval of Item 7.2.

8.3 SECOND READING

- 8.3.1 #14198 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 222**

25, 2020 - Rez. #19-17 (7360 Kingsway)

Purpose: to permit a government cannabis store within an existing commercial retail unit (CRU)

(Item 4.11., Manager's Report, Council 2020 July 27)

- 8.3.2 #14199 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 26, 2020 - Rez. #19-16 (#1-4429 Kingsway) 225**

Purpose: to permit a government cannabis store within an existing commercial retail unit (CRU)

(Item 4.10., Manager's Report, Council 2020 July 27)

- 8.3.3 #14200 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 27, 2020 - Rez. #19-24 (Unit B - 6681 MacPherson Avenue) 228**

Purpose: to permit the subject karaoke box room to operate as a liquor primary license establishment

(Item 4.12., Manager's Report, Council 2020 July 27)

- 8.3.4 #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.) 231**

Purpose: 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

(Item 4.9., Manager's Report, Council 2020 July 27)

- 8.3.5 #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) 236**

Purpose: 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 ground oriented commercial component fronting Willingdon Avenue and the future park

(Item 4.13., Manager's Report, Council 2020 July 27)

- 8.3.6 **#14203 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 30, 2020 - Rez. #19-52 (3700 Gilmore Way)** 239

Purpose: 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

(Item 4.14., Manager's Report, Council 2020 July 27)

- 8.3.7 **#14204 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 31, 2020 - Text Amendment** 242

Purpose: to update Section 6.22 of the Zoning Bylaw with respect to density bonus requirements

(Item 3.4., PDC Report, Council 2020 July 27)

8.4 CONSIDERATION AND THIRD READING

- 8.4.1 **#13974 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 50, 2018 - Rez. #17-41 (6909/15/21/31/39/49 Balmoral Street)** 244

Purpose: to permit the construction of a three-storey 23-unit townhouse development in the Edmonds Town Centre Plan

(Item 8(9), Manager's Report, Council 2018 December 10)

Memorandum - Director Planning & Building - 2020 September 09

8.5 THIRD READING, RECONSIDERATION AND FINAL ADOPTION

- 8.5.1 **#14176 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 16, 2020 - Rez. #19-30 (1901 Rosser Avenue and 4399 Lougheed Hwy)** 252

Purpose: to permit all commercial uses, as outlined in the C3 General Commercial District within the retail portion of the Madison Centre

(Item 5.14., Manager's Report, Council 2020 June 22)

Memorandum - Director Planning & Building - 2020 September 09

- 8.5.2 **#14183 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 23, 2020 - Text Amendment** 259

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)

8.5.3 #14184 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 24, 2020 - Text Amendment

266

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)

9. NEW BUSINESS

10. INQUIRIES

11. ADJOURNMENT



PUBLIC HEARING MINUTES

**Tuesday, July 28, 2020, 5:00 p.m.
Electronic Meeting**

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. Dipak Dattani, Director Corporate Services
Mr. Ed Kozak, Director Planning & Building
Mr. Johannes Schumann, Assistant Director Planning & Building
Ms. Kate O'Connell, City Clerk
Ms. Blanka Zeinabova, Deputy City Clerk
Ms. Nikolina Vracar, Administrative Officer 2
Ms. Ginger Arriola, Council Support Assistant

1. **NOTICE**

Notice of Public Hearing was given under Section 466 of the *Local Government Act*, and according to Ministerial Order No. M192/2020.

2. **CALL TO ORDER**

His Worship, Mayor Mike Hurley, called the Public Hearing to order at 5:05 p.m. and conducted the roll call.

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

The Deputy City Clerk reviewed the purpose of a public hearing and public participation instructions.

3. **ZONING BYLAW AMENDMENTS**

3.1 **Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 15, 2020 - Bylaw No. 14175**

Rez. #17-10003

5317, 5371 Byrne Road and Portion of 9001 Bill Fox Way

From: M2 General Industrial District

To: CD Comprehensive Development District (based on 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)

Purpose: to permit the construction of a light industrial and office building with accessory restaurant uses

Applicant: BSBP Development Ltd.

Four (4) letters were received in response to the proposed rezoning application:

1. Joel Gibbs, Bsmt 2-7777 12th Avenue, Burnaby
2. Marg Huth, 5580 Forest Street, Burnaby
3. Joan Carne, 6392 Neville Street, Burnaby
4. Nizam Thobani, Nizzy's Café & Catering, #101-5489 Byrne Road, Burnaby

The following speaker connected through the teleconference in response to the proposed zoning bylaw amendment:

Joel Gibbs, 4275 Grange Street, Burnaby, spoke in opposition to the rezoning application and stated concerns with the sale of City land for an unknown value to the applicant, and encouraged Council to give the land to First Nations as part of reconciliation efforts, or for a use that would be of public benefit.

MOVED BY COUNCILLOR DHALI WAL
 SECONDED BY COUNCILLOR CALENDINO

THAT this Public Hearing for Rez. #17-10003, Bylaw No. 14175 be terminated.

CARRIED UNANIMOUSLY

3.2 **Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 16, 2020 - Bylaw No. 14176**

Rez. #19-30

1901 Rosser Avenue and 4399 Lougheed Hwy

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 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 Lougheed Re-Development Commercial Uses" prepared by Bosa Development)

Purpose: to permit all commercial uses, as outlined in the C3 General Commercial District within the retail portion of the Madison Centre

Applicant: Bosa Development

Four (4) letters were received in response to the proposed rezoning application:

1. Patricia Muss, #2401-4398 Buchanan Street, Burnaby
2. Karl Kliparchuk, #402-4388 Buchanan Street, Burnaby
3. Zrinka Radic, #701-4398 Buchanan Street, Burnaby
4. Ralph and Marian d'Oliveira, #1104-4398 Buchanan Street, Burnaby

The following speakers connected through the online webinar or teleconference in response to the proposed zoning bylaw amendment:

Jose Rojas, #1804-4388 Buchannan Street, Burnaby, and inquired what kind of commercial uses are allowed in the development (i.e. community centre, community services).

Zrinka Radic, #701-4398 Buchannan Street, Burnaby, spoke to the rezoning application and shared concerns regarding the increase of noise and violence due to the liquor facilities in the Madison Centre. The speaker also shared concerns regarding loud music, the negative impact of the noise, and related floor vibrations that are felt in the surrounding residential homes. The speaker enjoys the commercial services; however, would like Council to find a way to ensure the residents are able to enjoy the comfort of their homes.

Rina Gallo, #2601-4388 Buchanan Street, Burnaby, stated concerns regarding the P3 parking and inquired if there will be changes to the parkade.

Zrinka Radic, #701-4398 Buchanan Street, Burnaby, spoke for a second time and inquired regarding a placement of the vents for the kitchen, if there was a restaurant on the premises. The speaker is concerned about smells and noise from the kitchen.

Esther Alonso, #1804-4388 Buchanan Street, Burnaby, inquired if there is a way to know what kind of commercial uses will be allowed (a specific list).

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR CALENDINO

THAT this Public Hearing for Rez. #19-30, Bylaw No. 14176 be terminated.

CARRIED UNANIMOUSLY

3.3 Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 17, 2020 - Bylaw No. 14177

Rez. #20-02

5942 Winch Street and portion of 6055 Halifax Street

From: R4 Residential District

To: P3 Park and Public Use District

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

Applicant: McElhanney

No letters were received in response to the proposed rezoning application.

No speakers connected through the online webinar or teleconference in response to the proposed rezoning application.

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR KEITHLEY

THAT this Public Hearing for Rez. #20-02, Bylaw No. 14177 be terminated.

CARRIED UNANIMOUSLY

3.4 Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 18, 2020 - Bylaw No. 14178

Rez. #19-67

5311 and 5333 Goring Street

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 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)

Purpose: to add architectural LED lighting on the south elevation of two high-rise residential towers that are currently under construction

Applicant: Chris Dikeakos Architects

One (1) letter was received in response to the proposed rezoning application:

1. Rieuwert Buitenga, *no address provided*

No speakers connected through the online webinar or teleconference in response to the proposed rezoning application.

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR KEITHLEY

THAT this Public Hearing for Rez. #19-67, Bylaw No. 14178 be terminated.

CARRIED UNANIMOUSLY

3.5 Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 19, 2020 - Bylaw No. 14179

Rez. #19-07

4330 Kingsway and 5945 Kathleen Avenue

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

To: Amended CD Comprehensive Development District (based on 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)

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

Applicant: Screo I Metrotown Inc.

No letters were received in response to the proposed rezoning application.

No speakers connected through the online webinar or teleconference in response to the proposed rezoning application.

MOVED BY COUNCILLOR KEITHLEY

SECONDED BY COUNCILLOR DHALIWAL

THAT this Public Hearing for Rez. #19-07, Bylaw No. 14179 be terminated.

CARRIED UNANIMOUSLY

3.6 **Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 20, 2020 - Bylaw No. 14180**

Rez. #18-44

4275 Grange Street

From: RM3 Multiple Family Residential District

To: CD Comprehensive Development District (based on the RM4s, RM4r Multiple Family Residential District and Metrotown Downtown Plan as guidelines and in accordance with the development plan entitled "Grange Street Apartments" prepared by RWA Group Architecture Ltd.)

Purpose: to permit the construction of a single 31-storey high-rise strata apartment building, and a 5-storey non-market rental apartment building

Applicant: RWA Group Architecture Ltd.

25 letters were received in response to the proposed rezoning application:

1. Raminder Grewal, President, Keystone Environmental Ltd., #320-4400 Dominion Street, Burnaby
2. Liam Gilles, #1706-6088 Willingdon Avenue, Burnaby
3. Margaret Morgan, #2105-4266 Grange Street, Burnaby
4. Claire Kalfon, Manager, Dixon Transition Society, #204-2101 Holdom Avenue, Burnaby

5. David Neumeyer, #100-4825 Hazel Street, Burnaby
6. David Hutniak, LandlordBC, #1210-1095 West Pender, Vancouver
7. Allan Jang, 5695 Chaffey Avenue, Burnaby
8. Sophie Gu, #22-4288 Sardis Street, Burnaby
9. Fang Lin and Huaian Zheng, #8-4288 Sardis Street, Burnaby
10. Akiko Fogel, #12-4288 Sardis Street, Burnaby
11. Rob Nordrum, #905-4160 Sardis Street, Burnaby
12. Dolores Reichert, #1907-4288 Grange Street, Burnaby
13. Mei Xue, #9-4288 Sardis Street, Burnaby
14. Al Louie, #2003-5833 Wilson Avenue, Burnaby
15. Judith and George Jolly, #114-5693 Chaffey Avenue, Burnaby
16. Wenli (Clarisa) Wang, #36-4288 Sardis Street, Burnaby
17. Aaron Chen, #2-4288 Sardis Street, Burnaby
18. Riewert Bitenga, *no address provided*
19. Stephanie Jung, #6-4288 Sardis Street, Burnaby
20. Grace Sun on behalf of Chao, Wei Li and Sun, Ching-Ho of #10-4288 Sardis Street, Burnaby
21. Zhu Lian Lai and Wei Ming Wu, #7-4288 Sardis Street, Burnaby
22. David A. Martin, #1460-701 West Georgia Street, Vancouver
23. Keith Saunders, #2207-4160 Sardis Street, Burnaby (*petition with 163 signatures*)
24. G. Pettipas, 436 7th Street, New Westminster
25. Amir Dizdarevic, #30-4288 Sardis Street, Burnaby

The following speakers connected through the online webinar or teleconference in response to the proposed zoning bylaw amendment:

Keith Saunders, #2207-4160 Sardis Street, Burnaby, referred to the petition he submitted, and spoke in opposition to the proposed rezoning application. The speaker expressed concerns about the high-rises on north side of Grange Street, as he was told when he purchased his property that there would not be any high-rises. The speaker read the petition for the information of Council. Mr. Saunders is concerned about negative impact on property values, and feels the new high-rises should be located on the other side of the street.

Liam Gillies, 678 Willingdon Avenue, Burnaby, spoke in support of the rezoning application, as increased density will increase housing affordability. Mr. Gillies supports rental units that will be provided at below market value, close to elementary school, day care, Metrotown shopping centre, and the library.

Amir Dizdarevic, #30-4288 Sardis Street, Burnaby, spoke in opposition to the proposed rezoning application, and believes the development contradicts the current floor area provisions in the Zoning Bylaw. Similarly sized sites in the City have smaller buildings, this site will have a much larger building requiring more

architectural considerations to stabilize the buildings. The height/size of the building is not consistent with the other buildings in the area on similar sized lots. The speaker expressed concerns about loss of lights, and having to keep doors and windows closed during the construction. Mr. Dizdarevic requested Council reconsider the height, and limit to a maximum of 15 storeys.

James Lo, 4293 Sardis Street, Burnaby, requested clarification regarding the meaning of “diverse housing needs”.

Jessica Olson, 528 Como Lake Avenue, Coquitlam, spoke in support of the rezoning application. The speaker spoke to the importance of providing housing for women fleeing violence. Full time housing for women who receive housing support enables them to find work, heal, and in some cases return to school. This development is community oriented, and creates a support network between residents. The speaker believes it is important to have a safe environment, be close to amenities and childcare. There is a need for affordable housing and non-profit housing.

Greg Pettipas, 436 7th Street, New Westminster, spoke in opposition to the rezoning application and stated concerns with the provision of a high-rise building, but spoke in support of the five-storey rental building. The high-rise building is not sustainable, and he believes the most sustainable solution would be to have a five to eight-storey building. Mr. Pettipas expressed concerns about the displacement of residents.

Joel Gibbs, 4275 Grange Street, Burnaby, spoke in opposition to the proposed rezoning application and stated that the building is in good condition, and provides affordable rent. The speaker is supportive of the 35 non-market rentals but believes they will not be accessible for the majority of renters, and 75 affordable units will be lost. Mr. Gibbs inquired about the sustainability and potential carbon offsets reflective of the loss of use. In conclusion, the speaker requested Council consider the environmental impact of tearing down a building that still has a useful life span.

Rob Norstrom, 4160 Sardis Street, Burnaby, spoke in support of the proposed rezoning application. The speaker believes the landscape plans and pedestrian plans will enhance the neighbourhood. He is supportive of the YMCA women’s housing facility that will benefit many women. The proposed development is close to SkyTrain and all the amenities in the community.

Bobbi Saraj, 1632 London Street, Burnaby, spoke in support of the proposed rezoning application, as there is a direct need for more affordable housing throughout Metro Vancouver. The proposed development has an access to schools, parks, recreation centres, and affordable rent levels.

Paulma Kelenen, 4277 Sardis Street, Burnaby, informed Council that the meeting live stream has stopped. Staff were watching the live stream, and advised the speaker to refresh her browser.

Wenli Wang, #36-4288 Sardis Street, Burnaby, spoke to the rezoning application, specifically the high-rise, and believes the addition of the units from the high-rise will increase traffic and noise on the block. The speaker shared concerns regarding the potential addition of further towers, and the resulting challenges from increased density that will have negative impact existing residents' quality of life due to traffic, noise and loss of light.

Heather Verriet, 6630 McKay Avenue, Burnaby, inquired about the Metrotown Downtown Plan, and the community consultation process. The speaker further inquired if the new suites will be the same size as the old units.

Jane Li, #202-4255 Sardis Street, Burnaby, inquired about the height of the building, and stated concerns with the building blocking the sunlight to the existing townhouses. The speaker requested Council conduct a building shadow study to ensure the impact of the building is minimal. Further, the speaker inquired regarding the impact of an earthquake on the buildings, and distance requirements between buildings.

Akiko Fogel, #12-4288 Sardis Street, Burnaby, spoke to the rezoning application and shared concerns regarding the loss of light for some residents and the impact on their quality of life. The speaker is concerned about decreased value of existing units, and increased noise from the construction. Ms. Fogel supports the five-storey building but opposes the 31-storey building.

Aaron Chen, #2-4288 Sardis Street, Burnaby, spoke to the rezoning application and shared concerns with the increased densification, and inquired if there has been a study on the impact of the high-rises on the residents, e.g. loss of sunshine, loss of trees and moss, damage to existing buildings, and increased issues in the neighbourhood due to the construction.

Yolanda Ling, #15-4288 Sardis Street, Burnaby, spoke in opposition to the proposed rezoning application, and shared concerns with the 31-storey apartment building. The speaker believes that the construction will have negative impacts (i.e. dust, noise) on surrounding residents. Ms. Ling is further concerned about other buildings also being torn down in the future.

Iris Wong, 565 Patterson Avenue, Burnaby, spoke to the rezoning application and inquired if a decision was being made on the application tonight. She was not aware of the consultation process for the Metrotown Downtown Plan, and is concerned about the plans that increase the density with towers, and a resulting loss of three-storey apartment buildings. Ms. Wong inquired what happens with

the sunlight when other buildings are added to the community in addition to the proposed development.

Lisa Rupert, VP Housing Services for the YWCA Metro Vancouver, #2-825 Southbury Drive, Vancouver, spoke in support of the rezoning application as the units are rented at cost lower than the City's affordable housing requirements. The speaker believes this will provide for better lives, and economic stability of the residents, as this development includes tenants' supports. Ms. Rupert noted that the proposed development will have an easy access to transit and amenities, i.e. childcare.

Eric Wang, 6333 Silver Avenue, Burnaby, spoke in support of the rezoning application citing affordable rentals, construction jobs and proximity to transit.

Amir Dizdarevic, 4288 Sardis Street, Burnaby, spoke for a second time and inquired about the development timeline. He shared concerns about the project being approved prior to the Public Hearing as the building has been mainly empty. The speaker expressed concerns with the alley way and the narrow access. Mr. Dizdarevic believes the development will decrease quality of life (i.e. asthma, loss of use of back yard, loss of sun, and decreased property values).

Greg Pettipas, 436 7th Street, New Westminister, spoke for a second time and expressed opposition to the proposed rezoning application. He stated concerns with the increase in density, and asked how the City will address the difference in density between the two buildings.

Councillor Dhaliwal rose on a Point of Order, and requested the speakers direct their questions and comments to the rezoning application before Council.

Iris Wong, #1404-565 Patterson Avenue, Burnaby, spoke for a second time and inquired regarding the non-market rental, and how the agreement for the YWCA came about.

Wenli Wang, #36-4288 Sardis Street, Burnaby, spoke for a second time and inquired about the density floor area ratio, for the rental building and the high-rise.

Heather Verriet, 6630 McKay Avenue, Burnaby, spoke for a second time and inquired if there are issues with the Metrotown Downtown Plan, and options to raise concerns with Council.

Keith Saunders, 4160 Sardis Street, Burnaby, spoke for a second time. The speaker supports the women's shelter but is opposed to the 30-storey tower.

**Councillor Keithley left the meeting at 7:49 p.m. and returned at 7:51 p.m.*

Neil Hanneson, #1005-4288 Grange Street, Burnaby, inquired regarding the start time of the construction based on Council's approval, and if there is any

connection between the zoning process and how the developers would offer the condominiums for sale.

Amir Dizdarevic, #30-4288 Sardis Street, spoke for a third time and asked if the 31-storey building is not approved can the five-storey building still go ahead.

Lisa Chung, #2205-5645 Barker Avenue, Burnaby, advised that when she purchased her home, the Zoning Bylaw for the adjacent properties were low rise and she was not aware of the change in zoning plan. Ms. Chung inquired how high can they build in this rezoning, if there is a height limit in the Zoning Bylaw, and what would be required for Council to deny this application.

Iris Wong, #1404-565 Patterson Avenue, Burnaby, spoke for a third time and said she was not aware of the Metrotown Downtown Plan although she has lived in the neighbourhood for a long time. The speaker inquired regarding the process moving forward.

Marco Castrucci, 826 Blue Mountain, Coquitlam, advised he is previous owner of the building prior to the sale of the property. The speaker noted that the buyers have been considerate of the owners, and is supportive of the addition of below market rental housing in the neighbourhood.

Cyrus Navabi, representing the owners (Qualex-Landmark Orchard GP Ltd.), advised they will seek to do whatever is reasonably possible to minimize the negative impact on the neighbours, also focusing on landscaping and providing visitor parking and bike parking.

Greg Pettipas, 436 7th Street, New Westminster, spoke for a third time in support of the five-storey building.

Bia Shan, 2507 Barker Avenue, Burnaby, current owner of Albani Building that is located near the rezoning site, spoke in opposition to the proposed rezoning. The speaker stated concerns with the increased traffic as there are already lots of accidents in the neighbourhood. The speaker requested another exit be added to Olive Avenue.

**Councillor Dhaliwal left the meeting at 8:18 p.m. and returned at 8:19 p.m.*

MOVED BY COUNCILLOR DHALI WAL
SECONDED BY COUNCILLOR WANG

THAT this Public Hearing for Rez. #18-44, Bylaw No. 14180 be terminated.

CARRIED UNANIMOUSLY

Without objection, Council recessed at 8:26 p.m.

The Public Hearing resumed at 8:40 p.m.

MOVED BY COUNCILLOR JOHNSTON
 SECONDED BY COUNCILLOR JORDAN

THAT staff report back to Council on the issues raised by the speakers prior to second reading of the bylaw.

CARRIED UNANIMOUSLY

3.7 Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 21, 2020 - Bylaw No. 14181

Rez. #17-40

5895 Barker Avenue, Portion of Olive Avenue ROW and Lane ROW

From: RM3 Multiple Family Residential District

To: CD Comprehensive Development District (based on the RM5s Multiple Family Residential District, RM5r Multiple Family Residential District, and Metrotown Downtown Plan as guidelines and in accordance with the development plan entitled "Barker + Olive" prepared by IBI Group)

Purpose: to permit the construction of a single 42-storey high-rise strata apartment building with a separate six-storey non-market rental apartment building

Applicant: Concord Barker Project Limited Partnership

83 letters were received in response to the proposed rezoning application:

1. Stephanie Wei (Feng Yi Wei), #1003-5883 Barker Avenue, Burnaby
2. Nicole Ke Liu, Jeff Shi Hong, and Eden and Lucas Hong, #2303-5883 Barker Avenue, Burnaby
3. Ning Cheng, #703-5883 Barker Avenue, Burnaby (*four submissions – co-signed by 149 other residents of 5883 Barker Avenue*)
4. Stephen Mayba, #207-5888 Olive Avenue, Burnaby
5. *No name provided*, 5883 Barker Avenue, Burnaby
6. Jackie Chen, #2202-5883 Barker Avenue, Burnaby (*two submissions*)
7. Steven (Yi-ming) Zhang, #505-5883 Barker Avenue, Burnaby (*two submissions*)
8. Chi Ying Wong, #1502-5883 Barker Avenue, Burnaby
9. Renata Milanovic, 7758 McGregor Avenue, Burnaby
10. Constance Lau, 6611 Chelmsford Street, Richmond

11. Howard Or, Sutton Group – West Coast Realty #205-2607 East 49th Avenue, Vancouver
12. Vivien Leung, #1008-5883 Barker Avenue, Burnaby
13. Mark Lee, 7531 Barkerville Court, Richmond
14. Wing Man Ng, 9025 Highland Court, Burnaby
15. Johnny C, 9150 University High Street, Burnaby
16. May Che Wai Kung and Henry Hin Chung Leung, #2603-5883 Barker Avenue, Burnaby
17. Heiko Hansen, #1203-5885 Olive Avenue, Burnaby
18. Shella Chan, #1-5050 Kingsway, Burnaby
19. Daphya Pen, 7210 18th Avenue, Burnaby
20. Glenda Gurtina, #1201-5790 Patterson Avenue, Burnaby
21. Catherine Wong, #704-5111 Brighthouse Way, Richmond
22. Al Louie, #2003-5833 Wilson Avenue, Burnaby
23. Tony Chan, RE/MAX, *no address provided*
24. Geoff Jarman, 5528 Buckingham Avenue, Burnaby
25. Ka Yan Wong, #910-455 Marine Drive SW, Burnaby
26. Devin Laurent, Oakwyn Realty Downtown, #400-1286 Homer Street, Vancouver
27. Natalie Ng, 5580 No. 3, Road, Richmond
28. Ashley Chen, 15689 93A Avenue, Surrey
29. Marko Milanovic, 4976 Watling Street, Burnaby
30. Tri Sestre, 4978 Watling Street, Burnaby
31. Gloria Perez, #501-5932 Patterson Avenue, Burnaby
32. Gene Wong, 7777 McGregor Avenue, Burnaby
33. Themie Papageorgiou, 4490 Harriet Street, Vancouver
34. Connie Mak, #330-950 Tomicki Avenue, Richmond
35. Wing, 5883 Barker Avenue, Burnaby
36. Abdulla Abdulla, #601-4118 Dawson Street, Burnaby
37. Po Hang (Leo) Chan, #2306-7303 Noble Lane, Burnaby
38. Mary Wong, *no address provided*
39. Gregory Galbraith-Hamilton, #41-5896 Barker Avenue, Burnaby
40. Brian Wu, 5883 Barker Avenue, Burnaby
41. Helen Lam, 7914 Manitoba Street, Vancouver
42. Becky Hill, #1108-6538 Nelson Avenue, Burnaby
43. Xiang Zhang, #6-6700 Rumble Street, Burnaby
44. Guanchu Wang, #3303-6538 Nelson Avenue, Burnaby
45. Terrence Yung, #4002-5883 Barker Avenue, Burnaby
46. Tak Yee Chan, #26-9277 121 Street, Surrey
47. Wai Wah Kong and Ka Yan Wong, #910-455 SW Marine Drive, Vancouver
48. Renatka Francisty Markwart, *no address provided*
49. Yiu Chui Hin, *no address provided*

50. Shengqi Wang, 346 62nd Avenue, Vancouver
51. Phoebi Li, Royal Pacific Realty, #100-1200 W 73rd Avenue, Vancouver
52. Vincent Chan, *no address provided*
53. Preston Hoy, #309-7090 Edmonds Street, Burnaby
54. Sherman Quon, 6421 Charing Court, Burnaby
55. Sue Jean Cho, #113-4868 Brentwood Drive, Burnaby
56. Vera Ng, #1205-9393 Tower Road, Burnaby
57. Michael Kirk, #3605-5883 Barker Avenue, Burnaby
58. Yue Yun (Katy) Weng, #3605-5883 Barker Avenue, Burnaby
59. Peixue Hu, 3977 Thurston Street, Burnaby
60. Amanda Walker, Homelife Benchmark Realty Corp, White Rock
61. Manny Bains, Royal LePage West Real Estate Services, #6-9965 152nd Street, Surrey
62. Peter Stojakovic, 6777 Balmoral Street, Burnaby
63. Stephanie Ho, #2601-530 Whiting Way, Coquitlam
64. David Hu, #3703-5883 Barker Avenue, Burnaby
65. Sultana Filidoglu, PH12-5388 Grimmer Street, Burnaby
66. Kathleen Plante, #806-5883 Barker Avenue, Burnaby
67. Mike Stewart, Oakwyn Realty Downtown Ltd., #400-1286 Homer Street, Vancouver
68. Harry Joa and Emily Ho, #1007-7108 Collier Street, Burnaby
69. Bev Weber, #114-5932 Patterson Avenue, Burnaby
70. Dun Qing Huang, 800 Wilson Avenue, Burnaby
71. Ali Dehzad, *no address provided*
72. Chee Yun Tsue, #2904-4508 Hazel Street, Burnaby
73. Yuzhu Lu (Luna), #2207-5883 Barker Avenue, Burnaby
74. Yolanda Chan, #804-4350 Beresford Street, Burnaby
75. Reinhard Schauer, #201-5868 Olive Avenue, Burnaby
76. He Chen, #3607-5883 Barker Avenue, Burnaby
77. Kenneth Chow, 5895 Barker Avenue, Burnaby
78. Edward Wilson, Lawson Lundell LLP, #1600-925 West Georgia Street, Vancouver (*two submissions*)
79. Haykal Hashim, Oakwyn Realty Downtown Ltd., #400-1286 Homer Street, Vancouver
80. Tony Ho, 1551 Cliff Ave, Burnaby
81. G. Pettipas, 436 7th Street, New Westminster
82. Tingting Cai, Dunblane Avenue, Burnaby
83. Jiahui Chen, #1904-4900 Lennox Lane, Burnaby

The following speakers connected through the online webinar or teleconference in response to the proposed zoning bylaw amendment:

Kevin Chung, #1906-5883 Barker Avenue, Burnaby, stated concerns with the proposed traffic plan and the proposition to redirect traffic to Barker Avenue. He believes the traffic should be routed through Olive Avenue. In addition, Mr. Chung expressed concerns with lack of street lighting.

John Unger, #12E-6128 Patterson Avenue, Burnaby, spoke in opposition to all high-rises in the area, and expressed concerns with traffic, increased demand on service, parking and SkyTrain, loss of trees and green space, and increased echo from the high-rises. Mr. Unger requested the City conduct a survey of area residents to determine support of the high-rises.

Peng (Lucy) Zhang, #2306-5883 Barker Avenue, Burnaby, spoke in opposition to the proposed rezoning application. The speaker noted that parking and the entrance to the development poses a safety and traffic threat to the area, and should be re-routed. There is already lack of temporary drop off and loading area. She believes that bottlenecked roundabout traffic and vehicles exiting the building will cut off the sidewalk. Ms. Zhang requested new parking area and increased space between the proposed building and the existing buildings. The speaker inquired regarding garbage pick-up, and expressed concerns what would happen in the event of fire or earthquake. The speaker expressed further concerns with loss of peaceful enjoyment of the residents' lives, and loss of sun, and requested a shadow study to ensure people have sunlight to increase mental health.

Cheng Chak Chung, #705-5883 Barker Avenue, Burnaby, spoke in opposition to the proposed rezoning application, and agreed with the issues noted by previous three speakers. Mr. Chung expressed concerns about loss of view, and decrease in home value. He believes there was a lack of meaningful consultation and consideration of the residents in the neighbourhood. The speaker further believes there is a lack of distance between the proposed building and current buildings.

Jennifer Paige, #101-5883 Barker Avenue, Burnaby, spoke in opposition to the proposed rezoning application. Ms. Paige expressed concerns that the entrance off Barker Avenue is already busy, there is a lack of lighting on Barker and Olive Avenues, and requested increased lighting.

Peter Webb, Sr. Vice President, Concord Pacific, 1095 W Pender Street, Vancouver, advised he is listening and available to answer any questions.

Clayton Aelberg, #110-5932 Patterson Avenue, Burnaby, advised that during a fire in one of the units, the Fire Department could not access the building, and had to go through the alleyway. Muster station is in the back lane. Removing the alley takes away an emergency exit for Barker Avenue. The speaker expressed concerns with decreased quality of life, and loss of privacy, as well as garden will die due to loss of light.

Ron Johnson, #210-5932 Patterson Avenue, Burnaby, spoke in opposition to the proposed rezoning application, and expressed concerns with the proposed access through the alleyway. He submitted legal letters to the City regarding fire access and upgrade requirements. The speaker is concerned about servicing in and out of the building, increased parking issues, loss of privacy and increased noise issues.

Lu Yuzhu, #2207-5883 Barker Avenue, Burnaby, spoke in opposition to the proposed rezoning application. The speaker referred to a petition containing 149 signatures against the proposed development, and expressed the following concerns: the construction on Barker Avenue will be bottlenecked; 366 new units and the related cars will result in constant traffic, increased accidents and pedestrian deaths; if there is a fire or emergency, the entire street will be blocked; and garbage disposal will be outside the building in close proximity to the neighbouring buildings (smell, rats, and bugs). The speaker requested Council does not approve the building, or limit height to the same as neighbouring buildings, and change the entrance to the building.

Ning Chen, #704-5883 Barker Avenue, Burnaby, spoke in opposition to the proposed rezoning application. The speaker submitted emails and a petition in opposition, and requested Council review the feedback and protect the existing residents before developing new towers. It was noted that building access off Barker Avenue will be impacted by the construction and increased noise, and requested Council consider combining Rez. #17-35 with Rez. #17-40.

Brian Wo, #2305-4670 Kingsway, Burnaby, spoke in support of the proposed rezoning application, as it will provide needed housing in the area. New buildings are needed in that area as there is limited supply, and all options are high cost.

Cecilia Yu, #303-5883 Barker Avenue, Burnaby, spoke in opposition to the proposed rezoning application, and expressed concerns that Barker Avenue access is not very long and will be congested, a garbage location will cause the buildings downwind to smell. This will have negative impact on quality of life. Ms. Yu further noted that the increased building population increase demand for daycare services.

Kathleen Plant, #806-5883 Barker Avenue, Burnaby, spoke in opposition to the proposed rezoning application. The speaker expressed concerns that the proposed building on Patterson Avenue (Rez. #17-35) will increase congestion on Barker Avenue.

Joel McFaul, #1903-5883 Barker Avenue, Burnaby, spoke in support of the proposed rezoning application, as he is happy to see more homes and affordable housing options, and rental options during housing crisis. The speaker noted issues with poor design of the existing roundabout, and requested Council to

consider fixing it. He supports the location of the garbage, as it will not result in noise when moving up to grade.

Steven Xi Xue, #3905-5883 Barker Avenue, Burnaby, spoke in opposition to the proposed rezoning application. Mr. Xue does not support additional highrises in the community, and expressed concerns with noise, construction dust, and pollution. The speaker further noted that the building is higher than existing buildings, and he is concerned with the close proximity of the proposed building, loss of privacy, and loss of property value.

David Hu, #3337-5883 Barker Avenue, Burnaby, spoke in opposition to the proposed rezoning application, and inquired about the purpose of the hearing. Mr. Hu inquired what is Council considering when determining if they will support or oppose the proposed bylaw.

Stephanie Wei, #1003-5883 Barker Avenue, Burnaby, spoke in opposition to the proposed rezoning application, and expressed concerns about the traffic on Barker Avenue, and issues with delivery and service drivers, as there is no temporary parking or loading area.

Olivier Tsui, #3608-5883 Barker Avenue, Burnaby, spoke in opposition to the proposed rezoning application. The speaker believes there was a lack of public consultation, and requested Council consider the traffic issues on Barker Avenue. He also inquired regarding a type of control measures that will be provided. Mr. Tsui further requested that the City provide traffic impact assessment to the residents, and requested Council review a corridor impact assessment. The speaker suggested the City consider a buffer around properties, e.g. hedges, trees etc., as the current plan has view of all the concrete and garbage.

Cheng Chak Chung, #705-5883 Barker Avenue, Burnaby, spoke for a second time, and expressed concerns regarding density, traffic, and noise. Mr. Chung inquired if there can be more community consultation, surveys or meetings. The speaker believes that building high-rise condominiums will not make the units more affordable, and Council should consider other options to include more housing in Burnaby.

Peng (Lucy) Zhang, #2306-2883 Barker Avenue, Burnaby, spoke for a second time, and noted that a goal is to develop a beautiful peaceful community, and she hopes Council will support sustainable development.

Heather Verriet, 6630 McKay Avenue, Burnaby, spoke in opposition to the proposed rezoning application and requested Council consider moving the building to another location.

David Hu, #3337-5883 Barker Avenue, Burnaby, spoke for a second time, and inquired regarding the benefit of the development in the area, consultation to determine the need for development in the area, and its impact.

Cheng Chak Chung, #705-5883 Barker Avenue, Burnaby, spoke for a third time and noted he is not opposed to extra housing in the neighbourhood but he is opposed to the height of the building.

Yuzhu Lu, #2207-5883 Barker Avenue, Burnaby, spoke for the second time and asked the developer to financially reimburse the existing owners due to disturbing their quality of life.

Ning Chang, 5883 Barker Avenue, Burnaby, requested Council ensure protection of other buildings from noise and smell.

MOVED BY COUNCILLOR CALENDINO
SECONDED BY COUNCILLOR KEITHLEY

THAT this Public Hearing for Rez. #17-40, Bylaw No. 14181 be terminated.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR JORDAN
SECONDED BY COUNCILLOR JOHNSTON

THAT the comments raised in the letters and petitions be **REFERRED** to staff and report back to Council prior to second reading.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR DHALIWAL

THAT the Public Hearing be extended past 10:30 p.m.

CARRIED UNANIMOUSLY

3.8 Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 22, 2020 - Bylaw No. 14182

Rez. #17-10004

4330 Maywood Street

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 by GBL Architects)

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

Applicant: Kirpal Properties Ltd.

Six (6) letters were received in response to the proposed rezoning application:

1. Lily Wong, #301-4330 Maywood Street, Burnaby
2. Karin Bergeron, #108-6630 McKay Avenue, Burnaby
3. Elena Tolkacheva, #314-6719 Silver Avenue, Burnaby
4. Laurel Heather Verriet, #303-6630 McKay Avenue, Burnaby
5. Marta Maminska, #308-4330 Maywood Street, Burnaby
6. G. Pettipas, 436 7th Street, New Westminster

The following speakers connected through the online webinar or teleconference in response to the proposed zoning bylaw amendment:

Celina Rudolf, 6712 McKay Avenue, inquired about why the parking entrance is being added to the narrow laneway.

Heather Verriet, #303-6330 McKay Avenue, Burnaby, spoke in opposition to the proposed rezoning application. The speaker does not support the increased density in the area, and inquired if the building would include strata and rentals, and their size.

Elena Tolkacheva, #314-6719 Silver Avenue, Burnaby, noted she is not opposed to the proposal but to the timing of the development. She would prefer that older buildings in the neighbourhood would be developed first. In addition, the speaker expressed concerns with parking,

Heather Verriet, #303-6330 McKay Avenue, Burnaby, spoke for a second time and asked what happens to the people who are displaced when the building is torn down.

Celina Rudolf, 6712 McKay Avenue, Burnaby, spoke for a second time and asked if tenants returning to the building are expected to pay a higher rent.

MOVED BY COUNCILLOR JOHNSTON
 SECONDED BY COUNCILLOR CALENDINO

THAT this Public Hearing for Rez. #17-10004, Bylaw No. 14182 be terminated.

CARRIED UNANIMOUSLY

3.9 Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 23, 2020 - Bylaw No. 14183

Text Amendment

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

No letters were received in response to the proposed text amendment:

The following speaker connected through the online webinar or teleconference in response to the proposed zoning bylaw amendment:

Heather Verriet, #303-6330 McKay Avenue, Burnaby, inquired about what exactly the bylaw is changing.

MOVED BY COUNCILLOR DHALIWAL
 SECONDED BY COUNCILLOR WANG

THAT this Public Hearing for Text Amendment, Bylaw No. 14183 be terminated.

CARRIED UNANIMOUSLY

3.10 Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 24, 2020 - Bylaw No. 14184

Text Amendment

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

No letters were received in response to the proposed text amendment:

No speakers connected through the online webinar or teleconference in response to the proposed rezoning application.

MOVED BY COUNCILLOR CALENDINO
SECONDED BY COUNCILLOR KEITHLEY

THAT this Public Hearing for Text Amendment, Bylaw No. 14184 be terminated.

CARRIED UNANIMOUSLY

4. ADJOURNMENT

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR CALENDINO

THAT this Public Hearing do adjourn at 10:49 p.m.

CARRIED UNANIMOUSLY

MAYOR

CITY CLERK



COUNCIL MEETING M I N U T E S

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

PRESENT: His Worship, Mayor Mike Hurley
Councillor Pietro Calendino (*participated electronically*)
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. Nikolina Vracar, Acting Deputy City Clerk
Ms. Monica Macdonald, Administrative Officer

1. **CALL TO ORDER**

His Worship, Mayor Mike Hurley, called the Open meeting to order at 5:02 p.m. and conducted the roll call. Due to the COVID-19 pandemic, Councillors Calendino, 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 5:03 p.m.

CARRIED UNANIMOUSLY

His Worship, Mayor Mike Hurley, recognized the ancestral and unceded homelands of the hən̓q̓əmi̓n̓əm̓ and Sk̓wx̓wú7mesh 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 27

MOVED BY COUNCILLOR DHALIWAL
 SECONDED BY COUNCILLOR JORDAN

THAT the minutes of the City Council meeting held on 2020 July 27 be now adopted.

CARRIED UNANIMOUSLY

3. PROCLAMATIONS

3.1 Jaswant Singh Khalra Day (2020 September 6)

Councillor Sav Dhaliwal, on behalf of His Worship, Mayor Mike Hurley, proclaimed 2020 September 6 as “***Jaswant Singh Khalra Day***” in the City of Burnaby.

3.2 Literacy Month (2020 September)

Councillor Colleen Jordan, on behalf of His Worship, Mayor Mike Hurley, proclaimed 2020 September as “***Literacy Month***” in the City of Burnaby.

3.3 National Polycystic Kidney Disease Awareness Day (2020 September 4)

Councillor James Wang, on behalf of His Worship, Mayor Mike Hurley, proclaimed 2020 September 04 as “***National Polycystic Kidney Disease Awareness Day***” in the City of Burnaby.

4. **CORRESPONDENCE**

4.1 **Hindu Forum Canada - Re: Request to Broadcast Hymns**

Correspondence was received from Rao Yendamuri, President, Hindu Forum Canada, seeking Council approval to broadcast hymns between 2020 August 11 and September 01.

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR KEITHLEY

THAT Council approve the Hindu Forum Canada's request to broadcast hymns between 2020 August 25 to September 01.

CARRIED UNANIMOUSLY

5. **REPORT**

5.1 **City Manager's Report, 2020 August 24**

The City Manager submitted a report dated 2020 August 24 on the following matters:

6. **MANAGER'S REPORTS**

6.1 **MEETING SCHEDULE AND PROCEDURES UP TO 2020 DECEMBER 31**

The City Manager submitted a report from the Acting City Clerk seeking Council approval to extend the 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.

The City Manager recommended:

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.
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.

MOVED BY COUNCILLOR DHALIWAL
 SECONDED BY COUNCILLOR KEITHLEY

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

6.2 MURAL GRANT FUNDING FOR 7513 EDMONDS STREET

The City Manager submitted a report from the Director Engineering seeking Council approval of funding for the mural at 7513 Edmonds Street as part of the 2020 Burnaby Mural Grant Program.

The City Manager recommended:

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 the 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.

MOVED BY COUNCILLOR WANG
 SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

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

The City Manager submitted a report from the Director Planning and Building providing information regarding an expanded site proposed for Rezoning Reference #19-12.

The City Manager recommended:

1. 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.

MOVED BY COUNCILLOR KEITHLEY

SECONDED BY COUNCILLOR CALENDINO

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

6.4 REZONING REFERENCE #16-54 - MULTIPLE-FAMILY INFILL DEVELOPMENT - ROYAL OAK COMMUNITY 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 September 29. The purpose of the proposed zoning bylaw amendment is to permit the construction of a 22 unit multiple-family residential development.

The City Manager recommended:

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 p.m.
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.
 - 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.

MOVED BY COUNCILLOR DHALIWAL
 SECONDED BY COUNCILLOR JORDAN

THAT the recommendations of the City Manager be adopted.

CARRIED
 (Opposed: Councillors Johnston, Jordan, Keithley)

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

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 September 29. The purpose of the proposed zoning 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.

The City Manager recommended:

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 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 provision of any necessary statutory rights-of-way, easements and/or covenants in accordance with section 4.9 of this report.
 - 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.

MOVED BY COUNCILLOR WANG

SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

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

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 September 29. The purpose of the proposed zoning bylaw amendment is to permit the construction of a ten-unit category A supportive housing facility.

The City Manager recommended:

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 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 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.

MOVED BY COUNCILLOR KEITHLEY
 SECONDED BY COUNCILLOR CALENDINO

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

6.7 REZONING REFERENCE #20-05 - AMENDMENTS TO SOLO DISTRICT PHASE 4 - 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 September 29. The purpose of the proposed zoning bylaw amendment is to revise the previously approved development concept to permit additional office floor area, as well as revisions to the street-oriented commercial, and underground parking.

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 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 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. 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.
- 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.

MOVED BY COUNCILLOR DHALIWAL
 SECONDED BY COUNCILLOR JORDAN

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

7. **BYLAWS**

7.1 **FIRST READING**

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

MOVED BY COUNCILLOR WANG
SECONDED BY COUNCILLOR JOHNSTON

THAT the Bylaw No. 14206 be now introduced and read a first time.

CARRIED UNANIMOUSLY

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)

7.2.2 #14176 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 16, 2020 - Rez. #19-30 (1901 Rosser Avenue and 4399 Lougheed Hwy)

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)

7.2.4 #14178 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 18, 2020 - Rez. #19-67 (5311/33 Goring Street)

7.2.5 #14179 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 19, 2020 - Rez. #19-07 (4330 Kingsway and 5945 Kathleen Avenue)

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

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

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

MOVED BY COUNCILLOR KEITHLEY
SECONDED BY COUNCILLOR CALENDINO

THAT the Bylaw No. 14175, 14176, 14177, 14178, 14179, 14182, 14183 and 14184 be now read a second time.

DIVIDED

MOVED BY COUNCILLOR DHALIWAL
 SECONDED BY COUNCILLOR CALENDINO

THAT the Bylaw No. 14175 be **REFERRED** back to staff to review the best options for the City.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR WANG
 SECONDED BY COUNCILLOR JOHNSTON

THAT the Bylaw No. 14176, 14177, 14178, 14179, 14182, 14183 and 14184 be now read a second time.

CARRIED UNANIMOUSLY

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)

MOVED BY COUNCILLOR DHALIWAL
 SECONDED BY COUNCILLOR JORDAN

THAT the Bylaw No. 14084 be now read a third time.

CARRIED UNANIMOUSLY

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)

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

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

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

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

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

MOVED BY COUNCILLOR WANG
 SECONDED BY COUNCILLOR JOHNSTON

THAT the Bylaw No. 13924, 14194, 14195, 14196, 14197 and 14205 be now reconsidered and finally adopted, signed by the Mayor and Clerk and the Corporate Seal affixed thereto.

CARRIED UNANIMOUSLY

8. **NEW BUSINESS**

His Worship, Mayor Hurley - Correction to Public Hearing Minutes

His Worship, Mayor Mike Hurley, advised that in the 2020 June 23 Public Hearing minutes, correspondence from Mr. Stochansky was incorrectly noted under Bylaw No. 14170, instead of Bylaw No 14161.

MOVED BY COUNCILLOR KEITHLEY
 SECONDED BY COUNCILLOR CALENDINO

THAT the 2020 June 23 Public Hearing minutes be corrected by noting Mr. Stochansky's correspondence under Bylaw No. 14161, instead of Bylaw No. 14170.

CARRIED UNANIMOUSLY

9. **INQUIRIES**

Councillor Jordan – Use of Rodenticide

Councillor Jordan referred to several items of correspondence from the Council Correspondence Package received up to 2020 August 24 regarding pest control, and inquired if the City uses rodenticide.

Staff advised the City does not use rodenticide; however, rodenticide use is permitted under the *Integrated Pest Management Act and Regulation*, administered by the BC Ministry of Environment and Climate Change Strategy.

Councillor Jordan requested staff respond to all correspondents that the use of rodenticide is not within the City's jurisdiction but Provincial jurisdiction.

Councillor Jordan – By-Election

Councillor Jordan inquired regarding a by-election update.

Staff advised the City is working with the Province, and will provide more information to Council in the near future.

10. **ADJOURNMENT**

Without objection, the Open Council meeting adjourned at 5:53 p.m.

MAYOR

ACTING DEPUTY CITY CLERK

City of Burnaby



Proclamation

RAIL SAFETY WEEK

Whereas Rail Safety Week is to be held across Canada from September 21 – 27, 2020; and

WHEREAS It is in the public's interest to raise citizens' awareness of the dangers of ignoring safety warnings at level crossings and trespassing on rail property to reduce avoidable deaths, injuries and damage caused by incidents involving trains and citizens; and

WHEREAS Operation Lifesaver is a public/private partnership whose aim is to work with the public, rail industry, governments, police services; media and others to raise safety awareness; and

WHEREAS Canada Railways has requested City Council to adopt this resolution in support of its ongoing effort to raise awareness, save lives and prevent injuries in communities, including our municipality.

NOW THEREFORE I, MIKE HURLEY, MAYOR OF BURNABY,
DO HEREBY PROCLAIM SEPTEMBER 21 – 27 AS

“RAIL SAFETY WEEK”

IN THE CITY OF BURNABY.

Dated this Fourteenth Day of
September, 2020 A.D.

MIKE HURLEY
MAYOR



DELEGATION
2020 SEPTEMBER 14

From: Diane Gillis [REDACTED]
Sent: Tuesday, August 25, 2020 12:41 PM
To: Clerks <Clerks@burnaby.ca>
Cc: Zeinabova, Blanka <Blanka.Zeinabova@burnaby.ca>
Subject: Request to appear before Mayor & Council September 14, 2020

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. **The City will never ask for personal or account information or account password through email.** If you feel this email is malicious or a scam, please forward it to phishing@burnaby.ca

Greetings

I would like to appear before the City of Burnaby Mayor & Council at the Monday, September 14, 2020 council meeting to share information regarding activity related to the City of Burnaby 5970 Beresford Warming Centre and seek to ensure those coming to and staying at the warming centre are receiving the best services and support and those living and working in the surrounding community are enjoying and prospering in the community.

With appreciation for all working on behalf of so many of us in Burnaby

Diane Gillis
[REDACTED]

Copied to:
City Manager
Dir. Corporate Services
Dir. Engineering
Dir. Parks, Recreation and Cultural Services
Dir. Planning and Building
Dir. Public Safety and Community Services



City of
Richmond

Malcolm D. Brodie
Mayor

6911 No. 3 Road
Richmond, BC V6Y 2C1
Telephone: 604-276-4123
Fax No: 604-276-4332
www.richmond.ca

July 31, 2020

To Metro Vancouver Mayors

Dear Mayors,

Re: Support in Opposition for Fortis BC's Proposed Tilbury Phase 2 LNG Expansion Project

The City of Richmond recognizes your municipality's important contribution in the development of Metro Vancouver's *Climate 2050: Strategic Framework*, which commits the region to carbon neutrality by 2050. As outlined in the framework, the City also acknowledges that "protecting and enhancing natural areas and robust ecosystems increases our resiliency to climate change, while also providing increased support for biodiversity and human health and well-being".

Richmond's location in the Fraser River estuary is adjacent to some of the most productive ecosystems in the world. The City relies on the Fraser River estuary to reduce the impacts of flooding and improve the community's quality of life. Our vision of a healthy, safe and enriched island community is at risk from expanding industrial development in the Fraser River estuary and the impacts of climate change. Fortis BC's Tilbury Phase 2 Liquefied Natural Gas (LNG) Expansion project proposes to significantly increase LNG storage capacity and LNG production onsite. Further, Fortis BC intends to commission a new marine jetty, adjacent to the site, to access offshore LNG markets with new shipping routes in the Fraser River.

It is with this vision in mind that Richmond City Council, at its Regular Council meeting held on July 13, 2020, considered the above matter and adopted the following resolution:

- (1) *That Council states its opposition to the Tilbury Phase 2 LNG Expansion Project;*
- (2) *That the comments outlined in the staff report titled "Tilbury Phase 2 LNG Expansion Project", dated June 1, 2020, from the Director, Sustainability and District Energy be endorsed and submitted to the BC Environmental Assessment Office and the Impact Assessment Agency of Canada to support the provincial and federal environmental assessments;*
- (3) *That meetings with the appropriate federal and provincial ministers be scheduled;*
- (4) *That copies of the comments and the staff report be sent to our local Members of Parliament and Members of Legislative Assembly; and*

Copied to:

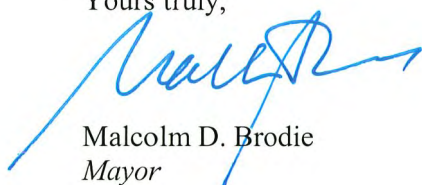
City Manager
Dir. Corporate Services
Dir. Engineering
Dir. Planning and Building
Dir. Public Safety and Community Services

- (5) *That copies of the comments and the staff report be sent to Metro Vancouver and all Mayors of Metro Vancouver municipalities asking for their respective Council's support.*

In closing, City of Richmond is seeking your municipality's support in opposing Fortis BC's proposed Tilbury Phase 2 LNG Expansion project. It is our view that the project not proceed to an Environmental Assessment due to the potential for extraordinarily adverse effects on the region, including the Fraser River estuary.

A copy of the Council report, dated June 1, 2020 that includes the staff comments, has been attached for your review. If you have any questions or require additional information, please contact myself or Chad Paulin, Manager, Environment, at cpaulin@richmond.ca or phone 604-317-3392.

Yours truly,



Malcolm D. Brodie
Mayor

Att 1: City of Richmond report titled "Tilbury Phase 2 LNG Expansion Project", dated June 1, 2020.



City of Richmond

Report to Committee




To: General Purposes Committee **Date:** June 1, 2020
From: Peter Russell, RPP **File:** 10-6125-30-010/Vol 01
 Director, Sustainability and District Energy
Re: Tilbury Phase 2 LNG Expansion Project

Staff Recommendation

That the comments outlined in the staff report titled "Tilbury Phase 2 LNG Expansion Project", dated June 1, 2020, from the Director, Sustainability and District Energy be endorsed and submitted to the BC Environmental Assessment Office and the Impact Assessment Agency of Canada to support the provincial and federal environmental assessments.

Peter Russell, RPP
 Director, Sustainability and District Energy
 (604-276-4130)

Att. 3

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Engineering Transportation	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	
SENIOR STAFF REPORT REVIEW	INITIALS: 	APPROVED BY CAO 

June 1, 2020

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Staff Report

Origin

This report introduces the FortisBC, Tilbury Phase 2 Liquefied Natural Gas (LNG) Expansion Project and summarizes the provincial and federal environmental assessment processes currently underway. This report also recommends that comments regarding this project be endorsed and submitted to the BC Environmental Assessment Office and the Impact Assessment Agency of Canada to support the provincial and federal environmental assessment phases.

This report supports Council's Strategic Plan (2018-2022), Strategy #2: A Sustainable and Environmentally Conscious City:

Environmentally conscious decision-making that demonstrates leadership in implementing innovative, sustainable practices and supports the City's unique biodiversity and island ecology.

2.1 Continued leadership in addressing climate change and promoting circular economic principles.

Analysis

FortisBC (Fortis) is proposing the second and final expansion of its existing LNG facility located on Tilbury Island, in the City of Delta (Attachment 1). The proposed upgrades (the Project) will include a new LNG storage tank (and related infrastructure) to increase LNG storage capacity at the site to 163,000 m³ and LNG production capacity by more than 50%. Fortis is planning to begin construction within two years and intends to commission a marine jetty, also currently pursuing an environmental assessment to access offshore LNG markets by 2028. Fortis notes that it does not anticipate future expansion at this site beyond this Project. Fortis operates and maintains a network of LNG transmission lines throughout Metro Vancouver, including a transmission line in Richmond that crosses the Fraser River, west of Nelson Road. No alterations or upgrades are proposed for this transmission line or within the City's limits.

The Project's storage and liquefaction capacity triggers a review under BC's *Environmental Assessment Act* and the federal *Impact Assessment Act* to determine if environmental certificates are required. Fortis prepared an Initial Project Description that was accepted by the BC Environmental Assessment Office and Impact Assessment Agency of Canada in February 2020 to initiate the provincial Early Engagement phase and federal Planning phase of the environmental assessment processes. The purpose of these early phases is to identify key issues and concerns early in the processes to better inform a plan for resolution during the assessments. Illustrations of the provincial and federal environmental assessment timelines are included in Attachment 2. The timelines for these preliminary assessment phases have been extended in consideration of COVID-19 and continue to be assessed by the agencies to support meaningful consultation.

June 1, 2020

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Liquefied Natural Gas Expansion on Tilbury Island

The LNG facility on Tilbury Island has been operational since 1971. The original facility included a single storage tank (still in place), related infrastructure and a truck loading bay. The original facility was capable of producing 60 tonnes of LNG daily and had a LNG storage capacity of 28,000 m³. Phase 1 (A and B) facility upgrades began in 2014. Phase 1A improvements, completed in 2018, included the construction of a new storage tank and truck loading facilities to increase LNG storage and production. Fortis is currently working on Phase 1B improvements which include commissioning the new storage tank and new transmission lines between Tilbury Gate Station and the Tilbury LNG facility. Phase 1B upgrades are expected to be operational by 2022. Phase 2 upgrades include decommissioning the facility's original storage tank and constructing a new tank. The final configuration will include two final storage tanks if approved. Phase 1 improvements were authorized by the provincial government in 2013, under the *Utilities Commissions Act*, and did not trigger provincial or federal environmental assessments under the BC *Environmental Assessment Act* or the federal *Canadian Environmental Assessment Act* at that time.

Wespac Midstream – Vancouver LLC (WesPac) is also pursuing federal and provincial Environmental Assessment Certificates to construct a marine jetty (and related infrastructure), adjacent to the Fortis site that will facilitate the shipment of LNG to offshore markets. Staff have been engaged on this project since 2015 as a Working Group member. This project is currently in the Application Review stage and staff are working with the Province to address concerns related to climate change, security and the protection of the community's dike infrastructure. The BC Environmental Assessment Office has deliberated on the technical information presented by Wespac during the assessment and is preparing a draft referral package to inform provincial and federal decisions. Staff will keep Council informed on the status of this project.

Local Government Consultation and Staff Comments

The BC Environmental Assessment Office and the federal Impact Assessment Agency are leading a coordinated approach to obtain comments from the public (and stakeholders) regarding the Project. A 45 day public comment period will be held between June 1, 2020 and July 16, 2020. Two virtual Open Houses are also planned on June 18 and 23, 2020 that will include presentations from each agency and Fortis. Staff will attend the virtual Open Houses. The City has also been invited to provide general comments, concerns and issues related to the project. Comments and concerns will not be limited to these events, the City will have ample opportunity to submit future concerns or comments if needed.

Staff have reviewed Fortis' Initial Project Description and are seeking Council's endorsement for the following comments to be forwarded to the BC Environmental Assessment Office and the Impact Assessment Agency of Canada:

- The City is concerned with the proposed volumes of LNG that will be stored at the facility should the Project be approved. The volatile material poses a risk to the community and Fraser River in terms of spills, accidents, malfunctions and potential security breaches.

June 1, 2020

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- The Project represents another industrial upgrade that is further contributing to the industrialization of the Fraser River estuary and its sensitive ecosystems. There are currently a number of major projects (proposed and/or approved), at or near the Fraser River estuary including the Robert's Bank Terminal 2 Project, the Delta Grinding Facility Project, the Vancouver Airport Fuel Delivery Project and the George Massey Tunnel Replacement Project (Attachment 3). The City relies on the ecosystem functions of the Fraser River estuary to reduce the impacts of flooding and improve the community's quality of life. Recent updates under BC's *Environmental Assessment Act* and federal *Impact Assessment Act* have not been tested and have the potential to not adequately mitigate the long-term cumulative effects of climate change caused by the Project and others.
- The Project does not align with Metro Vancouver's regional air quality objectives. Richmond is concerned that the Project will impact the region's air quality during construction and operation as volumes of contaminants (nitrogen oxides, carbon dioxide, sulfur dioxide, hydrocarbons, and particulate matter) are expected to be released from the Project's related infrastructure.
- Fortis is proposing to increase LNG production and storage capacity, and is preparing their operations to include marine shipping to offshore markets. Staff have concerns with the potential impacts that increased noise, light and atmospheric pollution will have on local wildlife and the community.
- It is unclear if the City's road network will be impacted from increased LNG truck movements as a result of the Project. Fortis states that up to 500 temporary workers will be required to access the site during construction. A Traffic Impact Assessment is required to determine whether or not the Project should proceed until the long-term improvements to the George Massey Crossing, as well as the Steveston Highway and Highway 17A interchanges, are complete.
- The site is currently located on land in the City of Delta that is designated for industrial uses. Fortis will be required to occupy additional land outside of the proposed project footprint for temporary construction laydown and staging areas. Land within the provincial Agricultural Land Reserve should not be developed to support these areas during construction.
- This project does not align with local, provincial national strategies to reduce greenhouse gas emissions and reduce BC's economic reliance on fossil fuels. Fortis should be directed to develop alternative and renewable fuel sources that have less socio-economic and environmental impacts than drilling, processing and transporting LNG.
- Fortis states that additional work will be required to commission the marine jetty, should that project be approved (under separate environmental assessment). The City expects that this additional work be detailed as part of this Project so potential, related issues can be fully assessed.

Next Steps

If endorsed, the comments above will be submitted to the BC Environmental Assessment Office and the federal Impact Assessment Agency to inform the early phases of the environmental assessment processes. The BC Environmental Assessment Office and federal Impact Assessment Agency will produce a joint report following the public comment period to summarize key

June 1, 2020

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concerns following the public consultation period. Fortis then has up to one year to consider these concerns and prepare a Detailed Project Description to inform a regulatory readiness decision. The agencies will have numerous options at that time including requesting revisions to the Detailed Project Description, terminating the project from the assessment process, issuing an exemption, and proceeding with environmental assessments. Notice of a future decision will be posted publicly. Staff will provide updates accordingly.

Financial Impact

None.

Conclusion

FortisBC has been executing Phase 1 (A and B) upgrades at its LNG facility on Tilbury Island since 2014 to increase storage and production capacity. Fortis is now proposing Phase 2 construction to commission the Phase 1 improvements and prepare to ship LNG to offshore markets, with connection to a marine jetty.

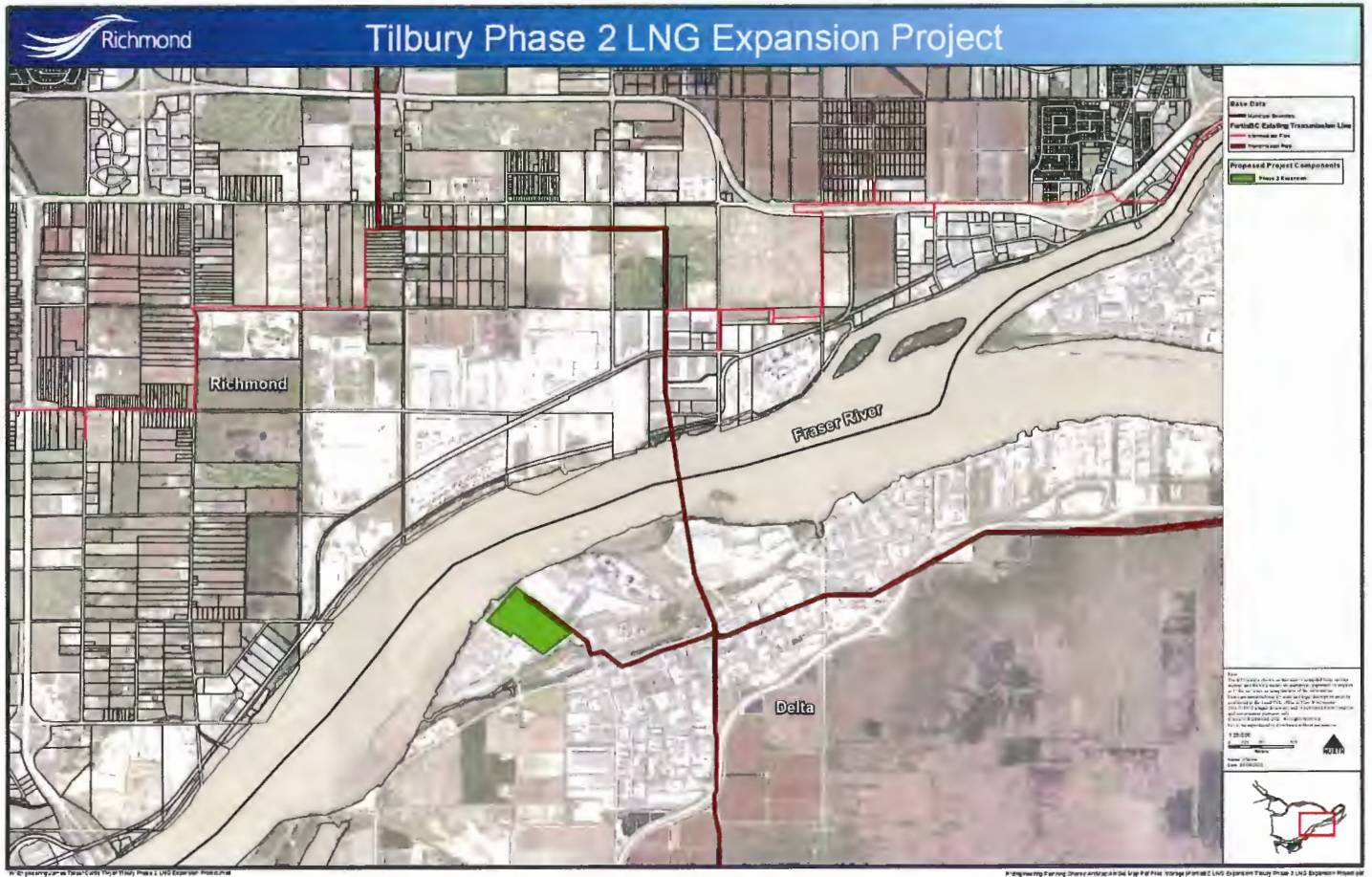
Staff are seeking Council's endorsement of the comments detailed in this report, in response to Fortis' Initial Project Description. Staff will remain engaged during these early stages and will participate on the Technical Advisory Committee, should the Project proceed to provincial and federal environmental assessments.



Chad Paulin, M.Sc., P.Ag
Manager, Environment
(604-247-4672)

- Att. 1: Tilbury Phase 2 LNG Expansion Project Site Location
- 2: Provincial and Federal Environmental Assessment Timelines
- 3: Locations of Projects and Transportation Corridors

Attachment 1: Project Site Location



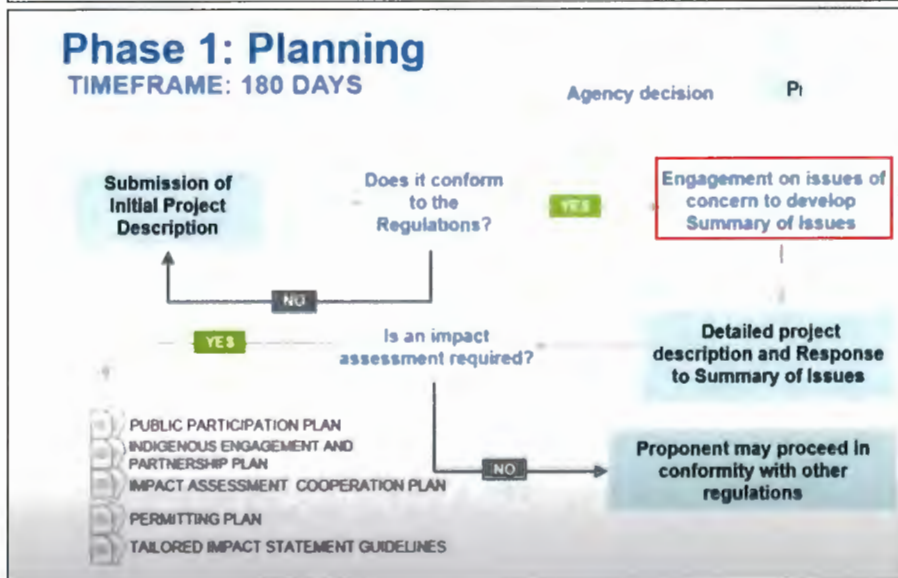
Attachment 2: Provincial and Federal Environmental Assessment Timelines

Environmental Assessment (2018) Timeline

Timeline
 ~ EAO Time
 - Proponent Time
 - Public Engagement & comment Period



We Are Here



We Are Here

Attachment 3 - Locations of Projects and Transportation Corridors



Legend

- Robert Bank Terminal 2 Project
 - Trans Mountain Pipeline Expansion Project
 - Vancouver Airport Fuel Delivery Project
 - WestPac Marine Jetty / Tilbury Phase 2 LNG / Delta Grinding Facility
 - Expansion George Massey Tunnel Replacement
 - Robert Bank Terminal 2 Project 2020
- Solid line = Land transport corridor
Dotted line = Marine corridor

EXECUTIVE COMMITTEE OF COUNCIL

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

SUBJECT: COMMUNITY GRANT APPLICATIONS

RECOMMENDATION:

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

REPORT

INTRODUCTION

The Executive Committee of Council, at its meeting held on 2020 September 09, considered grant applications from community groups supporting Burnaby residents.

POLICY

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

- A Connected Community
 - Social connection – Enhance social connections throughout Burnaby
- An Inclusive Community
 - Create a sense of community – Provide opportunities that encourage and welcome all community members and create a sense of belonging
- A Healthy Community
 - Healthy life – Encourage opportunities for healthy living and well-being
 - Lifelong learning – Improve upon and develop programs and services that enable ongoing learning
 - Community Involvement – Encourage residents and businesses to give back to and invest in the community

To: His Worship, the Mayor and Councillors
 From: Executive Committee of Council
 Re: Community Grant Applications
 2020 September 14.....Page 2

RECOMMENDATIONS

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

#20.25.o United Way of the Lower Mainland \$10,000
Street Banner Program in-kind labour cost

An application was received from United Way of the Lower Mainland requesting an in-kind grant (for labour cost) in support of the 2020 United Way Campaign in the amount of \$10,000 to cover banner installation and removal costs along Kingsway, between Boundary Road and Royal Oak Avenue. The banners would be installed from 2020 November 01 to December 31. Approximately 37,500 residents benefit from United Way programs.

Request: \$10,000 <i>in-kind labour cost*</i>	CPA: <i>in-kind for labour cost</i>
	2019 – \$10,000 (<i>used \$1,908</i>)
	2018 – \$10,000 (<i>used \$3,919</i>)
	2017 – \$15,000 (<i>used \$3,279</i>)

**Request for \$10,000 is due to unforeseen circumstance such as the need for hardware replacement.*

#20.26. Down Syndrome Resource Foundation \$10,000
One to One Children Programs

An application was received from the Burnaby-based Down Syndrome Resource Foundation (DSRF) requesting a grant in support of the One to One Children Programs from 2020 September 15 to 2021 June 30. The DSRF provides specialized and innovative health and education programs and services which meet the complex health and educational needs, increase social connectedness and self-esteem, improve the quality of life, and provide a foundation for lifelong learning for children living with Down Syndrome. Programs and services focus on speech, language and occupational therapy, reading and communication, math, and enhancing the life skills that foster maximum independence. As a result of the COVID-19 pandemic, virtual programs (i.e. telehealth services, online resources and group programs) have been implemented. The Foundation's centre is open for small group programs with larger opening planned for 2020 September. Approximately 563 individuals, 52% of which are Burnaby residents, benefit annually from these services.

To: His Worship, the Mayor and Councillors
 From: Executive Committee of Council
 Re: Community Grant Applications
 2020 September 14.....Page 3

Request: \$15,000

CPA: 2019 – \$10,000
 2018 – No Application
 2017 – No Application

#20.27. Volunteer Grandparents **\$1,500**
Bridging the Generations: Virtual Resources ***in-kind printing***
to Stay Connected

An application was received from Volunteer Grandparents requesting a grant to offset additional costs for maintaining existing programming from 2020 July to December. Volunteer Grandparents supports and encourages multi-generational relationships, and the concept of the extended family. The Family Match Program matches senior volunteers (i.e. grandparents) with families who have children aged 3 to 14 years and do not have grandparents. The School Grandparent Program provides senior volunteers for elementary school activities through which volunteers share their skills, knowledge and experience. Letters to Seniors Program supports isolated seniors in care facilities with encouraging drawings and messages sent by youth during the COVID-19 pandemic. The organization plans to establish a pen pal program, and to use funds for recruitment, screening and training of senior volunteers; to increase program enrollment and promote its services; and to develop a new online mentoring program. In 2020, approximately 125 Burnaby residents are benefiting from the programs.

Request: \$7,500

CPA: 2019 – \$1,500 *in-kind printing**
 2018 – \$1,000 *in-kind printing***
 2017 – No Application

**\$1,500 in-kind printing grant was awarded to Volunteer Grandparents for printing costs for the Family Match and School Grandparent Programs.*

***\$1,000 in-kind printing grant was awarded to Volunteer Grandparents for printing of promotional materials for their 45th anniversary campaign.*

#20.28. MOSAIC **DENIED**
BIPOC Voices on Racism and Anti-Racism Program

An application was received from MOSAIC requesting a grant in support of a virtual anti-racism program from 2020 November to 2021 March. The program will include a two-hour webinar featuring the Black, Indigenous and People of Colour (BIPOC) panelists discussing racism, its manifestation in the community, and guiding participants to take responsibility and become more anti-racist. Monthly training sessions will provide educational opportunities for the community, and address topics such as transitioning

To: His Worship, the Mayor and Councillors
 From: Executive Committee of Council
 Re: Community Grant Applications
 2020 September 14.....Page 4

from a bystander to an ally, impacts of settlers' colonialism in Canada, and development of anti-racism skills and competencies for systematic social change. The target audience are residents volunteering and/or working in Burnaby. Approximately 80 individuals are expected to attend the webinar, and approximately 30 individuals are expected to attend each training session.

Request: \$10,695

CPA: 2019 – No Application
 2018 – No Application
 2017 – No Application

Respectfully submitted,

Councillor S. Dhaliwal
 Chair

Mayor M. Hurley
 Vice Chair

Copied to: City Manager Director Corporate Services Director Engineering Director Finance
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EXECUTIVE COMMITTEE OF COUNCIL

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

SUBJECT: UPDATE OF CITY OF BURNABY EQUITY POLICY

RECOMMENDATIONS:

1. THAT Council approve the updated City Equity Policy, as outlined in Section 5.0 of the report.
2. THAT Council approve the implementation framework outlined in Section 6.0 of the report.
3. THAT a copy of the report be forwarded to the Social Planning Committee for information.

REPORT

The Executive Committee of Council, at its meeting held on 2020 September 09, received and adopted the attached report proposing draft language for the City's updated Equity Policy.

Respectfully submitted,

Councillor S. Dhaliwal
Chair

Mayor M. Hurley
Vice Chair

Copied to:

- City Manager
- Director Engineering
- Director Finance
- Director Parks, Recreation & Cultural Services
- Director Planning and Building
- Director Public Safety and Community Services
- Director Human Resources

- Director Corporate Services
- Chief Librarian
- Fire Chief
- OIC - RCMP
- City Solicitor



Meeting 2020 September 9

COMMITTEE REPORT

TO: CHAIR AND MEMBERS
EXECUTIVE COMMITTEE

DATE: 2020 August 31

FROM: DIRECTOR PLANNING AND BUILDING

FILE: 1750 20

SUBJECT: UPDATE OF CITY OF BURNABY EQUITY POLICY

PURPOSE: To propose draft language for the City's updated Equity Policy.

RECOMMENDATIONS:

1. **THAT** the Committee request Council to approve the updated City Equity Policy, as outlined in *Section 5.0* of this report.
2. **THAT** the Committee request Council to approve the implementation framework outlined in *Section 6.0* of this report.
3. **THAT** a copy of this report be referred to the Social Planning Committee for information.

REPORT

1.0 INTRODUCTION

At its meeting of 2019 December 05, the Executive Committee passed a motion requesting staff to bring forward a report with a proposed update to the City of Burnaby's Equity Policy. Staff responded with a report received by the Executive Committee at its 2020 June 3 meeting, which proposed draft language to update the City's Equity Policy. This language was reviewed by the Committee and further referred to the Social Planning Committee for comment. The report was received by the Social Planning Committee at its 2020 June 16 meeting. *Section 5.0* below outlines the comments raised by the Social Planning Committee and proposed further amendments to the updated Equity Policy.

2.0 BACKGROUND

The existing Equity Policy was adopted by Council at its meeting of 1994 June 13, resulting from a discussion which took place at the time amongst Council, and in the wider community, regarding an expansion of City services and hiring practices to better reflect the broad diversity of the Burnaby community. The policy makes explicit the City's commitment to provide "equitable access to City services for all members of the community" and that "The City has a duty to its citizens to set a positive example and foster a climate of understanding and mutual respect among employees in the

To: Executive Committee
 From: Director Planning and Building
 Re: Update of City of Burnaby Equity Policy
 2020 August 31..... Page 2

workplace and the community at large”. Since this time the policy has guided and supported all aspects of City operations. However, understandings of diversity (in all forms) has expanded since the 1990’s and the policy would benefit from an update of language.

3.0 POLICY CONTEXT

The proposed update of the City’s Equity Policy is supported by the following policy context:

- ***Burnaby Social Sustainability Strategy***, approved by Council in 2011, includes a primary goal of ‘Community Inclusion’. This goal is particularly concerned with ensuring the City is “welcoming of all cultures, identities and abilities”, and focuses on “principles of economic and social security and justice”.

In addition to the policies noted above, the *Plan* supports a number of goals and sub-goals of the *Corporate Strategic Plan*:

- ***An Inclusive Community***
 - Celebrate diversity – Create more opportunities for the community to celebrate diversity
 - Serve a diverse community – Ensure City services fully meet the needs of our dynamic community
 - Create a sense of community – Provide opportunities that encourage and welcome all community members and create a sense of belonging
- ***A Thriving Organization***
 - Organizational culture – Ensure that our core values are reflected in our policies, programs and services delivery

3.0 LOCAL CONTEXT

In 1994, when the Equity Policy was originally adopted, the City of Burnaby had a population of approximately 159,000, with approximately 15 primary languages (other than English) noted in the 1991 Statistics Canada community profile. The 1990’s was a time of change and growth for Burnaby. This was especially so in terms of ethno-cultural diversity. For example, the percentage of Burnaby community members who self-identified as Chinese-Canadian expanded from 12.7% to 30.8% between the years 1991-1996.

Given this context, the original Equity Policy (see *Appendix 1*) largely focussed on ethno-cultural diversity in its language, though it has been applied by subsequent Councils to other aspects of diversity. Today Burnaby has a population of approximately 232,755 and has become a hyper-diverse community. For example:

- Burnaby is only one of eight cities in Canada without a ‘majority ethnic group’¹;

¹ Phrasing used by Statistics Canada which indicates that no particular ethno-cultural group accounts for more than 40% of the total municipal population.

To: *Executive Committee*
 From: *Director Planning and Building*
 Re: *Update of City of Burnaby Equity Policy*
 2020 August 31..... Page 3

- over half of those who live in Burnaby were not born in Canada;
- Burnaby is the third highest ‘refugee receiving’ city in BC and also receives a significant number of ‘refugee claimants’² each year;
- over 120 languages are spoken in Burnaby;
- the number of Indigenous persons living in Burnaby is increasing;
- approximately 11% of Burnaby’s population live with an activity or health limitation³;
- approximately 16% of Burnaby’s population is 65 years of age or older;
- it is generally estimated that approximately 2-5% of the Canadian population identify as LGBTQIA2S+⁴, including at a municipal level. These numbers have increased over time, and are higher among younger people. Approximately 10% of those aged 18 to 34 years self-report as LGBTQIA2S+;
- approximately 20% of all age-brackets of individuals living in Burnaby live with low incomes⁵; and
- at last count (2020), there were 124 homeless people in Burnaby, with more individuals uncounted or at risk of homelessness.

As described above, over the last quarter century, Burnaby has witnessed significant changes in its demographic profile. It has evolved from a suburban community to a significant urban centre that is demographically, socially, economically and culturally diverse.

4.0 DRAFT UPDATED EQUITY POLICY

Based upon the realities of Burnaby’s changing community, and to better reflect contemporary understandings of diversity, the following language was proposed in the 2020 June 3 report noted above as a draft update to the City of Burnaby’s Equity Policy.

The City of Burnaby celebrates the diverse nature of its community and recognizes that this diversity is a source of social, cultural and economic enrichment and strength.

Our Burnaby includes all community members regardless of ability, age, background, ethno-cultural identification, gender, gender identity, immigration status, heritage, life experience, living arrangement, sexual orientation, and other factors.

As such, the City of Burnaby reaffirms and is committed to ensuring that all community members are able to safely and equitably access City spaces, programs, employment opportunities, and services. The City has a duty to its citizens to set a positive example and foster a climate of understanding and mutual respect in its hiring practices and among its employees, patrons at its facilities, users of its services, and within the community at large.

² A ‘refugee claimant’ is defined as a person who is seeking Canada’s protection at the borders (arriving via air, over the border with the United States, via boat etc.) or within the country, rather than those who arrive in Canada already being recognized by the Federal Government as a refugee.

³ Term used by Statistics Canada to refer to persons with self-reported disabilities.

⁴ LGBTQIA2S+: Lesbian, Gay, Bisexual, Transgender, Queer, Intersexual, Asexual, Two-Spirited and ‘other’.

⁵ As defined by Statistics Canada: “those likely, based on place-based prices and circumstances, to spend 20 percentage points or more of income on food, shelter and clothing”.

To: Executive Committee
 From: Director Planning and Building
 Re: Update of City of Burnaby Equity Policy
 2020 August 31..... Page 4

5.0 FURTHER AMENDED PROPOSED UPDATED EQUITY POLICY

As noted above, a copy of the report containing the proposed update of the City's Equity Policy was forwarded to the Social Planning Committee for review and comment. While the Committee did not make any formally moved amendments, the following feedback was provided:

- that the updated Policy should have a greater focus on the most vulnerable members of our community; and
- that implementation plans for the updated Policy consider its alignment with other civic policies, operational plans, and services.

Based on this feedback, staff are proposing the following further amended language for the update of the City's Equity Policy (see *Appendix 2*). Language is repeated below, with changes noted in italics.

The City of Burnaby celebrates the *full diversity* of its community and recognizes that this diversity is a source of social, cultural and economic enrichment and strength.

Our Burnaby includes all community members regardless of ability, age, background, ethno-cultural identification, gender, gender identity, immigration status, *income*, heritage, life experience, *housed or unhoused status*, sexual orientation, and other factors.

As such, the City of Burnaby reaffirms and is committed to ensuring that all community members are able to safely and equitably access City spaces, programs, employment opportunities, and services *including the most vulnerable members of our community*. The City has a duty to its citizens to set a positive example and foster a climate of understanding and mutual respect in its hiring practices and among its employees, patrons at its facilities, users of its services, and within the community at large.

6.0 PROPOSED IMPLEMENTATION FRAMEWORK

The City's Equity Policy is currently implemented via the City's Social Sustainability Strategy and Corporate Strategic Plan, both of which provided wide-reaching and organization-wide direction on generating, animating, preserving and promoting a fully inclusive community. Updating the language of the Equity Policy provides an opportunity to widen this application, and to alert staff and the public to these changes. In order to ensure that the proposed updated Equity Policy continues to play a core role in shaping civic policy, programs and initiatives, the following supplementary implementation methods are proposed:

- Update the Corporate Strategic Plan to reference equity, and include reference to the Equity Policy;
- Refresh the Social Sustainability Strategy to confirm alignment with contemporary community needs and issues;
- Develop a toolkit and provide accompanying training on the toolkit, to provide support and direction for staff on how to apply the updated Equity Policy to their work; and

To: Executive Committee
From: Director Planning and Building
Re: Update of City of Burnaby Equity Policy
2020 August 31..... Page 5

- Work with community partners to arrange public education and awareness opportunities (within physical distancing requirements) around understandings of equity and how it can be ‘lived’ in daily life.

Should this framework be approved, staff would provide subsequent reports to Council outlining these proposed implementation efforts in more detail, including staffing, departmental roles and responsibilities, and budget implications, for further discussion and approval.

7.0 CONCLUSION

Burnaby is a highly diverse community. The City’s existing Equity Policy, originally approved by Council in 1994, has served the City well. However, the policy would benefit from a language update based upon contemporary understandings of diversity and equity.

As such, it is recommended that the Committee request Council to approve the updated City Equity Policy, as outlined in *Section 5.0* of this report. It is also recommended that the Committee request Council to approve the implementation framework as outlined in *Section 6.0* of this report.

Finally, it is recommended that a copy of this report be referred to the Social Planning Committee for information.



E.W. Kozak, Director
PLANNING AND BUILDING

RM/sa
Attachments

- | | | |
|-----|--|-----------------------------|
| cc: | City Manager | Director Corporate Services |
| | Director Parks, Recreation & Cultural Services | Fire Chief |
| | Director Engineering | Chief Librarian |
| | Director Finance | OIC – RCMP |
| | Director Public Safety and Community Services | City Solicitor |
| | Director Human Resources | City Clerk |



Appendix 1

City of Burnaby Equity Policy

Burnaby City Council recognizes that the diverse nature of its community is a source of social, cultural and economic enrichment and strength, and that local government is responsible and accountable to its community.

The City has established a Multicultural Policy and a Healthy Community Policy to help achieve an environment where all people are treated with dignity and respect and support one another to meet their common needs.

Burnaby City Council reaffirms and is committed to fairness in employment and to equitable access to City services. The City has a duty to its citizens to set a positive example and foster a climate of understanding and mutual respect among employees in the workplace and the community at large.

Burnaby City Council recognizes that individuals, groups and organizations may encounter barriers accessing City employment opportunities and services, and in receiving equal benefit from services provided.

Burnaby City Council therefore undertakes to define and implement measures to ensure:

- 1) Equality of opportunity in the workplace
- 2) Equitable access to City services for all members of the community

Adopted by Burnaby City Council 1994 June 13



Appendix 2

City of Burnaby Equity Policy

The City of Burnaby celebrates the full diversity of its community, and recognizes that this diversity is a source of social, cultural and economic enrichment and strength.

Our Burnaby includes all community members regardless of ability, age, background, ethno-cultural identification, gender, gender identity, immigration status, income, heritage, life experience, housed or unhoused status, sexual orientation, and other factors.

As such, the City of Burnaby reaffirms and is committed to ensuring that all community members are able to safely and equitably access City spaces, programs, employment opportunities, and services - including the most vulnerable members of our community. The City has a duty to its citizens to set a positive example and foster a climate of understanding and mutual respect in its hiring practices and among its employees, patrons at its facilities, users of its services, and within the community at large.

Originally adopted by Burnaby City Council 1994 June 13

Updated and Adapted Policy adopted by Burnaby City Council 2020 _____

FINANCIAL MANAGEMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

**SUBJECT: PROPOSED AMENDMENT TO ROUTINE TRANSACTION BYLAW TO
TEMPORARILY EXTEND THE INCREASE TO CITY MANAGER'S
SPENDING LIMIT**

RECOMMENDATIONS:

1. THAT Council authorize an increase to the City Manager's authority to approve an award of contract and execute legal agreements for procurement of municipal goods, services and construction where the authorized level does not exceed \$1,000,000, for an additional six months.
2. THAT Council authorize the City Solicitor to prepare a bylaw amendment to the Burnaby Routine Transaction Authority Bylaw 1999 to implement the proposed temporary spending limit increase.

REPORT

The Financial Management Committee, at its meeting held on 2020 September 09, received and adopted the attached report seeking Council authorization for an amendment to the Routine Transaction Authority Bylaw to temporarily extend the increase to the City's Manager's spending limit. The Bylaw appears elsewhere on the Council agenda.

Respectfully submitted,

Mayor M. Hurley
Chair

Councillor S. Dhaliwal
Vice Chair

Copied to: City Manager Director Finance Director Corporate Services City Solicitor
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Meeting 2020 September 09

COMMITTEE REPORT

TO: CHAIR AND MEMBERS
FINANCIAL MANAGEMENT COMMITTEE

DATE: 2020 September 02

FROM: DIRECTOR FINANCE

FILE: 8900-01

SUBJECT: PROPOSED AMENDMENT TO ROUTINE TRANSACTION BYLAW TO TEMPORARILY EXTEND THE INCREASE TO CITY MANAGER'S SPENDING LIMIT

PURPOSE: To obtain authorization to bring forward an amendment to the Routine Transaction Authority Bylaw to temporarily extend the increase to the City's Manager's spending limit.

RECOMMENDATIONS:

1. **THAT** the Financial Management Committee recommend Council authorize an increase to the City Manager's authority to approve an award of contract and execute legal agreements for procurement of municipal goods, services and construction where the authorized level does not exceed \$1,000,000, for an additional six months.
2. **THAT** the Financial Management Committee recommend Council authorize the City Solicitor to prepare a bylaw amendment to the Burnaby Routine Transaction Authority Bylaw 1999 to implement the proposed temporary spending limit increase.

REPORT

1.0 INTRODUCTION

The Burnaby Routine Transaction Authority Bylaw 1999 delegates the power to authorize certain routine transactions to certain officers and employees of the City to support administrative efficiency and effectiveness.

On 2020 March 27, Council authorized a temporary increase to the City Manager's authority to approve an award of contract and execute legal agreements for procurement of municipal goods, services and construction where the authorized level does not exceed \$1,000,000 (previously \$500,000), for a period of six months, through a bylaw amendment. The bylaw amendment expires on 2020 September 27.

During the period 2020 March 27 to September 1, the City Manager has approved a total of 12 transactions including contract increases, contract extensions and new contracts with values approved ranging between \$247,161.60 and \$858,291.00. These contracts are all routine contracts for goods and services utilized by the City. The list of contract approvals are reflected in Attachment 1.

To: Chair and Members Financial Management Committee
 From: Director Finance
 Re: Proposed Amendment to Routine Transaction Bylaw to Temporarily
 Extend the Increase to City Manager's Spending Limit
 2020 September 09..... Page 2

Given the requirement for the City to be responsive to the changing needs for goods, services and supplies at this time, it is proposed that the approval authorization limit to \$1,000,000 for the City Manager be extended for another six month period from the date of the approval of the new Bylaw amendment. The temporary update to the bylaw is needed to provide the City Manager appropriate approval authority to address needs for goods, services and supplies necessary for the City's operations.

2.0 POLICY SECTION

Goal

- A Thriving Organization
 - Financial viability –
 Maintain a financially sustainable City for the provision, renewal and enhancement of City services, facilities and assets

3.0 BYLAW AMENDMENTS

It is recommended that the City Solicitor be authorized to prepare a bylaw amendment to extend the following revision in Section 2 of the Burnaby Routine Transaction Bylaw 1999, to be effective for a period of 6 months starting from the date of adoption, to continue the spending limit increase to \$1,000,000 for the City Manager. If the Financial Management Committee agrees with this recommendation, the report will be brought forward to the 2020 September 14 Council meeting, together with the amendment bylaw for 1st, 2nd and 3rd readings and then final adoption at the 2020 September 28 meeting. Upon final adoption, the temporary spending limit increase for the City Manager will be extended to 2021 March 28.

It is proposed that Section 2(a1) continue to read as follows for a further 6 months:

2. The following powers, duties and functions are hereby delegated to the following officers and employees of the City:
 - (a1) to each of the positions listed below, the authority to approve for award of contract by the City's Purchasing Manager and execute legal agreements for procurement of municipal goods, services and construction where the authorized level does not exceed the amount shown in the table below:

Authority	Limit Thresholds (\$)
Council	> 1,000,000
City Manager	250,001 – 1,000,000
Purchasing Manager	50,001 – 250,000
Members of Management Committee (excluding OIC, RCMP)	50,001 – 200,000

To: Chair and Members Financial Management Committee
From: Director Finance
Re: Proposed Amendment to Routine Transaction Bylaw to Temporarily
Extend the Increase to City Manager's Spending Limit
2020 September 09..... Page 3

4.0 RECOMMENDATION

It is recommended that the Financial Management Committee recommend Council authorize the temporary increase to the approval authorization limit of the City Manager to \$1,000,000, for another six months and authorize the City Solicitor to prepare a bylaw amendment to the Burnaby Routine Transaction Authority Bylaw 1999 to implement this proposed temporary spending limit increase.



for Noreen Kassam, CPA, CGA
DIRECTOR FINANCE

NK:BK / md

Copied to: City Manager
City Clerk
City Solicitor
Director Corporate Services

Contract Increases, Extensions and New Contract Awards Approved by the City Manager: March 27 – September 1, 2020

Purchase Order Name	Supplier Name	Contract/PO Total (after tax)	Value Approved by City Manager	Approval Date
Burnaby Mountain Booster Pump	PCL Constructors Westcoast Inc.	858,291.00	858,291.00	June 22, 2020
RCMP HPDP Facility	Halse-Martin Construction Co. Ltd.	690,831.75	690,831.75	August 17, 2020
2020 Road Improvement Program at Brantford Ave. and Southridge Dr.	Mainland Construction Materials ULC	661,054.12	661,054.12	June 10, 2020
Sanitary, Storm, Sewer Main Reline	Mar-Tech Underground Services Ltd.	590,313.69	590,313.69	April 6, 2020
Contract Extension – Supply and Delivery of Asphalt	B.A. Blacktop Ltd.	2,569,184.99	569,184.99	July 2, 2020
RCMP Building HVAC Upgrades	Just Mechanical Ltd.	554,400.00	554,400.00	August 5, 2020
Contract Extension - Tires and Related Services	Son Tirecraft Burnaby Inc.	2,185,000.00	550,000.00	May 19, 2020
Royal Oakland Staircase Renovation	GPM Civil Contracting Inc.	548,301.75	548,301.75	August 18, 2020
Contract Increase – Laurel Street Works Yard Redevelopment Project	Omicron Architecture Engineering & Construction Ltd.	4,113,536.70	541,800.00	July 7, 2020
Burnaby Mountain PRV at Horizons Restaurant	Hyland Excavating Ltd.	502,993.05	502,993.05	August 5, 2020
Contract Extension - Concrete Cement (See Note 1)	Coquitlam Concrete (1993) Ltd.	758,400.00	386,400.00	July 13, 2020
Contract Increase - Wheelchair Ramps and Bus Stop Program (See Note 1)	Grandview Blacktop Ltd.	681,733.50	247,161.60	June 29, 2020

Note 1: These contract awards were originally approved by the City Manager. The extension and increase takes the total contract values over \$500,000 which would normally require authorization by Council. With the interim limit increase, the City Manager has the authority to approve these increases on behalf of Council.

FINANCIAL MANAGEMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

SUBJECT: PERMISSIVE TAX EXEMPTIONS: 2021-2023

RECOMMENDATION:

1. THAT Council authorize the City Solicitor to bring forward a Property Tax Exemption Bylaw to exempt the properties listed in Attachment 1 from property taxation for the years 2021, 2022 and 2023, and to exempt the properties listed in Attachment 2 from property taxation for the year 2021 only.

REPORT

The Financial Management Committee, at its meeting held on 2020 September 09, received and adopted the attached report seeking Council approval for the granting of permissive exemptions from Property Tax for certain properties for the year 2021 only and for certain other properties for the years 2021 – 2023.

Respectfully submitted,

Mayor M. Hurley
Chair

Councillor S. Dhaliwal
Vice Chair

<p>Copied to: City Manager Director Finance Director Corporate Services Director Parks, Recreation, and Cultural Services Director Planning and Building City Solicitor Area Assessor, BC Assessment</p>
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Meeting 2020 September 09

COMMITTEE REPORT

TO: CHAIR AND MEMBERS **DATE:** 2020 September 02
FINANCIAL MANAGEMENT COMMITTEE

FROM: DIRECTOR FINANCE **FILE:** 7800-02

SUBJECT: PERMISSIVE TAX EXEMPTIONS: 2021-2023

PURPOSE: To obtain approval for the granting of permissive exemptions from Property Tax for certain properties for the year 2021 only and for certain other properties for the years 2021, 2022 and 2023, all as outlined in this report.

RECOMMENDATION:

1. **THAT** the Financial Management Committee recommend Council authorize the City Solicitor to bring forward a Property Tax Exemption Bylaw to exempt the properties listed in Attachment 1 from property taxation for the years 2021, 2022 and 2023, and to exempt the properties listed in Attachment 2 from property taxation for the year 2021 only.

REPORT

1.0 INTRODUCTION

The exemptions outlined in this report are recommended in accordance with Section 224 of the *Community Charter* and City Policy. Starting in 2020, organizations seeking a permissive exemption from property taxation can apply to the City for a three year exemption term. In doing so, organizations must provide supporting information and documentation to substantiate their application. Those wanting less than a three year exemption term must indicate as such through their submission. Application forms and supporting documentation are due back to the City by 2020 June 30, in order to be included in the bylaw. Each application may be subject to a site visit by City staff and could also include the requirement for a site survey plan if the property is eligible for only a partial property tax exemption.

The City's current Permissive Tax Exemption Policy was created in November 2019. The policy provides the framework through which applications are assessed for eligibility. It outlines the administrative workings of the City's permissive tax exemption process, in line with Section 224 of the *Community Charter*. Under the provisions of the *Community Charter*, the bylaw to permissively exempt properties from property taxation must be adopted by Council on or before October 31 of the preceding year. Public notification listing each property receiving an exemption must be undertaken for two consecutive weeks in a local newspaper prior to adoption of the bylaw.

To: *Chair and Members Financial Management Committee*
 From: *Director Finance*
 Re: *Permissive Tax Exemptions: 2021 – 2023*
 2020 September 09..... Page 2

This report outlines details for all new and rejected applications, plus any changes to existing recipients of a permissive exemption from taxation. A complete listing of all properties to be included in the Burnaby Taxation Exemption Bylaw for a period of three years is provided in Attachment 1. Where staff have identified potential future changes or factors limiting the term of an application, exemptions have been limited to a period of one year, and are listed in Attachment 2. The properties included in Attachment 2 will be subject to a follow on review later this year, and will be required to apply again in 2021 to receive a continuation of their exemption status.

In total, there are 167 properties that are recommended to be included under the proposed Burnaby Taxation Exemption Bylaw. The total estimated value of the proposed permissive exemptions from taxation for 2021 is \$3.1M (\$1.1M in City of Burnaby taxes and \$2M in School taxes and taxes charged on behalf of Other Bodies). These figures are based on the assumption that Provincial School Tax rates for classes 4, 5, 6 and 8 will return to pre-COVID levels in 2021 and beyond.

2.0 POLICY SECTION

Goal

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

- A Healthy Community
 - Healthy life –
Encourages opportunities for healthy living and well-being
 - Lifelong learning –
Improve upon and develop programs and services that enable ongoing learning
 - Community involvement –
Encourage residents and businesses to give back to and invest in the community

- A Thriving Organization
 - Organizational culture –
Ensure that our core values are reflected in our policies, programs and service delivery

To: Chair and Members Financial Management Committee
From: Director Finance
Re: Permissive Tax Exemptions: 2021 – 2023
2020 September 09..... Page 3

3.0 NEW APPLICATIONS - RECOMMENDED FOR PROPERTY TAX EXEMPTION

The City has received 16 new applications for the 2021 Property Tax year. It is the recommendation of staff that only the following application be approved.

Pursuant to Sections 224(1) and (2)(f) of the *Community Charter*:

7895 Canada Way **1770-7895-0000**
- New Westminster Evangelical Free Church
100% exemption

No concerns were raised with regard to this application. This church had previously received an exemption from taxation up to 2019, but unfortunately had missed the submission deadline for the 2020 taxation year. A completed application was received prior to the submission deadline for this year's bylaw submission for 2021.

4.0 NEW APPLICATIONS - NOT RECOMMENDED FOR PROPERTY TAX EXEMPTION

Notices are sent to all rejected applicants, and where there is scope for the applicant to submit additional information in support of their application, they are encouraged to do so. Of the 16 new applications received, it is the recommendation of staff that the following 15 new applications be rejected. The reason behind each rejection is provided for each applicant:

3912 Georgia Street **0780-3912-0000**
3986 Norland Ave **1560-3986-5000**
7492 Holly Street **3204-7492-0000**
5482 Rumble Street **3420-5482-0000**
- Progressive Housing Society

Applications were received from Progressive Housing Society for the four properties listed above. These properties are classified as Supporting Housing (Class 3), and consequently the assessment value for each of these properties is only \$2.00. Staff have confirmed with BC Assessment that these properties will remain classified as Supporting Housing until the provincial government deems them to no longer meet this classification. Therefore, there is no requirement for a Permissive Tax Exemption and for that reason the recommendation is to reject these applications.

To: Chair and Members Financial Management Committee
 From: Director Finance
 Re: Permissive Tax Exemptions: 2021 – 2023
 2020 September 09..... Page 4

3326 Ganymede Drive	1641-3326-0000
8916 Orion Place	1642-8916-0000
8931 Orion Place	1642-8931-0000
8946 Ganymede Place	1643-8946-0000
<u>- Dixon Transition Society</u>	

Applications were received from Dixon Transition Society for the four properties listed above. Per the applications, these properties offer supportive housing, counselling outreach, children's programs, education, and emergency and transitional housing for families fleeing domestic violence. The recommendation is to reject these applications, on the grounds that they fall within the type of facility listed under Section 5.02 - Ineligibility Criteria, of the City's Permissive Tax Exemption Policy: "*Private Social Housing/Health Care Facilities*".

5526 Gilpin Street	2320-5526-0000
<u>- Seventh-Day Adventist Church BC Conference</u>	

An application was received from Deer Lake Seventh Day Adventist School for the property located at the above address. The property is already 100% statutorily exempt, under the category Private Schools. City staff spoke to administrators at the school and clarified their exemption status. For that reason the recommendation is to reject this applications as it is not required.

4648 Imperial Street	3100-4648-0000
4648 Imperial Street Inc.	
<u>- IMC Imperial Medical Clinic</u>	

Applications were received from IMC Imperial Medical Clinic. This business provides core medical services and does not hold a charitable status. The recommendation is to reject these applications as the organization does not meet the criteria listed under Section 5.01 - Eligibility Criteria, of the City of Burnaby Permissive Tax Exemption Policy: "*charitable status*". In addition this service is not a complementary extension to municipal services and programs.

4341 Rumble Street	3420-4341-1000
4351 Rumble Street	3420-4351-0000
<u>- Fair Haven Homes Society</u>	

Applications were received from The Fair Haven Homes McKay Apartment Society (3420-4341-0000) and The Fair Haven Homes Society (3420-4351-0000). These properties provide multi level care facilities to disabled/handicapped people, plus affordable housing for low income seniors. The recommendation is to reject these applications, in line with Section 5.02 - Ineligibility Criteria, of the City of Burnaby Permissive Tax Exemption Policy: "*Private Social Housing/Health Care Facilities*".

To: Chair and Members Financial Management Committee
 From: Director Finance
 Re: Permissive Tax Exemptions: 2021 – 2023
 2020 September 09..... Page 5

7772 Graham Avenue
- True Jesus Church in Vancouver

4434-7772-0000

An application was received from the True Jesus Church in Vancouver for the property located on the address above. This is a new owner, since January 2020. The church has not operated at this location to date, and is due to undergo renovations in the near future. As confirmed over the phone with the applicant, there are still pending building permits to be issued for the construction phase. As such there is no indication as to when the church will be open to the public. The recommendation is to reject this application in line with Section 5.02 – Ineligibility Criteria of the City of Burnaby Permissive Tax Exemption Policy: "*Properties under construction*".

7450 12th Ave
- St. Thomas More Collegiate LTD

4540-7450-5000

An application was received from St. Thomas More Collegiate LTD for the property located on the address above. The property is already statutorily exempt under the category Private Schools. Staff have spoken with administrators at the school, and clarified the situation that a permissive exemption from taxation is not required. The recommendation is therefore to reject this application.

411-6888 Royal Oak Ave
- Miao Fa Buddhist Society

6035-6888-0061

An application was received from Miao Fa Buddhist Society. As per consultation with the Licence department this facility is located in a residential area, and as per the application, the main purpose of the property is for use as an office space, which is not permitted under City Zoning. The recommendation is therefore to reject this application as the organization does not meet the eligibility criteria, as listed under Section 5.01 of the City of Burnaby Permissive Tax Exemption Policy: "*Compliance with municipal policies, bylaws, codes and regulations*".

To: Chair and Members Financial Management Committee
 From: Director Finance
 Re: Permissive Tax Exemptions: 2021 – 2023
 2020 September 09..... Page 6

5.0 DELETIONS OR CHANGES TO EXISTING EXEMPTION RECIPIENTS

5.1 Deletions

7772 Graham Avenue **4434-7772-0000**
- Parish of Saints Peter and Paul Anglican

The property changed ownership in January 2020, and this organization is no longer occupying the space.

5.2 Changes

7557 Sussex Avenue **5795-7557-0000**
- The Fair Haven Homes Society

In 2019, Council decided that this property would receive a reduction of 50% in the permissive tax exemption to be granted for 2021, with the permissive tax exemption completely phased out in 2022, as usage of the property does not comply with the City of Burnaby Permissive Tax Exemption Policy. This property is listed in Attachment 2 as a one year exemption only.

7451 Sussex Avenue **5795-7451-0000**
- St. Michael Centre Hospital Society

In 2019, Council decided that this property would receive a reduction of 50% in the permissive tax exemption to be granted for 2021, with the permissive tax exemption completely phased out in 2022, as usage of the property does not comply with the City of Burnaby Permissive Tax Exemption policy. This property is listed in Attachment 2 as a one year exemption only.

6.0 APPLICATIONS LIMITED TO ONE YEAR PERMISSIVE TAX EXEMPTION

The following properties are re-occurrence applications, where we recommend only one year permissive tax exemption due to non-compliance with some of the eligibility criteria. These properties will be notified if they cannot meet these criteria in future years, the future applications will be denied. The following properties are grouped based upon Section 5.01 - Eligibility Criteria, and Section 5.02 – Ineligibility Criteria, of the City's Permissive Tax Exemption Policy.

To: Chair and Members Financial Management Committee
 From: Director Finance
 Re: Permissive Tax Exemptions: 2021 – 2023
 2020 September 09..... Page 7

6.1 Eligibility Criteria

Properties are grouped based upon the eligibility criteria that they do not meet.

Nature of the Service: Burnaby residents must be the primary beneficiaries of the service.

1. 9048 Stormont Avenue 3242-9048-0000
Pacific Assistance Dogs Society (PADS) - 15-20% are Burnaby residents.
2. 2101 Holdom Avenue (Legacy project) 6245-2101-0105
Holdom Community Resource Centre 6245-2101-0106
a. Community Living Society - 25% are Burnaby residents. 6245-2101-0107
6245-2101-0108
6245-2101-0201
3. 8094 11th Ave (partial exemption) 4560-8094-0000
Church of the Nazarene (Canada Pacific District)
Royal View Church of the Nazarene - 40% are Burnaby residents.
4. 7271 Gilley Ave (partial exemption) 6495-7271-0000
Shri Guru Ravidass Sabha (Vancouver) - 6% are Burnaby residents.
5. 5050 Hastings Street 0700-5050-0000
Church of Christian Community in Canada, Vancouver Centre - 10% are Burnaby residents.
6. 6900 Halifax Street 1210-6900-0000
Arbab Rustam Guiv Darbe Mehr-Zoroastrian House of BC - 40% are Burnaby residents.
7. 6010 Kincaid Street 2002-6010-0000
The Danish Evangelical Lutheran Church of Vancouver - 30% are Burnaby residents.
8. 3821 Lister Street 2200-3821-0000
4484 Smith Avenue 5205-4484-0000
Trustees of the Congregation of the Korean United Church
Korean United Church of Vancouver - 32% are Burnaby residents.
9. 6344 Sperling Avenue 6695-6344-0000
Emmaus Lutheran Church – Unknown.
10. 6688 Southoaks Crescent 3261-6688-0000
Nikkei National Museum & Cultural Centre - 33% are Burnaby residents.

To: Chair and Members Financial Management Committee
 From: Director Finance
 Re: Permissive Tax Exemptions: 2021 – 2023
 2020 September 09..... Page 8

Area in Use: Only that part of the property used for not-for-profit activities will be considered; and **Principal Use:** Eligibility for exemption shall be based on ownership and principal use of the property by the organization rather than just the charitable service of the organization.

1. 3981 Albert Street 0630-3981-0000
 Trustees of the Congregation of Vancouver Heights Baptist Church
 Burnaby North Baptist Church – Future day care.
2. 8765 Government Street 1940-8765-0000
 New Life Community Church – Applicant is considering entering into a rental agreement with a third party for part of this site at a future point in time. Discussions are ongoing.
3. 3410 Boundary Road 5105-3410-0000
 Pentecostal Assemblies of Canada
 CityLights Church – Day care on site.

6.2 **Ineligibility Criteria**

Properties Under Construction: Property under construction until construction is complete and an occupancy permit is issued.

1. 9887 Cameron Street (partial exemption) 1800-9887-0000
 Synod of the Diocese of New Westminster
 - Parish of St. Stephen the Martyr – Will redevelop the property in near future.
2. 8585 Armstrong Avenue 4502-8585-0000
 Christian & Missionary Alliance – Canadian Pacific District
 - Burnaby Alliance Church – Will redevelop the church in 2021.

Private Social Housing/Health Care Facilities: With the exception of *Community Charter* Section 220 (1) (i), a permissive tax exemption shall not be considered for:

- Residential facilities such as seniors' housing; and
- Assisted family housing.

1. 7557 Sussex Avenue 5795-7557-0000
 The Fair Haven Homes Society
2. 7451 Sussex Avenue 5795-7451-0000
 St. Michaels Centre Hospital Society

To: Chair and Members Financial Management Committee
From: Director Finance
Re: Permissive Tax Exemptions: 2021 – 2023
2020 September 09..... Page 9

7.0 RECOMMENDATION

It is recommended that the Financial Management Committee recommend Council authorize the City Solicitor to bring forward a Property Tax Exemption Bylaw to exempt the properties listed in Attachment 1 from property taxation for the years 2021, 2022 and 2023, and to exempt the properties listed in Attachment 2 from property taxation for the year 2021 only.



for Noreen Kassam, CPA, CGA
DIRECTOR FINANCE

BK:rr:ej / md

Attachments: 1-Permissive Exemptions from Property Taxation for 2021, 2022, 2023
2-Permissive Exemptions from Property Taxation for 2021

Copied to: City Manager
Director Planning and Building
Director Parks, Recreation & Cultural Services
City Solicitor
City Clerk
Area Assessor, BC Assessment

Permissive Exemptions from Property Taxation for 2021 to 2023

Section 224 of the Community Charter empowers Council to exempt from taxation, by bylaw, the following properties under the applicable subsection of Section 224 of the Community Charter:

Part 1: *Community Charter* Sections 224(1) and (2)(d)

City owned lands or improvements that are used or occupied by a non-profit organization as a licensee or tenant of the City:

- | | | |
|----|--|----------------|
| 1. | 4600 Parker Street
- Alpha Secondary School Site | 0900-4600-0000 |
| 2. | 6990 Aubrey Street
- Lochdale Elementary School Site | 0990-6990-0000 |
| 3. | 7355 Canada Way
- Edmonds North Wing Community Resource Centre | |
| | a. St. Matthew's Day Care Society | 1770-7355-0001 |
| | b. Deaf Children's Society of B.C. | 1770-7355-0002 |
| | c. School District No. 41 - Burnaby Adult Learning Centre | 1770-7355-0003 |
| | d. Canadian Mental Health Association | 1770-7355-0004 |
| | e. Burnaby Family Life Institute | 1770-7355-0006 |
| | f. Canadian Red Cross, Fraser Region-Burnaby Branch | 1770-7355-0007 |
| | g. Immigrant Services Society of B.C. | 1770-7355-0010 |
| | h. Afghan Women's Support Society | 1770-7355-0011 |
| 4. | 6650 Southoaks Crescent
- Community-Centred College for the Retired | 3261-6650-0000 |
| 5. | 7858 Hilda Street | 7185-7858-0000 |
| | 7866 Hilda Street | 7185-7866-0000 |
| | 7872 Hilda Street | 7185-7872-0000 |
| | 7615 Hedge Avenue | 4582-7615-0000 |
| | 7625 Hedge Avenue | 4582-7625-0000 |
| | 7635 Hedge Avenue | 4582-7635-0000 |
| | 7645 Hedge Avenue | 4582-7645-0000 |
| | 7655 Hedge Avenue | 4582-7655-0000 |
| | 7665 Hedge Avenue | 4582-7665-0000 |
| | 7675 Hedge Avenue | 4582-7675-0000 |
| | - Twelfth Avenue Elementary School fields | |
| 6. | 6140 McKercher Avenue
- Burnaby Family Life Institute | 5793-6140-0000 |

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|-----|---|--|
| 7. | 2101 Holdom Avenue (Legacy project)
- Holdom Community Resource Centre | |
| | a. Burnaby Family Life Institute | 6245-2101-0101
6245-2101-0102
6245-2101-0103
6245-2101-0104 |
| | b. Dixon Transition Society | 6245-2101-0204
6245-2101-0205
6245-2101-0206 |
| | c. Volunteer Burnaby | 6245-2101-0202
6245-2101-0203 |
| 8. | 2055 Rosser Avenue (Vantage project)
- Brentwood Community Resource Centre | |
| | a. Burnaby Community Services Society | 5585-2055-5001 |
| | b. Meals on Wheels | 5585-2055-5002 |
| | c. MOSAIC Multilingual Service for Immigrant Communities | 5585-2055-5004 |
| | d. Burnaby Seniors Outreach Services | 5585-2055-5005 |
| 9. | 4460 Beresford Street (Metroplace project)
- Metrotown Community Resource Centre | |
| | a. South Burnaby Neighbourhood House | 2810-4460-0001 |
| | b. BC Centre for Ability | 2810-4460-0002 |
| | c. YMCA Childcare Resource & Referral Program | 2810-4460-0003 |
| | d. National Council for Black Women Foundation | 2810-4460-0004 |
| 10. | 4535 Kingsway (Sovereign project)
- Pioneer Community Resource Centre | |
| | a. Burnaby Hospice Society | 2690-4535-0001 |
| | b. Burnaby Family Life Institute | 2690-4535-0002 |

Part 2: Community Charter Sections 224(1) and (2)(i)

Land or improvements owned or held by an athletic or service club or association and used as a public park or recreation ground or for public athletic or recreational purposes:

- | | | |
|----|--|----------------|
| 1. | 8059 Texaco Drive
- The Lotus Sailing Club | 0294-8059-0002 |
| 2. | 7564 Barnet Road
- BC Volleyball Association | 0690-7564-0000 |
| 3. | 4990 Canada Way
- Burnaby Winter Club (partial exemption) | 1770-4990-0000 |

- | | | |
|----|--|----------------|
| 4. | 9080 Avalon Avenue
- Burnaby Horsemen's Association | 3128-9080-0000 |
| 5. | 3890 Kensington Avenue
- Burnaby Tennis Club | 6545-3890-0000 |

Part 3: Community Charter Sections 224(1) and (2)(c)

Land or improvements that the council considers would otherwise qualify for an exemption under section 220 of the said Act were it not for a secondary use:

- | | | |
|-----|--|----------------|
| 1. | 3883 Triumph Street (partial exemption)
BC Conference of the Mennonite of Bretheren Churches
- Burnaby Pacific Grace Church | 0560-3883-0000 |
| 2. | 3885 Albert Street (partial exemption)
- Grace New Covenant Pentecostal Church | 0630-3885-0000 |
| 3. | 4304 Parker Street (partial exemption)
United Church of Canada
- Willingdon Heights United Church | 0900-4304-0000 |
| 4. | 4550 Kitchener Street (partial exemption)
- Parish of Saint Timothy Burnaby | 1050-4550-5000 |
| 5. | 3905 Norland Avenue (partial exemption)
- Vancouver Korean Full Gospel Church | 1560-3905-0000 |
| 6. | 7837 Canada Way (partial exemption)
- Trustees of St Archangel Michael Serbian Orthodox Church | 1770-7837-0000 |
| 7. | 5975 Sunset Street (partial exemption)
- Trustees of Capitol Hill Congregation of Jehovah's Witnesses | 1970-5975-0000 |
| 8. | 9387 Holmes Street (partial exemption)
The Roman Catholic Archbishop of Vancouver
Catholic Independent Schools of Vancouver
- St. Michael's Catholic Church & Elementary School | 2550-9387-0000 |
| 9. | 6907 Elwell Street
- South Burnaby Gospel Hall Society | 3140-6907-0000 |
| 10. | 5060 Marine Drive (partial exemption)
- Iglesia Ni Cristo Church of Christ | 3700-5060-0000 |
| 11. | 5420 Marine Drive (partial exemption)
- Hindu Cultural Society & Community Centre of BC | 3700-5420-0000 |

12.	7455 – 10th Avenue (partial exemption) The Roman Catholic Archbishop of Vancouver - Our Lady of Mercy Catholic Church	4600-7455-0000
13.	7551 Gray Avenue 7591 Gray Avenue (partial exemption) Trustee of the Congregation of Jubilee Unit - Jubilee United Church	5755-7551-0000 5755-7591-0000
14.	7283 Nelson Avenue (partial exemption) - Grace Lutheran Church of South Burnaby	5895-7283-0000
15.	1640 Delta Avenue (partial exemption) - Trustees of Brentwood Park Presbyterian Church	5945-1640-0000
16.	380 Hythe Avenue (partial exemption) BC Conference of the Mennonite Brethren Churches - Pacific Grace Mandarin Church	5995-0380-0000
17.	5135 Sperling Avenue (partial exemption) - Trustee of the Congregation of Deer Lake United Church	6695-5135-0000
18.	1600 Cliff Avenue (partial exemption) - Trustees of Cliff Avenue United Church	6835-1600-0000
19.	7135 Walker Avenue (partial exemption) - Southside Community Church	7015-7135-0000

Part 4: *Community Charter* Sections 224(1) and (2)(f)(i-iii)

A portion of the parcel of land surrounding an exempt building, a hall that council considers is necessary to the exempt building and the land on which the hall stands, or an area of land surrounding a hall that is exempt under subparagraph (ii):

1.	6641 Halifax Street (partial exemption) - Parkcrest Gospel Chapel	1210-6641-0000
2.	5146 Laurel Street (partial exemption) The Roman Catholic Archbishop of Vancouver - St. Theresa's Catholic Church	1790-5146-0000
3.	5600 Dorset Street (partial exemption) - Sanatan Dharm Cultural Society	3150-5600-0000
4.	6597 Balmoral Street 6656 Balmoral Street (partial exemption) 6627 Arcola Street 6681 Arcola Street The Roman Catholic Archbishop of Vancouver - St. Francis de Sales Catholic Church and St. Francis de Sales Preschool	3170-6597-0000 3170-6656-0000 3220-6627-0000 3220-6681-0000

- | | | |
|-----|--|--|
| 5. | 1450 Delta Avenue (partial exemption)
The Roman Catholic Archbishop of Vancouver
- Holy Cross Catholic Church & Elementary School | 5945-1450-0000 |
| 6. | 7716 Cumberland Avenue (partial exemption)
Trustees of N.W. Branch Pentecostal Holiness Church
- Pentecostal Holiness Church of Canada | 7665-7716-0000 |
| 7. | 3871 Pandora Street
The Roman Catholic Archbishop of Vancouver
- St. Helen's Catholic Church | 0600-3871-0000 |
| 8. | 5209 Hastings Street
Pentecostal Assemblies of Canada
- Burnaby Christian Pentecostal Church | 0700-5209-0000 |
| 9. | 5170 Norfolk Street
- The Church in Burnaby | 1750-5170-0000 |
| 10. | 5060 Canada Way
- BC Muslim Association | 1770-5060-0000 |
| 11. | 7895 Canada Way
- New Westminster Evangelical Free Church | 1770-7895-0000 |
| 12. | 5136 Laurel Street
The Roman Catholic Archbishop of Vancouver
- St. Theresa's Catholic Church | 1790-5136-0000 |
| 13. | 8760 Lougheed Highway
- New Life Community Church | 1310-8760-0000 |
| 14. | 6556 Sprott Street
4040 Canada Way
3466 Curle Avenue
- Aga Khan Foundation Canada | 1960-6556-0000
1770-4040-0000
5325-3466-0000 |
| 15. | 5280 Kincaid Street
- Church of Jesus Christ of Latter-Day Saints in Canada | 2002-5280-0000 |
| 16. | 5584 Kincaid Street
- First United Spiritualist Church of Vancouver | 2002-5584-0000 |
| 17. | 6580 Thomas Street
- Christ Church of China | 2030-6580-0000 |
| 18. | 4045 Kingsway
- Foursquare Gospel Church of Canada | 2690-4045-0000 |

- | | | |
|-----|---|----------------------------------|
| 19. | 5855 Imperial Street
Trustees of the Congregation of the Central Christian
- Assembly for the Central Tabernacle | 3100-5855-0000 |
| 20. | 5535 Short Street
Trustees of the Deer Lake Congregation of Jehovah's Witnesses
- Burnaby Unit of Jehovah's Witnesses | 3190-5535-0000 |
| 21. | 6112 Rumble Street
6138 Rumble Street
- Burnaby Chinese Evangelical Free Church | 3420-6112-0000
3420-6138-0000 |
| 22. | 5110 Marine Drive
5122 Marine Drive
- Evangelical Chinese Bible Church | 3700-5110-0000
3700-5122-0000 |
| 23. | 5462 Marine Drive
- International Society for Krishna Consciousness for Western Canada | 3700-5462-0000 |
| 24. | 7457 Edmonds Street
- Trustees of Gordon Congregation of Presbyterian Church of Canada | 4310-7457-0000 |
| 25. | 7717 19th Avenue
Synod of the Diocese of New Westminster
- St. Alban the Martyr Anglican Church | 4330-7717-0000 |
| 26. | 8255 – 13th Avenue
- First Christian Reformed Church of New Westminster BC | 4500-8255-0000 |
| 27. | 8611 Armstrong Avenue
Christian & Missionary Alliance – Canadian Pacific District
- Burnaby Alliance Church | 4502-8611-0000 |
| 28. | 7103 – 10th Avenue
- Tenth Avenue Bible Chapel | 4600-7103-0000 |
| 29. | 7925 – 10th Avenue
7926 – 11th Avenue
- BC Association of Seventh-day Adventists | 4600-7925-0000
4560-7926-0000 |
| 30. | 4830 Boundary Road
Pentecostal Assemblies of Canada
- Iglesia Evangelica Pentecostal Emanuel | 5105-4830-0000 |
| 31. | 140 Esmond Avenue
- Maktab Tarighat Oveyssi Shahmaghsoudi (School of Islamic Sufism) | 5175-0140-0000 |
| 32. | 3426 Smith Avenue
- Chinese Taoism Kuan-Kung Association in Canada | 5205-3426-0000 |

33.	271 Ingleton Avenue - Grace Christian Chapel	5245-0271-0000
34.	4950 Barker Crescent Apostolic Church of Pentecost Vancouver - Garden Village Apostolic Church	5595-4950-0000
35.	4812 Willingdon Avenue Willingdon Charitable Holdings Society - Willingdon Church	5655-4812-0000
36.	5825 Nelson Avenue - Nelson Avenue Community Church	5895-5825-0000
37.	6125 Nelson Avenue - Governing Council of the Salvation Army in Canada	5895-6125-0000
38.	1410 Delta Avenue Christian & Missionary Alliance – Canadian Pacific District - Brentwood Park Alliance Church	5945-1410-0000
39.	7175 Royal Oak Avenue Canadian Baptists of Western Canada - Royal Oak Ministry Centre	6035-7175-0000
40.	7405 Royal Oak Avenue - The Parish of All Saints South Burnaby	6035-7405-0000
41.	7485 Salisbury Avenue Trustees of the Congregation of South Burnaby Church of Christ - South Burnaby Church of Christ	6895-7485-0000
42.	7540 - 6th Street - Westminster Bible Chapel	7305-7540-0000
43.	7195 Cariboo Road Governing Council of the Salvation Army in Canada - Salvation Army Cariboo Hill Temple	8045-7195-0000
44.	7200 Cariboo Road - Cariboo Road Christian Fellowship Society	8045-7200-0000

Part 5: Community Charter Sections 224(1) and (2)(g)

The lands or improvements used or occupied by a religious organization as a tenant or licensee for the purpose of public worship or for the purposes of a hall:

1.	3891 Kingsway (partial exemption) 0920332 BC Ltd. - International Full Gospel Fellowship	2690-3891-0000
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Part 6: Community Charter Sections 224(1) and (2)(b)

Land or improvements owned or held by a municipality, regional district or other local authority, and used for a purpose of the local authority:

1. 4502 CPR R/W 0210-4502-0000
- Owned by Chevron Canada - used for Confederation Park Trail
2. 3877 Eton Street 0400-3877-0000
- Owned by Greater Vancouver Water District - used for Burnaby Heights Park
3. 104-4191 Hastings Street 0700-4191-0000
- Owned by No. 289 Cathedral Ventures LTD, leased to City of Burnaby – operating agreement with the CPO (Community Policy Office)
4. 178-9855 Austin Road 1990-9855-0000
- Owned by Lougheed Mall Holdings Corp, leased to City of Burnaby – operating agreement with the CPO (Community Policy Office)
5. 8301 Forest Grove Drive 1276-8301-0000
- Owned by Greater Vancouver Water District - used by Forest Grove Park
6. 7085 Burford Street 3020-7085-0000
7086 Burford Street 3020-7086-0000
7051 Halligan Street 3060-7051-0000
7061 Halligan Street 3060-7061-0000
6617 Salisbury Avenue 6895-6617-0000
6637 Salisbury Avenue 6895-6637-0000
6647 Salisbury Avenue 6895-6647-0000
6667 Salisbury Avenue 6895-6667-0000
6687 Salisbury Avenue 6895-6687-0000
- Owned by BC Hydro - used for Burnaby Parks, Recreation & Culture Commission for landscaping beautification
7. 2294 Douglas Road 5107-2294-0000
- Owned by Kebet Holdings LTD, leased to City of Burnaby – operating agreement with Progressive Housing Society
8. 9181 University Crescent 8182-9181-5000
- Owned by Simon Fraser University - used for Richard Bolton Park
9. Highland Park Line 9901-0163-0002
- Owned by BC Hydro - used for Cycle and Pedestrian Corridor from New Westminster to Vancouver

Part 7: Community Charter Sections 224(1) and (2)(a)

Land or improvements that are owned or held by a charitable, philanthropic or other not for profit organization, and used for a purpose that is directly related to the purposes of the corporation:


- | | | |
|----|---|----------------|
| 1. | 204 – 3993 Henning Drive
- St. Leonard's Youth & Family Services Society | 1330-3993-0024 |
| 2. | 2702 Norland Avenue
- Burnaby Association for Community Inclusion | 1560-2702-0000 |
| 3. | 4543 Canada Way
- United Way of the Lower Mainland | 1770-4543-0000 |
| 4. | 5289 Grimmer St
- Royal Canadian Legion South Burnaby Branch No. 83
(100% site, less portion for residential parking) | 3050-5289-0001 |
| 5. | 7181 Arcola Way
- St. Leonard's Youth & Family Services Society | 3208-7181-0003 |
| 6. | 5024 Rumble Street
- Burnaby Neighbourhood House | 3420-5024-0000 |
| 7. | 518 S. Howard Avenue
- Boys' and Girls' Clubs of South Coast BC | 6185-0518-0000 |
| 8. | 1409 Sperling Avenue
- DSRF - Down Syndrome Research Foundation | 6695-1409-0000 |
| 9. | 3400 Lake City Way
- The Canadian Red Cross Society (partial exemption) | 7405-3400-0000 |

Permissive Exemptions from Property Taxation for 2021

Section 224 of the Community Charter and the subsections therein empowers Council to exempt from taxation, by bylaw, the following properties:

Part 1: *Community Charter* Sections 224(1) and (2)(d)

City owned lands or improvements that are used or occupied by a non-profit organization as a licensee or tenant of the City:

- | | | |
|----|---|---|
| 1. | 9048 Stormont Avenue (partial exemption)
- Pacific Assistance Dogs Society (PADS) | 3242-9048-0000 |
| 2. | 2101 Holdom Avenue (Legacy project)
Holdom Community Resource Centre
- Community Living Society | 
6245-2101-0105
6245-2101-0106
6245-2101-0107
6245-2101-0108
6245-2101-0201 |

Part 3: *Community Charter* Sections 224(1) and (2)(c)

Land or improvements that the council considers would otherwise qualify for an exemption under section 220 of the said Act were it not for a secondary use:

- | | | |
|----|--|----------------|
| 1. | 9887 Cameron Street (partial exemption)
Synod of the Diocese of New Westminster
- Parish of St. Stephen the Martyr | 1800-9887-0000 |
|----|--|----------------|

Part 4: *Community Charter* Sections 224(1) and (2)(f)(i-iii)

A portion of the parcel of land surrounding an exempt building, a hall that council considers is necessary to the exempt building and the land on which the hall stands, or an area of land surrounding a hall that is exempt under subparagraph (ii).

- | | | |
|----|--|----------------|
| 1. | 8094 11 th Ave (partial exemption)
Church of the Nazarene (Canada Pacific District)
- Royal View Church of the Nazarene | 4560-8094-0000 |
| 2. | 7271 Gilley Ave (partial exemption)
- Shri Guru Ravidass Sabha (Vancouver) | 6495-7271-0000 |
| 3. | 3981 Albert Street
Trustees of the Congregation of Vancouver Heights Baptist Church
- Burnaby North Baptist Church | 0630-3981-0000 |

- | | | |
|-----|--|----------------------------------|
| 4. | 5050 Hastings Street
- Church of Christian Community in Canada, Vancouver Centre | 0700-5050-0000 |
| 5. | 6900 Halifax Street
- Arbab Rustam Guiv Darbe Mehr-Zoroastrian House of BC | 1210-6900-0000 |
| 6. | 8765 Government Street
- New Life Community Church | 1940-8765-0000 |
| 7. | 6010 Kincaid Street
- The Danish Evangelical Lutheran Church of Vancouver | 2002-6010-0000 |
| 8. | 3821 Lister Street
4484 Smith Avenue
Trustees of the Congregation of the Korean United Church
- Korean United Church of Vancouver | 2200-3821-0000
5205-4484-0000 |
| 9. | 8585 Armstrong Avenue
Christian & Missionary Alliance – Canadian Pacific District
- Burnaby Alliance Church | 4502-8585-0000 |
| 10. | 3410 Boundary Road
Pentecostal Assemblies of Canada
- CityLights Church | 5105-3410-0000 |
| 11. | 6344 Sperling Avenue
- Emmaus Lutheran Church | 6695-6344-0000 |

Part 7: Community Charter Sections 224(1) and (2)(a)

Land or improvements that are owned or held by a charitable, philanthropic or other not for profit organization, and used for a purpose that is directly related to the purposes of the corporation.

- | | | |
|----|---|----------------|
| 1. | 6688 Southoaks Crescent
- Nikkei National Museum & Cultural Centre (partial exemption) | 3261-6688-0000 |
|----|---|----------------|

Part 8: Community Charter Sections 224(1) and (2)(j)

Land or improvements owned or held by a person or organization and operated as a private hospital licensed under the Hospital Act or as a licensed community care facility, or registered assisted living residence under the Community Care and Assisted Living Act.

- | | | |
|----|--|----------------|
| 1. | 7557 Sussex Avenue (partial exemption)
The Fair Haven Homes Society | 5795-7557-0000 |
| 2. | 7451 Sussex Avenue (partial exemption)
St. Michaels Centre Hospital Society | 5795-7451-0000 |



Meeting 2020 September 14

COUNCIL REPORT

FINANCIAL MANAGEMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

**SUBJECT: 2020 SEPTEMBER ENGINEERING CAPITAL INFRASTRUCTURE
BYLAW FUNDING REQUEST**

RECOMMENDATION:

1. THAT Council authorize the City Solicitor to bring forward a Capital Reserve Fund Bylaw in the amount of \$13,900,000, and the use of Waterworks Utility Capital Reserve in the amount of \$950,000 to finance Engineering capital infrastructure improvement projects, as outlined in this report.

REPORT

The Financial Management Committee, at its meeting held on 2020 September 09, received and adopted the attached report seeking Council authorization for the use of Waterworks Utility Capital Reserves and a Capital Reserve Fund Bylaw to finance 2020 – 2024 Engineering capital infrastructure projects.

Respectfully submitted,

Mayor M. Hurley
Chair

Councillor S. Dhaliwal
Vice Chair

Copied to: City Manager Director Engineering Director Corporate Services Director Finance Deputy Director Engineering City Solicitor Manager, Engineering Projects
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Meeting 2020 Sep 09

COMMITTEE REPORT

TO: CHAIR AND MEMBERS FINANCIAL MANAGEMENT COMMITTEE **DATE:** 2020 September 01

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

SUBJECT: **2020 SEPTEMBER ENGINEERING CAPITAL INFRASTRUCTURE BYLAW FUNDING REQUEST**

PURPOSE: To request the use of Waterworks Utility Capital Reserves and to request a *Capital Reserve Fund Bylaw* to finance 2020 - 2024 Engineering capital infrastructure projects.

RECOMMENDATION:

1. **THAT** the Financial Management Committee recommend Council authorize the City Solicitor to bring forward a *Capital Reserve Fund Bylaw* in the amount of \$13,900,000, and the use of Waterworks Utility Capital Reserve in the amount of \$950,000 to finance Engineering capital infrastructure improvement projects, as outlined in this report.

REPORT**INTRODUCTION**

The 2020 – 2024 Financial Plan provides funding for various multi-year capital improvement projects. In order to proceed with design, contract administration and construction, funding approval is requested for the projects listed below.

POLICY SECTION

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

Goal

- A Safe Community
 - Transportation safety –
Make City streets, pathways, trails and sidewalks safer.
- A Dynamic Community
 - City Facilities and infrastructure –

To: CHAIR AND MEMBERS FINANCIAL MANAGEMENT COMMITTEE
 From: DIRECTOR ENGINEERING
 Re: 2020 SEPTEMBER ENGINEERING CAPITAL INFRASTRUCTURE
 BYLAW FUNDING REQUEST

2020 September 01.....Page 2

Build and maintain infrastructure that meets the needs of our growing community.

- A Thriving Organization
 - Reliable services, technology and information –
Protect the integrity and security of City information, services and assets.

1.0 Infrastructure

1.1 Lougheed Highway Upgrade Boundary to Gilmore Avenue

Estimated \$7,200,000

This project includes coordination of road upgrades and twinned watermains along Lougheed Highway from Boundary Road to Gilmore Avenue and related road rehabilitation on Boundary Road from Lougheed Highway to Myrtle Street.

Lougheed Highway will be upgraded to include the Town Centre Standards and Boundary Road will undergo pavement rehabilitation. The watermain replacement includes a new railway crossing, north of Myrtle Street. A high level drainage review is also performed as part of the conceptual design to identify drainage upgrades that are required. Portions of this project is eligible for MRN reimbursement.

The existing 4 lanes are actually functioning as 3 lanes plus 1 dedicated right turn lane. A re-design to incorporate a proper separated cycle track and eliminate the dedicated right turn lane would be more optimal. As well, this re-design for 3 lanes is aligned with our new Town Centre Standards. No tree cutting is expected at this time. Forestry will verify during construction if any trees are inadvertently damaged as a result. The “Welcome to Burnaby” sign on the South side of Lougheed will remain as-is.

Scope of work in this project include:

- Installation of a new multiuse path on south side of Lougheed Highway (Boundary Road to Gilmore Avenue), including pedestrian lighting and also upgraded roadway lighting.
- Installation of sidewalk and pedestrian lighting on north side of Lougheed Highway (Boundary Road to Gilmore Avenue) to tie into the existing sidewalk and boulevard features in order to fill in the gaps and finish the connectivity on the north side.
- Road narrowing from 4 lanes to 3 lanes of traffic for eastbound Lougheed Highway, including new curb and gutters.
- New asphalt for the entire project area; Boundary Road (Central Valley Greenway to Lougheed Highway, Burnaby Side), Lougheed Highway (Boundary Road to Gilmore Avenue), on both sides of the road.

Funding is being requested to facilitate tender that will begin in October 2020 to start construction in January 2021, and completion of this project is expected by the end of 2022 and will be coordinated with other construction works on Gilmore Avenue to minimize disruptions.

To: CHAIR AND MEMBERS FINANCIAL MANAGEMENT COMMITTEE
 From: DIRECTOR ENGINEERING
 Re: 2020 SEPTEMBER ENGINEERING CAPITAL INFRASTRUCTURE
 BYLAW FUNDING REQUEST

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Project Mask(s)	2021	2022	Total
EMC.3038 – Roads	\$500,000	\$3,500,000	\$4,000,000
EJA.3038 – Water	\$200,000	-	\$200,000
EMA.3038 – MRN	\$2,000,000	\$1,000,000	\$3,000,000
Total	\$2,700,000	\$4,500,000	\$7,200,000

1.2 Metro Vancouver Douglas Road Main Coordinated Works

Estimated \$4,800,000

This project consists of utility upgrades and road rehabilitation in conjunction with a Metro Vancouver capital works program associated with their Douglas Road Main (DRM2) replacement project. The project will include provisions for sustainable initiatives, minimal environmental impacts (including noise, odour control and surrounding environmentally sensitive areas), an architecturally aesthetic control building and landscaping features relevant to an urban environment.

The first phase of the project which involved the installation of 2.4 kilometers of water main with Metro Vancouver is nearing completion, and the second phase of the project is underway. This phase includes construction of roadways, curb & gutter and sidewalks for the following neighbourhoods: Eton Street (North Madison Avenue to Willingdon Avenue), Rosser Avenue (Albert Street to Eton Street), and McGill Avenue (Gilmore Avenue to North Madison Avenue).

Funding is being requested to facilitate tender starting in November 2020 to begin construction at the beginning of 2021. This coordinated project began in 2018 and is expected to reach completion by the end of 2021. A portion of the sidewalk expansion program has been reallocated from the 2020 – 2024 Capital Plan to facilitate this funding request. Additionally, the City reached a cost sharing agreement with Metro Vancouver for \$2.8 million for both phases of the project.

Project Mask(s)	2021
EMC.3137 – Roads	\$4,800,000

1.3 Storm Extensions 2020 B Winter Package

Estimated \$2,100,000

This project involves development coordinated works related to storm sewer extensions (see *Storm Sewer Extension Contribution and Fee Bylaw*), and associated road repair and upgrades if applicable.

Construction is currently being planned for the following addresses:	
4990 Lorraine Avenue	4130 Irmin Street
4152 Parker Street	3676 Kalyk Avenue
6107 Dickens Street	6779 Bryant Street
5680 Ewart Street	

To: CHAIR AND MEMBERS FINANCIAL MANAGEMENT COMMITTEE
 From: DIRECTOR ENGINEERING
 Re: 2020 SEPTEMBER ENGINEERING CAPITAL INFRASTRUCTURE
 BYLAW FUNDING REQUEST

2020 September 01.....Page 4

\$500,000 of funding for this project has been previously approved by Council to facilitate contract administration and design award. Additional funding is being requested to begin the tender process expected to be awarded in March 2021 for construction. Construction activities will be managed to align to the cash flow presented in the table below in order to install services in a timely manner while maintaining even year-to-year capital spending. Work will be prioritized based on customer requirements.

Project Mask(s)	<u>2021</u>	<u>2022</u>	<u>Total</u>
EMC.3180 – Roads	\$500,000	-	\$500,000
ELA.3180 – Drainage	-	\$1,600,000	\$1,600,000
Total	\$500,000	\$1,600,000	\$2,100,000

1.4 North Burnaby Watermains and Road Rehabilitation Estimated \$750,000

This is a watermain replacement and roads rehabilitation package which involves replacement of existing watermain and services, complete with pavement rehabilitation on local/collector streets in north Burnaby in the Aubrey and Buchanan neighbourhoods. \$3,970,000 of funding has been previously approved by Council for this project.

The water works portion of this project constructed by City Forces is nearing completion. However, remaining costs to complete the project were higher than anticipated partially due to poorer road base conditions and more retaining walls for slope stability than originally anticipated. Capital plan from other water projects that have been deferred to future years has been reallocated to this project. Additional funding is being requested to complete this project.

Project Mask(s)	<u>2020</u>
EJA.3147 - Water	\$750,000

These expenditures are included in the 2020 – 2024 Financial Plan and sufficient Capital Reserves & Reserve Funds are available to finance the capital projects outlined in this report.

To: CHAIR AND MEMBERS FINANCIAL MANAGEMENT COMMITTEE
From: DIRECTOR ENGINEERING
Re: 2020 SEPTEMBER ENGINEERING CAPITAL INFRASTRUCTURE
BYLAW FUNDING REQUEST

2020 September 01.....Page 5

RECOMMENDATION

It is recommended that the Financial Management Committee recommend Council authorize the City Solicitor to bring forward a *Capital Reserve Fund Bylaw* in the amount of \$13,900,000, and the use of Waterworks Utility Capital Reserve in the amount of \$950,000 to finance Engineering capital infrastructure improvement projects, as outlined in this report.



(For)

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

JM/RS:nh

Copied to: Director Finance
City Solicitor
Deputy Director Engineering
Manager, Engineering Projects

FINANCIAL MANAGEMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

SUBJECT: DEER LAKE PRECINCT WAYFINDING PROJECT

RECOMMENDATIONS:

1. THAT Council approve-in-principle work completed to date on the Deer Lake Precinct Wayfinding Project, as outlined in Section 4.0 of this report, as the basis for the preparation of a Comprehensive Sign Plan for the precinct and a text amendment to the Burnaby Sign Bylaw.
2. THAT a copy of this report be sent to the Parks, Recreation and Culture Commission for information purposes.

REPORT

The Financial Management Committee, at its meeting held on 2020 September 09, received and adopted the attached report seeking Council approval in principle of the preliminary wayfinding concept design for the Deer Lake Precinct.

Respectfully submitted,

Mayor M. Hurley
Chair

Councillor S. Dhaliwal
Vice Chair

<p>Copied to: City Manager Director Corporate Services Director Engineering Director Finance Director Parks, Recreation & Cultural Services Director Planning & Building Director Public Safety & Community Services Purchasing Manager</p>



Meeting 2020 Sep 09

COMMITTEE REPORT

TO: CHAIR AND MEMBERS
FINANCIAL MANAGEMENT COMMITTEE

DATE: 2020 September 2

FROM: MAJOR CIVIC BUILDING PROJECT
COORDINATION COMMITTEE

FILE: 4230 12
*Reference: Wayfinding – Deer Lake
Precinct*

SUBJECT: DEER LAKE PRECINCT WAYFINDING PROJECT

PURPOSE: To obtain Council approval in principle of the preliminary wayfinding concept design for the Deer Lake Precinct.

RECOMMENDATIONS:

1. **THAT** Council approve-in-principle work completed to date on the Deer Lake Precinct Wayfinding Project, as outlined in Section 4.0 of this report, as the basis for the preparation of a Comprehensive Sign Plan (CSP) for the precinct and a text amendment to the Burnaby Sign Bylaw.
2. **THAT** a copy of this report be sent to the Parks, Recreation and Culture Commission for information purposes.

REPORT**1.0 INTRODUCTION**

In March 2020, City staff re-engaged Public: Architecture + Communication to complete a wayfinding signage program, concept and implementation strategy for the Deer Lake Precinct, as well as the preparation of related drawings and specifications for permit approvals and construction tender. This work is intended to form part of a Comprehensive Sign Plan (CSP) that will guide the installation of current and future wayfinding signage needs in the precinct. Work on the project has advanced to a stage that a proposed signage program, preliminary concept, and implementation strategy has been developed. As such, the purpose of this report is to seek Council approval-in-principle on the preliminary concept and implementation strategy. This work will form the basis for initiating next steps, including the preparation of a future bylaw text amendment report to amend the Burnaby Sign Bylaw so as to enable the installation of a wayfinding signage program that exceeds the limitations of the current Bylaw; preparation of detailed design drawings and specifications for tendering purposes; and, fabrication and installation.

It is noted that the scope of this project is limited to wayfinding signage for civic, Burnaby RCMP and public park facilities and destinations within the Deer Lake Precinct (see *attached* Sketch #1). All other signs are subject to the provisions of the Burnaby Sign Bylaw and/or approved Comprehensive Sign Plans (CSP).

To: *Financial Management Committee*
 From: *Major Civic Building Project Coordination Committee*
 Re: *Deer Lake Precinct Wayfinding Project*
 2020 September 02.....Page 2

2.0 POLICY SECTION

The advancement of this project aligns with the following goals and sub-goals of the Corporate Strategic Plan:

- **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**
 - Geographic Connection - Ensure that people can move easily through all areas of Burnaby, using any form of transportation
- **A Dynamic Community**
 - Economic Opportunity – Foster an environment that attracts new and supports existing jobs, businesses and industries
 - City Facilities and Infrastructure – Build and maintain infrastructure that meets the needs of our growing community

3.0 BACKGROUND

The Deer Lake Precinct, which is centrally located in Burnaby, is a major destination within Burnaby and is of City-wide significance. It encompasses the City’s Central Administrative Area (City Hall Main Building, West Building, RCMP Burnaby Detachment), Deer Lake Business Centre (Deer Lake Buildings 1 and 2), Burnaby Arts and Culture Complex (Burnaby Cultural Services, Shadbolt Centre for the Arts, Burnaby Village Museum, Burnaby Art Gallery), and Deer Lake Park. The precinct receives numerous visitors on a daily basis, and with the increased profile of Deer Lake Park as a concert venue, it has also brought many new visitors to the precinct from throughout the region.

To the north and northwest are a range of business, institutional and residential uses, including Discovery Place Community Plan Area, BCIT, Greentree Village multiple-family residential development and Forest Lawn Cemetery. To the northeast is the Trans-Canada Highway and Kensington Interchange, beyond which are the Burnaby Lake Regional Nature Park and the Burnaby Lake Sports Complex Area. To the west is Burnaby Central Secondary School and single- and two-family neighbourhoods. Further west still, across Willingdon Avenue, is Moscrop Secondary School. To the east, across Sperling Avenue is the Rayside Community Plan Area, which has undergone recent multiple family residential development, and single- and two-family neighbourhoods. To the south are single- and two-family neighbourhoods, Oaklands multiple-family residential development, and Downtown Metrotown Plan Area.

Over the years, improvements to signage for the various land uses within the precinct has been advanced on an individual site basis. As a result, signage is not consistent between destinations, nor is there a cohesive relationship between the signage of each facility/destination, posing a challenge for wayfinding through the precinct. As a number of wayfinding/directional signage

To: *Financial Management Committee*
 From: *Major Civic Building Project Coordination Committee*
 Re: *Deer Lake Precinct Wayfinding Project*
 2020 September 02.....Page 3

types throughout the precinct are aging and in need of replacement, it presents an opportunity to undertake a comprehensive review of the existing signage within the precinct for the purposes of developing a cohesive and consistent approach to wayfinding signage improvements. This approach would enable the approvals of future wayfinding signage within the precinct based on a set of guidelines that appropriately responds to the land use context of the precinct, the public realm and its relationship to other signage within the precinct. This approach would also enable the development of a contemporary wayfinding signage program that enhances civic presence and identity within the precinct.

In 2015, Council approved the initiation of a wayfinding study for the precinct, and for which the consultant, Public: Architecture + Communication, was engaged to work with City staff to develop a comprehensive wayfinding program so as to enhance the visitors' arrival experience and navigation through the precinct, as well as establish a cohesive civic presence within it. Work on the Deer Lake Precinct Wayfinding project was advanced to an extent as work priorities and resources permitted, but was not completed.

On 2020 February 24, Council authorized funding to re-initiate and complete the project. City staff have since formed a work group and re-engaged Public: Architecture + Communications to complete the project, but with the expanded scope of developing a CSP for the precinct. The CSP is intended to provide a framework that will enable future signage within the precinct to meet the needs of the various business, civic, institutional, cultural and park uses within it as described in Section 4.0 of this report.

4.0 PROPOSED DEER LAKE PRECINCT WAYFINDING CONCEPT AND STRATEGY

4.1 Proposed Wayfinding Signage Program

As noted in this report, City staff have formed a work group and re-engaged the consultant, Public: Architecture + Communications, to develop a CSP for the Deer Lake Precinct. The CSP will encompass:

- completion of an inventory and audit of existing signage within the precinct, as well as identification of existing wayfinding signage to be retained as part of the proposed CSP;
- preparation of wayfinding signage concept design and typology, including a standardized graphic/iconography and typography consistent with the City's approved branding and visual identity standards;
- completion of site studies and analysis for location, orientation and messaging of wayfinding signage;
- preparation of drawings and specifications for each sign type for tendering purposes; and,
- development of an implementation phasing plan, as well as guidelines for the siting of future wayfinding signage.

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 From: *Major Civic Building Project Coordination Committee*
 Re: *Deer Lake Precinct Wayfinding Project*
 2020 September 02.....Page 4

It is noted that while the signage inventory will encompass all awning, business, canopy, fascia or freestanding signs within the precinct, the proposed CSP is intended to be a regulatory framework for wayfinding signage only. Business and primary building identification signs will need to comply with the provisions of the Burnaby Sign Bylaw and/or approved Comprehensive Sign Plans for the site.

4.2 *Wayfinding Goals*

It is intended that the project develop a wayfinding concept and strategy that achieves the following goals:

- facilitates ease of wayfinding for visitors arriving on-foot, cycling, transit, and passenger and commercial vehicle;
- is a cohesive and contemporary signage system that is easy to update; and,
- is welcoming, visible, clear and integrated with the surrounding facilities, public realm, and park.

It is also intended to enhance the visitors' arrival experience to the precinct, support their ability to self "orient-in-place", determine route, and navigate easily to their destination.

4.3 *Design Principles*

Wayfinding signage design is premised on the over-arching principles of visibility ("I Can See It"); functionality ("It Works Great"); and aesthetics ("It Looks Great"):

- Visible – signage is accessible, legible and sized/oriented at a scale that is appropriate to the intended user;
- Functional – signage "chain" or system is predictable, progressively discloses information and is accurate. The signage system is also designed to be flexible to adapt to a variety of conditions, locations and messaging needs, while remaining visually unified. Components are update-able, materials are durable and easy to maintain; and,
- Aesthetic – signage design is contemporary, integrated and consistent with the City of Burnaby's visual identity and corporate branding. Signage design is also respectful of the different architecture, land use, and precinct characteristics.

Given that the precinct, and particularly Deer Lake Park, is a major destination of City-wide significance, there is a desire to also express a civic presence and specialness of place in the proposed wayfinding signage concept design.

To: Financial Management Committee
 From: Major Civic Building Project Coordination Committee
 Re: Deer Lake Precinct Wayfinding Project
 2020 September 02..... Page 5

4.4 Proposed Wayfinding Signage Concept Design

Development of the preliminary concept design has been a joint-collaboration and effort across several departments and agencies including Planning, Parks, Recreation and Cultural Services, Engineering, Communications, Colliers (property manager for Deer Lake 1 and 2) and Burnaby Detachment RCMP. The following is a summary of the design work completed to date:

The proposed wayfinding signage concept consists of a suite or family of sign typology that are unified by colour, composition, and materiality. In general, the signage is constructed of metal panels or blades atop a concrete board-form base. The colour composition of the panels are primarily blue tones with an accent colour of bright green, all of which are consistent with the City’s approved colour palette. The concrete base is detailed with a wood-grain pattern and aluminum inlay “City of Burnaby logo”. Figure 1 below illustrates the proposed colour composition and materiality of the wayfinding signage.

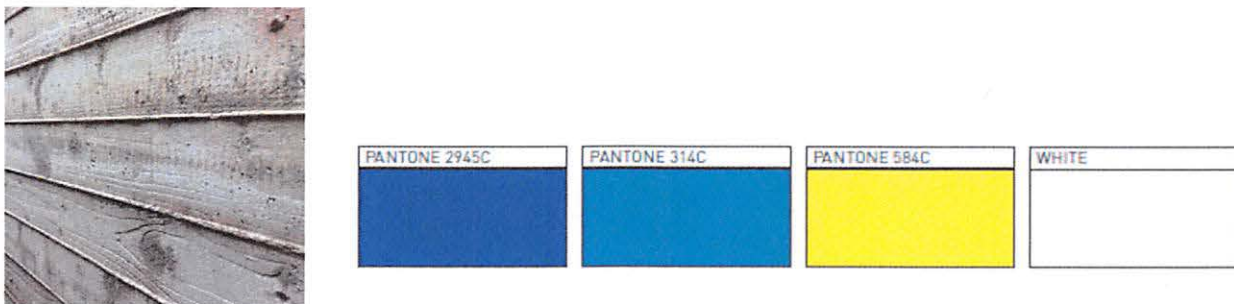


Figure 1. Drawing on the natural beauty of Deer Lake, the colour composition of the panels are primarily blue tones, representing water. A green accent is also used to both express a contemporary visual appearance and reference to the natural park setting. The concrete board-form base is detailed with a wood-grain finish as a reference to the boardwalk around Deer Lake and natural wood fibre materials.

Figure 2 *attached* illustrates the proposed sign typology. It comprises a hierarchy of seven sign types that enable a wayfinding “chain” or system that progressively discloses information to the user/visitor as they arrive and/or navigate through the precinct to their destination on foot, cycling, transit, or vehicle. The signage types are summarized as follows:

- **Gateway Signs** – Vehicular-oriented signage that is intended to be used at the periphery of the precinct, at most prominent vehicle access points;
- **Directional Pylons** – Signage that would typically be placed along a major route within the precinct. It is intended to assist visitors using all modes of transportation to navigate through the precinct to their destination once they have arrived;
- **Destination Pylons** – Signage that would typically be placed close to the main entrance/frontage of a facility. It is intended to let visitors know they have arrived at their destination;
- **Orientation Pylons** – Pedestrian-oriented signage that is approachable and accessible, inviting visitors to step-up close and examine a map of the precinct. A legend and key map would help

To: *Financial Management Committee*
 From: *Major Civic Building Project Coordination Committee*
 Re: *Deer Lake Precinct Wayfinding Project*
 2020 September 02.....Page 6

visitors orient themselves in relation to their destination, and may include information such as walking distance from a “You Are Here” marker;

- **Directional Post** – Pedestrian-oriented signage that is intended to support the signage “chain” or system, directing visitors from one area of the precinct to other destinations within the precinct or park attractions;
- **Orientation Post** – Pedestrian-oriented signage that is a hybrid between an orientation pylon and directional post. It is a flexible option for providing more information and supporting progressive disclosure design; and,
- **Parking Post** – Vehicular-oriented signage that would be used to identify parking lots and/or areas within the precinct, as well as detailed regulatory information about parking and parking restrictions.

Within Deer Lake Park, there are a number of trails that traverse through a more natural park setting. In these areas, the proposed wayfinding signage is a park-like adaptation of the Directional Post sign type. Figure 3 *attached* illustrates trail directional signs and trail marker signs that are constructed of a wood material and are sized to a more appropriate scale so as to integrate with the more natural park setting.

Visibility, legibility and accessibility are key tenets of the proposed wayfinding concept design. The typography of the signage uses variations of Proxima Nova, as well as high contrast lettering to ensure that different levels and types of visual impairments can easily read the letters and icons. Concept design work also reviewed options for internal lighting, aluminum reflective coatings and other supporting infrastructure to facilitate visibility, legibility and accessible use of wayfinding signage.

4.5 Wayfinding Strategy and Implementation Phasing

In alignment with the wayfinding goals and design principles indicated in this report, the proposed strategy is premised on a progressive disclosure approach to wayfinding, whereby visitors arriving and navigating through the precinct receive and process information in manageable segments at key decision making points in the selected direction of travel. This strategy focuses on enhancing the visitor’s experience to move confidently through the precinct from point “A” to “B”, even if they have never visited the precinct before. This strategy supports all modes of transportation using wayfinding tools that encompass visual cues, signage, orientation maps and regulatory information. Moreover, a progressive disclosure approach to wayfinding will enable reduction of signage clutter in the precinct.

Implementation of the wayfinding program was initially planned to be advanced over two or three phases, with the first phase consisting of Gateway and Directional pylon sign types. Other wayfinding sign types were to be implemented in subsequent phases, subject to funding approval. Upon further review, it would seem more appropriate to advance the project under a single phase to better meet visitors’ needs and consistent with the premise of the wayfinding strategy and approach to wayfinding. A number of implementation phasing options are being considered to

To: Financial Management Committee
 From: Major Civic Building Project Coordination Committee
 Re: Deer Lake Precinct Wayfinding Project
 2020 September 02.....Page 7

better meet the needs of visitors' and a recommended implementation phasing plan, including cost estimates will be presented in a future report to Council.

4.6 Development Approvals Process

City staff will continue to work with the consultant to refine the concept design that will form part of an eventual CSP for the precinct. An amendment to the Burnaby Sign Bylaw is required to enable the implementation of the proposed CSP for the Deer Lake Precinct. With Council's approval-in-principle of the preliminary concept design and strategy for wayfinding in the precinct, City staff will commence the preparation of a future bylaw text amendment report to amend the Burnaby Sign Bylaw so as to enable the implementation of a wayfinding signage program that exceeds the limitations of the current Bylaw. Given that the proposed CSP for the precinct encompasses Deer Lake Park and the cultural complex within it, the proposed Bylaw amendment report will be advanced through the Parks, Recreation and Culture Commission for Council approval.

Wayfinding is an important design element of public realm planning and design. In addition to its functional characteristics, wayfinding can be a unifying element between different land uses, characteristics, and building architecture; express a cohesive civic presence, contribute to place-making; and, enhance the visitor's experience within a place. In view of the above, the wayfinding concept design and resulting CSP for the Deer Lake Precinct could potentially set a precedent for developing wayfinding programs in other major destinations within Burnaby.

4.7 Timeline

Subject to Council approval of the work completed to date, project scope and future funding requests, the following is an estimated timeline for the project:

Project Milestone	Estimated Date
Sign Bylaw Text Amendment	November 2020
Detailed Design	Spring 2021
Project Tender	Summer 2021
Installation of Phase 1 Signs	Fall/Winter 2021

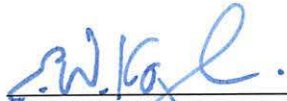
5.0 CONCLUSION

Work on the Deer Lake Precinct Wayfinding Project has advanced to a point in which Council approval-in-principle is required to advance to next steps, including the preparation of a future text amendment to the Burnaby Sign Bylaw. With Council's approval, City staff will continue to further develop the CSP, and determine signage location, orientation and messaging.

It is recommended that Council approve-in-principle work completed to date on the Deer Lake Precinct Wayfinding Project, as outlined in Section 4.0 of this report, as the basis for the preparation of a Comprehensive Sign Plan (CSP) for the precinct and a text amendment to the Burnaby Sign Bylaw.

To: Financial Management Committee
From: Major Civic Building Project Coordination Committee
Re: Deer Lake Precinct Wayfinding Project
2020 September 02.....Page 8

It is also recommended that a copy of this report be sent to the Parks, Recreation and Culture Commission for information purposes.



E.W. Kozak, Chair, Major Civic Building Project
Coordination Committee

for 

Leon Gous, Director Engineering



Dave Ellenwood
Director Parks, Recreation and Cultural Services

ZT/sla
Attachments

- cc: City Manager
- Director Corporate Services
- Director Public Safety and Community Services
- Director Parks, Recreation and Cultural Services
- Director Engineering
- Director Finance
- Purchasing Manager
- City Clerk

Deer Lake Precinct



PLANNING & BUILDING DEPARTMENT



Date: AUG 28 2020

scale: 1:18,000

Drawn By: JS

-  Subject Area
-  1 City Hall
-  2 West Building
-  3 Deer Lake Centre 1 and 2
-  4 RCMP-Burnaby Detachment
-  5 Burnaby Art Gallery

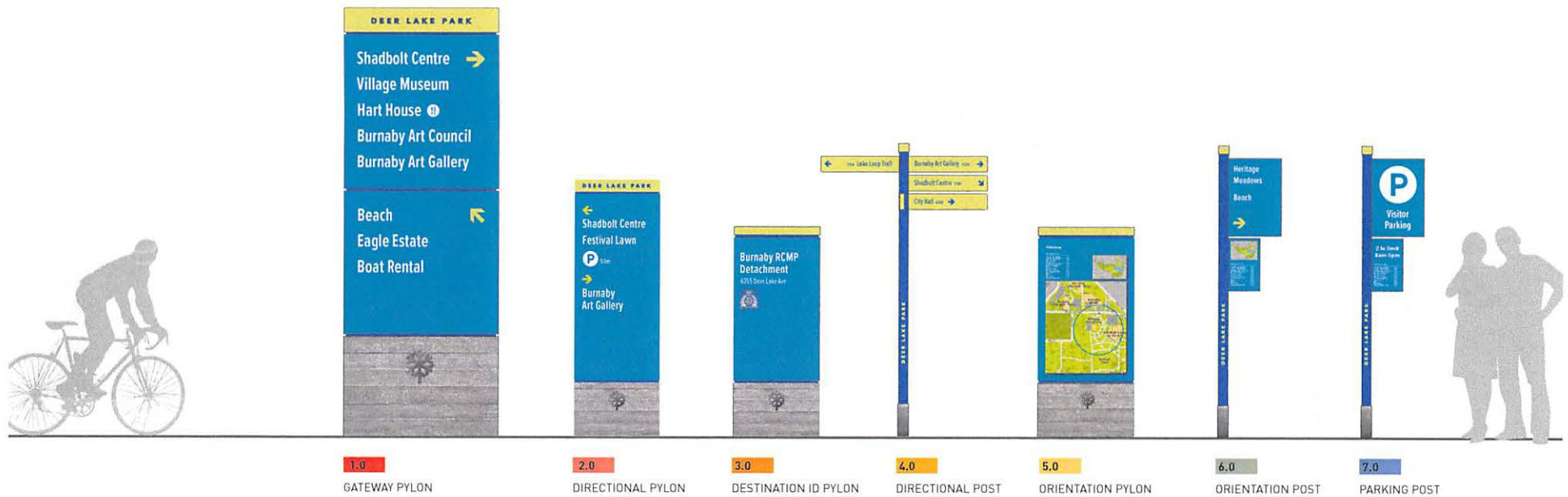
-  Deer Lake Park
-  6 Shadbolt Centre (James Cowan Theatre & Studio Theatre)
-  7 Burnaby Village Museum
-  8 Festival Lawn
-  9 Hart House Restaurant
-  10 Beach/Boat Rental

Sketch #1

SIGN TYPE REFERENCE DIAGRAM

This diagram illustrates the complete sign family, with associated colour and number tags. It can be used to better understand the proposed location plan.

Figure 2. The proposed sign typology is comprised of a hierarchy of seven sign types that enable a wayfinding "chain" or system that progressively discloses information to the user/visitor as they arrive and/or navigate through the precinct to their destination on foot, cycling, transit or vehicle



SIGN TYPE 8.0 – TRAIL DIRECTIONAL SIGN

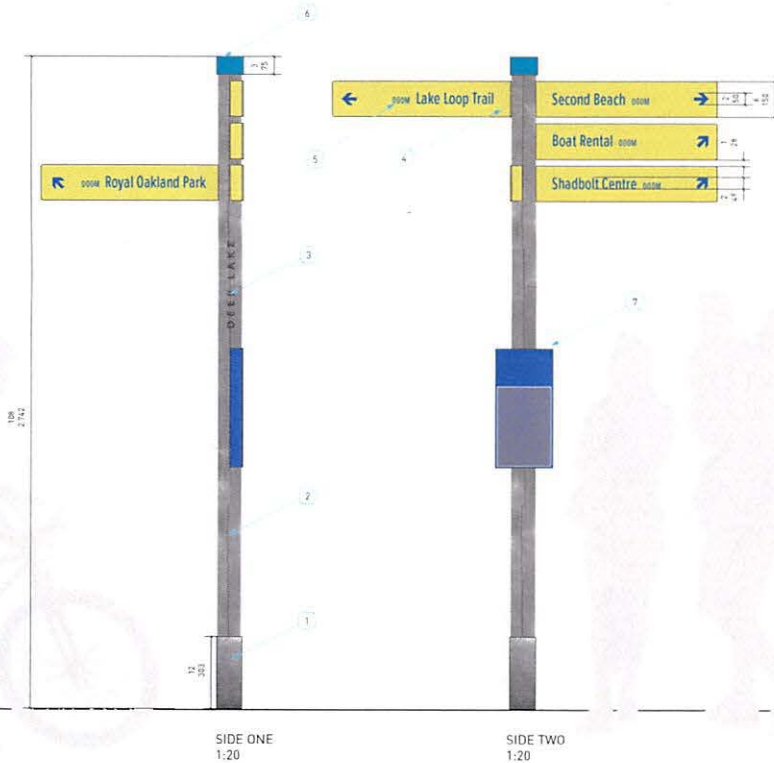
This sign is a more park-like adaptation of the more urban variety directional sign type 4.0. The post is anticipated as kiln-dried, tight-grain cedar, in a nod to classic park signage and the materiality of other infrastructure within the park. The sign conveys directional information, distances and can be read from a distance. It can also offer space for a park map with specific trail information. It can be used in areas that are determined to be a more park-like setting, such as the Heritage Meadow or lake-side areas.

SIGN TYPE 9.0 – TRAIL MARKER SIGN

Similar in nature to sign type 8.0 this small marker can be used at minor decision points to confirm trail routes and directions. A flexible number of aluminum sign plates can be added to 1 or 4 sides, as required. The metal base is optional depending on soil conditions and may be recommended in areas where drainage is a challenge.



Example use of wood infrastructure on site at Burn Lake Park



SAMPLE VISUALIZATIONS



DETAIL NOTES

1. Metal post sleeve, cast in concrete base.
2. Kiln-dried tight grain natural cedar sign post.
3. Engraved and in-filled park name.
4. Painted sign panel mounted on post.
5. Wayfinding information: Blue high-viz (reflective) vinyl.
6. Painted aluminum sign-cap.
7. Optional map or information panel add-on.



Figure 3. Proposed Trail Directional Sign and Trail Marker Signs within the more naturalized park areas of the precinct.

FINANCIAL MANAGEMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

**SUBJECT: BURNABY BOARD OF TRADE
ECONOMIC DEVELOPMENT PROGRAM**

RECOMMENDATION:

1. THAT Council provide a grant in the amount of \$125,000 to the Burnaby Board of Trade for the yearly operation of the City of Burnaby Economic Development Program which is to be paid in quarterly instalments of \$31,250, commencing 2020 October 01 and continuing on 2021 January 01, 2021 April 01 and 2021 July 01.

REPORT**1.0 INTRODUCTION**

The Financial Management Committee, at its Open meeting held on 2020 September 09, completed its annual review of the Economic Development Program operated by the Burnaby Board of Trade (BBOT).

A presentation was made to the Committee by the President and CEO of the Burnaby Board of Trade Mr. Paul Holden. The delegation provided an update on their past year's economic development activities, outlined ongoing economic development efforts, and highlighted initiatives undertaken to provide COVID-19 supports and resources to the local business community. Specific COVID-19 economic development actions included: providing business resources and information; helping businesses navigate benefit programs; sharing and creating re-opening guidance and supports; building consumer confidence and promoting local; delivering digital programming for Burnaby businesses; and focusing on recovery and resilience. One new BBOT initiative for example, was the establishment the *Burnaby Business Recovery Task Force*. The Task Force membership included representatives from major employers, small businesses, labour, non-profit and education; as well as had a significant contribution and involvement by the City. The work of the Task Force will help guide the BBOT's business recovery efforts over the coming months.

To: *His Worship, the Mayor and Councillors*
 From: *Financial Management Committee*
 Re: *Burnaby Board of Trade*
Economic Development Program
 2020 September 10.....Page 2

2.0 POLICY

The City's partnership with the BBOT supports a number of the goals within the Official Community Plan, Economic Development Strategy, Social Sustainability Strategy, and Environmental Sustainability Strategy. The partnership also supports the City's Corporate Strategic Plan as follows:

Goals

- 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
- A Healthy Community
 - Community involvement – encourage residents and businesses to give back to and invest in the community
- A Dynamic Community
 - Economic opportunity – foster an environment that attracts new and supports existing jobs, businesses and industries

3.0 RECOMMENDATION

The Financial Management Committee in reviewing the information on economic development achievements, and programming and services to Burnaby businesses, as presented by the Burnaby Board of Trade, is in support of the continued operation of the City's Economic Development Program and recommends Council approve an annual \$125,000 grant, to be paid in quarterly instalments from 2020 October 01 to 2021 July 01.

Respectfully submitted,

Mayor M. Hurley
 Chair

Councillor S. Dhaliwal
 Vice Chair

Copied to: City Manager Director Corporate Services Director Finance
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FINANCIAL MANAGEMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

SUBJECT: MAJOR CIVIC BUILDING PROJECTS STATUS UPDATE

RECOMMENDATION:

1. THAT Council receive this report for information.

REPORT

The Financial Management Committee, at its meeting held on 2020 September 09, received and adopted the attached report providing an update on the current status of major civic building projects.

Respectfully submitted,

Mayor M. Hurley
Chair

Councillor S. Dhaliwal
Vice Chair

<p>Copied to: City Manager Director Corporate Services Director Engineering Director Finance Director Parks, Recreation, & Cultural Services Director Planning & Building Director Public Safety & Community Services Chief Librarian Purchasing Manager</p>
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TO: CHAIR AND MEMBERS
FINANCIAL MANAGEMENT COMMITTEE **DATE:** 2020 September 02

FROM: MAJOR CIVIC BUILDING PROJECT
COORDINATION COMMITTEE **FILE:** 4230 01

SUBJECT: MAJOR CIVIC BUILDING PROJECTS STATUS UPDATE

PURPOSE: To provide an update on the current status of major civic building projects.

RECOMMENDATION:

1. **THAT** the Committee forward this report to Council for information.

R E P O R T

1.0 INTRODUCTION

The purpose of this report is to update Committee and Council on the current status of major civic building projects administered by the Civic Building Projects Division, and to provide a look ahead at the upcoming work plan and schedule for these projects.

2.0 POLICY FRAMEWORK

The advancement of the major civic building projects described in this report align with the following goals and sub-goals of the Corporate Strategic Plan:

- **A Safe Community**
 - Community Amenity Safety – Maintain a high level of safety in City buildings and facilities for the public and City staff
 - Emergency preparedness – Enhance plans, procedures and services so that we are better prepared to respond to emergencies and are able to maintain City services
- **A Connected Community**
 - Social Connection – Enhance social connections throughout Burnaby
- **A Dynamic Community**
 - Economic Opportunity – Foster an environment that attracts new and supports existing jobs, businesses and industries
 - City Facilities and Infrastructure – Build and maintain infrastructure that meets the needs of our growing community

To: Financial Management Committee
 From: Major Civic Building Project Coordination Committee
 Re: Major Civic Building Projects Status Update
 2020 September 02..... Page 2

- **An Inclusive Community**
 - Serve a Diverse Community – Ensure City services fully meet the needs of our dynamic community
 - Create a Sense of Community – Provide opportunities that encourage and welcome all community members and create a sense of belonging
- **A Healthy Community**
 - Healthy Life – Encourage opportunities for healthy living and well being
 - Healthy Environment – Enhance our environmental health, resilience and sustainability
 - Lifelong Learning – Improve upon and develop programs and services that enable ongoing learning
- **A Thriving Organization**
 - Financial Viability – Maintain a financially sustainable City for the provision, renewal and enhancement of City services, facilities and assets

3.0 BACKGROUND

Major civic building projects typically progress through the following five development phases:

- **Preliminary Project Development** - this phase includes work such as project identification, site selection, preliminary program development, issuance of Request for Proposals (RFP) for consulting services, and service reviews, as well as needs assessment, geotechnical, environmental, and transportation studies;
- **Feasibility Study** - in this phase, the building program, as informed through the service review and needs assessment studies, is established, and a site planning and building massing study is undertaken to determine if the proposed development site can facilitate the full building program. This phase also includes determination of a preferred development strategy option and a schematic design study;
- **Detailed Design** - in this phase, the schematic design is developed further to a level of detail suitable for tendering the project for construction. City development approvals such as Rezoning, Subdivision, Preliminary Plan Approval (PPA), and Building Permit (BP) are obtained during this phase;
- **Tendering** - in this phase, the project is tendered through a competitive bid process with the intent of selecting a general contractor to construct the project; and,
- **Construction** - in this phase, contract documents are agreed with the successful general contractor, and the project is developed through to occupancy.

It is noted that where projects have been identified as a priority project, the **Preliminary Project Development** and **Feasibility Study** phases of the project have been streamlined into a single project phase (Phase I): **Preliminary Design**. Upon completion of the project, the new facility is handed over to the recipient department to operate and administer the program and/or services.

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 From: Major Civic Building Project Coordination Committee
 Re: Major Civic Building Projects Status Update
 2020 September 02..... Page 3

4.0 MAJOR CIVIC BUILDING PROJECTS STATUS UPDATE

The following table summarizes the status of eight major civic building projects in relation to the development phases outlined in Section 3.0:

Project	Status/Phase
Burnaby Lake Aquatic and Arena Facility	Detailed Design
Willingdon Community Centre Redevelopment	Preliminary Design Complete
Confederation Park Community Centre	Preliminary Design Complete
Cameron Community Centre and Library	Preliminary Design
South Burnaby Arena	Construction
Laurel Street Works Yard (Main Building)	Construction
Highway One Pedestrian Overpass	Preliminary Design Complete
Metrotown Events Centre	Feasibility Study

Further details on the current status of these projects are provided below. *Attached* for reference is Sketch #1, which shows the location of the above noted projects.

4.1 Burnaby Lake Aquatic and Arena Facility

4.1.1 Project Description

The redevelopment of CG Brown Memorial Pool and Burnaby Lake Ice Rink has been identified as a priority community amenity project. The new aquatic and arena facilities are proposed to be developed on the existing site at 3676 Kensington Avenue, within the Burnaby Lake Sports Complex. The building program for these facilities is proposed to include an NHL sized pad that can accommodate both ice and dry surfaces, and a significantly larger pool facility with supporting amenities.

The following working facility program has been established:

- a NHL sized arena pad with five change rooms, support offices, a 40-person multi-purpose room, storage, ice resurfacing, mechanical, electrical and refrigeration rooms, and 200 spectator seats;
- an aquatics facility that includes a leisure pool, hot tubs, sauna and steam rooms, a 50 m (10 lane) tank with two bulkheads and a moveable floor, a secondary 25 m (6 lane) tank, four multi-purpose rooms, support offices, change rooms, recreational diving, and 750 spectator seats; and,
- supporting amenities including reception and office administration areas, a café in the main lobby, food concession in the new rink lobby, sports hall of fame display area, a community fitness centre/weight room, childminding, and a licensed childcare facility.

To: Financial Management Committee
From: Major Civic Building Project Coordination Committee
Re: Major Civic Building Projects Status Update
 2020 September 02..... Page 4

The facility program was presented at a public open house 2019 November 06.

4.1.2 Project Status

The results of the Schematic Design phase of the project, including a high level Class C project cost estimate were presented to Council at their meeting on 2020 February 12, and the project received approval to proceed to Phase 2.

Phase 2

The design development for the project is currently at 50%. A detailed Class C project cost estimate has been received and is currently under review. A Public Hearing for the associated rezoning application will be scheduled once review of the Class C estimate is complete and a suitable plan of development is achieved.

Overall Schedule

HCMA is working towards a compressed project schedule, which targets rezoning in late 2020 – early 2021, followed by tendering of the project for construction in fall 2021, with an estimated construction period of 36 months, and a project completion date of late 2024/early 2025. It is noted that these dates are estimates and may change as the building program is further developed.

4.2 Willingdon Community Centre Redevelopment

4.2.1 Project Description

The redevelopment of the Willingdon Community Centre within Willingdon Heights Park has been identified as a priority community amenity project. The building program for this facility is currently being developed, and is anticipated to include two gymnasiums, a community fitness center/weight room, and multi-purpose space that can be programmed for a variety of health and wellness, recreation, arts and community uses. Taylor Kurtz Architecture and Design (TKAD) have been retained to undertake the phase one work program for the project, which includes the preliminary project development, feasibility and schematic design study scopes of work.

4.2.2 Project Status

Preliminary Project Development

The initial geotechnical site report produced by Thurber is complete, and the City has retained the services of Altus to provide quantity surveying services throughout the phase one work program.

Feasibility Studies (Needs Assessment)

In March 2020, a second public engagement process was undertaken to share the results of the Needs Assessment that was completed in October 2019 for the City's Northwest Quadrant; the results of

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From: Major Civic Building Project Coordination Committee
Re: Major Civic Building Projects Status Update
 2020 September 02..... Page 5

which have been analyzed and used to develop a working facility program for both the Willingdon Heights Park site and the Confederation Park site.

Preliminary Building Facility Program and Site Options

The preliminary design has been completed. Additional geotechnical and groundwater investigations have been completed and the information included in the schematic design report. A high level Class C project cost estimate and the schematic design study will be presented to Council in fall 2020.

4.3 Confederation Park Community Centre

4.3.1 Project Description

A need has been identified for additional community dry space at Confederation Park to help serve the needs of a growing population in the City's Northwest Quadrant. The building program for this facility is currently being developed, and is anticipated to include two gymnasiums, an expanded fitness centre, youth and seniors focused program rooms, and multi-purpose space. Revery Architecture (Revery) have been retained to undertake the phase one work program for the project, which includes the preliminary project development, feasibility and schematic design study scopes of work.

4.3.2 Project Status

Preliminary Project Development

The initial geotechnical site report produced by SNC Lavalin is complete, and the City has retained the services of Hanscomb to provide quantity surveying services throughout the phase one work program.

Feasibility Studies (Needs Assessment)

As noted above, the initial public consultation and Needs Assessment was completed in October 2019; the results of which have been analyzed and used to develop a working facility program for both the Willingdon Heights Park site and the Confederation Park site.

Preliminary Building Facility Program and Site Options

A working facility program has now been developed for the Confederation Park Site. Revery and the working group are in the process of finalising the cost estimates and schematic design report. In regards to Public Art, five artists have been shortlisted and will be submitting artist concept proposals in late September 2020 for evaluation by the artist selection panel.

Overall Schedule

Revery is working towards a compressed project schedule, which targets tendering of the project for construction in spring 2021, with an estimated construction period of 36 months, and project

To: *Financial Management Committee*
 From: *Major Civic Building Project Coordination Committee*
 Re: *Major Civic Building Projects Status Update*
 2020 September 02..... Page 6

completion date of winter 2023. It is noted that these dates are estimates and may change as the building program is further developed.

4.4 Cameron Community Centre and Library

4.4.1 Project Description

The redevelopment of the Cameron Recreation Complex has been identified as a priority community amenity project. The new community centre and library are proposed to be developed on the existing site within Cameron Park in the Lougheed Town Centre. The building program for the new community centre and library will be developed further as part of the feasibility study, but is expected to include a new recreation pool, gymnasium space, exercise rooms, multi-purpose meeting rooms, and an expanded library.

Diamond Schmitt Architects Inc. have been retained to undertake the phase one work program for the project, which includes the preliminary project development, feasibility and schematic design study scopes of work.

4.4.2 Project Status

Preliminary Project Development

The initial geotechnical site investigation has been completed by EXP Consulting. Ross Templeton Associate has been engaged to prepare the Class C project cost estimate for the project.

Feasibility Study (Needs Assessment)

Public consultation was completed on July 12, 2020 and 2,369 responses were received. The Needs Assessment for the Northeast Quadrant of Burnaby, which will inform the plans for facility programming and design of the community centre and library, has been updated with the responses received from consultation and will be finalized in September 2020.

Preliminary Building Facility Program and Site Options

A working facility program has now been developed for the community centre and library. A Class C cost estimate and schematic design will be presented to Council in winter 2020.

Overall Schedule

The preliminary project development, feasibility, and design work is estimated to take approximately 18 months, followed by a planned construction period of 36 months, with an estimated project completion date of summer 2025. A more detailed schedule estimate will be provided once the COVID-19 pandemic restrictions have been lifted.

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 2020 September 02..... Page 7

4.5 South Burnaby Arena

4.5.1 Project Description

The South Burnaby Arena will be located in the Edmonds Town Centre at the northwest corner of 10th Avenue and 18th Street. The facility will feature two NHL sized pads that can accommodate both ice and dry surfaces, and 411 spectator seats. In addition, the facility will include a skate shop, concessions, instructors' office, two multi-purpose rooms, a patio roof deck, and public lobby and reception.

4.5.2 Project Status

Contract

A CCDC2 lump sum contract between Pomerleau Inc. and the City of Burnaby for the South Burnaby Ice Arena Project was issued, finalized, and signed on 2019 September 26.

In regards to Public Art, the Request for Expression of Interest (RFEOI) was closed on August 24, 2020 and a shortlist of artists will be requested to submit public art concept proposals in September 2020.

Construction

Formwork, reinforcing steel and concrete works are currently underway. The next milestone in the construction phase will be getting the mass timber and reinforced steel to be on site which is anticipated to be in late 2020/early 2021. The construction period is expected to last for approximately 24 months, with an estimated project completion in the fall of 2021. There is anticipated to be some delay due to Provincial Health Office orders guiding safe physical distancing for construction sites in response to the COVID-19 pandemic.

4.6 Laurel Street Works Yard

4.6.1 Project Description

The Laurel Street Works Yard redevelopment project is the phased replacement of the City's main engineering and public works facility at 5780 Laurel Street, which has reached the end of their useful life. Phase 1 included the construction of the yard building, which is used for storage of tools, materials and salters/sanders. Phase 1 also included civil site servicing and the demolition of select structures. Phase 2 will include the construction of the main building, which will house the City's fleet repair garage, facilities management shops, engineering operations, data center and emergency operations center. Phase 2 will also include the demolition of the remaining existing structures on the site.

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 2020 September 02..... Page 8

4.6.2 Phase 2 Status

Tendering

The tender for the Laurel Street Works Yard is complete. The City's standard Construction Tender Document was reviewed and revised to further reduce the City's risks during the procurement process. The construction project was tendered as a lump-sum contract to prequalified general contractors on BC Bid. Due to uncertain market conditions and COVID-19 restrictions, the tender closing date was extended. Two tenders were received and the low compliant bid was received from Canadian Turner Construction Company.

Construction

Phase 2 construction has commenced in summer 2020 and is expected to be complete by mid 2023.

4.7 Highway One Pedestrian Overpass

4.7.1 Project Description

A new crossing over the Trans-Canada Highway is being explored to improve connectivity between Burnaby Lake, Deer Lake Park, and Robert Burnaby Park.

4.7.2 Project Status

Feasibility Study

The feasibility study of developing an overpass over the Trans-Canada Highway is currently underway. The working group is currently investigating preferred site selection and finalizing the preliminary schematic designs. Clearing of invasive species, geotechnical investigation and site surveying have been initiated.

The general feasibility, impacts and estimated costs and will be provided to Council in a final report by fall 2020.

4.8 Metrotown Events Centre

4.8.1 Project Description

The development of a performance/events and conference centre within Downtown Metrotown is being explored. This new centre is intended to be a civic venue that will enhance the cultural and entertainment facilities in Burnaby, providing a venue for large assemblies in purpose-designed spaces for events and presentations.

To: Financial Management Committee
 From: Major Civic Building Project Coordination Committee
 Re: Major Civic Building Projects Status Update
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4.8.2 Project Status

Preliminary Project Development

Huden Strategic Partners (HSP), along with a team of sub-consultants, have been retained to complete the first phase of work. The first phase of work explores the value of developing a performance/events and conference centre within Downtown Metrotown; facility programming to meet the needs of the community; building configuration, massing study and preliminary schematic design options to determine the minimum site area and preliminary site access, circulation and adjacencies; and, preliminary capital and operating cost estimates of such a project.

Overall Project Schedule

HSP visited potential sites and met with stakeholders in a series of meetings in early March 2020. They are continuing the first phase of work and the results of the study is anticipated to be presented to Council in late fall of 2020.

5.0 CONCLUSION AND NEXT STEPS

Further updates on major civic building projects will be provided in a quarterly report to Committee and Council, in addition to a verbal project status update at each Financial Management Committee meeting.



E.W. Kozak, Chair, Major Civic Building Project
 Coordination Committee



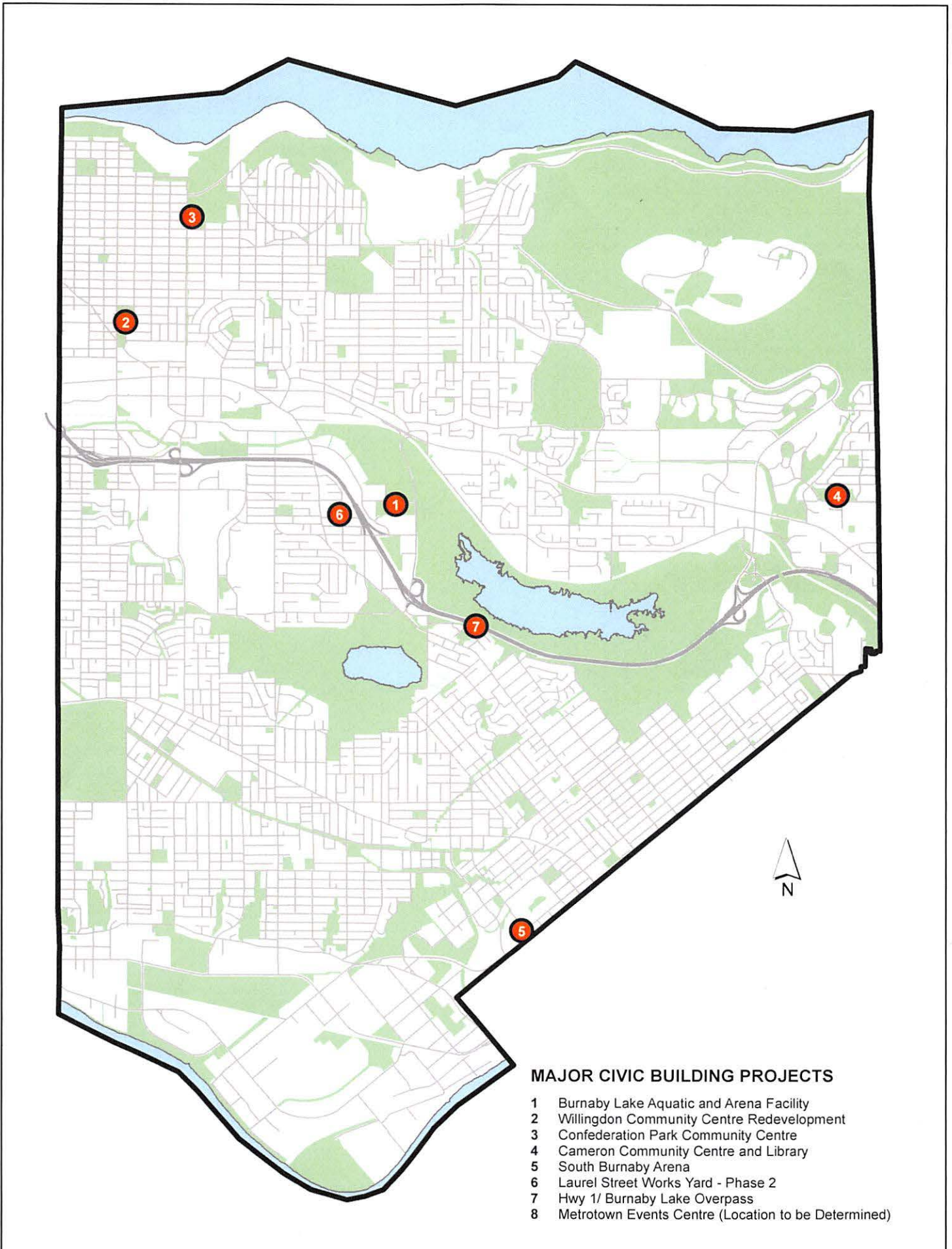
Leon Gous, Director Engineering



Dave Ellenwood
 Director Parks, Recreation and Cultural Services

TVD/CL:sla
Attachment

cc: City Manager
 Director Corporate Services
 Director Public Safety and Community Services
 Director Parks, Recreation and Cultural Services
 Director Engineering
 Director Finance
 Chief Librarian
 Purchasing Manager
 City Clerk





MANAGER'S REPORT

September 14, 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 PROPOSED REGULATION OF SMOKING IN BUSINESS PREMISES**
- PURPOSE:** To obtain Council authorization to establish regulations in respect to smoking in business premises.
-
- 02 HOUSING CAPITAL RESERVE FUND**
- PURPOSE:** To establish the Housing Capital Reserve Fund and bring forward the Reserve Fund Transfer Bylaw to authorize the transfer of the sale proceeds for 6438 Byrnpark Drive from the Corporate Tax Sale and Land Reserve Fund to the Housing Capital Reserve Fund.
-
- 03 REQUEST FOR PROPOSALS (RFP) FOR NON-MARKET HOUSING PARTNERSHIP SITE – PORTION OF BEVAN LANDS**
- PURPOSE:** To seek Council authorization to issue a Request for Proposals (RFP) to identify a non-profit housing operator for a new non-market housing development on a portion of the Bevan Lands.
-
- 04 2021 FEES FOR PLANNING AND BUILDING PERMITS, APPLICATIONS AND OTHER SERVICES**
- PURPOSE:** To provide Council with recommendations for the Planning and Building Department's 2021 fees for various applications for cost recovery purposes.

Item

**05 2021 ENGINEERING FEES AND RELATED STREET AND TRAFFIC
BYLAW AMENDMENT**

PURPOSE: To propose changes to the *Engineering Fees Bylaw* for 2021 for cost recovery purposes and related amendment to the *Street and Traffic Bylaw*.

**06 BUILDING PERMIT TABULATION REPORTS NO. 7 AND 8
FROM 2020 JULY 01 – 2020 AUGUST 31**

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

**07 LIQUOR LICENCE APPLICATION #20-02
THE STUDY PUBLIC HOUSE PUB
MBC 2250 SIMON FRASER UNIVERSITY (SEE ATTACHED SKETCHES)**

PURPOSE: To provide Council with a recommendation regarding the subject liquor primary licence application.

Yours respectfully,



Lambert Chu
City Manager



Item
Meeting 2020 Sep 14

Council REPORT

TO: CITY MANAGER **DATE:** 2020 Aug 27

FROM: DIRECTOR - PUBLIC SAFETY AND
COMMUNITY SERVICES

SUBJECT: PROPOSED REGULATION OF SMOKING IN BUSINESS PREMISES

PURPOSE: To obtain Council authorization to establish regulations in respect to smoking in business premises.

RECOMMENDATION:

- 1. THAT** Council authorize staff to bring forward a report with the bylaw amendments needed to implement the regulation and enforcement of smoking in business premises, as outlined in Sections 5.0 and 7.0 of this report.

REPORT

1.0 INTRODUCTION

According to the World Health Organization, smoking remains a leading cause of preventable death globally. Smoking is a significant risk factor for lung cancer, heart disease, stroke, chronic respiratory disease, and other serious health conditions. The B.C. Lung Association and the Heart & Stroke Foundation of B.C., primary members of the Clean Air Coalition of B.C., continue to advocate for a smoke-free British Columbia.

Although smoking of traditional tobacco products, such as cigarettes, has been in decline in recent years, other forms of smoking have emerged. In May 2018, Health Canada legalized the sale of vaping products. E-cigarettes, or vapes, are battery-operated devices that heat and vaporize a liquid that users inhale or "vape" to imitate the smoking experience. The liquid usually contains nicotine in a mixture of propylene glycol, vegetable glycerin, water and flavouring agents.

In addition to vaping, the use of hookah is gaining in popularity. Hookahs are water-pipes that are used to smoke specially made tobacco mixtures as well as tobacco-free mixtures (such as herbal shisha) that come in a wide variety of flavors. They usually work by passing charcoal-heated air through the tobacco or tobacco-free mixture and ultimately through a water-filled chamber. A user then inhales the smoke through a tube and mouthpiece. The American Lung Association reports that hookah users often perceive it to be less harmful than smoking cigarettes, but studies show that the smoke contains

To: City Manager
 From: Director - Public Safety and Community Services
 Re: Proposed Regulation of Smoking in Business Premises
 2020 Sep 14 Page 2

many of the same toxic components found in cigarette smoke, such as nicotine, tar and heavy metals. Furthermore, according to the Centers for Disease Control and Prevention, the charcoal used to heat both tobacco and non-tobacco hookah mixtures can raise health risks by producing high levels of carbon monoxide, metals and cancer-causing chemicals.

This report is provided to Council to recommend regulation of smoking in business premises, through amendments to the *Burnaby Business Licence Bylaw 2017*. Enforcement would be by way of bylaw violation notices under the *Burnaby Bylaw Notice Enforcement Bylaw 2009*.

A separate report to address regulation of smoking in public parks and other public spaces is currently in development. The report will be provided to Council at a future date.

2.0 POLICY SECTION

The recommended action is aligned with the City of Burnaby's Corporate Strategic Plan by supporting the following goals and sub-goals of the plan:

A Healthy Community

- Healthy life – Encourages opportunities for healthy living and well-being
- Healthy environment – Enhance our environmental health, resilience and sustainability

3.0 PROVINCIAL LEGISLATION AND LOCAL GOVERNMENT AUTHORITY

In British Columbia the *Tobacco and Vapour Products Control Act* (the "**Act**") and *Tobacco and Vapour Products Control Regulation* (the "**Regulation**") regulate the sales, promotion and use of tobacco and vapour products. Under the Act, businesses and owners, managers or lessees, are responsible for ensuring that their public and workplaces comply with the requirements for creating a tobacco and vapour-free environment. The Act prohibits smoking within any building or any other place that is fully or substantially enclosed and that is open to the public or is a workplace. The Act and Regulation also establish a six metre buffer zone around any doorway, air intake or open window to any public or workplace in which no one can stand and use tobacco or vapour products.

The Regulation does, however, provide certain exceptions to the six metre buffer zone restrictions. For instance, tobacco and vapour products can be used on an outdoor hospitality patio (e.g., patio of a bar or café that sells either food or beverages, or both, or the patio of a casino) that is within a buffer zone if it is not fully or substantially enclosed, there are no open windows, doors or active air intakes between the patio and the hospitality venue, and if the doorway between the patio and the hospitality venue is closed at all times when the patio is in use except when someone is passing through it.

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 Re: Proposed Regulation of Smoking in Business Premises
 2020 Sep 14 Page 3

The standards set by the Province under the Act and Regulation are minimum requirements. Municipal governments have the authority to set stricter standards to meet the needs of their community. For instance, local governments can enact bylaws to ban the use of tobacco and vapour products in all partially enclosed or unenclosed customer service areas (e.g., balconies, yards, outdoor patios, decks, and sidewalks that are part of or associated with a business), create buffer zones that are larger than six metres, or ban the use of these products in outdoor spaces such as beaches or playgrounds. Municipalities can also place restrictions on the use of other smoking products that are not covered under the Act and Regulation, and require businesses to post signage to advise patrons of smoking restrictions.

4.0 BYLAW REGULATIONS IN OTHER MUNICIPALITIES

A number of Metro Vancouver municipalities have enacted bylaws to regulate smoking. Many of these bylaws exceed provincial standards in some aspect. The table below provides an example of the regulations that have been put in place in other Metro Vancouver municipalities to protect public health.

City	Exceed 6m Buffer Zone	Include restrictions on non-tobacco products	Signage required	Prohibit smoking in customer service areas
Coquitlam	No	Yes	Yes	Yes
Vancouver	No	Yes	Yes	Yes
Port Moody	Yes (7.5m)	Yes	Yes	No
Pitt Meadows	Yes (7.5m)	Yes	Yes	Yes
White Rock	Yes (7.5m)	Yes	Yes	Yes
New Westminster	Yes (7.5m)	Yes	Yes	Yes
Richmond	Yes (9m)	Yes	Yes	Yes

5.0 PROPOSED SMOKING REGULATIONS

It is recommended that Council approve the development of smoking regulations, similar to those enacted by other municipalities, to prohibit smoking within business premises and in customer service areas in business premises. Below are descriptions of the proposed regulations, which is proposed to be set out in a new schedule to the Burnaby Business Licence Bylaw 2017.

5.1 Within Business Premises

The Act and Regulation prohibit smoking within any building or any other place that is fully or substantially enclosed and that is open to the public or is a workplace. It is

To: City Manager
 From: Director - Public Safety and Community Services
 Re: Proposed Regulation of Smoking in Business Premises
 2020 Sep 14 Page 4

recommended that the City's regulation also apply to these areas within business premises so that the City is able to enforce this prohibition independent of the Province.

Certain businesses categorized as "home occupations" operate from within private residences that are not open to members of the public and that employ only persons that reside within the dwelling unit. It is recommended that Council provide an exemption for these types of businesses from the proposed City regulation. For clarity, this exemption would not apply to home-based child care facilities operating from within a private residence as such businesses due to the presence of children.

In addition, it is also recommended that an exemption be provided for rooms for rent in hotels and motels that are designated and provided to customers as "smoking rooms".

5.2 Customer Service Areas

The Act and Regulation do not apply to areas within or outside buildings that are only partially enclosed or unenclosed. Outdoor hospitality patios may also be exempt under the Regulation from the requirement to maintain a six metre buffer zone around doorways, air intakes or open windows.

It is proposed that, for business premises, smoking be prohibited in these partially enclosed or unenclosed spaces (such as balconies, hospitality patios, yards and sidewalks) where the business includes the service of food or beverage, including alcoholic beverages, to customers. Most Metro Vancouver municipalities with smoking regulation bylaws also prohibit smoking within these types of customer service areas.

5.3 Tobacco and non-tobacco products and substances

As noted under Section 3.0 of this report, the Act and Regulation regulate only the sales, promotion and use of tobacco and vapour products. The Act and Regulation do not regulate the smoking of substances generally, such as the smoking of hookah pipes or other lighted smoking equipment that burns tobacco or other weed or substance. In the case of hookahs, studies have shown that the smoke from the burning of both tobacco and tobacco-free mixtures contains cancer-causing chemicals, and that the inhalation of that smoke raises health risks to users.

It is therefore recommended that the City's proposed regulation include prohibiting smoking of tobacco products, vaping products, as well as any other weed or substance within business premises and customer service areas.

5.4 Signage requirements

As the proposed smoking regulations are more restrictive than those under the Act and Regulation, it is also recommended that businesses be required to place signage on or

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 From: Director - Public Safety and Community Services
 Re: Proposed Regulation of Smoking in Business Premises
 2020 Sep 14 Page 5

within certain areas of the business premises to advise patrons of the City's smoking restrictions.

6.0 COMMUNITY CHARTER CONSULTATION REQUIREMENTS

Under the *Community Charter* and *Public Health Bylaws Regulation*, Council may not adopt a bylaw in relation to the protection, promotion or preservation of the health of individuals unless a copy of the bylaw has first been provided to the BC Minister of Health. In 2004, the Union of British Columbia Municipalities, the Ministry of Health Services and Ministry of Community, Aboriginal and Women's Services, entered into a consultation agreement (the "**Consultation Agreement**") to establish additional processes regarding the operation of the *Public Health Bylaws Regulation*. In particular, the Consultation Agreement sets out the following process with respect to municipal bylaws that regulate some aspect of public health:

- a) The municipality must consult with the local health authority (i.e., Fraser Health Authority) prior to third reading of the bylaw; and
- b) After third reading of the bylaw, the municipality must forward a copy of the bylaw, together with evidence that consultation with the local health authority has taken place, to the Minister of Health for deposit.

If Council approves the recommendation in this report, City staff will consult with the Fraser Health Authority and after third reading of the bylaw to implement the regulation of smoking in business premises, forward a copy of the amendment bylaw, together with evidence that consultation with Fraser Health Authority has taken place, to the Minister of Health.

In addition to consultation with the Fraser Health Authority, the *Community Charter* requires that before adopting a bylaw in regards to business regulation, Council must give notice of its intention and provide an opportunity for persons who consider they are affected by the bylaw to make representations to Council. In order to ensure all interested parties are provided sufficient notification, notice of the proposed bylaw amendment to implement the regulation of smoking in business premises will need to be advertised in the local newspaper for two consecutive weeks and a period of time provided for interested parties to make written submissions to Council, prior to final adoption of the bylaw amendments.

7.0 ENFORCEMENT OF PROPOSED SMOKING REGULATIONS

The *Burnaby Bylaw Notice Enforcement Bylaw 2009* sets out the bylaws and bylaw contraventions that may be dealt with by way of bylaw violation notices. It is recommended any violation of the proposed smoking regulations also be enforced through bylaw violation notices. This will require an amendment to the *Burnaby Bylaw Notice Enforcement Bylaw 2009*.

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Re: Proposed Regulation of Smoking in Business Premises
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8.0 RECOMMENDATION

In British Columbia, the Province regulates the sales, promotion and use of tobacco and vapour products. There is a gap in the Provincial regulation as it relates to partially enclosed or unenclosed customer service areas and smoking of non-tobacco products and substances. This report proposes to address these gaps by regulating smoking of tobacco and non-tobacco products and substances within business premises, including customer service areas. It is recommended that Council authorize staff to bring forward a report with the bylaw amendments needed to implement the regulation and enforcement of smoking in business premises, as outlined in Sections 5.0 and 7.0 of this report.



Dave Critchley
DIRECTOR - PUBLIC SAFETY AND COMMUNITY SERVICES

DC:dl

Copied to: Director Planning and Building
Director Parks, Recreation and Cultural Services
Director Corporate Services
City Solicitor



Item
Meeting 2020 Sep 14

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2020 August 27

FROM: DIRECTOR FINANCE **FILE:** 7300-01

SUBJECT: HOUSING CAPITAL RESERVE FUND

PURPOSE: To establish the Housing Capital Reserve Fund and bring forward the Reserve Fund Transfer Bylaw to authorize the transfer of the sale proceeds for 6438 Byrnepark Drive from the Corporate Tax Sale and Land Reserve Fund to the Housing Capital Reserve Fund.

RECOMMENDATION:

1. **THAT** the Housing Capital Reserve Fund Bylaw and Reserve Fund Transfer Bylaw be brought forward for Council's consideration, in accordance with the motion adopted by Council on 2019 December 02.

REPORT**1.0 INTRODUCTION**

At the 2019 December 2 Open Council meeting, the following motion was adopted:

1. **THAT** the City Solicitor be authorized to bring forward a bylaw to establish a Housing Capital Reserve Fund, pursuant to Part 6, Division 4 (Section 188) of the Community Charter to be used for the development of community housing.
2. **THAT** upon the deposit of the sale proceeds from 6438 Byrnepark Drive into the Corporate Tax Sale and Land Reserve Fund, the City Solicitor be authorized to bring forward the bylaw to transfer the amount of the sale proceeds from the Corporate Tax Sale and Land Reserve Fund to the newly created Housing Capital Reserve Fund.
3. **THAT** staff be directed to bring forward a report to implement the establishment of the Housing Capital Reserve Fund and the above transfer.

The purpose of this report is to bring forward the above-referenced bylaws in order to establish the Housing Capital Reserve Fund and implement the fund transfer. The bylaws appear elsewhere in the Council agenda.

To: City Manager
 From: Director Finance
 Re: Housing Capital Reserve Fund
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2.0 POLICY SECTION

Goal

- A Thriving Organization
 - Financial viability –
 Maintain a financially sustainable City for the provision, renewal and enhancement of City services, facilities and assets

3.0 HOUSING CAPITAL RESERVE FUND

The sale of 6438 Byrnepark Drive completed at the end of 2020 July following Council's final adoption of bylaw #14061 – Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 27, 2019 – Rez. # 18-09 (6438 Byrnepark Drive) at the 2020 July 27 Council Meeting.

The sale proceeds in the amount of \$31,255,000 were received and deposited into the Corporate Tax Sale and Land Reserve Fund, as required by section 188 of the *Community Charter* for the disposition of City land and improvements. Council adopted a motion at the 2019 December 02 Open meeting to transfer these proceeds to a Housing Capital Reserve Fund to be established to receive and expend funds for the development of community housing. Under Section 189 of the *Community Charter*, money in a statutory reserve fund established for capital purposes can only be transferred to another capital statutory reserve fund. The City's Affordable Housing Reserve is not a statutory reserve fund. As such, it is necessary to establish, by bylaw, a statutory Housing Capital Reserve Fund to receive the transfer of funds from sale proceeds for 6438 Byrnepark Drive. As directed in Council's 2019 December 02 motion, the Housing Capital Reserve Fund will be established for the purpose of the development of community housing. It is proposed that the funds be available for capital costs of community housing, including the following types of housing initiatives:

- units developed under senior government as non-profit housing programs;
- price controlled, limited-equity market units;
- units controlled, managed, or owned by non-profit housing groups providing affordable housing;
- guaranteed rental units; and
- housing for people with special needs such as those with physical or mental disabilities, or victims of violence.

These types of housing initiatives are consistent with the eligible affordable and special needs housing for density bonus under section 6.22 of the City's Zoning Bylaw. The funds within the Housing Capital Reserve Fund will be available for housing initiatives on a City-wide basis.

The bylaw to establish the Housing Capital Reserve Fund appears elsewhere in the Council agenda. As per Section 189 of the *Community Charter*: "*money in a reserve fund, and interest earned on it, must be used only for the purpose for which the fund was established.*" As a result, the Housing Capital Reserve Fund will be an interest-bearing reserve fund.

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4.0 RESERVE FUND TRANSFER

Pursuant to section 189 of the *Community Charter*, if the amount in a statutory reserve fund is greater than required for the purpose of that fund, Council may by bylaw transfer all or part of the amount to another statutory reserve fund. Before the deposit of the sale proceeds from the sale of 6438 Byrnepark Drive, the Corporate Tax Sale and Land Reserve Fund had a balance of \$276,895,960.18. This is sufficient for the purposes of this statutory reserve fund. As such, it is permissible for the amount of the sale proceeds to be transferred to the newly established Housing Capital Reserve Fund.

In order to transfer the funds from the Corporate Tax Sale and Land Reserve Fund to the Housing Capital Reserve Fund, a bylaw needs to be approved by Council pursuant to Section 189 (2) of the *Community Charter*. The Reserve Fund Transfer Bylaw, appearing elsewhere on the Council agenda, provides for the transfer of \$31,255,000, plus accrued interest, as the money was deposited into the Corporate Tax Sale and Land Reserve Fund on 2020 July 28 and has been accruing interest since then.

Any future expenditures from the Housing Capital Reserve Fund will be budgeted in the City's 5-Year Financial Plan and funding will be requested through a bylaw.

5.0 RECOMMENDATION

It is recommended that the Housing Capital Reserve Fund Bylaw and Reserve Fund Transfer Bylaw be brought forward for Council consideration, in accordance with the motion adopted by Council on 2019 December 02. Following adoption of these bylaws, the amount of \$31,255,000 from the sale of 6438 Byrnepark Drive, plus accrued interest, will be transferred from the Corporate Tax Sale and Land Reserve Fund to the Housing Capital Reserve Fund, to be used for the development of community housing.



for Noreen Kassam, CPA, CGA
DIRECTOR FINANCE

NK:RG / md

Copied to: City Manager
City Solicitor
Director Public Safety and Community Services
Director Planning and Building



Meeting 2020 September 14

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2020 September 03

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

SUBJECT: REQUEST FOR PROPOSALS (RFP) FOR NON-MARKET HOUSING PARTNERSHIP SITE – PORTION OF BEVAN LANDS

PURPOSE: To seek Council authorization to issue a Request for Proposals (RFP) to identify a non-profit housing operator for a new non-market housing development on a portion of the Bevan Lands.

RECOMMENDATIONS:

1. **THAT** Council authorize staff to issue a Request for Proposals (RFP) to identify a non-profit housing provider to operate non-market rental housing on a City-owned portion of the Bevan Lands, as outlined in Section 4.0 of this report.
2. **THAT** copies of this report be sent, for information purposes, to Ms. Armin Amrolia, Associate Vice President, Development & Asset Strategies, BC Housing; Mr. Andrew Middleton, Affordable Housing Specialist, Canada Mortgage and Housing Corporation (CMHC); and Mr. Luciano Zago, Senior Vice President, Development, Mosaic Homes.

REPORT**1.0 BACKGROUND**

On 2019 July 29, Council unanimously adopted the *Mayor's Task Force on Community Housing Final Report*, which outlines 18 recommendations and 10 "Quick Starts" to increase the supply, diversity, and affordability of housing in Burnaby.

On 2019 October 7, in line with actions recommended in the *Final Report*, Council authorized staff to develop a Memorandum of Understanding (MOU) with BC Housing to establish terms for a housing partnership. At the time, Council also approved the following seven sites in the City to be brought forward for the development of non-market housing, in partnership with other levels of government:

- **Site #1** - 6857-6875 Royal Oak Avenue;
- **Site #2** - 5912-5988 Sunset Street and 5907-5989 Kincaid Street;
- **Site #3** - 6488 Byrnespark Drive;
- **Site #4** – 7510-7536 Kingsway, 7390-7398 16th Avenue, and 7411 15th Avenue;
- **Site #5** – 7285 Kitchener Street;

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 Re: Request for Proposals (RFP) for Non-Market Housing Partnership Site –
 Portion of Bevan Lands
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- Site #6 – 6365 Stride Avenue, and portions of 6370, 6380, 6428, 6448 Stride Avenue, and 7514 Bevan Street; and
- Site #7 – 6025 Sussex Avenue.

On 2019 December 10, rezoning applications to pre-zone Sites #1 to #6 to the Comprehensive Development District and to establish development guidelines for permitted land uses, density, general building height and form, and approximate residential unit counts received Public Hearing. The aim of pre-zoning the sites in an expedited timeframe is to demonstrate the City's commitment to the projects, provide clarity on the development potential and expectations for the sites, and place the City and its non-profit development partners in a strong position to obtain funding from BC Housing's *Building BC: Community Housing Fund (CHF)* and CMHC's *National Housing Co-Investment Fund*. Site #7, a federally-owned property, is still in early discussions and anticipated to be developed through a separate partnership at a later date.

For each site, the City has committed to provide a 99-year lease at a nominal rate, as well as expedited processing. In addition, Council has approved, in principal, the use of the Community Benefit Bonus Affordable Housing Reserve ("Housing Fund") to offset permitting and servicing costs. Further requests for Housing Fund grants in support of the projects will also be considered, subject to Council approval. As per the MOU with BC Housing, both the City and BC Housing will participate in the selection of the non-profit housing providers through a competitive process run by the City.

On 2019 December 16, Council authorized staff to issue a Request for Proposals (RFP) to identify non-profit development and operating partners for Sites #1 to #5. Due to environmental considerations, the Rezoning Bylaw to pre-zone Site #5 (Kitchener Street) for non-market housing was abandoned by Council and removed from the RFP. On 2020 July 6, Council approved the non-profit housing partners, selected through the RFP process, to develop and operate non-market housing on Sites #1 to #4.

The development partner for Site #6 is Mosaic Homes, as indicated in the 2019 October 7 Council report. The purpose of this report is to seek Council authorization to issue a RFP for a non-profit housing operator for the future housing that will be developed by Mosaic Homes on Site #6. The selected non-profit partner would be responsible for applying for CHF funding in January 2021, and if successful, manage the newly constructed non-market housing units on behalf of the City. This report outlines recommendations for a competitive RFP process consistent with the proposed terms of the MOU.

2.0 POLICY CONTEXT

The *Mayor's Task Force on Community Housing Final Report* recommends that the City "pursue partnerships that leverage the contributions of the City, BC Housing, non-profit societies, and private developers to provide more non-market and below-market rental housing" (Quick Start #5). The recommendations of the *Final Report* are grouped into four themes, one of which is to "invest in housing partnerships" (Theme 2).

A partnership approach to developing affordable housing is also supported by a number of other City policies, including the *Official Community Plan (OCP)*, *Burnaby Economic Development Strategy*,

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and *Burnaby Social Sustainability Strategy*, as well as the following goals and sub-goals of the *Corporate Strategic Plan*:

- ***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***
 - Healthy life – Encourage opportunities for healthy living and well-being
 - Community involvement – Encourage residents and businesses to give back to and invest in the community
- ***A Dynamic Community***
 - Community development – Manage change by balancing economic development with environmental protection and maintaining a sense of belonging

3.0 BEVAN LANDS

The Bevan Lands, located within the Edmonds Town Centre at the southeast corner of Southridge Drive and Byrnespark Drive, is comprised of 20 properties measuring a total of approximately 5.19 hectares (12.83 acres). Site #6 is the northwesterly portion of the overall Bevan lands and measures approximately 0.80 hectares (1.98 acres). The City owns 17 of 20 properties, with the remaining three properties owned by Mosaic Homes. The overall Bevan Lands is designated for multiple-family development and is considered a key site for plan implementation of the Edmonds Town Centre Plan. A map of the Bevan Lands is *attached* for reference as *Appendix A*.

Due to the significant grades on the overall Bevan Lands, the resultant limited locations for vehicular access, and the split ownership structure, development of Site #6 relies on concurrent development of the balance of the Bevan Lands to the southeast. The 2019 October 7 Council report authorized Mosaic Homes as the development partner for Site #6, on the proviso that site specific rezoning applications by Mosaic Homes for both Site #6 and the balance of the Bevan Lands be pursued concurrently. Through this partnership, Mosaic Homes would: (a) plan, design, and construct 108 units of non-market rental housing for a general client group on Site #6 (subject to securing capital funding from other orders of government) and turn over the completed buildings to a non-profit operating partner of the City's choice; and (b) construct market and below-market rental townhouses on the remainder of the Bevan Lands, which would be leased from the City on a 99-year, pre-paid basis.

The initial site specific rezoning report for the city non-market site – Site #6 (Rezoning Reference #20-17) will be forwarded to an upcoming meeting of Council. The site specific rezoning application for the balance of the Bevan Lands is expected to be advanced to Council in 2021.

Staff will work closely with Mosaic Homes and the selected non-profit housing operator to develop the project in compliance with *CHF* and *National Housing Co-Investment Fund* requirements, including level of accessibility, energy efficiency, and general livability factors.

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4.0 REQUEST FOR PROPOSALS (RFP)

As per the MOU, the City and BC Housing have agreed to select non-profit housing partners for the MOU partnership sites through a competitive process run by the City. For Site #6, the City had anticipated applying for *CHF* and *National Housing Co-Investment Fund* grants directly, and if successful, seek a non-profit organization to operate the non-market units. However, upon review of the new BC Housing RFP for *CHF*, it states that funding proponents must be a non-profit organization, Indigenous organization, First Nations, non-profit housing co-operative or municipal housing provider that is wholly government-owned and controlled. Based on this information, the City is not eligible to apply for *CHF*. As such, the issuance of a RFP is required to find a suitable non-profit housing operator to apply for *CHF*.

4.1 RFP Guidelines

The following sections provide recommended guidelines for RFP submissions to select a proven non-profit organization with the experience and capacity to operate approximately 108 non-market rental units. With Mosaic Homes selected as the development partner, the RFP is not seeking a non-profit housing partner with housing development experience.

These guidelines are intended to ensure that the project meet the City's identified objectives, are sustainable over time, and prioritize the non-market housing needs of the community. The guidelines further reflect both City and BC Housing requirements, as well as the guidelines for current funding available through *CHF* and the *National Housing Co-Investment Fund*.

4.1.1 Eligibility Criteria

In order to ensure that respondents have the appropriate qualifications, it is recommended the RFP include the following eligibility criteria:

- *Lessee/operator* must be:
 - a not-for-profit corporation incorporated and in good standing under the *BC Societies Act* or the *Canada Not-for-profit Corporations Act*; or
 - a federal, provincial, or regional government housing entity.

4.1.2 Operational Model and Financial Capacity

It is further recommended that all RFP submissions address the following operational and financial capacity criteria:

- *Financing*: Respondents shall demonstrate a secured funding model and strong financial capability to ensure housing affordability is protected over the life of the project, by providing the following:
 - proposed rent structure (on a per unit and aggregate basis) and information on the income levels of residents served by the project, consistent with the mix of incomes and rents required by the *Building BC: Community Housing Fund*, specifically:

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- 30% of units must be affordable to those with low and moderate incomes, as determined by BC Housing;
 - 50% of units must have Rent Geared to Income (RGI), for households with incomes below BC Housing Income Limits (HILs); and
 - 20% must be offered at a deep subsidy affordable to those receiving income assistance, or with very low RGI.
 - operating funding model (typical repairs and maintenance, capital replacement reserve, etc.);
 - all potential operating funding sources; and
 - current financial statements and other relevant financial information.
- **Experience:** Respondents shall demonstrate a record of success in the management of non-market rental housing, as demonstrated by examples of current projects in operation, preferably in partnership with local government and/or other public sector agencies.
 - **Operational Model:** Respondents shall outline the proposed operational model and note any potential partners involved. If partners are involved, information on the anticipated roles of responsibilities of all partners is required, including rationale as to why the partners were chosen, the partnership arrangement, and how the Proponent intends to manage this partnership going forward.

4.2 RFP Process and Timeline

A preliminary timeline for the RFP and associated funding and development processes is shown below:

	Milestone	Target Dates
Step 1	RFP posted on BC Bid	2020 September 21
Step 2	RFP closes	2020 October 12
Step 3	Evaluation of proposals with BC Housing participation	2020 October 13 to 2020 October 23
Step 4	Council approval of selected development partners	2020 November 9
Step 5	Submission of funding applications to BC Housing and CMHC	2021 January 15
Step 6	BC Housing and/or CMHC Funding Decisions Announced	2021 Spring
Step 7	Work with City and Mosaic Homes to refine development concept	Ongoing

Under the proposed process, staff will develop an RFP package and issue it electronically through the provincial procurement website, BC Bid, where any interested party may download the RFP documents directly. An evaluation team consisting of City and BC Housing staff will review and

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shortlist proposals based on the established criteria and, if necessary, may conduct interviews with the proponents and/or consult references to clarify and confirm components of their submissions. As part of the evaluation process, the City would reserve the right to negotiate directly with a shortlisted proponent.

Following the evaluation process, a report will be advanced to Council with a summary of the submissions, the recommended non-profit housing operator, and details of the proposed operational model. Upon Council approval, the successful non-profit partner will pursue funding through the *Building BC: Community Housing Fund (CHF)* in January 2021, in addition to the *National Housing Co-Investment Fund*. Should funding be awarded, the non-profit partner will work with the City and Mosaic Homes to refine the non-market housing project to best meet community housing needs. The lease of the non-market portion of the Bevan Lands is subject to the successful completion of City-initiated pre-zoning application, in addition to the successful application for CHF funding. The affordability of the units will be secured through the lease and through agreements with senior government funders.

5.0 CONCLUSION

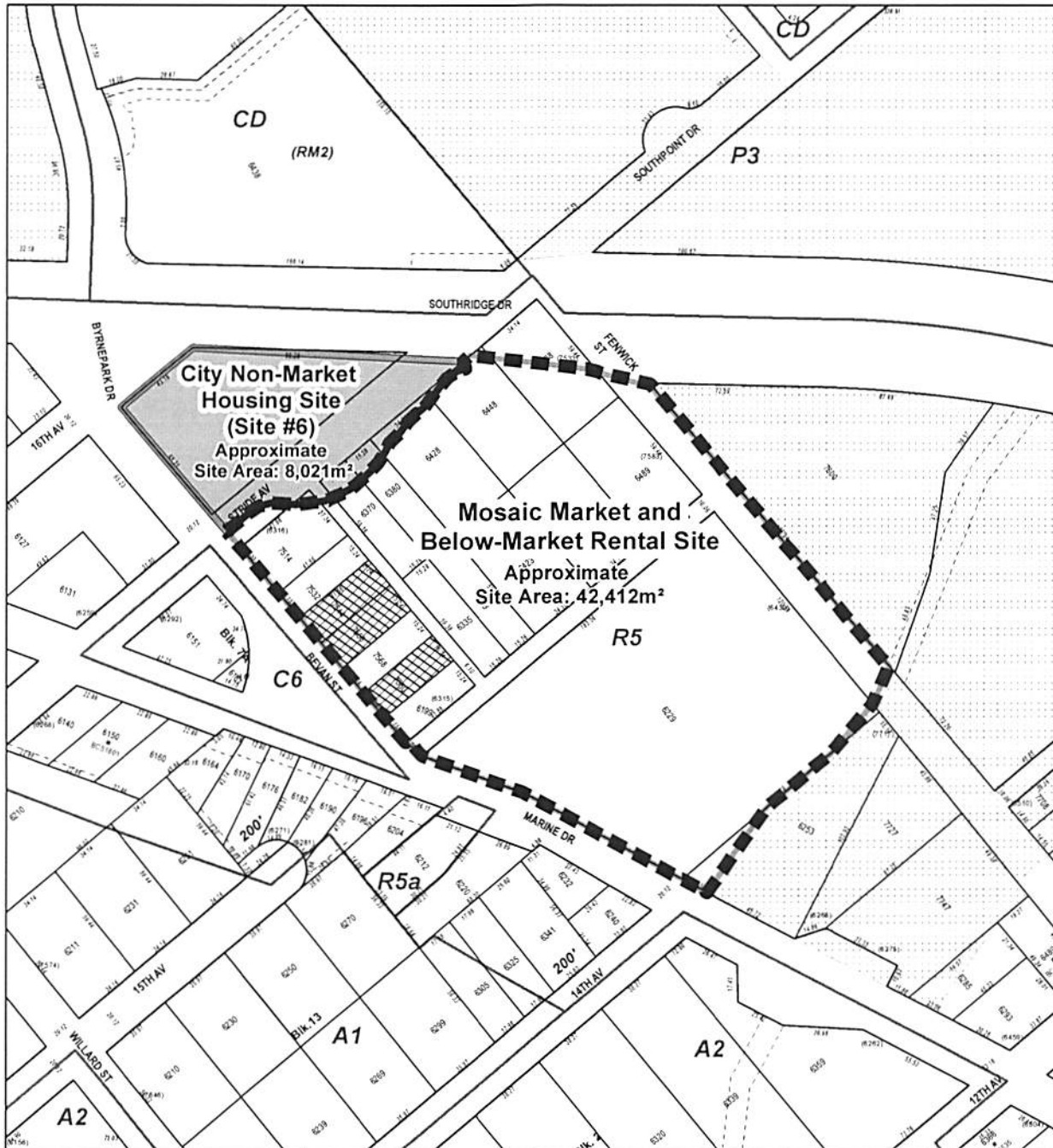
This report outlines a Request for Proposals (RFP) process to identify a non-profit housing operator to apply for CHF funding, in partnership with the City, and if successful, operate approximately 108 units of non-market housing on a portion of the Bevan Lands. This report provides recommendations on guidelines, process and timeline for the RFP, and recommends that Council authorize staff to conduct the RFP process as described in Section 4.0 herein. It also recommends that a copy of this report be sent to representatives of BC Housing, CMHC, and Mosaic Homes for information purposes.









E.W. Kozak, Director
 PLANNING AND BUILDING

WT:sa
Attachment

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



	<p>PLANNING & BUILDING DEPARTMENT</p> 
<p>Date: SEPT 3 2020</p>	<p>THE BEVANS LANDS 7514, 7532, 7544, 7556, 7568 & 7580 BEVAN STREET, 6199 MARINE DRIVE, 6335, 6375, 6423, 6453 & 6489 FIFTEENTH AVENUE, 6365, 6370, 6380, 6428, 6448 & 6488 STRIDE AVENUE AND 6229 & 6253 MARINE DRIVE</p>
<p>scale: 1:3,000</p>	<div style="display: flex; justify-content: space-between;"> <div data-bbox="544 1795 1039 1837">  Mosaic Market and Below-Market Rental Site </div> <div data-bbox="1079 1795 1307 1837">  Privately Owned </div> </div>
<p>Drawn By: RW</p>	<div style="display: flex; justify-content: space-between;"> <div data-bbox="544 1837 982 1879">  City Non-Market Housing Site (Site #6) </div> <div data-bbox="1079 1837 1388 1879">  Overall Bevan Lands Site </div> </div>



Item.....
Meeting..... 2020 September 14

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2020 September 09

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 7000 04
Reference: Review of App Fees

SUBJECT: 2021 FEES FOR PLANNING AND BUILDING PERMITS, APPLICATIONS AND OTHER SERVICES

PURPOSE: To provide Council with recommendations for the Planning and Building Department's 2021 fees for various applications for cost recovery purposes.

RECOMMENDATIONS:

1. **THAT** Council approve the proposed fee adjustments, as outlined in this report.
2. **THAT** Council authorize the City Solicitor to bring forward the necessary bylaw amendments to implement the proposed adjustments in the Planning and Building Fees Bylaw, as set out in *Attachment 1* and *Appendix A* of this report.

REPORT

The *Local Government Act* provides for the imposition of fees and charges for applications and various types of permits and services under Part 14 (Planning and Land Use Management), Division 2 (Responsibilities, Procedures and Authorities), Section 462 (Fees related to applications and inspections) for the purpose of recovering the costs of administration, inspection, advertising and processing. Over the years, fees and charges have been established for a number of processes, works and services including: permits for building construction, including electrical, plumbing and gas inspections; rezoning, strata titling and subdivision of land; and a variety of other Planning and Building services.

In 1997, Council completed a comprehensive review of fees and directed staff to conduct an annual fee review report for each subsequent year to help ensure that fees recover the basic costs of City processes, works and services. The intent of the annual fee review is to establish a more systematic fee increase process and to avoid substantial increases at any one point in time. Under this system, fees are adjusted each year to ensure that the costs associated with each type of application, permit, service, or work is recovered.

Staff have completed the annual review of fees for 2021. *Attachment 1* and *Appendix A* outline the recommended adjustments with the City's projected operating costs, projected property tax rates, and Consumer Price Index (CPI) for 2021 taken into consideration. Using the established fees as a benchmark, generally the Planning and Building Department's fees are proposed to

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increase by 1.50% to ensure cost recovery and a median fee position relative to other municipalities in the region with similar processes, services, and development conditions. As described in **Attachment 1**, some proposed fees have been adjusted further to more accurately reflect processing costs, while others have been maintained at current rates.

It is recommended that all fees and bylaw text amendments be introduced and considered for First Reading on 2020 September 14. All fees will be implemented following Final Adoption of the Planning and Building Fees Bylaw and related bylaw amendments, with an earliest effective date of 2021 January 01.


E.W. Kozak, Director
PLANNING AND BUILDING

JL:sa
Attachments

- cc: Director Engineering
- Director Finance
- Director Parks, Recreation and Cultural Services
- Chief Building Inspector
- Asst Director IT Infrastructure
- City Solicitor
- Acting City Clerk

Attachment 1

**Review of Fees for 2021 for Planning and Building Permits,
Applications and Other Services**

1.0 GENERAL

It is intended that the structure and schedules for Planning and Building Department fees account for the full range of costs (administration, processing, record keeping, responding to enquiries, inspections, etc.) for each type of application, permit, service, or work. This approach recognizes that these costs are commonly incurred, to varying degrees, by a variety of different departments. For example, while the bulk of the administrative costs for processing a rezoning application may be incurred in the Current Planning Division, considerable staff effort is often expended in the Clerk's Office, Legal Department, Engineering Department, Fire Prevention Office, and Building Department, as well as, to some extent, by the RCMP, the Parks, Recreation and Cultural Services Department, Public Safety and Community Services Department (including Licence, Property Management Office and Realty and Lands Division), and the Tax Office. The degree to which other departments may be involved varies considerably with the type of application and from case to case. The overriding consideration in the *Local Government Act*, which governs fees imposed for planning related services, is that the fee must not exceed the estimated average costs of processing, inspection, advertising and administration for the associated service. The approach taken by the City is to recover the estimated average cost of processing across a wide range of application, permit, service and work types.

Appendix A outlines the current and proposed schedules of fees in detail.

2.0 PLANNING DEPARTMENT FEES**2.1 *Proposed 2021 Planning Fees (Appendix A, Schedule A to E)***

The proposed Planning Department fees are outlined as follows:

- | | |
|--|--------------|
| ▪ Rezoning Application Fees | (Schedule A) |
| ▪ Preliminary Plan Approval (PPA) Application Fees | (Schedule B) |
| ▪ Subdivision Application Fees | (Schedule C) |
| ▪ Liquor Licence Application Fees | (Schedule D) |
| ▪ Environmental Review (ERC) Application Fees | (Schedule E) |

2.2 *General 1.50% Increase*

Staff have reviewed the existing cost recovery structure of the present fee schedule for rezoning, subdivision, development approvals (PPA), strata titling and various other approval services that are provided by the Planning Department. As outlined in *Appendix A*, an increase of 1.50% is generally proposed for Planning Department fees, with the following exceptions:

Attachment 1

*Re: Review of Fees for 2021 for Planning and Building
Permits, Applications and Other Services*

2020 September 09.....Page 2

2.3 Rezoning Fees – Administration of Servicing Requirements File (Schedule A)

The Administration Servicing File fee listed under Schedule A – Rezoning Application Fees currently applies only to Rezoning or Preliminary Plan Approval application that does not include a Subdivision application.

With the introduction of “s” and “r” Districts, the legal agreements associated with these applications have become a lot more complex. Many of these agreements include provisions which require Replacement Agreements during various stages of a development (i.e. prior to Building Permit, at Airspace Parcel Subdivision, at the deposit of a Strata Plan, and/or at Occupancy Permit). When these agreements include Replacement Provision, the applicant’s lawyer is required to submit a Title Summary Report which includes an explanation of all Charges listed on the Title and at times copies of all Charges listed on Title. The report and documents need to be reviewed thoroughly by Planning Department staff in order to address the Replacement Provisions in the agreement, and then legal instructions must be prepared for the Legal Department for processing and registrations.

Reviewing and approving of several documents required for the Replacement Agreement requires a significant amount of staff time. This review process can take from several months to a year of staff time depending on complexity. The amount of time and work required to complete this process is similar to subdivision and rezoning applications. Staff have reviewed the existing cost recovery structure of the present fee schedule, in order to recuperate administrative costs especially for large and more complex legal documents, it is recommended to recuperate the review costs under the Administration Servicing File fee (now being renamed to Administration of Servicing Requirements File fee).

2.4 Rezoning Fees – Public Hearing and Area Plan Notification Sign (Schedule A)

The following fees associated with rezoning applications remain sufficient to recover processing time and costs; therefore, no change is proposed for 2021:

- **Public Hearing Fees**

In 2016, first and additional public hearing fees were increased from \$500 to \$1,000. It is recommended that this fee remain at its current rate.

- **Area Plan Notification Sign Fees**

As per Council adopted policy and as a condition of rezoning, applicants are assessed \$250 for the required signage for new multiple family residential projects. It is recommended that this fee remain at its current rate.

Attachment 1

*Re: Review of Fees for 2021 for Planning and Building
Permits, Applications and Other Services*

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2.5 Preliminary Plan Approval Application Fees – Review of Preliminary or Modified Drawings and Specifications (Schedule B)

Reviewing preliminary or modified drawings and/or building designs before and after the preliminary plan approval application requires a significant amount of staff time. Given the complexity of some developments, numerous reviews and meetings are required in order to evaluate the PPA applications. While the City currently absorbs this cost, it is appropriate to attempt the recovery of some of the costs associated with the staff time required for reviewing additional drawings and specifications. As reviewing PPA drawings and specifications is similar in nature to Building and Sub-trade permits applications, it is therefore recommended the fee to be aligned with the same rate as the Building and Sub-trade permits Review of Preliminary or Modified Drawings and Specifications fee at \$79.35 per hour with minimum charge of 0.5 hour. This will permit more appropriate cost recovery for larger and more complex applications.

2.6 Subdivision Fees – Development Cost Charges Instalments (Schedule C)

The processing fees for development cost charges instalments were first introduced in 2016. Under the *Development Cost Charge (Instalments) Regulation of the Local Government Act*, the City permits the charges to be paid in one-third instalments at the applicant's request.

When applicants request this instalment payment method, the instalment processing fee is collected upfront, which is one flat rate of \$3,000 for all three instalments. This fee remains sufficient to recover processing time and costs; therefore, it is recommended that this installment fee remains at its current flat rate and no change is proposed for 2021.

2.7 Subdivision Fees – 1% Administration Fee (Schedule C)

The subdivision administration fee is collected in order to recover the costs associated with processing and reviewing compliance bonds for required works. This fee remains sufficient to recover processing time and costs; therefore, it is recommended that this administration fee, equal to 1% of the estimated compliance bonding, remain at its current rate and no change is proposed for 2021.

2.8 Environmental Review (ERC) Fees – Application Fee (Schedule E)

The environmental review (ERC) fees were first introduced in 2019 in order to recuperate processing costs and staff time required for the application review.

Currently, a flat rate of \$600 is charged for single- and two-family developments and \$1,200 is charged for other new developments. These fees remain sufficient to recover staff and processing time and costs; therefore, no change is proposed for 2021.

All Planning Department fees have been rounded to the nearest dollar, with the exception of the Preliminary Plan Approval “on construction value” fee and review of preliminary or modified drawings and specifications fee (Schedule B), which has been rounded to the nearest \$0.05.

Attachment 1

*Re: Review of Fees for 2021 for Planning and Building
Permits, Applications and Other Services*

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3.0 BUILDING DEPARTMENT FEES

3.1 Proposed 2021 Building Fees (Appendix A, Schedule F to J)

The proposed Building Department fees are outlined as follows:

- Building Permit and Inspection Fees (Schedule F)
 - Refund of Fees
 - Damage Deposits and Inspection Fees
- Electrical Permit and Inspection Fees (Schedule G)
- Gas Permit and Inspection Fees (Schedule H)
- Plumbing Permit and Inspection Fees (Schedule I)
- Tree Permit Fees (Schedule J)

3.2 General 1.50% Increase

A fee increase of 1.50% is proposed for Building Department fees, with the following exceptions:

3.3 Building Permit and Inspection Fees (Schedule F)

- **Damage Deposit and Inspection Fees**

Public works damage deposit and inspection fees are collected by the City's Engineering Department and the pre- and post-construction inspections of adjacent City property are carried out by Engineering Inspectors. However, damage deposit amounts and related inspection fees are listed in the Building Bylaw as they relate to construction activity associated with building permits. The Engineering Department proposes the following in respect to damage deposits and inspection fees:

- Damage Deposit Fees – Damage deposit fees were significantly increased in 2016 to ensure remediation is completed quickly and appropriately, and due to this previous increase, no change is proposed for 2021.
- Inspection Fees – The Engineering Department proposes a general 1.50% increase, which is in line with the proposed Planning and Building general fee increases.
- Resinspection Fees – In order to reflect the cost of service for applicants resolving issues identified with initial inspections, the Engineering Department introduced resinspection fees similar to those currently collected for Building Permits and sub-trade permits in 2017. The Engineering Department proposes a general 1.50% increase, which is in line with the proposed Planning and Building general fee increases.

Fee increases for the Building Department have been rounded to the nearest \$0.05, with the exception of the per kVA fees for electrical permits, which have not been rounded, and the following fees, which have been rounded to the nearest \$1.00: resinspection fees, minimum non-refundable amounts on Building Permits, Damage Deposits related fees, and Tree Permit fees.

*Attachment 1**Re: Review of Fees for 2021 for Planning and Building
Permits, Applications and Other Services**2020 September 09.....Page 5***4.0 PLANNING AND BUILDING FILE RESEARCH AND RECORDS FEES****4.1 *Proposed 2020 File Research, Archives and Records Fees (Appendix A, Schedule K)***

The proposed file research and records fees used by both the Planning and Building departments are outlined as follows:

- Land Title Search
- Legal Agreement Amendment
- Comfort Letter
- Copies of Departmental Records or Drawings

4.2 *General 1.50% Increase*

A fee increase of 1.50% is proposed for the Planning and Building file research and records fees, with the following exceptions:

4.3 *Land Title Search Fees (Schedule K)*

- **Land Title Search & Land Title Document and Plan Image Records**

The Land Title search fee (\$15.00 per search) and Land Title Document and Plan Image records fee (\$20.00 per search) were first introduced in 2015. These fees remain sufficient to recover the cost of land title related searches; therefore, no change is proposed for 2021.

4.4 *Legal Agreement Amendment Fees (Schedule K)*

- **Amendments to existing legal agreements already registered at Land Title Office**

The amendment fees were first introduced in 2019 to cover administrative costs for processing amendments requested by applicants to covenant and/or statutory rights-of-ways documents due to changes to construction.

Currently, a flat rate of \$600 is charged for the first 3 amendment items and \$1,000 for when there are more than 3 amendment items. These fees remain sufficient to recover staff and processing time and costs; therefore, no change is proposed for 2021.

All Planning and Building File Research and Records fees have been rounded to the nearest dollar, with the exception of the electronic and paper copies of Departmental records or drawings, which has been rounded to the nearest \$0.05.

Proposed 2021 Planning and Building Fees:**TABLE OF CONTENTS****SCHEDULE A – REZONING APPLICATION****SCHEDULE B – PRELIMINARY PLAN APPROVAL APPLICATION****SCHEDULE C – SUBDIVISION APPLICATION****SCHEDULE D – LIQUOR LICENCE APPLICATION****SCHEDULE E – ENVIRONMENTAL REVIEW APPLICATION****SCHEDULE F – BUILDING PERMIT AND INSPECTION
REFUND OF BUILDING PERMIT AND INSPECTION FEES
DAMAGE DEPOSITS AND INSPECTION****SCHEDULE G – ELECTRICAL PERMIT AND INSPECTION****SCHEDULE H – GAS PERMIT AND INSPECTION****SCHEDULE I – PLUMBING PERMIT AND INSPECTION****SCHEDULE J – TREE PERMIT****SCHEDULE K - FILE RESEARCH, ARCHIVES AND RECORDS FEES**

SCHEDULE A – REZONING APPLICATION

Rezoning Application Fees Burnaby Zoning Bylaw 1965 Section 7.9

SCHEDULE OF REZONING APPLICATION FEES	Current (2020)	Proposed (2021)
▪ Rezoning Applications:		
(a) CD Rezoning with FAR less than 3.6, and Standard Rezoning		
First 1,700 m ² (18,299 sq.ft.) of site area or part thereof	\$2,491.00 <i>plus Public Hearing Fee</i>	\$2,528.00 <i>plus Public Hearing Fee</i>
Each additional 100 m ² (1,076 sq.ft.) of site area or part thereof	\$67.00	\$68.00
(b) Master Plan Rezoning		
First 40,000 m ² (430,556 sq.ft.) of site area or part thereof	\$220,654.00 <i>plus Public Hearing Fee</i>	\$223,964.00 <i>plus Public Hearing Fee</i>
Each additional 100 m ² (1,076 sq.ft.) of site area or part thereof	\$413.00	\$419.00
(c) CD Rezoning with FAR greater or equal to 3.6, and Master Plan Amendments		
(FAR means “floor area ratio” as defined in Burnaby Zoning Bylaw, 1965)		
First 8,000 m ² (86,111 sq.ft.) of site area and 3.6 FAR or part thereof	\$30,891.00 <i>plus Public Hearing Fee</i>	\$31,354.00 <i>plus Public Hearing Fee</i>
Each additional 100 m ² (1,076 sq.ft.) of site area or part thereof	\$397.00	\$403.00
Each additional 0.1 FAR or part thereof	\$397.00	\$403.00

SCHEDULE OF REZONING APPLICATION FEES	Current (2020)	Proposed (2021)
<p>▪ Administration of Servicing Requirements File:</p> <p><i>For a Rezoning or Preliminary Plan Approval application that does not include a Subdivision application; or</i></p> <p><i>For review of Title Summary Reports and/or Applications to Deposit Strata Plan, processing Replacement Agreements or other title documents and preparation of Legal Instructions for Statutory Rights-of-Way, Covenants, Easements, or other similar legal agreements and processes.</i></p>		
(a) For first 3 servicing items where no Servicing Requirements Applications required	\$1,025.00	\$1,040.00
(b) For Multiple Family “s” District	\$16,106.00	\$16,348.00
(c) For all others	\$10,738.00	\$10,899.00
<p>▪ Public Hearing:</p>		
(a) First Public Hearing	\$1,000.00	No Change
(b) Additional Public Hearing	\$1,000.00	No Change
<p>▪ Area Plan Notification Sign</p>	\$250.00	No Change

SCHEDULE B – PRELIMINARY PLAN APPROVAL (PPA) APPLICATION

Preliminary Plan Approval and Development Permit Application Fees Burnaby Zoning Bylaw 1965

SCHEDULE OF PPA APPLICATION FEES		Current (2020)	Proposed (2021)
Section 7.3(2)(b.1)	<ul style="list-style-type: none"> ▪ Preliminary Plan Approval (PPA) Applications: 		
	(a) For signs (per sign application)	\$144.00	\$146.00
	(b) For Comprehensive Sign Plans	\$551.00	\$559.00
	(c) For Integrated Comprehensive Sign Plans for Comprehensive Development rezoning or Master Plan rezoning	\$2,759.00	\$2,800.00
	(d) For all other development:		
	On estimated construction value (per \$1,000)	\$2.65	\$2.70
	Minimum Fee, except Temporary Outdoor Uses (COVID-19 Measures)	\$280.00	\$284.00
	(e) For each extension	\$168.00	\$171.00
	(f) Review of Preliminary or Modified Drawings and Specifications <i>Review Fees subject to all applicable taxes</i>	---	\$79.35/hour (minimum 0.5 of an hour)
Section 6.26 and Schedule VIII (800.4.2)	<ul style="list-style-type: none"> ▪ Temporary Outdoor Uses (COVID-19 Measures) 	\$0.00	No Change

SCHEDULE C – SUBDIVISION APPLICATION

Subdivision Application Fees Burnaby Subdivision Control Bylaw 1971 Section 8

SCHEDULE OF SUBDIVISION APPLICATION FEES	Current (2020)	Proposed (2021)
▪ Airspace Parcel Subdivision Application: (FAR means “floor area ratio” as defined in Burnaby Zoning Bylaw, 1965)		
(a) FAR of less than 2.0	\$12,227.00	\$12,410.00
(b) FAR of 2.0 or greater	\$18,338.00	\$18,613.00
▪ Strata Title Subdivision Application:		
(a) two-family and industrial/commercial conversions	\$737.00	\$748.00
(b) each additional industrial/commercial unit	\$42.00	\$43.00
(c) phased strata plan:		
First phase	\$5,125.00	\$5,202.00
Subsequent phases	\$1,025.00	\$1,040.00
Last phase	\$1,025.00	\$1,040.00
Amendment to Form P	\$92.00	\$93.00
▪ Subdivision Application other than Airspace Parcel and Strata Title Subdivision Applications:		
(a) Single-family or two-family Residential District subdivisions	\$5,369.00	\$5,450.00
(b) Multiple Family “s” District subdivisions	\$16,106.00	\$16,348.00
(c) All subdivisions other than SFD/TFD Residential District and Multiple Family “s” District subdivisions but including Multiple Family RM Districts	\$10,738.00	\$10,899.00
▪ Road Closure/Highway Exchange	\$2,509.00	\$2,547.00

SCHEDULE OF SUBDIVISION APPLICATION FEES	Current (2020)	Proposed (2021)
▪ Tentative Approval Extension:		
(a) Single family subdivision	\$284.00	\$288.00
(b) Other subdivisions and servicing for rezoning and PPAs	\$634.00	\$644.00
▪ Personal Preference Address Change (No charge when included in application for subdivision) <i>Fees subject to all applicable taxes</i>		
▪ Processing Fee for Development Cost Charges Instalments:		
For all 3 instalments	\$3,000.00	No Change
▪ Administration Fees: <i>Fees subject to all applicable taxes</i>		
For processing and reviewing compliance bonds for required works (e.g. public walkways and improvements, private roads, tree replacement, landscaping, fencing, public art installations, etc.)	1% of estimated Compliance Bonding	No Change

SCHEDULE D – LIQUOR LICENCE APPLICATION

Liquor Licence Application Fees Burnaby Liquor Licence Application Fee Bylaw 2001 Section 2

SCHEDULE OF LIQUOR LICENCE APPLICATION FEES	Current (2020)	Proposed (2021)
▪ Liquor Licence Applications:		
New licence or location	\$912.00	\$926.00
Amendments to existing liquor licences	\$464.00	\$471.00

SCHEDULE E – ENVIRONMENTAL REVIEW (ERC) APPLICATION

Environmental Review Application Fees
Burnaby Zoning Bylaw 1965
 Section 6.23(3)

SCHEDULE OF ERC APPLICATION FEES	Current (2020)	Proposed (2021)
▪ Environmental Review (ERC) Applications:		
New developments (other than single- and two-family developments)	\$1,200.00	No Change
Single- and two-family developments	\$600.00	No Change

SCHEDULE F – BUILDING PERMIT AND INSPECTION

Building Permit and Inspection Fees Burnaby Building Bylaw 2016

SCHEDULE OF BUILDING PERMIT AND INSPECTION FEES		Current (2020)	Proposed (2021)
Section 9(2)(b)	▪ Application for a Building Permit:		
	For all building permit applications	20% of estimated Building Permit Fee, subject to a minimum of \$65.25 and a maximum of \$7,232.65	20% of estimated Building Permit Fee, subject to a minimum of \$66.25 and a maximum of \$7,341.15
Section 14(1)	▪ Building Permit:		
	Value of Construction:		
	\$0 to \$1,000	\$65.25	\$66.25
	\$1,001 to \$20,000	\$65.25 plus \$19.25/\$1,000 or part thereof over \$1,000	\$66.25 plus \$19.55/\$1,000 or part thereof over \$1,000
	\$20,001 to \$200,000	\$431.00 plus \$13.25/\$1,000 or part thereof over \$20,000	\$437.70 plus \$13.45/\$1,000 or part thereof over \$20,000
	\$200,001 and over	\$2,816.00 plus \$11.45/\$1,000 or part thereof over \$200,000	\$2,858.70 plus \$11.60/\$1,000 or part thereof over \$200,000
Section 14(1)	▪ Building Permit for a Demolition:		
	(a) Accessory building (when demolished separately from single- and two-family homes, or when the accessory building is associated with other building types)	\$75.70	\$76.85

SCHEDULE OF BUILDING PERMIT AND INSPECTION FEES		Current (2020)	Proposed (2021)
	(b) Single-family or two-family home (fee includes accessory buildings, if the accessory buildings are being demolished at the same time)	\$321.25	\$326.05
	(c) Principal buildings and structures other than single- and two-family homes	\$802.90	\$814.95
Section 14(1)	▪ Building Permit for Temporary Building or Structure:		
	Per year from date of issue	\$564.85	\$573.30
Section 14(1)	▪ Application for Forced Air Heating System:		
	Fees based on maximum BTU input of the appliance with a minimum fee based on 50,000 BTU's	\$3.30 per 1,000 BTU's heating appliance input	\$3.35 per 1,000 BTU's heating appliance input
Section 10(1)	▪ Application for Alternative Solutions under the British Columbia Building Code		
	<i>Fees subject to all applicable taxes</i>	\$578.50 for each alternative solution on a development and \$177.10 for each revision	\$587.20 for each alternative solution on a development and \$179.75 for each revision
Section 11(4)	▪ Certificate by Registered Professionals:		
	When a Building Permit is issued reliant upon the certification of a registered professional engineer or architect, the permit fee will be reduced by 2.5% of the fees payable, up to a maximum reduction amount.	2.5% of fees payable (\$500.00 max.)	No Change
Section 14(7)	▪ Review of Preliminary or Modified Drawings and Specifications		
	<i>Review Fees subject to all applicable taxes</i>	\$78.20/hour (minimum 0.5 of an hour)	\$79.35/hour (minimum 0.5 of an hour)
Section 4(6)	▪ Permit Transfer or Assignment Fee:		
	For the transfer or assignment of a building permit or to record a change of contractor for a project	\$122.30	\$124.15

SCHEDULE OF BUILDING PERMIT AND INSPECTION FEES		Current (2020)	Proposed (2021)
Section 19(4)	Permit Extension:		
	1st extension	\$210.10	\$213.25
	2nd extension	\$315.20	\$319.95
	3rd extension	\$420.25	\$426.55
	Each additional extension	\$525.30	\$533.20
Section 14(8)	Reinspection Fee: Where it has been determined by the Building Inspector that due to non-compliance with the provisions of this Bylaw or incomplete work, reinspection is necessary. <i>Reinspection Fees subject to all applicable taxes.</i>		
	1st reinspection	\$60.00	\$61.00
	2nd reinspection	\$263.00	\$267.00
	3rd reinspection	\$520.00	\$528.00
	4th reinspection	\$1,039.00	\$1,055.00
	5th reinspection and thereafter	\$1,302.00	\$1,322.00
Section 14(9)	Special Inspections: <i>Special Inspection Fees subject to all applicable taxes and must be approved by the Chief Building Inspector.</i>		
Section 14(9)(a)	(a) For an inspection outside the hours during which the offices of the City Hall are normally open	\$564.45 plus \$144.25/hour or part thereof after the first four hrs. Travel time incl.	\$572.90 plus \$146.40/hour or part thereof after the first four hrs. Travel time incl.

SCHEDULE OF BUILDING PERMIT AND INSPECTION FEES		Current (2020)	Proposed (2021)
Section 14(9)(b)	(b) For a voluntary inspection (including Provisional Occupancy) requested by the owner, occupant, or contractor during City normal business hours to establish the condition of a building or structure	\$262.65 for the first hour or part thereof and \$100.35 for each additional hour or part thereof (\$262.65 minimum)	\$266.60 for the first hour or part thereof and \$101.85 for each additional hour or part thereof (\$266.60 minimum)
Section 14(9)(c)	(c) For an inspection that requires special arrangements because of length of time, frequency of inspection visits, location outside the City limits, construction techniques or otherwise	\$100.35/hour or part thereof (\$100.35 minimum)	\$101.85/hour or part thereof (\$101.85 minimum)
Section 14(9)(d)	(d) Strata title subdivision application inspections	\$222.75	\$226.10
Section 26(1)(a)	(e) For a special safety inspection following an electrical or gas disconnection	\$607.55	\$616.65
Section 14(10)	<p>▪ Occupant Load:</p> <p><i>Fee subject to all applicable taxes</i></p>		
	For confirming occupant load for liquor licence related purposes	\$214.75	\$217.95

Refund of Building Permit and Inspection Fees Burnaby Building Bylaw 2016

SCHEDULE OF BUILDING PERMIT AND INSPECTION FEES (REFUND OF FEES)		Current (2020)	Proposed (2021)
Section 14(5) & (6)	<p>▪ Building Permit Application Fee Refund where plan checking has not commenced:</p> <p><i>There will be no refund of any portion of the application fee once the plan checking has been started.</i></p>		
	(a) For single- or two-family dwellings, including renovations, additions and accessory buildings	70% of Application Fee subject to a minimum non-refundable amount of \$165.00	70% of Application Fee subject to a minimum non-refundable amount of \$167.00
	(b) For all other applications	70% of Application Fee subject to a minimum non-refundable amount of \$165.00	70% of Application Fee subject to a minimum non-refundable amount of \$167.00
Section 14(6)	<p>▪ Building Permit Fee Refund where construction has not commenced, no inspection has been made and a permit has not been extended or expired</p>	Refund equals 90% of the difference between the Building Permit Fee and the Building Permit Application Fee subject to a minimum non-refundable amount of \$331.00	Refund equals 90% of the difference between the Building Permit Fee and the Building Permit Application Fee subject to a minimum non-refundable amount of \$336.00

SCHEDULE OF BUILDING PERMIT AND INSPECTION FEES (REFUND OF FEES)		Current (2020)	Proposed (2021)
Section 14(6)	<ul style="list-style-type: none"> ▪ For any permit or special inspection where no Application Fee is charged. Refund will be made only where work has not commenced, no inspection has been made and a permit has not been extended 	70% of the Permit Fee subject to a minimum non-refundable amount of \$331.00	70% of the Permit Fee subject to a minimum non-refundable amount of \$336.00

Damage Deposits and Inspection Fees Burnaby Building Bylaw 2016

SCHEDULE OF DAMAGE DEPOSITS AND INSPECTION FEES		Current (2020)	Proposed (2021)
Section 16(2)(d)	▪ Damage Deposit: <i>No interest is payable on damage deposits paid to or held by the City</i>		
	(a) Single- or Two-Family Dwelling Construction	\$4,000.00	No Change
	(b) Single- or Two-Family Dwelling Addition or Demolition	\$3,000.00	No Change
	(c) Construction other than Single- or Two-Family Dwelling	\$10,000.00 for 15 m frontage and \$60.00/m of frontage thereafter	No Change
	(d) Demolition other than Single- or Two-Family Dwelling	\$10,000.00 for 15 m frontage and \$60.00/m of frontage thereafter	No Change
	(e) Swimming Pool Installation	\$3,000.00	No Change
	(f) Construction of Carport or Garage	\$2,000.00	No Change
Section 16(2)(e)	▪ Inspection Fee:		
	(a) Single- or Two-Family Dwelling Construction	\$97.00	\$98.00
	(b) Single- or Two-Family Dwelling Addition or Demolition	\$97.00	\$98.00
	(c) Construction other than Single- or Two-Family Dwelling	\$197.00	\$200.00
	(d) Demolition other than Single- or Two-Family Dwelling	\$129.00	\$131.00
	(e) Swimming Pool Installation	\$97.00	\$98.00

SCHEDULE OF DAMAGE DEPOSITS AND INSPECTION FEES		Current (2020)	Proposed (2021)
	(f) Construction of Carport or Garage	\$97.00	\$98.00
Section 16(2)(e)	<p>▪ Reinspection Fee (for 3rd and each subsequent reinspection):</p> <p>Where it has been determined by the assigned Engineering Inspector that due to non-compliance with the provisions of this Bylaw or incomplete work reinspection is required</p> <p><i>Reinspection Fees subject to all applicable taxes</i></p>		
	(a) Single- or Two-Family Dwelling Construction	\$97.00	\$98.00
	(b) Single- or Two-Family Dwelling Addition or Demolition	\$97.00	\$98.00
	(c) Construction other than Single- or Two-Family Dwelling	\$197.00	\$200.00
	(d) Demolition other than Single- or Two-Family Dwelling	\$129.00	\$131.00
	(e) Swimming Pool Installation	\$97.00	\$98.00
	(f) Construction of Carport or Garage	\$97.00	\$98.00

SCHEDULE G – ELECTRICAL PERMIT AND INSPECTION

Electrical Permit and Inspection Fees Burnaby Electrical Bylaw 1974

SCHEDULE OF ELECTRICAL PERMIT AND INSPECTION FEES		Current (2020)	Proposed (2021)
Section 22(1)(a)	▪ Electrical Installations for New Single- and Two-Family Dwellings:		
	(a) Electrical system for a dwelling including service connection and Temporary Current Permit	18% of Building Permit Fee	No Change
	(b) Security system, data, cable, TV, vacuum, intercom, sound system and telephone	Fees shall be charged under Electrical Installations Other Than New One- and Two-Family Detached Dwellings. (Minimum \$250.00 job value)	No Change
Section 22(1)(a)	▪ Electrical Installations Other Than New Single- and Two-Family Dwellings: Fee based on value of electrical installation including materials and labour <i>Plus Temporary Current Permit where applicable</i>		
	Value of Electrical Installation (as approved by Electrical Inspector):		
	\$100 or less	\$48.35	\$49.10
	\$100.01 - \$250	\$64.40	\$65.35
	\$250.01 - \$350	\$80.25	\$81.45
	\$350.01 - \$500	\$96.45	\$97.90
	\$500.01 - \$700	\$120.30	\$122.10

SCHEDULE OF ELECTRICAL PERMIT AND INSPECTION FEES		Current (2020)	Proposed (2021)
	\$700.01 - \$1,000	\$145.05	\$147.25
	\$1,000.01 - \$10,000	\$145.05 plus \$59.55/\$1,000 or part thereof over \$1,000	\$147.25 plus \$60.45/\$1,000 or part thereof over \$1,000
	\$10,000.01 - \$50,000	\$681.00 plus \$32.30/\$1,000 or part thereof over \$10,000	\$691.30 plus \$32.80/\$1,000 or part thereof over \$10,000
	\$50,000.01 - \$100,000	\$1,973.00 plus \$19.15/\$1,000 or part thereof over \$50,000	\$2,003.30 plus \$19.45/\$1,000 or part thereof over \$50,000
	\$100,000.01 - \$500,000	\$2,930.50 plus \$12.80/\$1,000 or part thereof over \$100,000	\$2,975.80 plus \$13.00/\$1,000 or part thereof over \$100,000
	\$500,000.01 - \$1,500,000	\$8,050.50 plus \$10.85/\$1,000 or part thereof over \$500,000	\$8,175.80 plus \$11.00/\$1,000 or part thereof over \$500,000
	\$1,500,000.01 and over	\$18,900.50 plus \$3.45/\$1,000 or part thereof over \$1,500,000	\$19,175.80 plus \$3.50/\$1,000 or part thereof over \$1,500,000
Section 22(1)(a)	<ul style="list-style-type: none"> ▪ Temporary Saw Service 	Fees shall be charged under Electrical Installations Other Than New One- and Two-Family Detached Dwellings. (Minimum \$96.45)	Fees shall be charged under Electrical Installations Other Than New One- and Two-Family Detached Dwellings. (Minimum \$97.90)

SCHEDULE OF ELECTRICAL PERMIT AND INSPECTION FEES		Current (2020)	Proposed (2021)
Section 22(1)(a)	<p>▪ Permit Fee to Record Work Done Without Permit and Inspection</p> <p>Where electrical work has been carried out without a permit and a permit is accepted to approve and inspect the work after the fact, the fee shall be calculated under Electrical Installations based on the value of the electrical installation as estimated by the Chief Building Inspector at the time of application for the electrical permit</p>	Minimum \$145.05	Minimum \$147.25
Section 22(1)(a)	<p>▪ Temporary Current Permit (not required for one- or two-family dwelling)</p>	\$192.00	\$194.90
Section 22(1)(a)	<p>▪ Operating Permit for One Commercial or Industrial Plant or Establishment:</p>		
	(a) Annual fee based on service capacity	\$0.38 per kVA Minimum 600 kVA (\$228.00) Maximum 8700 kVA (\$3,306.00)	\$0.39 per kVA Minimum 600 kVA (\$234.00) Maximum 8700 kVA (\$3,393.00)
	(b) For each additional permit	\$228.00	\$234.00
Section 22(1)(a)	<p>▪ Operating Permit for Special Event or Film Project:</p>		
	(a) One location, one project (includes filming in studio):		
	0 to 30 days	\$156.75	\$159.10
	0 to 60 days	\$276.70	\$280.85
	0 to 90 days	\$321.25	\$326.05
	0 to 180 days	\$431.10	\$437.55
	0 to 365 days	\$784.25	\$796.00
	(b) Multi locations, one project Permit valid for maximum 365 days:		
	<i>Rates based on maximum 4 locations</i>		

SCHEDULE OF ELECTRICAL PERMIT AND INSPECTION FEES		Current (2020)	Proposed (2021)
	0 to 30 days	\$120.80 per location (maximum \$483.20)	\$122.60 per location (maximum \$490.40)
	0 to 60 days	\$160.50 per location (maximum \$642.00)	\$162.90 per location (maximum \$651.60)
	0 to 90 days	\$204.30 per location (maximum \$817.20)	\$207.35 per location (maximum \$829.40)
	0 to 180 days	\$230.55 per location (maximum \$922.20)	\$234.00 per location (maximum \$936.00)
	0 to 365 days (annual permit)	\$2,002.25, any number of locations	\$2,032.30, any number of locations
	(c) Annual permit fee for film studio for repair and maintenance only	\$0.49 per kVA Minimum 640 kVA (\$313.60) Maximum 6700 kVA (\$3,283.00)	\$0.50 per kVA Minimum 640 kVA (\$320.00) Maximum 6700 kVA (\$3,350.00)
Section 22(1)(a)	▪ Signs:		
	(a) Neon:		
	For first transformer	\$107.00	\$108.60
	Each for the next two transformers	\$70.90	\$71.95
	Each for the next two transformers	\$50.10	\$50.85
	For each remaining transformer	\$36.15	\$36.70
	(b) Fluorescent or light – emitting diode (LED):		

SCHEDULE OF ELECTRICAL PERMIT AND INSPECTION FEES		Current (2020)	Proposed (2021)
	For first 15 AMP branch circuit or equivalent	\$107.00	\$108.60
	Each for the next two 15 AMP branch circuit or equivalent	\$70.90	\$71.95
	Each for the next two 15 AMP branch circuit or equivalent	\$50.10	\$50.85
	For each remaining 15 AMP branch circuit or equivalent	\$36.15	\$36.70
	(c) Other signs requiring electrical installation:	Fees shall be charged under Electrical Installations Other Than New One- and Two-Family Detached Dwellings. (Minimum \$120.30)	Fees shall be charged under Electrical Installations Other Than New One- and Two-Family Detached Dwellings. (Minimum \$122.10)
Section 22(3)(a)	▪ Review of Preliminary or Modified Drawings and Specifications <i>Review Fees subject to all applicable taxes</i>	\$78.20/hour (minimum 0.5 of an hour)	\$79.35/hour (minimum 0.5 of an hour)
Section 22(3)(b)	▪ Permit Transfer or Assignment Fee For the transfer or assignment of an electrical permit and to record a change of contractor for a project	\$122.30	\$124.15
Section 22(3)(c)	▪ Permit Extension	\$122.30	\$124.15

SCHEDULE OF ELECTRICAL PERMIT AND INSPECTION FEES		Current (2020)	Proposed (2021)
Section 22(3)(d)	<p>▪ Reinspection Fee:</p> <p>Where it has been determined by the Electrical Inspector that due to non-compliance with the provisions of this Bylaw or incomplete work reinspection is required</p> <p><i>Reinspection Fees subject to all applicable taxes</i></p>		
	1st reinspection	\$60.00	\$61.00
	2nd reinspection	\$263.00	\$267.00
	3rd reinspection	\$520.00	\$528.00
	4th reinspection	\$1,039.00	\$1,055.00
	5th reinspection and thereafter	\$1,302.00	\$1,322.00
Section 22(3)(e)	<p>▪ Special Inspections:</p> <p><i>Special Inspection Fees subject to all applicable taxes and must be approved by the Chief Building Inspector.</i></p>		
Section 22(3)(e)(i)	(a) For an inspection outside the hours during which the offices of the City Hall are normally open	\$564.45 plus \$144.25/hour or part thereof after the first four hrs. Travel time incl.	\$572.90 plus \$146.40/hour or part thereof after the first four hrs. Travel time incl.
Section 22(3)(e)(ii)	(b) For a voluntary inspection (including Provisional Occupancy) requested by the owner, occupant, or contractor during City normal business hours to establish the condition of a building or structure	\$100.35/hour or part thereof (\$100.35 minimum)	\$101.85/hour or part thereof (\$101.85 minimum)

SCHEDULE OF ELECTRICAL PERMIT AND INSPECTION FEES		Current (2020)	Proposed (2021)
Section 22(3)(e)(iii)	(c) For an inspection that requires special arrangements because of length of time, frequency of inspection visits, location outside the City limits, construction techniques or otherwise	\$100.35/hour or part thereof (\$100.35 minimum)	\$101.85/hour or part thereof (\$101.85 minimum)
Section 22(3)(e)(iv)	(d) Strata title subdivision application inspections	\$222.75	\$226.10
Section 22(4)	▪ Permit Fee Refund	90% of the fee paid subject to a minimum non-refundable amount of \$165.00.	90% of the fee paid subject to a minimum non-refundable amount of \$167.00.

SCHEDULE H – GAS PERMIT AND INSPECTION

Gas Permit and Inspection Fees Burnaby Gas Bylaw 1978

SCHEDULE OF GAS PERMIT AND INSPECTION FEES		Current (2020)	Proposed (2021)
Section 10(1)	▪ Gas Installations in Single- and Two-Family Dwellings:		
	(a) For each appliance:		
	For first appliance	\$59.05	\$59.95
	For each additional appliance	\$32.20	\$32.70
	(b) For each vent installation:		
	For first vent	\$59.05	\$59.95
	For each additional vent	\$32.20	\$32.70
	(c) House Piping only - no appliance installed:		
	For the first 30 m of piping or portion thereof	\$55.60	\$56.45
	For each additional 30 m of piping or portion thereof	\$32.00	\$32.50
Section 10(1)	▪ Gas Installations in Commercial, Industrial, Institutional or Multi-family:		
	(a) For each appliance with input of:		
	(i) 30 kW (102,000 BTU/Hr) or less		
	For first appliance	\$57.85	\$58.70
	For each additional appliance	\$47.65	\$48.35
	(ii) 31 to 120 kW (103,000 to 409,000 BTU/Hr)		
	(b) For piping only:		
	First 30 m or less	\$56.85	\$57.70
	Each additional 30 m or part thereof	\$40.40	\$41.00
	(c) For each vent installation (no appliance)		
		\$56.85	\$57.70
	(d) Laboratory equipment:		
	For each 200,000 BTU's or part thereof in a room	\$81.05	\$82.25

SCHEDULE OF GAS PERMIT AND INSPECTION FEES		Current (2020)	Proposed (2021)
Section 10(3)(a)	<p>▪ Review of Preliminary or Modified Drawings and Specifications</p> <p><i>Review Fees subject to all applicable taxes</i></p>	\$78.20/hour (minimum 0.5 of an hour)	\$79.35/hour (minimum 0.5 of an hour)
Section 10(3)(b)	<p>▪ Permit Transfer or Assignment Fee</p> <p>For the transfer or assignment of a gas permit and to record a change of contractor for a project</p>	\$122.30	\$124.15
Section 10(3)(c)	<p>▪ Permit Extension</p>	\$122.30	\$124.15
Section 10(3)(d)	<p>▪ Reinspection Fee:</p> <p>Where it has been determined by the Gas Inspector that due to non-compliance with the provisions of this Bylaw or incomplete work reinspection is required</p> <p><i>Reinspection Fees subject to all applicable taxes</i></p>		
	1st reinspection	\$60.00	\$61.00
	2nd reinspection	\$263.00	\$267.00
	3rd reinspection	\$520.00	\$528.00
	4th reinspection	\$1,039.00	\$1,055.00
	5th reinspection and thereafter	\$1,302.00	\$1,322.00
Section 10(3)(e)	<p>▪ Special Inspections:</p> <p><i>Special Inspection Fees subject to all applicable taxes and must be approved by the Chief Building Inspector.</i></p>		
Section 10(3)(e)(i)	(a) For an inspection outside the hours during which the offices of the City Hall are normally open	\$564.45 plus \$144.25/hour or part thereof after the first four hrs. Travel time incl.	\$572.90 plus \$146.40/hour or part thereof after the first four hrs. Travel time incl.

SCHEDULE OF GAS PERMIT AND INSPECTION FEES		Current (2020)	Proposed (2021)
Section 10(3)(e)(ii)	(b) For a voluntary inspection (including Provisional Occupancy) requested by the owner, occupant, or contractor during City normal business hours to establish the condition of a building or structure	\$100.35/hour or part thereof (\$100.35 minimum)	\$101.85/hour or part thereof (\$101.85 minimum)
Section 10(3)(e)(iii)	(c) For an inspection that requires special arrangements because of length of time, frequency of inspection visits, location outside the City limits, construction techniques or otherwise	\$100.35/hour or part thereof (\$100.35 minimum)	\$101.85/hour or part thereof (\$101.85 minimum)
Section 10(3)(e)(iv)	(d) Strata title subdivision application inspections	\$222.75	\$226.10
Section 10(4)	▪ Permit Fee Refund	90% of the fee paid subject to a minimum non-refundable amount of \$165.00.	90% of the fee paid subject to a minimum non-refundable amount of \$167.00.

SCHEDULE I – PLUMBING PERMIT AND INSPECTION

**Plumbing Permit and Inspection Fees
 Burnaby Plumbing Bylaw 2000**

SCHEDULE OF PLUMBING PERMIT AND INSPECTION FEES		Current (2020)	Proposed (2021)
Section 8(3)	<p>▪ Plumbing Fixtures:</p> <p>For the rough-in and completion of each plumbing fixture</p> <p>(Fixtures shall include but not be limited to the following: roof drain, floor drain, dishwasher, clothes washer, water heater, water meter or backflow protection device under 4 inches in size with test ports.)</p>		
	(a) For new single- and two-family dwellings		
	For complete plumbing installations with fixtures	18% of Building Permit Fee	No Change
	(b) For other than new single- and two-family dwellings		
	For complete plumbing installations with fixtures	\$59.05 for the first fixture and \$32.20 for each additional fixture	\$59.95 for the first fixture and \$32.70 for each additional fixture
	(c) For all building types		
	For each backflow protection device less than 4 inches in size	\$59.05 for the first fixture and \$32.20 for each additional fixture	\$59.95 for the first fixture and \$32.70 for each additional fixture
	For each backflow protection device 4 inches or greater in size	\$160.55	\$162.95
	For the removal of each fixture and the capping off of piping	\$59.05 for the first fixture removed and \$14.70 for each additional fixture removed	\$59.95 for the first fixture removed and \$14.90 for each additional fixture removed

SCHEDULE OF PLUMBING PERMIT AND INSPECTION FEES		Current (2020)	Proposed (2021)
Section 8(3)	▪ Replacement of Building Water Pipe: For the removal and replacement of existing pipe		
	(a) in multi-family residential buildings, hotels and motels (each unit)	\$28.60	\$29.05
	(b) in all other buildings:		
	For the first 30 m of piping or portion thereof	\$96.50	\$97.95
	For each additional 30 m of piping or portion thereof	\$56.20	\$57.05
Section 8(3)	▪ Interceptors For the installation of a catch basin, sump, oil interceptor, manhole or trench drain		
Section 8(3)	▪ Other Piping: For the installation or alteration of site piping (storm, sani, domestic water), rainwater leader, domestic water piping or any other plumbing pipe or where no fixtures are involved		
	For the first 30 m of piping or portion thereof	\$55.55	\$56.40
	For each additional 30 m of piping or portion thereof	\$32.00	\$32.50
Section 8(3)	▪ Site Fire Protection: For the installation of underground fireline or hydrants		
	Each 30 m or portion thereof	\$40.40	\$41.00
	Each fire hydrant	\$32.15	\$32.65
Section 8(3)	▪ Hydronic Heating Permits:		

SCHEDULE OF PLUMBING PERMIT AND INSPECTION FEES		Current (2020)	Proposed (2021)
	Fees based on maximum BTU input of the appliance with a minimum fee of 50,000 BTU's	\$3.30 per 1,000 BTU's heating appliance input	\$3.35 per 1,000 BTU's heating appliance input
Section 8(3)	▪ Building Fire Protection Permits: For the installation or relocation of the following:		
	First sprinkler head	\$83.50	\$84.75
	Each additional sprinkler head	\$2.80	\$2.85
	Each fire pump test header	\$40.40	\$41.00
	First siamese connection, hose cabinet, hose outlet, wet/dry outlet or standpipe	\$40.40	\$41.00
	Each additional siamese connection, hose cabinet, hose outlet, wet/dry outlet or standpipe <i>(Note: the second and subsequent fixtures do not have to be the same as the first fixture to qualify for the discount)</i>	\$26.90	\$27.30
	For the installation or alteration of any above ground fire suppression piping where no fixtures are involved:		
	Each 30 m or portion thereof	\$40.40	\$41.00
Section 8(22)(a)	▪ Review of Preliminary or Modified Drawings and Specifications <i>Review Fees subject to all applicable taxes</i>		
		\$78.20/hour (minimum 0.5 of an hour)	\$79.35/hour (minimum 0.5 of an hour)
Section 8(14)	▪ Permit Transfer or Assignment Fee For the transfer or assignment of a plumbing permit and to record a change of contractor for a project		
		\$122.30	\$124.15
Section 8(17)	▪ Permit Extension		
		\$122.30	\$124.15

SCHEDULE OF PLUMBING PERMIT AND INSPECTION FEES		Current (2020)	Proposed (2021)
Section 8(22)(b)	<p>▪ Reinspection Fee:</p> <p>Where it has been determined by the Plumbing Inspector that due to non-compliance with the provisions of this Bylaw or incomplete work reinspection is required</p> <p><i>Reinspection Fees subject to all applicable taxes</i></p>		
	1st reinspection	\$60.00	\$61.00
	2nd reinspection	\$263.00	\$267.00
	3rd reinspection	\$520.00	\$528.00
	4th reinspection	\$1,039.00	\$1,055.00
	5th reinspection and thereafter	\$1,302.00	\$1,322.00
Section 8(22)(c)	<p>▪ Special Inspections:</p> <p><i>Special Inspection Fees subject to all applicable taxes and must be approved by the Chief Building Inspector.</i></p>		
Section 8(22)(c)(i)	(a) For an inspection outside the hours during which the offices of the City Hall are normally open	\$564.45 plus \$144.25/hour or part thereof after the first four hrs. Travel time incl.	\$572.90 plus \$146.40/hour or part thereof after the first four hrs. Travel time incl.
Section 8(22)(c)(ii)	(b) For a voluntary inspection (including Provisional Occupancy) requested by the owner, occupant, or contractor during City normal business hours to establish the condition of a building or structure	\$100.35/hour or part thereof (\$100.35 minimum)	\$101.85/hour or part thereof (\$101.85 minimum)
Section 8(22)(c)(iii)	(c) For an inspection that requires special arrangements because of length of time, frequency of inspection visits, location outside the City limits, construction techniques or otherwise	\$100.35/hour or part thereof (\$100.35 minimum)	\$101.85/hour or part thereof (\$101.85 minimum)

SCHEDULE OF PLUMBING PERMIT AND INSPECTION FEES		Current (2020)	Proposed (2021)
Section 8(22)(c)(iv)	(d) Strata title subdivision application inspections	\$222.75	\$226.10
Section 8(20)	▪ Permit Fee Refund	90% of the fee paid subject to a minimum non-refundable amount of \$165.00.	90% of the fee paid subject to a minimum non-refundable amount of \$167.00.

SCHEDULE J – TREE PERMIT

Tree Permit Fees Burnaby Tree Bylaw 1996 Section 5(1)(a)

SCHEDULE OF TREE PERMIT FEES	Tree Cutting Fee (based on protected trees removed)		Maximum Fee	
	Current (2020)	Proposed (2021)	Current (2020)	Proposed (2021)
▪ Tree Permit Fees:				
A. No Development Application:				
(i) residential lot	\$82.00 per tree	\$83.00 per tree	\$579.00	\$588.00
(ii) site other than residential lot	\$82.00 per tree	\$83.00 per tree	\$579.00	\$588.00
B. Development Application Pending:				
(i) residential lot	\$174.00 per tree	\$177.00 per tree	\$1,159.00	\$1,176.00
(ii) site other than residential lot:				
(a) site area up to 1,000 m ² (10,764 sq.ft.)	\$695.00 base fee plus \$174.00 per tree	\$705.00 base fee plus \$177.00 per tree	\$1,159.00	\$1,176.00
(b) site area greater than 1,000 m ² (10,764 sq.ft.) or equal to 5,000 m ² (53,820 sq.ft.)	\$1,390.00 base fee plus \$174.00 per tree	\$1,411.00 base fee plus \$177.00 per tree	\$5,790.00	\$5,877.00
(c) site area greater than 5,000 m ² (53,820 sq.ft.) or equal to 10,000 m ² (107,640 sq.ft.)	\$2,085.00 base fee plus \$174.00 per tree	\$2,116.00 base fee plus \$177.00 per tree	\$5,790.00	\$5,877.00
(d) site area greater than 10,000 m ² (107,640 sq.ft.) or equal to 20,000 m ² (215,280 sq.ft.)	\$2,779.00 base fee plus \$174.00 per tree	\$2,821.00 base fee plus \$177.00 per tree	\$11,580.00	\$11,754.00

SCHEDULE OF TREE PERMIT FEES		Tree Cutting Fee (based on protected trees removed)		Maximum Fee	
		Current (2020)	Proposed (2021)	Current (2020)	Proposed (2021)
(e) site area greater than 20,000 m ² (215,280 sq.ft.)		\$3,475.00 base fee plus \$174.00 per tree	\$3,527.00 base fee plus \$177.00 per tree	\$11,580.00	\$11,754.00
		Current (2020)		Proposed (2021)	
Section 7(a)(i)	▪ Minimum Security for Tree Replacement	\$927.00		\$941.00	
Section 13(5)	▪ Payment to Civic Tree Reserve Fund	\$579.00 per tree		\$588.00 per tree	

SCHEDULE K – FILE RESEARCH, ARCHIVES AND RECORDS FEES

Land Title Search Fees:

	Current (2020)	Proposed (2021)
(a) Land Title search	\$15.00 per search	No Change
(b) Land Title Document and Plan Image records	\$20.00 per search	No Change

Legal Agreement Amendment Fees:

	Current (2020)	Proposed (2021)
▪ Amendments to existing legal agreements already registered at Land Title Office:		
(a) For first 3 amendment items	\$600.00	No Change
(b) For more than 3 amendment items	\$1,000.00	No Change

File Research & Image Reproduction Fees:

	Current (2020)	Proposed (2021)
▪ Comfort Letter:		
Including all enquiry letters relating to subdivision, road closure, etc.		
<i>Fees subject to all applicable taxes</i>		
(a) Single-family or two-family dwelling	\$123.00	\$125.00
(b) All other buildings	\$183.00 per legal address	\$186.00 per legal address
▪ Copies of Departmental Records or Drawings		
<i>Fees subject to all applicable taxes</i>		
(a) File Research	\$28.00	No Change
(b) Electronic copies	\$2.25 per image	\$2.30 per image

Appendix A
Proposed 2021 Planning and Building Fees
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(c) Paper copies (size 8.5x11 inches)	\$3.75 per page	\$3.80 per page
(d) Paper copies (size 11x7 inches or larger)	\$8.80 per page	\$8.95 per page



Item.....
Meeting 2020 Sep 14

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2020 September 03

FROM: DIRECTOR ENGINEERING **FILE:** 7000-04

SUBJECT: **2021 ENGINEERING FEES AND RELATED STREET AND TRAFFIC BYLAW AMENDMENT**

PURPOSE: To propose changes to the *Engineering Fees Bylaw* for 2021 for cost recovery purposes and related amendment to the *Street and Traffic Bylaw*.

RECOMMENDATIONS:

1. **THAT** Council approve the proposed Engineering fee adjustments and the introduction of new container placement and parking meter and sign removal and installation fees as outlined in this report.
2. **THAT** Council authorize the City Solicitor to bring forward the necessary bylaw amendments to implement the proposed adjustments in the *Engineering Fees Bylaw*, as set out in Appendix A of this report and the introduction of new fees as set out in Appendix B of this report, effective 2021 January 01.
3. **THAT** Council authorize the City Solicitor to bring forward an amendment to the *Street and Traffic Bylaw* relating to placement of temporary portable storage containers on City streets, as set out in section 4.0 of this report, effective 2021 January 01.

REPORT

1.0 INTRODUCTION

The *Community Charter and Local Government Act* provides for the imposition of fees and charges for various types of permits and services and over the years, various fees and charges have been established within various bylaws for a number of processes, works and services, permits, inspections, and other Engineering activities.

In 2018, Council approved a consolidated *Engineering Fee Bylaw* to streamline the fee review process, improve fee accessibility to the public, and reduce administrative overhead. The current list of Engineering fees is included in Appendix A. New parking permit and sign installation fees are included in Appendix B.

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 From: Director Engineering
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 Traffic Bylaw Amendment
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2.0 POLICY SECTION

The recommendations for the 2021 Engineering fees are aligned with the City of Burnaby's Corporate Strategic Plan by supporting the following goal and sub-goal of the Plan.

- A Thriving Organization
 - Financial viability –
 Maintain a financially sustainable City for the provision, renewal and enhancement of City services, facilities and assets

3.0 ENGINEERING FEES

3.1 Current Engineering Fees

The intent of the annual fee review is to establish a more systematic fee increase process and to avoid substantial increases at any one point in time. Under this system, fees are adjusted each year to ensure that the costs associated with each type of application, permit, service, or work is recovered.

Staff has completed the annual review of fees for 2021. Similar to Planning and Building fees, the Engineering Department fees are proposed to increase by approximately 1.50% to ensure cost recovery based on the City's projected operating costs and Consumer Price Index (CPI). Appendix A outlines the recommended adjustments to the Engineering fees including fees which will remain at the current rates. Fee increases will be effective 2021 January 01.

3.2 New Engineering Fee

Staff are proposing that the following new fees be included in the *Engineering Fees Bylaw*:

TEMPORARY STORAGE CONTAINER FEES	DESCRIPTION
Application Fee- Temporary Storage Container Placement	When a temporary storage container cannot be placed on private property, residents can apply for a permit to place the container on City street.
Temporary Storage Container Placement	This is the daily charge for leaving a temporary storage container on City street.

PARKING METER PLATING & REMOVAL FEES	DESCRIPTION
Parking Meter Plating	This is the fee to fabricate and install meter plate signs to reserve parking meter spaces.

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Parking Meter Removal/ Reinstallation (no coring required)	This is the fee to remove or reinstall a parking meter.
Replacement Parking Meter- Single Head	This is the fee to replace a single head parking meter.
Replacement Parking Meter- Double Head	This is the fee to replace a double head parking meter.

PARKING SIGN INSTALLATION FEE	DESCRIPTION
Sign Installation	This is the fee to fabricate and install signs related to parking; it includes the cost of labour and materials.

Appendix B outlines the recommended amounts for these new fees, to be effective 2021 January 01. The fees for the placement of temporary storage containers on City streets requires an amendment to the *Street and Traffic Bylaw* as well, as the Director Engineering will be establishing a process to authorize such use of City streets (see below).

4.0 STREET AND TRAFFIC BYLAW AMENDMENT

As part of implementing fees for the placement of temporary storage containers (such as PODS units) on City streets, the Director Engineering is proposing to establish an application and permit process and other requirements before providing approval. Section 24(2) of the *Street and Traffic Bylaw* currently authorizes the Director Engineering to establish procedures, standards and requirements, issue permits or licences, and impose fees and bonding in respect of various uses of City streets. It is recommended that the placement of temporary storage containers on City streets be added to this authorization.

Staff recommend that Section 24(2) be amended to add the provision in bold below:

- 24(2) Without limiting the generality of subsection (1), the Engineer may establish procedures, standards and requirements, issue permits or licences, and impose fees and bonding as set out in the *Burnaby Engineering Fees Bylaw* in respect to:
- (a) temporary control of traffic on a highway, or temporarily restricting or prohibiting all or some types of traffic on a highway or portion of a highway;
 - (b) testpits, monitoring wells, boreholes or hydro-vac excavations, minor excavations and other similar works on a highway or portion of a highway;

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- (c) third party utility installations and City utility installations, roadworks and other similar works undertaken by third parties on a highway or portion of a highway, except works undertaken pursuant to an agreement with the City or another City bylaw;
- (d) anchor rods, footings, hoarding, shoring and other development-related encroachments on a highway or portion of a highway; and
- (e) placement of temporary storage containers on a highway or portion of a highway.**

In order to align this bylaw amendment with the implementation of the associated fees in the *Engineering Fees Bylaw*, it is recommended that the change be effective 2021 January 01 as well.

CONCLUSION

It is recommended that Council authorize the City Solicitor to bring forward the necessary bylaw amendments to implement the proposed fee adjustments in Appendix A, the introduction of new fees in Appendix B of this report, and amendment to Section 24(2) of the *Street and Traffic Bylaw*, with an effective date of 2021 January 01.



(For)

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

RS/ML:nh

Attachments

- Copied to:
- Director Finance
 - Director Planning
 - Director Parks, Recreation and Cultural Services
 - Chief Information Officer
 - Chief Building Inspector
 - City Solicitor
 - City Clerk

Current and Proposed 2021 Engineering Fees**SCHEDULE A - FILE RESEARCH, ARCHIVES, AND RECORDS FEES**

FILE RESEARCH, ARCHIVES, AND RECORDS FEES	Current (2020)	Proposed (2021)
▪ Land Title Search Fees		
Land Title Search	\$15 / search	No Change
Land Title Document and Plan Image records	\$20 / search	No Change
▪ Legal Agreement Amendment Fees ▪ (for existing legal agreements already registered at Land Title Office)		
For first 3 amendment items	\$600	No Change
For more than 3 amendment items	\$1,000	No Change
▪ File Research and Image Reproduction Fees		
File Research	\$28.00	No Change
Electronic copies	\$2.25 per image	\$2.30 per image
Paper copies (8.5x11 inches or larger)	\$3.75 per page	\$3.80 per page
Paper copies (11x17 inches or larger)	\$8.80 per page	\$8.95 per page

SCHEDULE B - NOISE OR SOUND ABATEMENT BYLAW 1979

NOISE VARIANCE PERMIT FEES Section 15(4)	Current (2020)	Proposed (2021)
Permit Fee	\$105.50/ each	\$107/ each
Renewal Fee	\$52.25 / each	\$53 / each

SCHEDULE C – SOIL DEPOSIT BYLAW 1971

SOIL DEPOSIT PERMIT FEES Section 4.1	Current (2020)	Proposed (2021)
Application Fee	\$262/ each	\$265.50/ each

SCHEDULE D - SOIL REMOVAL REGULATION BYLAW 1961

SOIL REMOVAL PERMIT FEES Section 4.1	Current (2020)	Proposed (2021)
Application Fee	\$262/ each	\$265.50/ each

SCHEDULE E – STREET AND TRAFFIC BYLAW 1961

TRAFFIC CONTROL PERMIT FEES Section 24(2)(a)	Current (2020)	Proposed (2021)
▪ Application Fee		
One week duration or less	\$105.50	\$107
For each additional week	\$52.25/ week	\$53/ week

MINOR WORK PERMIT FEES Section 24(2)(b)	Current (2020)	Proposed (2021)
▪ Application Fee		
Valid for one month	\$315.50	\$320
▪ Extension Fee		
For each additional month	\$157.50/ month	\$159.50/ month
▪ Annual Renewal Fee		
Up to 5 years	\$315.50/ year	\$320/ year
5 years and more	Annual renewal fee plus \$525.50/ year for each monitoring well, test hole, installation, excavation, or work	Annual renewal fee plus \$533/ year for each monitoring well, test hole, installation, excavation, or work
▪ Bonding		
Based on value of potentially impacted City infrastructure		

STANDARD STREET WORK PERMIT FEES Section 24(2)(c)	Current (2020)	Proposed (2021)
▪ Application Fee	\$630, plus \$15.35 /metre greater than 50 metres	\$639, plus \$15.55 /metre greater than 50 metres
▪ Pavement Degradation Fee		
Age of Street Pavement (as determined by the Engineer)	Fee per Excavation Size (square or lineal metre, whichever is greater)	
0 – 5 years	\$52.25	\$53
6 - 10 years	\$42.00	\$42.60
11 - 15 years	\$31.75	\$32.20
16 – 20 years	\$21.50	\$21.80
21 years or more	\$10.25	\$10.40
▪ Deposits and Fees for Works Completed by City Employees or Contractors	As per current Engineering Operations unit rates	
▪ Bonding	Based on value of potentially impacted City infrastructure	

DEVELOPMENT WORKS ENCROACHMENT PERMIT FEES Section 24(2)(d)	Current (2020)	Proposed (2021)
▪ Application Fee		
Hoarding	\$1,050	\$1,065
Shoring	\$1,050	\$1,065
▪ Renewal Fee	\$525.50/ permit	\$533/ permit
▪ Anchor Rod Retention Fee	\$2,101 / anchor rod	\$2,132 / anchor rod
▪ Deposits and Fees for Works Completed by City Employees or Contractors	As per current Engineering Operations unit rates	
▪ Bonding		
Anchor Rod	\$2,101 / rod	\$2,132 / rod
Hoarding <ul style="list-style-type: none"> - Construction Fencing - Covered Scaffolding - Structured Walkway 	\$10,506 base plus \$63.55/metre plus \$105.50/metre plus \$315.50 /metre	\$10,663 base plus \$64.50/metre plus \$107/metre plus \$320 /metre
Shoring (shotcrete removal)	\$341 - \$1,891 / metre, depending on difficulty of removal as determined by Engineering	\$346 - \$1,919 / metre, depending on difficulty of removal as determined by Engineering
Excavation	\$157.50/ cubic metre	\$159.50/ cubic metre
Other works	Based on value of potentially impacted City infrastructure	

PLACEMENT OF TEMPORARY STORAGE CONTAINER FEES Section 24(2)(e)	Current (2020)	Proposed (2021)
Application Fee- Temporary Storage Container Placement	-	\$100/ each
Temporary Storage Container Placement	-	\$15/ day

OVERSIZED COMMERCIAL VEHICLE PERMIT FEES Section 49	Current (2020)	Proposed (2021)
Single Trip Permit	\$31.75/ each	\$32.20/ each
Yearly Permit	\$220 / vehicle	\$223 / vehicle
Duplicate Permit	\$31.75 / each	\$32.20/ each

SCHEDULE F – WATERCOURSE BYLAW 1988

SEDIMENT CONTROL SYSTEM PERMIT AND INSPECTION FEES Section 9(2)	Current (2020)	Proposed (2021)
<p>▪ Sediment Control System Permit:</p>		
Sediment Control System Permit (including 1st and 2nd inspections)	4% of estimated sediment control system construction value	4% of estimated sediment control system construction value
<p>▪ Sediment Control Re-inspection Fee (for 3rd and each subsequent re-inspection):</p> <p>Where it has been determined by the assigned Engineering Inspector that due to non-compliance with the provisions of this Bylaw or incomplete work re-inspection is required</p> <p>Re-inspection Fees subject to all applicable taxes</p>		
3rd inspection	\$262	\$265.50
4th inspection and thereafter	\$367.50	\$373

SCHEDULE G – SURVEY MONUMENTS

REMOVAL OR REPLACEMENT OF SURVEY MONUMENTS	Current (2020)	Proposed (2021)
Integrated Survey Area (ISA) Control Monument	\$1,800/ each	No Change
Secondary Benchmark	\$3,300/ each	No Change
High Precision Network Monument	\$7,500/ each	No Change

New 2021 Engineering Fees

SCHEDULE H – PARKING METER AND SIGN REMOVAL AND INSTALLATION FEES

PARKING METER PLATING & REMOVAL FEES	Current (2020)	Proposed (2021)
Parking Meter Plating	-	\$71.50/ hour
Parking Meter Removal/ Reinstallation (no coring required)	-	\$80/ each
Replacement Parking Meter- Single Head	-	\$700/ each
Replacement Parking Meter- Double Head	-	\$1,400/ each

PARKING SIGN INSTALLATION FEE	Current (2020)	Proposed (2021)
Sign Installation- Labor & Materials	-	As per current Engineering Operations unit rates



Item
Meeting2020 September 14

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2020 September 02
FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 49000 05
Reference: Bldg. Tab Rpt
**SUBJECT: BUILDING PERMIT TABULATION REPORTS NO. 7 AND 8
FROM 2020 JULY 01– 2020 AUGUST 31**
PURPOSE: To provide Council with information on construction activity as reflected by the building permits that have been issued for the subject periods.

RECOMMENDATION:

- 1. **THAT** these reports be received for information purposes.

REPORT

Attached are Reports No. 7 and 8 of the Building Permit Tabulation for the periods **FROM 2020 July 01 TO 2020 July 31 and FROM 2020 August 01 TO 2020 August 31.**

This is for the information of Council.


E.W. Kozak, Director
PLANNING AND BUILDING

 PS:kg
Attachment

cc: Director Finance



Report #	8
From	2020 August 01
To	2020 August 31

Building Permit Tabulation Report

This Period	Total Permits			New Buildings			Alterations or Repairs		
	No. of Permits	value	% of total this period	No. of Permits	value	% of total this period	No. of Permits	value	% of total this period
single family	26	\$11,638,390	7.37%	15	\$10,711,390	6.78%	11	\$927,000	0.59%
two family	0	\$0	0.00%	0	\$0	0.00%	0	\$0	0.00%
multi family	17	\$73,568,817	46.60%	1	\$72,900,000	46.18%	16	\$668,817	0.42%
commercial	41	\$71,090,433	45.03%	3	\$54,116,455	34.28%	38	\$16,973,978	10.75%
industrial	10	\$1,573,373	1.00%	0	\$0	0.00%	10	\$1,573,373	1.00%
public	0	\$0	0.00%	0	\$0	0.00%	0	\$0	0.00%
Period Total	94	\$157,871,012	100%	19	\$137,727,845	87.24%	75	\$20,143,167	12.76%

Year to Date	Total Permits			New Buildings			Alterations or Repairs		
	No. of Permits	value	% of total this period	No. of Permits	value	% of total this period	No. of Permits	value	% of total this period
single family	194	\$85,376,130	9.81%	118	\$79,383,030	9.12%	76	\$5,993,100	0.69%
two family	24	\$9,926,960	1.14%	16	\$9,741,960	1.12%	8	\$185,000	0.02%
multi family	94	\$508,836,990	58.47%	19	\$497,148,275	57.13%	75	\$11,688,715	1.34%
commercial	280	\$220,924,499	25.39%	9	\$124,598,303	14.32%	271	\$96,326,196	11.07%
industrial	83	\$45,211,205	5.20%	2	\$31,977,408	3.67%	81	\$13,233,797	1.52%
public	0	\$0	0.00%	0	\$0	0.00%	0	\$0	0.00%
Period Total	675	\$870,275,784	100%	164	\$742,848,976	85.36%	511	\$127,426,808	14.64%

Previous Construction Totals (Year to Date)		
	No. of Permits	Value
2019	741	\$833,582,869
2018	1074	\$1,055,652,906
2017	1218	\$669,308,881

Previous Construction Totals (Year End)		
	No. of Permits	Value
2019	1116	\$1,222,368,821
2018	1520	\$1,693,103,769
2017	1649	\$1,051,685,049
2016	1799	\$819,492,990
2015	1774	\$879,352,602

Other Permits		
	This period	YTD
Electrical	225	2,030
Plumbing	90	740
Gas	124	901
Heating	19	147
Sprinkler	23	146
Total	481	3964

New Dwelling Units		
	This period	YTD
SFD	15	118
Duplex	0	32
Coop 1-4 storey	0	0
Coop 4+ storey	0	0
Rental 1-4 storey	0	15
Rental 4+ storey	0	589
Strata 1-4 storey	0	36
Strata 4+ storey	345	1,808
Total	360	2598

Chief Building Inspector:

Date: September 02, 2020



Report #	7
From	2020 July 01
To	2020 July 31

Building Permit Tabulation Report

This Period	Total Permits			New Buildings			Alterations or Repairs		
	No. of Permits	value	% of total this period	No. of Permits	value	% of total this period	No. of Permits	value	% of total this period
single family	22	\$10,013,905	25.83%	17	\$9,915,905	25.57%	5	\$98,000	0.25%
two family	4	\$1,098,460	2.83%	2	\$1,025,460	2.64%	2	\$73,000	0.19%
multi family	11	\$1,009,500	2.60%	0	\$0	0.00%	11	\$1,009,500	2.60%
commercial	28	\$4,447,589	11.47%	1	\$1,600,000	4.13%	27	\$2,847,589	7.34%
industrial	6	\$22,202,837	57.26%	1	\$21,701,408	55.97%	5	\$501,429	1.29%
public	0	\$0	0.00%	0	\$0	0.00%	0	\$0	0.00%
Period Total	71	\$38,772,291	100%	21	\$34,242,773	88.32%	50	\$4,529,518	11.68%

Year to Date	Total Permits			New Buildings			Alterations or Repairs		
	No. of Permits	value	% of total this period	No. of Permits	value	% of total this period	No. of Permits	value	% of total this period
single family	168	\$73,737,740	10.35%	103	\$68,671,640	9.64%	65	\$5,066,100	0.71%
two family	24	\$9,926,960	1.39%	16	\$9,741,960	1.37%	8	\$185,000	0.03%
multi family	77	\$435,268,173	61.10%	18	\$424,248,275	59.55%	59	\$11,019,898	1.55%
commercial	239	\$149,834,066	21.03%	6	\$70,481,848	9.89%	233	\$79,352,218	11.14%
industrial	73	\$43,637,833	6.13%	2	\$31,977,408	4.49%	71	\$11,660,425	1.64%
public	0	\$0	0.00%	0	\$0	0.00%	0	\$0	0.00%
Period Total	581	\$712,404,772	100%	145	\$605,121,131	84.94%	436	\$107,283,641	15.06%

Previous Construction Totals (Year to Date)		
	No. of Permits	Value
2019	639	\$793,932,982
2018	926	\$749,896,954
2017	1056	\$607,695,314

Previous Construction Totals (Year End)		
	No. of Permits	Value
2019	1116	\$1,222,368,821
2018	1520	\$1,693,103,769
2017	1649	\$1,051,685,049
2016	1799	\$819,492,990
2015	1774	\$879,352,602

Other Permits		
	This period	YTD
Electrical	288	1,805
Plumbing	100	650
Gas	111	777
Heating	23	128
Sprinkler	18	123
Total	540	3483

New Dwelling Units		
	This period	YTD
SFD	17	103
Duplex	4	32
Coop 1-4 storey	0	0
Coop 4+ storey	0	0
Rental 1-4 storey	0	15
Rental 4+ storey	0	589
Strata 1-4 storey	0	36
Strata 4+ storey	0	1,463
Total	21	2238

Chief Building Inspector:

Date: September 02, 2020



Item
Meeting2020 September 14

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2020 Sept 09

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 46000 06
Reference: LLA#20-02

SUBJECT: LIQUOR LICENCE APPLICATION #20-02
THE STUDY PUBLIC HOUSE PUB
MBC 2250 SIMON FRASER UNIVERSITY (SEE *ATTACHED SKETCHES*)

PURPOSE: To provide Council with a recommendation regarding the subject liquor primary licence application.

RECOMMENDATIONS:

1. **THAT** Council authorize staff to gather public input regarding a proposed expansion to the existing licensed patio area of The Study Public House Pub at MBC 2250 Simon Fraser University, (see *attached* Sketches #1 and #2), as described in Section 4.1 of this report.
2. **THAT** a copy of this 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, Edna Lizotte, 1620-1130 West Pender Street, Vancouver, BC V6E 4A4.

REPORT**1.0 POLICY FRAMEWORK**

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

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 Dynamic Community

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

To: City Manager
 From: Director Planning and Building
 Re: Liquor Licence Application #20-02
 The Study Public House Pub

2020 September 09..... Page 2

2.0 BACKGROUND INFORMATION

- 2.1 This Department has received an application requesting the expansion of the existing licensed patio area and increased occupancy at The Study Public House Pub (“the Pub”), a liquor primary establishment located at 2250 Maggie Benston Centre of Simon Fraser University. The Pub has operated at this location since early 2019.
- 2.2 The Liquor and Cannabis Regulation Branch (LCRB), as part of its assessment process for applications to increase the capacity or occupant load at liquor primary establishments, requests that local government provide comment on such applications. If a local government opts to provide comment, the LCRB requires that local government gather public input for the community near the proposed establishment.
- 2.3 On 2003 May 05, Council adopted recommendations for processing procedures and guidelines for liquor licence applications, in which Council would continue to receive reports on applications for new or amended liquor primary licences that propose a permanent extension of hours, an increase in person capacity, or the addition of a patio. The only exception to this procedure is for liquor primary and manufacturer establishments that apply for a temporary outdoor expanded service area to support physical distancing requirements during the COVID-19 Global Pandemic. Council granted pre-approval to cover these temporary outdoor use applications on 2020 June 1.

3.0 NEIGHBOURHOOD CONTEXT

The Pub is located within the University Enclave area of the Simon Fraser University Community Plan. Specifically, the Pub is located within a student services building known as the Maggie Benston Centre (MBC). The larger property on which the MBC and Pub are located is split-zoned P6 Regional Institutional District, P3 Park and Public Use District, P11/P11e SFU Neighbourhood District and C3f General Commercial District. To the west and south of the Pub are educational buildings. To the north, across an open plaza is the Simon Fraser University Library. Directly east of the MBC and the Pub is a 5-storey student union building which is currently under construction. Approved under PPA#14-00312, the new student union building will have a connection to the adjacent MBC building and the outdoor patio area of the Pub.

4.0 SUBJECT APPLICATION

- 4.1 The subject application involves a request to increase the total occupancy load of the Pub (indoors and outdoors) and expand the existing licensed patio area. The existing liquor primary licence for the Pub (Licence No. 034621) permits interior occupancy to be 330 persons and the patio occupancy to be 60 persons (staff and patrons included). The subject application is requesting that interior occupancy be increased from 330 to 356 persons (staff and patrons included) and patio occupancy be increased from 60 to 160 persons (staff and patrons included).

To: City Manager
 From: Director Planning and Building
 Re: Liquor Licence Application #20-02
 The Study Public House Pub

2020 September 09..... Page 3

Under the current license, the occupancy load on the existing patio area has been limited because at the time of application, the patio (359 m²) could only accommodate a single exit. As a result, the Pub has been operating with a licensed patio area of 96 m², using only the western portion of the total patio space available. With the construction of the adjacent student union building nearing completion, a second exit can now be added to the patio to facilitate the proposed increase to the licensed patio area by 263 m² and accommodate 100 additional occupants. The current hours of liquor service for the Pub, inclusive of the indoor and outdoor patio areas, is 11 am to 1 am Monday to Saturday and 11 am to Midnight on Sunday. The hours of liquor service are not proposed to change.

The following is an assessment of the proposal's consistency with pertinent Council adopted guidelines:

(a) *Observance of a sufficient distance from, or physical separation from:*

- *Existing liquor primary establishments*

The Simon Fraser University campus contains multiple liquor service areas licensed under Liquor Primary Licence No. 035321. Each of the nine licensed areas is located within a separate building. The closest establishments in proximity to the Pub include the West Mall Centre Terrace, the University Theatre and the Halpern Centre Terrace. These three liquor service areas are approximately 260 m, 160 m and 130 m from the Pub respectively. It is important to note that there is a current liquor licence application (LLA#20-03) requesting to add three additional service areas to existing Liquor Primary Licence No. 035321, including a new stadium seating area, plaza and the West Gym. This separate application is proposing to increase the total persons occupancy of the licence from 2041 to 5616 persons across all service areas on campus. The new stadium seating area and plaza is approximately 220 m away from the Pub.

- *Residential uses*

Student residences on the west side of the Simon Fraser University campus are the nearest residential uses from the Pub. The student residences are located approximately 400 m (0.4 km) to the west, and are separated from the pub by educational buildings, Gaglardi Way and Terry Fox sports field. The next closest residential uses are located at 8900 University High Street, within UniverCity, approximately 480 m (0.48 km) to the east.

- *Schools*

The nearest elementary school (University Highlands Elementary) is located approximately 0.76 km (0.47 miles) to the east.

- *Care facilities*

The nearest child care facility is located approximately 0.72 km (0.45 miles) to the east.

- *Other uses such as gaming facilities, cyber centres, amusement arcades and billiard halls*

To: City Manager
 From: Director Planning and Building
 Re: Liquor Licence Application #20-02
 The Study Public House Pub

2020 September 09..... Page 4

The student union building directly adjacent to the MBC and the Pub will contain spaces for student clubs, a computer games room and pool tables. The Grand Villa Casino is located more than 10 km (2.49 miles) to the southwest. A hookah lounge is located approximately 4.5 km (2.8 miles) to the west along Hastings Street.

(b) Nature of proposed establishment (e.g. entertainment, outdoor patio, hours and person capacity).

The existing establishment and outdoor patio is an acceptable use for this location in the center of Simon Fraser University campus. The applicant would like to increase the occupancy of the indoor space from 330 to 356 (including both staff and patrons) to match the maximum seating capacity inside the Pub. In addition, with the introduction of a second exit on the outdoor patio, the applicant proposes to expand the licensed patio area and increase the person capacity of the outdoor patio space from 60 to 160 (including both staff and patrons). As a result, the total capacity of the establishment is proposed to grow from 390 to 516 total occupants (including both staff and patrons).

The hours of liquor service, which are not proposed to change, are currently 11 am to 1 am Monday to Saturday and 11 am to Midnight on Sunday. The outdoor patio operating hours are the same. While the increased capacity and hours of liquor service are considered by this Department to be generally supportable, it is important to note that the Burnaby Noise and Sound Abatement Bylaw identifies the required reduction in noise at 10 p.m. With consideration for the Pub's rather isolated location and the large distance between the Pub and nearby uses (particularly residences), the request to maintain the existing hours of liquor service is supportable. The Pub has a healthy track record of operating without noise complaints and the evening hours do not coincide with adjacent business or educational hours. The likelihood of the Pub causing disruption to neighboring uses is considered minimal.

Should the recommended patio hours be supported by Council, following public consultation, a Section 219 Covenant would be registered in the Land Titles office to ensure that person capacity, operating hours and other relevant considerations are applied.

(c) Satisfaction of all parking requirements on site

Sufficient off-street parking is provided on-site in a nearby parkade.

(d) Safe and convenient access for vehicular traffic to the site, as well as safe access for pedestrians to the liquor licence establishment

Safe and convenient vehicular access to the Pub is provided from Gaglardi Way. A short walk from the Central Parkade will bring patrons to an open plaza that provides access to the entry level of the MBC and the Pub.

To: City Manager
 From: Director Planning and Building
 Re: Liquor Licence Application #20-02
 The Study Public House Pub

2020 September 09 Page 5

(e) *Good proximity (within 250 meters) of public transit*

The pub is located within 120 meters of a bus exchange on Gaglardi Way.

In general, the proposed development is consistent with the Council-adopted guidelines for assessing applications for liquor primary licences.

- 4.2 The LCRB, as part of its assessment process for liquor primary liquor licence applications, requests that local government provide comments on the following:

(a) *The impact of noise on nearby residents*

Given the pub's unique location at the center of a university campus and distance from the student residences to the west and UniverCity to the east, staff do not anticipate the proposed capacity increase to have adverse noise impacts on residents. Furthermore, it is noted that all uses are subject to the Burnaby Noise and Sound Abatement Bylaw.

(b) *The impact on the community if the application is approved*

The recommended increases to occupancy load and the licensed patio area are recognized by this Department as a suitable adjustment. Given the location of the Pub and the proximity to public transit, it is not expected that the proposal would have a significant impact on the community, if approved.

In response to this application, input was solicited from relevant City Departments, including the RCMP Burnaby Detachment. The RCMP did not express objections to the proposed increase in capacity, and the concerns of Environmental Services with respect to patio hours of operation were considered in Section 4.1(b).

It is noted that the LCRB also requires that local government gather public input for the community within the immediate vicinity of the establishment. It is therefore recommended that staff gather public input from property owners and residents, similar to a Public Hearing notification process. The gathering of public input would include: letters being sent to all property owners and occupants within 30 metres of the site, inviting written comments be sent to the Planning Department, notification in two consecutive issues of the local newspaper, and the placement of a sign at the site.

- 4.3 In summary, given The Study Public House Pub's distance from nearby residences and its proximity to public transit, the recommended licence capacity increase generally meets the Council-adopted guidelines for assessing liquor licence establishments. Based on the minimal anticipated impact to the community, the recommended increases to the indoor and outdoor patio capacity are considered supportable, subject to staff gathering public input.

To: City Manager
 From: Director Planning and Building
 Re: Liquor Licence Application #20-02
 The Study Public House Pub

2020 September 09 Page 6

5.0 CONCLUSION

Based on the information presented above, staff recommend that Council support the recommended occupancy load and licensed area increases for The Study Public House Pub, as discussed in Section 4.1 of this report, subject to staff gathering public input. Once this input has been gathered from the public, staff will submit a subsequent report to Council responding to any comments of nearby residents. Staff also recommend that a copy of this 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, Edna Lizotte, 1620-1130 West Pender Street, Vancouver, BC V6E 4A4.

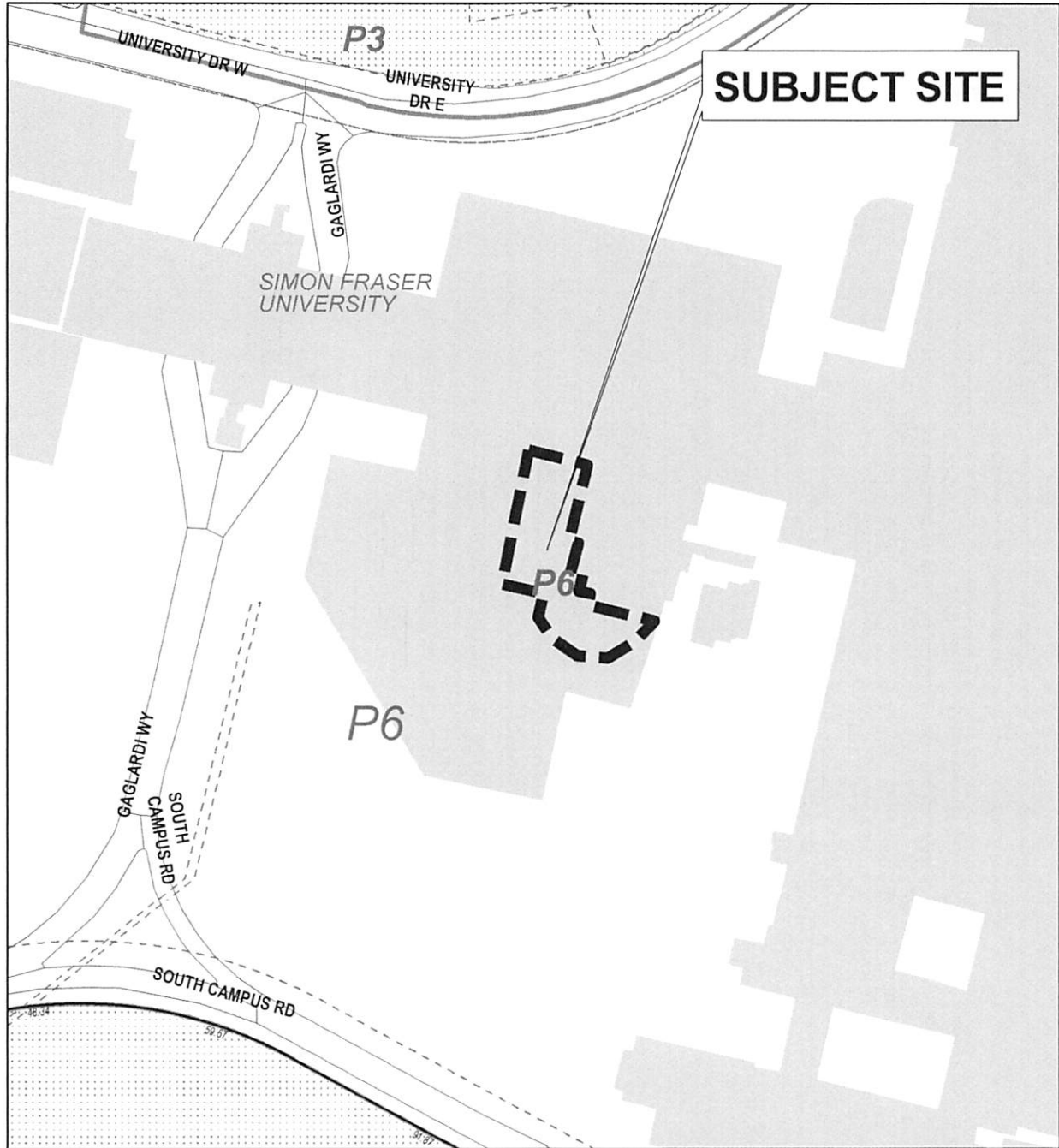

 E. W. Kozak, Director
 PLANNING AND BUILDING

MP:tn

Attachments

cc:	Director Finance	Director Engineering
	Director Parks, Recreation and Cultural Services	Chief Licence Inspector
	Officer-in-Charge, RCMP, Burnaby Detachment	City Solicitor
	City Clerk	

P:\46000 06 LCRB (liquor and cannabis)\20 Applications\2020\LLA20-02 2250 MBC (The Study Public House Pub)\LLA 20-02 The Study Public House Pub Report 2020.09.14.doc



PLANNING & BUILDING DEPARTMENT



Date: MAY 29 2020

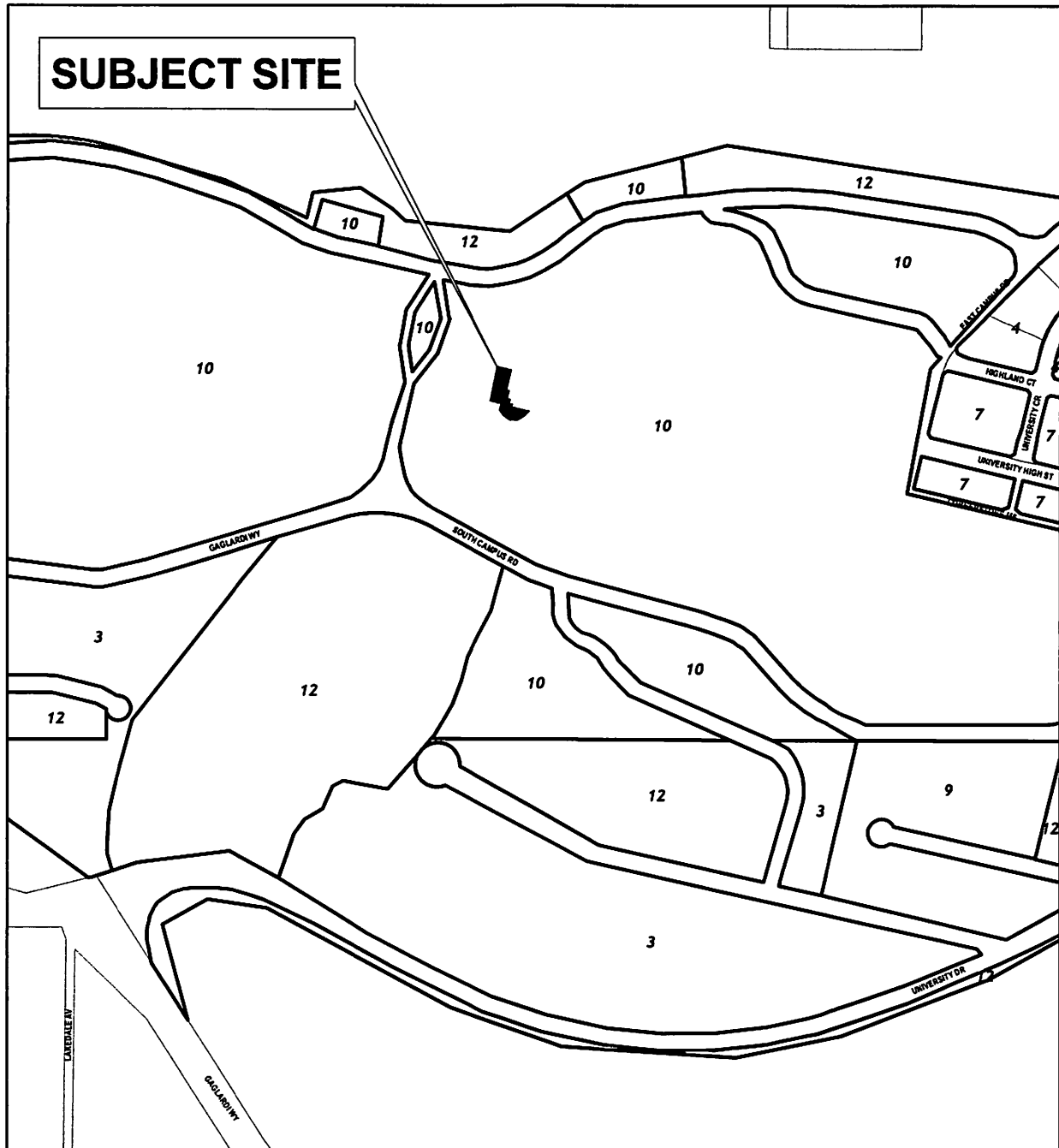
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LIQUOR LICENCE APPLICATION #20-02
MBC 2250 SIMON FRASER UNIVERSITY

 Subject Site

Sketch #1

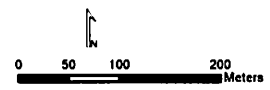


**Simon Fraser University
Community Plan**



PLANNING & BUILDING DEPARTMENT

- 3** Medium Density Multiple Family Residential
- 4** High Density Multiple Family Residential
- 7** High Density Mixed Use
- 9** Industrial
- 10** Institutional
- 12** Park and Public Use



CITY OF BURNABY**BYLAW NO. 14207**

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. 33, 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. 4234 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 “AVA, Burnaby BC” prepared by Wilson Chang Architect 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 14207 BEING A BYLAW TO AMEND BYLAW NUMBER 4742 BEING BURNABY ZONING BYLAW 1965

REZ.16-54


LEGAL: Lots 2, 3 and 4, Block 44, DL 98, Group 1, NWD Plan 2066



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

FROM: R5 Residential District

TO: CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Royal Oak Community Plan as guidelines, and in accordance with the development plan entitled "AVA, Burnaby BC" prepared by Wilson Chang Architect)

	PLANNING AND BUILDING DEPARTMENT			
	OFFICIAL ZONING MAP			
			Map "B" No. REZ. 4234	
			Date: AUG 18 2020 Scale: 1:1,800 Drawn By: RW	

CITY OF BURNABY**BYLAW NO. 14208**

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. 34, 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. 4235 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 “Rosewood Seniors Category – A Supportive Housing” prepared by NSDA Architects 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

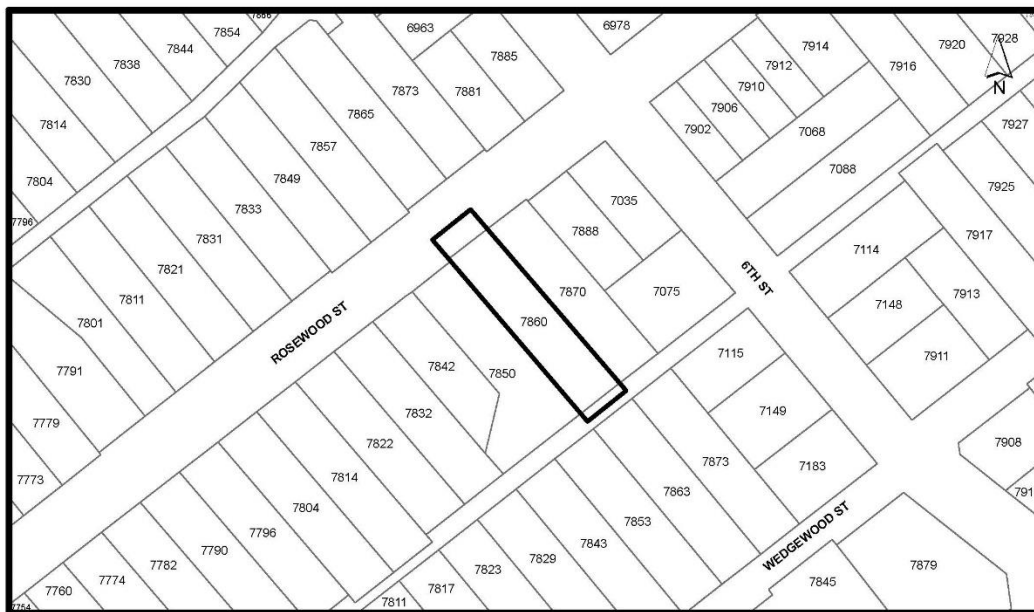
MAYOR

CLERK

BYLAW NUMBER 14208 BEING A BYLAW TO AMEND BYLAW
NUMBER 4742 BEING BURNABY ZONING BYLAW 1965

REZ.19-44


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



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

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)

	PLANNING AND BUILDING DEPARTMENT		
Date: AUG 27 2020	<p style="text-align: center;">OFFICIAL ZONING MAP</p>		
Scale: 1:1,800			Map "B" No. REZ. 4235
Drawn By: RW			

CITY OF BURNABY**BYLAW NO. 14209**

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. 35, 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. 4236 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 “Central Park Pumping Station” prepared by CWA Engineers 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	, 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

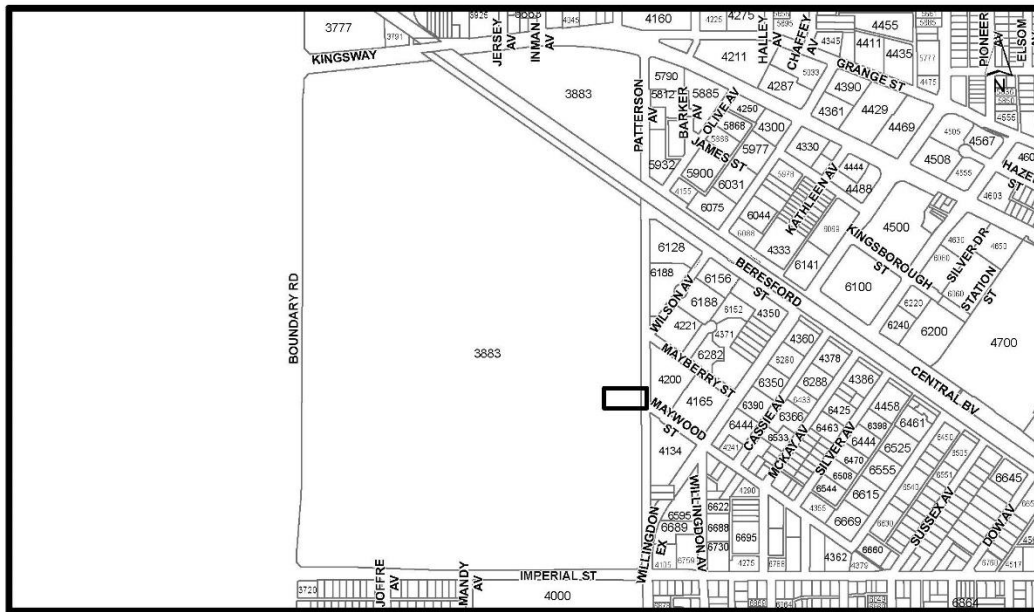
MAYOR

CLERK

BYLAW NUMBER 14209 BEING A BYLAW TO AMEND BYLAW NUMBER 4742 BEING BURNABY ZONING BYLAW 1965

REZ.17-10010


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



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

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.)

	PLANNING AND BUILDING DEPARTMENT	
Date: AUG 18 2020	OFFICIAL ZONING MAP	
Scale: 1:13,000		
Drawn By: RW		

CITY OF BURNABY**BYLAW NO. 14210**

A BYLAW to amend Bylaw No. 4742, being Burnaby Zoning Bylaw 1965, as amended by Bylaw Nos. 13007, 13275, and 13599 being Burnaby Zoning Bylaw 1965, Amendment Bylaw Nos. 35, 2011, 41, 2013, and 17, 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. 36, 2020.**

2. Bylaw No. 4742, as amended by Bylaw Nos. 13007, 13275, and 13599, 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. 4237, annexed to this Bylaw, and in accordance with the explanatory legend, notations, references and boundaries designated, described, delimited and specified in particularity shown upon said Map 'B'; and the various boundaries and districts shown upon said Map 'B' respectively are an amendment of and in addition to the respective districts, designated and marked on said Map 'A' insofar as the same are changed, modified or varied

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

(b) The Comprehensive Development Plan(s), more particularly described in Bylaw Nos. 13007, 13275, and 13599, are amended as may be necessary by the development plan entitled “Phase 4 Amendment” prepared by Chris Dikeakos Architects Inc. and on file in the office of the Director Planning and Building; and any development on the lands rezoned by this Bylaw shall be in conformity with the said Comprehensive Development 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

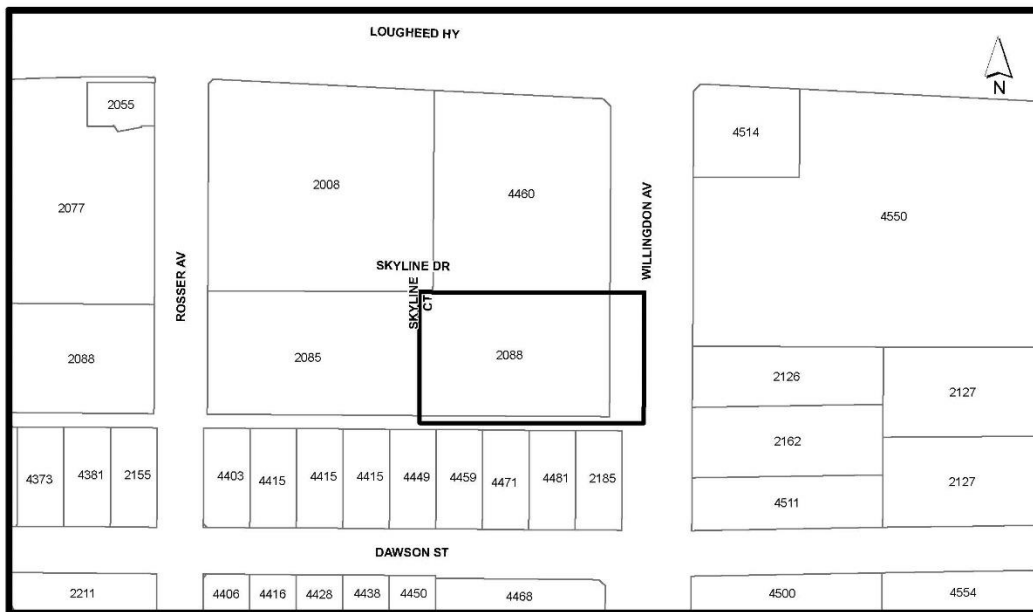
MAYOR

CLERK

BYLAW NUMBER 14210 BEING A BYLAW TO AMEND BYLAW NUMBER 4742 BEING BURNABY ZONING BYLAW 1965

REZ.20-05


LEGAL: Lot D, Block 6, District Lot 119, Group 1, NWD Plan BCP 51027



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

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.)

	PLANNING AND BUILDING DEPARTMENT			
	OFFICIAL ZONING MAP			
			Map "B" No. REZ. 4237	
			Date: AUG 27 2020 Scale: 1:2,500 Drawn By: RW	

CITY OF BURNABY

BYLAW NO. 14211

A BYLAW to amend the Routine Transaction Authority Bylaw 1999

The Council of the City of Burnaby ENACTS as follows:

1. This Bylaw may be cited as **BURNABY ROUTINE TRANSACTION AUTHORITY BYLAW 1999, AMENDMENT BYLAW NO. 3, 2020.**
2. Burnaby Routine Transaction Authority Bylaw 1999, as amended, is further amended:
 - (a) by deleting subsection 2(a1) in its entirety and replacing it with the following:

“(a1) to each of the positions listed below, the authority to approve for award of contract by the City’s Purchasing Manager and execute legal agreements for procurement of municipal goods, services and construction where the authorized level does not exceed the amount shown in the table below:

AUTHORITY	LIMIT THRESHOLDS (\$)
Council	> 1,000,000
City Manager	250,001 – 1,000,000
Purchasing Manager	50,001 – 250,000
Members of Management Committee (excluding OIC, RCMP)	50,001 – 200,000

”

3. This bylaw ceases to have force and effect and is deemed to be repealed six (6) months from the date of adoption.

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 this day of , 2020

MAYOR

CLERK

CITY OF BURNABY

BYLAW NO. 14212

The Council of the City of Burnaby ENACTS as follows:

- 1. This Bylaw may be cited as **BURNABY HOUSING CAPITAL RESERVE FUND BYLAW 2020.**
- 2. Pursuant to section 188 of the *Community Charter*, Council hereby establishes the Housing Capital Reserve Fund to receive funds directed by Council from time to time for the purpose of development of community housing.
- 4. Any and all amounts in the Housing Capital Reserve Fund, including interest earned or accrued, may be used and expended solely for the capital costs of developing community housing, including without limitation, the following types of housing initiatives:
 - a) units developed under senior government as non-profit housing programs;
 - b) price controlled, limited-equity market units;
 - c) units controlled, managed, or owned by non-profit housing groups providing affordable housing;
 - d) guaranteed rental units; and
 - e) housing for people with special needs such as those with physical or mental disabilities, or victims of violence.

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 this	day of	, 2020

MAYOR

CLERK

CITY OF BURNABY**BYLAW NO. 14213****WHEREAS**

- A. The Corporate Tax Sale and Land Reserve Fund had a balance of \$276,895,960.18, prior to the deposit of proceeds in the amount of \$31,255,000 (the “**Sale Proceeds**”) from the sale of City-owned land with a civic address of 6438 Byrnespark Drive, Burnaby, BC in 2020 July;
- B. Section 189(2) of the *Community Charter* provides that if the amount to the credit of a reserve fund is greater than required for the purpose for which the fund was established, Council may, by bylaw, transfer all or part of the amount to another reserve fund;
- C. The amount to the credit of the Corporate Tax Sale and Land Reserve Fund is greater than required for the purpose for which the fund was established; and
- D. By motion adopted on 2019 December 02, Council directed that upon deposit of the proceeds from the sale of 6438 Byrnespark Drive, the City Solicitor be authorized to bring forward a bylaw to transfer the amount of the Sale Proceeds from the Corporate Tax Sale and Land Reserve Fund to a newly created Housing Capital Reserve Fund.

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

1. This Bylaw may be cited as **BURNABY RESERVE FUND TRANSFER BYLAW 2020**.
2. Pursuant to section 189(2) of the *Community Charter*, Council hereby authorizes the transfer of the amount of the Sale Proceeds plus accrued interest to the Housing Capital 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 this	day of	, 2020

MAYOR

CLERK

CITY OF BURNABY**BYLAW NO. 14198**

A BYLAW to amend Bylaw No. 4742, being Burnaby Zoning Bylaw 1965, as amended by Bylaw Nos. 13282, and 13631 being Burnaby Zoning Bylaw 1965, Amendment Bylaw Nos. 2, 2014 and 30, 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. 25, 2020.**

2. Bylaw No. 4742, as amended by Bylaw Nos. 13282 and 13631, 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.4228, 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. 13282 and 13631 are amended as may be necessary by the development plan entitled “BCCS #7051 Burnaby Kings Crossing” prepared by the Liquor Distribution Branch 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

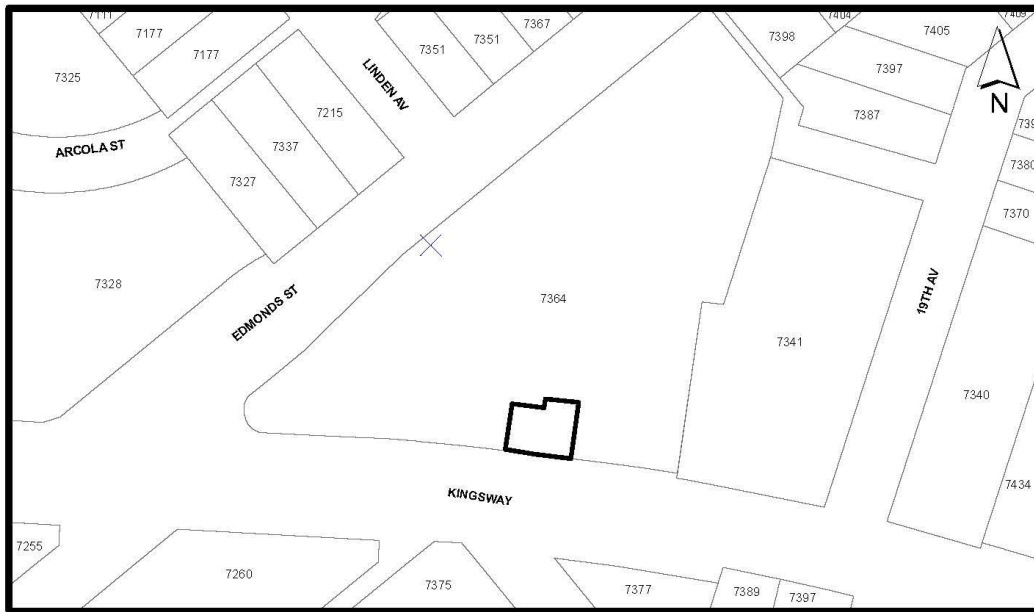
MAYOR

CLERK

BYLAW NUMBER 14198 BEING A BYLAW TO AMEND BYLAW NUMBER 4742 BEING BURNABY ZONING BYLAW 1965

REZ.19-17


LEGAL: Lot A, District Lots 30 and 95, Group 1, NWD Plan EPP 41731



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

FROM: CD Comprehensive Development District (based on RM5s Multiple Family Residential, C3 General Commercial, P6 Regional Institutional District guidelines, and Edmonds Town Centre Plan guidelines)

TO: Amended CD Comprehensive Development District (based on C3 and C3i General Commercial District, Edmonds Town Centre Plan guidelines, and in accordance with the development plan entitled "BCCS #7051 Burnaby Kings Crossing" prepared by the Liquor Distribution Branch)

	PLANNING AND BUILDING DEPARTMENT	
Date: JUL 23 2020	<p style="text-align: center;">OFFICIAL ZONING MAP</p> <p style="text-align: right;">Map "B" No. REZ. 4228</p>	
Scale: 1:1,800		
Drawn By: RW		

CITY OF BURNABY**BYLAW NO. 14199**

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;

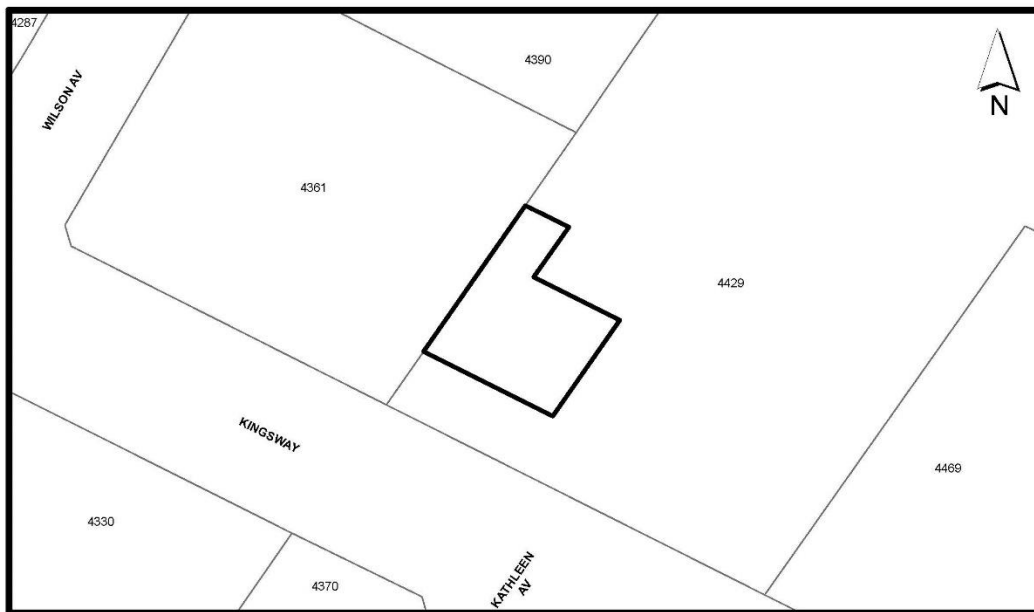
NOW THEREFORE the Council of the City of Burnaby ENACTS as follows:

1. This Bylaw may be cited as **BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 26, 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.4229 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 NUMBER 14199 BEING A BYLAW TO AMEND BYLAW NUMBER 4742 BEING BURNABY ZONING BYLAW 1965

REZ.19-16


LEGAL: Lot A, DL 153, Group 1, NWD Plan 19895



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

FROM: C3 General Commercial District

TO: CD Comprehensive Development District (based on C3 and C3i General Commercial District and in accordance with the development plan entitled "BCCS #7049 Burnaby Old Orchard" prepared by the Liquor Distribution Branch)

	PLANNING AND BUILDING DEPARTMENT		
Date: JUL 22 2020	OFFICIAL ZONING MAP		
Scale: 1:1,100			Map "B" No. REZ. 4229
Drawn By: RW			

CITY OF BURNABY**BYLAW NO. 14200**

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. 27, 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.4230 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 Rezoning: Liquor Primary Application – Unit B, 6681 MacPherson Ave, Burnaby ” prepared by Vancouver Drafting 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 14200 BEING A BYLAW TO AMEND BYLAW NUMBER 4742 BEING BURNABY ZONING BYLAW 1965

REZ.19-24


LEGAL: Lot 98, DL 94, Group 1, NWD Plan 47057



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

FROM: C4 Service Commercial District

TO: CD Comprehensive Development District (based on C4 and C4f Service Commercial District, and in accordance with the development plan entitled "Proposed Rezoning: Liquor Primary Application - Unit B, 6681 MacPherson Ave, Burnaby" prepared by Vancouver Drafting)

	PLANNING AND BUILDING DEPARTMENT	
Date: JUL 22 2020	<p style="text-align: center;">OFFICIAL ZONING MAP</p> <p style="text-align: right;">Map "B" No. REZ. 4230</p>	
Scale: 1:1,250		
Drawn By: RW		

CITY OF BURNABY**BYLAW NO. 14201**

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. 28, 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.4231 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

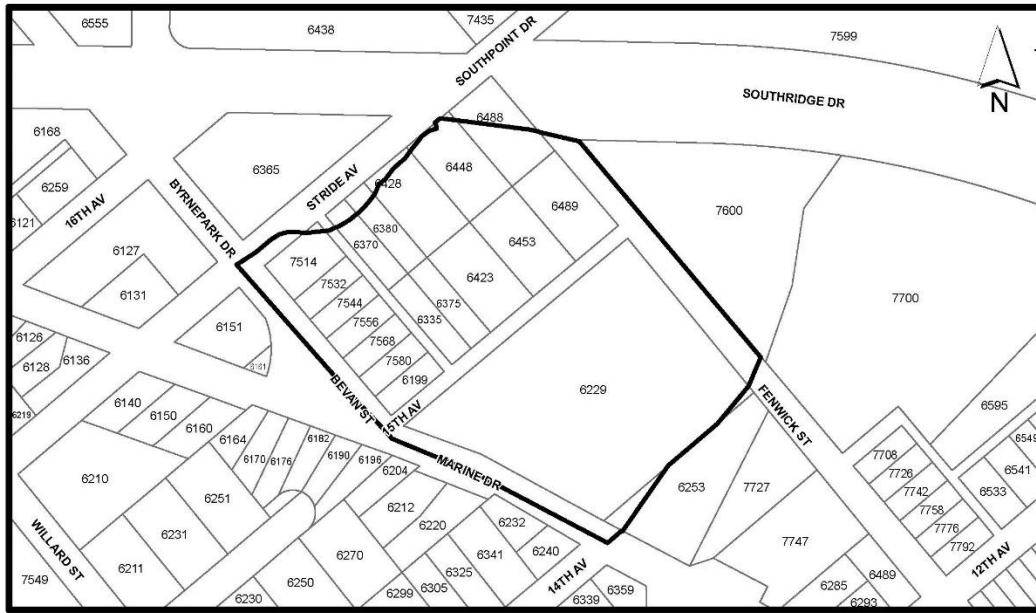
MAYOR

CLERK

BYLAW NUMBER 14201 BEING A BYLAW TO AMEND BYLAW NUMBER 4742 BEING BURNABY ZONING BYLAW 1965

REZ.16-39


LEGAL: See attached Schedule A



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

FROM: R5 Residential District

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

	PLANNING AND BUILDING DEPARTMENT	
Date: JUL 22 2020	OFFICIAL ZONING MAP	
Scale: 1:3,500		
Drawn By: RW		

SCHEDULE A
REZONING #16-00039

Civic Address	PID	Legal Description	Zoning	Registered Owner
6335 Fifteenth Ave.	009-914-650	Lot 8, DL 155A, Group 1, NWD Plan 14019	R5	City of Burnaby
6375 Fifteenth Ave.	009-914-668	Lot 9, DL 155A, Group 1, NWD Plan 14019	R5	City of Burnaby
6423 Fifteenth Ave.	024-728-560	Lot 8, Block 6A, DL 155A, Group 1, NWD Plan 1425	R5	City of Burnaby
6453 Fifteenth Ave.	012-161-594	Lot 7, Block 6A, DL 155A, Group 1, NWD Plan 1425	R5	City of Burnaby
6489 Fifteenth Ave.	024-728-551	Lot 6, Block 6A, DL 155A, Group 1, NWD Plan 1425	R5	City of Burnaby
Ptn 7514 Bevan Street	004-538-099	Lot 1, DL 155A, Group 1, NWD Plan 14019	R5	City of Burnaby
7532 Bevan Street	003-203-611	Lot 2, DL 155A, Group 1, NWD Plan 14019	R5	City of Burnaby
7544 Bevan Street	009-914-617	Lot 3, DL 155A, Group 1, NWD Plan 14019	R5	Bevan Holdings Ltd.
7556 Bevan Street	002-887-711	Lot 4, DL 155A, Group 1, NWD Plan 14019	R5	Bevan Holdings Ltd.
7568 Bevan Street	009-914-625	Lot 5, DL 155A, Group 1, NWD Plan 14019	R5	City of Burnaby
7580 Bevan Street	009-914-633	Lot 6, DL 155A, Group 1, NWD Plan 14019	R5	Bevan Holdings Ltd.
6199 Marine Drive	000-618-721	Lot 7, DL 155A, Group 1, NWD Plan 14019	R5	City of Burnaby
Ptn 6229 Marine Drive	003-109-372	Part (Reference Plan 3116), DL 155A, Group 1 Except: Part on Plan 22372, NWD	R5	City of Burnaby
Ptn 6253 Marine Drive	003-168-298	Lot B, DL 155A/173, NWD Plan 22372	R5	City of Burnaby
Ptn 6370 Stride Ave.	003-275-019	Lot 37, DL 155A, Group 1, NWD Plan 24105	R5	City of Burnaby
Ptn 6380 Stride Ave.	009-299-971	Lot 38, DL 155A, Group 1, NWD Plan 24105	R5	City of Burnaby
Ptn 6428 Stride Ave.	012-162-655	Lot 3, Block 6A, DL 155A, Group 1, NWD Plan 1425	R5	City of Burnaby
Ptn 6448 Stride Ave.	002-818-159	Lot 4, Block 6A, DL 155A, Group 1, NWD Plan 1425	R5	City of Burnaby
Ptn 6488 Stride Ave.	012-162-663	Lot 5, Block 6A, DL 155A, Group 1, NWD Plan 1425	R5	City of Burnaby

APPENDIX A: DEVELOPMENT GUIDELINES**BEVAN LANDS – REZONING REFERENCE #16-39
MARKET AND NON-MARKET TOWNHOUSE DEVELOPMENT**

Addresses: 7532, 7544, 7556, 7568 & 7580 Bevan Street, 6199 Marine Drive, 6335, 6375, 6423, 6453 & 6489 Fifteen Avenue and portions of 7514 Bevan Street, 6370, 6380, 6428, 6448 & 6488 Stride Avenue AND 6229 & 6253 Marine Drive

Site Area: Approximately 4.24 hectares (10.48 acres) including road closure area, subject to detailed survey

Permitted land use: Market and non-market rental housing

Zoning & Maximum Density: CD (RM2r), 0.7 FAR

Anticipated Maximum Unit Count: 216 units

Anticipated Building Form & Height: Townhouse form up to three storeys

Targeted Client Group: Families

Targeted Rent Levels: 50% of units at CMHC market median for Burnaby South, 50% of units at market

KH:
2020 July 15

CITY OF BURNABY**BYLAW NO. 14202**

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. 29, 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.4232 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 “The Grove Phase One” prepared by IBI Group 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

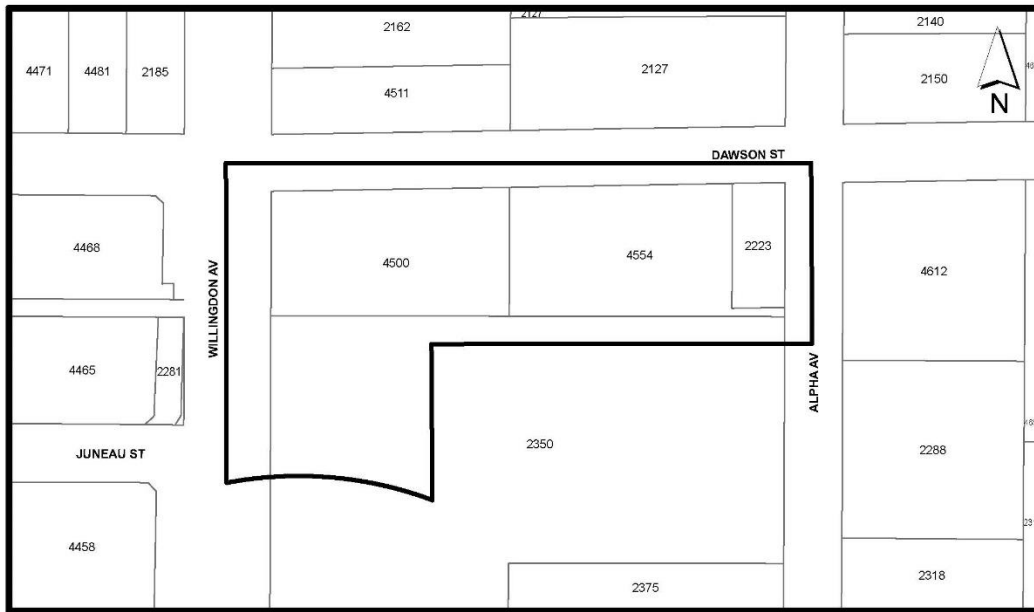
MAYOR

CLERK

BYLAW NUMBER 14202 BEING A BYLAW TO AMEND BYLAW NUMBER 4742 BEING BURNABY ZONING BYLAW 1965

REZ.19-25


LEGAL: Lot 136, DL 124, Group 1, Plan NWP 51591;
Lot 15 Except: Parcel "A" (J1303e), DL 124, Group 1, Plan NWP 3343;
Parcel "A" (J1303e) Lot 15 Except: South 10 Feet, District Lot 124, Group 1, Plan NWP 3343;
and, Lot 121, DL 124, Group 1, Plan NWP 35225



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

FROM: M1 Manufacturing District, M2r General Industrial District, M5 Light Industrial District

TO: CD Comprehensive Development District (based on RM4s Multiple Family Residential District, RM4r Rental District, C9 Urban Village Commercial District and Brentwood Town Centre Development Plan as guidelines and in accordance with the development plan entitled "The Grove Phase One" prepared by IBI Group)

	PLANNING AND BUILDING DEPARTMENT			
	OFFICIAL ZONING MAP			
			Map "B" No. REZ. 4232	
			Date: JUL 23 2020 Scale: 1:2,000 Drawn By: RW	

CITY OF BURNABY**BYLAW NO. 14203**

A BYLAW to amend Bylaw No. 4742, being Burnaby Zoning Bylaw 1965, as amended by Bylaw Nos. 7496, 7568, 9835, 10267, and 11388 being Burnaby Zoning Bylaw 1965, Amendment Bylaw Nos. 14, 1980, 44, 1980, 3, 1993, 38, 1995, and 18, 2002

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. 30, 2020.**

2. Bylaw No. 4742, as amended by Bylaw Nos. 7496, 7568, 9835, 10267, and 11388, 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. 4233, 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

Bylaw No. 14203

Page 2

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. 7496, 7568, 9835, 10267, and 11388 are amended as may be necessary by the development plan entitled "3700 Gilmore At Sanderson Way, Burnaby, BC" prepared by Turner/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

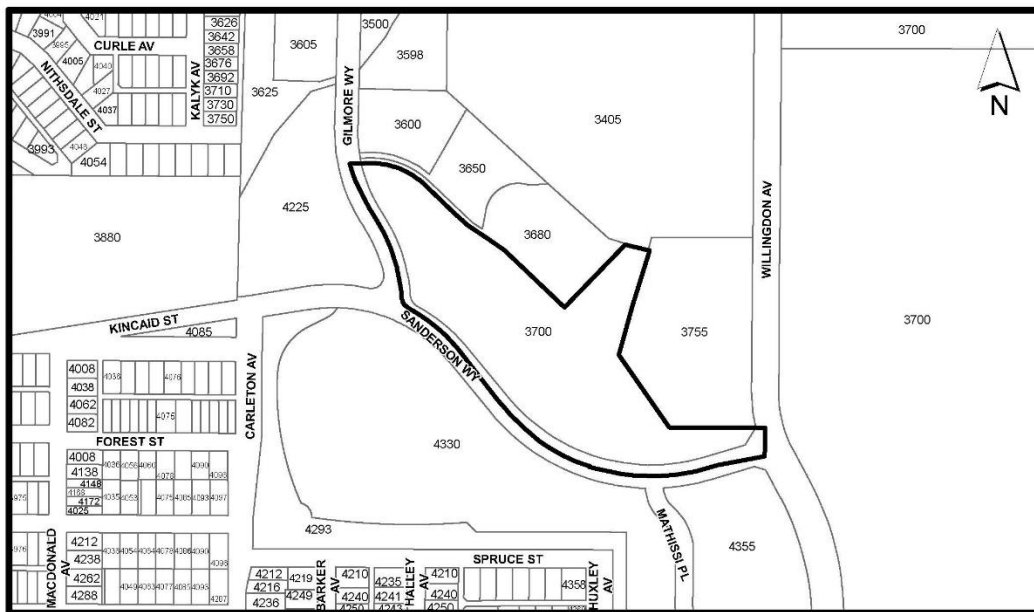
MAYOR

CLERK

BYLAW NUMBER 14203 BEING A BYLAW TO AMEND BYLAW NUMBER 4742 BEING BURNABY ZONING BYLAW 1965

REZ.19-52


LEGAL: Lot A, District Lots 71 and 72, Group 1, NWD Plan LMP 39888



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

FROM: CD Comprehensive Development District (based on the M5 Light Industrial District and M8 Advanced Technology Research District)

TO: Amended CD Comprehensive Development District (based on the M5 Light Industrial District and M8 Advanced Technology Research District, the Discovery Place Community Plan as guidelines, and in accordance with the development plan entitled "3700 Gilmore At Sanderson Way, Burnaby, BC" prepared by Turner/Dialog)

	PLANNING AND BUILDING DEPARTMENT	
	Date: JUL 22 2020	<p align="center">OFFICIAL ZONING MAP</p> <p align="right">Map "B" No. REZ. 4233</p>
	Scale: 1:6,500	
	Drawn By: RW	

CITY OF BURNABY**BYLAW NO. 14204**

A BYLAW to amend the Zoning

Bylaw to amend density bonus provision

The Council of the City of Burnaby ENACTS as follows:

1. This Bylaw may be cited as **BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 31, 2020.**

2. Burnaby Zoning Bylaw 1965, as amended, is further amended at Section 6.22 by repealing subsection (1) in its entirety and replacing it with the following:

“(1) In the RM1, RM2, RM3, RM4, RM5, RM3s, RM4s, and RM5s Districts, for the conservation or provision of amenities, or the provision of affordable or special needs housing, the maximum floor area ratio may be increased in accordance with the floor area ratio requirements set out in Schedule II of this bylaw applicable to such zoning districts, provided that:
 - (a) the lot is located in a town centre area, is approved for density bonus in the community plan for Brentwood Town Centre, Lougheed Town Centre, Edmonds Town Centre, or Metrotown, and is rezoned to the CD (Comprehensive Development) District;
 - (b) the amenities, or affordable or special needs housing are included as part of the comprehensive development plan for the CD (Comprehensive Development) District, or cash-in-lieu contributions are provided; and
 - (c) the total value of the amenities, affordable or special needs housing, or cash-in-lieu contributions, is equivalent to the value of the additional residential floor area attributable to the increase in floor area ratio for the provision of such amenities, affordable or special needs housing, and 50% of the additional floor area ratio described in sections 204.6(3) or 205.6(3) of this bylaw. “

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. 13974**

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. 2015;

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

1. This Bylaw may be cited as **BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 50, 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. 4162 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 TOWNHOUSE DEVELOPMENT”, prepared by Eric Law Architect 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	2019
Read a third time this	day of	2019
Reconsidered and adopted by Council this	day of	2019

MAYOR

CLERK

BYLAW NUMBER 13974 BEING A BYLAW TO AMEND BYLAW NUMBER 4742 BEING BURNABY ZONING BYLAW 1965

REZ.17-41


LEGAL: Lots 17-22, Block A, DL 95, Group 1, NWD Plan 1264



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

FROM: R5 Residential District

TO: CD Comprehensive Development District (based on RM3s Multiple Family Residential District and Edmonds Town Centre Plan guidelines) and in accordance with the development plan entitled "Proposed Townhouse Development" prepared by Eric Law Architect)

	PLANNING AND BUILDING DEPARTMENT	
Date: DEC 04 2018	OFFICIAL ZONING MAP	
scale: 1:1,500		
Drawn By: AY		



INTER-OFFICE COMMUNICATION

TO: CITY CLERK 2020 September 09

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #17-41**
BYLAW #13974; AMENDMENT BYLAW NO. 50/18
Townhouse Development
Edmonds Town Centre Plan
Third Reading

ADDRESS: 6909, 6915, 6921, 6931, 6939 and 6949 Balmoral Street
 (see *attached* Sketches #1, #2, and #3)

LEGAL: Lots 17-22, Block A, DL 95, Group 1, NWD Plan 1264

FROM: R5 Residential District

TO: CD Comprehensive Development District (based on RM3s Multiple Family Residential District and Edmonds Town Centre Plan guidelines and in accordance with the development plan entitled "Proposed Townhouse Development" prepared by Eric Law Architect)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2018 December 10;
- b) Public Hearing held on 2019 January 29; and,
- c) Second Reading given on 2019 February 11.

The prerequisite conditions have been partially satisfied as follows:

- a) The submission of a suitable plan of development.
 - *A virtually complete suitable plan of development has been submitted. 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.

City Clerk
 Rezoning Reference #17-41
 Third Reading
 2020 September 09..... Page 2

- *The applicant has agreed to this prerequisite in a letter dated 2020 July 29, and will deposit the necessary funds 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 July 29.*
- d) The dedication of any rights-of-way deemed requisite.
- *The requisite subdivision plan dedicating rights-of-way has been submitted and 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 July 29, and the requisite statutory rights-of-way, easements and/or covenant will be deposited in the land title office prior to Final Adoption.*
- f) The utilization of an amenity bonus through the provision of a cash in-lieu contribution in accordance with Section 3.2 of this report.
- *The applicant has agreed to this prerequisite in a letter dated 2020 July 29, and will deposit the necessary funds prior to Final Adoption.*
- g) The granting of Section 219 Covenants, including but not necessarily limited to:
- Restricting enclosures of balconies;
 - Indicating that project surface driveway access will not be restricted by gates; and,
 - Ensuring that storm water management best practices are continuously maintained.
- *The applicant has agreed to this prerequisite in a letter dated 2020 July 29, and the requisite covenants will be deposited in the Land Title Office prior to Final Adoption.*
- h) The review of a detailed Sediment Control System by the Director of Engineering.
- *The applicant has agreed to this prerequisite in a letter dated 2020 July 29. An Erosion and Sediment Control Plan has been submitted to the Engineering Department – Environmental Services for approval prior to Final Adoption.*

City Clerk
 Rezoning Reference #17-41
 Third Reading
 2020 September 09..... Page 3

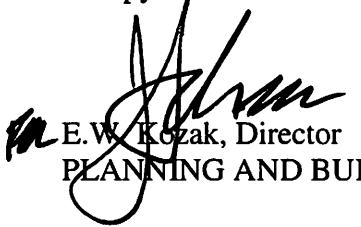
- i) The pursuance of Storm Water Management Best Practices in line with established guidelines.
 - *The applicant has agreed to this prerequisite in a letter dated 2020 July 29. A Storm Water Management Strategy has been submitted to the Engineering Department – Environmental Services for approval prior to Final Adoption.*
- j) 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 applicant has agreed to these prerequisites in a letter dated 2020 July 29 and the necessary provisions are indicated on the development plans.*
- k) The provision of facilities for cyclists in accordance with Section 4.5 of the rezoning report.
 - *The applicant has agreed in a letter dated 2020 July 29, and the necessary provisions are indicated on the development plans.*
- l) The deposit of the applicable Parkland Acquisition Charge.
 - *The applicant has agreed in a letter dated 2020 July 29 to make the necessary deposits prior to Final Adoption.*
- m) The deposit of the applicable GVS & DD Sewerage Charge.
 - *The applicant has agreed in a letter dated 2020 July 29 to make the necessary deposits prior to Final Adoption.*
- n) The deposit of the applicable School Site Acquisition Charge.
 - *The applicant has agreed in a letter dated 2020 July 29 to make the necessary deposits prior to Final Adoption.*
- o) The submission of a written undertaking to distribute area plan notification forms, prepared by the City, with disclosure statements; and, to post area plan notification signs, also prepared by the City, on the development site and in the sales office in prominent and visible locations prior to Third Reading, or at the time marketing for the subject development commences, whichever is first, and remain posted for a period of one year, or until such time that all units are sold, whichever is greater.
 - *The applicant has agreed to this prerequisite in a letter dated 2020 July 29.*

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

City Clerk
Rezoning Reference #17-41
Third Reading
2020 September 09..... Page 4

September 14, 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

MP:tn
Attachment

cc: City Manager

**PUBLIC HEARING MINUTES
HELD ON: 2019 January 29
REZ. REF. NO. 17-41
PAGE 1 OF 1**

**BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 50, 2018 - BYLAW NO. 13974**

Rez. #17-41

6909, 6915, 6921, 6931, 6939 and 6949 Balmoral Street

From: R5 Residential District

To: CD Comprehensive Development District (based on RM3s Multiple Family Residential District and Edmonds Town Centre Plan guidelines, and in accordance with the development plan entitled "Proposed Townhouse Development" prepared by Eric Law Architect)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a three-storey 23-unit townhouse development in the Edmonds Town Centre Plan.

Two (2) letters were received in response to the proposed rezoning application:

1. Scott Van Denham, 317-7040 Balmoral Street, Burnaby
2. Victoria Marekova, 311-7040 Balmoral Street, Burnaby

The following speakers appeared before Council in support or opposition to the proposed zoning bylaw amendment:

Joel Gibbs, 7777 12th Avenue, Burnaby, appeared before Council and expressed concerns regarding affordability, and the number of parking spaces. The speaker believes that decreasing the number of parking stalls will encourage residents to access nearby rapid transit options.

Elie Lubendo, 708-7434 Kingsway, Burnaby, appeared before Council and expressed concerns with increased traffic, and pedestrian safety. Mr. Lubendo requestd the number of parking stalls be decreased to incourage rapid transit use and decrease traffic congestion. In general, the speaker is in support of the proposed development and hopes that the parking in the neighbourhood will be reviewed.

**MOVED BY COUNCILLOR JORDAN
SECONDED BY COUNCILLOR WANG**

THAT this Public Hearing for Rez. #17-41, Bylaw #13974 be terminated.

CARRIED UNANIMOUSLY

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

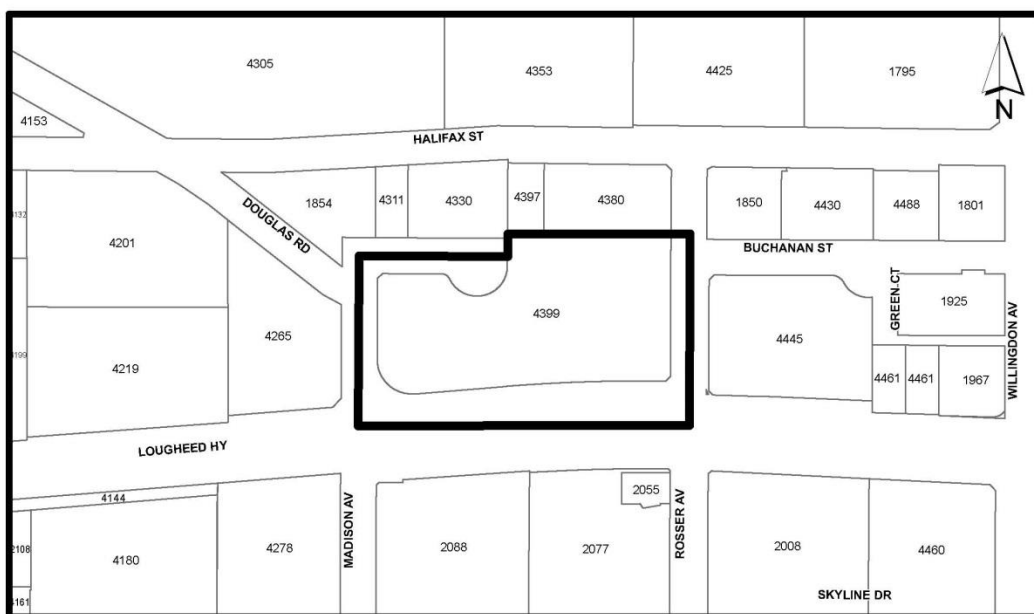
MAYOR

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 Lougheed Re-Development Commercial Uses" prepared by Bosa Development)

	PLANNING AND BUILDING DEPARTMENT	
	OFFICIAL ZONING MAP	Map "B"
		No. REZ. 4221
Date: JUN 24 2020 Scale: 1:3,500 Drawn By: JS		



INTER-OFFICE COMMUNICATION

TO: CITY CLERK 2020 September 09

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE # 19-30**
AMENDMENT BYLAW NO. 16/20, BYLAW 14176
General Commercial Uses
Third Reading and Final Adoption

ADDRESS: 1901 Rosser Ave and 4399 Lougheed Hwy

LEGAL: Lot B Except: Part on Plan LMP49418, DL 119, Group 1, NWD Plan LMP45761

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 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 Lougheed Re-Development Commercial Uses" prepared by Bosa Development)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2020 July 06;
- b) Public Hearing held on 2020 July 28; and,
- c) Second Reading given on 2020 August 24.

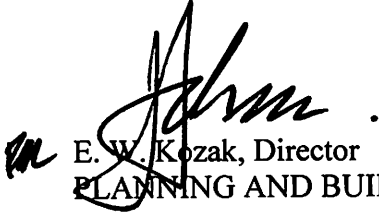
The prerequisite condition has been completely satisfied as follows:

- a. The submission of a suitable plan of development.
 - *A complete suitable plan of development has been submitted.*

As the prerequisite conditions to this rezoning are now complete, could you please arrange to return this amendment bylaw to Council for Consideration and Third Reading, and Reconsideration and Final Adoption, on 2020 September 14,.

City Clerk
Director Planning and Building
Third Reading and Final Adoption
2020 September 09Page 2

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


E. W. Kozak, Director
PLANNING AND BUILDING

JT:tn
Attachment

cc: City Manager

P:\49500 Rezoning\20 Applications\2019\19-30 1901 Rosser Ave, 4399 Loughed Hwy\Council Reports\Third Reading And Final Adoption Memo\Rezoning Reference 19-30 Third Reading Memo 2020.09.14.Docx

**PUBLIC HEARING MINUTES
HELD ON: 2020 July 28
REZ. REF. NO. 19-30
PAGE 1 OF 2**

**BURNABY ZONING BYLAW 1965
AMENDMENT BYLAW NO. 16, 2020 - BYLAW NO. 14176**

Rez. #19-30

1901 Rosser Avenue and 4399 Lougheed Hwy

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 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 Lougheed Re-Development Commercial Uses" prepared by Bosa Development)

Purpose: to permit all commercial uses, as outlined in the C3 General Commercial District within the retail portion of the Madison Centre

Applicant: Bosa Development

Four (4) letters were received in response to the proposed rezoning application:

1. Patricia Muss, #2401-4398 Buchanan Street, Burnaby
2. Karl Kliparchuk, #402-4388 Buchanan Street, Burnaby
3. Zrinka Radic, #701-4398 Buchanan Street, Burnaby
4. Ralph and Marian d'Oliveira, #1104-4398 Buchanan Street, Burnaby

The following speakers connected through the online webinar or teleconference in response to the proposed zoning bylaw amendment:

Jose Rojas, #1804-4388 Buchannan Street, Burnaby, and inquired what kind of commercial uses are allowed in the development (i.e. community centre, community services).

Zrinka Radic, #701-4398 Buchannan Street, Burnaby, spoke to the rezoning application and shared concerns regarding the increase of noise and violence due to the liquor facilities in the Madison Centre. The speaker also shared concerns regarding loud music, the negative impact of the noise, and related floor vibrations that are felt in the surrounding residential homes. The speaker enjoys the commercial services; however, would like Council to find a way to ensure the residents are able to enjoy the comfort of their homes.

Rina Gallo, #2601-4388 Buchanan Street, Burnaby, stated concerns regarding the P3 parking and inquired if there will be changes to the parkade.

**PUBLIC HEARING MINUTES
HELD ON: 2020 July 28
REZ. REF. NO. 19-30
PAGE 2 OF 2**

Zrinka Radic, #701-4398 Buchanan Street, Burnaby, spoke for a second time and inquired regarding a placement of the vents for the kitchen, if there was a restaurant on the premises. The speaker is concerned about smells and noise from the kitchen.

Esther Alonso, #1804-4388 Buchanan Street, Burnaby, inquired if there is a way to know what kind of commercial uses will be allowed (a specific list).

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR CALENDINO

THAT this Public Hearing for Rez. #19-30, Bylaw No. 14176 be terminated.

CARRIED UNANIMOUSLY

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