

CITY COUNCIL MEETING A G E N D A

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

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1.	CALL	_ TO ORDER	
2.	MINU	MINUTES	
	2.1	Open Council Meeting held 2020 September 28	7
	2.2	Public Hearing (Zoning) held 2020 September 29	30
3.	PRE	SENTATION	
	3.1	2020 Public Safety Award	
		<u>Presenters</u> : His Worship, Mayor Mike Hurley & Councillor Dan Johnston, Chair, Public Safety Committee	
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	Purpose: To submit a new rezoning application series for the information of Council.	

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		Purpose: To permit the use of the property for storage and maintenance of construction equipment.	
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		Purpose: To permit the construction of a four-unit multiple family residential building.	
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8.1	FIRST F	READING	
	8.1.1	#14223 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 37, 2020 - Rez. #19-63 (7755 6th Street)	161
		Purpose: to permit a private liquor store (licensee retail store) within an existing commercial retail unit (CRU)	
		(Item 6.11., Manager's Report, Council 2020 September 28)	
	812	#14224 - Burnahy Zoning Bylaw 1965, Amendment Bylaw No.	164

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		Purpose: to permit the installation of a skysign on the southern face of an existing five-storey office building	
		(Item 6.12., Manager's Report, Council 2020 September 28)	
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		Purpose: to permit the addition of a second modular supportive housing building on the subject City-owned property. The new supportive housing building will be constructed by BC Housing and operated by Progressive Housing Sociey	
		(Item 6.13., Manager's Report, Council 2020 September 28)	
	8.1.4	#14228 - Burnaby Heritage Designation Bylaw No. 1, 2020	170
		Purpose: to designate the Alta Vista Reservoir Vent at 5172 McKee Street a protected heritage landmark	
		(Item 5.1., CHC Report, Council 2020 September 28)	
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		A bylaw to amend the Burnaby Street and Traffic Bylaw 1961 (heavy truck definition)	
		(Item 5.5., TSC Report, Council 2020 September 28)	
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	8.3.1	#14206 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 32, 2020 - Text Amendment	198
		Purpose: to amend the Burnaby Zoning Bylaw 1965 to implement changes required by the Finalized Rental Use	

38, 2020 - Rez. #20-07 (4060 Regent Street)

	Zoning Policy, and provide updates with respect to the rental use zoning with focus on definitions, land uses and density	
	(Item 4.3., PDC Report, Council 2020 July 27)	
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	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)	
RECON	SIDERATION AND FINAL ADOPTION	
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	\$13,900,000 to finance the 2020 September Engineering Capital Infrastructure Bylaw Funding Request	
	(Item 6.5., FMC Report, Council 2020 September 14)	

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		A bylaw to amend the Planning and Building Fees (cost recovery)	
		(Item 7.4., Manager's Report, Council 2020 September 14)	
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COUNCIL MEETING MINUTES

Monday, September 28, 2020, 5:00 p.m. Council Chamber, City Hall 4949 Canada Way, Burnaby, BC

PRESENT: His Worship, Mayor Mike Hurley

Councillor Pietro Calendino
Councillor Sav Dhaliwal
Councillor Dan Johnston
Councillor Colleen Jordan
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. Blanka Zeinabova, Acting City Clerk Ms. Eva Prior, Acting Deputy City Clerk

1. CALL TO ORDER

MOVED BY COUNCILLOR KEITHLEY SECONDED BY COUNCILLOR WANG

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

CARRIED UNANIMOUSLY

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

2. MINUTES

2.1 Public Hearing (Zoning) held 2020 August 25

MOVED BY COUNCILLOR CALENDINO SECONDED BY COUNCILLOR WANG

THAT the minutes of the Public Hearing (Zoning) held on 2020 August 25 be now adopted.

CARRIED UNANIMOUSLY

2.2 Open Council Meeting held 2020 September 14

MOVED BY COUNCILLOR WANG SECONDED BY COUNCILLOR CALENDINO

THAT the minutes of the City Council meeting held on 2020 September 14 be now adopted.

CARRIED UNANIMOUSLY

3. PRESENTATION

3.1 2020 Environmental Awards and Stars

<u>His Worship, Mayor Mike Hurley</u> introduced the Environmental Awards Program, and noted that due to the COVID-19 pandemic, the awards will be delivered to the recipients, and the City will celebrate the winners through the City's social media and communications channels.

<u>Councillor Joe Keithley</u> introduced the Environmental Awards and Star's winners. Following is the text of the Councillor Keithley's remarks:

"This year's recipients include two (2) Environmental Stars, and two (2) Environmental Awards. The Environmental Star recipients will receive a framed certificate, and the Environmental Award recipients will receive a framed photograph of the Brunette River by Fernando Lessa.

We will begin the announcement with the Environmental Stars.

The **first** Environmental Star, in the category of <u>Youth</u>, is presented to **Azzam Haq** for his outstanding leadership and commitment to environmental sustainability.

Azzam Haq was a student at Burnaby South Secondary School last school year and one of the leaders of the Burnaby Youth Sustainability Network. He led the Burnaby South Green Team in starting a school wide gardening program, managed the school's greenhouse and promoted pollinator friendly gardens at his school. Azzam oversaw monthly workshops at various Burnaby schools with topics that focused on food security and sustainable diets. Every week, Azzam ran lunchtime meetings to raise awareness and discuss different environmental issues, such as plastic pollution and sustainable lifestyles that focus on waste reduction. Azzam also took initiative to re-install the collection program for soft plastics in the school district to reduce waste and properly sort recyclable materials.

The **second** Environmental Star, in the category of <u>Youth</u>, is presented to **Emily Ng** for her outstanding leadership and commitment to environmental sustainability.

Emily Ng has been actively involved in her school community, leading both the Burnaby Youth Sustainability Network and Alpha Secondary's Enviro Club to engage students in environmental and conservation initiatives that focus on protecting local species. She also helped secure a government grant so her school could lead a hydroponics study designed to protect local salmon species. Emily promoted sustainable consumption and awareness around reducing waste by organizing school events such as the Bring Your Own Cup hot chocolate sale, as well as the thrift store project for repurposing used items. Emily is passionate about sustainability issues and is always looking for innovative ways to minimize pollution to the environment and is currently exploring the use of food waste as an alternate and sustainable method for dying fabric.

That concludes the announcement of the Environmental Stars. Next are the Environmental Award recipients.

The **first** Environmental Award, in the category of <u>Community Stewardship</u>, is presented to **Elmer Rudolph**, for his outstanding commitment to community action for environmental protection and rehabilitation of the Brunette River.

Since recognition with an environmental award in 1996, in the very first year of Burnaby's awards program, Mr. Rudolph undertook an additional 24 years of volunteer service in the protection of Burnaby's diverse ecosystems. Mr. Rudolph is a former member and president of the Sapperton Fish & Game Club where he has volunteered his time since 1984 leading conservation initiatives and rehabilitation programs in the Brunette watershed. He has consistently

demonstrated his commitment to community stewardship through his actions and by advocating for the ecological health of Brunette River and Burnaby Lake.

In 1997, Mr. Rudolph played a key role in starting a community fish hatchery in Burnaby which has enhanced salmon populations in the Brunette River watershed, including significant salmon-bearing streams such as Eagle Creek, Still Creek, Beecher Creek, Guichon Creek, and Deer Lake Brook. Over the years, he has advocated for pollution prevention and improving water quality to protect Burnaby's important waterways. He also spends time with the younger generation to involve them in rehabilitation projects to use as a tool to educate them on the importance of protecting our environments.

Mr. Rudolph has played an exemplary role in community stewardship for the Brunette River and has inspired those who have worked alongside him as well as his community. His dedication, leadership and commitment to community stewardship initiatives to protect Burnaby's diverse ecosystem has made a positive impact on species conservation while demonstrating the importance of community action for environmental protection.

The **second** Environmental Award, in the category of <u>Green Choices</u>, is presented to **HUB Cycling Burnaby Committee** for their outstanding advocacy and support of active transportation and safe cycling infrastructure in Burnaby.

The Burnaby Committee of HUB Cycling has supported Burnaby's vision for active transportation by advocating for many cycling facility improvements, including a separated cycle path to connect the Sea to River Bikeway over the Gilmore Avenue overpass of Highway 1. Beginning in 2014, their support for this project helped raise awareness for the separated cycle path and identify safety issues with existing cycling infrastructure. Specific activities included building public support for this project through cycling campaigns, which included 250 postcards sent to City Council supporting the separated cycle path, along with letters from major employers and individual employees in support of the project. They also made recommendations that informed the final design of the project. Approved by City of Burnaby Council in February 2019, construction of improvements to the overpass are now underway.

The Burnaby Committee of HUB Cycling continues to play an important part in advocating for safe infrastructure, working towards community linkages and promoting active transportation in Burnaby.

This concludes the Environmental Awards and Stars recipient announcement for 2020. Thank you again to all of this year's recipients for your contributions to our

community and the environment. We hope to celebrate in-person with everyone next year."

Mayor Hurley acknowledged members of the HUB Cycling Burnaby Committee in the audience, and congratulated all 2020 winners.

4. **PROCLAMATIONS**

4.1 <u>International Day of Older Persons (2020 October 1)</u>

Councillor Joe Keithley, on behalf of His Worship, Mayor Mike Hurley, proclaimed 2020 October 1 as "International Day of Older Persons" in the City of Burnaby.

4.2 Orange Shirt Day (2020 September 30)

Councillor Pietro Calendino, on behalf of His Worship, Mayor Mike Hurley, proclaimed 2020 September 30 as "Orange Shirt Day" in the City of Burnaby.

4.3 Rett Syndrome Awareness Month (2020 October)

Councillor Sav Dhaliwal, on behalf of His Worship, Mayor Mike Hurley, proclaimed 2020 October as "Rett Syndrome Awareness Month" in the City of Burnaby.

4.4 Wrongful Conviction Day (2020 October 2)

Councillor Colleen Jordan, on behalf of His Worship, Mayor Mike Hurley, proclaimed 2020 October 2 as "Wrongful Conviction Day" in the City of Burnaby.

5. REPORTS

5.1 <u>Community Heritage Commission - Re: Protection and Preservation of the Alta Vista Reservoir Vent, 5172 McKee Street</u>

The Community Heritage Commission submitted a report seeking Council authorization to conserve and designate the Alta Vista Reservoir Vent as a civic heritage feature.

The Community Heritage Commission recommended:

1. THAT Council approve the reinstallation of the Alta Vista Reservoir Vent at 5172 McKee Street, as outlined in the report.

- 2. THAT Council request staff to prepare a Heritage Designation Bylaw for the Alta Vista Reservoir Vent to be advanced to First Reading and to a Public Hearing at a future date.
- 3. THAT Council approve the addition of the Alta Vista Reservoir Vent to the Burnaby Community Heritage Register as a "protected" heritage landmark.
- 4. THAT Council forward a copy of the report to the Parks, Recreation and Culture Commission for their information.

MOVED BY COUNCILLOR JORDAN
SECONDED BY COUNCILLOR CALENDINO

THAT the recommendations of the Community Heritage Commission be adopted.

CARRIED UNANIMOUSLY

5.2 <u>Community Heritage Commission - Re: Adaptive Re-Use for Fairacres</u> Garage and Stables Building

The Community Heritage Commission submitted a report seeking Council authorization for the use of Gaming Reserves to finance design work to support the adaptive re-use of the Fairacres Garage and Stables building at 6344 Deer Lake Avenue.

The Community Heritage Commission recommended:

- 1. THAT Council authorize staff to advance the adaptive re-use of the Fairacres Garage and Stables building into design development, subject to funding approval, as outlined in the report.
- 2. THAT Council authorize the use of Gaming Reserves in the amount of \$125,000 to finance further design, as outlined in the report.
- 3. THAT a copy of the report be forwarded to the Parks, Recreation and Culture Commission for information.
- 4. THAT a copy of the report be forwarded to the Financial Management Committee for information.

MOVED BY COUNCILLOR JORDAN SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendations of the Community Heritage Commission be adopted.

CARRIED UNANIMOUSLY

5.3 Social Planning Committee - Re: Orange Shirt Day - Federal Legislation

The Social Planning Committee submitted a report providing information relating to the status of federal private member's bill on Orange Shirt Day.

The Social Planning Committee recommended:

- THAT Council write to the Honourable Carolyn Bennett, Minister of Crown-Indigenous Relations, requesting that legislation be brought forward to recognize September 30, or Orange Shirt Day, as a federally recognized statutory holiday.
- 2. THAT a copy of the report be forwarded to Ms. Kristin Spray and Mr. Eddy Charlie, Xe Xe Smun Eem (Sacred Children).

MOVED BY COUNCILLOR JORDAN
SECONDED BY COUNCILLOR CALENDINO

THAT the recommendations of the Social Planning Committee be adopted.

CARRIED UNANIMOUSLY

5.4 <u>Social Planning Committee - Re: United Nations International Decade for People of African Descent</u>

The Social Planning Committee submitted a report seeking Council's direction on the Social Planning Committee's motion to develop an action plan related to the United Nations International Decade for People of African Descent.

The Social Planning Committee recommended:

1. THAT Council direct staff on the work to be undertaken related to the United Nations International Decade for People of African Descent, as outlined in the Sections 4.0 and 5.0 of the report.

MOVED BY COUNCILLOR JORDAN SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendation of the Social Planning Committee be adopted.

CARRIED UNANIMOUSLY

5.5 <u>Traffic Safety Committee - Re: Regional Harmonization of Heavy Truck</u> <u>Definition</u>

The Traffic Safety Committee submitted a report recommending the adoption of the regional definition of heavy truck, and related amendments to the Burnaby Street and Traffic Bylaw.

The Traffic Safety Committee recommended:

- 1. THAT Council adopt the regional definition of heavy truck (exceeding a licensed gross vehicle weight of 26,000 lbs) to support the harmonization of truck permitting and regulations within Metro Vancouver.
- 2. THAT Council authorize the City Solicitor to bring forward amendments to the Street and Traffic Bylaw, as outlined in the report.

MOVED BY COUNCILLOR JOHNSTON SECONDED BY COUNCILLOR CALENDINO

THAT the recommendations of the Traffic Safety Committee be adopted.

CARRIED UNANIMOUSLY

5.6 <u>City Manager's Report, 2020 September 28</u>

The City Manager submitted a report dated 2020 September 28 on the following matters:

6. MANAGER'S REPORTS

6.1 HOMELESSNESS RESPONSE: WINTER 2020/2021

The City Manager submitted a report from the Director Planning and Building and Director Parks, Recreation and Cultural Services seeking Council approval of the proposed response for the 2020/2021 winter season.

The City Manager recommended:

- THAT Council approve the use of a portion of the parking lot at 3860 Sperling Avenue as the site of an emergency response centre (ERC) until 2021 June 30.
- THAT in response to proposals by BC Housing to open an Emergency Response Centre and expand the number of units of supportive housing at Norland Place, that the interim service of the warming centres be discontinued.
- THAT BC Housing, Fraser Health Authority, Progressive Housing Society, and the Burnaby Task Force to End Homelessness be advised of the City's approach to homelessness services for Winter 2020/2021, as outlined in the report.
- 4. THAT a copy of the report be forwarded to the Social Planning Committee and the Public Safety Committee for information.

MOVED BY COUNCILLOR DHALIWAL SECONDED BY COUNCILLOR CALENDINO

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

Arising from discussion, the following motion was introduced:

MOVED BY COUNCILLOR JORDAN SECONDED BY COUNCILLOR JOHNSTON

THAT a copy of the report be forwarded to Diane Gillis.

CARRIED UNANIMOUSLY

6.2 AMENDMENTS TO BURNABY BUSINESS LICENCE BYLAW AND BYLAW NOTICE ENFORCEMENT BYLAW TO REGULATE SMOKING IN BUSINESS PREMISES

The City Manager submitted a report from the Director Public Safety and Community Services seeking Council authorization to bring forward bylaw amendments to the Burnaby Business Licence Bylaw 2017 to regulate smoking in business premises, and the Burnaby Bylaw Notice Enforcement Bylaw 2009 to impose penalties for violations of the proposed regulations.

The City Manager recommended:

- 1. THAT Council authorize the City Solicitor to bring forward a bylaw to amend the Burnaby Business Licence Bylaw 2017 to regulate smoking on business premises, substantially in the form set out in Attachment 1 of the report.
- 2. THAT Council authorize the City Solicitor to bring forward a bylaw to amend the Burnaby Bylaw Notice Enforcement Bylaw 2009, as described in Section 4.0 of the report.

MOVED BY COUNCILLOR DHALIWAL SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

6.3 PROPOSED RESPONSE AND RECOVERY MEASURES TO ASSIST CONSTRUCTION AND DEVELOPMENT INDUSTRY

The City Manager submitted a report from the Director Planning and Building proposing measures to assist in COVID-19 response and recovery for the construction industry in Burnaby.

The City Manager recommended:

1. THAT Council approve the amenity density bonus deferment measures outlined in Section 3.0 of the report.

MOVED BY COUNCILLOR CALENDINO SECONDED BY COUNCILLOR JORDAN

THAT the recommendation of the City Manager be adopted.

REFERRED

MOVED BY COUNCILLOR DHALIWAL SECONDED BY COUNCILLOR JORDAN

THAT this report be **REFERRED** to the Planning and Development Committee meeting on 2020 September 29.

CARRIED UNANIMOUSLY

6.4 PANDEMIC RECOVERY MEASURES

The City Manager submitted a report from the Director Planning and Building seeking an extension to Council's pre-approval for all liquor primary temporary expanded service areas to coincide with the Liquor and Cannabis Regulation Branch's (LCRB) extension.

The City Manager recommended:

- THAT Council grant pre-approval to cover all liquor primary and manufacture establishments within the City who may apply for an expanded service area, as outlined in Option 1 of the report.
- 2. THAT a copy of the report be forwarded to the General Manager, Liquor and Cannabis Regulation Branch, P.O. Box 9292, Stn. Provincial Government, Victoria, BC V8W 9J8.

MOVED BY COUNCILLOR JOHNSTON SECONDED BY COUNCILLOR JORDAN

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

6.5 2020 ENVIRONMENTAL AWARDS PROGRAM

The City Manager submitted a report from the Director Planning and Building announcing recipients of the 2020 City of Burnaby Environmental Awards Program, and seeking Council approval for the terms of references, call for nominations and a \$2,500 expenditure for promoting and advertising the 2021 program.

The City Manager recommended:

- 1. THAT Council receive the report for information.
- THAT Council approve the proposed Terms of Reference and call for nominations for the 2021 Environmental Awards Program and an expenditure of \$2,500 from the Boards, Committees and Commissions' operating budget for promotion and advertising.
- 3. THAT a copy of the report be forwarded to the Environment Committee for information.

MOVED BY COUNCILLOR JOHNSTON SECONDED BY COUNCILLOR CALENDINO

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

6.6 HERITAGE REVITALIZATION AGREEMENT BYLAW - LONSDALE GUARDHOUSE RESIDENCE - 6985 CANADA WAY

The City Manager submitted a report from the Director Planning and Building seeking Council authorization to prepare a Heritage Revitalization Agreement Bylaw to amend the Heritage Revitalization Agreement for the Lonsdale Guardhouse Residence.

The City Manager recommended:

- THAT Council authorize the preparation of a Heritage Revitalization
 Agreement Bylaw to amend the Heritage Revitalization Agreement for the
 Lonsdale Guardhouse Residence, as outlined in Section 3.0 of the report, for
 advancement to a future public hearing.
- 2. THAT a copy of the report be forwarded to the Community Heritage Commission.

MOVED BY COUNCILLOR CALENDINO SECONDED BY COUNCILLOR JORDAN

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

6.7 <u>CONTRACT AWARD - ELECTRICAL MAINTENANCE AND REPAIR</u> SERVICES

The City Manager submitted a report from the Director Finance seeking Council approval to award a contract for the electrical maintenance and repair services of City-owned buildings and facilities.

The City Manager recommended:

 THAT Council approve a contract award to Western Integrated Electrical for an estimated total cost of \$1,365,000 including GST in the amount of \$65,000 as outlined in the report. Final payment will be based on the actual quantity of goods and services delivered and unit prices as proposed.

MOVED BY COUNCILLOR KEITHLEY SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

6.8 <u>CONTRACT AWARD - CELLULAR HARDWARE, VOICE AND DATA</u> <u>SERVICES</u>

The City Manager submitted a report from the Director Finance seeking Council approval to award a contract for the supply and delivery of cellphone hardware and cellphone plans.

The City Manager recommended:

1. THAT Council approve award of a contract to Rogers Communications
Canada in the amount of \$1,344,000 including GST and PST in the amount of
\$144,000 as outlined in the report.

MOVED BY COUNCILLOR DHALIWAL SECONDED BY COUNCILLOR JORDAN

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

6.9 STUDIO BREWING LOUNGE ENDORSEMENT - 5792 BERESFORD STREET (SEE ATTACHED SKETCHES #1 AND #2)

The City Manager submitted a report from the Director Planning and Building seeking Council authorization for staff to gather public input regarding the subject brewery lounge endorsement.

The City Manager recommended:

- 1. THAT Council authorize staff to gather public input regarding a requested brewery lounge endorsement for Studio Brewing at 5792 Beresford Street (see attached Sketches #1 and #2), as described in Section 4.1 of the report.
- 2. THAT a copy of the report be forwarded to the General Manager, Liquor and Cannabis Regulation Branch, P.O. Box 9292, Stn. Provincial Government, Victoria, BC V8W 9J8; and to the applicant, Andrew Somers, 3938 35th Ave W, Vancouver BC V6N 2P2.

MOVED BY COUNCILLOR JOHNSTON SECONDED BY COUNCILLOR CALENDINO

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

6.10 <u>LIQUOR LICENCE APPLICATION #20-01 - RESPONSE TO PUBLIC</u> <u>CONSULTATION PROCESS - GREAT BEAR PUB - #170-5665 KINGSWAY</u> (SEE ATTACHED SKETCHES #1 AND #2)

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

The City Manager recommended:

- 1. THAT Council support the requested amendment to the subject liquor primary liquor licence, as described in Section 3.0 of the report, subject to the following:
 - patio to be closed at 10:00 p.m., seven days a week;
 - the audio system on the patio to be muted at 9:30 p.m., seven days a week; and
 - the registration of a Section 219 Covenant, within 45 days of Council approval of this application, to ensure compliance with the above conditions, as well as to record the establishment's maximum person capacity and interior liquor service hours.
- 2. THAT a copy of the report be forwarded to the applicant, Surinder Pal Singh, 13895 92nd Avenue, Surrey, BC V3V 1J3; and to the respondents to the public input process, as described in Section 3.0 of the report.
- THAT following registration of the above noted Section 219 Covenant, a copy of the report be forwarded to the General Manager, Liquor and Cannabis Regulation Branch, P.O. Box 9292, Stn. Provincial Government, Victoria, BC V8W 9J8.

MOVED BY COUNCILLOR CALENDINO SECONDED BY COUNCILLOR WANG

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

6.11 REZONING REFERENCE #19-63 - LICENSEE RETAIL STORE (PRIVATE LIQUOR STORE)

The City Manager submitted a report from the Director Planning and Building seeking Council authorization to forward this application to a Public Hearing on 2020 October 27. The purpose of the proposed zoning bylaw amendment is to permit a private liquor store (licensee retail store) within an existing commercial retail unit (CRU).

The City Manager recommended:

- 1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 2020 October 05 and to a Public Hearing on 2020 October 27 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 granting of a Section 219 Covenant to ensure that operating hours are maintained as described in Section 4.2.3 of this report.

MOVED BY COUNCILLOR CALENDINO SECONDED BY COUNCILLOR KEITHLEY

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

6.12 REZONING REFERENCE #20-07 - SKYSIGN ON EXISTING BUILDING - MYRTLE STREET MIXED-USE COMMUNITY PLAN AREA

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 October 27. The purpose of the proposed zoning bylaw amendment is to permit the installation of a skysign on the southern face of an existing five-storey office building.

The City Manager recommended:

- 1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 2020 October 05 and to a Public Hearing on 2020 October 27 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 approval of the Ministry of Transportation to the rezoning application.
 - c) A commitment that the skysign installation be related to the continued occupancy by the BC Nurses' Union at the subject site.

MOVED BY COUNCILLOR CALENDINO SECONDED BY COUNCILLOR WANG

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

6.13 REZONING REFERENCE #20-13 - ADDITION TO NORLAND SUPPORTIVE HOUSING FACILITY - CENTRAL ADMINISTRATIVE AREA

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 October 27. The purpose of the proposed zoning bylaw amendment is to permit the addition of a second modular supportive housing building on the subject City-owned property. The new supportive housing building will be constructed by BC Housing and operated by Progressive Housing Society.

The City Manager recommended:

- 1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 2020 October 05 and to a Public Hearing on 2020 October 27 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 approval of the Ministry of Transportation to the rezoning application.
- e) The amendment and registration of the Lease Agreement, as outlined in Section 3.2 of this report.
- f) The granting 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 submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering.
- i) The deposit of the applicable Parkland Acquisition Charge.
- The deposit of the applicable GVS & DD Sewerage Charge.

MOVED BY COUNCILLOR CALENDINO SECONDED BY COUNCILLOR KEITHLEY

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

6.14 REZONING APPLICATIONS

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

6.14.1 Rez. #20-10 (7550 Cumberland Street)

The City Manager recommended:

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

MOVED BY COUNCILLOR CALENDINO SECONDED BY COUNCILLOR DHALIWAL

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

6.14.2 Rez. #20-11 (7550 Cumberland Street)

The City Manager recommended:

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

MOVED BY COUNCILLOR JOHNSTON SECONDED BY COUNCILLOR JORDAN

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

6.14.3 Rez. #20-14 (6837, 6857 and 6875 Royal Oak Avenue)

The City Manager recommended:

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

MOVED BY COUNCILLOR DHALIWAL SECONDED BY COUNCILLOR WANG

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

6.14.4 Rez. #20-15 (5912/24/38/46/58/68/78/88 Sunset Street, and 5907/19/31/41/51/69/79/89 Kincaid Street)

The City Manager recommended:

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

MOVED BY COUNCILLOR DHALIWAL SECONDED BY COUNCILLOR KEITHLEY

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

6.14.5 Rez. #20-16 (6488 Byrnepark Drive)

The City Manager recommended:

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

MOVED BY COUNCILLOR KEITHLEY SECONDED BY COUNCILLOR WANG

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

6.14.6 Rez. #20-17 (6365 Stride Avenue and Portions of 6370/80, 6428/48 Stride Avenue and 7514 Bevan Street)

The City Manager recommended:

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

MOVED BY COUNCILLOR CALENDINO SECONDED BY COUNCILLOR KEITHLEY

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

7. BYLAWS

7.1 FIRST, SECOND AND THIRD READING

- 7.1.1 #14214 Burnaby Highway Closure Bylaw No. 2, 2020
- 7.1.2 #14215 Burnaby Highway Closure Bylaw No. 3, 2020
- 7.1.3 #14216 Burnaby Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 28, 2020
- 7.1.4 #14217 Burnaby Planning and Building Fees Bylaw 2017, Amendment Bylaw No. 2, 2020
- 7.1.5 #14218 Burnaby Engineering Fees Bylaw 2018, Amendment Bylaw No. 1, 2020
- 7.1.6 #14219 Burnaby Street and Traffic Bylaw 1961, Amendment Bylaw No.1, 2020
- 7.1.7 #14220 Burnaby Business Licence Bylaw 2017, Amendment Bylaw No. 2, 2020
- 7.1.8 #14221 Burnaby Bylaw Notice Enforcement Bylaw 2009, Amendment Bylaw No. 2, 2020

MOVED BY COUNCILLOR WANG SECONDED BY COUNCILLOR CALENDINO

THAT the Bylaw No. 14214, 14215, 14216, 14217, 14218, 14219, 14220 and 14221 be now introduced and read three times.

CARRIED UNANIMOUSLY

7.2 CONSIDERATION AND THIRD READING

7.2.1 #14104 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 48, 2019 - Rez. #18-15 (7584 MacPherson Avenue)

MOVED BY COUNCILLOR WANG SECONDED BY COUNCILLOR CALENDINO

THAT the Bylaw No. 14104 be now read a third time.

CARRIED UNANIMOUSLY

7.3 THIRD READING, RECONSIDERATION AND FINAL ADOPTION

7.3.1 #14204 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 31, 2020 - Text Amendment

MOVED BY COUNCILLOR WANG SECONDED BY COUNCILLOR CALENDINO

THAT the Bylaw No. 14204 be now read a third time, reconsidered and finally adopted, signed by the Mayor and Clerk and the Corporate Seal affixed thereto.

CARRIED UNANIMOUSLY

7.4 RECONSIDERATION AND FINAL ADOPTION

- 7.4.1 #14211 Burnaby Routine Transaction Authority Bylaw 1999, Amendment Bylaw No. 3, 2020
- 7.4.2 #14212 Burnaby Housing Capital Reserve Fund Bylaw 2020
- 7.4.3 #14213 Burnaby Reserve Fund Transfer Bylaw 2020

MOVED BY COUNCILLOR WANG SECONDED BY COUNCILLOR JOHNSTON

THAT the Bylaw No. 14211, 14212 and 14213 be now reconsidered and finally adopted, signed by the Mayor and Clerk and the Corporate Seal affixed thereto.

CARRIED UNANIMOUSLY

8. NEW BUSINESS

Councillor Jordan - Federal and Provincial Support for Housing & Homelessness

Councillor Jordan thanked staff for providing additional information on housing and homelessness projects funded in Burnaby in response to COVID-19.

His Worship, Mayor Hurley - Acting Mayor

MOVED BY COUNCILLOR DHALIWAL SECONDED BY COUNCILLOR KEITHLEY

THAT Councillor Calendino be appointed Acting Mayor for the month of October.

CARRIED UNANIMOUSLY

His Worship, Mayor Hurley - Community Excellence Award

His Worship, Mayor Hurley, advised that the City received an honourable mention at the Community Excellence Awards during the UBCM conference. The Award recognizes the excellent work of City staff who organized the Mayor's Task Force on Community Housing and the public engagement campaign, Your Voice. Your Home. Mayor Hurley congratulated the planning staff as well as partners at the Simon Fraser University Morris J. Wosk Centre for Dialogue, who played an integral role in facilitating this initiative.

His Worship, Mayor Hurley - No-Cost Contraception Coverage

His Worship, Mayor Hurley, advised that during the UBCM conference, there was an overwhelming number of municipalities that endorsed a motion brought forward by the City of Burnaby and the City of Victoria, to provide universal, no-cost contraception coverage in BC.

9. <u>INQUIRIES</u>

There were no inquiries brought before Council at this time.

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10.	ADJOURNME	NT
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MOVED BY COUNCILLOR JOHNSTON SECONDED BY COUNCILLOR KEITHLEY

THAT the City Council meeting adjourn at 6:23 p.m.

CARRIED UNANIMOUSLY

MAYOR	ACTING CITY CLERK



PUBLIC HEARING MINUTES

Tuesday, September 29, 2020, 5:00 p.m. Electronic Meeting

PRESENT: His Worship, Mayor Mike Hurley

Councillor Pietro Calendino Councillor Sav Dhaliwal

Councillor Dan Johnston (joined the meeting electronically at 5:15 p.m.)

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. Blanka Zeinabova, Acting City Clerk Ms. Eva Prior, Acting Deputy City Clerk

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 5:06 p.m. and conducted the roll call.

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

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

3. ZONING BYLAW AMENDMENTS

3.1 <u>Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 33, 2020 - Bylaw No. 14207</u>

Rez. Ref. #16-54

5168, 5180 and 5192 Sidley Street

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)

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

Applicant: C.P. Construction Ltd.

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

1. Sheng (Sean) Wang, #206-5515 Watling Street, Burnaby

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

<u>Joel Gibbs</u>, 5300 Rumble Street, Burnaby, spoke in opposition to the proposed rezoning application. The speaker expressed concern and opposition to the sale of City land, other than for non-market housing. Mr. Gibbs advised that this site would be the ideal location for non-market housing.

Councillor Johnston joined the meeting electronically at 6:15 p.m.

<u>Hilda Lee</u>, #101–5155 Watling Street, Burnaby, spoke in opposition to the proposed rezoning application. The speaker expressed concern regarding the loss of privacy and sunlight.

<u>Sean Wang</u>, #206-5155 Watling Street, Burnaby, spoke in opposition to the proposed rezoning application. The speaker raised concerns regarding the height; proximity of the setback; and the rooftop deck which would all contribute to a loss of privacy and sunlight.

No speakers connected through the teleconference in response to the proposed zoning bylaw amendment.

MOVED BY COUNCILLOR DHALIWAL SECONDED BY COUNCILLOR WANG

THAT this Public Hearing for Rez. #16-54, Bylaw No. 14207 be terminated.

CARRIED UNANIMOUSLY

3.2 <u>Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 34, 2020 - Bylaw No. 14208</u>

Rez. Ref. #19-44

7860 Rosewood Street

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)

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

Applicant: NSDA Architects

Fifteen (15) letters were received in response to the proposed rezoning application:

- 1. Bina Seewoonarain, 7115 6th Street, Burnaby
- 2. Yukiko & Toshi Tosa, 7870 and 7874 Rosewood Street, Burnaby
- 3. Francis Loo, 7736 Rosewood Street, Burnaby
- 4. Raymond Cheung, 7857 Rosewood Street, Burnaby
- 5. Maria Irvine, 7779 Rosewood Street, Burnaby
- 6. Wayne and Linda Johnson, 7850 Rosewood Street, Burnaby (two submissions)
- 7. Xiuzhu Ou & Xuefeng Guan, 7881 Rosewood Street, Burnaby
- 8. Jing Chen, 7873 Rosewood Street, Burnaby
- 9. Anne Leary, 7842 Rosewood Street, Burnaby
- 10. Sada Siwan, 7888 Rosewood Street, Burnaby
- 11. Mary Lynne Pullen, 7822 Rosewood Street, Burnaby
- 12. Gladys & Rob Scribner, 7759 Rosewood Street, Burnaby
- 13. Gurmeet and Surinder Sangra, 7944 and 7965 Rosewood Street
- 14. Judy Qiang Wei He & Tianyan Tan, 7865 Rosewood Street, Burnaby
- 15. Huimin Li, 7814 Rosewood Street, Burnaby

The following speakers connected through the online webinar or teleconference in response to the proposed rezoning application:

Toshi Tosa, 7870/7874 Rosewood Street, Burnaby, spoke in opposition to the proposed rezoning application. The speaker advised that after viewing the architectural drawings posted by the City, he could no longer support the proposed development. At an open house held by the proponents for the neighbourhood, drawings were not available for viewing. Mr. Tosa expressed concern regarding the loss of privacy due to the location and size of windows; height of the building; negative impact on property value; and inadequate parking.

Raymond Cheung, 7857 Rosewood Street, Burnaby, spoke in opposition to the proposed rezoning application. The speaker sited concerns regarding the lack of staff and visitor parking, and a drop-off/pick-up for Translink HandyDart bus service. Mr. Cheung advised that because Rosewood is one of the only streets in the neighbourhood without speed humps, it already experiences high through traffic volumes.

Mike Leary, 7842 Rosewood Street, Burnaby, spoke in opposition to the proposed rezoning application. The speaker advised that the development is not appropriate for the area and far too large for the lot size. Mr. Leary advised that traffic volumes on Rosewood Street are high and this development would add to the congestion.

Staff advised that the density or floor area ratio is 0.5 for this development. A single family home on this site would be permitted a 0.6 floor area ratio. The height of the development is also less than would be permitted for a single family home.

<u>Kathy Brown</u>, 7811 Rosewood Street, Burnaby, spoke in opposition to the proposed rezoning application. The speaker advised of concerns regarding increased traffic, lack of parking and pick-up/drop-off area, and loss of privacy. Ms. Brown advised that the institutional design should be on a larger property.

<u>Raymond Cheung</u>, 7857 Rosewood, Burnaby, spoke for a second time advising that he was not aware of the open house information session that was held by the proponent.

Staff advised that notification is sent 10 days prior to the Public Hearing by the City to all owner/occupants of property within a 30 metre radius. Large signage advising of the rezoning is posted on the site, and notices are also advertised in the local newspaper.

<u>Yukiko Tosa</u>, 7870/7874 Rosewood Street, Burnaby, spoke in opposition to the proposed rezoning application. Ms. Tosa attended the proponent's information session but was not provided with any drawings of the development and was not aware of the height, or size and location of the windows.

Mike Leary, 7842 Rosewood Street, Burnaby, spoke for a second time and queried the square footage of the development. Mr. Leary expressed concern regarding the lack of parking and the need to use Rosewood Street as there is no back lane for this property.

Staff confirmed that this property does not have access to a laneway.

<u>Kathy Brown</u>, 7811 Rosewood Street, Burnaby, spoke for a second time requesting clarity regarding the square footage of the proposed building.

Staff advised that the building would be 5,227 square feet over two stories.

Raymond Cheung, 7857 Rosewood, Burnaby, spoke for a third time requesting clarification regarding the allowable square footage.

Staff advised that the density is determined by the lot size.

Mike Leary, 7842 Rosewood Street, Burnaby, spoke for a third time noting that a 5,000 square is not suitable for the area.

MOVED BY COUNCILLOR CALENDINO SECONDED BY COUNCILLOR WANG

THAT this Public Hearing for Rez. #19-44, Bylaw No. 14208 be terminated.

CARRIED UNANIMOUSLY

3.3 <u>Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 35, 2020 - Bylaw No. 14209</u>

Rez. Ref. #17-10010

A portion of 3883 Imperial Street

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.)

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

Applicant: CWA Engineering Inc.

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

- 1. Michael Boulton, #1506-4300 Mayberry Street, Burnaby
- 2. S.J. Bell, #308-4105 Maywood Street, Burnaby
- 3. Vincent Pan, #1602-4300 Mayberry Street, Burnaby
- 4. Ken Pett, #402-6152 Kathleen Avenue, Burnaby

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. #17-10010, Bylaw No. 14209 be terminated.

CARRIED UNANIMOUSLY

3.4 <u>Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 36, 2020 - Bylaw No. 14210</u>

Rez. Ref. #20-05

2088 Skyline Court

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.)

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

Applicant: Chris Dikeakos Architects 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 JOHNSTON

THAT this Public Hearing for Rez. #20-05, Bylaw No. 14210 be terminated.

CARRIED UNANIMOUSLY

Councillor Keithley left the meeting at 6:12 p.m. and returned at 6:14 p.m.

3.5 <u>Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 32, 2020 - Bylaw No. 14206</u>

Text Amendment

Purpose: to amend the Burnaby Zoning Bylaw 1965 to implement changes required by the Finalized Rental Use Zoning Policy, and provide updates with respect to the rental use zoning with focus on definitions, land uses and density

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 Text Amendment.

MOVED BY COUNCILLOR CALENDINO SECONDED BY COUNCILLOR JORDAN

THAT this Public Hearing for Text Amendment, Bylaw No. 14206 be terminated.

CARRIED UNANIMOUSLY

4. ADJOURNMENT

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR CALENDINO

THAT this Public Hearing do adjourn at 6:18 p	o.m.
	CARRIED UNANIMOUSLY
MAYOR	ACTING CITY CLERK





MANUFACTURING MONTH



WHEREAS Burnaby is home to over 250 manufacturers with many leading innovation in sectors such as electronic products, food manufacturing and wood products; and

WHEREAS In British Columbia manufacturing is the third largest contributor to the provincial economy generating \$53 billion in value-added output - equivalent to 7.2% of BC's gross domestic product; and

WHEREAS Over 58.8% of the province's exports are manufactured goods; and

WHEREAS The provincial government is committed to partnering with manufacturers to develop a multi-year growth strategy to support the sector in meeting its staffing needs and to expand exports; and

WHEREAS Manufacturing provides well-paying, high-skilled employment opportunities to 165,800 employees paying 13% above the average wage; and

WHEREAS Canadian Manufacturers & Exporters (CME) and partner organizations are presenting events, and planning communications through the month of October to heighten the profile of manufacturing and reinforce that manufacturing professions and skilled trade occupations are inspiring and rewarding careers; and

WHEREAS It is important to remember manufacturing matter; everything each citizen encounters on a daily basis was created, designed, developed and produced by a manufacturer.

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

"MANUFACTURING MONTH"

IN THE CITY OF BURNABY.

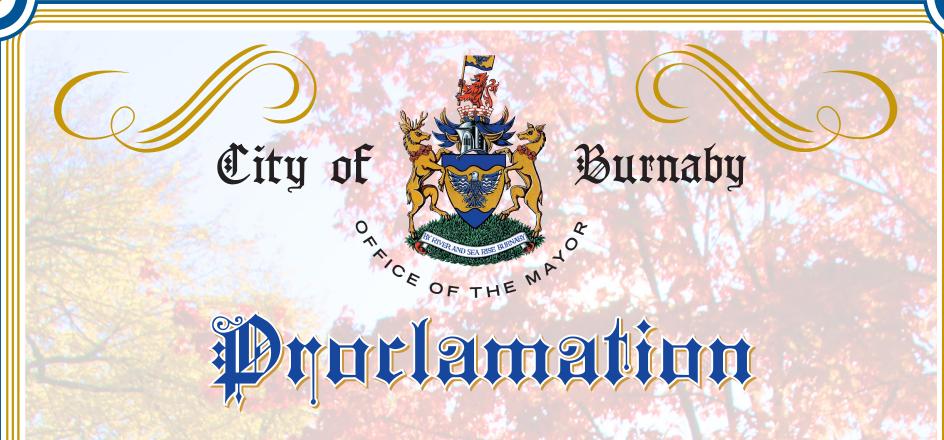
Dated this Fifth Day of October, 2020 A.D.

MIKE HURLEY

MAYOR







WASTE REDUCTION WEEK

herease Waste Reduction Week increases awareness of the need to reduce the amount waste we produce to conserve our natural resources for future generations; and

WHEREAS The City of Burnaby maintains a corporate strategy with the goal of supporting communities by enhancing our environmental health, resilience and sustainability: and

WHEREAS Governments, communities, businesses, organizations and individuals across the country have an important role to play in promoting waste reduction, reuse, recycling, composting and other conservation measures.

NOW THEREFORE I, MIKE HURLEY, MAYOR OF BURNABY, DO HEREBY PROCLAIM OCTOBER 19-25 AS

"WASTE REDUCTION WEEK"

IN THE CITY OF BURNABY.

Dated this Fifth Day of October, 2020 A.D.

MIKE HURLEY
MAYOR



DELEGATION 2020 OCTOBER 05

----Original Message-----

From: LR R

Sent: Tuesday, September 29, 2020 12:27 PM

To: Clerks < Clerks@burnaby.ca>

Subject: [**SPAM Warning**] Urgent Matter

Importance: Low

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

Hello,

I would like to request a meeting/delegation with the Members of the City Council on October 5th or as soon as possible regarding the proposed bylaw to ban smoking in public premises.

Thank you,

Pascal Berro

Copy:

City Manager

Director Corporate Services

Director Public Safety and Community Services

Chief Licence Inspector



Meeting 2020 October 05

COUNCIL REPORT

PLANNING AND DEVELOPMENT COMMITTEE

HIS WORSHIP, THE MAYOR AND COUNCILLORS

SUBJECT: NEW BURNABY TRANSPORTATION PLAN - PHASE 2 CONSULTATION

UPDATE

RECOMMENDATION:

1. THAT Council receive the report for information.

REPORT

The Planning and Development Committee, at its meeting held on 2020 September 29, received and adopted the <u>attached</u> report providing information on preliminary Phase 2 public consultation discussions on the new <u>Burnaby Transportation Plan</u>.

Respectfully submitted,

Councillor P. Calendino Chair

Councillor S. Dhaliwal Vice Chair

Copied to: City Manager

Director Corporate Services

Director Engineering Director Finance

Director Parks, Recreation and Cultural Services

Director Planning and Building

Director Public Safety and Community Services



Meeting 2020 September 29

COMMITTEE REPORT

TO:

CHAIR AND MEMBERS

DATE:

2020 September 22

PLANNING AND DEVELOPMENT

COMMITTEE

FROM:

DIRECTOR PLANNING AND BUILDING

FILE: Reference:

PL 94000 - 20

Transportation Plan Update

SUBJECT:

NEW BURNABY TRANSPORTATION PLAN – PHASE 2

CONSULTATION UPDATE

PURPOSE:

To provide information on preliminary Phase 2 public consultation discussions

on the new Burnaby Transportation Plan.

RECOMMENDATION:

1. THAT the Committee recommend that Council receive this report for information.

REPORT

1.0 INTRODUCTION

The Burnaby Transportation Plan is the City's guiding policy document for transportation. It establishes the long-term vision for moving people, goods, and services in the City, while integrating and achieving environmental, social, economic, and community development goals.

The City is part-way through the creation of a new *Plan* and is currently engaged in public consultation on Phase 2 of that work. This report provides an overview of preliminary Phase 2 public consultation discussions and responses, and the emerging issues and opportunities relating to the Phase 2 work.

2.0 POLICY

The Burnaby Transportation Plan supports a number of goals and sub-goals of the Corporate Strategic Plan:

- A Safe Community
 - o Transportation safety Make City streets, pathways, trails and sidewalks safer
- A Connected Community
 - o Partnership Work collaboratively with businesses, educational institutions, associations, other communities and governments
 - o Geographic connection Ensure that people can move easily through all areas of Burnaby, using any form of transportation

Re: New Burnaby Transportation Plan – Phase 2

Consultation Update

• An Inclusive Community

- Serve a diverse community Ensure City services fully meet the needs of our dynamic community
- o Create a sense of community Provide opportunities that encourage and welcome all community members and create a sense of belonging

• A Healthy Community

- o Healthy life Encourage opportunities for healthy living and wellbeing
- o Healthy environment Enhance our environmental health, resilience and sustainability

• A Dynamic Community

- o Community development Manage change by balancing economic development with environmental protection and maintaining a sense of belonging
- o City facilities and infrastructure Build and maintain infrastructure that meets the needs of our growing community

• A Thriving Organization

- o Communication Practice open and transparent communication among staff, Council and the community
- o Technology and innovation Support technology development and innovation to empower staff and to advance community objectives

To learn more about the City of Burnaby's Corporate Strategic Plan, please visit www.burnaby.ca/CSP.

3.0 BACKGROUND

The new Burnaby Transportation Plan is being undertaken in three Phases, and Phase 2 is now underway. Phase 2 is titled "Building the Proposals" and includes the creation of proposals for draft Targets, Big Moves, Policies, and Networks for the new Plan.

On 10 February 2020, Council endorsed the draft Targets, Big Moves, Policies, and Networks and authorized staff to undertake the Phase 2 Public Consultation Program¹, which is now underway.

To date, a survey was launched in 2020 July and numerous meetings with stakeholders have been held. At this halfway point in the public consultation period, staff wish to provide a summary of the main themes arising from the consultation feedback and to identify key considerations. This information is inclusive of the discussions and responses up until 18 September 2020 and incorporates over 400 responses and more than 15 stakeholder meetings.

¹ The details of the Phase 2 work can be found on the website: www.burnaby.ca/transportationplan. The website provides access to the Council Reports, Survey, Discussion Guide, Information Sheets, Videos, and other information about the process and the project.

Re: New Burnaby Transportation Plan - Phase 2

Consultation Update

2020 September 22......Page 3

Numerous stakeholder meetings via phone and video have been held, and discussions with the public via phone, video, email, and other means have occurred. The online survey respondents and stakeholder groups have been providing thoughtful and detailed written and verbal feedback.

4.0 PRELIMINARY CONSULTATION FEEDBACK

While overall, the draft Targets, Big Moves, Policies, and Networks are receiving positive feedback, there are additional questions, suggestions, and comments being brought forward through the survey and stakeholder meetings that will help to improve the proposals.

The following sections provide a summary of where we are today in terms of public opinion, emerging issues and opportunities, and outline the key trade-offs associated with the various proposals.

4.1 Draft Targets

The three City-wide draft Targets are:

1. <u>Vision Zero:</u> Zero deaths and serious injuries on Burnaby's transportation network.

2. Mode Shift: By 2030, half of all trips originating in the City will be by transit or

active transportation.

By 2040, 2/3 of all trips originating in the City will be by transit or

active transportation.

By 2050, 3/4 of all trips originating in the City will be by transit or

active transportation.

3. Zero Emissions: By 2030, reduce emissions from transportation by 45%.

By 2040, reduce emissions from transportation by 75%.

By 2050, zero emissions from transportation.

Over 75% of survey respondents either support or strongly support the three draft Targets thus far. When asked how they would prioritize the draft targets, respondents have indicated that all three are of equal importance.

The following is a summary of the themes emerging from the consultations to date:

- Excitement: There is significant excitement being expressed over the progressive, clear, and measurable nature of the draft Targets.
- Achievable: There have been many comments and questions on whether the targets are achievable.
- Timeframes: A key question being raised is whether to include a timeframe for the Vision Zero target; the Mode Shift and Zero Emissions Targets have time frames associated with them but Vision Zero does not.

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• Measuring and Monitoring: There is a desire for public reporting on measuring progress towards the targets over the long term. The suggestion is that this would further encourage everyone to do their part to achieve the targets.

4.2 Draft Big Moves

The six draft Big Moves are:



Land Use, Public Realm, and Transportation
 Create and implement public realm and street standards for all areas of the City.



2. Walking and Accessibility

Make walking and rolling the first choice for trips under one kilometre by building high quality pedestrian infrastructure and amenities.



3. Cycling

Build the core of the cycling network by 2030.



4. Public Transit

Increase public transit ridership by enhancing service, providing amenities and installing transit priority measures.



5. Goods and Services Movement

Support green movement of goods and services by encouraging the use of sustainable modes for local deliveries.



6. Driving

Achieve no increase in total Vehicle Kilometres Travelled (VKT) by Burnaby residents by 2050.

Survey respondents are very supportive of the Big Moves thus far, with each Big Move receiving over 70% support or strongly support to date. When asked about priorities, the *Transit*, *Walking and Accessibility*, and *Cycling Big Moves were the top three priorities, followed by the <i>Public Realm, Land Use and Transportation, Goods and Services Movement*, and *Driving Big Moves*.

The following is a summary of the themes emerging from the consultations to date:

- Eagerness and Excitement: There is significant eagerness and excitement being expressed on enhancing the walking and cycling facilities in the City, as well as opportunities for enhanced transit and more sustainable modes of transport.
- Timeframes: There has been discussion on the timeframes and expectations of the Big Moves. In particular, for the walking and cycling Big Moves, there is a desire to have these completed faster than the 2050 and 2030 timeframes indicated in the draft proposal. In addition, comments have been received on the timing of the transit improvements, since this has not been specified in the draft.
- Cost: There have been a number of questions as to the funding and costs associated with achieving the Big Moves.

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• Lack of Clarity on Driving Big Move: The Driving Big Move is generating comments because it is written as a target rather than an actionable move.

4.3 Draft Policies

There are 36 draft Policies, under the following major topic areas:



- 1. Land Use, Public Realm, and Transportation
- 2. Walking and Accessibility
- 3. Cycling
- 4. Public Transit
- 5. Goods and Services Movement
- 6. Driving

The draft Policies for each major topic area have received over 70% support or strongly support. When asked to prioritize, the draft Policies, respondents ranked Transit, Cycling, and Walking and Accessibility as being the most important, followed by Land Use, Public Realm and Transportation. Both Goods and Services Movement and Driving policies ranked well below the top three in level of importance.

The following is a summary of the themes emerging from the consultations to date:

Land Use, Public Realm, and Transportation

Overall, the Land Use, Public Realm, and Transportation policies have been receiving a high level of support. The trade-offs and emerging issues and opportunities in this section are largely focused on implementation options for how we achieve a high quality public realm.

- Land Use: There have been a number of discussions, comments, and questions relating to the creation of public realm standards for the rest of the City and whether or not they respond to or require land use changes.
- Comfort: There is general agreement that, as the population increases, the City needs to ensure there is a higher-quality public realm to serve that population. There is a strong desire for the creation of places for people to sit and meet neighbours, as well as enjoy being in a more urban environment. There have been many comments favouring the provision of public realm amenities including parklets, benches, wayfinding, waste receptacles, weather protection, and more.

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• Faster Implementation/Filling in Gaps: There has been discussion and questions about whether "late-comer" fees or other policies could be created to help fund better public realm across the City in a shorter timeframe. This would enable the City to build amenities in advance of development and be reimbursed when that development subsequently occurs. Another option noted would be to build an interim standard to provide functionality, and then require the developer to upgrade to the full standard when the site develops.

Transportation Demand Management (TDM): There have been a number of comments
requesting a more robust or stronger approach to TDM. A review of the City's existing
TDM measures was noted as a possible action item. There is a desire to see this work fasttracked.

Walking and Accessibility

Overall, the Walking and Accessibility policies have been well received. There is a heavy focus on putting pedestrians first and ensuring comfortable and safe access within neighbourhoods.

- Accessibility: There were several comments on improving accessibility across the City, having more consideration for accessible needs, and to give consideration of choosing accessibility over esthetics. There was positive feedback in seeing accessibility acknowledged in the title of this section.
- **Priorities:** There is support for prioritizing sidewalks near civic facilities, schools, seniors, and transit, recognising that it cannot all be done at once.
- Crossings: There has been some discussion about considering mid-block crossings on long blocks or where there are bus stops mid-block, particularly in high-traffic pedestrian areas, to enable better pedestrian access and safety.
- Enjoyable: In order to encourage more people to walk, the facilities not only need to exist, they must be safe and comfortable. There is a recognition that people will not choose walking if the experience isn't enjoyable, safe, comfortable, and convenient.

Cycling

Overall, the *Cycling* policies have been well received. An over-arching theme in the comments and discussions is the space requirements for the cycling network, and the competition for space within the road right-of-way with other modes.

- All Ages and Abilities: There is strong support for making all bike routes in the City "Triple A" or "All Ages and Abilities" or "8-80". The intent of the latter is that if an 8-year old and 80-year old can use the facility comfortably and safely, it would be safe for almost everyone. There is an acknowledgement that this is key to achieving all three draft Targets. There were also a number of comments recognising that in order to increase cycling in the City, the facilities have to be designed for more than just commuters and cycling enthusiasts. A key component of this discussion is whether all cycling facilities will be physically separated from traffic and from pedestrians.
- Width: There were a number of comments and questions on the sizing of the cycling facilities. In addition to having the appropriate space or width for the number of users,

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questions were asked in terms of the rising numbers of cargo bikes and e-bikes, and whether additional space should be provided.

- **Key Indicators:** For cycling, there is a desire to see a more specific list of key indicators to measure and monitor progress in growing cycling in the City.
- Micro-Mobility: A micro-mobility strategy has been suggested as an action item to consider and review all the different mobility devices (skateboards, scooters, e-devices, etc.) and the rules or guidelines for each on the various transportation facilities in the City. It was also suggested that a review of the supporting amenity requirements (bike parking, e-device charging, showers, and other end-of-trip facilities) be undertaken as an action item.
- Implementation: Many would like to see the Core Network completed earlier than 2030.

Public Transit

Overall, the *Public Transit* policies have received positive feedback. A key conversation has been on achieving the funding necessary to implement the new or enhanced transit services and achieving the space required to operate an efficient transit system, especially as funding is largely provided by TransLink, the Province and the Federal Government.

- **Higher-Order Transit:** There is strong support and demand for higher-order transit, particularly on Willingdon and for the gondola to SFU. There were questions about the details of implementation (location of stops, technology, etc.), however these would not be pre-determined by this *Plan*.
- Washrooms: The number one amenity requested is more access to washrooms at transit stations and key transit hubs.
- Bus Priority Measures: There has been largely positive input on the bus priority measures
 policy. The key questions relate to where the bus lanes will be located, how soon they will
 be implemented, and what other enhancements can be made to make bus service more
 reliable.

Goods and Services Movement

Overall, the *Goods and Services Movement* policies have received limited feedback. The policies are centred on the idea that goods and services movement is part of a healthy economy and necessary for daily life, therefore access to City streets and businesses is needed. Businesses are interested in efficiency and access, while the public is concerned with impacts to neighbourhoods.

- Trucks: There is a general understanding that the public wants and needs goods movement to occur efficiently. However, there have been a number of comments related to truck routes or issues with noise, pollution, etc.
- Cargo Bikes: There have been some discussions about how to encourage local deliveries by cargo bike, resulting in suggestions for action items to increase cycling facilities and cargo bike amenities (cargo bike parking, e-bike charging, etc.).
- Loading: There is a desire to see a curbside management strategy as an action item to better manage and facilitate parking, loading, and access to the curb.

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• Economic Development: There is a need to ensure that goods and services movement in the City be considered from an economic perspective. The local and regional economy, as well as residents and business owners, rely on efficient goods and services movement. There have been few specific suggestions on how this could be better addressed in the *Plan*.

Driving

Overall, the *Driving* policies have received generally positive feedback. A key conversation has been about the space needs of each mode and how to create mode shift to make it better for everyone.

- Parking: There have been numerous comments on parking. There is a need to make sure
 that parking and vehicle access are provided for people with disabilities. There is a strong
 desire to see a review of the parking requirements in the Zoning Bylaw as an action item,
 with a focus on reducing or eliminating minimum parking requirements, as well as
 enhancing Transportation Demand Management.
- Mobility Pricing: There is a strong desire to see explicit support, or support in principle, for mobility pricing (also referred to as congestion pricing or tolling).
- Curbside Management: With the advent of Uber and Lyft as well as food delivery services, taxis, and more, access to curbside loading areas is becoming more challenging. A curbside management strategy was discussed as a possible action item to determine how the curbside can be more effectively managed, who should be using it, and when.
- Traffic Calming: The discussions on traffic calming have been relatively limited to individual locations in the City. There has been a request to consider the broader policy for traffic calming in tandem with the street classifications to evaluate the appropriate types of streets for traffic calming.
- Congestion: There have been numerous comments about congestion from the perspective
 of concern for the environment as well as for those who have to sit in congestion every
 day. However, there has been a greater emphasis from respondents on the impact of
 congestion and how important it is to reduce driving in relation to achieving the draft
 Targets.

4.4 Draft Networks

The level of support from respondents for each of the draft Network maps varied, with the highest support or strongly support (75%+) going to the Walking and Accessibility, Public Transit, and Cycling Networks. The Land Use, Public Realm, and Transportation networks received over 60% support. Goods and Services Movement, and the Driving Networks received almost 50% support or strongly support, but also had a higher percentage (~10%) of people who chose "Don't know" as their response. This, and the comments received to date, suggest that the latter three maps may need further edits for clarity as well as possible adjustments to the networks.

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Consultation Update

The following is a summary of the themes emerging from the consultations to date:

- Amendments: There have been a number of suggestions or comments for amendments or edits to the draft Networks.
- Clarity: There have been a few requests for additional information on lane widths and the amount of required space for each mode within the right-of-way to accompany the maps, particularly for the Driving Network.
- Additions: Other levels of government and agencies have been working on their longrange plans. There are several new components to these plans that could be referenced, acknowledged, or incorporated into the Networks.

4.5 Summary

Responses to date have indicated strong support for the draft proposals, but also have provided numerous suggestions for improvements. Inherent throughout all of the feedback and discussions on the draft Targets, Big Moves, Policies and Networks is the tension between achieving the *Plan's* goals while acknowledging that there is a finite amount of road space and financial resources in which to do so. For example, in order to shift to more sustainable modes as our draft Mode Split Target indicates, more space for active transportation and public transit will be required, meaning less space allocated to automobiles. In addition, this reallocation or reorganization of space will require a significant increase in funding for these modes to build the infrastructure required. To achieve our draft Zero Emissions and Vision Zero Target, the same trade-off exists: more space and funding must be provided to active transportation and public transit. The desired result is a shift to more sustainable modes and less severe or fatal accidents.

The conversations to date have also acknowledged that we cannot build our way out of congestion, and the provision of more capacity encourages more driving. Overtime, congestion will continue to occur, but providing more choice and "people moving capacity" via walking, cycling, and transit will provide greater improvements for everyone. The consequence of not reallocating and reorganising our space to alternate modes of transportation is that fewer people will be able to move as the City grows.

There is also an acknowledgement that the achievement of the draft Targets will be challenging and there are many unknowns that would affect success or failure. That said, it is important to set targets that will motivate change, enable the City to monitor and measure its progress, and clearly indicate whether we are moving in the right direction, or whether additional actions are necessary.

This report has identified the main themes emerging from the consultation process to date on each of the draft Targets, Big Moves, Policies and Networks. This report also identifies an emerging conversation about the trade-offs related to how we allocate space and funding between modes, and the pace at which improvements are implemented. These trade-offs are challenging. However, in order to achieve the draft Targets and work towards the Vision, Themes, and Goals, they are necessary. Space, funding, and pace are critical for the successful implementation of the *Plan*, as well as our Climate Action Strategy. Responses to these questions will also affect other equally important goals of the *Plan* such as the need for quality, comfort, accessibility, enjoyment, and

Re: New Burnaby Transportation Plan - Phase 2

Consultation Update

safety in our transportation system. The draft proposals are intended to address the many current and future challenges. The fundamental question this report, and the *Plan*, must answer is "how do we want to make use of our street space?"

More discussions, input, and feedback are to come as the Phase 2 Public Consultation Program continues until the end of October. Once all the responses are collected and reviewed, staff will provide a fulsome report to Committee and Council on the outcomes.

5.0 CONCLUSION

This report has provided an update on the preliminary Phase 2 public consultation discussions on the new *Burnaby Transportation Plan*. It is recommended that the Committee recommend that Council receive this report for information.

E.W. Kozak, Director

PLANNING AND BUILDING

RDSC/sa

cc: City Manager

Director Corporate Services

Director Public Safety and Community Services

Director Engineering

Director Parks, Recreation and Cultural Services

Director Finance Acting City Clerk

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Meeting 2020 October 05

COUNCIL REPORT

PLANNING AND DEVELOPMENT COMMITTEE

HIS WORSHIP, THE MAYOR AND COUNCILLORS

SUBJECT: STORMONT – MCBRIDE CONNECTOR

RECOMMENDATIONS:

- 1. THAT Council receive the report for information.
- 2. THAT a copy of the report be forwarded to Mr. N. Davidowicz.

REPORT

The Planning and Development Committee, at its meeting held on 2020 September 29, received and adopted the <u>attached</u> report providing an update on the Stormont-McBride Connector.

Respectfully submitted,

Councillor P. Calendino Chair

Councillor S. Dhaliwal Vice Chair

Copied to: City Manager

Director Corporate Services
Director Engineering

Director Planning and Building



Meeting 2020 Sept 29

COMMITTEE REPORT

TO:

CHAIR AND MEMBERS

DATE:

2020 Sept 23

PLANNING AND DEVELOPMENT COMMITTEE

FILE:

94000 20

FROM:

DIRECTOR PLANNING AND BUILDING

Reference:

Stormont-McBride

SUBJECT:

STORMONT-MCBRIDE CONNECTOR

PURPOSE:

To provide the Committee with an update on the Stormont-McBride Connector.

RECOMMENDATIONS:

1. **THAT** the Committee receive this report for information.

2. **THAT** a copy of this report be forwarded to N. Davidowicz.

REPORT

1.0 INTRODUCTION

On 2020 May 26, the Planning and Development Committee received an email from N. Davidowicz expressing concern that the new Pattullo Bridge would increase traffic in Burnaby, and the solution proposed by the writer was to construct the Stormont-McBride Connector, extending New Westminster's McBride Boulevard northward in Burnaby to the Trans-Canada Highway's Gaglardi interchange. Figure 1 shows the relative positions of the existing Pattullo Bridge and the proposed Stormont-McBride Connector.

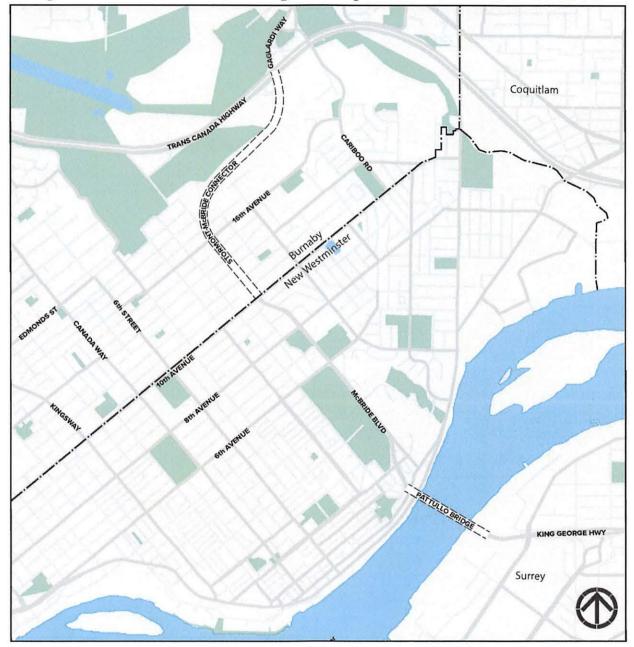
Staff advised the Committee that the Stormont-McBride Connector was not included in the proposals for the new Burnaby Transportation Plan that Council, on 2020 February 10, had approved in principle as a basis for public consultation. Arising from the Committee's discussion, staff were directed to provide background on the recommendation to omit the Stormont-McBride Connector from the proposals for the new Burnaby Transportation Plan. That is the purpose of this report.

2.0 **POLICY SECTION**

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

- A Safe Community
 - o Transportation safety make City streets, pathways, trails and sidewalks safer
- A Connected Community
 - o Geographic connection ensure that people can move easily through all areas of Burnaby, using any form of transportation

Figure 1: Locations of Pattullo Bridge and Proposed Stormont-McBride Connector



- A Healthy Community
 - o Healthy environment enhance our environmental health, resilience and sustainability
- A Thriving Organization
 - o Financial viability maintain a financially sustainable City for the provision, renewal and enhancement of City services, facilities and assets

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3.0 PATTULLO BRIDGE

The need to replace the aging Pattullo Bridge, operating since 1937, has been evident for some time. "It is vulnerable to seismic events and high winds, marine collisions and river scour. The bridge does not meet current roadway design guidelines, including lane widths and road curvatures." For over a decade, the replacement initiative was led by TransLink, the bridge's owner.

In 2014, TransLink's Regional Transportation Investments – a Vision for Metro Vancouver (commonly referred to as the Mayors' Vision) stated that the new structure would have four lanes. The design would "not foreclose the possibility of future expansion to six lanes" but any such expansion "would require all-party agreement and Mayors' Council approval."

In 2018, the Province announced replacement of the bridge was now a provincial initiative, and the Province would own the new structure. "The new bridge will be four lanes that will be built to modern safety standards, featuring a centre safety median barrier and wider lanes to accommodate both passenger and commercial vehicles. The bridge will also have walking and cycling lanes, separated from traffic, on both sides of the bridge." The new structure would be located a short distance upstream (northeast of) the existing one. As with TransLink's plan, the new bridge would be designed to accommodate potential future widening to six lanes.

Design and construction will take place from late 2019 to the end of 2023, after which the existing structure will be demolished³.

The project includes changes to the connections at either end of the bridge for all modes. However, the basic shape of the proposed interchange in New Westminster is quite similar to the existing one. The Province is not proposing to toll the new bridge.

Unlike other regional bridge projects such as Golden Ears or Port Mann, the primary objective for the Pattullo Bridge replacement is not to provide increased capacity. It is to replace an aging structure with one that meets current standards. The new bridge will have the same number of lanes as the existing one. However, those lanes will be slightly wider, to meet current roadway design standards. Aside from the safety benefits, this will mean that trucks will be able to remain in a single lane rather than straddling two. This, in turn, will slightly increase the bridge's capacity. The Province has forecast⁴ daily traffic volumes of 78,000 on opening day, rising to 85,000 by 2045. These are increases of 1% and 10%, respectively, over the 77,000 trips at which bridge volumes had previously peaked.

¹ Ministry of Transportation and Infrastructure; Pattullo Bridge Replacement Project – Business Case; 2018 January.

² British Columbia; Pattullo Bridge replacement will improve safety and create jobs (press release); 2018 February 16

³ BC Transportation Investment Corporation; *Pattullo Bridge Replacement Project - Spring 2020 Project Overview*; 2020 May 22.

⁴ Ministry of Transportation and Infrastructure; Pattullo Bridge Replacement Project - Strategic Options Analysis; 2018 January.

To: Planning and Development Committee

From: Director Planning and Building Re: Stormont-McBride Connector

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However, bridge traffic destined to / from Burnaby relies on McBride Boulevard between the bridge and 10th Avenue. This road will remain a four-lane road⁵, the capacity of which will be controlled by existing signals at 6th, 8th, and 10th Avenues. For this reason, any change to traffic volumes on 10th Avenue (and further into Burnaby) are expected to be minimal.

4.0 STORMONT-MCBRIDE CONNECTOR

The Stormont-McBride Connector was shown in Burnaby's first transportation plan in 1979, and the second one in 1995. The proposed alignment is shown in *Figure 2*. South of 18th Avenue, the Connector would be constructed in a cut-and-cover tunnel beneath Newcombe Street. Since the early 1980s, the City has been acquiring residential properties along the east side of Newcombe Street to facilitate this proposed construction since the existing road allowance is not wide enough.

North of 18th Avenue, the Connector would run on the surface to the Gaglardi interchange, which was designed to accommodate this connection if needed. As shown in *Figure 3*, this area is currently forested, largely undisturbed for over a hundred years⁶. The route is crossed by one tributary of Osprey Creek and multiple tributaries of Cedar and Coldicutt Creeks as they flow towards Burnaby Lake. About half the tributaries impacted by the alignment are Class "A" watercourses, with the rest being Class "B". The area is also popular for its walking trails.

Due to its regional function and high cost of the project, it has been Burnaby's position that the project would need to be constructed by either TransLink or the Province. To date, neither organization has shown interest in doing so. The project has never been included in TransLink's long-term strategy. The Province declined to include the Connector in the Port Mann / Highway 1 project, and has shown no other interest in the Connector.

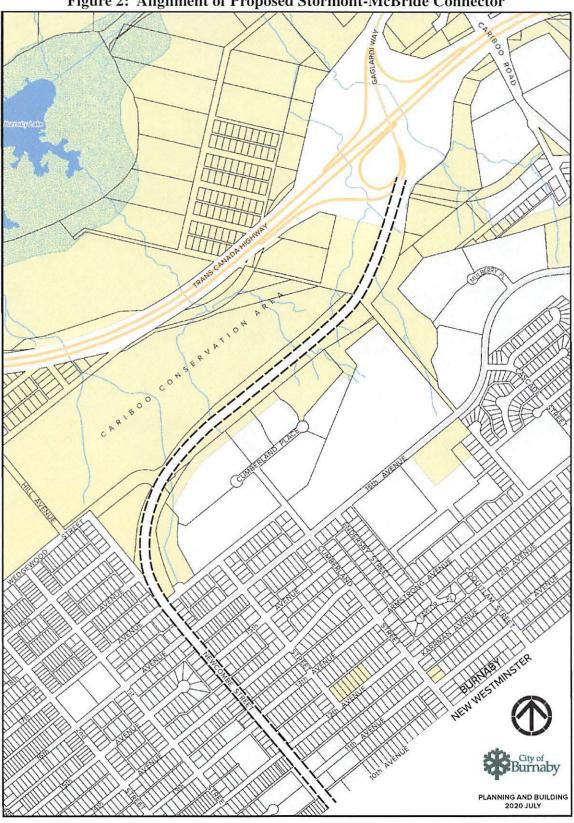
5.0 BURNABY TRANSPORTATION PLAN

Burnaby's original 1979 transportation plan was almost entirely a "roads" plan, with minor consideration for transit and none for active modes. The 1995 plan sought a "balanced" approach with a larger role for transit and the introduction of active modes. The focus was on "efficient" movement of vehicles and goods.

⁵ City of New Westminster; New Westminster Master Transportation Plan; 2015 May.

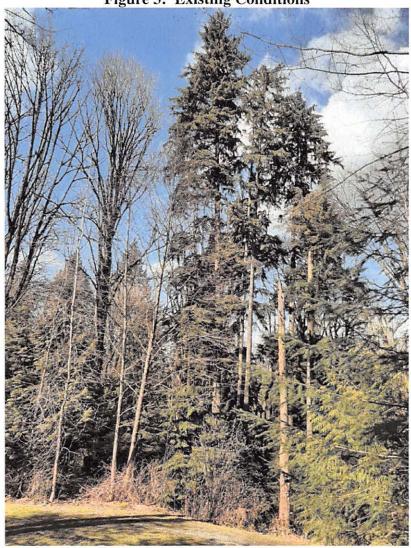
⁶ Based on historical ortho-photography.

Figure 2: Alignment of Proposed Stormont-McBride Connector



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Figure 3: Existing Conditions



On 2018 February 27, Council adopted the Vision, Themes, and Goals for the third edition of the *Burnaby Transportation Plan*. This continues the trend of expanding how we view transportation in our community. The adopted Vision is:

In Burnaby, all travel choices are enjoyable and the transportation system is the foundation of our thriving public spaces and our quality of life. The transportation system not only moves people and goods between destinations but provides places for people to meet and participate in city life. It is a balanced and inclusive system that offers accessible and safe mobility in support of a healthy, green, prosperous, and connected community.

The focus is no longer on mobility for its own sake, but on how transportation can help or hinder our progress on larger improvements to the community. Specific Goals were identified under six Themes: accessible, safe, healthy, green, prosperous, and connected.

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On 2020 February 10, Council endorsed the draft Big Moves, Targets, Policies, and Networks as a basis for public consultation for Phase 2 of the new *Transportation Plan*. That consultation is now underway.

The intended direction of the new *Plan* is given added clarity by the draft Targets⁷:

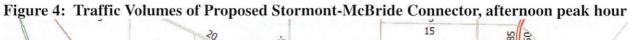
- zero deaths or serious injuries on Burnaby's transportation network;
- three-quarters of all trips originating in Burnaby will be by transit or active transportation in 2050; and,
- zero emissions from transportation in 2050.

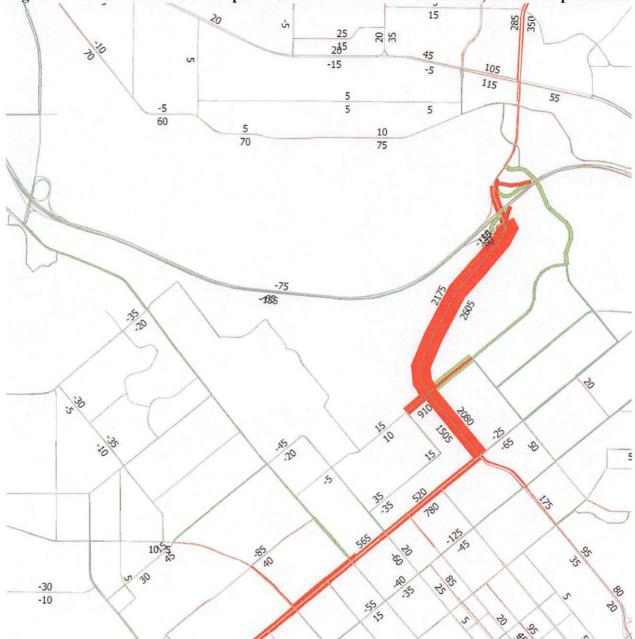
In keeping with the Vision and Targets, the current proposals for the *Plan* strengthen the walking, cycling, and transit networks. In contrast, proposed changes to the existing road network are much more limited. Only a handful of road widening or new roads are proposed, and these are typically targeted for specific purposes such as supporting the focus of new development into our Town Centres and Urban Villages.

The inclusion or exclusion of specific road projects from the proposals for the new *Transportation Plan* was based on transportation modelling, an evaluation of positive and negative impacts of the changes, and on discussions among City staff. With regards to the Stormont-McBride Connector if constructed, the analysis found that:

- the project would be an incentive for more driving, increasing vehicle-kilometres travelled;
- as a result, it would also produce more crashes and emissions;
- trips by transit and active transportation would be reduced because driving would be made more attractive;
- the predicted impacts on traffic volumes in the afternoon peak hour are illustrated in *Figure* 4, where red indicates an increase and green a decrease. Alternative routes such as Canada Way and Cariboo Road are not expected to see a significant reduction in traffic. The primary impact is forecast to be creation of a stronger link between Marine Way and Highway 1, and onward to Coquitlam, with increased volumes on 10th Avenue. Rather than providing local relief, the Connector would draw in more regional traffic. (The figure also shows a slight volume reduction on Cariboo Road near Highway 1. This is only because the consultant's modelling of the Connector included an interchange at 16th Avenue, which was not included in any plans as it would be highly disruptive to the neighbourhood.);
- there would be impacts to the forest and watercourses where the road would traverse lands that have not been disturbed in over a century. The existing recreational uses would be eliminated; and,
- the project would be extremely expensive, due to the need to construct a tunnel for 800 metres under Newcombe Street.

⁷ Only the long-term targets are shown here. There are also interim targets for 2030 and 2040.





6.0 RECOMMENDATION

This report responds to the Committee's interest in the Pattullo Bridge replacement, the new Burnaby Transportation Plan, and the previously-proposed Stormont-McBride Connector. Construction of a new Pattullo Bridge will result in modest increases in daily traffic volumes on the bridge, but impacts on Burnaby roads are anticipated to be minimal. Analysis has shown that the Connector would be counter to Council's position on climate change, would promote increased driving on Burnaby streets, and would have significant local impacts on the forest, watercourses, and recreation opportunities. It is thus contrary to the Vision, Goals, and draft Targets for the new

Transportation Plan. For these reasons, the Stormont-McBride Connector was not included in the proposals for Phase 2 of the Plan that Council endorsed on 2020 February 10 for public consultation.

It is recommended that the Committee receive this report for information and that a copy of this report be forwarded to N. Davidowicz.

E.W. Kozak, Director

PLANNING AND BUILDING

SR:tn

cc: City Manager

Director Engineering

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Meeting 2020 October 05

COUNCIL REPORT

PLANNING AND DEVELOPMENT COMMITTEE

HIS WORSHIP, THE MAYOR AND COUNCILLORS

SUBJECT: SITTING APPROVAL (SUBDIVISION APPLICATION #20-11)

7791 – 19TH AVENUE REQUEST FOR SUBDIVISION

SIXTH STREET COMMUNITY PLAN

RECOMMENDATIONS:

1. THAT Council receive the report for information.

2. THAT Council authorize staff to initiate policy amendments to the Sixth Street Community Plan area.

REPORT

The Planning and Development Committee, at its meeting held on 2020 September 29, received and adopted the <u>attached</u> report providing information regarding a request for subdivision within the Sixth Street Community Plan area, and to recommend potential policy amendments related to the Sixth Street Community Plan.

Respectfully submitted,

Councillor P. Calendino Chair

Councillor S. Dhaliwal Vice Chair

Copied to: City Manager

Director Corporate Services

Director Engineering

Director Planning and Building

Chief Building Inspector



Item
Meeting2020 September 29

COMMITTEE REPORT

TO:

FROM:

CHAIR AND MEMBERS

DATE:

2020 Sept 23

DIRECTOR PLANNING AND BUILDING

PLANNING AND DEVELOPMENT COMMITTEE

FILE:
Reference:

44000 20 SUB #20-00011

SUBJECT:

SITING APPROVAL (SUBDIVISION APPLICATION #20-11)

7791-19TH AVENUE

REQUEST FOR SUBDIVISION

SIXTH STREET COMMUNITY PLAN

PURPOSE:

To inform Council of a request for subdivision within the Sixth Street

Community Plan area, and to recommend potential policy amendments related

to the Sixth Street Community Plan.

RECOMMENDATIONS:

1. THAT this report be received for information purposes.

2. THAT the Committee authorize staff to initiate policy amendments to the Sixth Street Community Plan area.

REPORT

On 2020 June 10, this Department received a Subdivision Application (SUB#20-11) to subdivide 7791-19th Avenue (see *attached* Sketch #1) to create two equal-sized single-family dwelling lots under the site's prevailing R5 Residential District zoning. The subject property, which is improved with a single-family dwelling constructed in 1969, has a frontage of approximately 18.29 m (60 ft.), and an area of approximately 802.12 m² (8,634 sq. ft.). The proposed new lots appear to meet the minimum width and area requirements for two new R5 Single Family Dwelling (Small) lots, as per Section 105(2) of the Zoning Bylaw.

The subject property is located on the north side of 19th Avenue within the Sixth Street Community Plan. It is designated, along with other R5 District properties on 19th Avenue between Canada Way and Sixth Street, as having potential for medium-density multiple-family residential development based on the CD Comprehensive Development District (utilizing the RM2 and/or RM3 Multiple Family Residential District as guidelines), subject to a future area rezoning process (see *attached* Sketch #2), a Community Plan amendment process, and a suitable land assembly.

It is noted that other larger lots along this block front have pursued subdivision with the intent of constructing two single-family dwellings using the R5 Single Family Dwelling (Small) lot width and area requirements. As a result, the current development form along this block front is

To: Planning and Development Committee
From: Director Planning and Building
Siting Appropria SUB#20 11

Re: Siting Approval – SUB#20-11

7791 19th Avenue

2020 September 23......Page 2

predominantly single-family dwellings situated on small lots between 9.15 m (30 ft.) and 13.72 m (45 ft.) wide; a number of dwellings on the north side of the block are relatively new. To the west of the subject property is a single-family dwelling constructed in 1967, while beyond to the west there are four small lot single-family dwellings constructed in 1991 and two constructed in 2016. To the east are four small lot single-family dwellings constructed between 2008 and 2012, with a mix of two-family dwellings and single-family development beyond. The City does not currently own any properties within the area, and no properties within the area are on the Burnaby Heritage Inventory or the Burnaby Heritage Register.

While there have been enquiries related to area rezoning for the subject block, an application has yet to be advanced to Council, largely due to the requirement for an area rezoning. The properties on the south side are double fronting, and they are situated within a primarily single and two-family context. Conversely, the properties along the north side of 19th Avenue share a lane with the existing and future mixed use development fronting Edmonds Street, and would benefit from a multiple-family relationship. As such, it is recommended that staff be authorized to initiate amendments to the Sixth Street Community Plan to remove the area zoning requirement, and amend the land use designations for properties fronting 19th Avenue. Details of the proposed community plan amendment process and public consultation would be advanced as part of a future report.

While City acquisition of the subject property would enable the City to hold the property pending development in line with the Community Plan, it is also acknowledged that the timing and result of future redevelopment in line with the Plan is unknown at this time. Notwithstanding, staff have reached out to the property owner to assess their interest in selling the property to the City and it has been indicated that they wish to proceed with the subdivision of the property. Therefore, unless otherwise directed by Council, this Department would process Subdivision Application #20-11, and any other subdivision application of a similar nature along the subject block, subject to completion of all requirements, and release associated Building Permits for new construction under the existing R5 Residential District and requirements of the Chief Building Inspector.

E.W. Kozak, Director

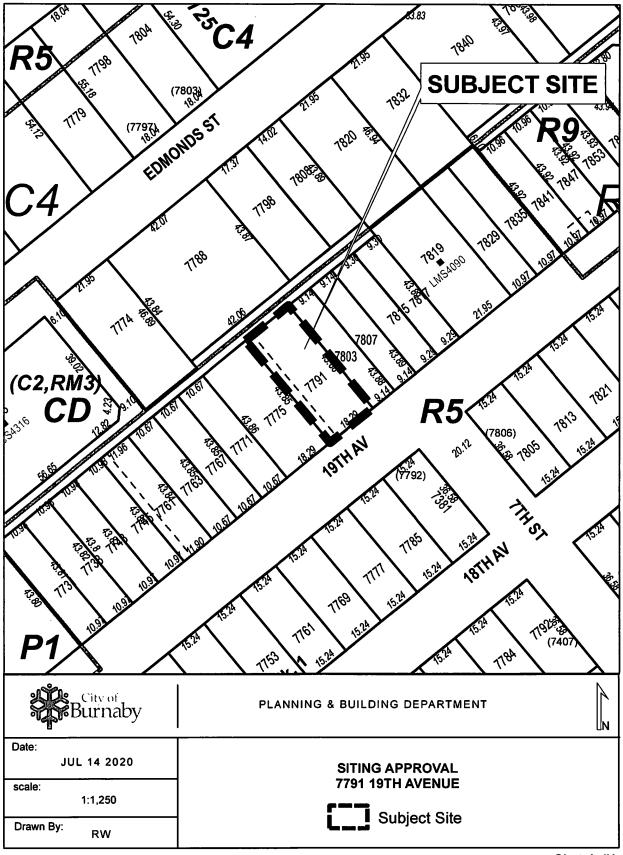
PLANNING AND BUILDING

MP:tn

Attachments

cc: Director Engineering
Chief Building Inspector

City Solicitor



Sketch #1



Printed on July 14, 2020 Sketch #2



Meeting 2020 October 05

COUNCIL REPORT

PLANNING AND DEVELOPMENT COMMITTEE

HIS WORSHIP, THE MAYOR AND COUNCILLORS

SUBJECT: RENTAL HOUSING SUMMARY – UPDATED TO 2020 JULY 31 RECOMMENDATION:

1. THAT Council receive the report for information.

REPORT

The Planning and Development Committee, at its meeting held on 2020 September 29, received and adopted the <u>attached</u> report providing an update on recent non-market and market rental housing developments in Burnaby, including tracking of projects with inclusionary and replacement rental units, as required by the City's Rental Use Zoning Policy.

Respectfully submitted,

Councillor P. Calendino Chair

Councillor S. Dhaliwal Vice Chair

Copied to: City Manager

Director Corporate Services
Director Planning and Building



Meeting 2020 September 29

COMMITTEE REPORT

TO:

CHAIR AND MEMBERS

DATE: 2020 September 22

PLANNING AND DEVELOPMENT **COMMITTEE**

FROM:

DIRECTOR PLANNING AND BUILDING

FILE:

16000 20

SUBJECT:

RENTAL HOUSING SUMMARY – UPDATED TO 2020 JULY 31

PURPOSE:

To provide an update on recent non-market and market rental housing developments in Burnaby, including tracking of projects with inclusionary and

replacement rental units, as required by the City's Rental Use Zoning Policy.

RECOMMENDATION:

THAT Council receive this report for information. 1.

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.

Since this time, efforts have been made to facilitate non-market and market rental projects in the City, including development of a Memorandum of Understanding (MOU) with BC Housing to establish a housing partnership to develop non-market rental housing on City sites and finalization of the Rental Use Zoning Policy (RUZP) to build upon the City's efforts to protect and increase the rental housing stock. The RUZP, adopted by Council on 2020 March 9, includes four policy streams - Rental Replacement, Inclusionary Rental, Voluntary Rental in Commercial Districts, and Protection of Existing Rental Sites - to enable the replacement, and increase, of rental housing at a variety of rent levels and affordability, as well as the protection of rental housing into the future.

2.0 **POLICY CONTEXT**

The provision of non-market and market rental housing is supported by a number of City policies, including the Official Community Plan (OCP), Burnaby Economic Development Strategy, and Burnaby Social Sustainability Strategy, as well as the following goal and sub-goals of the Corporate Strategic Plan:

• An Inclusive Community

- O Create a sense of community Provide opportunities that encourage and welcome all community members and create a sense of belonging
- A Healthy Community
 - o Healthy life Encourage opportunities for healthy living and well-being
- A Dynamic Community
 - o Community development Manage change by balancing economic development with environmental protection and maintaining a sense of belonging

3.0 NON-MARKET AND MARKET RENTAL PROJECTS

A list of non-market and market rental housing projects in the City, according to development status, up to 2020 July 31 is attached as Appendix A. Non-market rental housing includes housing owned and/or operated by non-profit or government housing providers for the sole purpose of providing affordable rental housing. Purpose-built market rental housing is privately owned housing that is constructed for the purpose of renting, with rental rates determined by the market. As per the finalized RUZP, new developments are required to provide below-market units, known as inclusionary units, rented at 20% below Canada Mortgage and Housing Corporation (CMHC) market median rents. In the event of redevelopment of existing rental buildings, the RUZP requires replacement of existing rental units in the redeveloped building, with right of first refusal for the replacement units provided to displaced tenants. Rents for replacement units must be the same as the tenant's rent at the rezoning application site, plus any permitted Residential Tenancy Act (RTA) annual rent increases during the intervening period between when the tenant moved out and when they move into the replacement units.

As of 2020 July 31, 527 non-market rental units have been recently constructed in the City, with an additional 367 units currently under construction. In addition, over 1,730 non-market units are currently under review through the rezoning process. Of the 27 non-market rental projects constructed, under construction, and currently in process, 11 are facilitated by the provision of City-owned lands.

For market rental housing, 407 new units have been recently added to the City's rental stock, including 300 units in Brentwood Tower 1. An additional 496 market rental units are currently under construction. As for units under review, there are currently 40 rezoning applications representing over 2,826 market rental units. The majority of these applications are subject to the RUZP, with the minimum number of replacement units and inclusionary units noted, if known at this time. Since many of these applications are still early in the design process, the total number of units, including the required number of inclusionary units, are subject to change.

4.0 NEXT STEPS

Additional market rental units are further anticipated to be delivered through the City's various Master Plan projects, potentially adding thousands of new rental units, including below-market inclusionary units, to the City's rental housing inventory. Staff will continue to track both non-

Re: Rental Housing Summary - Updated to 2020 July 31

2020 September 22..... Page 3

market and market rental projects in the City, with future rental housing summaries anticipated to be provided to Council approximately every six months.

ND BUILDING

WT:sa

Attachment

cc: City Manager **Acting City Clerk**

R:\Long Range Clerical\DOCS\WT\Committee Reports\2020\Rental Housing Summary-Updated to 2020 July 31 (2020.09.29).docx

NON-MARKET HOUSING 2020 - NEW AND IN PROGRESS

Appendix A

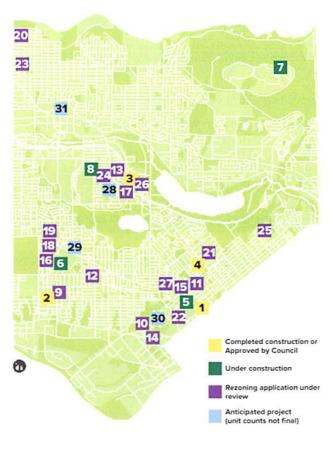
Non-market housing refers to housing that has ongoing government subsidy, or generates sufficient revenue through rents, grants, and donations that it is able to operate on a not-forprofit basis.

This housing supply provides an alternative to market rental housing that is more affordable and/or provides needed services and supports for populations with special housing needs.

The City has taken a proactive approach to utilizing its own lands to facilitate new non-market housing developments, in partnership with other levels of government, the community housing sector, and the private development industry.

KEY FACTS:

- There are over 6,000 nonmarket units in the City in a mix of apartments and townhouse developments in a range of unit sizes.
- There are 26 housing cooperatives containing 1,900 units.



527 units recently constructed 367 units under construction 1,730+ units under review

Completed Projects and **Projects under Construction**

Cedar Place (Phase 1) 7683 15th Avenue

90

6 **Beresford & Sussex** 6525 Sussex Avenue



Fair Haven United Church 4341 Rumble Avenue

UniverCity Passivhaus 8650 University Crescent





New Vista Complex 240 Care Facility Replacement 7232 New Vista Place

Cedar Place (Phase 2) 7121 14th Avenue





Burnaby Association for Community Inclusion 3755 Banff Avenue

15





NON-MARKET HOUSING 2020 - NEW AND IN PROGRESS

Map Number	HOUSING PROJECT	LOCATION	# OF UNITS	DESCRIPTION
	COMPLETED CONSTRUCTION	ON		
1	Cedar Place (Phase 1)	7683 15th Avenue	90	 Completed December 2018 Partnership between City, BC Housing and Ledingham McAllister 90 units of non-market family housing (replacement units) City contribution for overall site: ~\$8.5 million through density bonus ~\$28.5 million indirect funding through value created by rezoning
2	Fair Haven United Church	4341 Rumble Avenue	145	 Completed April 2019 145 units of seniors housing (16 replacement units) Received BC Housing <i>Provincial Investment in Affordable Housing</i> equity grant City contribution: >~ \$695,000 Community Benefit Bonus Housing Fund grant to offset application/permit fees and required off-site servicing costs
3	Norland ◆	3986 Norland Avenue	52	 Completed October 2019 BC Housing modular supportive housing project under provincial 'Rapid Response to Homelessness Initiative' Operated by Progressive Housing Society City contribution: \$3.96 million Community Benefit Bonus Housing Fund grant to offset land lease (five years) and permit fees
4	New Vista Complex Care Facility Replacement	7232 New Vista Place	240	Final Occupancy expected for September 2020
	TOTAL UNITS COMPLETED CONSTRUCTION 527		527	
	UNDER CONSTRUCTION			
5	Cedar Place (Phase 2)	7121 14th Avenue	128	 Building Permit issued 2019 October 1 Partnership between City, BC Housing and Ledingham McAllister 128 units of seniors housing City contribution for overall site: » ~\$8.5 million through density bonus » ~\$28.5 million indirect funding through value created by rezoning

[•] Project subject to City - BC Housing Memorandum of Understanding (MOU)



[•] Project facilitated by City-owned land

NON-MARKET HOUSING 2020 - NEW AND IN PROGRESS

Map Number	HOUSING PROJECT	LOCATION	# OF UNITS	DESCRIPTION
	UNDER CONSTRUCTION			
6	Beresford & Sussex	6525 Sussex Avenue	125	 Building Permit issued 2019 December 30 Partnership between City, BC Housing, New Vista Society, and Thind Properties 125 unit of non-market rental City contribution: \$7 million Community Benefit Bonus Housing Fund contribution to offset permit and servicing fees, and over costs associated with creation of a fee simple parcel for the non-market development
7	UniverCity Passivhaus	8650 University Crescent	90	Building Permit issued 2020 April 30 90 units of below-market rental Rigorous energy efficiency standards of <i>Passivhaus</i>
8	Burnaby Association for Community Inclusion (BACI)	3755 Banff Avenue	24	 Building Permit issued 2020 May 21 24 non-market rental units for individuals with developmental disabilities (9 replacement units) Renovated 37-space childcare City contribution: Renewal of City land lease \$1.7 million Community Benefit Bonus Housing Fund grant to offset land and servicing costs
	TOTAL UNITS COMPLETED		367	
	REZONING IN PROCESS			
9	L'Arche Greater Vancouver	7401 Sussex Avenue	61	 Third Reading received 2020 June 22 Redeveloped multi-age care facility with 22 bedrooms and 10 semi-independent units for individuals with developmental disabilities 29 units of non-market rental BC Housing indicated high level of support
10	Byrnepark • •	6488 Byrnepark Drive	~204	 Third Reading for development guidelines received 2020 July 20 Council selection of non-profit partner, M'akola Housing Society, on 2020 July 6 ~204 units of non-market housing (20% shelter rate, 30% rent geared to income, 50% low and moderate income) City site provided through City Lands Program City secured \$50,000 Canada Mortgage and Housing (CMHC) Seed Funding for pre-development activities Site specific rezoning application for specific form of development to be initiated September 2020 Community Housing Fund (CHF) application in January 2021
				ALC:

• Project facilitated by City-owned land

• Project subject to City - BC Housing Memorandum of Understanding (MOU)

For more information on the City of Burnaby's Housing programs and projects visit: www.burnaby.ca/Housing

Map Number	HOUSING PROJECT	LOCATION	# OF UNITS	DESCRIPTION
11	Kingsway ••	7510-7536 Kingsway, 7390-7398 16th Avenue & 7411 15th Avenue	~163	 Third Reading for development guidelines received 2020 July 20 Council selection of non-profit partner, Catalyst Community Development, on 2020 July 6 ~163 units of non-market housing (20% shelter rate, 30% rent geared to income, 50% low and moderate income) 20% of units for individuals with developmental disabilities (partnership with posAbilities) City site provided through City Lands Program City secured \$50,000 Canada Mortgage and Housing (CMHC) Seed Funding for pre-development activities Preliminary Plan Approval application for specific form of development to be initiated Fall 2020 CHF application in January 2021
12	Royal Oak	6857-6875 Royal Oak Avenue	~128	 Third Reading for development guidelines received 2020 July 20 Council selection of non-profit partner, Catalyst Community Development, on 2020 July 6 ~128 units of non-market housing (20% shelter rate, 30% rent geared to income, 50% low and moderate income) 20% of units for individuals with developmental disabilities (partnership with PosAbiltiies) City site provided through City Lands Program City secured \$50,000 Canada Mortgage and Housing (CMHC) Seed Funding for pre-development activities Site specific rezoning application for specific form of development to be initiated September 2020 CHF application in January 2021
13	Sunset / Kincaid • •	5912-5988 Sunset Street & 5907- 5989 Kincaid Street	~287	 Third Reading for development guidelines received 2020 July 20 Council selection of non-profit partner, Vancouver Native Housing Society, on 2020 July 6 ~287 units of seniors non-market housing (20% shelter rate, 30% rent geared to income, 50% low and moderate income) City site provided through City Lands Program City secured \$50,000 Canada Mortgage and Housing (CMHC) Seed Funding for pre-development activities Site specific rezoning application for specific form of development to be initiated September 2020 CHF application in January 2021

[•] Project subject to City - BC Housing Memorandum of Understanding (MOU)



[•] Project facilitated by City-owned land

Map Number	HOUSING PROJECT	LOCATION	# OF UNITS	DESCRIPTION
14	Portion of Bevan Lands	6365 Stride Avenue, portions of 6370-6448 Stride Avenue & 7514 Bevan Street	~118	 Third Reading for development guidelines received 2020 July 20 ~118 units of non-market housing (20% shelter rate, 30% rent geared to income, 50% low and moderate income) City site provided through City Lands Program City secured \$50,000 Canada Mortgage and Housing (CMHC) Seed Funding for pre-development activities Site specific rezoning application for specific form of development to be initiated September 2020 CHF application in January 2021
15	New Vista ◆	7898 18th Avenue	26	 Third Reading received 2020 July 27 26 non-market units for seniors Funding from BC Housing CHF City site provided through City Lands Program
16	Anthem / New Vista	6444 Willingdon Avenue & 4241 Maywood Street	92	 Second Reading received 2020 April 4 Applicant requirements under Rental Use Zoning Policy (RUZP) advanced in partnership with New Vista and BC Housing (rents to comply with City, BC Housing, and New Vista objectives) BC Housing has indicated support through financial resources and grants, development expertise, access to sector housing partners, and low cost financing
17	Dania	4279 Norland Avenue	150	 Second Reading received 2020 June 22 Part of Dania Campus of Care 150 seniors non-market rental units Funding sought from BC Housing/CMHC
18	Anthem / New Vista	6075 Wilson Avenue	32	 Second Reading received 2020 July 6 Applicant requirements under RUZP advanced in partnership with New Vista and BC Housing (rents to comply with City, BC Housing, and New Vista objectives) BC Housing has indicated support through financial resources and grants, development expertise, access to sector housing partners, and low cost financing
19	Grange Street Apartments / YWCA	4275 Grange Street	32	 First Reading received 2020 July 6 Public Hearing 2020 July 28; response to Public Hearing issues report required Applicant requirements under RUZP advanced in partnership with YWCA Original proposal of 40 non-market units amended to 32 larger family-sized (two and three-bedroom) units to meet client needs

[•] Project subject to City - BC Housing Memorandum of Understanding (MOU)



[•] Project facilitated by City-owned land

Map Number	HOUSING PROJECT	LOCATION	# OF UNITS	DESCRIPTION
20	Action Line Housing Society	3755 McGill Street	62	 Initial Council approval 2019 September 16 Developing suitable plan of development 62 self-contained supportive housing units for seniors (redevelopment of portion of existing Seton Village campus)
21	Bayshore Gardens	7860 Rosewood Street	10	 Initial Council approval 2019 October 28 Developing suitable plan of development 10-unit supportive housing facility for seniors (regulated by Community Care and Assisted Living Act and accompanying Residential Care Regulations, administered by Fraser Health Authority)
22	Southgate	Portion of 7679 18th Street and 7701 18th Street	TBD	 Initial Council approval 2020 May 11 Developing suitable plan of development Two City-owned lots consolidated and re-subdivided to three lots to facilitate non-market housing and urban trail and park features connecting Griffiths Avenue to existing Griffiths cycling and pedestrian overpass on City portion, and market rental housing on applicant portion.
23	S.U.C.C.E.S.S.	3802 Hastings Street	~130	 Application received 2019 February 14 Developing suitable plan of development Funding from BC Housing Community Housing Fund City site provided through City Lands Program City working with CMHC to conclude Urban Renewal Program agreement for site
24	BC Housing / YWCA	4803 Canada Way	60	 Application received 2020 June 17 Developing suitable plan of development Non-market units for women and children (conditional funding under Building BC: Women's Transition Housing Fund and philanthropic donation from Cindy Beedie) Childcare facility proposed on site Council approved, in principle, lease to BC Housing and financial contribution from Community Benefit Bonus Affordable Housing Reserve for capital costs (future report for Council consideration)
25	George Derby Care Society	7550 Cumberland Street	~121	 Application received 2020 June 17 Developing suitable plan of development 121-unit for seniors and disabled veterans, with portion of suites available for subsidized tenants (rents in accordance with BC Housing program requirements) City contribution of ~\$1.2 million Community Benefit Bonus Housing Fund grant for previous non-profit supportive housing facility on an undeveloped portion of site in 2015.



Project facilitated by City-owned land



Map Number	HOUSING PROJECT	LOCATION	# OF UNITS	DESCRIPTION
26	Norland ◆	3986 Norland Avenue	~45	 Application received 2020 June 23 Additional 45 modular supportive housing units on existing supportive housing site (funded by BC Housing) City provided Community Benefit Bonus Housing Fund grant to offset land lease in 2019
27	BC Housing – Hall Towers •	7252-7282 Kingsway & 7255 Edmonds Street	TBD	 Council authorization for staff to work with BC Housing towards new masterplan for site, execute replacement MOU, and approval in principle to fund consultant team on 2019 November 18 Urban Strategies retained as lead consultants Master planning work currently underway BC Housing responsible for upfront consulting fees related to masterplan; City pay half once masterplan complete (~\$390,000)
	TOTAL UNITS IN REZONING PRO	OCESS	1,730+	
	TOTAL NON-MARKET UNITS	RENTAL	2,615+	
	ANTICIPATED PROJECTS			
28	Dixon Society			ng for women and children feeling violence, in addition to a childcare facility, is anticipated by imponent has been selected for funding under BC Housing's <i>Building BC: Women's Transition</i>
29	6025 Sussex Avenue	ket housing on a p to provide clarity o	artnership on BC Hous	o work with CMHC or other federal government staff to advance the development of non-mar- basis for this federally-owned site. This site is included in the MOU with BC Housing in order ing's role, should it engage as a partner at a later date. Rezoning of this site would be pur- evelopment approach is established and a development partner selected.
30	7388 Southwynde	ploration and cond submission provid	ept develo ed by the C	ouver Housing (MVH) selected the City-owned property at 7388 Southwynde for further expense to a city to a MVH Expression of Interest (EOI) in January 2020 seeking municipal lands that could be regional housing authority. The anticipated development potential for this site is approxi-
31	7409 Halifax Street ◆			ne potential use of this City-owned site for non-market housing, following the removal of City- Kitchener Street, for non-market housing development due to environmental considerations.

- Project subject to City BC Housing Memorandum of Understanding (MOU)
- Project facilitated by City-owned land



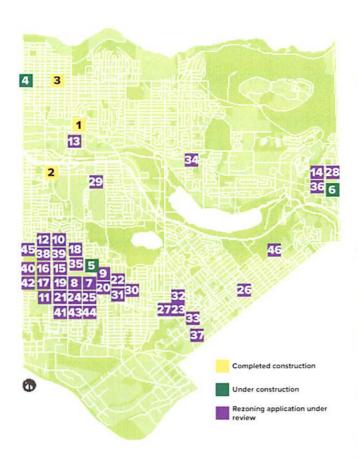
Market rental housing encompasses a range of housing types and affordability levels and is an important part of the housing continuum. In Burnaby, the majority of the market rental stock is in purpose-built rental buildings.

Approximately 95% of the City's purpose-built rental stock was constructed prior to 1990. As this housing stock ages, the City has seen increased redevelopment.

To incentivize new rental housing and to protect existing rental housing, the City's Rental Use Zoning Policy provides additional density to facilitate new market and below-market rental housing for Burnaby renters. To better assist tenants, the City's Tenant Assistance Policy was amended in March 2020 to deliver a more robust program for tenants displaced by redevelopment.

KEY FACTS:

- There are about 11.610 units of purpose-built market rental housing in Burnaby.
- The overall vacancy rate in Burnaby is 1.3%. A healthy vacancy rate is generally considered between 3% and 5%.



407 units recently constructed **496** units under construction

2,826+ units under review

Completed Projects and **Projects under Construction**





105



















238



9	8	7			6	5	4			ω	2			Map Number
* Accorde Properties Corp	* Telford Avenue Project LP	* Ledingham McAllister Communities Ltd.	REZONING IN PROCESS	TOTAL UNITS UNDER CONSTRUCTION	Lougheed Core Area – Phase 1 – Tower 4	Parkview Towers / Sussex	Comor	UNDER CONSTRUCTION	TOTAL UNITS COMPLETED CONSTRUCTION	Hastings / Madison	Carleton Gardens	Brentwood – Tower 1	COMPLETED CONSTRUCTION	HOUSING PROJECT
6556 – 6596 Marlborough Avenue	6525 Telford Avenue	4960 Bennett Street		UCTION	9855 Austin Road	4711 Hazel Street	3700 Hastings Street		NSTRUCTION	4270 Hastings Street	4110 Norfolk Street	4567 Lougheed Highway	NC	LOCATION
41	66	42		496	237	238	21		407	2	105	300		TOTAL # OF RENTAL UNITS
36	54	42												MIN. # OF REPLACEMENT UNITS
	0	0												MIN. # OF INCLUSIONARY UNITS
Second Reading received 2020 April 20	 Second Reading received 2020 April 20 	Second Reading received 2020 April 20			 Building Permit issued 2020 February 5 Part of redevelopment of Lougheed Mall Rental secured for minimum of five years 	 Building Permit issued 2018 August 30 Infill high-rise rental apartment on site with two existing rental apartment towers (additional high-rise strata apartment and replacement of church) 	 Building Permit issued 2018 March 15 Mixed-use project with 21 rental apartment units above ground floor commercial storefronts 			 Completed April 2020 Rental units above ground-floor commercial space 	 Completed March 2019 Market-rate seniors' housing development by Chartwell (supportive and assisted living rental units) 	 Building Permit issued 2015 December 24 First residential tower to be constructed as part of the redevelopment of the Brentwood Mall site 		DESCRIPTION



* Project subject to City's Rental Use Zoning Policy



Information current to July 31, 2020

Map Number	HOUSING PROJECT	LOCATION	TOTAL # OF RENTAL UNITS	MIN. # OF REPLACEMENT UNITS	MIN. # OF INCLUSIONARY UNITS	DESCRIPTION
10	* Blue Sky Properties Inc.	5977 Wilson Avenue	66	62	4	 Second Reading received 2020 July 6 Replacement units to be provided on other applicant-owned sites at 5970-5994 Kathleen Ave
11	* Kirpal Properties Ltd.	4330 Maywood Street	29	27	2	First Reading received 2020 July 6Public Hearing approved 2020 July 28
12	* Concord Barker Project Limited Partnership	5895 Barker Avenue	52	48	4	First Reading received 2020 July 6Public Hearing approved 2020 July 28
13	* 4500 Dawson Street Holdings Inc.	4500 – 4554 Dawson Street, 2223 Alpha Avenue & portion of 2350 Willingdon Avenue	80	0	80	 First Reading received 2020 July 27 80 inclusionary units to satisfy requirement for entire masterplan community No tenant displacement
14	* NSDA Architects (Lougheed Village)	9500 Erickson Drive	1,194	0	TBD	 Initial Council approval 2016 November 21 Developing suitable plan of development 1,194 new rental units in three infill towers (20% of new market rental units under applicable RMs District will be inclusionary rental units) No tenant displacement
15	* Solterra Development Corp.	6004 - 6018 Wilson Avenue	~43	43	TBD	 Initial Council approval 2017 December 11 Developing suitable plan of development Minimum 1:1 replacement of existing units, or equivalent of 20% of proposed market rental units under applicable RMs District as inclusionary rental
16	* Brook Pooni Associates Inc.	5852 Patterson Avenue	~30	30	TBD	 Initial Council approval 2018 January 29 Developing suitable plan of development Minimum 1:1 replacement of existing units, or equivalent of 20% of proposed market rental units under applicable RMs District as inclusionary rental
17	* Polygon – Development 312 Ltd.	5900 Olive Avenue	~71	71	TBD	 Initial Council approval 2018 April 9 Developing suitable plan of development Minimum 1:1 replacement of existing units, or equivalent of 20% of proposed market rental units under applicable RMs District as inclusionary rental

^{*} Project subject to City's Rental Use Zoning Policy



Map Number	HOUSING PROJECT	LOCATION	TOTAL # OF RENTAL UNITS	MIN. # OF REPLACEMENT UNITS	MIN. # OF INCLUSIONARY UNITS	DESCRIPTION
18	* W.T. Leung Architects	5777 Willingdon Avenue & 4475 Grange Street	~86	86	TBD	 Initial Council approval 2018 June 11 Developing suitable plan of development Minimum 1:1 replacement of existing unitS, or equivalent of 20% of proposed market rental units under applicable RMs District as inclusionary rental
19	* Belford (Silver 3) Properties Limited Partnership	6444 Silver Avenue	~45	45	TBD	 Initial Council approval 2018 June 11 Developing suitable plan of development Minimum 1:1 replacement of existing units, or equivalent of 20% of proposed market rental units under applicable RMs District as inclusionary rental
20	* IBI Group Architects	6540 Marlborough Avenue	~30	30	TBD	 Initial Council approval 2018 June 11 Developing suitable plan of development Minimum 1:1 replacement of existing units, or equivalent of 20% of proposed market rental units under applicable RMs District as inclusionary rental Indicated desire to utilize full RMr density and provide additional rental units
21	* Chris Dikeakos Architect AIBC	6450 – 6508 Telford Avenue	~8	8	TBD	 Initial Council approval 2019 July 29 Developing suitable plan of development Minimum 1:1 replacement of existing units, or equivalent of 20% of proposed market rental units under applicable RMs District as inclusionary rental
22	* iFortune Homes Inc.	6605 - 6665 Royal Oak Avenue	~19	19	TBD	 Initial Council approval 2019 July 29 Developing suitable plan of development Minimum 1:1 replacement of existing unitS, or equivalent of 20% of proposed market rental units under applicable RMs District as inclusionary rental
23	* IBI Group Architects (Canada) Inc.	6958 - 6984 Kingsway, 7243 Greenford Avenue & 6957 – 6961 Beresford Street	TBD	0	TBD	 Initial Council approval 2019 July 29 Developing suitable plan of development Minimum 20% of proposed market rental units under applicable RMs District as inclusionary rental No tenant displacement
24	* Keltic Canada Develop- ment	6620 Sussex Avenue	~53	53	TBD	 Initial Council approval 2019 September 16 Developing suitable plan of development Minimum 1:1 replacement of existing units), or equivalent of 20% of proposed market rental units under applicable RMs District as inclusionary rental

^{*} Project subject to City's Rental Use Zoning Policy



31	30	29	28	27	26	25	Map Number
* Wanson Group	* B.E.S. Investments Ltd.	*Symphony Group of Companies	* Pinnacle International	* Squarenine Griffiths Development	* Sodhi Real Estate Group	* Hotson Architecture Inc.	HOUSING PROJECT
6660 - 6692 Royal Oak Avenue	5609 Imperial Street	3550 Wayburne Drive	9850 Austin Road & 9858 – 9898 Gatineau Place	7465 Griffiths Drive	7629 – 7639 6th Street & 7873 14th Aveue	6615 Telford Avenue	LOCATION
TBD	TBD	TBD	TBD	TBD	TBD	~ 55	# OF RENTAL UNITS
0	0	0	0	0	0	55	MIN. # OF REPLACEMENT UNITS
TBD	TBD	TBD	TBD	TBD	TBD	TBD	MIN. # OF INCLUSIONARY UNITS
 Initial Council approval 2019 December 2 Developing suitable plan of development Minimum 20% of proposed market rental units under applicable RMs District as inclusionary rental No tenant displacement 	 Initial Council approval 2019 December 2 Developing suitable plan of development Minimum 20% of proposed market rental units under applicable RMs District as inclusionary rental No tenant displacement 	 Initial Council approval 2019 December 2 Developing suitable plan of development Minimum 20% of proposed market rental units under applicable RMs District as inclusionary rental No tenant displacement 	 Initial Council approval 2019 October 28 Developing suitable plan of development Minimum 20% of proposed market rental units under applicable RMs District as inclusionary rental No tenant displacement 	 Initial Council approval 2019 September 16 Developing suitable plan of development Minimum 20% of proposed market rental units under applicable RMs District as inclusionary rental, as per RUZP No tenant displacement 	 Initial Council approval 2019 October 28 Developing suitable plan of development Minimum 20% of proposed market rental units under applicable RMs District as inclusionary rental No tenant displacement 	 Initial Council approval 2019 September 16 Developing suitable plan of development Minimum 1:1 replacement of existing units, or equivalent of 20% of proposed market rental units under applicable RMs District as inclusionary rental 	DESCRIPTION

^{*} Project subject to City's Rental Use Zoning Policy



PLANNING AND BUILDING

Map Number	HOUSING PROJECT	LOCATION	TOTAL # OF RENTAL UNITS	MIN. # OF REPLACEMENT UNITS	MIN. # OF INCLUSIONARY UNITS	DESCRIPTION
32	* ZGF Architects Inc.	7112 Kingsway & 7236 – 7248 Salisbury Avenue	TBD	0	TBD	 Initial Council approval 2019 December 2 Developing suitable plan of development Minimum 20% of proposed market rental units under applicable RMs District as inclusionary rental No tenant displacement
33	* Square Nine Burnaby Development Ltd.	7109 18th Ave & 7358 – 7378 18th Street	TBD	0	TBD	 Initial Council approval 2020 February 10 Developing suitable plan of development Minimum 20% of proposed market rental units under applicable RMs District as inclusionary rental No tenant displacement
34	* Onni Gilmore Holdings Corp.	7180 Lougheed Highway	TBD	0	TBD	 Initial Council approval 2020 February 10 Developing suitable plan of development Minimum 20% of proposed market rental units under applicable RMs District as inclusionary rental No tenant displacement
35	* Anthem Metro King Hazel Holdings Ltd.	4653 – 4673 Kingsway & 4638 – 4670 Hazel Street	TBD	0	TBD	 Initial Council approval 2020 February 10 Developing suitable plan of development Minimum 20% of proposed market rental units under applicable RMs District as inclusionary rental No tenant displacement
36	* Chris Dikeakos Architects Inc.	9601 Lougheed Highway	TBD	0	TBD	 Initial Council approval 2020 February 10 Developing suitable plan of development Minimum 20% of proposed market rental units under applicable RMs District as inclusionary rental No tenant displacement
37	* Southgate Village Homes Ltd.	Portion of 7679 18th Street & 7701 18th Street	400+	0	400+	 Initial Council approval 2020 May 11 Developing suitable plan of development Two City-owned lots consolidated and re-subdivided to three lots to facilitate non-market housing and urban trail and park features connecting Griffiths Avenue to existing Griffiths cycling and pedestrian overpass on City portion, and market rental housing on applicant portion Minimum 20% of proposed market rental units under applicable RMs District as inclusionary rental No tenant displacement

^{*} Project subject to City's Rental Use Zoning Policy



Map Number	HOUSING PROJECT	LOCATION	TOTAL # OF RENTAL UNITS	MIN. # OF REPLACEMENT UNITS	MIN. # OF INCLUSIONARY UNITS	DESCRIPTION
38	* Polygon Development 312 Ltd.	5868 Olive Avenue	~47	47	TBD	 Initial Council approval 2020 July 27 Developing suitable plan of development Minimum 1:1 replacement of existing units, or equivalent of 20% of proposed market rental units under applicable RMs District as inclusionary rental
39	* IBI Group Architects	5978 Wilson Avenue	~38	38	TBD	Initial Council approval 2020 July 27Developing suitable plan of development
						 Minimum 1:1 replacement of existing units, or equivalent of 20% of proposed market rental units under applicable RMs District as inclusionary rental
40	* Wesgroup Properties Ltd.	6280 - 6350 Willingdon Avenue	~120	120	TBD	 Initial Council approval 2020 July 27 Developing suitable plan of development Minimum 1:1 replacement of existing units, or equivalent of 20% of proposed market rental units under applicable RM5s District
41	* Matchpoint Development Ltd.	6645 - 6691 Dow Avenue	~91	91	TBD	 Initial Council approval 2020 July 27 Developing suitable plan of development Minimum 1:1 replacement of existing units, or equivalent of 20% of proposed market rental units under applicable RMs District as inclusionary rental
42	Chris Dikeakos Architect AIBC	6390 Willingdon Avenue	TBD	TBD	TBD	Application submitted 2017 October 31
43	Belford Properties Ltd.	4355 Maywood Street	TBD	TBD	TBD	Application submitted 2018 April 27
44	Belford Properties Ltd.	6630 Telford	TBD	TBD	TBD	Application received 2018 May 7
45	PC Urban Properties Corp.	3777 – 3791 Kingsway	TBD	TBD	TBD	Application received 2020 June 17
46	Jensen Group Architects (George Derby Care Society)	7550 Cumberland Street	~120			Application received 2020 June 17120-unit market rental housing for seniors
	TOTAL UNITS IN REZONING PR	OCESS	2,826+	1,005+	400+	
	TOTAL MARKET REN	3,429				

^{*} Project subject to City's Rental Use Zoning Policy





Meeting 2020 October 05

COUNCIL REPORT

PLANNING AND DEVELOPMENT COMMITTEE

HIS WORSHIP, THE MAYOR AND COUNCILLORS

SUBJECT: OFFICIAL COMMUNITY PLAN AMENDMENT – INSTITUTIONAL SITIES FOR AFFORDABLE HOUSING PROJECTS

RECOMMENDATIONS:

- 1. THAT Council authorize staff to prepare an amendment to the Residential Framework of the Official Community Plan to include designated Institutional district sites for consideration of affordable housing projects as outlined in Section 3.0 of the report.
- 2. THAT Council authorize staff to prepare the submission of an Official Community Plan amendment for 3550 Wayburne Drive in conjunction with Rezoning Reference #19-62, as outlined in Section 4.0 of the report, concurrently with advancement of the associated zoning bylaws to a public hearing, following consideration and adoption of the proposed amendment to the Official Community Plan Residential Framework.

REPORT

The Planning and Development Committee, at its meeting held on 2020 September 29, received and adopted the <u>attached</u> report seeking Council authorization for preparation of an amendment of the Official Community Plan's Residential Framework to include designated institutional sites for development for affordable housing projects.

Respectfully submitted,

Councillor P. Calendino Chair

Councillor S. Dhaliwal Vice Chair

Copied to: City Manager

Director Corporate Services
Director Planning and Building

City Solicitor



Item
Meeting 2020 September 29

COMMITTEE REPORT

TO: CHAIR AND MEMBERS DATE: 2020 September 28

PLANNING AND DEVELOPMENT COMMITTEE

FROM: DIRECTOR PLANNING AND BUILDING FILE: 71000 20

Reference: Official Community Plan

SUBJECT: OFFICIAL COMMUNITY PLAN AMENDMENT – INSTITUTIONAL SITES

FOR AFFORDABLE HOUSING PROJECTS

PURPOSE: To seek Council authorization for preparation of an amendment of the Official

Community Plan's Residential Framework to include designated institutional sites for

development for affordable housing projects.

RECOMMENDATIONS:

- **1. THAT** Council authorize staff to prepare an amendment to the Residential Framework of the Official Community Plan to include designated Institutional district sites for consideration of affordable housing projects as outlined in *Section 3.0* of this report.
- **2. THAT** Council approve staff to prepare the submission of a an Official Community Plan amendment for 3550 Wayburne Drive in conjunction with Rezoning Reference #19-62, as outlined in *Section 4.0* of this report, concurrently with advancement of the associated zoning bylaws to a public hearing, following consideration and adoption of the proposed amendment to the OCP Residential Framework.

REPORT

1.0 PURPOSE

Council at it meeting of 2019 December 2 approved the advancement of Rezoning Reference #19-62 for the construction of 208 market and non-market townhouses on 3550 Wayburne Drive. Review of this rezoning application is proposed to be conducted as a 'pilot' project in conjunction with a Citywide review to identify sites with the potential for gentle densification that are not in line with the Official Community Plan (OCP) land use designation. Council authorized staff to continue to work with the applicant towards preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

The subject site is currently zoned P2 Administration and Assembly District, and designated Single Family Suburban in the OCP. The required OCP amendment is proposed through the implementation of the recommendations and quick starts approved as part of the Mayor's Task Force on Community Housing. One initiative being advanced toward the implementation of the Task Force's recommendations is to expedite the approvals process for new housing on underutilized sites, such as the subject Institutional site, which would include the consideration of the proposed OCP amendment. Further, more broad based approvals for OCP amendments would require specific policies of Council,

To: Planning and Development Committee From: Director Planning and Building

Re: Official Community Plan Amendment –

which would be advanced in future reports related to the implementation of the Mayor's Task Force on Community Housing.

2.0 CITY POLICY FRAMEWORK

The advancement of the proposed Zoning and OCP amendment bylaws aligns with the following goals and sub-goals of the *Corporate Strategic Plan*:

• A Connected Community

- o Social connection Enhance social connections throughout Burnaby
- o 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

3.0 AMENDMENT OF THE BURNABY OCP RESIDENTIAL FRAMEWORK

Council's adoption of the final report of the Mayor's Task Force on Community Housing on 2019 July 17 included a number of recommendations, including the following:

- Develop a plan for introducing new housing forms and family-oriented housing in a variety of neighbourhoods.
- Create a program to facilitate redevelopment of underutilized land for affordable housing.

Staff have undertaken a review of all of the City's Institutional designated sites including, those zoned under the Neighbourhood Institutional District (P1), Administration and Assembly District (P2) and Community and Institutional District (P5). These sites, which number to only 39 properties, and their Institutional designation are currently not designated for this use in the City's Official Community Plan. Instead, the sites represent a lost opportunity as they fall under primarily Suburban Single Family Neighbourhood, and Urban Single and Two Family Neighbourhoods land use designations, which limit the ability to leverage these sites for gentle densities of residential uses to increase opportunities for more affordable housing.

To provide for staff acceptance and consideration of proposals for use of these underutilized sites for residential uses, it is proposed that the Residential Framework of the OCP be amended. This minor amendment would allow for these sites to be considered for low and medium density residential use, with the appropriate OCP residential land use designation, on a case by case basis, through public consultation as part of a Rezoning and Public Hearing process. Each site would be considered on its own merits and the contribution it would make to neighbourhood character, livability and to the affordable housing stock of the City.

With Council's concurrence, staff would prepare an OCP bylaw amendment to adjust the existing Residential Framework matrix that has been adopted as part of Section 6.0 of the Official Community Plan.

To: Planning and Development Committee

From: Director Planning and Building

Re: Official Community Plan Amendment –

Appendix 1 illustrates the existing OCP Residential Framework. It is noted that Urban Village and Suburban Single Family Neighbourhoods have been identified with the opportunity for "Some" Two Family development identified with an asterisk that states in a note "designation through neighbourhood consultation."

Appendix 2 illustrates the proposed amended OCP Residential Framework that is being proposed. The existing wording of "Some" would be changed to "Yes". Two family development in residential development of Residential sites will now be specified in the annotation. The matrix would now include the potential of Two Family, Multiple Low Density and Multiple Medium Density housing development being considered in all Urban Villages, Suburban Single Family Neighbourhood and Urban Single and Two Family Neighbourhoods only for any Institutional site (P1, P2, P5) through neighbourhood consultation as part of Rezoning/Public Hearing, and parallel OCP land use designation amendment. Additionally, it is noted that preference would be given to projects with an affordable housing component. As such, a new annotation clarifying this change has been proposed and distinguished from the existing annotation and its application.

Although the proposed OCP amendment is a modest intervention, it would immediately provide staff with Council and community approval to advance future projects for consideration that meet the objectives of the Mayor's Task Force on Community Housing recommendations. Additionally, the proposal provides neighbourhoods with the opportunity to be widely consulted and considered in any proposal for an Institutional site that would be advanced for residential development following the stated guidelines. As such, the proposed amendment is recommended for Council approval to develop the required OCP amendment bylaw at this time.

4.0 PILOT PROJECT – 3550 WAYBURNE DRIVE

4.1 Background Information

In October 2019, the Planning Department received a rezoning application (Rezoning Reference #19-62) for 3550 Wayburne Drive (formerly the Gizeh Shriner's lodge facility) to permit the construction of townhouses consisting of approximately 115 market strata, 70 market rental, and 23 non-market rental units.

Overall, the proposed rezoning request was considered supportable as it is in line with the following residential goals of the OCP:

- providing a varied range and choice of living opportunities through the provision of housing with various unit mix, size and tenure;
- providing opportunities for ground-oriented housing;
- maintaining and improving neighbourhood livability and stability by proposing a high quality
 development which complements the adjacent residential neighbourhoods, including single family
 residential to the east, and Greentree Village to the south-west; and,
- increasing the supply of non-market housing.

On 2019 December 2, Council authorized staff to continue to work with the applicant towards the preparation of a suitable plan of development Rezoning Reference #19-62 to construct approximately

To: Planning and Development Committee

From: Director Planning and Building

Re: Official Community Plan Amendment –

208 market and non-market townhouses. Review of this rezoning application is proposed to be conducted as a 'pilot' project in conjunction with a City-wide review to identify underutilized Institutional District sites. As outlined, a number of these sites exist in Urban Villages, Suburban Single Family Neighbourhood, and Urban Single and Two Family Neighbourhoods that have the potential for gentle densification development that are not in line with their current OCP land use designation.

Following Council's consideration and adoption of the proposed OCP amendment outlined in *Section 2.0*, staff would advance the subject rezoning for Public Hearing concurrent with consideration of an OCP bylaw amendment related to the existing adopted land use. The project will be advanced for public consultation following the standard procedures and Council review.

5.0 CONCLUSION

Council has approved and advanced the recommendations of the Mayor's Task Force on Community Housing through a number of initiatives, projects and new policies. This report outlines an opportunity to initiate another component of the Task Force's recommendations. Expediting the approvals process for new housing on underutilized sites, such as Institutional District zoned sites, increases the number of potential affordable housing projects across the City, and in neighbourhoods that would benefit from more housing choices and forms.

While this report will advance the consideration of the proposed OCP amendment, it also provides background on how the adopted pilot project will proceed. Under this proposal the pilot project will be advanced following review and final approval of the OCP amendment which will provide the policy framework and approval for any future projects. As outlined, each individual development application will be advanced for the consideration of the community and Council through the requisite and concurrent Public Hearing and OCP amendment process to meet Burnaby's commitment to wide public review and neighbourhood consultation.

E.W. Kozak, Director PLANNING AND BUILDING

JW:sa

Attachments

Copied to: City Manager

Acting City Clerk
City Solicitor



Meeting 2020 October 05

COUNCIL REPORT

PLANNING AND DEVELOPMENT COMMITTEE

HIS WORSHIP, THE MAYOR AND COUNCILLORS

SUBJECT: PROPOSED RESPONSE AND RECOVERY MEASURES TO ASSIST CONSTRUCTION AND DEVELOPMENT INDUSTRY

RECOMMENDATION:

1. THAT Council approve the amenity density bonus deferment measures outlined in Section 3.0 of the report.

REPORT

Burnaby City Council, at the Open Council meeting held on 2020 September 28, received the above noted report and REFERRED the same to the 2020 September 29 Planning and Development Committee.

The Planning and Development Committee, at its meeting held on 2020 September 29, received and adopted the <u>attached</u> report proposing measures to assist in COVID-19 response and recovery for the construction industry in Burnaby.

Respectfully submitted,

Councillor P. Calendino Chair

Councillor S. Dhaliwal Vice Chair

Copied to: City Manager

Director Corporate Services
Director Engineering
Director Finance

Director Planning and Building

Director Public Safety and Community Services

Chief Building Inspector

City Solicitor



Item
Meeting2020 September 28

COUNCIL REPORT

TO: CITY MANAGER DATE: 2020 September 23

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: PROPOSED RESPONSE AND RECOVERY MEASURES TO ASSIST

CONSTRUCTION AND DEVELOPMENT INDUSTRY

PURPOSE: To propose measures to assist in COVID-19 response and recovery for the

construction industry in Burnaby.

RECOMMENDATION

1. THAT Council approve the amenity density bonus deferment measures outlined in Section 3.0 of this report.

REPORT

1.0 BACKGROUND

Under the Province's State of Emergency Order, the construction industry was listed as one of the limited essential services that was to remain in operation throughout the COVID-19 pandemic. As defined by the Province, "essential services are those daily services essential to preserving life, health, public safety and basic societal functioning. They are the services British Columbians come to rely on in their daily lives". While approved construction remains ongoing, fewer projects are able to advance through the development permitting process due to COVID-19 related impacts, and financial restrictions imposed by lenders. The purpose of this report is to propose measures to reduce financial barriers to completing development applications in accordance with Council adopted land use policy.

The City of Burnaby has assisted in business recovery, for those that have been affected by COVID-19 restrictions, including permitting patio encroachments onto City road rights-of-way, and the use of on-site parking areas for retail display and outdoor seating for food and beverage establishments. Similar to these initiatives, the following construction industry measures are intended to assist in keeping approved construction projects active in Burnaby.

2.0 POLICY SECTION

The advancement of the proposed amenity bonus deferment measures aligns with the following goals and sub-goals of the Corporate Strategic Plan:

From: Director Planning and Building

Re: Proposed Response measures to Assist Construction

and Development Industry

2020 September 23 Page 2

• A Connected Community

- o Social connection Enhance social connections throughout Burnaby.
- o Partnership Work collaboratively with businesses, educational institutions, associations, other communities and governments.

• A Healthy Community

 Healthy Environment – Enhance our environmental health, resilience and sustainability.

• A Dynamic Community

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

3.0 PROPOSED DEFERMENT MEASURES

The construction and development industry in Burnaby is a major contributor to our local economy providing jobs and services, as well as contributing toward the provision of local infrastructure and amenities. Through the development approval process, rezoning applicants are required to provide all the necessary architectural and technical documents for review by the City, and pay all required fees and charges related to the development applications, which include, but are not limited to:

- Rezoning, Preliminary Plan Approval, and Building Permit fees;
- Engineering Servicing Costs and related fees;
- Legal Document Preparation and Registration fees;
- Applicable Amenity Density Bonus and Housing Fund charges; and,
- Development Cost Charges.

In the circumstance of rezoning, these fees and charges have traditionally been paid prior to Final Adoption of the Rezoning Bylaw. In the past, this practice was appropriate and achievable, as financial institutions and other lenders had confidence in Burnaby's development approval process, and the ability to sell/lease commercial and residential projects prior to marketing. However, as a result of market volatility caused by COVID-19, financial institutions are requiring above 60% of residential units to be pre-sold prior to obtaining construction financing, with sales only permitted once the Rezoning Bylaw has been enacted. Therefore, applicants must raise private capital to fund pre-development municipal costs and charges, which can be in the tens of millions of dollars, and may not be easily, or affordably obtained. The outcome is that fewer projects are advancing to Rezoning Final Adoption in 2020 as compared to past years, resulting in a reduction in fees and charges to the City, and a slowdown in construction related activity.

From: Director Planning and Building

Re: Proposed Response measures to Assist Construction

and Development Industry

2020 September 23 Page 3

To assist applicants in advancing projects to the Building Permit stage, it is proposed that Council approve the deferment of amenity density bonus payments post Final Adoption, to the issuance of Preliminary Plan Approval. Of the fees and charges noted above, the amenity density bonus changes are by far the highest, and pose the most significant barrier for the advancement of Building Permits.

In response to various development situations, two measures for deferred payment are proposed in this report:

Measure #1 – Multi-Phased Master Plan Sites

For master plan sites with specific phases of development, to assist in the completion of the master plan and/or initial phases of development, the deferment of amenity density bonus determination and payment of amenity density bonus funds to prior to Preliminary Plan Approval issuance is proposed, provided the following restrictions are secured by way of a Section 219 Covenant registered on title for the relevant development lots:

- No Preliminary Plan Approval (PPA)
- No Building Permit (BP) issuance
- No further subdivision or stratification
- No Marketing
- No Separate Sale

The purpose of these covenants is to ensure that no further development is approved or sold on the development site without determining and paying the required amenity density bonus. This allows applicants to complete their rezoning and subdivision applications and wait until market conditions are appropriate to advance sale. The process was pursued and approved for Rezoning Reference #13-07 (Sears Metrotown Master Plan and Phase I) in order to facilitate early rezoning of the site. This measure is appropriate for master plan sites as there are several subsequent phases that require separate future site specific rezoning approval. The benefit to this approach is that the City can obtain all necessary services and fees related to the subdivision of land including obtaining necessary road, cycle and pedestrian infrastructure.

Measure #2 – Single Phase Sites

For developments that are a single phase that wish to advance marketing of a site immediately after Final Adoption, to assist in completing the rezoning application and limiting pre-development financing obligations, the deferment of amenity density bonus payment to Preliminary Plan Approval is proposed, provided that the value of the amenity density bonus is determined prior to Final Adoption. With the value established, the City would charge an interest fee of 2% above the Prime Rate per annum, to be remitted quarterly until the full amenity bonus amount is paid. The following restrictions would be secured by way of a Section 219 Covenant registered on title prior to Final Adoption of the Rezoning Bylaw:

From: Director Planning and Building

Re: Proposed Response measures to Assist Construction

and Development Industry

2020 September 23 Page 4

• No Preliminary Plan Approval (PPA)

- No Building Permit (BP) issuance
- No further subdivision or stratification

The purpose of these covenants is to ensure payment of the agreed upon amenity density bonus prior to issuance of PPA and Building Permit or further subdivision or stratification. This allows applicants to complete their rezoning and subdivision, and initiate marketing of their developments prior to paying the required amenity density bonus. Such a measure was most recently pursued and approved for Rezoning Reference #14-19 (Sun Towers Metrotown) and has been applied on select other sites across the city since 2010 This measure is appropriate for single phase sites where the developer does not wish to defer marketing to a later date.

Both deferment measures protect the City and its amenity density bonus process, while providing response and recovery options for the construction and development industry. And although these measures have been used in some select circumstances, it is desirable to have Council endorsement for their more general and consistent use. The proposed changes in procedure are intended to provide the necessary financial relief to enable development applications and construction to proceed in the uncertain economic climate caused by the COVID-19 pandemic. Further to this proposal, staff are working with applicants on administrative measures to review efficiencies in the design and planning process throughout the rezoning process to assist in advancing supportable applications through to completion in a timelier manner.

4.0 **CONCLUSION**

The measures outlined in this report are proposed to assist in business recovery for the construction and development industry as a result of impacts related to COVID-19. Proposed measures include the deferral of amenity density bonus payments post Rezoning Final Adoption to enable applicants to obtain the necessary financing to make these payments. It is recommended that Council approve these measures to take effect immediately and to act concurrently with other COVID-19 business recovery measures implemented by the City.

E.W. Kozak, Director PLANNING AND BULDING

JBS:tn

cc: Director Corporate Services

Director Engineering Director Public Safety and Community Services Director Finance

Chief Building Inspector City Solicitor

P:\COMMUNITY BENEFIT BONUS POLICY\Deferment Of Amenity Bonus Report 2020.09.28.Docx



Meeting 2020 October 05

COUNCIL REPORT

PUBLIC SAFETY COMMITTEE

HIS WORSHIP, THE MAYOR AND COUNCILLORS

SUBJECT: 2020 PUBLIC SAFETY AWARD NOMINEES

RECOMMENDATION:

1. THAT Council receive this report for information.

REPORT

Burnaby City Council, at its Closed meeting held on 2020 March 30, received and adopted the <u>attached</u> report from the Public Safety Committee recommending five individuals for receipt of the Burnaby Public Safety Award for their outstanding actions in saving a life and protecting public safety. At its Closed meeting held on 2020 April 27, Council adopted a subsequent report recommending the postponement of the award presentation due to the declaration of a public health emergency for COVID-19.

This report is provided for public information.

Respectfully submitted,

Councillor D. Johnston Chair

Councillor J. Wang Vice Chair

Copied to: City Manager

Director Public Safety & Community Services

Director Corporate Services

Fire Chief

OIC RCMP - Burnaby Detachment



Meeting 2020 March 12

COMMITTEE REPORT

TO:

CHAIR AND MEMBERS

COMMUNITY SERVICES

PUBLIC SAFETY COMMITTEE

DATE: 2020 February 26

FROM:

DIRECTOR PUBLIC SAFETY AND

FILE:

02410-20

SUBJECT: 2020 PUBLIC SAFETY AWARD NOMINEES

PURPOSE: To seek Council authorization to honour five individuals with the Burnaby

Public Safety Award for their outstanding actions in saving a life.

RECOMMENDATIONS:

1. THAT the Public Safety Committee recommend the following individuals for the Public Safety Award to Council for consideration at Council's Closed meeting to be held on 2020 March 23:

- a. Mr. Mike Keller
- b. Mr. Richard Lipinski
- c. Mr. Monty Shaw
- d. Mr. Daniel Haynes
- e. Mr. Alan Layton
- 2. THAT this report appear on the 2020 May 11 Open Council meeting agenda and that the recipients be invited to be presented with a Public Safety Award Certificate of Appreciation and plaque, in recognition of their bravery and outstanding action to ensure public safety.
- 3. THAT staff be authorized to contact the recipients and their nominator, and arrange for Public Safety Award Certificates of Appreciation and plaques prior to Council's Open consideration of the report on 2020 May 11.

REPORT

1.0 INTRODUCTION

In 2007, Burnaby City Council approved the establishment of an award to recognize individuals with a connection to Burnaby who have carried out meritorious service or an act of bravery related to fire prevention, crime prevention, community policing or public safety.

To: Public Safety Committee

From: Director Public Safety & Community Services

Re: 2020 Public Safety Award Nominees

2020 February 26Page 2

2.0 POLICY SECTION

The 2020 Public Safety Award honours individuals who performed acts of bravery in Burnaby in 2019, and supports the following goal of the City's Corporate Strategic Plan:

Goal

- A Safe Community
 - Crime prevention and reduction Ensure citizens and businesses feel safe in our community

3.0 PUBLIC SAFETY AWARD NOMINEES

On 2019 October 2, a group of security workers went above and beyond the scope of their normal work to assist in saving the life of a suicidal male who was seriously injured and openly wielding a knife in a busy, public space in Burnaby.

Mr. Mike Keller stepped in and took the knife from the male, Mr. Richard Lipinski immediately called for emergency services and first aid, and Mr. Alan Layton was first to apply first-aid to the male who was bleeding profusely from his throat and wrist. Mr. Keller and Mr. Lipinski, along with their coworkers Mr. Monty Shaw and Mr. Daniel Haynes assisted with first aid. Mr. Lipinski kept paramedics updated on the male's status until they arrived.

Mr. Steve Verozinis, a Guardteck Security Co. manager, nominated these five individuals.

The nominations meet the selection criteria set out in the Public Safety Award Guidelines.

4.0 RECOMMENDATION

Mr. Mike Keller, Mr. Richard Lipinski, Mr. Monty Shaw, Mr. Daniel Haynes and Mr. Alan Layton put their own safety aside and came to the aid of a suicidal male. Their bravery, quick thinking and selflessness likely saved the life of the male, while at the same time, protected members of the public from any harm. The Committee recommends these five individuals as recipients for the Public Safety Award for their acts of bravery which took place in Burnaby.

Dave Critchley,

Director Public Safety & Community Services

Copied to:

City Manager

Director Corporate Services

Fire Chief

OIC, RCMP Burnaby



MANAGER'S REPORT October 5, 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:

<u>ltem</u>

01 MAYOR'S TASK FORCE ON COMMUNITY HOUSING – ONE-YEAR PROGRESS REPORT

PURPOSE: To provide Council with a one-year progress report on the

recommendations and quick starts from the Mayor's Task Force

on Community Housing Final Report.

02 TRAFFIC CALMING TRIAL ALONG FOREST GROVE DRIVE

PURPOSE: To inform Council about the proposed traffic calming trial along

Forest Grove Drive to address speeding concerns.

03 REZONING APPLICATIONS

PURPOSE: To submit a new rezoning application series for the information

of Council.

Yours respectfully,

Lambert Chu City Manager



Item	
Meeting	2020 October 5

COUNCIL REPORT

TO:

CITY MANAGER

DATE:

2020 September 8

FROM:

DIRECTOR PLANNING AND BUILDING

16000 20

SUBJECT:

MAYOR'S TASK FORCE ON COMMUNITY HOUSING - ONE-YEAR

PROGRESS REPORT

PURPOSE:

To provide Council with a one-year progress report on the recommendations and

quick starts from the Mayor's Task Force on Community Housing Final Report.

RECOMMENDATIONS:

1. THAT Council receive this report for information.

2. THAT a copy of the progress report be provided to each member of the Mayor's Task Force on Community Housing.

REPORT

1.0 BACKGROUND

On 2018 December 10, Council approved the creation of the Mayor's Task Force on Community Housing ("Task Force") with a mandate to provide recommendations to Council on innovative policies, directions and specific initiatives to increase the supply, diversity and affordability of housing in Burnaby.

On 2019 February 27, the Task Force process began. The process consisted of 10 meetings and a parallel public engagement program, *Your Voice. Your Home.* both facilitated by the Simon Fraser University (SFU) Morris. J. Wosk Centre for Dialogue. The process was divided into two phases: Phase I focused on generating ideas and Phase 2 focused on trade-offs, solutions and the development of recommendations. The two project streams, and the major activities of each phase, are shown in Figure 1.

On 2019 May 13, following the end of Phase 1, the Task Force released an Interim Report identifying 10 short term actions or "quick starts" and longer term objectives towards housing affordability.

On 2019 July 17, the Final Report of the Task Force was adopted by Council, outlining the current and future state of housing in Burnaby, as well as challenges, solutions and recommended implementation timelines. A total of 18 recommendations, in addition to the 10 "quick starts" from the Interim Report, were brought forward in the Final Report.

From: Director Planning and Building

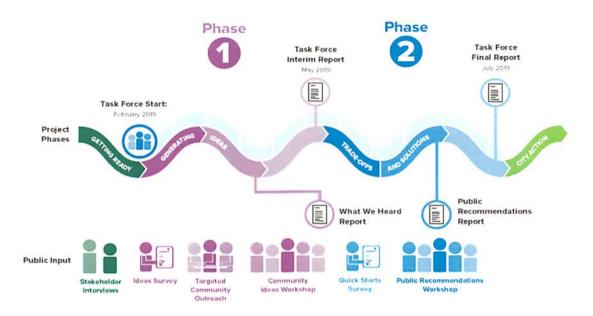
Re: Mayor's Task Force on Community Housing - One-Year Progress

Report

Figure 1: Task Force and Your Voice. Your Home. Process Diagram

YOUR VOICE. YOUR HOME. | Project Phases





At the same meeting, Council authorized staff to prepare a housing and homelessness strategy to build on the work of the Task Force, in addition to directing staff to provide a progress report on the Task Force recommendations and "quick starts" by September 2020. The purpose of this report is to provide Council with a one-year progress report on implementation to date.

2.0 POLICY CONTEXT

The housing recommendations provided by the Task Force are supported by a number of City policies, including the *Official Community Plan (OCP)*, *Burnaby Economic Development Strategy*, and *Burnaby Social Sustainability Strategy*, as well as the following goal and sub-goals of the *Corporate Strategic Plan:*

- 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
- A Dynamic Community
 - Community development Manage change by balancing economic development with environmental protection and maintaining a sense of belonging

From: Director Planning and Building

Re: Mayor's Task Force on Community Housing - One-Year Progress

Report

3.0 ONE-YEAR PROGRESS REPORT

A report summarizing the progress and achievements in the first year of implementation of the Task Force recommendations and "quick starts" is *attached* as *Appendix A*. While many of the recommendations will be implemented through the comprehensive 10-year housing strategy, titled "HOME: Burnaby's Housing and Homelessness Strategy," work has commenced on every recommendation.

A few notable achievements in the first year of implementation include:

- A new Tenant Assistance Policy that better protects and assists tenants in the event of displacement due to redevelopment;
- A finalized Rental Use Zoning Policy that incentivizes the provision of new market and belowmarket rental units in exchange for additional density, in addition to requiring replacement of existing rental units, in which displaced tenants have right of first refusal for the units at similar rents;
- A regulatory and enforcement framework to better manage Short Terms Rentals (STRs);
- Establishment of a temporary Rent Bank to support renters in maintaining their housing and preventing homelessness during the COVID-19 pandemic;
- Creation of a Memorandum of Understanding (MOU) with BC Housing to solidify a partnership in developing new non-market housing; and,
- Use of City-owned lands to facilitate new non-market housing development, including through a portfolio approach to promote greater efficiency in the provision of new housing.

In addition, the Your Voice. Your Home. public engagement process, led by the SFU Morris J. Wosk Centre for Dialogue, was named runner up for a Core Values Award for Creativity, Contribution and Innovation in the Field by IAP2 Canada, a national association focused on excellence in the field of public participation. The same engagement process also received an honourable mention for Excellence in Governance from the Union of British Columbia Municipalities 2020 Community Excellence Awards.

4.0 NEXT STEPS

As per Council direction, the Task Force will be reconvened this Fall in order to consider the City's progress in implementing its recommendations and the incorporation of the recommendations into HOME: Burnaby's Housing and Homelessness Strategy. The preparation of this progress report provides the Task Force with a summary of progress to date.

A draft of HOME: Burnaby's Housing and Homelessness Strategy is anticipated in November 2020. The strategy will be informed by a Housing Needs Report, which is a new provincial requirement for all municipalities. Housing Needs Reports are intended to identify existing and projected gaps in the housing supply by collecting and analyzing quantitative and qualitative information on local demographics, economics, housing stock, and other housing-related factors. The draft Housing Needs Report is also anticipated in late November 2020.

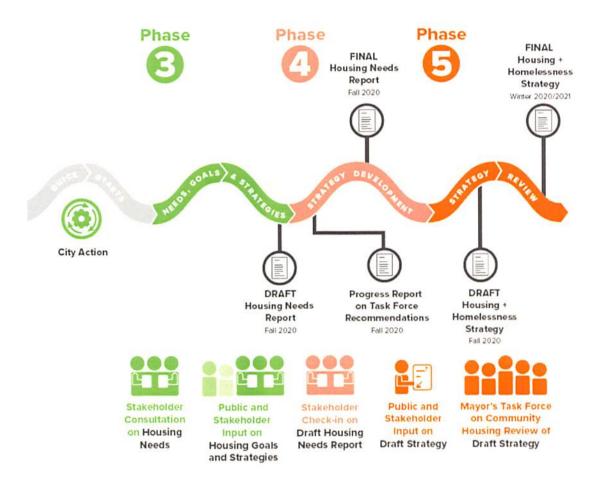
From: Director Planning and Building

Re: Mayor's Task Force on Community Housing - One-Year Progress

Report

A process diagram of HOME: Burnaby's Housing and Homelessness Strategy and the Housing Needs Report, including stakeholder and public consultation, is provided in Figure 2.

Figure 2: HOME: Burnaby's Housing and Homelessness Strategy and Housing Needs Report Process Diagram



E.W. Kozak, Director

PLANNING AND BUILDING

WT:sa

Attachment

Copied to: Director Corporate Services

Acting City Clerk

APPENDIX A



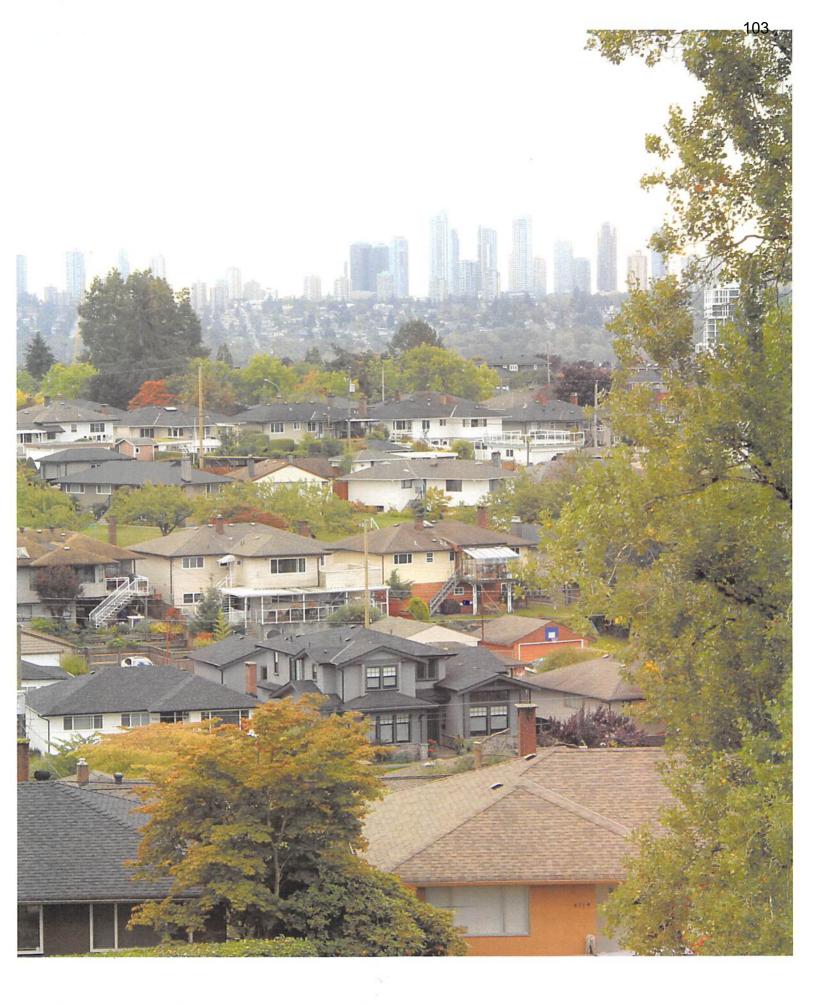
MAYOR'S TASK FORCE ON COMMUNITY HOUSING

ONE-YEAR PROGRESS REPORT

SEPTEMBER 23, 2020







A TRANSFORMATIVE PROCESS

ONE YEAR AGO, THE MAYOR'S TASK FORCE ON COMMUNITY HOUSING COMPLETED A PROCESS THAT TRANSFORMED BURNABY'S HOUSING FUTURE.

The Mayor's Task Force on Community Housing ("Task Force") engaged over 2,600 members of the public, the most people ever reached through a City engagement process. Initiated by Mayor and Council in November 2018 in consideration of the urgent need to address affordable housing concerns in Burnaby, the Task Force was created with a mandate to:

Provide recommendations to Burnaby City Council on innovative policies, directions and specific initiatives to increase the supply, diversity and affordability of housing in Burnaby.

With representatives including housing advocates, local unions, co-operative housing organizations, developers, builders, renters, as well as City Council, the Task Force brought together diverse perspectives to provide 18 recommendations and 10 quick starts to expand housing options and improve housing affordability for current and future residents of Burnaby.

Since the release of the Task Force recommendations in July 2019, the City has been making headway in refining and implementing the recommendations and quick starts, as documented in this progress report.

This has been an unprecedented year with the global COVID-19 pandemic and its impacts on health, livelihoods and the economy. In addition, important social justice and equity movements have gained renewed attention and momentum. In the face of these issues, creating more equitable, inclusive and affordable housing and

preventing and reducing homelessness have remained top priorities for the City. As the City continues to implement the recommendations and quick starts from the Task Force, the City strives to incorporate best knowledge and practices, and continues to listen to the voices of all residents to create a more inclusive and welcoming community.

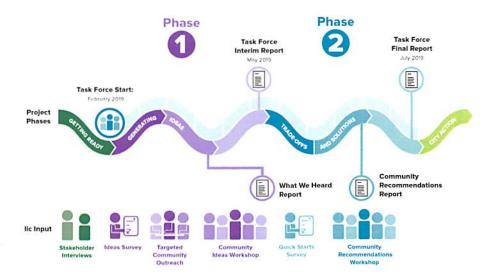
WHY IS THIS WORK IMPORTANT?

Burnaby, like other cities in Metro Vancouver, faces a number of housing challenges. Based on input from the community, housing experts, and City staff, the Task Force identified five key challenges:

- High cost of homeownership, especially when compared to local incomes.
- Limited housing choice, particularly groundoriented multi-family homes.
- Lack of affordable market rental housing.
- 4. Insufficient supply of non-market rental and supportive housing.
- People at risk of homelessness.

Current conditions, including the global pandemic and mental health and addictions crisis, have further highlighted gaps in the City's housing system. Amidst this evolving context, the City has continued to implement the Task Force recommendations, incorporating current and emerging housing challenges into the next phase of housing policy work – the creation of HOME: Burnaby's Housing and Homelessness Strategy.

SUMMARY OF MTFCH PROCESS



TASK FORCE PROCESS

Starting in February 2019, the 18-member Select Committee of Council met in a series of 10 meetings, facilitated by the SFU Morris J. Wosk Centre for Dialogue. With an ambitious timeline, the Task Force meetings were grouped into two phases: Phase 1 – Generating Ideas and Phase 2 – Trade-Offs and Solutions. Phase 1 concluded with an Interim Report released in May 2019 with 10 quick start recommendations. Phase 2 resulted in the Final Report in July 2019 with 18 final recommendations.

YOUR VOICE. YOUR HOME. PROCESS

Designed and facilitated by the SFU Morris J. Wosk Centre for Dialogue, Your Voice. Your Home. was a public engagement process seeking ideas, concerns and recommendations on housing issues from members of the public. Engaging through a variety of formats, Your Voice. Your Home. received overwhelming attention, engaging the most people ever reached through a City process. Similar to the Task Force process, there were opportunities to generate ideas, as well as consider trade-offs and other options. A Community Recommendations Workshop, attended by 97 representative Burnaby residents and stakeholders, helped to outline the top 42 recommendations. This was shared with the Task Force to shape the final recommendations and quick starts.

SUMMARY OF MTFCH PROCESS

VISION

Burnaby is a community with affordable housing for all of its residents

PRINCIPLES

The City is committed to the following principles:

- Providing a varied range and mix of housing opportunities to accommodate a diversity of household types, sizes, ages, abilities and income levels.
- Giving priority in its housing programs and projects to create opportunities for affordable and special needs housing.
- Creating collaborative and successful partnerships with all levels of government, non-profit societies, and the private sector for programs that will create and support affordable housing.
- Ensuring that it remains an inclusive and diverse community that serves our citizens with dignity, respect and fairness.
- Creating and sustaining the best quality of life with its housing programs to enhance neighbourhood livability and promote compact, complete communities.
- Ensuring that its housing programs are inclusive and promote wide community consultation to involve our citizens in planning the types and location of housing.

- Creating housing programs and policies that support and improve protections for our citizens who are **tenants**.
- Protecting public lands and assets that have been achieved as a benefit for community housing as a permanent legacy to house and support future generations of our citizens.
- Continuing to strive to innovate and lead in the creation of new programs and opportunities to create and protect community housing.

RECOMMENDATIONS

The Task Force outlined 18 recommendations and 10 quick starts to help expand housing options and improve housing affordability for the people of Burnaby. Collectively, the recommendations are envisioned to frame a new approach to housing, in which the City plays a more direct role in encouraging affordability and choice.

The recommendations build upon existing City policies, or identify gaps where City policy or direction is needed. Some recommendations are pilot projects meant to test an idea or approach, while others call for enduring policy changes. Some ideas have been tried elsewhere and there is value in adapting it to the Burnaby context. Others are novel ideas.

PROGRESS + ACHIEVEMENTS

QUICK START RECOMMENDATIONS

	QUICK START	PROGRESS	STATUS
QU	ICK STARTS FOR RENTAL HOU	ISING	
1	Create a Modular Housing Strategy	Strategy forthcoming; the City and BC Housing are currently working together to add more supportive modular housing in the City, in addition to creating an Emergency Response Centre on City land.	In Progress
2	Regulate Short-Term Rental Housing	A regulatory and enforcement framework for Short-Term Rental was adopted by Council on 2020 July 6; bylaw amendments forthcoming.	In Progress
3	Adopt a Robust Tenant Assistance Policy	A new Tenant Assistance Policy, based on the approach identified by the Task Force, was adopted by Council on 2020 March 9.	
4	Establish a Rent Bank Using Housing Fund Monies	A temporary Rent Bank was established in April 2020 to support renters in maintaining their housing and preventing homelessness during the COVID-19 pandemic. The City is further working with BC Rent Bank to establish a permanent Rent Bank.	
5	Scale Up/Increase Additional Density for Projects with Below-market Rentals	The finalized Rental Use Zoning Policy, adopted by Council on 2020 March 9, requires new market and below-market units in exchange for an additional density offset.	
QU	ICK STARS FOR HOUSING PAR	TNERSHIPS	
6	Partner with BC Housing, Non-profits, and Private Developers for More Non- Market Housing	The City is partnering with BC Housing, non-profits and private developers to develop new non-market housing units. This includes potentially 1,150 new non-market units supported through a Memorandum of Understanding (MOU) with BC Housing.	In Progress
7	Use a Portfolio Approach for the City Lands Program for Non-Market Housing	The City used a portfolio approach in a recent Request for Proposals (RFP) to seek non-profit housing partners to develop and operate non-market housing on four City-owned sites. Using this approach, Council agreed to partner with Catalyst Community Developments for two sites and Vancouver Native Housing Society/ M'akola Housing Society for two sites.	In Progress
QU	ICK STARTS FOR LAND USE, Z	ONING AND APPROVALS	
8	Simplify Zoning and Other Requirements to Increase the Number of Homes in More Neighbourhoods	Initiatives are underway to amend the Zoning Bylaw to increase the number of homes in more neighbourhoods, including an in-process amendment to permit market rental developments in the C8 and C9 zoning districts without Comprehensive Development rezoning.	In Progress
QU	ICK STARTS FOR RESEARCH		
9	Commission a Land Value Capture Study	The City participated in a TransLink and Metro Vancouver study on Land Use Capture. Additional investigation into this potential financial tool will be explored.	In Progress
10	Gather Data on Empty Homes	The City has received 2019 provincial data on the Speculation and Vacancy Tax, and is currently waiting for 2020 data to be released to municipalities. The City has also gathered data on non-resident ownership through the Canadian Housing Statistics Program.	9

QUICK START HIGHLIGHTS



The Your Voice. Your Home. public engagement process, led by SFU's Morris J. Wosk Centre for Dialogue, was named runner-up for a Core Values Award for Creativity, Contribution and Innovation in the Field by IAP2 Canada, a national association focused on excellence in the field of public participation.

The Your Voice. Your Home. process also received an honourable mention for Excellence in Governance for the Union of British Columbia Municipalities 2020 Community Excellence Awards.

QUICK START



In partnership with BC Rent Bank, the City provided a grant of \$30,000 from the new Operating Housing Reserve to establish a temporary rent bank for Burnaby renters, in April 2020. The temporary rent bank is operated by the Lower Mainland Purpose Society.

QUICK START

The City opened 52 modular supportive housing units for homeless individuals in October 2019 with funding from BC Housing with another 45 units currently in the development approvals process.



QUICK START 3 5

paid before.

FINAL RECOMMENDATION 10 12

The City's new Tenant Assistance Policy is the first of its kind in Canada, requiring monthly rent top-ups to be paid to displaced tenants to ensure their rent stays the same while awaiting replacement housing. In addition, the City's Rental Use Zoning Policy gives displaced tenants the right of first refusal for a new unit on the redeveloped site, at similar rents as they

PROGRESS + ACHIEVEMENTS

FINAL RECOMMENDATIONS

	RECOMMENDATION	PROGRESS	STATUS
1	Develop a plan for introducing new housing forms and family-oriented housing in a variety of neighbourhoods	Incorporated into HOME: Burnaby's Housing and Homelessness Strategy.	In Progress
2	Create sustainable and accessible communities, with a range of amenities and services, in and around arterials and transit corridors.	Incorporated into HOME: Burnaby's Housing and Homelessness Strategy and Transportation Plan, and will be incorporated in the new Official Community Plan.	In Progress
3	Launch an education and advocacy campaign to increase community acceptance of new housing forms.	Incorporated into HOME: Burnaby's Housing and Homelessness Strategy.	In Progress
TH	EME 2 - INVEST IN HOUSING PARTNERSHIPS		
4	Review the City's land assets to identify suitable sites to pilot a portfolio development opportunity.	Underway and incorporated into HOME: Burnaby's Housing and Homelessness Strategy.	In Progress
5	Create a program to facilitate redevelopment of under-utilized land for affordable housing.	Incorporated into HOME: Burnaby's Housing and Homelessness Strategy and will be incorporated in the new Official Community Plan.	In Progress
6	Review the mandate and allocation of the City's Housing Fund to maximize its support for Task Force recommendations.	Incorporated into HOME: Burnaby's Housing and Homelessness Strategy.	In Progress
7	Negotiate a Memorandum of Understanding (MOU) with BC Housing and CMHC to establish terms for partnerships.	MOU with BC Housing complete; working closely with CMHC on partnership opportunities.	In Progress
8	Build on the City's Homelessness Response to create more homes for people experiencing homelessness.	Incorporated into HOME: Burnaby's Housing and Homelessness Strategy.	In Progress
9	Co-locate affordable housing with community facilities such as community centres, firehalls, schools, libraries, and other suitable public facilities.	Incorporated into HOME: Burnaby's Housing and Homelessness Strategy and will be incorporated in the new Official Community Plan.	In Progress

10	Adopt a robust tenant relocation policy.	A new Tenant Assistance Policy, based on the	-
10	Adopt a robust tenant relocation policy.	approach identified by the Task Force, was adopted by Council on 2020 March 9.	0
11	Explore incentives and accountability for the maintenance of older rental buildings.	Incorporated into HOME: Burnaby's Housing and Homelessness Strategy.	In Progress
12	Increase the supply of affordable rental housing.	The finalized Rental Use Zoning Policy was adopted by Council on 2020 March 9, which requires new market rental and below-market rental in new developments; additional actions to increase the supply of affordable rental housing will be incorporated into HOME: Burnaby's Housing and Homelessness Strategy.	In Progress
THI	EME 4 - PROMOTE INNOVATIVE HOUSING POLI	CY AND BUILD CAPACITY	
	RECOMMENDATION	PROGRESS	STATUS
13	Consider increasing the percentage of density bonus funds allocated to housing.	Incorporated into HOME: Burnaby's Housing and Homelessness Strategy.	In Progress
14	Establish a housing department to coordinate housing work.	A Housing Team has been established with five staff, including a full-time Tenant Assistance Planner.	In Progress
15	Increase staff and review regulations to speed housing approvals.	Two new staff in Current Planning have been hired to speed up housing approvals.	In Progress
16	Support the development of more housing co-operatives.	Incorporated into HOME: Burnaby's Housing and Homelessness Strategy.	In Progress
17	Pursue innovative financing mechanisms for non-market housing, such as land value capture.	Incorporated into HOME: Burnaby's Housing and Homelessness Strategy.	In Progress
18	Adopt ways to support affordable home	Incorporated into HOME: Burnaby's Housing and	In

QUICK START 6

FINAL RECOMMENDATION (2)

The finalized Rental Use Zoning Policy, adopted by Council in March 2020, provides the framework for how the City will enable both the replacement and increase of rental housing at a variety of affordability levels.

The City was the first municipality to adopt rental tenure zoning following a provincial legislation change in May 2018.



NEXT STEPS



HOME: BURNABY'S HOUSING AND HOMELESSNESS STRATEGY

Building upon the success of the Task Force and Your Voice. Your Home., the City is now working on HOME: Burnaby's Housing and Homelessness Strategy, a comprehensive policy document that incorporates the Task Force recommendations and quick starts into a framework to address challenges and opportunities across the entire housing system, including reducing homelessness. This will be Burnaby's first housing and homelessness strategy.

HOME will identify specific action items and guide City decisions on housing for the next 10 years. It will be informed by a Housing Needs Report (see sidebar) which will highlight the number and type of housing units that are needed in Burnaby now and into the future.

WHAT IS A HOUSING NEEDS REPORT?

In 2019, the province amended the Local Government Act to require all local governments to complete a Housing Needs Report by 2022. These reports look at a combination of statistical data—from sources such as Statistics Canada, CMHC, BC Housing, and others—and community and stakeholder input to create a comprehensive picture of housing and homelessness needs in a community. Once completed, they must be updated every five years.

THE PROPOSED VISION OF HOME IS:

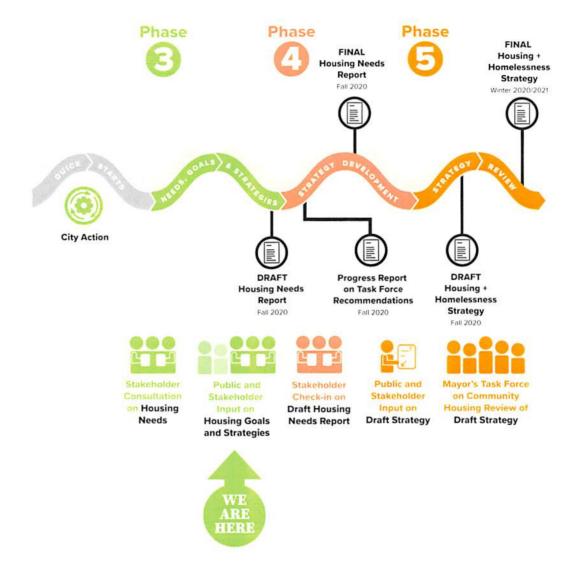
A HOME FOR EVERYONE

A place where everyone can find a home, afford a home, and feel at home

THE PROPOSED GOALS FOR HOME ARE:

- 1. Inclusive and Livable Neighbourhoods
- 2. Options for Home Ownership
- 3. A Renter-Friendly Community
- 4. A Healthy Supply of Non-Market Housing
- 5. Homelessness that is Rare, Brief, and One Time

HOME TIMELINE





HOME: Burnaby's Housing and Homelessness Strategy will help build upon the City's Climate Action Framework with a focus on resilient neighbourhoods and low-carbon housing.



Item	
Meeting	2020 Oct 05
	COUNCIL REPORT

TO: CITY MANAGER DATE: 2020 September 30

FROM: DIRECTOR ENGINEERING FILE: 38000-01

SUBJECT: TRAFFIC CALMING TRIAL ALONG FOREST GROVE DRIVE

PURPOSE: To inform Council about the proposed traffic calming trial along Forest Grove

Drive to address speeding concerns.

RECOMMENDATIONS:

1. THAT Council receive this report for information.

2. THAT Council forward a copy of this report to the Traffic Safety Committee.

REPORT

INTRODUCTION

The purpose of this report is to inform Council about the proposed installation of several traffic calming measures along Forest Grove Drive on a trial basis. This summer, complaints were received about drivers speeding along Forest Grove Drive in front of Forest Grove Park, Forest Grove Elementary School and eastwards. Speed measurements gathered along Forest Grove Drive confirmed that speeds were in excess of the speed limit. In response to this, the RCMP have undertaken speed enforcement during the month of September, and will continue to do so as required. Engineering is proposing to install several temporary traffic calming measures on a trial basis to encourage motorists to obey posted speed limits. Speeds will be monitored and the results will be reported back to Council to determine whether or not permanent measures are necessary and their specifications.

POLICY SECTION

The traffic calming initiatives described in this report are aligned with the City of Burnaby's Corporate Strategic Plan by supporting the following goals and sub-goals of the Plan.

Re: TRAFFIC CALMING TRIAL ALONG FOREST

GROVE DRIVE

2020 September 30 Page 2

Goal

A Safe Community

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

A Dynamic Community

City Facilities and Infrastructure –
 Build and maintain infrastructure that meets the needs of our growing community.

DISCUSSION

Speed Data Results

Speed data was collected at three locations along Forest Grove Drive for a week in August:

- A. In front of Forest Grove Park west of Forest Grove Elementary School.
- B. Between the intersection of Maple Grove Crescent (west) and Ash Grove Crescent (west).
- C. In front of Maple Grove Park Playground.

The latter location was also selected because of past complaints about vehicle speeds at that location. The results summarized below show the 85th percentile speeds (the speed that 85% of drivers travelled at or below), and the posted speed limit during the daytime.

Location	85 th Percentile Speed	Posted Speed Limit (daytime)
Α	52 km/h	30 km/h
В	56 km/h	50 km/h
С	47 km/h	30 km/h

85th percentile speeds well above the speed limit are considered problematic. Of the three locations, speeds in front of Forest Grove Park and Maple Grove Park were found to be problematic. In front of Forest Grove Park, approximately 95% of vehicles exceeded the 30 km/h speed limit with an average speed of about 45 km/h. Approximately 73% were speeding over 40 km/h and about 0.3% were speeding excessively over 70 km/h. While the percentage of excessive speeding is very low, it represents an average of 8 vehicles per day driving at dangerously high speeds. In response to these results, the RCMP have undertaken speed enforcement.

Re: TRAFFIC CALMING TRIAL ALONG FOREST

GROVE DRIVE

2020 September 30 Page 3

Traffic volume data along Forest Grove Drive were also collected and found to be normal for a street classified as a Local Collector (between 2,000 - 3,000 vehicles per day). Forest Grove Drive does not provide any convenient shortcuts to destinations beyond the surrounding neighbourhood, therefore the majority of motorists (and speed violators) are expected to be residents.

Proposed Traffic Calming Measures

To support the efforts of the RCMP and to better mitigate speeding on an ongoing basis, two types of traffic calming measures are proposed. One is the use of centre medians which will narrow the roadway and create a slight horizontal shift along the travel lane. The other is the use of speed tables to create a vertical deflection. Speed tables are similar to speed humps, except that the top of the hump is elongated to form a table top of about 3 metres long. Vertical deflections, while effective in controlling speeds, are only recommended along local streets. Use along a collector street like Forest Grove Drive is not typical because they would increase response times for emergency vehicles, affect transit operations (e.g. lower profile vehicle and passenger comfort), and impede snow removal. They could also increase street noise due to the higher traffic volumes typically found along a collector street. Due to the underlying operational issues, the installation of speed tables is proposed on a trial basis only. The concerns associated with vertical deflections are reduced for speed tables compared to speed humps.

Two speed tables and three centre medians are proposed along Forest Grove Drive as shown in Figure 1. The speed tables are located in the more problematic areas in front of Forest Grove Elementary School as part of the existing crosswalk, and in front of Maple Grove Park at the intersection of Ash Grove Crescent (east). The centre medians are strategically located along the remaining length of Forest Grove Drive and will be installed with paint markings and yellow pylons. All measures will need to be implemented as soon as possible before the inclement winter weather. Following installation, conditions will be monitored and feedback from affected stakeholders will be sought. A report back with the results will be provided to the Traffic Safety Committee in one year, or earlier if necessary. Conceptual plans of the proposed traffic calming measures are attached as Appendix 1.

Re: TRAFFIC CALMING TRIAL ALONG FOREST

GROVE DRIVE

2020 September 30 Page 4

Figure 1 – Location of Proposed Traffic Calming Measures along Forest Grove Drive



Financial Implications

The installation of all the traffic calming measures is estimated to cost \$40,000. It will be funded through Capital Contingency to enable rapid implementation this year.

This report is provided for Council's Information.

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

DL:nh

Attachments

Copied to: Director of Finance

Director Public Safety and Community Services

RCMP – OIC Deanne Burleigh Fire Chief – Chris Bowcock Director Planning and Building Coast Mountain Bus Company

Re: TRAFFIC CALMING TRIAL ALONG FOREST

GROVE DRIVE

2020 September 30 Page 5

Conceptual Traffic Calming Plans along Forest Grove Drive

Centre Median at 8400 Forest Grove Drive



Speed Table at existing crosswalk in front of Forest Grove Elementary School



Re: TRAFFIC CALMING TRIAL ALONG FOREST

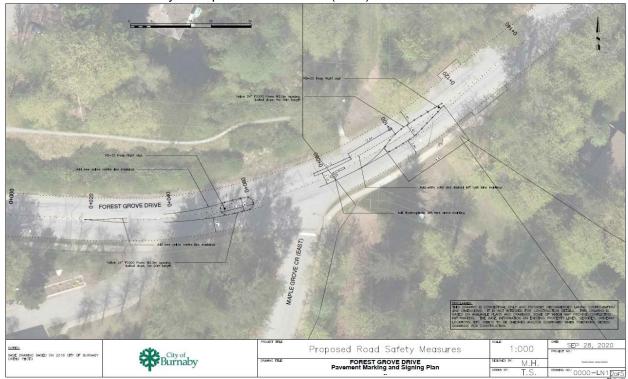
GROVE DRIVE

2020 September 30 Page 6

Centre Median at Ash Grove Crescent (West)



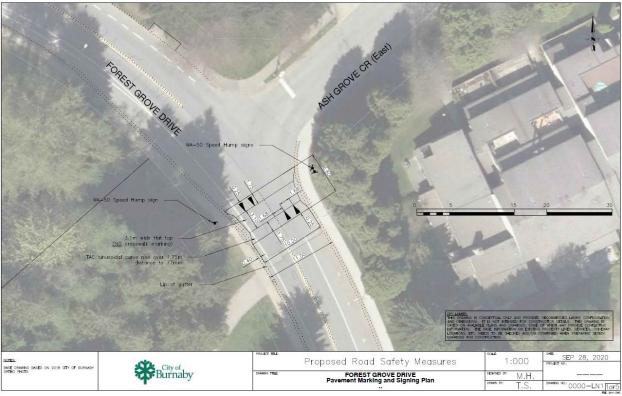
Centre Median/Left Turn Bay at Maple Grove Crescent (West)



TRAFFIC CALMING TRIAL ALONG FOREST GROVE DRIVE Re:

2020 September 30 Page 7

Speed Table at Ash Grove Crescent (East)





Item	
Meeting2020	

COUNCIL REPORT

TO:

CITY MANAGER

DATE:

2020 September 30

FROM:

SUBJECT:

DIRECTOR PLANNING AND BUILDING

FILE: Reference: 49500 01 Rez Series

REZONING APPLICATIONS

PURPOSE: To submit a new rezoning application series for the information of Council.

Council consideration of the recommendations contained within the individual reports is requested. A short form notation of the report recommendations is also outlined below for the convenience of Council.

Item #01

#17-10008

Application for the Rezoning of:

Rez

Lot 293, DL 33, Group 1, NWD Plan 53610 Lot 101, DL 33, Group 1, NWD Plan 25477

From:

RM3 Multiple Family Residential District

To:

CD Comprehensive Development District (based on RM4s Multiple Family Residential District, RM4r Multiple Family Residential District, and Metrotown Downtown Plan as guidelines)

Address:

5777 Willingdon Avenue and 4475 Grange Street

Purpose:

To permit the construction of a high-rise residential building consisting of market

strata and market rental units, and a mid-rise replacement rental building.

RECOMMENDATION

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

City Manager
Rezoning Applications
2020 September 30...... Page 2

Item #02 Application for the Rezoning of:

Rez #20-19 See attached Schedule A

From: M1 Manufacturing District

To: CD Comprehensive Development District (based on RM4s Multiple Family District,

RM4r Multiple Family District and the Brentwood Town Centre Development Plan as

guidelines)

Address: 2410, 2430, and a portion of 2350 Willingdon Avenue

Purpose: To permit construction of a high-rise market residential building and two non-market

residential rental buildings, comprising Phase 3 of the Grove Master Plan.

RECOMMENDATION

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

Item #03 Application for the Rezoning of:

Rez #20-20 Lot 74, DL 75, Group 1, NWD Plan 54137

From: M6 Truck Terminal District

To: M2 General Industrial District

Address: 2864 Norland Avenue

Purpose: To permit the use of the property for storage and maintenance of construction

equipment.

RECOMMENDATION

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

City Manager
Rezoning Applications
2020 September 30...... Page 3

Item #04

Application for the Rezoning of:

Rez #20-23

Lot 7, Block 16, DL 116, NWD Plan 1236

From:

RM6 Hastings Village Multiple Family Residential District

To:

CD Comprehensive Development District (based on RM6 Multiple Family Residential

District and Hastings Street Area Plan guidelines)

Address:

3768 Pender Street

Purpose:

To permit the construction of a four-unit multiple family residential building.

RECOMMENDATION

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

Item #05

Application for the Rezoning of:

Rez #20-24

Lot 9 Except: North 16 1/2 Feet Being Measured At Right Angles to the North

Boundary; District Lot 96 Group 1 New Westminster District Plan 1740

From:

C4 Service Commercial District

To:

CD Comprehensive Development District (based on C4 and C4f Service

Commercial District and the Edmonds Town Centre Plan as guidelines)

Address:

6462 Kingsway – Units #102/103

Purpose:

To permit Solo Karaoke to operate as a liquor license establishment.

RECOMMENDATION

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

City Manager
Rezoning Applications
2020 September 30...... Page 4

Item #06

Application for the Rezoning of:

Rez #20-25

Lot 1 District Lots 32, 152 and 153 Group 1 New Westminster District Plan

EPP76863

From:

CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C3 General Commercial District and Metrotown Downtown Plan

as guidelines)

To:

Amended CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C3 General Commercial District and Metrotown Downtown Plan

as guidelines)

Address:

4754 Kingsway

Purpose:

To permit changes to the approved plan of development related to commercial floor

area, amenity spaces and residential unit mix..

RECOMMENDATION

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

E.W. Kozak, Director

PLANNING AND BUILDING

:tn

Attachments

cc:

Realty and Lands

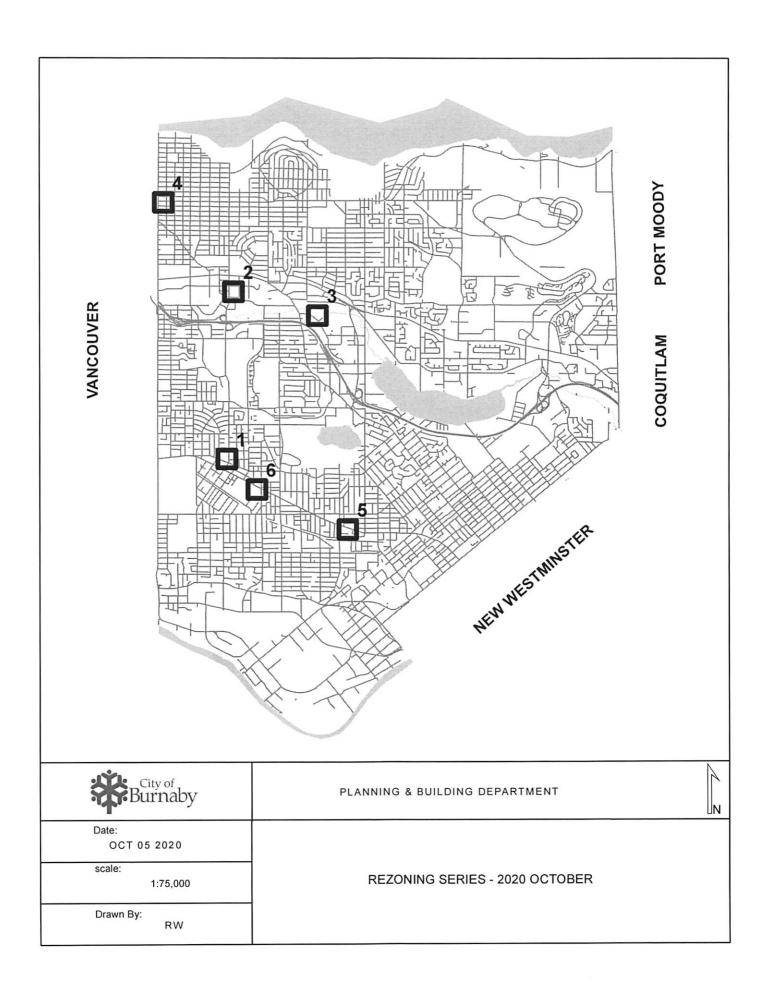
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SCHEDULE A

REZONING #20-19: The Grove Phase Three Brentwood Town Centre Development Plan

ADDRESS	LEGAL DESCRIPTION	PID
2410 Willingdon Avenue	North Half Lot 25 Except: the West 33 Feet; DL 124, Group 1, NWD Plan 3343	010-995-625
2430 Willingdon Avenue	Southern Half Lot 25 Except: Firstly: the West 33 Feet Secondly: the East 30 Feet; DL 124, Group 1, NWD Plan 3343	010-995-617
A portion of 2350 Willingdon Avenue	A portion of Lot 121, DL 124, Group 1, NWD Plan 35225	002-305-712

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CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #17-10008 2020 SEPTEMBER 30

ITEM #01

1.0 GENERAL INFORMATION

1.1 Applicant: W.T. Leung Architects

#300 – 973 West Broadway Vancouver, BC, V5Z 1K3 Attn: Wing Ting Leung

1.2 Subject: Application for the rezoning of:

Lot 293 District Lot 33 Group 1 New Westminster District Plan 53610, and Lot 101 District Lot 33 Group 1 New Westminster District Plan 25477

From: RM3 Multiple Family Residential District

To: CD Comprehensive Development District (based on RM4s Multiple Family

Residential District, RM4r Multiple Family Residential District, and

Metrotown Downtown Plan as guidelines)

1.3 Address: 5777 Willingdon Avenue and 4475 Grange Street

1.4 Location: The subject site is located at the northwest corner of Willingdon Avenue

and Grange Street (Sketch #1 attached).

1.5 Size: The site has a frontage on Willingdon Avenue of approximately 122.7 m

(403 ft.), a frontage on Grange Street of approximately 47.7 m (156 ft.) and

an area of approximately 5,672.6 m² (61,059 sq. ft.)

1.6 Services: The Director Engineering will be requested to provide all relevant servicing

information.

1.7 Rezoning The purpose of the proposed rezoning bylaw amendment is to permit the

Purpose: construction of a high-rise residential building consisting of market strata

and market rental units, and a mid-rise replacement rental building.

2.0 POLICY FRAMEWORK

The proposed development aligns with the following goals and sub-goals of the Corporate Strategic Plan:

A Safe Community

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

A Connected Community

- Social Connection Enhance social connections throughout Burnaby.
- Geographic Connection Ensure that people can move easily through all areas of Burnaby, using any form of transportation.

A Dynamic Community

• Community Development – Manage change by balancing economic development with environmental protection and maintaining a sense of belonging

3.0 BACKGROUND AND NEIGHBOURHOOD CHARACTERISTICS

- 3.1 The subject development site is within the Ridge neighbourhood of the Metrotown Downtown Plan area (see Sketch #2 *attached*), and is designated for high-density residential under the CD Comprehensive Development District, utilizing the RM4s and RM4r Multiple Family Residential Districts as guidelines.
- 3.2 The property at 5777 Willingdon Avenue is improved with a 65-unit rental apartment building constructed in 1977; the property at 4475 Grange Street is improved with a 21-unit rental apartment building constructed in 1963. The prevailing zoning for both sites is RM3 Multiple-Family Residential District.

4.0 GENERAL INFORMATION

- 4.1 The purpose of this rezoning is to facilitate the construction of a high-rise residential building consisting of market strata and market rental units at the corner of Grange Street and Willingdon Avenue, and a mid-rise non-market rental building fronting Willingdon Avenue. Council's recently adopted Rental Use Zoning Policy, Stream 1 Rental Replacement is applicable to the subject rezoning application. Under this policy, the applicant will be required to provide non-market rental housing equivalent to the greater of 1:1 replacement of the rental units lost to development, or 20% of the proposed market units under the RM4s District.
- 4.2 Although a suitable plan of development has yet to be determined for the site, it is noted that the maximum density permitted may be up to 6.15 FAR, which includes 3.6 FAR (RM4s), 1.7 FAR (RM4r), and 0.85 FAR (Density Offset), subject to conditions set out in the Burnaby Zoning Bylaw, Burnaby Rental Use Zoning Policy, and Council's approval.
- 4.3 The proposed prerequisite conditions to the rezoning will be included in a future report.

5.0 RECOMMENDATION

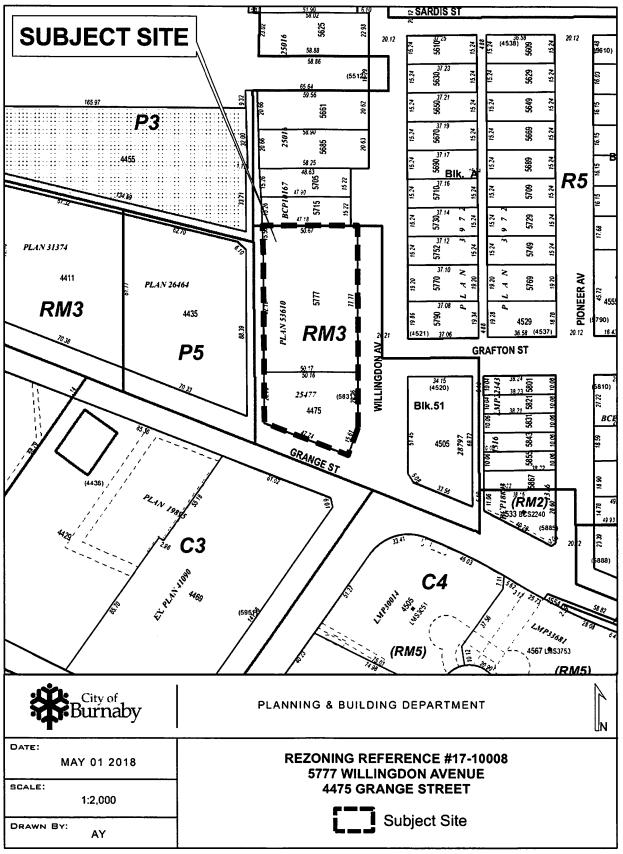
THAT the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

PS:tn

Attachments

cc: City Solicitor City Clerk

P:\49500 Rezoning\20 Applications\2017\17-10008 5777 Willingdon Ave and 4475 Grange St\Council Reports\Rezoning Reference 17-10008 Initial Report 2020.10.05.doc



Sketch #1



CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #20-19 2020 September 30

ITEM #02

1.0 GENERAL INFORMATION

1.1 Applicant: Brentwood-Willingdon Projects Ltd

1600 - 570 Granville Street Vancouver, BC V6C 3P1 Attn: Chris Bardon

1.2 Subject: Application for the rezoning of:

Schedule A (attached)

From: M1 Manufacturing District

To: CD Comprehensive Development District (based on RM4s Multiple

Family Residential District, RM4r Multiple Family Residential District

and the Brentwood Town Centre Development Plan as guidelines)

1.3 Address: 2410, 2430, and a portion of 2350 Willingdon Avenue (Sketch #1

attached).

1.5 Size: The site is irregular in shape with a site area of approximately 7,655.12

m² (82,399 ft²), subject to legal survey.

1.6 Services: The Director Engineering will be requested to provide all relevant

servicing information.

1.7 Rezoning The purpose of the proposed rezoning bylaw amendment is to permit

construction of a high-rise market residential building and two non-

market residential rental buildings, comprising Phase 3 of the Grove

Master Plan.

2.0 POLICY FRAMEWORK

Purpose:

The proposed development aligns with the following goals and sub-goals of the Corporate Strategic Plan:

A Connected Community

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

PLANNING AND BUILDING
REZONING REFERENCE #20-19
Phase 3 of the Grove Master Plan
2020 September 30....... PAGE 2

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.

A Dynamic Community

• Community development - Manage change by balancing economic development with environmental protection and maintaining a sense of belonging.

3.0 BACKGROUND AND NEIGHBOURHOOD CHARACTERISTICS

On 2019 November 04, Council granted Second Reading of the Grove Master Plan (Rezoning Reference #17-36), a proposed four phased, mixed-use development located within the Brentwood Town Centre Development Plan area (Sketch #2 attached). On 2020 September 14, Phase 1 (Rezoning Reference #19-25) of the master plan, which includes two mixed-use high-rise towers and a low-rise commercial and non-market residential building, was also given Second Reading.

Phase 3 of the master plan is being advanced out of sequence in order to bring forward delivery of the requisite non-market rental housing for both Phases 1 and 3, in accordance with Stream 2 of the Rental Use Zoning Policy. The subject site (Phase 3) comprises 2410, 2430, and a portion of 2350 Willingdon Avenue, and is currently occupied by several older industrial buildings.

4.0 GENERAL INFORMATION

- 4.1 The purpose of this rezoning is to facilitate the detailed design and construction of Phase 3 of the Grove Master Plan, which includes a high-rise market residential building of up to 50 storeys, and two low-rise non-market rental buildings. The specific density of the site will be determined in accordance with the proposed Density Allocation Covenant for the Grove Master Plan, based on the underlying RM4s and RM4r Multiple Family Residential Districts.
- The two proposed non-market rental buildings in Phase 3 provide the balance of the rental requirement for Phase 1 as well as that which would be generated by Phase 3 itself. To ensure the timely completion of the rental requirement, the subject rezoning will be required to advance to Second Reading prior to Final Adoption of Rezoning Reference #19-25 (Phase 1). In addition, the non-market buildings in Phase 3 are to achieve Building Permit prior to occupancy of Tower B in Phase 1. Until these conditions have been met, no further market residential development will be approved in future phases of the Grove Master Plan.
- 4.3 Completion of Rezoning Application #17-36 is required prior to completion of the subject application.
- 4.4 The proposed prerequisite conditions to the rezoning will be included in a future report.

5.0 RECOMMENDATION

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

MN:tn

Attachments

cc: City Solicitor City Clerk

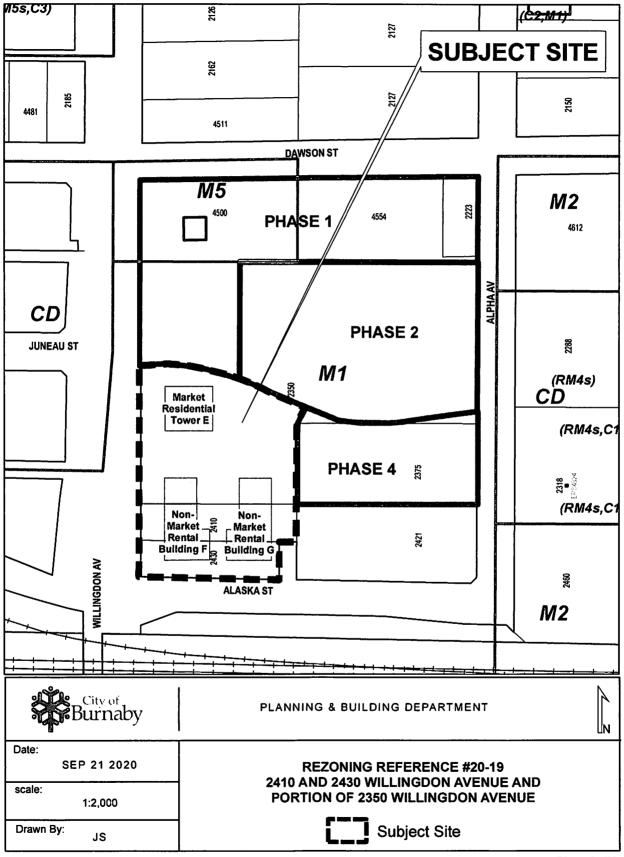
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SCHEDULE A

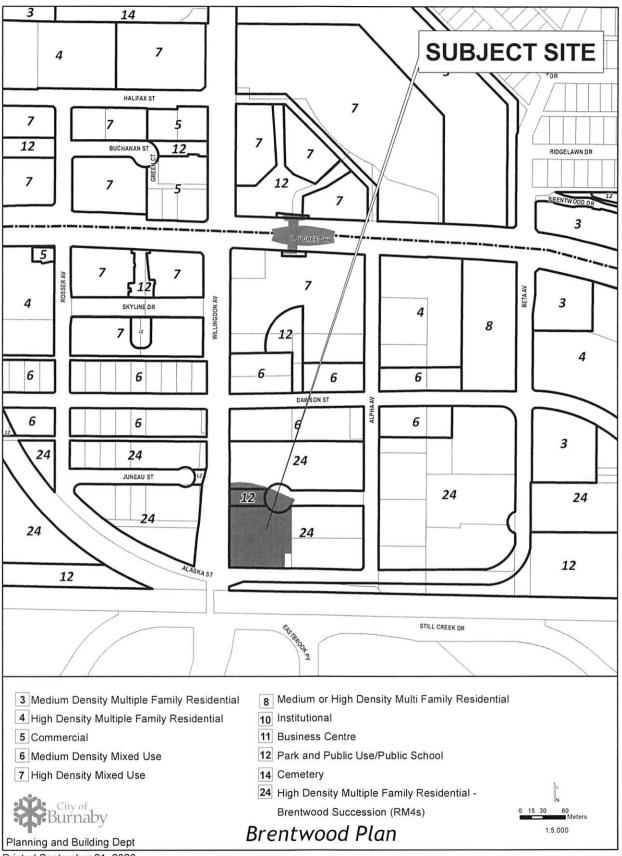
REZONING #20-19: The Grove Phase Three Brentwood Town Centre Development Plan

ADDRESS	LEGAL DESCRIPTION	PID
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Sketch #1



Printed September 21, 2020



August 25, 2020

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

Attention: Edward Kozak, Director

RE: Rezoning Letter of Intent

Proposed Rezoning of 2350, 2410 & 2430 Willingdon Avenue Under the Proposed Grove

Master Plan

Dear Mr. Kozak:

Aoyuan Group is pleased to submit to the City of Burnaby the rezoning application for the lands comprised of 2350, 2410 & 2430 Willingdon Avenue. The properties at 2410 and 2430 Willingdon and a portion of the property at 2350 Willingdon Avenue together form "Phase 3" of the Grove Master Plan.

Through this application, Brentwood-Willingdon Lands Ltd. seeks to rezone the Phase 3 lands, which it owns through subsidiary nominee companies, from M1 Manufacturing District to a Comprehensive Development District zoning designation, using RM4s Multiple Family Residential District as a guideline, all in terms of the Grove Master Plan, which has presently obtained Second Reading at Burnaby City Council.

The intent of this rezoning application is to advance the development of Phase 3, a high-rise strata residential building and two non-market rental apartment buildings, all over structured and underground parking, as next phase in sequence following Phase 1 of the Master Plan.

We look forward to working with City staff and Council, as well as residential and commercial stakeholders in the community over the coming years.

Sincerely,

BRENTWOOD-WILLINGDON PROJECTS LTD.

By: Chris Bardon,

Vice President, Development (Western Canada)

Cc Johannes Schumann, City of Burnaby

Ian Wasson, City of Burnaby

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #20-20 2020 September 30

ITEM #03

1.0 GENERAL INFORMATION

1.1 Applicant: Pacific Land Group

212-12992 76 Avenue Surrey, BC V3W 2V6 Attn: Oleg Verbenkov

1.2 Subject: Application for the rezoning of:

Lot 74, DL 75, Group 1, NWD Plan 54137

From: M6 Truck Terminal District

To: M2 General Industrial District

1.3 Address: 2864 Norland Avenue (Sketch #1 attached).

1.4 Size: The site is rectangular in shape with a site area of approximately

 $6,329.92 \text{ m}^2 (68,135 \text{ ft}^2).$

1.5 Services: The Director Engineering will be requested to provide all relevant

servicing information.

1.6 Rezoning The purpose of the proposed rezoning bylaw amendment is to permit the

Purpose: use of the property for storage and maintenance of construction

equipment.

2.0 POLICY FRAMEWORK

The proposed application aligns with the goals and sub-goals of the Corporate Strategic Plan:

A Connected Community

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

An Inclusive Community

• Create a sense of community – Provide opportunities that encourage and welcome all community members and create a sense of belonging

A Healthy Community

 Community involvement - Encourage residents and businesses to give back to and invest in the community. PLANNING AND BUILDING REZONING REFERENCE #20-20 2020 September 30...... PAGE 2

3.0 BACKGROUND AND NEIGHBOURHOOD CHARACTERISTICS

The subject site is located on and takes access from the north side of Norland Avenue. To the north is the Still Creek Conservation Area including Still Creek and the Central Valley Greenway (see *attached* Sketch #1). Surrounding properties to the southeast, south and west are zoned either M2 General Industrial District or M6 Truck Terminal District and contain a variety of manufacturing, contractor and truck-related uses.

The property is currently zoned M6 Truck Terminal District. The subject site and the adjoining parcel (2848 Norland Avenue) to the west, zoned M2 General Industrial District, have operated as an integrated truck terminal for the past 40 years. The subject property is improved with a warehouse constructed in 1977, while the adjoining parcel at 2848 Norland Avenue is predominantly paved and used for outdoor storage, maneuvering, and parking.

4.0 GENERAL INFORMATION

- 4.1 The purpose of this rezoning application is to facilitate a change in use of the property from truck terminal use to general industrial use to permit the storage and maintenance of construction equipment. As new owners of both the subject property and the adjoining parcel at 2848 Norland Avenue, the applicant is proposing to conduct the operation using both parcels. Rezoning the property will align the permitted uses of the adjoining properties which will both be used for the operations of the construction company. The existing building and site layout are not proposed to change.
- 4.2 The proposed prerequisite conditions to the rezoning will be included in a future report.

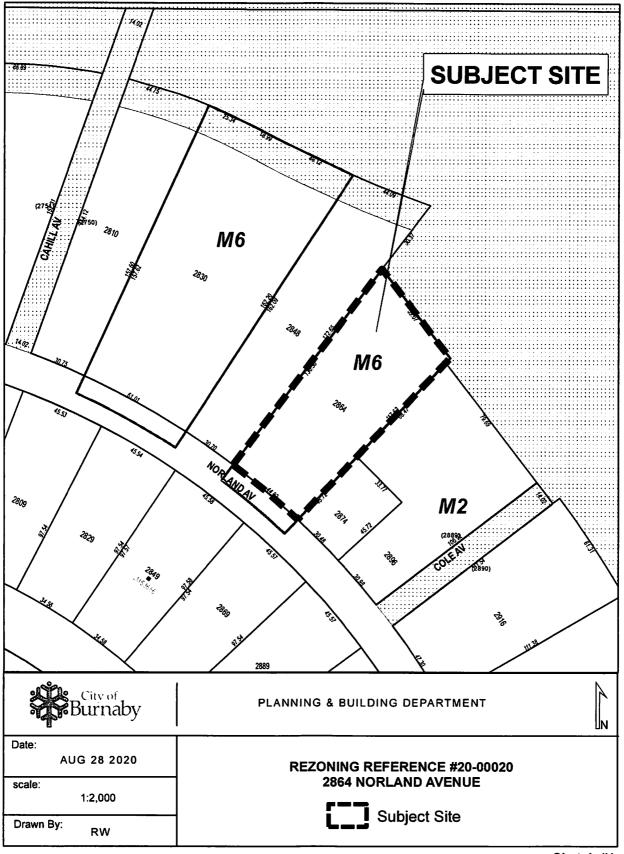
5.0 RECOMMENDATION

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

MP:tn
Attachment

cc: City Solicitor City Clerk

 $P:\ 49500\ Rezoning\ 20\ Applications\ 2020\ 20-20\ 2864\ Norland\ Ave\ Council\ Report\ Rezoning\ Reference\ \#20-20\ Initial\ Report\ 2020.10.05.doc$



Sketch #1



Pacific Land Resource Group Inc.

Land Use, Development & Environmental Strategists

VANCOUVER SURREY

Vancouver Office

Suite 1500 – 701 West Georgia Street Vancouver, British Columbia Canada, V7Y1C6

> Surrey Office Suite 212 - 12992 76 Avenue Surrey, British Columbia

Canada, V3W 2V6
Tel: 604-501-1624
Fax: 604-501-1625

www.pacificlandgroup.ca info@pacificlandgroup.ca

PLG File: 20-2073

July 15, 2020

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

RE: Letter of Intent – Rezoning to from M6 to M2 at 2864 Norland Avenue, Burnaby

Pacific Land Resource Group Inc. ("PLG") has prepared the following planning rationale to support a rezoning application at 2864 Norland Avenue, Burnaby ("Subject Property"). The purpose of this application is to rezone the Subject Property from the *Truck Terminal District M6* Zone to a General Industrial District M2 Zone to support more general industrial uses for a Burnaby-based construction company.

Land Use Context

The Subject Property consists of one legal parcel approximately 1.56 acres (6,313 m²) in size. The Subject Property is located in an established industrial area along Norland Avenue, north of Highway No.1 with the Burnaby Lake Sports Complex located to the north/east. The Subject Property is designated "Industrial" in the Metro Vancouver Regional Growth Strategy. The City of Burnaby's Official Community Plan ("OCP") designates the site as "Industrial" but is not located in a Community Plan area. The closest Community Plan area is the Burnaby Lake Sports Complex located north of the Subject Property. The Subject Property is zoned Truck Terminal District ("M6"), which reflects the current trucking uses on the site. The Subject Property is used in conjunction with the neighbouring site to the west, 2848 Norland Avenue (zoned M2).

The Subject Property has been purchased by a construction company based in the City of Burnaby to allow for storage and maintenance of equipment. The current trucking uses on the Subject Property has operated in conjunction with the 2848 Norland Avenue (to the west), which is a separate parcel. The construction company will also be using the Subject Property and the adjoining parcel together for their operations.

Development Proposal

The purpose of this application is to:

Rezone the Subject Property from "Truck Terminal District" (M6) to the "General Industrial District" (M2) to allow use of the Subject Property for storage and workshops associated with a construction company.

City of Burnaby OCP

The Subject Property is currently designated as "Industrial" in the OCP and it is further identified as being within a "General Industrial" designation in Section 6 of the OCP. General Industrial areas in the City of Burnaby are diverse in the industrial activities and can range from light to heavy forms of industrial uses. The proposed rezoning to the M2 zone is consistent with the Industrial designation in the OCP.

Proposed Zoning

The Subject Property is proposed to be rezoned from M6 to M2 to accommodate storage and maintenance of construction equipment. The existing building and paved areas will be maintained for equipment storage and maintenance. Changes to the building and site layout are not proposed.

Parking

The Subject Property will be used in conjunction with the adjacent property to the west, 2848 Norland Avenue. The construction company anticipates 15 to 20 employees stationed at the Subject Property.

Based on aerial imagery, there are currently 38 marked parking stalls fronting Norland Avenue across both lots. The building on the Subject Property contains approximately 8,160 ft² of office space and 16,350 ft² of warehouse space. Based on the Off-Street Parking and Loading requirements in the Zoning Bylaw, the parking rate for office space is at a rate of 1 stall per 495.16 ft²), resulting in 16.5 stalls required for the office area. The parking rate for the warehouse/storage component is either 1 for each 3 employees or 1 for each 2,002.15 ft², whichever is greater. 8.1 stalls would be required for the warehouse/storage floor area. In total, 24.6 or 25 stalls would be required. The existing parking availability is adequate for the proposed rezoning.

<u>Summary</u>

In summary, the proposed rezoning demonstrates consistency with the Industrial designation in the OCP. The proposed rezoning will maintain the industrial function of the Subject Property and the surrounding area and provide employment uses.

We trust this letter clarifies the intent of the development proposal. Should you have questions or require further clarification, please do not hesitate to contact the undersigned at 604-501-1624.

Sincere Regards,

Pacific Land Resource Group Inc.

Oleg Verbenkov, MCIP, RPP Principal

PACIFIC LAND RESOURCE GROUP INC.

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #20-23 2020 September 30

ITEM #04

1.0 GENERAL INFORMATION

1.1 Applicant: Matthew Cheng Architect Inc.

Attn: Matthew Cheng 202 – 670 Evans Avenue Vancouver, BC V6A 2K9

1.2 Subject: Application for the rezoning of:

Lot 7, Block 16, DL 116, NWD Plan 1236

From: RM6 Hastings Village Multiple Family Residential District

To: CD Comprehensive Development District (based on RM6 Multiple

Family Residential District and Hastings Street Area Plan guidelines)

1.3 Address: 3768 Pender Street (Sketches #1 and #2 attached).

1.4 Size: The site is rectangular in shape with a width of 15.24 m (50.0 ft.), a

depth of 37.19 m (122.0 ft.), and a total area of 566.7 m² (6,100.0 sq.ft.).

1.5 Services: The Director Engineering will be requested to provide all relevant

servicing information.

1.6 Rezoning The purpose of the proposed rezoning bylaw amendment is to permit the

Purpose: construction of a four-unit multiple family residential building.

2.0 POLICY FRAMEWORK

The subject rezoning proposal aligns with the following goals and sub-goals of the Corporate Strategic Plan:

A Connected Community

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

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.

3.0 BACKGROUND AND NEIGHBOURHOOD CHARACTERISTICS

- 3.1 The subject development site is within the Hastings Street Area Plan (see *attached* Sketch #2), and is designated for medium-density multiple family residential development under the CD Comprehensive Development District, utilizing the RM6 and RM6r (as applicable) Hastings Village Multiple Family Residential Districts as guidelines.
- 3.2 The subject site is comprised of a single lot at 3768 Pender Street, which is currently vacant. To the immediate west and east are single-family dwellings. To the south, across a lane, are single family dwellings. To the north, across Pender Street, is a townhouse development that was constructed in 1993 under Rezoning Reference #91-47.

4.0 GENERAL INFORMATION

- 4.1 The purpose of this rezoning is to facilitate the development of a four-unit multiple-family development with parking at grade. Although a suitable plan of development has yet to be determined for the site, it is noted that the maximum density permitted may be up to 0.7 FAR, subject to conditions set out in the Burnaby Zoning Bylaw, Burnaby Rental Use Zoning Policy, and the approval of Council.
- 4.2 The proposed prerequisite conditions to the rezoning will be included in a future report.

5.0 RECOMMENDATION

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

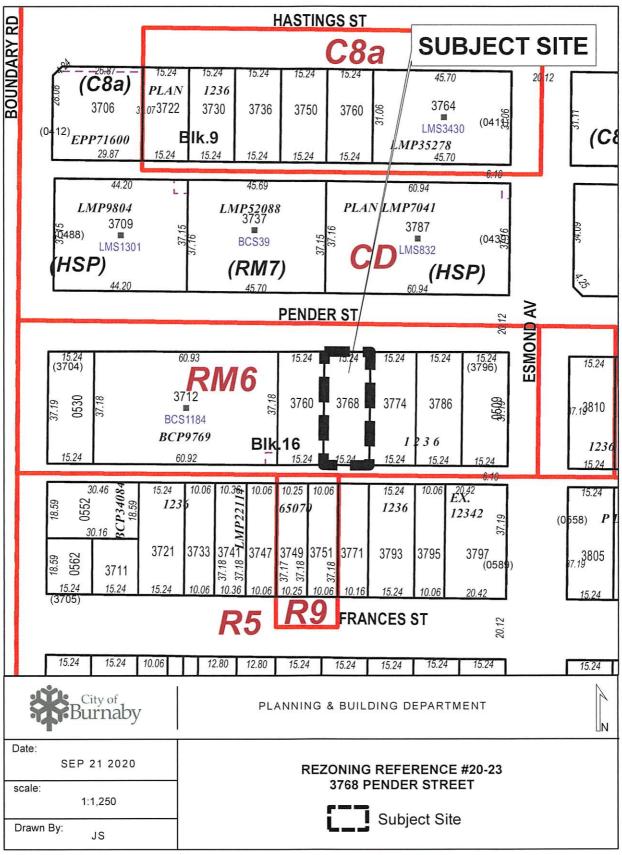
IT:tn

Attachments

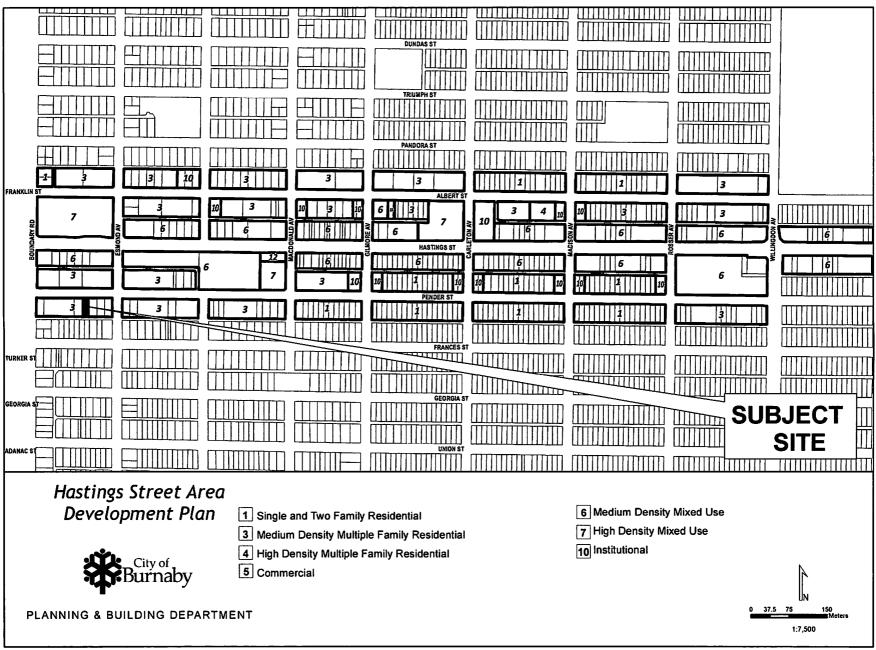
cc:

City Solicitor City Clerk

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Sketch #1



Printed on September 21, 2020 Sketch #2

Matthew Cheng, Architect AIBC Matthew Cheng Architect Inc 202-670 Evans Ave Vancouver, BC, V6A2K9

Phone: 604 731 3012

Date 09/23/2020

Ed Kozak, Director City of Burnaby Planning Department 4949 Canada Way Burnaby, BC V5G 1M2

Re: Rezoning Letter of Intent

Property Address: 3768 Pender St, Burnaby, BC Community Plan Area (CD RM6)

I, Matthew Cheng, on behalf of Matthew Cheng Architect Inc, have submitted this application to rezone 3768 Pender St, Burnaby, BC from the current RM6 to the CD-RM6 Comprehensive Development District. The intent of this rezoning application is to construct a 4plex residential of up to 4 storeys. The proposed parking will be located on the surface and below ground.

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

Sincerely

Matthew Cheng, Architect AIBC Matthew Cheng Architect, Inc.

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #20-24 2020 SEPTEMBER 30

ITEM #05

1.0 GENERAL INFORMATION

1.1 Applicant: Van Land Use Consulting

512 Saint George Street

New Westminster, BC V3L 1L2

Attn: Joseph Van Vliet

1.2 Subject: Application for the rezoning of:

Lot 9 Except: North 16 ½ Feet Being Measured At Right Angles to the North Boundary; District Lot 96 Group 1 New Westminster

District Plan 1740

From: C4 Service Commercial District

To: CD Comprehensive Development District (based on C4 and C4f

Service Commercial District and the Edmonds Town Centre Plan as

guidelines)

1.3 Address: 102 and 103 – 6462 Kingsway

1.4 Size: The site consists of one CRU with an area of approximately 295.43

 m^2 (3,180 sq.ft.).

1.5 Services: The Director Engineering will be requested to provide all relevant

servicing information.

1.6 Rezoning The purpose of the proposed rezoning bylaw amendment is to permit

Purpose: Solo Karaoke to operate as a liquor license establishment.

2.0 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.

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.

A Dynamic Community

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

3.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is comprised of one CRU totalling approximately 295.43 m² (3,180 sq.ft.), including a mezzanine. The CRU is within a single-storey, five-unit commercial building constructed in 1964 and located on the south side of Kingsway, between Gilley Avenue and Southoaks Crescent (Sketch #1 and #2 attached). There are currently four business licences issued for the property's various tenants, which include two restaurants, one public hall and the subject Karaoke Box Room (KBR) establishment.

Commercial developments in line with the C4 Service Commercial District are located along Kingsway to the east and to the west. To the north, across Kingsway, is commercial development in line with the C7 Drive-In Restaurant District. To the south, across a laneway, is a multi-family development in line with the Comprehensive Development District (CD) based on RM3 Multiple Family Residential District and the Edmonds Town Centre Plan as guidelines. Vehicular access to the site is from Kingsway and the laneway to the south.

4.0 BACKGROUND INFORMATION

- 4.1 The subject property is located within the Edmonds Town Centre Plan area and is designated for commercial uses under the C2 District as a guideline (Sketch #2 attached).
- 4.2 A rezoning application was submitted in 2019 (Rezoning Reference #19-23) to allow the previous business which occupied the same space (K-Mix Karaoke) to operate as a liquor license establishment. That application was subsequently withdrawn at the applicant's request prior to Council consideration, and the current business (Solo Karaoke) has since been operating in the space.
- 4.3 The applicant is requesting to operate their existing KBR establishment (Solo Karaoke) as a liquor primary KBR establishment. While KBR establishments are considered a public assembly and entertainment use and are permitted in a variety of Commercial Districts in Burnaby, establishments with a liquor primary licence are considered a liquor licence establishment. New liquor licence establishments are permitted subject to a rezoning to an appropriate sub-district in specific Commercial or Institutional Districts.

In this case, a liquor primary licence at the proposed location requires rezoning to the "f" sub-district of the C4 District, which permits liquor licence establishments that serve up to 100 persons at any one given time.

- 4.4 On 1999 June 14, Council adopted guidelines for KBR establishments in food primary establishments. The 1999 guidelines include consideration of proximity to other liquor primary establishments and to single- and two-family residential zones, minimum seating capacity, and physical requirements such as transparency of walls and lighting. In the absence of KBR guidelines for liquor primary establishments, this application will consider, where applicable, the existing 1999 guidelines, in addition to the guidelines discussed below.
- 4.5 On 2003 May 05, Council adopted guidelines for assessing applications for new liquor licence establishments. The 2003 guidelines include consideration of the observance of a sufficient distance from, or physical separation from existing liquor primary establishments, residential uses, schools, care facilities and other uses such as gaming facilities, amusement arcades, and billiard halls; the nature of the proposed establishment (e.g. entertainment, hours, and person capacity); the satisfaction of all parking requirements on site; the safe and convenient vehicular and pedestrian access; and the proximity to public transit.
- 4.6 It is noted that if minors were to be permitted in a liquor primary establishment, the Liquor and Cannabis Regulation Branch (LCRB) would require a Family Food Service term and condition on the licence, requiring that minors (anyone under 19 years of age) would only be permitted in the facility until 10 pm, provided they are accompanied by a parent or guardian and meal service is available. LCRB regulations regarding private rooms in liquor primary establishments, such as providing designated servers, glass front doors with no obstructions, and video surveillance, would also need to be considered for the KBR.

5.0 GENERAL INFORMATION

In order to permit the proposed liquor primary KBR establishment, the inclusion of the C4f District zoning designation is required. The following is a preliminary assessment of the proposal's consistency with the 2003 liquor primary licence guidelines and the 1999 KBR food primary licence guidelines.

5.1.1 Observance of a sufficient distance from, or physical separation from:

■ Existing liquor primary establishments:

There are no liquor primary establishments near the subject site. The nearest liquor primary establishment is the Great Bear Pub located at #170-5665 Kingsway, approximately 950 m (3,117 ft.) from the subject site.

Residential uses:

There are CD (RM3) multi-family homes located across the laneway to the south. However, given the subject site is located within a Town Centre, there is generally an expectation for a greater mix of uses and higher activity levels to maintain a lesser degree of physical separation between residential uses and a liquor primary establishment.

The 1999 guidelines establish a minimum distance of 100 m (328 ft.) as an acceptable separation between food primary licenced restaurants with KBR and properties that are zoned for single and two-family dwellings. R5 District properties are located approximately 90 m (295 ft.) from the subject site; however, these residential properties are located across Kingsway (6 lanes) and behind commercial uses fronting the north side of Kingsway. Therefore, the anticipated impact of the proposed liquor primary KBR establishment on these residential properties is minimal.

Schools and care facilities:

The proposed liquor primary KBR establishment is located approximately 200 m (656 ft.) to the nearest school (St. Francis de Sales Elementary) and approximately 250 m (820 ft.) to another nearby school (Windsor Elementary).

There are four child care facilities located approximately 200 m to 300 m (656 ft. to 984 ft.) from the subject site. The proposed liquor primary KBR is located approximately 300 m (984 ft.) from an assisted living facility.

While the subject site is located in proximity to schools and care facilities, given its orientation to Kingsway and location in an established commercial development, it is not anticipated that the distance between the subject site and the nearby schools and care facilities is of concern.

 Other uses such as gaming facilities, cyber centres, amusement arcades and billiard halls:

The proposed liquor primary KBR establishment is located adjacent to a public hall. The subject site is located approximately 500 m (1,640 ft.) from another KBR establishment.

5.1.2 Nature of proposed establishment (e.g. entertainment, outdoor patio, hours and person capacity).

The proposed form of entertainment for the 295.43 m² (3,180 sq.ft.) subject site is for karaoke, which is in line with current operations. No outdoor patios are proposed. The proposed hours of liquor service are 11:00 AM until 2:00 AM daily.

Patron capacity has not yet been specifically determined but is estimated to be in the range of 80 persons. If authorized by Council, staff will work with the applicant on the preparation of a suitable plan of development, including room location, appropriate capacity and hours of operation in line with Council adopted policies. In addition, staff will confirm noise mitigation measures, and will obtain from the LCRB confirmation of operational and patron management guidelines and requirements given the proposed karaoke use of the venue. Staff will also review comments from other departments, including the RCMP.

It should be noted that the 1999 KBR guidelines in food primary establishments require a minimum seating capacity of 100 patrons in order to provide more "eyes on" KBRs. However, since most patrons within the subject site would be within their own karaoke box room, a minimum number of required patrons would be less relevant. Further, as noted earlier, the C4f District permits liquor licence establishments that serve a maximum of 100 persons which would preclude the guideline requirement.

5.1.3 Satisfaction of all parking requirements on site.

The subject site will be required to comply with the parking requirements of the Zoning Bylaw.

5.1.4 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 parking area is provided via Kingsway and the rear laneway, and pedestrians have access via Kingsway. Should Council direct staff to work with the applicant to prepare a suitable plan of development, staff will work with the applicant to explore potential improvements to vehicle and pedestrian access where feasible.

5.1.5 Good proximity (within 250 meters) of public transit.

The subject site is accessible to bus service along Kingsway.

The proposed development appears to be generally consistent with the 2003 Council adopted guidelines for liquor licence establishments and with the 1999 Council adopted guidelines for KBR within food primary establishments. However, it should be noted that the 1999 guidelines include requirements for physical design that will need to be considered as staff work with the applicant on the preparation of a suitable plan of development.

- 5.2 A Section 219 Covenant will be required to limit the establishment's hours of liquor service, person capacity, and any other necessary conditions.
- 5.3 It is noted that the LCRB, as part of their assessment process for new liquor primary licence applications, requests that local government provide comment on such applications. LCRB regulations also state that if the new licence affects nearby residents, local government must gather the view of the residents. The Public Hearing process for this rezoning would be utilized to satisfy the provincial public input process, including written notice to residents/tenants and property owners within 30 m of the subject site and advertisement in two consecutive local newspapers. In addition, should the proposed rezoning advance, a Burnaby liquor licence application (LLA) may be received by Council for consideration, following Final Adoption of the subject rezoning.
- 5.4 The proposed prerequisite conditions to the rezoning will be included in a future report.

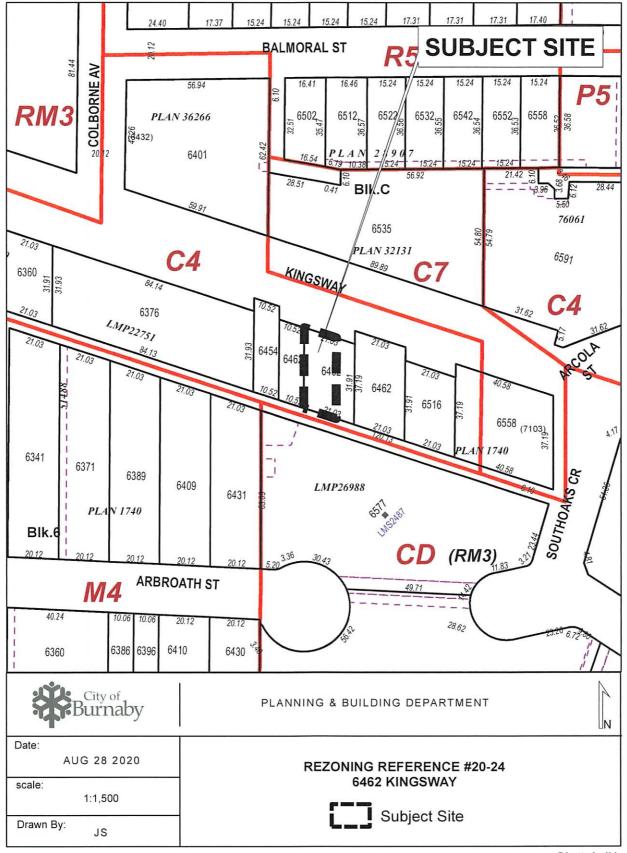
6.0 RECOMMENDATION

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

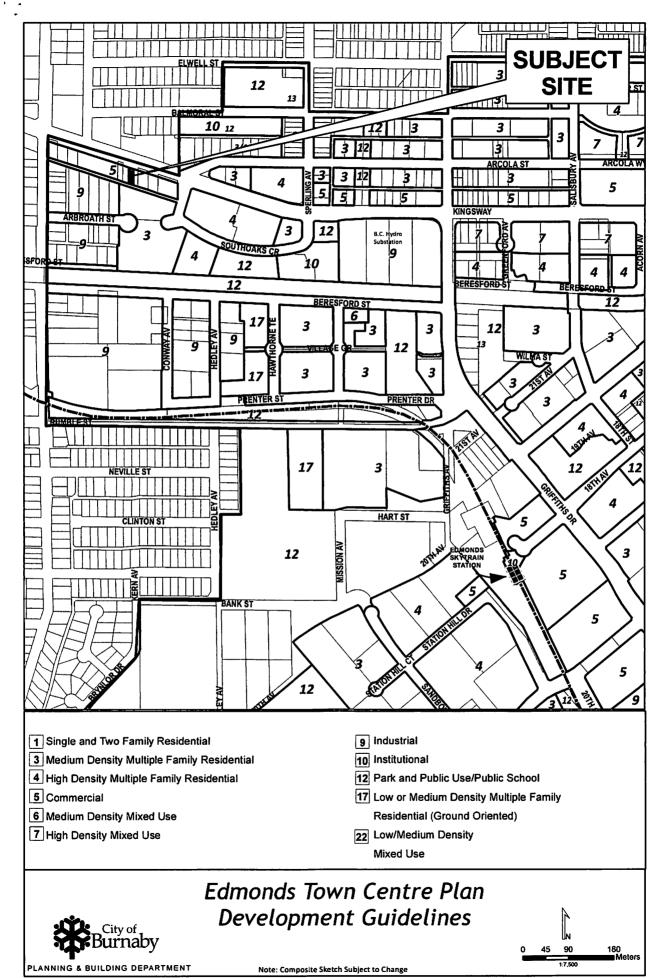
AY:tn
Attachments

ce: City Solicitor City Clerk

P:\49500 Rezoning\20 Applications\2020\20-24 6462 Kingsway\Council Reports\Rezoning Reference 20-24 Initial Report 2020.10.05.doc



Sketch #1



Printed on August 28, 2020

VAN LAND USE CONSULTING

August 25, 2020

Jeff Thompson City of Burnaby Planning and Building Department 4949 Canada Way Burnaby, BC, V5G 1M2

Dear Jeff:

RE: Letter of Intent for 102 & 103 - 6462 Kingsway, Burnaby

On behalf of Van Land Use Consulting, this letter is to outline the intent for the rezoning of 102 & 103 – 6462 Kingsway.

There is an existing retail building located on the south side of Kingsway devised into five commercial units (101, 102, 103, 104 and 105). Units 102 & 103 are adjoined and currently operating as Solo Karaoke.

The site is currently zoned C4 and requires a rezoning to C4f in order for Solo Karaoke to operate as a liquor license establishment. A Liquor Primary License would be applied for through the Liquor and Cannabis Regulation Branch (LCRB).

Should you have any questions regarding this application for rezoning, please do not hesitate to contact me at (778) 551-0067.

Best regards,

Van Land Use Consulting

Joseph W. Van Vliet, BCom

Principal

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #20-25 2020 SEPTEMBER 30

ITEM #06

1.0 GENERAL INFORMATION

1.1 Applicant: Concord Kingsway Projects GP Ltd.

Attn: Matt Meehan

Suite 900 – 1095 West Pender Street

Vancouver, BC V6E 2M6

1.2 Subject: Application for the Rezoning of:

Lot 1 District Lots 32, 152 and 153 Group 1 New Westminster District

Plan EPP76863

From: CD Comprehensive Development District (based on RM5s Multiple

Family Residential District, C3 General Commercial District and

Metrotown Downtown Plan as guidelines)

To: Amended CD Comprehensive Development District (based on RM5s

Multiple Family Residential District, C3 General Commercial District and

Metrotown Downtown Plan as guidelines)

1.3 Address: 4754 Kingsway (Sketches #1 and #2 attached).

1.4 Size: The site rectangular in shape with a site area of approximately 12,275.00

 m^2 (132,127 sq. ft.).

1.5 Services: The Director Engineering will be requested to provide all relevant

servicing information.

1.6 Rezoning The purpose of the proposed rezoning bylaw amendment is to permit

Purpose: changes to the approved plan of development related to commercial floor

area, amenity spaces and residential unit mix.

2.0 POLICY FRAMEWORK

The proposed development aligns with the following goals and sub-goals of the Corporate Strategic Plan:

A Connected Community

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

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.

A Dynamic Community

• Community development - Manage change by balancing economic development with environmental protection and maintaining a sense of belonging.

3.0 BACKGROUND AND NEIGHBOURHOOD CHARACTERISTICS

- 3.1 The subject development site is within the Metro-Downtown neighbourhood of the Metrotown Downtown Plan area (see *attached* Sketch #2), and is designated for high-density mixed-use development under the CD Comprehensive Development District, utilizing the RM5s Multiple Family Residential District, C3 General Commercial District, and Metrotown Downtown Plan as guidelines.
- 3.2 The property at 4754 Kingsway is currently vacant, improved with a surface parking lot that served the former Sears Metrotown department store. The subject site was rezoned as part of Rezoning Reference #13-07, which included a Conceptual Master Plan and detailed Phase 1 of development, with a total of six high-rise residential buildings (3 towers within Phase 1), and one high rise office/hotel building, atop retail and office podiums. Rezoning Reference #13-07 was granted Final Adoption on 2019 December 16.

4.0 GENERAL INFORMATION

- 4.1 The purpose of this rezoning is to accommodate changes to the approved suitable plan of development in light of COVID-19, which includes a reduction in the permitted commercial floor area, a reallocation of amenity spaces with a focus on external amenities, and an amended residential unit mix.
- 4.2 The proposed prerequisite conditions to the rezoning will be included in a future report.

5.0 RECOMMENDATION

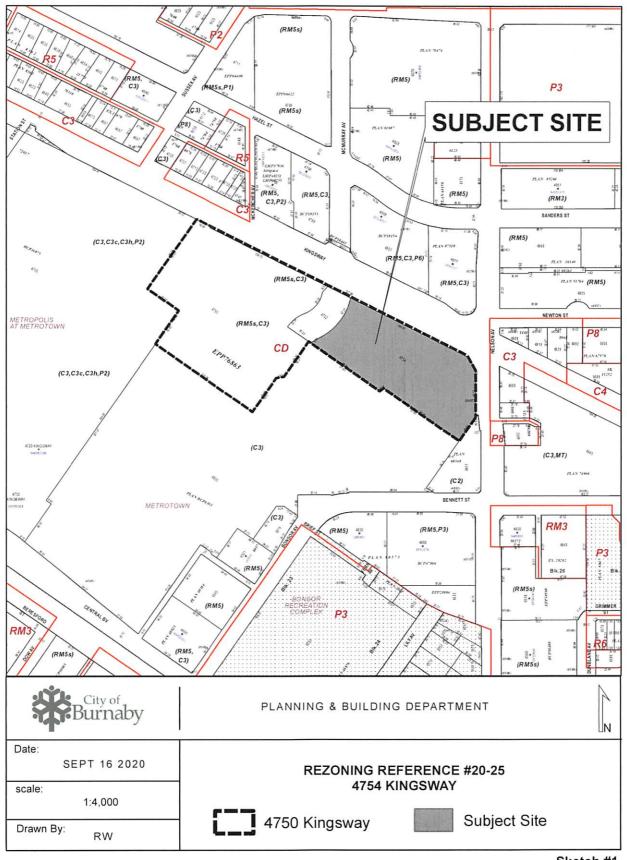
THAT the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

JBS/JDC:tn

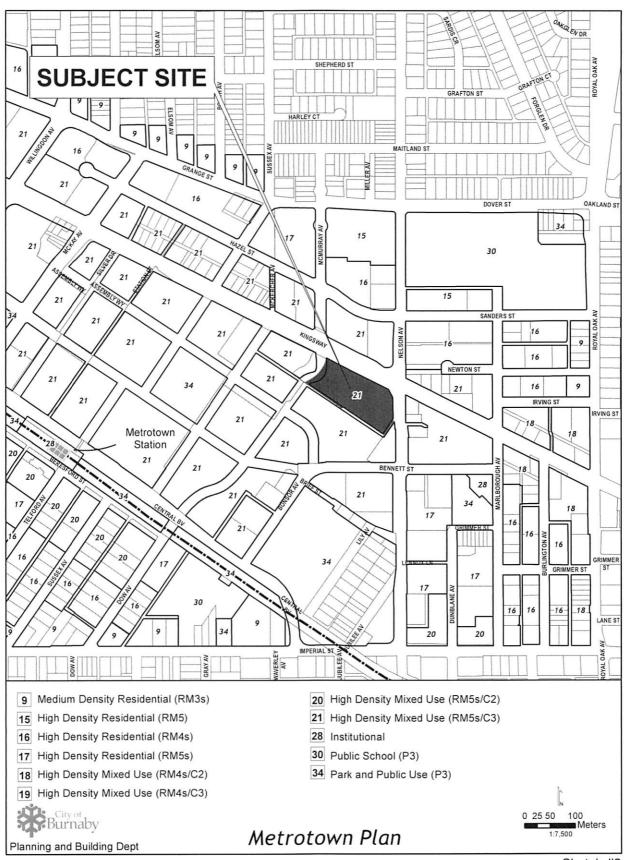
Attachments

cc: City Solicitor City Clerk

P:\49500 Rezoning\20 Applications\2020\20-25 4754 Kingsway\Council Report\Rezoning Reference 20-25 Initial Report 2020.10.05.Docx



Sketch #1





August 26, 2020

Concord Kingsway Projects GP Ltd. Suite 900, 1095 West Pender Street Vancouver, BC V6E 2M6

To: Ed Kozak, Director

City of Burnaby Planning Department

4949 Canada Way Burnaby, BC V5G 1M2

Re: Rezoning Letter of Intent

4754 Kingsway, Burnaby, BC Metrotown Downtown Plan

I, Matt Meehan, on behalf of Concord Kingsway Projects GP Ltd, have submitted this application to rezone 4754 Kingsway from the current CD Comprehensive Development District utilizing the C3 General Commercial District and RM5s Multiple Family Residential District to the Amended CD Comprehensive Development District utilizing the C3 General Commercial District and RM5s Multiple Family Residential District and Metrotown Downtown Plan as guidelines. The intent of this rezoning application is to primarily amend the commercial and amenity components of the approved CD Plans under Rezoning Reference #13-07 to address design issues related to COVID-19. Further amendments to unit composition are proposed to address affordability, current market conditions, and area demand. As there are no changes to the density of the site from that which was approved under Rezoning Reference #13-07, we understand that rental uses are not required as part of this application.

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

Sincerely

Matthew Meehan, SVP Planning Concord Kingsway Projects GP Ltd.

Distribution
Ellen Sy, Concord Pacific
Peter Webb, Concord Pacific

Bylaw No. 14223 Page 1

CITY OF BURNABY

BYLAW NO. 14223

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. 37**, 2020.
- 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. 4238 annexed to this Bylaw, and in accordance with the explanatory legend, notations, references and boundaries designated, described, delimited and specified in particularity shown upon said Map 'B'; and the various boundaries and districts shown upon said Map 'B' respectively are an amendment of and in substitution for the respective districts, designated and marked on said Map 'A' insofar as the same are changed, modified or varied thereby, and the said Map 'A' shall be deemed to be and is hereby declared to be amended accordingly and the said Map 'B' is hereby declared to be and shall form an integral part of said Map 'A', as if originally incorporated therein and shall be interpreted accordingly.

Bylaw No. 14223 Page 2

3. The Comprehensive Development Plan entitled "Tenant Improvement Rezoning for Liquor Store" prepared by Van Land Use Consulting 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

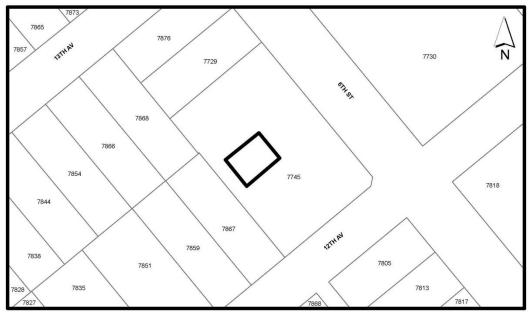
MAYOR

CLERK

BYLAW NUMBER 14223 BEING A BYLAW TO AMEND BYLAW NUMBER 4742 BEING BURNABY ZONING BYLAW 1965

REZ.19-63

LEGAL: Strata Lot 1, District Lot 28, Group 1, NWD Strata Plan NW2348, Together with an Interest in the Common Property in Proportion to the unit Entitlement of the Strata Lot as Shown on Form 1



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

FROM: C2 Community Commercial District

TO: CD Comprehensive Development District (based on C2h Community Commercial District and Sixth Street Plan guidelines, and in accordance with the development plan entitled "Tenant Improvement Rezoning for Liquor Store" prepared by Van Land Use Consulting)

Burnaby	PLANNING AND BUILDING DEPARTMENT	
Date: SEP 22 2020		
Scale: 1:1,000	OFFICIAL ZONING MAP	Map "B"
Drawn By: JS		No. REZ. 4238

Bylaw No. 14224 Page 1

CITY OF BURNABY

BYLAW NO. 14224

A BYLAW to amend Bylaw No. 4742, being Burnaby Zoning Bylaw 1965, as amended by Bylaw No. 12986 being Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 32, 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. 38, 2020**.
- 2. Bylaw No. 4742, as amended by Bylaw No. 12986, 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. 4239, annexed to this Bylaw, and in accordance with the explanatory legend, notations, references and boundaries designated, described, delimited and specified in particularity shown upon said Map 'B'; and the various boundaries and districts shown upon said Map 'B' respectively are an amendment of and in addition to the respective districts, designated and marked on said Map 'A' insofar as the same are changed, modified or varied thereby, and the said Map 'A' shall be deemed to be and is hereby declared to be amended accordingly and the said Map 'B' is hereby declared to be and shall form an integral part of said

Bylaw No. 14224 Page 2

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

(b) The Comprehensive Development Plan, more particularly described in Bylaw No. 12986, is amended as may be necessary by the development plan entitled "Exterior Sky Sign Proposal – 4060 Regent St, Burnaby BC" prepared by Galaxie Signs Ltd. 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 Plan 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

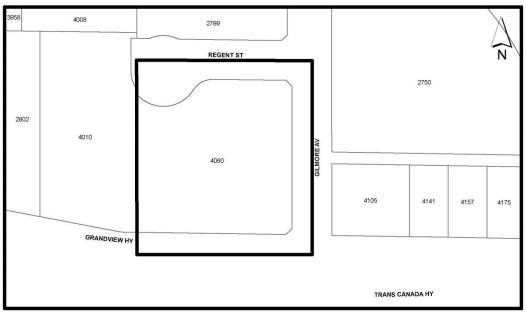
MAYOR

CLERK

BYLAW NUMBER 14224 BEING A BYLAW TO AMEND BYLAW NUMBER 4742 BEING BURNABY ZONING BYLAW 1965

REZ.20-07

LEGAL: Lot A, DL 69, Plan EPP26461, Land District 1, Land District 36



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

FROM: CD Comprehensive Development District (based on M5 Light Industrial District)

TO: Amended CD Comprehensive Development District (based on M5 Light Industrial District and Myrtle Street Mixed-Use Community Plan guidelines, and in accordance with the development plan entitled "Exterior Sky Sign Proposal - 4060 Regent St, Burnaby BC" prepared by Galaxie Signs Ltd.)

City of Burnaby	PLANNING AND BUILDING DEPARTMENT	
Date: SEP 22 2020		
Scale: 1:1,500	OFFICIAL ZONING MAP	Map "B"
Drawn By: JS		No. REZ. 4239

Bylaw No. 14225 Page 1

CITY OF BURNABY

BYLAW NO. 14225

A BYLAW to amend Bylaw No. 4742, being Burnaby Zoning Bylaw 1965, as amended by Bylaw No. 13923 being Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 31, 2018

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. 39, 2020**.
- 2. Bylaw No. 4742, as amended by Bylaw No. 13923, 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. 4340, annexed to this Bylaw, and in accordance with the explanatory legend, notations, references and boundaries designated, described, delimited and specified in particularity shown upon said Map 'B'; and the various boundaries and districts shown upon said Map 'B' respectively are an amendment of and in addition to the respective districts, designated and marked on said Map 'A' insofar as the same are changed, modified or varied thereby, and the said Map 'A' shall be deemed to be and is hereby declared to be amended accordingly and the said Map 'B' is hereby declared to be and shall form an integral part of said

Bylaw No. 14225 Page 2

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

(b) The Comprehensive Development Plan, more particularly described in Bylaw No. 13923, is amended as may be necessary by the development plan entitled "BC Housing Transitional Housing" prepared by Horizon North 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 Plan as amended.

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

MAYOR

CLERK

Bylaw No. 14225 Page 3

BYLAW NUMBER 14225 BEING A BYLAW TO AMEND BYLAW NUMBER 4742 BEING BURNABY ZONING BYLAW 1965

REZ.20-13

LEGAL: Lot 53, except dedication plan 71549, DL 79, NWD Plan 54758



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

FROM: CD Comprehensive Development District (based on P5 Community Institutional District, RM2 Multiple Family District and the Central Administrative Area as guidelines)

TO: Amended CD Comprehensive Development District (based on P5 Community Institutional District, RM3r Multiple Family Residential District and Central Administrative Area guidelines and in accordance with the development plan entitled "BC Housing Transitional Housing" prepared by Horizon North)

Burnaby	PLANNING AND BUILDING DEPARTMENT	
Date: SEP 22 2020		
Scale: 1:1,500	OFFICIAL ZONING MAP	Map "B"
Drawn By: JS		No. REZ. 4340

CITY OF BURNABY BYLAW NO. 14228

A BYLAW to designate the Alta Vista Reservoir Vent at 5172 McKee Street a protected heritage landmark

WHEREAS the Alta Vista Reservoir Vent (hereinafter referred to as the "Heritage Landmark") is or will be located at 5172 McKee Street, and more particularly legally described as:

Parcel Identifier: 024-728-772

The West ½ of Lot 4, Block 4, District Lot 158, Group 1, New Westminster District, Plan 1882;

AND WHEREAS Council considers the Heritage Landmark to have heritage value and heritage character, and that designation of the Heritage Landmark pursuant to section 611 of the *Local Government Act* is necessary or desirable for its conservation;

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

- 1. This Bylaw may be cited as **BURNABY HERITAGE DESIGNATION BYLAW NO. 1, 2020.**
- 2. Council hereby designates the Heritage Landmark as protected heritage property under section 611 of the *Local Government Act*.

Page 2 Bylaw No. 14228

Read a first time this 2020
Read a second time this 2020
Read a third time this 2020

Reconsidered and adopted this day of 2020

MAYOR

CLERK

BYLAW NO. 14226

CITY OF BURNABY

A BYLAW to exempt from taxation certain lands and improvements pursuant to section 224 of the *Community Charter*

The Council of the City of Burnaby ENACTS as follows:

This Bylaw may be cited as BURNABY TAXATION EXEMPTION BYLAW 2020.

- 1. Pursuant to section 224 of the *Community Charter*, Council does hereby exempt from taxation under s.197(1)(a) of the said Act for the 2021, 2022 and 2023 taxation years, the lands and improvements, or portions of lands and improvements, set out in Schedule "A" to this Bylaw.
- 2. Pursuant to section 224 of the *Community Charter*, Council does hereby exempt from taxation under s. 197(1)(a) of the said Act for the 2021 taxation year, the lands and improvements, or portions of lands and improvements, set out in Schedule "B" to this Bylaw.

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

SCHEDULE "A"

Part 1: City-owned lands or improvements used or occupied by a non-profit organization as a licensee or tenant of the City (*Community Charter*, section 224(2)(d))

- 4600 Parker Street (Folio No. 0900-4600-0000) Municipal Building and Lands –more particularly described as Lot C, District Lot 122, Group 1, New Westminster District, Plan 11161, occupied by: Alpha Secondary School.
- 2. 6990 Aubrey Street (Folio No. 0990-6990-0000) Municipal Building and Lands –more particularly described as Lot 54, District Lot 132, Group 1, New Westminster District, Plan 1493, occupied by: **Lochdale Elementary School**.
- 3. 7355 Canada Way Edmonds North Wing Community Resource Centre more particularly described as Lot A, District Lot 30, Group 1, New Westminster District, Plan NWP87763 except Plan LMP19140, occupied by:
 - a. St. Matthew's Day Care Society (Folio No. 1770-7355-0001)
 - b. Deaf Children's Society of B.C. (Folio No. 1770-7355-0002)
 - c. School District No. 41 Burnaby Adult Learning Centre (Folio No. 1770-7355-0003)
 - d. Canadian Mental Health Association (Folio No. 1770-7355-0004)
 - e. Burnaby Family Life Institute (Folio No. 1770-7355-0006)
 - f. Canadian Red Cross, Fraser Region-Burnaby Branch (Folio No. 1770-7355-0007)
 - g. Immigrant Services Society of B.C. (Folio No. 1770-7355-0010)
 - h. Afghan Women's Support Society (Folio No. 1770-7355-0011)
- 4. 6650 Southoaks Crescent (Folio No. 3261-6650-0000) Community Space more particularly described as all that portion of Lot 9, District Lot 96, Group 1, New Westminster District, Plan LMP20410 shown outlined in black on plan annexed to Bylaw No. 13002 occupied by: Community-Centered College for the Retired.
- 5. The following lands occupied by **Twelfth Avenue Elementary School** fields, more particularly described as:
 - a. 7858 Hilda Street (Folio No. 7185-7858-0000), Lot 40, Block 12, District Lot 29,

- Group 1, New Westminster District, Plan 3035;
- b. 7866 Hilda Street (Folio No. 7185-7866-0000), Lot 41, Block 12, District Lot 29, Group 1, New Westminster District, Plan 3035;
- c. 7872 Hilda Street (Folio No. 7185-7872-0000), Lot 42, Block 12, District Lot 29, Group 1, New Westminster District, Plan 3035;
- d. 7615 Hedge Avenue (Folio No. 4582-7615-0000), Lot 39, Block 12, District Lot 29, Group 1, New Westminster District, Plan 3035;
- e. 7625 Hedge Avenue (Folio No. 4582-7625-0000), Lot 38, Block 12, District Lot 29, Group 1, New Westminster District, Plan 3035;
- f. 7635 Hedge Avenue (Folio No. 4582-7635-0000), Lot 37, Block 12, District Lot 29, Group 1, New Westminster District, Plan 3035;
- g. 7645 Hedge Avenue (Folio No. 4582-7645-0000), Lot 36, Block 12, District Lot 29, Group 1, New Westminster District, Plan 3035;
- h. 7655 Hedge Avenue (Folio No. 4582-7655-0000), Lot 35, Block 12, District Lot 29, Group 1, New Westminster District, Plan 3035;
- i. 7665 Hedge Avenue (Folio No. 4582-7665-0000), Lot 34, Block 12, District Lot 29, Group 1, New Westminster District, Plan 3035; and
- j. 7675 Hedge Avenue (Folio No. 4582-7675-0000), Lot 33, Block 12, District Lot 29, Group 1, New Westminster District, Plan 3035.
- 6. 6140 McKercher Avenue (Folio No. 5793-6140-0000) Community Space more particularly described as Parcel A, portion air space, District Lot 32, Group 1, New Westminster District, Plan LMP48251, occupied by **Burnaby Family Life Institute**.
- 7. 2101 Holdom Avenue **Holdom Community Resource Centre** Air Space Parcel 1, District 125, Group 1, Plan BCP33453, occupied by:
 - a. Burnaby Family Life Institute (Folio No. 6245-2101-0101, 6245-2101-0102, 6245-2101-0103, 6245-2101-0104)
 - b. Dixon Transition Society (Folio No. 6245-2101-0204, 6245-2101-0205, 6245-2101-0206)
 - c. Volunteer Burnaby (Folio No. 6245-2101-0202, 6245-2101-0203)

- 8. 2055 Rosser Avenue **Brentwood Community Resource Centre** Air Space Parcel 1, District Lot 119, Group 1, Plan EPP26673, occupied by:
 - a. Burnaby Community Services Society (Folio No. 5585-2055-5001)
 - b. Meals on Wheels (Folio No. 5585-2055-5002)
 - c. MOSAIC Multilingual Service for Immigrant Communities (Folio No. 5585-2055-5004)
 - d. Burnaby Seniors Outreach Services (Folio No. 5585-2055-5005)
- 9. 4460 Beresford Street **Metrotown Community Resource Centre** Air Space Parcel "A", District Lot 153, Group 1, Plan EPP38620, occupied by:
 - a. South Burnaby Neighbourhood House (Folio No. 2810-4460-0001)
 - b. BC Centre for Ability (Folio No. 2810-4460-0002)
 - c. YMCA Childcare Resource & Referral Program (Folio No. 2810-4460-0003)
 - d. National Council for Black Women Foundation (Folio No. 2810-4460-0004)
- 4535 Kingsway Pioneer Community Resource Centre Air Space Parcel "2",Group 1, Plan EPP42266 occupied by:
 - a. Burnaby Hospice Society (Folio No. 2690-4535-0001)
 - b. Burnaby Family Life Institute (Folio No. 2690-4535-0002)

Part 2: Lands or improvements owned or held by an athletic or service club or association and used for public athletic or recreational purposes (*Community Charter*, section 224(2)(i))

- 8059 Texaco Drive (Folio No. 0294-8059-0002) owned or held by the Lotus Sailing Club more particularly described as that portion of Lot 1 (Lease Part) of District Lot 214, Group 1, New Westminster District, Plan 49510.
- 7564 Barnet Road (Folio No. 0690-7564-0000) owned or held by BC Volleyball
 Association more particularly described as that portion of Lot 1, District Lot 215, Group
 1, New Westminster District, Plan 83531, except Plan LMP 18393.

- 3. 4990 Canada Way (Folio No. 1770-4990-0000) owned or held by **Burnaby Winter Club**, more particularly described as Lot A, District Lot 79, Group 1, New Westminster District, Plan LMP24328 SAVE AND EXCEPT 9529 square metres of the land and buildings as shown on the plan annexed to Bylaw No. 13654.
- 4. 9080 Avalon Avenue (Folio No. 3128-9080-0000) owned or held by **Burnaby Horsemen's Association**, more particularly described as Lot 24, District Lot 14, Group
 1, New Westminster District, Plan 45445.
- 5. 3890 Kensington Avenue (Folio No. 6545-3890-0000) owned or held by **Burnaby Tennis Club**, more particularly described as that portion of Lot 25 (Lease Part) of

 District Lot 79, Group 1, New Westminster District, Plan 26329.

Part 3: Lands or improvements that would otherwise qualify for exemption under section 220 of the *Community Charter* (*Community Charter*, section 224(2)(c))

- 1. 3883 Triumph Street (Folio No. 0560-3883-0000), that portion of land owned by **BC** Conference of the Mennonite of Bretheren Churches and occupied by the Burnaby Pacific Grace Church, described as follows ALL AND SINGULAR that certain parcel of land and premises situate, lying and being in the City of Burnaby, Province of British, Columbia, more particularly known and described as Lots 11, 12 and 13, Block 10, District Lot 186, Group 1, New Westminster District, Plan 1124, and the buildings thereon (3883 Triumph Street, Folio No. 0560-3883-0001) SAVE AND EXCEPT the area occupied by the TREASURE ISLAND DAYCARE and a proportionate area of the land as shown on the plan annexed to Bylaw No. 13941.
- 2. 3885 Albert Street (Folio No. 0630-3885-0000) that portion of land owned and occupied by **Grace New Covenant Pentecostal Church** and more particularly described as Lot 13, Block 2, District Lot 116/186, Group 1, New Westminster Land District, Plan NWP 1236, SAVE AND EXCEPT that portion of the improvements used for residential purposes as shown on the plan annexed to Bylaw No. 14069.
- 3. 4304 Parker Street (Folio No. 0900-4304-0000), that portion of land owned by the **United Church of Canada** and occupied by **Willingdon Heights United Church**,

described as follows ALL AND SINGULAR that certain parcel of land and premises situate, lying and being in the City of Burnaby, Province of British Columbia, more particularly known and described as Portion of Lots 19, 20 and 21, Block 35, District Lots 120 and 121, Group 1, New Westminster District, Plan 11500, and the buildings thereon SAVE AND EXCEPT the area occupied by the PUDDLE JUMPERS PRE-SCHOOL and a proportionate area of the land as shown on plan annexed to Bylaw No. 13941.

- 4. 4550 Kitchener Street (Folio No. 1050-4550-5000), that portion of land owned and occupied by the **Parish of Saint Timothy Burnaby**, described as follows ALL AND SINGULAR that certain parcel of land and premises situate, lying and being in the City of Burnaby, Province of British Columbia, more particularly known and described as Lot A, District Lot 123, Group 1, New Westminster District, Plan EPP53705, and the buildings thereon (4550 Kitchener Street, Folio No. 1050-4550-5001) SAVE AND EXCEPT the area occupied by the TREASURE ISLAND III DAYCARE and a proportionate area of the land as shown outlined in black on the plan annexed to Bylaw No. 11803.
- 5. 3905 Norland Avenue (Folio No. 1560-3905-0000), that portion of land owned and occupied by the **Vancouver Korean Full Gospel Church**, described as follows ALL AND SINGULAR that certain parcel of land and premises situate, lying and being in the City of Burnaby, Province of British Columbia, more particularly known and described as Lot 55, District Lot 79, Group 1, New Westminster District, Plan 57628, and the buildings thereon SAVE AND EXCEPT the area occupied by the BURNABY MONTESSORI PRE-SCHOOL and a proportionate area of the land as shown outlined in black on the plan annexed to Bylaw No. 11445.
- 6. 7837 Canada Way (Folio No. 1770-7837-0000), owned and occupied by the **Trustees of St. Archangel Michael Serbian Orthodox Church**, more particularly described as Lot A, District Lot 29, Group 1, New Westminster District, Plan LMP52042, SAVE AND EXCEPT the area occupied by the DEER LAKE PRESCHOOL EAST and a

- proportionate area of building and land as shown on the plan attached to Bylaw No. 13941.
- 7. 5975 Sunset Street (Folio No. 1970-5975-0000), owned and occupied by **Trustees of Brentwood Park Congregation of Jehovah's Witnesses Burnaby**, and more particularly described as Block 7, District Lot 80 Except Reference Plan 67354, Group 1, New Westminster District, Plan 3780, SAVE AND EXCEPT that portion of the improvements used for residential purposes as shown outlined in black on the plan annexed to Bylaw No. 14069.
- 8. 9387 Holmes Street (Folio No. 2550-9387-0000), owned by **The Roman Catholic Archbishop of Vancouver and The Catholic Independent Schools of Vancouver** and occupied by **St. Michael's Catholic Church & Elementary School**, and more particularly described as Lot B, District Lot 1, Group 1, New Westminster District, Plan LMP9683, SAVE AND EXCEPT that portion of the improvements used for residential purposes and a proportionate area of the land as shown on plan annexed to Bylaw No. 13941.
- 9. 6907 Elwell Street (Folio No. 3140-6907-0000), owned and used by **South Burnaby Gospel Hall Society**, and more particularly described as Lot 207, District Lot 95, Group 1, New Westminster District, Plan 56166.
- 10. 5060 Marine Drive (Folio No. 3700-5060-0000), owned and occupied by Iglesia Ni Cristo Church of Christ, and more particularly described as Lot 42, District Lot 162, Group 1, New Westminster District, Plan 43643, SAVE AND EXCEPT that portion of improvements used for residential purposes as shown outlined in black on the plan annexed to Bylaw No. 14069.
- 11. 5420 Marine Drive (Folio No. 3700-5420-0000), owned and occupied by **Hindu Cultural Society & Community Centre of BC,** and more particularly described as Lot 1, District Lot 162, Group 1, New Westminster District, Plan 9794, SAVE AND EXCEPT that portion of improvements used for residential purposes shown on the plan annexed to Bylaw No. 13941.

- 12. 7455 10th Avenue (Folio No. 4600-7455-0000), owned by **The Roman Catholic Archbishop of Vancouver** and used by **Our Lady of Mercy Catholic Church & School**, and more particularly described as Lot 48 of District Lot 29, Group 1, New Westminster District, Plan 26444, SAVE AND EXCEPT that portion of the improvements used for residential purposes and a proportionate area of the land as shown on plan annexed to Bylaw No. 10816.
- 13. 7551 Gray Avenue, 7591 Gray Avenue (Folio Nos. 5755-7551-0000 & 5755-7591-0000), that portion of land owned by the **Trustee of the Congregation of Jubilee Unit** and occupied by the **Jubilee United Church**, and more particularly described as Parcel B, District Lot 99, Group 1, Plan 52563 and Lot B, Block 22, District Lot 99, Group 1, New Westminster District, Plan 2231 and the buildings thereon SAVE AND EXCEPT the area occupied by the BRIGHT STAR MONTESSORI PRESCHOOL and a proportionate area of the land as shown outlined in black on the plan annexed to Bylaw No. 13002.
- 14. 7283 Nelson Avenue (Folio No. 5895-7283-0000), that portion of land owned and occupied by the **Grace Lutheran Church of South Burnaby**, and more particularly described as Lot 1, District Lot 99, Group 1, New Westminster District, Plan LMP14443, and the buildings thereon SAVE AND EXCEPT the area occupied by the BEEHOUSE MONTESSORI DAYCARE AND PRESCHOOL & LITTLE BLOSSOM DAYCARE and a proportionate area of the land as shown outlined in black on the plan annexed to Bylaw No. 11288.
- 15. 1640 Delta Avenue (Folio No. 5945-1640-0000), that portion of land occupied by the **Trustees of Brentwood Park Presbyterian Church**, and more particularly described as Lot 153, District Lot 126, Group 1, New Westminster District, Plan 29569, and the buildings thereon (1640 Delta Ave, Folio No. 5945-1640-0001) SAVE AND EXCEPT the area occupied by the PETTIT GENIES CARE and a proportionate area of the land as shown outlined in black on the plan annexed to Bylaw No.11626.
- 16. 380 Hythe Avenue (Folio No. 5995-0380-0000), that portion of land owned by the BC Conference of the Mennonite Brethren Churches and occupied by Pacific Grace Mandarin Church, and more particularly described as Lot 7, Block 91, District Lot 127,

- Group 1, New Westminster District, Plan 4953, Except Plan 20554, and part on Plan 22266, and the buildings thereon (380 Hythe Ave, Folio No. 5995-0380-0001) SAVE AND EXCEPT the area occupied by the CAPITAL COLLEGE BURNABY MONTESSORI PRESCHOOL and proportionate area of the land as shown outlined in black on the plan annexed to Bylaw No. 11454.
- 17. 5135 Sperling Avenue (Folio No. 6695-5135-0000) those lands owned and occupied by **Trustees of the Congregation of Deer Lake United Church** described as Lot 200, District Lot 85, Group 1, New Westminster District, Plan 50388, and the buildings thereon SAVE AND EXCEPT the areas occupied by DEER LAKE PRESCHOOL and a proportionate area of the land as shown outlined in black on the plan annexed to Bylaw No. 13002.
- 18. 1600 Cliff Avenue (Folio No. 6835-1600-0000), that portion of land occupied by **Trustees of Cliff Avenue United Church**, more particularly known and described as Lot 2, District Lot 135, Group 1, New Westminster, Plan 78817, and the buildings thereon SAVE AND EXCEPT the areas occupied by the SUMMERHILL MONTESSORI PRESCHOOL and a proportionate area of the land as shown outlined in black on the plan annexed to Bylaw No. 13002.
- 19. 7135 Walker Avenue (Folio No. 7015-7135-0000), that portion of land occupied by **Southside Community Church**, more particularly known and described as Lot "B", Block 3, District Lot 95, New Westminster District, Plan 1796, and the buildings thereon SAVE AND EXCEPT the areas occupied by the HIGHGATE PRESCHOOL and a proportionate area of the land as shown outlined in black on the plan annexed to Bylaw No. 12704.

Part 4: Lands and improvements in relation to property that is exempt under section 220(1)(h) of the *Community Charter* (Community Charter, section 224(2)(f))

- 1. 6641 Halifax Street (Folio No. 1210-6641-0000), that portion of land owned and occupied by **Parkcrest Gospel Chapel**, lying and being in the City of Burnaby, Province of British Columbia, described as Lot B (AA229402), District Lot 132, Group 1, New Westminster District, Plan 42002. The herein described tax-exempt parcel contains by calculation 1,492.7 square metres, and is shown outlined in green colour on the plan annexed to Bylaw No. 9236.
- 2. 5146 Laurel Street (Folio No. 1790-5146-0000), that portion of land owned by **The Roman Catholic Archbishop of Vancouver** and occupied by **St. Theresa's Catholic Church**, lying and being in the City of Burnaby, Province of British Columbia, described as Lot 146, District Lot 74, Group 1, New Westminster District, Plan 43524. The herein described tax-exempt parcel contains by calculation 154 square metres, and is shown outlined on the plan annexed to Bylaw No. 13143.
- 3. 5600 Dorset Street (Folio No. 3150-5600-0000), that portion of land owned and occupied by the **Sanatan Dharm Cultural Society**, lying and being in the City of Burnaby, Province of British Columbia, described as Lot A, District Lot 97, Group 1, New Westminster District, Plan 4135, SAVE AND EXCEPT the 117 square metres used for residential purposes and shown outlined on the plan annexed to Bylaw No. 14069.
- 4. 6597 Balmoral Street, 6656 Balmoral Street, 6627 Arcola Street and 6681 Arcola Street (Folio Nos. 3170-6597-0000, 3170-6656-0000, 3220-6627-0000 and 3220-6681-0000), that portion of land owned by **The Roman Catholic Archbishop of Vancouver** and occupied by **St. Francis de Sales Catholic Church and Preschool**, more particularly known and described as (6627 Arcola Street) Lot B, District Lot 96, Group 1, New Westminster District, Plan NWP13781; (6681 Arcola Street) Lot 1, District Lot 96, Group 1, New Westminster District, BCP51291; (6597 Balmoral Street) Lot A, District Lot 96, Group 1, New Westminster District, Plan NWP21800; and (6656 Balmoral Street) Lot B, District Lot 96, Group 1, New Westminster District, Plan NWP13781,

- SAVE AND EXCEPT 86.7 square metres shown on the plan annexed to Bylaw No. 13941.
- 5. 1450 Delta Avenue (Folio No. 5945-1450-0000), that portion of land owned by **The Roman Catholic Archbishop of Vancouver** and occupied by the **Holy Cross Catholic Church & Elementary School**, lying and being in the City of Burnaby, Province of British Columbia, described as Parcel 575, District Lot 126, Group 1, New Westminster District, Reference Plan 64609. The tax exempt portion contains 1.090 hectare, more or less, as shown on the plan annexed to Bylaw No. 13941.
- 6. 7716 Cumberland Avenue (Folio No. 7665-7716-0000), that portion of land owned by **The Trustees of the New Westminster Branch of Pentecostal Holiness Church** and occupied by the **Pentecostal Holiness Church of Canada** lying and being in the City of Burnaby, Province of British Columbia described as all that part of Lot 6, of Lot E, Block 1, District Lot 13, Group 1, New Westminster District, Plan 17512. The tax exempt portion contains 386.8 square metres as shown on the plan annexed to Bylaw No. 13941.
- 7. 3871 Pandora Street (Folio No. 0600-3871-0000), those lands owned by **The Roman Catholic Archbishop of Vancouver** and occupied by **St. Helen's Catholic Church**, described as Lot 1, District Lot 186, Group 1, New Westminster District, Plan LMP30660 and the buildings thereon.
- 8. 5209 Hastings Street (Folio No. 0700-5209-0000) the lands owned by **Pentecostal Assemblies of Canada** and occupied **Burnaby Christian Pentecostal Church**,
 described as Lot 1, Block 86 of District Lots 122 and 127, Group 1, New Westminster
 District, Plan 4953, Province of British Columbia, and the buildings thereon.
- 9. 5170 Norfolk Street (Folio No. 1750-5170-0000) those lands owned and occupied by **The Church in Burnaby**, described as Lot A, District Lot 74, Group 1, New Westminster District, Plan 1547, Province of British Columbia, and the buildings thereon.

- 10. 5060 Canada Way (Folio No. 1770-5060-0000) those lands owned and occupied by BC Muslim Association and described as Lot 1, District Lot 85, Group 1, New Westminster District, Plan LMP42276, Province of British Columbia, and the buildings thereon.
- 11. 7895 Canada Way (Folio No. 1770-7895-0000) those lands owned and occupied by **New Westminster Evangelical Free Church**, described as Lot C (BG273134), Block 12, District Lot 29, Group 1, New Westminster Land District, Plan 3035, Province of British Columbia, and the building thereon.
- 12. 5136 Laurel Street (Folio No. 1790-5136-0000), those lands owned by **The Roman Catholic Archbishop of Vancouver** and occupied by **St. Theresa's Catholic Church**, described as Lot 149, District Lot 74, Group 1, New Westminster Land District, Plan NWP46382.
- 13. 8760 Lougheed Highway (Folio No. 1310-8760-0000), those lands owned and occupied by **New Life Community Church**, described as Lot 2, Except: Firstly: Parcel "A" (Explanatory Plan 9604) Secondly: Part Subdivided by Plan 12317 Thirdly: Part Subdivided by Plan 28760 Fourthly: Part on Statutory Right of Way Plan 36614 Fifthly: Part Dedicated Road on Plan LMP41990 District Lot 10, Group 1, New Westminster District, Plan NWP6980, Province of British Columbia.
- 14. 6556 Sprott Street (Folio No. 1960-6556-0000), 4040 Canada Way (Folio No. 1770-4040-0000) and 3466 Curle Avenue (Folio No. 5325-3466-0000) those lands owned and occupied by **Aga Khan Foundation Canada** described as: (6556 Sprott Street) Lot "A", District Lot 79, Group 1, New Westminster District, Plan 82978, Province of British Columbia, and the buildings thereon; (4040 Canada Way) described as Lot 130, District Lot 68, Group 1, New Westminster District, Plan 63012, Province of British Columbia, and the buildings thereon; and (3466 Curle Avenue) for the parking lot, described as Parcel "134", Except: Phase One Strata Plan NW2244, District Lot 68, Group 1, New Westminster District, Plan 67049, Province of British Columbia.
- 15. 5280 Kincaid Street (Folio No. 2002-5280-0000) those lands owned and occupied by the Church of Jesus Christ of Latter-Day Saints in Canada, described as Lot A, District

- Lot 80, Group 1, New Westminster District, Plan 22622, Province of British Columbia, and the buildings thereon.
- 16. 5584 Kincaid Street (Folio No. 2002-5584-0000), those lands owned and occupied by the First United Spiritualist Church of Vancouver, described as Lots A and B, District Lot 80, Group 1, New Westminster District, Plan 16273, Province of British Columbia, and the buildings thereon.
- 17. 6580 Thomas Street (Folio No. 2030-6580-0000) those lands owned and occupied by **Christ Church of China**, described as Lot 1, District Lot 79, Group 1, New Westminster District, Plan LMP26862, Province of British Columbia, and the buildings thereon.
- 18. 4045 Kingsway (Folio No. 2690-4045-0000) those lands owned and occupied by **Foursquare Gospel Church of Canada**, described as Lots 6 and 7, District Lot 34, Group 1, New Westminster District, Plan 849, Province of British Columbia, and the buildings thereon.
- 19. 5855 Imperial Street (Folio No. 3100-5855-0000) those lands owned and occupied by **Trustees of the Congregation of the Central Christian Assembly for the Central Tabernacle**, described as Lot 9, District Lot 93, Group 1, New Westminster District, Plan 84205, Province of British Columbia, and the buildings thereon.
- 20. 5535 Short Street (Folio No. 3190-5535-0000) those lands owned by the Trustees of the Deer Lake Congregation of Jehovah's Witnesses and occupied by Burnaby Unit of Jehovah's Witnesses, described as Lot 1, District Lot 98, Group 1, New Westminster District, Plan BCP639, Province of British Columbia, and the buildings thereon.
- 21. 6112 Rumble Street (Folio No. 3420-6112-0000) and 6138 Rumble Street (Folio No. 3420-6138-0000) those lands owned and occupied by **Burnaby Chinese Evangelical Free Church**, described as (6112 Rumble Street) Lot 1, Block 37, District Lot 159, Group 1, New Westminster District, Plan 2585, Province of British Columbia, and the buildings thereon; and (6138 Rumble Street) Lot 2, District Lot 159, Group 1, New Westminster District, Plan 2585, Province of British Columbia, and the buildings thereon.

- 22. 5110 and 5122 Marine Drive (Folio Nos. 3700-5110-0000 and 3700-5122-0000) those lands owned and occupied by Evangelical Chinese Bible Church, described as Lot 2, Parcel C (Reference Plan 2240), District Lot 162, Group 1, New Westminster District, Plan 450; and Lot 5, District Lot 162, Group 1, New Westminster District, Plan 5176, Province of British Columbia, and the buildings thereon.
- 23. 5462 Marine Drive (Folio No. 3700-5462-0000) those lands owned and occupied by International Society for Krishna Consciousness for Western Canada, described as Lot 2, District Lot 162, Group 1, New Westminster District, Plan 9794, Except Plan 30225, Province of British Columbia, and the buildings thereon.
- 24. 7457 Edmonds Street (Folio No. 4310-7457-0000) those lands owned and occupied by Trustees of Gordon Congregation of Presbyterian Church of Canada, described as Lot D, Block 7, District Lot 30, Group 1, New Westminster District, Plan 3036, Province of British Columbia, and the buildings thereon.
- 25. 7717 19th Avenue (Folio No. 4330-7717-0000) those lands owned by **Synod of the Diocese of New Westminster** and occupied by **St. Alban the Martyr Anglican Church**, described as Lot G, Block 45 and 46, District Lot 28, Group 1, New Westminster District, Plan 18850, Province of British Columbia, and the buildings thereon.
- 26. 8255 13th Avenue (Folio No. 4500-8255-0000) the lands owned and occupied by **First Christian Reformed Church of New Westminster BC**, described as Lot 3, District Lot 25, Group 1, New Westminster District, Plan 22388, Province of British Columbia, and the buildings thereon.
- 27. 8611 Armstrong Avenue (Folio No. 4502-8611-0000) the lands owned by Christian & Missionary Alliance Canadian Pacific District and occupied by Burnaby Alliance Church, described as Parcel A of District Lot 11, Group 1, New Westminster District, Plan NWP69856.
- 28. 7103 10th Avenue (Folio No. 4600-7103-0000) those lands owned and occupied by **Tenth Avenue Bible Chapel**, described as Lot 1, District Lot 53, Group 1, New

- Westminster District, Plan 82381, Province of British Columbia, and the buildings thereon.
- 29. 7925 10th Avenue (Folio No. 4600-7925-0000) and 7926 11th Avenue (Folio No. 4560-7926-0000) those lands owned and occupied by **BC** Association of Seventh-day Adventists, described as Lots C and D, District Lot 28, Group 1, New Westminster District, Plan NWP20867, Province of British Columbia, and the buildings thereon.
- 4830 Boundary Road (Folio No. 5105-4830-0000) those lands owned by the **Pentecostal Assemblies of Canada** and occupied by the **Iglesia Evangelica Pentecostal Emanuel**,
 described as the Southerly 92 feet 3 inches of Block 5, District Lot 35, Group 1, New
 Westminster District, Plan 799, Province of British Columbia, and the buildings thereon.
- 31. 140 Esmond Avenue (Folio No. 5175-0140-0000) those lands owned and occupied by Maktab Tarighat Oveyssi Shahmaghsoudi (School of Islamic Sufism), described as Lots 19 and 20, Parcel B, Explanatory Plan 5992, Block 7, District Lot 186, Group 1, New Westminster District, Plan 1124, Province of British Columbia, and the buildings thereon.
- 32. 3426 Smith Avenue (Folio No. 5205-3426-0000) those lands owned and occupied by **Chinese Taoism Kuan-Kung Association in Canada**, described as Parcel 1, District Lot 68, Group 1, New Westminster District, Plan 67676, Province of British Columbia, and the buildings thereon.
- 33. 271 Ingleton Avenue (Folio No. 5245-0271-0000) those lands owned and occupied by **Grace Christian Chapel**, described as Lots 11 and 12, Block 2, District Lots 116 and 186, Group 1, New Westminster District, Plan 1236, Province of British Columbia, and the buildings thereon.
- 34. 4950 Barker Crescent (Folio No. 5595-4950-0000) those lands owned by **Apostolic Church of Pentecost Vancouver** and occupied by **Garden Village Apostolic Church**, described as Lot 74, District Lot 34, Group 1, New Westminster District, Plan 31689, Province of British Columbia, and the buildings thereon.

- 35. 4812 Willingdon Avenue (Folio No. 5655-4812-0000) those lands owned by **Willingdon Charitable Holdings Society** and occupied by the **Willingdon Church**, described as Parcel A, District Lot 33, Group 1, New Westminster District, Plan 60479, Province of British Columbia, and the buildings thereon.
- 36. 5825 Nelson Avenue (Folio No. 5895-5825-0000) those lands owned and occupied by **Nelson Avenue Community Church,** described as Parcel B (Reference Plan 5087) except the West 548 feet of Lot 11, District Lot 32, Group 1, New Westminster District, Plan 812, Province of British Columbia, and the buildings thereon.
- 37. 6125 Nelson Avenue (Folio No. 5895-6125-0000), that portion of land owned and occupied by the **Governing Council of the Salvation Army in Canada**, more particularly known and described as the Northerly 123.2 feet of Lot 2, District Lot 32, Group 1, New Westminster District, Plan 6123, and the buildings thereon.
- 38. 1410 Delta Avenue (Folio No. 5945-1410-0000) those lands owned by **Christian & Missionary Alliance Canadian Pacific District** and occupied by **Brentwood Park Alliance Church**, described as Lot 484, District Lot 126, Group 1, New Westminster District, Plan 41685, and the buildings thereon.
- 39. 7175 Royal Oak Avenue (Folio No. 6035-7175-0000) those lands owned by the **Canadian Baptists of Western Canada** and occupied by **The Royal Oak Ministry Centre**, described as Lot 85, District Lot 98, Group 1, New Westminster District, Plan 37924, Province of British Columbia, and the buildings thereon.
- 40. 7405 Royal Oak Avenue (Folio No. 6035-7405-0000) those lands owned and occupied by **Parish of All Saints South Burnaby,** described as Parcel A and Parcel B, Reference Plan 5443, Block 29, District Lot 98, Group 1, New Westminster District, Plan 573, Province of British Columbia, and the buildings thereon.
- 41. 7485 Salisbury Avenue (Folio No. 6895-7485-0000) those lands owned by the **Trustees** of the Congregation of the South Burnaby Church of Christ and occupied by South Burnaby Church of Christ, described as Parcel A (Explanatory Plan 7931) of Lot 2,

- District Lot 95, Group 1, New Westminster District, Plan 3702, Province of British Columbia, and the buildings thereon.
- 42. 7540 6th Street (Folio No. 7305-7540-0000) those lands owned and occupied by **Westminster Bible Chapel**, described as Lots 33 and 34, Block 10, District Lot 28 Centre Part, Group 1, New Westminster District, Plan 627, Province of British Columbia, and the buildings thereon.
- 43. 7195 Cariboo Road (Folio No. 8045-7195-0000) those lands owned by **The Governing**Council of the Salvation Army in Canada and occupied by Salvation Army Cariboo
 Hill Temple, described as Lot 1, District Lot 14, Group 1, New Westminster District,
 Plan BCP11228, Province of British Columbia, and the buildings thereon.
- 44. 7200 Cariboo Road (Folio No. 8045-7200-0000) that parcel of land occupied and held by the **Cariboo Road Christian Fellowship Society**, lying and being in the City of Burnaby, Province of British Columbia, described as Lot 2, District Lots 13 and 14, Group 1, New Westminster District, Plan 85914.
- Part 5: Lands or improvements used or occupied by a religious organization, as tenant or licensee, for the purpose of public worship or for the purposes of a hall that is necessary to land or improvements so used or occupied (*Community Charter*, section 224(2)(g))
- 1. 3891 Kingsway (Folio No. 2690-3891-0000) owned by **0920332 BC Ltd.** and occupied by **The International Full Gospel Fellowship**, and more particularly described as Lot A Except: Parcel One (Explanatory Plan 15591), Block 49, District Lot 35, Group 1, New Westminster District, Plan 799 SAVE AND EXCEPT that proportionate area of the land as shown on the plan annexed to Bylaw No. 12853.
- Part 6: Land or improvements owned or held by a municipality, regional district or other local authority and used for a purpose of such local authority (*Community Charter*, section 224(2)(b))
- 1. **Confederation Park** (Folio No. 0210-4502-0000), the lands used as a park or recreation ground being Parcel One, District Lot 187 and 188, Group 1, New Westminster District, Explanatory Plan LMP562.

- 2. **Burnaby Heights Park** (Folio No. 0400-3877-0000), the lands used as a park or recreation ground being all that portion of Parcel "A" (Plan with fee deposited 1327F), District Lot 186, Group 1, New Westminster District.
- 3. 104-4191 Hastings Street (Folio No. 0700-4191-0000), the 238.5m² portion of Strata Lot 77, District Lot 121, Group 1, New Westminster District, Strata Plan LMS535 used as a community police office, as shown outlined on the plan annexed to Bylaw No. 14069.
- 4. 178-9855 Austin Road (Folio No 1990-9855-0000), the 326.0 m² portion of Lot 79, District Lot 4, Group 1, New Westminster District, Plan 36145, EXCEPT Plans BCP5531, EPP10716 and EPP60170, used as a community police office, as shown outlined on the plan annexed to Bylaw No. 14069.
- 5. **Forest Grove Park** (Folio No. 1276-8301-0000), the lands used as a park or recreation ground being Lot 107, District Lot 143, Group 1, New Westminster District, Plan 57821.
- 6. Burnaby Parks, Recreation & Culture Commission (Folio Nos. 3020-7085-0000, 3020-7086-0000, 3060-7051-0000, 3060-7061-0000, 6895-6617-0000, 6895-6637-0000, 6895-6647-0000, 6895-6667-0000, 6895-6687-0000), those lands used as a park or recreation ground being all that portion of Part .284 of an acre more or less of Lot 162, District Lot 92, Plan 1146 as shown red on Statutory Right of Way Plan 10599; Lot 21, District Lot 92, Plan 1318 and Lots 64, 65, 66, 67, 68, 69 and 70, District Lot 95, Plan 1056, Group 1, New Westminster District.
- 7. 2294 Douglas Road (Folio No. 5107-2294-0000), the 586.2 m² portion of Lot 40, District Lot 125, Group 1, New Westminster District, Plan NWP30452 use as a temporary shelter, as shown outlined on the plan annexed to Bylaw No. 14069.
- 8. **Richard Bolton Park** (Folio No. 8182-9181-5000), the lands used as a park or recreation ground being Lot 42, District Lot 211, **Group** 1, New Westminster District, Plan BCP45523.

9. **Highland Park Line** (Folio No. 9901-0163-0002), the lands used as a park or recreation ground being all that portion of British Columbia Hydro And Power Authority Right of Way in District Lot 95, 96 and 97, Group 1, New Westminster District, Plan 3961; EXCEPT firstly Parcel 2, District Lot 95, Group 1, Reference Plan 60330 and EXCEPT secondly 735.6 square feet more or less, Reference Plan 7609 and EXCEPT thirdly 0.0998 Acre more or less shown on Plan 22309 and EXCEPT fourthly that portion of the Right of Way lying to the west of the easterly boundary of Buller Avenue.

Part 7: Land or improvements owned or held by a charitable, philanthropic or other not for profit corporation and used for a purpose directly related to the purposes of the corporation (*Community Charter*, section 224(2)(a))

- 204 3993 Henning Drive (Folio No. 1330-3993-0024) owned and occupied by the St. Leonard's Youth And Family Services Society, more particularly described as Lot 24, District Lot 118, Group 1, New Westminster District, Plan LMS3884.
- 2702 Norland Avenue (Folio No. 1560-2702-0000) owned by City of Burnaby and occupied by the Burnaby Association for Community Inclusion, more particularly described as Lot 1, District Lot 74, Group 1, New Westminster District, Plan 85837.
- 3. 4543 Canada Way (Folio No. 1770-4543-0000) owned and occupied by **United Way of the Lower Mainland**, more particularly described as Lot 1, District Lot
 70, Group 1, New Westminster District, Plan 85716.
- 4. 5289 Grimmer St (Folio No. 3050-5289-0001) owned and occupied by **Royal** Canadian Legion South Burnaby Branch No. 83, more particularly described as Lot 1, District Lot 94, Group 1, New Westminster District, Plan 4208. SAVE AND EXCEPT that portion of the improvements used for parking for residential purposes and a proportionate area of the land as shown on the plan annexed to Bylaw No. 13941.

- 5. 7181 Arcola Way (Folio No. 3208-7181-0003) owned and occupied by the **St. Leonard's Youth and Family Services Society**, more particularly described as Strata Lot 3, District Lot 95, Group 1, New Westminster District, Strata Plan BCS2183, together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form V containing 178.1 m² as shown outlined in black colour on the reduced plan annexed to Bylaw No. 12343.
- 5024 Rumble Street (Folio No. 3420-5024-0000) owned and occupied by Burnaby Neighbourhood House Society, more particularly described as the North Half of Lot 7, Block 1, District Lot 158, Group 1, New Westminster District, Plan 1940.
- 7. 518 S. Howard Avenue (Folio No. 6185-0518-0000) owned and occupied by **Boys and Girls Clubs of South Coast BC**, more particularly described as Lot 103, District Lot 127, Group 1, New Westminster District, Plan 45265.
- 8. 1409 Sperling Avenue (Folio No. 6695-1409-0000) those land and improvement owned and occupied by **DSRF Down Syndrome Research Foundation** more particularly described as Lot 172, District Lot 132, Group 1, New Westminster Land District, Plan NWP26315, Province of British Columbia.
- 9. 3400 Lake City Way (Folio No. 7405-3400-0000), 50% of the land and improvements owned and occupied by **The Canadian Red Cross Society**, more particularly described as Lot 1, District Lot 42, Group 1, New Westminster District, Plan BCP7538 SAVE AND EXCEPT 5488m² of the property shown on the reduced plan prepared by R.E. Petersen, B.C.L.S., and annexed to Bylaw No. 12860.

SCHEDULE "B"

Part 1: City-owned lands or improvements used or occupied by a non-profit organization as a licensee or tenant of the City (*Community Charter*, section 224(2)(d))

- 1. 9048 Stormont Avenue (Folio No. 3242-9048-0000), 50% of the interest in municipal lands –more particularly described as Lot 9 except part in Statutory Right of Way Plan 26009, District Lot 14, Group 1, New Westminster District, Plan 12158, occupied by **Pacific Assistance Dogs Society**, SAVE AND EXCEPT that portion of the improvements used for residential purposes and a proportionate area of the land as shown on plan annexed to Bylaw No. 10285.
- 2101 Holdom Avenue Holdom Community Resource Centre Air Space Parcel 1, District 125, Group 1, Plan BCP33453, occupied by Community Living Society (Folio No. 6245-2101-0105, 6245-2101-0106, 6245-2101-0107, 6245-2101-0108, 6245-2101-0201)

Part 2: Lands or improvements that would otherwise qualify for exemption under section 220 of the *Community Charter* (*Community Charter*, section 220)

1. 9887 Cameron Street (Folio No. 1800-9887-0000), that portion of land owned by **Synod of the Diocese of New Westminster** and occupied by the **Parish of St. Stephen the Martyr**, described as follows ALL AND SINGULAR that certain parcel of land and premises situate, lying and being in the City of Burnaby, Province of British Columbia, more particularly known and described as Lot A, District Lot 6, Group 1, New Westminster District, Plan 2681, and the buildings thereon SAVE AND EXCEPT the area occupied by the THREE BEARS PRESCHOOL and a proportionate area of the land as outlined in black on the plan annexed to Bylaw No. 14069.

Part 3: Lands and improvements in relation to property that is exempt under section 220(1)(h) of the *Community Charter*, section 224(2)(f))

 8094 - 11th Avenue (Folio No. 4560-8094-0000), that portion of land owned by the Church of the Nazarene (Canada Pacific District), and occupied by Royal View Church of the Nazarene, lying and being in the City of Burnaby, Province of British Columbia, more particularly known and described as a portion of Lot A, Explanatory Plan 29329 of Block 1, District Lot 27, Group 1, New Westminster District, Plan 697, SAVE AND EXCEPT 468.9 square metres as shown on the plan annexed to Bylaw No. 13941.

- 2. 7271 Gilley Avenue (Folio No. 6495-7271-0000), that portion of land owned and occupied by the **Shri Guru Ravidass Sabha** (**Vancouver**), lying and being in the City of Burnaby, Province of British Columbia, described as Lot 51, District Lot 97, Group 1, New Westminster District, Plan 34615, SAVE AND EXCEPT that portion of the improvements used for residential purposes, a proportionate area of the land as shown on plan annexed to Bylaw No. 11160 and a proportionate area of the land as shown outlined in black on the plan annexed to Bylaw No. 13002. The herein described taxable parcel contains by calculation 55m² and is shown outlined on the plan annexed to Bylaw No. 12536.
- 3. 3981 Albert Street (Folio No. 0630-3981-0000) those lands owned by the **Trustees of the Congregation of Vancouver Heights Baptist Church** and occupied by **Burnaby North Baptist Church**, described as Lot 11, Block 3 of District Lot 116, Group 1, New Westminster District, Plan 1236, Province of British Columbia, and the buildings thereon.
- 4. 5050 Hastings Street (Folio No. 0700-5050-0000) those lands owned and occupied by Church of Christian Community in Canada, Vancouver Centre, described as Lot 7, Block G, District Lot 127, Group 1, New Westminster District, Plan 1254 EXCEPT part outlined in red on Plan 22210, Province of British Columbia, and the buildings thereon.
- 5. 6900 Halifax Street (Folio No. 1210-6900-0000) those lands owned and occupied by Arbab Rustam Guiv Darbe Mehr Zoroastrian House of BC, described as Lot A, District Lot 131, Group 1, New Westminster District, Plan 16122, Province of British Columbia, and the buildings thereon.

- 6. 8765 Government Street (Folio No. 1940-8765-0000), those lands owned and occupied by New Life Community Church, described as Parcel A, District Lot 10, Group 1, New Westminster District, Plan NWP83647, Province of British Columbia, and the buildings thereon.
- 7. 6010 Kincaid Street (Folio No. 2002-6010-0000) those lands owned and occupied by **The Danish Evangelical Lutheran Church of Vancouver**, described as Lot 63, District Lot 80, Group 1, New Westminster District, Plan 67557, Province of British Columbia, and the buildings thereon.
- 8. 3821 Lister Street (Folio No. 2200-3821-0000) and 4484 Smith Avenue (Folio No. 5205-4484-0000) those lands owned by the **Trustees of the Congregation of the Korean United Church** and occupied by **Korean United Church of Vancouver**, described as Lot B, Subdivision 4/5 pt., Blocks 34/36, District Lot 35, Group 1, New Westminster District, Plan 17928, Province of British Columbia, and the buildings thereon, and the South 76.6 Feet of Lot 5, Blocks 34/36, District Lot 35, Group 1, New Westminster District, Plan 1370, Province of British Columbia and the buildings thereon.
- 8585 Armstrong Avenue (Folio No. 4502-8585-0000), the lands owned by Christian & Missionary Alliance Canadian Pacific District and occupied by Burnaby Alliance Church, described as Lot 92 of District Lot 11, Group 1, New Westminster District, Plan NWP26193.
- 3410 Boundary Road (Folio No. 5105-3410-0000) those lands owned by the Pentecostal Assemblies of Canada and occupied by CityLights Church, described as Lot A, Block 4, District Lot 68, Group 1, New Westminster District, Plan 980, Province of British Columbia, and the buildings thereon.
- 11. 6344 Sperling Avenue (Folio No. 6695-6344-0000) those lands owned and occupied by **Emmaus Lutheran Church**, described as Lot 12, District Lot 92, Group 1, New Westminster District, Plan 23891, Province of British Columbia, and the buildings thereon.

Part 4: Land or improvements owned or held by a charitable, philanthropic or other not for profit corporation and used for a purpose directly related to the purposes of the corporation (*Community Charter*, section 224(2)(a))

1. 6688 Southoaks Crescent (Folio No. 3261-6688-0000), 50% of the museum building, 50 percent of the parking under the museum building, 50% of the area of land occupied by the museum building, and 100% of the land used as a Japanese garden owned and occupied by the **Nikkei National Museum & Cultural Centre**, more particularly described as Lot 2, District Lot 96, Group 1, New Westminster District, Plan LMP49733. The herein described tax-exempt parcel contains by calculation 2876 square metres, and is shown outlined in black on the plan annexed to Bylaw No. 11168.

Part 5: Land and improvements owned or held by a person or organization and operated as a private hospital, licensed community care facility, or registered assisted living residence (*Community Charter*, section 224(2)(j))

- 1. 7557 Sussex Avenue (Folio No. 5795-7557-0000), the buildings owned and occupied by the **Fair Haven Homes Society**, 50% of the land upon which the said buildings stand, and 50% of the lands surrounding the said buildings comprised within those lands and premises more particularly described as Lot 3, District Lot 149, Group 1, New Westminster District, Plan LMP37050.
- 2. 7451 Sussex Avenue (Folio No. 5795-7451-0000), the buildings owned and occupied by of the **St. Michael's Centre Hospital Society**, 50% of the land upon which the said buildings stand, and 50% of the lands surrounding the said buildings comprised within those lands and premises more particularly described as Lot B, District Lot 149, Group 1, New Westminster District, Plan NWP85664.

CITY OF BURNABY

BYLAW NO. 14227

A BYLAW to amend the Burnaby Street and Traffic Bylaw 1961

The Council of the City of Burnaby ENACTS as follows:

- This Bylaw may be cited as BURNABY STREET AND TRAFFIC BYLAW
 1961, AMENDMENT BYLAW NO. 2, 2020.
- 2. Burnaby Street and Traffic Bylaw 1961, as amended, is further amended by:
 - (a) repealing subsection 13(3)(e) in its entirety and replacing it with the following:
 - "(e) over 26,000 pounds G.V.W. on any street for a longer period than 24 consecutive hours."
 - (b) at subsection 39(1) by repealing the words "Department of Commercial Transport Act" and replacing them with the words "Commercial Transport Act".
 - (c) at subsection 39(2) by repealing the definition of "Commercial Vehicle" and replacing it with the following:
 - "Commercial Vehicle" means a commercial vehicle, semi-trailer and trailer as defined in the "Commercial Transport Act" having a licensed gross vehicle weight over 26,000 pounds, but does not include an emergency vehicle or a public passenger vehicle as defined in the "Motor Carrier Act"."
 - (d) at subsection 47(5)(c) by repealing the words "Department of Commercial Transport Act" and replacing them with the words "Commercial Transport Act".

(e) at subsection 55 by repealing the words "Department of Commercial Transport Act" and replacing them with the words "Commercial Transport Act".

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

CITY CLERK

CITY OF BURNABY

BYLAW NO. 14206

A BYLAW to amend the Zoning Bylaw provisions for rental use zoning

The Council of the City of Burnaby ENACTS as follows:

- This Bylaw may be cited as BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 32, 2020.
- 2. Burnaby Zoning Bylaw 1965, as amended, is further amended:
 - (a) at the Table of Contents in Schedule III, by repealing the following in its entirety:

"308. Urban Village Commercial District (Hastings) (C8), (C8a), (C8f), (C8r) & (C8a/r)	C8, C8a, C8f, C8r, and C8a/r
309. Urban Village Commercial District (C9), (C9a) & (C9r)	C9, C9a & C9r District"
I raple ain a it with the following:	

and replacing it with the following:

"308. Urban Village Commercial District (Hastings) (C8), (C8a) & (C8f)	C8, C8a & C8f District
309. Urban Village Commercial District (C9) & (C9a)	C9 & C9a District"

- (b) at Section 3, by repealing the definition of "CMHC MARKET AVERAGE RENT" and replacing it with the following:
 - ""CMHC MARKET MEDIAN RENT" means the median residential rent applicable to areas within the City of Burnaby, based on rental market data collected by the Canadian Mortgage and Housing Corporation (CMHC) for specific rental unit types, age of buildings, size of buildings, and geographic areas."

- (c) at Section 3, by repealing the definition of "DWELLING UNIT, RENTAL" in its entirety and adding the following in alphabetical order:
 - ""PURPOSE-BUILT RENTAL HOUSING" means a multi-unit building or portion of a multi-unit building where dwelling units are held in common ownership and used only for rental purposes. Purpose-built rental housing may include market and non-market rental housing."
- (d) at Section 3, by repealing the definition of "UNDERGROUND PARKING" and replacing it with the following in alphabetical order:

""PARKING, UNDERGROUND" means an area that:

- (a) contains parking spaces and associated driveways and maneuvering aisles;
- (b) is located within a building; and
- (c) has its roof or the finished floor next above it not more than 800 mm (2.62 ft.) above the adjacent finished grade."
- (e) at Section 3, by adding the following definitions in alphabetical order:
 - ""ADJUSTED PRE-DEVELOPMENT RENT" means rent charged to a returning tenant, in accordance with the City of Burnaby's Tenant Assistance Policy, as amended or replaced from time to time, for a replacement rental unit in purpose-built rental housing, which is calculated based on the last rent of the predevelopment unit when being vacated for the purpose of development, plus any annual rent increase established under the *Residential Tenancy Act* and its regulations for the duration of time between vacancy of the pre-development unit and occupancy of the replacement rental unit.

"RENTAL UNIT" means a dwelling unit within purpose-built rental housing."

- (f) at Section 5.1 in Schedule III by repealing the words "C8r", "C8a/r", and "C9r" in their entirety.
- (g) at Section 5.1 in Schedule V by adding a reference to P11r District for the S.F.U. Neighbourhood District.
- (h) at Section 6.10 by repealing subsection (2.1) in its entirety and replacing it with the following:
 - "(2.1) Notwithstanding subsection (2) of this section, the minimum floor area of a dwelling unit in the P11e District, or a rental unit in the RM, C, and P11 Districts, and all of their sub-districts, and the Comprehensive Development District, or portion thereof, based on the above noted Districts, shall be as follows:

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

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

"201.2 Uses Permitted in the RM1r Zoning District:

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

- (5) Accessory buildings and uses."
- (j) at Section 201.5 by repealing it in its entirety and replacing it with the following;

"201.5 Floor Area Ratio:

- (1) The maximum floor area ratio in the RM1 and RM1r Districts shall be 0.45. Where structured parking is provided due to topographic or geotechnical considerations as determined by the Director Planning and Building, or underground parking is constructed, the floor area ratio may be increased by 0.15 multiplied by the ratio of parking spaces provided in underground parking or such structured parking, to the total parking spaces provided, but in no case shall the floor area ratio in the RM1 and RM1r Districts exceed 0.60. For clarity, the maximum floor area ratio permitted in the RM1r District shall be in addition to the FAR permitted for any other zoning district on the lot, including the RM1 District.
- (2) Notwithstanding subsection (1) of this section, in the RM1 District, where amenities, affordable or special needs housing, or cash-in-lieu contributions are provided in accordance with section 6.22 of this bylaw, the floor area ratio may be increased by 0.10."
- (k) at Section 202.2 by repealing it in its entirety and replacing it with the following:

"202.2 Uses Permitted in the RM2r Zoning District:

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

- (5) Accessory buildings and uses."
- (1) at Section 202.5 by repealing it in its entirety and replacing it with the following:

"202.5 Floor Area Ratio:

- (1) The maximum floor area ratio in the RM2 and RM2r Districts shall be 0.70. Where structured parking is provided due to topographic or geotechnical considerations as determined by the Director Planning and Building, or underground parking is constructed, the floor area ratio may be increased by 0.20 multiplied by the ratio of parking spaces provided in underground parking or such structured parking, to the total parking spaces provided, but in no case shall the floor area ratio in the RM2 and RM2r Districts exceed 0.90. For clarity, the maximum floor area ratio permitted in the RM2r District shall be in addition to the FAR permitted for any other zoning district on the lot, including the RM2 District.
- (2) Notwithstanding subsection (1) of this section, in the RM2 District, where amenities, affordable or special needs housing, or cash-in-lieu contributions are provided in accordance with section 6.22 of this bylaw, the floor area ratio may be increased by 0.10."
- (m) at Section 203.3 by repealing it in its entirety and replacing it with the following:

"203.3 Uses Permitted in the RM3r Zoning District:

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

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

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

"204.3 Uses Permitted in the RM4r Zoning District:

- (1) Uses permitted in the RM4 District, excluding rest homes and private hospitals, provided that the residential uses are restricted to purposebuilt rental housing.
- (2) Child care facilities, in conjunction with purpose-built rental housing."
- (p) at Section 204.6 by repealing subsections (1), (2), (3), (4) and (5) in their entirety and replacing them with the following:

"204.6 Floor Area Ratio:

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

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

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

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

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

"205.3 Uses Permitted in the RM5r Zoning District:

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

"205.6 Floor Area Ratio:

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

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

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

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

- (4) Notwithstanding subsections (1), (2), and (3) of this section, in the RM5, RM5s, and RM5r Districts, the floor area ratio may be increased by 1.10, but in no case shall the floor area ratio exceed 6.10, provided that:'
 - (a) the lot is rezoned to Comprehensive Development District;
 - (b) a minimum number of rental units provided is equal to the greater of:
 - i. that number equal to 20% of the total number of market rental and strata dwelling units calculated using the RM5 and RM5s District floor area ratios; and
 - ii. that number equal to the number of rental units in any purpose-built rental housing located immediately prior to the rezoning referred to in paragraph (a), which has been or will be demolished; and
 - (c) the rent for each rental unit referred to in paragraph (b) shall not exceed:
 - i. 20% below CMHC Market Median Rent rates for the applicable rental unit type; and
 - ii. the adjusted pre-development rent for the applicable rental unit type, if rented to a returning tenant in accordance with the City of Burnaby Tenant Assistance Policy, as amended or replaced from time to time."

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

"206.3 Uses Permitted in the RM6r Zoning District:

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

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

"206.7 Floor Area Ratio:

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

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

"207.3 Uses Permitted in the RM7r Zoning District:

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

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

"207.6 Floor Area Ratio:

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

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

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

"302.5 Floor Area Ratio:

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

exceed 1.30."

- (bb) at Section 303 by replacing the words "rental dwelling units" with the words "rental units".
- (cc) at Section 303.1 by repealing subsection (20) in its entirety and replacing it with the following:
 - "(20) Purpose-built rental housing located above the first storey, subject to the following conditions:
 - (a) the use shall be included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District;
 - (b) a completely separate public entrance to the residential accommodation shall be provided from the first storey front elevation, except:
 - i. on a corner lot access may be from the first storey side street elevation; or
 - ii. where a public pedestrian walkway exists, access may be from the first storey walkway elevation; and
 - (c) the total gross floor area of the purpose-built rental housing, including areas exclusively providing access thereto, shall be less than the total gross floor area of all other permitted uses within the building."
- (dd) at Section 303.5 by repealing it in its entirety and replacing it with the following:

"303.5 Floor Area Ratio:

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

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

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

- (a) the lot is rezoned to Comprehensive Development District;
- (b) a minimum number of rental units provided is equal to the greater of:
 - i. that number equal to 20% of the total number of market rental and strata dwelling units calculated using the C8 District floor area ratio; and
 - ii. that number equal to the number of rental units in any purpose-built rental housing located immediately prior to the rezoning referred to in paragraph (a), which has been or will be demolished; and
- (c) the rent for each rental unit referred to in paragraph (b) shall not exceed:
 - i. 20% below CMHC Market Median Rent rates for the applicable rental unit type; and
 - ii. the adjusted pre-development rent for the applicable rental unit type, if rented to a returning tenant in accordance with the City of Burnaby Tenant Assistance Policy, as amended or replaced from time to time."
- (mm) at Section 308.8 by replacing the words "6.0 m (19.69 ft.)" with the words "4.57 m (15.00 ft.)."
- (nn) at Section 309.2 by repealing subsection (10) in its entirety and replacing it with the following:
 - "(10) Dwelling units, including rental units, on the second storey or above, subject to the following conditions:
 - (a) the first storey frontage of the building to a minimum depth of 10.0 m (32.80 ft.) shall be used for commercial purposes;
 - (b) each dwelling unit shall have a balcony;
 - (c) a completely separate public entrance to the residential accommodation shall be provided from the first storey front elevation, except that:
 - i. on a corner lot access may be from the first storey side street elevation; or

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

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

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

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

(a) Studio Unit 33 m² (355.22 sq. ft.) (b) 1 Bedroom Unit 46 m² (495.16 sq. ft.) (c) 2 Bedroom Unit 70 m² (753.50 sq. ft.).

- (3) A dwelling unit for a caretaker or watchman, provided that such dwelling unit is located on the same lot as the institution which it serves.
- (4) Child care facilities, in conjunction with purpose-built rental housing.
- (5) Home occupations.
- (6) Accessory buildings and uses.
- (7) Temporary shelters."
- (ss) at Section 511.2A by repealing it in its entirety.
- (tt) at Section 511.8 by repealing it in its entirety and replacing it with the following:

"511.8 Floor Area Ratio:

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

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

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

0.6 for each rental unit inclusive of 0.1 visitor parking, or as determined through a parking study approved by the Director Planning and Building.

based on the above noted Districts."

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

"(2.2)	Purpose-built rental
	housing in the C1, C2,
	C3, C8, and C9
	Districts, all of their
	sub-districts, and the
	Comprehensive
	Development District,
	or portion thereof,
	based on the above
	noted Districts.

0.6 for each rental unit inclusive of 0.1 visitor parking, or as determined through a parking study approved by the Director Planning and Building."

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

P:\42000 BYLAWS\42000-10 REZONING BYLAW TEXT AMENDMENTS, BY NUMBER\14206. NO. 32, 20020. TEXT AMENDMENT RENTAL TENURE JULY (RENUMBERED) V2.DOC

Bylaw No. 14207 Page 1

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.

Bylaw No. 14207 Page 2

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

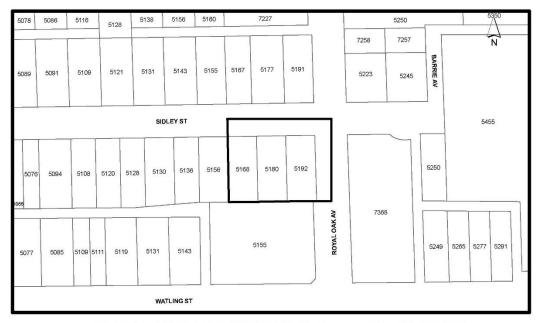
MAYOR

Bylaw No. 14207 Page 3

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)

City of Burnaby	PLANNING AND BUILDING DEPARTMENT	
Date: AUG 18 2020		
Scale: 1:1,800	OFFICIAL ZONING MAP	Map "B"
Drawn By: RW		No. REZ. 4234

Bylaw No. 14208 Page 1

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.

Bylaw No. 14208 Page 2

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

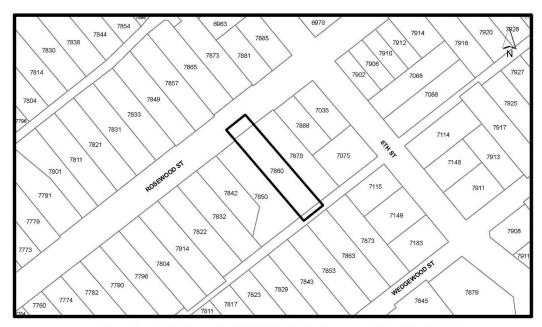
MAYOR

Bylaw No. 14208 Page 3

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)

City of Burnaby	PLANNING AND BUILDING DEPARTMENT	
Date: AUG 27 2020		
Scale: 1:1,800	OFFICIAL ZONING MAP	Map "B"
Drawn By: RW		No. REZ. 4235

Bylaw No. 14209 Page 1

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.

Bylaw No. 14209 Page 2

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.

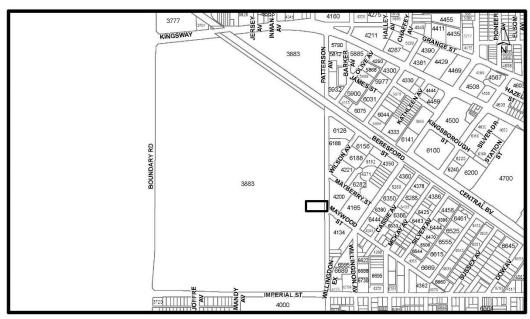
Read a first time this	day of	, 2020
Read a second time this	day of	, 2020
Read a third time this	day of	, 2020
Reconsidered and adopted by Council this	day of	, 2020

MAYOR

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.)

Burnaby	PLANNING AND BUILDING DEPARTMENT	
Date: AUG 18 2020		
Scale: 1:13,000	OFFICIAL ZONING MAP	Map "B" No. REZ. 4236
Drawn By: RW		No. REZ. 4230

Bylaw No. 14210 Page 1

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

Bylaw No. 14210 Page 2

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

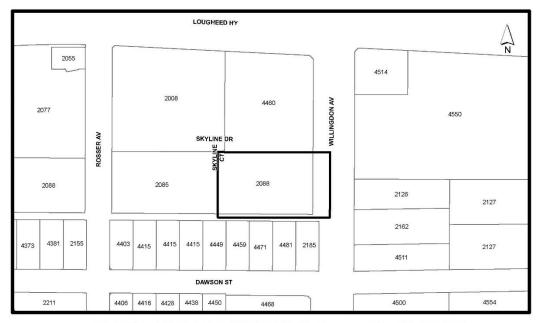
MAYOR

Bylaw No. 14210 Page 3

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.)

Burnaby	PLANNING AND BUILDING DEPARTMENT	
Date: AUG 27 2020		
Scale: 1:2,500	OFFICIAL ZONING MAP	Map "B"
Drawn By: RW		No. REZ. 4237

CITY OF BURNABY

BYLAW NO. 14216

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

WHEREAS there is an unappropriated balance in the Capital Works Financing Fund of Capital Works, Machinery and Equipment Reserve Fund (hereinafter called "the said Reserve Fund") established pursuant to Bylaw No. 7256 of \$70,228,350.34 at the 16th day of August 2020, calculated as follows:

Balance in Fund at January 1, 2020		\$98,457,351.51
Add: Additions to the fund including interest	-	\$57,676,298.83
earned to date		\$156,133,650.34
Less: Appropriated by expenditure bylaws for 2019 (No. 36), less GST	\$4,337,400.00	
Appropriated by expenditure bylaws	\$79,876,300.00	

•	. •			
Annron	riations for 202	20 Other		
11 1		20 Other	#1 = 11	_
Projec	ets less GST		\$1,741,600.0	U

for 2020 (No's 1-27), less GST

Adjustment (Bylaws Not Needed)

\$ (85,905,300.00)

(\$50,000.00)

Uncommitted balance \$70,228,350.34

AND WHEREAS it is deemed desirable to expend \$13,900,000 to finance the 2020 September Engineering Capital Infrastructure Bylaw Funding Request (hereinafter called the "said works");

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

- 1. This Bylaw may be cited as **BURNABY CAPITAL WORKS**, **MACHINERY AND EQUIPMENT RESERVE FUND EXPENDITURE BYLAW NO. 28, 2020.**
- 2. The sum of \$13,900,000 is hereby appropriated from the said Reserve Fund to be expended for the said works.
- 3. Should any of the said sum of \$13,900,000 remain unexpended after the expenditures hereby authorized have been made, any unexpended balance shall be returned to the credit of the said Reserve Fund.

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

MAYOR

Bylaw No. 14217 Page 1

CITY OF BURNABY

BYLAW NO. 14217

A BYLAW to amend the Planning and Building Fees

The Council of the City of Burnaby ENACTS as follows:

- 1. This Bylaw may be cited as **BURNABY PLANNING AND BUILDING FEES BYLAW 2017, AMENDMENT BYLAW NO. 2, 2020.**
- 2. Burnaby Planning and Building Fees Bylaw 2017, as amended, is further amended by deleting Schedules A to K in their entirety and replacing them with the schedules attached to and forming part of this Bylaw.
- 3. This Bylaw shall come into force and effect on January 1, 2021.

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

Bylaw No. 14217 Page 2

SCHEDULE A – REZONING APPLICATION

Rezoning Application Fees Burnaby Zoning Bylaw 1965 Section 7.9

SCHEDULE OF REZONING APPLICATION FEES	
Rezoning Applications:	
CD Rezonings with FAR less than 3.6, and Standard Rezonings	
First 1,700 m ² (18,299 sq.ft.) of site area or part thereof	\$2,528.00 plus Public Hearing Fee
Each additional 100 m ² (1,076 sq.ft.) of site area or part thereof	\$68.00
(a) Master Plan Rezonings	
First 40,000 m ² (430,556 sq.ft.) of site area or part thereof	\$223,964.00 plus Public Hearing Fee
Each additional 100 m ² (1,076 sq.ft.) of site area or part thereof	\$419.00
(b) CD Rezonings with FAR greater or equal to 3.6, and Master Plan Amendments	L
(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	\$31,354.00 plus Public Hearing Fee
Each additional 100 m ² (1,076 sq.ft.) of site area or part thereof	\$403.00
Each additional 0.1 FAR or part thereof	\$403.00

SCHEDULE OF REZONING APPLICATION FEES

• Administration of Servicing Requirements File:

For a Rezoning or Preliminary Plan Approval application that does not include a Subdivision application; or

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.

(a) For first 3 servicing items where no Servicing Requirements	\$1,040.00
Applications required	,
Applications required	
(b) For Multiple Family "s" District	\$16,348.00
(b) For Multiple Family 8 District	\$10,346.00
(c) For all others	\$10,899.00
(C) For all others	\$10,899.00
Public Hearing:	
(a) First Public Hearing	\$1,000,00
(a) First Public Hearing	\$1,000.00
(a) First Public Hearing	\$1,000.00
	,
(a) First Public Hearing (b) Additional Public Hearing	\$1,000.00 \$1,000.00
	,
(b) Additional Public Hearing	\$1,000.00
(b) Additional Public Hearing	,

SCHEDULE B – PRELIMINARY PLAN APPROVAL (PPA) APPLICATION

Preliminary Plan Approval and Development Permit Application Fees Burnaby Zoning Bylaw 1965

SCHEDUI	LE OF PPA APPLICATION FEES	
Section 7.3(2)(b.1)	Preliminary Plan Approval (PPA) Applications:	
	(a) For signs (per sign application)	\$146.00
	(b) For Comprehensive Sign Plans	\$559.00
	(c) For Integrated Comprehensive Sign Plans for Comprehensive Development rezoning or Master Plan rezoning	\$2,800.00
	(d) For all other development:	
	On estimated construction value (per \$1,000)	\$2.70
	Minimum Fee, except Temporary Outdoor Uses (COVID-19 Measures)	\$284.00
	(e) For each extension	\$171.00
	(f) Review of Preliminary or Modified Drawings and SpecificationsReview Fees subject to all applicable taxes	\$79.35/hour (minimum 0.5 of an hour)
Section 6.26 and Schedule VIII (800.4.2)	■ Temporary Outdoor Uses (COVID-19 Measures)	\$0.00

SCHEDULE C – SUBDIVISION APPLICATION

Subdivision Application Fees Burnaby Subdivision Control Bylaw 1971 Section 8

SCHEDUL	E OF SUBDIVISION APPLICATION FEES	
Airsp	pace Parcel Subdivision Application:	
(FAR	R means "floor area ratio" as defined in Burnaby Zonii	nσ
	w, 1965)	"6
(a) FAR	of less than 2.0	\$12,410.00
(b) FAR	of 2.0 or greater	\$18,613.00
• Strat	a Title Subdivision Application:	
(a)	two-family and industrial/commercial conversions	\$748.00
(b)	each additional industrial/commercial unit	\$43.00
(c)	phased strata plan:	
	First phase	\$5,202.00
	Subsequent phases	\$1,040.00
	Last phase	\$1,040.00
	Amendment to Form P	\$93.00
	ivision Application other than Airspace Parcel and	
(a)	a Title Subdivision Applications: Single-family or two-family Residential District subdivisions	\$5,450.00
(b)	Multiple Family "s" District subdivisions	\$16,348.00
(c)	All subdivisions other than SFD/TFD Residential District and Multiple Family "s" District subdivisions but including Multiple Family RM Districts	\$10,899.00

SCHEDULE OF SUBDIVISION APPLICATION FEES		
 Road Closure/Highway Exchange 	\$2,547.00	
■ Tentative Approval Extension:		
(a) Single family subdivision	\$288.00	
(b) Other subdivisions and servicing for rezoning and PPAs	\$644.00	
 Personal Preference Address Change 	\$1,040.00	
(No charge when included in application for subdivision) Fees subject to all applicable taxes		
 Processing Fee for Development Cost Charges Instalments: 		
For all 3 instalments	\$3,000.00	
Administration Fees:		
Fees subject to all applicable taxes		
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	

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<u>SCHEDULE D – LIQUOR LICENCE APPLICATION</u>

Liquor Licence Application Fees Burnaby Liquor Licence Application Fee Bylaw 2001 Section 2

SCHEDULE OF LIQUOR LICENCE APPLICATION FEES		
 Liquor Licence Applications: 		
New licence or location	\$926.00	
Amendments to existing liquor licences	\$471.00	

<u>SCHEDULE E – ENVIRONMENTAL REVIEW (ERC) APPLICATION</u>

Environmental Review Application Fees Burnaby Zoning Bylaw 1965 Section 6.23(3)

SCHEDULE OF ERC APPLICATION FEES		
Environmental Review (ERC) Applications:		
New developments (other than single- and two-family developments)	\$1,200.00	
Single- and two-family developments	\$600.00	

<u>SCHEDULE F – BUILDING PERMIT AND INSPECTION</u>

Building Permit and Inspection Fees Burnaby Building Bylaw 2016

SCHED	ULE OF BUILDING PERMIT AND INSPECTION FEES	
Section	 Application for a Building Permit: 	
9(2)(b)		
	For all building permit applications	20% of estimated
		Building Permit
		Fee, subject to a
		minimum of
		\$66.25 and a
		maximum of
		\$7,341.15
		Ψ1,541.15
Section	Building Permit:	
14(1)		
	Value of Construction:	
	\$0 to \$1,000	\$66.25
	\$1,001 to \$20,000	\$66.25 plus
		\$19.55/\$1,000
		or part thereof
		over \$1,000
		·
	\$20,001 to \$200,000	\$437.70 plus
		\$13.45/\$1,000
		or part thereof
		over \$20,000
		,
	\$200,001 and over	\$2,858.70 plus
		\$11.60/\$1,000
		or part thereof
		over \$200,000
		, ,

SCHED	ULE OF BUILDING PERMIT AND INSPECTION FEES	
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)	\$76.85
	(b) Single-family or two-family home (fee includes accessory buildings, if the accessory buildings are being demolished at the same time)	\$326.05
	(c) Principal buildings and structures other than single- and two-family homes	\$814.95
Section 14(1)	 Building Permit for Temporary Building or Structure: 	
	Per year from date of issue	\$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	\$3.35 per 1,000 BTU's heating appliance input
Section 10(1)	 Application for Alternative Solutions under the British Columbia Building Code Fees subject to all applicable taxes 	\$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.)

SCHED	ULE OF BUILDING PERMIT AND INSPECTION FEES	
Section 14(7)	 Review of Preliminary or Modified Drawings and Specifications Review Fees subject to all applicable taxes 	\$79.35/hour (minimum 0.5 of an hour)
	Review Fees subject to all applicable taxes	
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	\$124.15
Section 19(4)	Permit Extension:	
	1st extension	\$213.25
	2nd extension	\$319.95
	3rd extension	\$426.55
	Each additional extension	\$533.20
Section 14(8)	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. Reinspection Fees subject to all applicable taxes.	
	1st reinspection	\$61.00
	2nd reinspection	\$267.00
	3rd reinspection	\$528.00
	4th reinspection	\$1,055.00
	5th reinspection and thereafter	\$1,322.00

SCHEDU	SCHEDULE OF BUILDING PERMIT AND INSPECTION FEES		
Section 14(9)	Transfer of the state of the st		
Section 14(9)(a)	(a) For an inspection outside the hours during which the offices of the City Hall are normally open	\$572.90 plus \$146.40/hour or part thereof after the first four hrs. Travel time incl.	
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	\$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	\$101.85/hour or part thereof (\$101.85 minimum)	
Section 14(9)(d)	(d) Strata title subdivision application inspections	\$226.10	
Section 26(1)(a)	(e) For a special safety inspection following an electrical or gas disconnection	\$616.65	
Section 14(10)	 Occupant Load: Fee subject to all applicable taxes 		
	For confirming occupant load for liquor licence related purposes	\$217.95	

Refund of Building Permit and Inspection Fees Burnaby Building Bylaw 2016

	SCHEDULE OF BUILDING PERMIT AND INSPECTION FEES (REFUND OF FEES)			
Section 14(5) & (6)	 Building Permit Application Fee Refund where plan checking has not commenced: 			
	There will be no refund of any portion of the application fee checking has been started.	once the plan		
	(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 \$167.00		
	(b) For all other applications	70% of Application Fee subject to a minimum non- refundable amount of \$167.00		
Section 14(6)	 Building Permit Fee Refund where construction has not commenced, no inspection has been made and a permit has not been extended or expired 	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		
Section 14(6)	 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 \$336.00		

Damage Deposits and Inspection Fees Burnaby Building Bylaw 2016

SCHED	SCHEDULE OF DAMAGE DEPOSITS AND INSPECTION FEES		
Section	 Damage Deposit: 		
16(2)(d)	(2)(d) No interest is payable on damage deposits paid to or hel		
	(a) Single- or Two-Family Dwelling Construction	\$4,000.00	
	(a) Single- of Two-Paining Dwening Constitution	\$4,000.00	
	(b) Single- or Two-Family Dwelling Addition or Demolition	\$3,000.00	
	(c) Construction other than Single- or Two-Family Dwelling	\$10,000.00 for 15m frontage and \$60.00/m of frontage thereafter	
	(d) Demolition other than Single- or Two-Family Dwelling	\$10,000.00 for 15m frontage and \$60.00/m of frontage thereafter	
	(e) Swimming Pool Installation	\$3,000.00	
	(f) Construction of Carport or Garage	\$2,000.00	
Section 16(2)(e)	Inspection Fee:		
	(a) Single- or Two-Family Dwelling Construction	\$98.00	
	(b) Single- or Two-Family Dwelling Addition or Demolition	\$98.00	
	(c) Construction other than Single- or Two-Family Dwelling	\$200.00	
	(d) Demolition other than Single- or Two-Family Dwelling	\$131.00	
	(e) Swimming Pool Installation	\$98.00	
	(f) Construction of Carport or Garage	\$98.00	

SCHED	SCHEDULE OF DAMAGE DEPOSITS AND INSPECTION FEES		
Section 16(2)(e)	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		
	(a) Single- or Two-Family Dwelling Construction	\$98.00	
	(b) Single- or Two-Family Dwelling Addition or Demolition	\$98.00	
	(c) Construction other than Single- or Two-Family Dwelling	\$200.00	
	(d) Demolition other than Single- or Two-Family Dwelling	\$131.00	
	(e) Swimming Pool Installation	\$98.00	
	(f) Construction of Carport or Garage	\$98.00	

<u>SCHEDULE G – ELECTRICAL PERMIT AND INSPECTION</u>

Electrical Permit and Inspection Fees Burnaby Electrical Bylaw 1974

SCHEDUL	SCHEDULE OF ELECTRICAL PERMIT AND INSPECTION FEES		
Section	e e e e e e e e e e e e e e e e e e e		
22(1)(a)	Family Dwellings:	1	
	(a) Electrical system for a dwelling including	18% of Building	
	service connection and Temporary Current	Permit Fee	
	Permit		
	(b) Security system, data, cable, TV, vacuum,	Fees shall be	
	intercom, sound system and telephone	charged under	
		Electrical	
		Installations	
		Other Than New	
		One- and Two-	
		Family Detached	
		Dwellings.	
		(Minimum	
		\$250.00 job	
		value)	
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		
	Plus Temporary Current Permit where applicable	le	
	Value of Electrical Installation (as approved by		
	Electrical Inspector):		
	\$100 or less	\$49.10	
	\$100.01 - \$250	\$65.35	
	\$250.01 - \$350	\$81.45	
	\$350.01 - \$500	\$97.90	
	\$500.01 - \$700	\$122.10	

SCHEDULE OF ELECTRICAL PERMIT AND INSPECT	DULE OF ELECTRICAL PERMIT AND INSPECTION FEES	
\$700.01 - \$1,000	\$147.25	
\$1,000.01 - \$10,000	\$147.25 plus \$60.45/\$1,000 or part thereof over \$1,000	
\$10,000.01 - \$50,000	\$691.30 plus \$32.80/\$1,000 or part thereof over \$10,000	
\$50,000.01 - \$100,000	\$2,003.30 plus \$19.45/\$1,000 or part thereof over \$50,000	
\$100,000.01 - \$500,000	\$2,975.80 plus \$13.00/\$1,000 or part thereof over \$100,000	
\$500,000.01 - \$1,500,000	\$8,175.80 plus \$11.00/\$1,000 or part thereof over \$500,000	
\$1,500,000.01 and over	\$19,175.80 plus \$3.50/\$1,000 or part thereof over \$1,500,000	

SCHEDUL	E OF ELECTRICAL PERMIT AND INSPECTION FE	ES
Section 22(1)(a)	■ Temporary Saw Service	Fees shall be charged under Electrical Installations Other Than New One- and Two-Family Detached Dwellings. (Minimum \$97.90)
Section 22(1)(a)	 Permit Fee to Record Work Done Without Permit and Inspection 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 	Minimum \$147.25
Section 22(1)(a)	■ Temporary Current Permit (not required for one- or two-family dwelling)	\$194.90
Section 22(1)(a)	 Operating Permit for One Commercial or Industrial Plant or Establishment: 	
	(a) Annual fee based on service capacity	\$0.39 per kVA Minimum 600 kVA (\$234.00) Maximum 8700 kVA (\$3,393.00)
	(b) For each additional permit	\$234.00

SCHEDU	ULE OF ELECTRICAL PERMIT AND INSPECTION FEES		
Section 22(1)(a)	Operating Permit for Special Event or	Film Project:	
22(1)(a)	One location, one project (include	es filming in studio):	
	, 1 3	,	
	0 to 30 days	\$159.10	
	0 to 60 days	\$280.85	
	0 to 90 days	\$326.05	
	0 to 180 days	\$437.55	
	0 to 365 days	\$796.00	
	(a) Multi locations, one project maximum 365 days:	t Permit valid for	
	Rates based on maximum 4	4 locations	
	0 to 30 days	\$122.60 per location (maximum \$490.40)	
	0 to 60 days	\$162.90 per location (maximum \$651.60)	
	0 to 90 days	\$207.35 per location (maximum \$829.40)	
	0 to 180 days	\$234.00 per location (maximum \$936.00)	

SCHEDULE OF ELECTRICAL PERMIT AND INSPECTION FEES		EES	
		0 to 365 days (annual permit)	\$2,032.30, any number of locations
	(b)	Annual permit fee for film studio for repair and maintenance only	\$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	\$108.60
		Each for the next two transformers	\$71.95
		Each for the next two transformers	\$50.85
		For each remaining transformer	\$36.70
	(b)	Fluorescent or light – emitting diode (LED):	
		For first 15 AMP branch circuit or equivalent	\$108.60
		Each for the next two 15 AMP branch circuit or equivalent	\$71.95
		Each for the next two 15 AMP branch circuit or equivalent	\$50.85
		For each remaining 15 AMP branch circuit or equivalent	\$36.70

SCHEDULE OF ELECTRICAL PERMIT AND INSPECTION FEES		
	(c) Other signs requiring electrical installation:	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 Review Fees subject to all applicable taxes 	\$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 project 	\$124.15
Section 22(3)(c)	Permit Extension	\$124.15
Section 22(3)(d)	 Reinspection Fee: 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 Reinspection Fees subject to all applicable taxes 	
	1st reinspection	\$61.00
	2nd reinspection	\$267.00
	3rd reinspection	\$528.00
	4th reinspection	\$1,055.00
	5th reinspection and thereafter	\$1,322.00

SCHEDUL	E OF ELECTRICAL PERMIT AND INSPECTION FE	ES
Section 22(3)(e)	 Special Inspections: 	
	Special Inspection Fees subject to all applicable	
	taxes and must be approved by the Chief Building Inspector.	
Section 22(3)(e)(i)	(a) For an inspection outside the hours during which the offices of the City Hall are normally open	\$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	\$101.85/hour or part thereof (\$101.85 minimum)
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	\$101.85/hour or part thereof (\$101.85 minimum)
Section 22(3)(e)(iv)	(d) Strata title subdivision application inspections	\$226.10
Section 22(4)	■ Permit Fee Refund	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

Castina		CRMIT AND INSPECTION FEES	
Section 10(1)	Gas In Dwelli	stallations in Single- and Two-Family	
10(1)		For each appliance:	
		For first appliance	\$59.95
		For each additional appliance	\$32.70
	(b)	For each vent installation:	l
	` '	For first vent	\$59.95
		For each additional vent	\$32.70
	(c)	House Piping only - no appliance installed:	
		For the first 30 m of piping or portion thereof	\$56.45
		For each additional 30 m of piping or portion thereof	\$32.50
Section		stallations in Commercial, Industrial,	
10(1)		tional or Multi-family:	
_	(a)	For each appliance with input of:	
		(i) 30 kW (102,000 BTU/Hr) or less	T
		For first appliance	\$58.70
		For each additional appliance	\$48.35
		(ii) 31 to 120 kW (103,000 to 409,000 BTU/Hr)	\$99.00
	(b)	For piping only:	
		First 30 m or less	\$57.70
		Each additional 30 m or part thereof	\$41.00
_	(c)	For each vent installation (no appliance)	\$57.70
	(d)	Laboratory equipment:	
		For each 200,000 BTU's or part thereof	\$82.25
		in a room	

SCHEDUL	E OF GAS PERMIT AND INSPECTION FEES	
Section 10(3)(a)	 Review of Preliminary or Modified Drawings and Specifications Review Fees subject to all applicable taxes 	\$79.35/hour (minimum 0.5 of an hour)
Section 10(3)(b)	 Permit Transfer or Assignment Fee For the transfer or assignment of a gas permit and to record a change of contractor for a project 	\$124.15
Section 10(3)(c)	Permit Extension	\$124.15
Section 10(3)(d)	 Reinspection Fee: 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 Reinspection Fees subject to all applicable taxes 	
	1st reinspection	\$61.00
	2nd reinspection	\$267.00
	3rd reinspection	\$528.00
	4th reinspection	\$1,055.00
	5th reinspection and thereafter	\$1,322.00
Section 10(3)(e)	 Special Inspections: Special Inspection Fees subject to all applicable taxes an must be approved by the Chief Building Inspector. 	4
Section 10(3)(e)(i)	(a) For an inspection outside the hours during which the offices of the City Hall are normally open	\$572.90 plus \$146.40/hour or part thereof after the first four hrs. Travel time incl.

SCHEDUL	E OF GAS PERMIT AND INSPECTION FEES	
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	\$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	\$101.85/hour or part thereof (\$101.85 minimum)
Section 10(3)(e)(iv)	(d) Strata title subdivision application inspections	\$226.10
Section 10(4)	Permit Fee Refund	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	
Section 8(3)	Plumbing Fixtures:	
	For the rough-in and completion of each plumbing fixture	re
	(Fixtures shall include but not be limited to the following drain, dishwasher, clothes washer, water heater, water n protection device under 4 inches in size with test ports.)	,
	(a) For new single- and two- family dwellings	
	For complete plumbing installations with fixtures	18% of Building Permit Fee
	(b) For other than new single- and two- family dwellings	
	For complete plumbing installations with fixtures	\$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	\$59.95 for the first fixture and \$32.70 for each additional fixture
	For each backflow protection device 4 inches or greater in size	\$162.95
	For the removal of each fixture and the capping off of piping	\$59.95 for the first fixture removed and \$14.90 for each additional fixture removed

	OF PLUMBING PERMIT AND INSPECTION FEES	
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)	\$29.05
	(b) in all other buildings:	. L
	For the first 30 m of piping or portion thereof	\$97.95
	For each additional 30 m of piping or portion thereof	\$57.05
Section 8(3)	Interceptors	\$41.00 per unit
	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 (ste domestic water), rainwater leader, domestic water	
	other plumbing pipe or where no fixtures are inv	
	For the first 30 m of piping or portion thereof	
		olved
Section 8(3)	For the first 30 m of piping or portion thereof For each additional 30 m of piping or portion	s 56.40
Section 8(3)	For the first 30 m of piping or portion thereof For each additional 30 m of piping or portion thereof	\$56.40 \$32.50
Section 8(3)	For the first 30 m of piping or portion thereof For each additional 30 m of piping or portion thereof Site Fire Protection:	\$56.40 \$32.50
Section 8(3)	For the first 30 m of piping or portion thereof For each additional 30 m of piping or portion thereof Site Fire Protection: For the installation of underground fireline or hydrogeness.	\$56.40 \$32.50 drants

SCHEDULE	OF PLUMBING PERMIT AND INSPECTION FEES	
Section 8(3)	 Hydronic Heating Permits: 	
	E 1 1 ' DELL' (C1 1'	Φ2.25 1.000
	Fees based on maximum BTU input of the appliance	_
	with a minimum fee of 50,000 BTU's	BTU's heating appliance input
		appliance input
Section 8(3)	Building Fire Protection Permits:	
	For the installation or relocation of the following:	
	First sprinkler head	\$84.75
	Each additional sprinkler head	\$2.85
	Each fire pump test header	\$41.00
	First siamese connection, hose cabinet, hose outlet,	\$41.00
	wet/dry outlet or standpipe	
	Each additional siamese connection, hose cabinet, hose outlet, wet/dry outlet or standpipe	\$27.30
	(Note: the second and subsequent fixtures do not have to be the same as the first fixture to qualify for the discount)	
	For the installation or alteration of any above ground piping where no fixtures are involved:	fire suppression
	Each 30 m or portion thereof	\$41.00
Section 8(22)(a)	 Review of Preliminary or Modified Drawings and Specifications 	\$79.35/hour (minimum 0.5 of an hour)
	Review Fees subject to all applicable taxes	an nour)
Section 8(14)	 Permit Transfer or Assignment Fee 	\$124.15
U(17)	For the transfer or assignment of a plumbing permit and to record a change of contractor for a project	

SCHEDULE	OF PLUMBING PERMIT AND INSPECTION FEES	
Section 8(17)	Permit Extension	\$124.15
Section 8(22)(b)	Reinspection Fee:	
	Where it has been determined by the Plumbing In to non-compliance with the provisions of this Byla work reinspection is required Reinspection Fees subject to all applicable taxes	-
	1st reinspection	\$61.00
	2nd reinspection	\$267.00
	3rd reinspection	\$528.00
	4th reinspection	\$1,055.00
	5th reinspection and thereafter	\$1,322.00
Section 8(22)(c)	 Special Inspections: Special Inspection Fees subject to all applicable taxes as be approved by the Chief Building Inspector. 	nd must
Section 8(22)(c)(i)	(a) For an inspection outside the hours during which the offices of the City Hall are normally open	\$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	\$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	\$101.85/hour or part thereof (\$101.85 minimum)
Section 8(22)(c)(iv)	(d) Strata title subdivision application inspections	\$226.10

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SCHEDULE	SCHEDULE OF PLUMBING PERMIT AND INSPECTION FEES		
Section 8(20)	Permit Fee Refund	90% of the fee	
		paid subject to a	
		minimum non-	
		refundable	
		amount of	
		\$167.00.	

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SCHEDULE J – TREE PERMIT

Tree Permit Fees Burnaby Tree Bylaw 1996 Section 5(1)(a)

	OF TREE PERMIT FEES	Tree Cutting Fee (based on protected trees removed)	Maximum Fee
■ Tree I	Permit Fees:		
A. No De	velopment Application:		T
(i)	residential lot	\$83.00 per tree	\$588.00
(ii)	site other than residential lot	\$83.00 per tree	\$588.00
B. Develo	opment Application Pending:	1	l
(i)	residential lot	\$177.00 per tree	\$1,176.00
(ii)	site other than residential lot:	1	1
	(a) site area up to 1,000 m ² (10,764 sq.ft.)	\$705.00 base fee plus \$177.00 per tree	\$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.)	\$1,411.00 base fee plus \$177.00 per tree	\$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.)	\$2,116.00 base fee plus \$177.00 per tree	\$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.)	\$2,821.00 base fee plus \$177.00 per tree	\$11,754.00
	(e) site area greater than 20,000 m ² (215,280 sq.ft.)	\$3,527.00 base fee plus \$177.00 per tree	\$11,754.00
Section 7(a)(i)	 Minimum Security for Tree Replacement 	\$941.00	
Section 13(5)	Payment to Civic Tree Reserve Fund	\$588.00 per tree	

<u>SCHEDULE K – FILE RESEARCH, ARCHIVES AND RECORDS FEES</u> Land Title Search Fees:

(a) Land Title search	\$15.00 per search
(b) Land Title Document and Plan Image records	\$20.00 per search

Legal Agreement Amendment Fees:

 Amendments to existing legal agreements already registered 		
at L	and Title Office:	
(a)	For first 3 amendment items	\$600.00
(b)	For more than 3 amendment items	\$1,000.00

File Research & Image Reproduction Fees:

	en a mage reproduction rees.	
• Com	fort Letter:	
Inclu	ıding all enquiry letters relating to subdivision,	road closure, etc.
Fees	subject to all applicable taxes	
(a)	Single-family or two-family dwelling	\$125.00
(b)	All other buildings	\$186.00 per legal address
	ies of Departmental Records or Drawings subject to all applicable taxes	
(a)	File Research	\$28.00
(b)	Electronic copies	\$2.30 per image
(c)	Paper copies (size 8.5x11 inches)	\$3.80 per page
(d)	Paper copies (size 11x7 inches or larger)	\$8.95 per page

CITY OF BURNABY BYLAW NO. 14218

A BYLAW to amend the Engineering Fees Bylaw

The Council of the City of Burnaby ENACTS as follows:

- 1. This Bylaw may be cited as **BURNABY ENGINEERING FEES BYLAW 2018**, **AMENDMENT BYLAW NO. 1, 2020**.
- 2. Burnaby Engineering Fees Bylaw 2018, as amended, is further amended by:
 - (a) deleting Section 2 in its entirety and replacing it with the following:
 - "2. The City of Burnaby imposes fees for Engineering applications, permits, inspections and related matters in accordance with the following schedules attached to and forming part of this bylaw:

SCHEDULE "A" - FILE RESEARCH, ARCHIVES AND RECORDS FEES

SCHEDULE "B" - NOISE OR SOUND ABATEMENT BYLAW

SCHEDULE "C" - SOIL DEPOSIT BYLAW

SCHEDULE "D" – SOIL REMOVAL REGULATION BYLAW

SCHEDULE "E" - STREET AND TRAFFIC BYLAW

SCHEDULE "F" – WATERCOURSE BYLAW

SCHEDULE "G" - SURVEY MONUMENTS

SCHEDULE "H" – PARKING METER AND SIGN REMOVAL AND INSTALLATION FEES"

- (b) deleting Schedules A to G in their entirety and replacing them with the schedules attached to and forming part of this Bylaw.
- 3. This Bylaw shall come into force and effect on January 1, 2021.

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

SCHEDULE A - FILE RESEARCH, ARCHIVES, AND RECORDS FEES

FILE RESEARCH, ARCHIVES, AND RECORDS FEES	
Land Title Search Fees	
Land Title Search	\$15 / search
Land Title Document and Plan Image records	\$20 / search
 Legal Agreement Amendment Fees (for existing legal agreements already registered at Land Title 	Office)
For first 3 amendment items	\$600
For more than 3 amendment items	\$1,000
File Research and Image Reproduction Fees	
File Research	\$28
Electronic copies	\$2.30 per image
Paper copies (8.5x11 inches or larger)	\$3.80 per page
Paper copies (11x17 inches or larger)	\$8.95 per page

SCHEDULE B - NOISE OR SOUND ABATEMENT BYLAW 1979

NOISE VARIANCE PERMIT FEES Section 15(4)	
Permit Fee	\$107 / each
Renewal Fee	\$53 / each

<u>SCHEDULE C – SOIL DEPOSIT BYLAW 1971</u>

SOIL DEPOSIT PERMIT FEES	
Section 4.1	
Application Fee	\$265.50 / each

SCHEDULE D - SOIL REMOVAL REGULATION BYLAW 1961

SOIL REMOVAL PERMIT FEES	
Section 4.1	
Application Fee	\$265.50 / each

<u>SCHEDULE E – STREET AND TRAFFIC BYLAW 1961</u>

TRAFFIC CONTROL PERMIT FEES	
Section 24(2)(a)	
Application Fee	
One week duration or less	\$107
For each additional week	\$53 / week

MINOR WORK PERMIT FEES	
Section 24(2)(b)	
Application Fee	
Valid for one month	\$320
Extension Fee	
For each additional month	\$159.50 / month
Annual Renewal Fee	
Up to 5 years	\$320 / year
5 years and more	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

SI	TANDARD STREET WORK PERMIT FEES	
Section 24(2)(c)		
-	Application Fee	\$639 plus \$15.55 / metre
		greater than 50 metres
-	Pavement Degradation Fee	
	Age of Street Pavement	Fee per Excavation Size
	(as determined by the Engineer)	(square or lineal metre,
	,	whichever is greater)
	0 – 5 years	\$53
	6 - 10 years	\$42.60
	11 - 15 years	\$32.20
	16 – 20 years	\$21.80
	21 years or more	\$10.40
•	Deposits and Fees for Works Completed by City Employees	As per current Engineering
	or Contractors	Operations unit rates
-	Bonding	Based on value of potentially
		impacted City infrastructure

DEVELOPMENT WORKS ENCROACHMENT PERMIT FEES	
Section 24(2)(d)	
 Application Fee 	
Hoarding	\$1,065
Shoring	\$1,065
 Renewal Fee 	\$533/ permit
Anchor Rod Retention Fee	\$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	\$2,132 / rod
Hoarding - Construction Fencing - Covered Scaffolding - Structured Walkway	\$10,663 base plus \$64.50 / metre plus \$107 / metre plus \$320 / metre
Shoring (shotcrete removal)	\$346 - \$1,919 / metre, depending on difficulty of removal as determined by Engineering
Excavation	\$159.50 / cubic metre
Other works	Based on value of potentially impacted City infrastructure

PLACEMENT OF TEMPORARY STORAGE CONTAINER FEES Section 24(2)(e)	
Application Fee- Temporary Storage Container	\$100 / each
Placement	
Temporary Storage Container Placement	\$15 / day

OVERSIZED COMMERCIAL VEHICLE PERMIT FEES	
Section 49	
Single Trip Permit	\$32.20 / each
Single Trip Termit	ψ32.20 / CdCII
Yearly Permit	\$223 / vehicle
Tearly Termit	ψ2237 Vemere
Duplicate Permit	\$32.20 / each

SCHEDULE F -WATERCOURSE BYLAW 1988

	DIMENT CONTROL SYSTEM PERMIT AND SPECTION FEES			
Se	ction 9(2)			
-	Sediment Control System Permit:			
	Sediment Control System Permit	4% of estimated sediment control system construction value		
	(including 1st and 2nd inspections)			
-	Sediment Control Re-inspection Fee (for 3 rd and each subsequent re-inspection):			
	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 *Re-inspection Fees subject to all applicable taxes*			
	3rd inspection	\$265.50		
		Ф272		
	4th inspection and thereafter	\$373		

$\underline{SCHEDULE~G-SURVEY~MONUMENTS}$

REMOVAL OR REPLACEMENT OF SURVEY MONUMENTS	
Integrated Survey Area (ISA) Control Monument	\$1,800 / each
Secondary Benchmark	\$3,300 / each
High Precision Network Monument	\$7,500 / each

SCHEDULE H – PARKING METER AND SIGN REMOVAL AND INSTALLATION FEES

PARKING METER PLATING & REMOVAL FEES	
Parking Meter Plating	\$71.50 / hour
Parking Meter Removal/ Reinstallation	\$80 / each
(no coring required)	
Replacement Parking Meter- Single Head	\$700 / each
Replacement Parking Meter- Double Head	\$1,400 / each

PARKING SIGN INSTALLATION FEE	
Sign Installation- Labour & Materials	As per current Engineering Operations unit rates

CITY OF BURNABY

BYLAW NO. 14219

A BYLAW to amend the Burnaby Street and Traffic Bylaw 1961

The Council of the City of Burnaby ENACTS as follows:

- This Bylaw may be cited as BURNABY STREET AND TRAFFIC BYLAW
 1961, AMENDMENT BYLAW NO. 1, 2020.
 - (a) Burnaby Street and Traffic Bylaw 1961, as amended, is further amended at subsection 24(2) by adding the following after (d):
 - "(e) placement of temporary storage containers on a highway or portion of highway."
- 2. This Bylaw shall come into force and effect on January 1, 2021.

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

CITY CLERK

NEW BUSINESS

(Members can introduce new items of business)