



CITY COUNCIL MEETING A G E N D A

Monday, November 9, 2020, 5:00 p.m.
Council Chamber, City Hall
4949 Canada Way, Burnaby, BC

	Pages
1. <u>CALL TO ORDER</u>	
2. <u>MINUTES</u>	
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7.3.	BUILDING PERMIT TABULATION REPORT NO. 10 - FROM 2020 OCTOBER 01 - 2020 OCTOBER 31	86
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7.4.	STUDIO BREWING LOUNGE ENDORSEMENT - RESPONSE TO THE PUBLIC CONSULTATION PROCESS - 5792 BERESFORD STREET	88
	Purpose: To provide Council with recommendations regarding the subject brewery lounge endorsement.	
7.5.	LIQUOR LICENCE APPLICATION #20-02 - RESPONSE TO PUBLIC CONSULTATION PROCESS - THE STUDY PUBLIC HOUSE PUB - MBC 2250 SIMON FRASER UNIVERSITY	93
	Purpose: To provide Council with recommendations regarding the subject liquor primary liquor licence application.	

- 7.6. REZONING REFERENCE #18-44 - 4275 GRANGE STREET - RESPONSE TO ISSUES RAISED AT PUBLIC HEARING 98

Purpose: To provide further information on the issues raised regarding the proposed high-rise apartment building and low-rise rental apartment building at the Public Hearing for Rezoning Reference #18-44.

- 7.7. REZONING REFERENCE #20-03 - MARKET TOWER AND NON-MARKET RENTAL TOWER (SOUTHGATE NEIGHBOURHOOD) - EDMONDS TOWN CENTRE 108

Purpose: To seek Council authorization to forward this application to a Public Hearing on 2020 November 24.

8. BYLAWS

8.1. FIRST READING

- 8.1.1. **#14233 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 40, 2020 - Rez. #19-57 (7510/16/26/36 Kingsway; 7390/98, 7404 16th Avenue; 7411/17 15th Avenue)** 127

Purpose: to establish development guidelines for the subject site to facilitate development of affordable housing

(Item 7.14., Manager's Report, Council 2020 October 26)

- 8.1.2. **#14234 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 41, 2020 - Rez. #16-33 (6449 & 6469 Selma Avenue)** 131

Purpose: to permit the construction of a 74 unit multiple-family rental development

(Item 7.11., Manager's Report, Council 2020 October 26)

- 8.1.3. **#14235 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 42, 2020 - Rez #19-03 (3802 Hastings Street)** 134

Purpose: to permit the construction of a mixed-use affordable housing development, with commercial uses and ancillary child care and adult day care uses at grade

(Item 7.13., Manager's Report, Council 2020 October 26)

- 8.1.4. **#14236 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 43, 2020 - Rez #19-71 (4560 Tillicum Street)** 137

Purpose: to permit additions to the existing building

(Item 7.15., Manager's Report, Council 2020 October 26)

- 8.1.5. #14243 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 44, 2020 - Rez #20-03 (Portion of 7679 18th Street and 7701 18th Street)** 140

Purpose: to permit the construction of a 41-storey market residential tower over a six-storey podium, and a 37 storey non-market residential tower over a six-storey podium, which forms part of the multi-phased development of the Southgate Master Plan site

(Item 7.7., Manager's Report, Council 2020 November 09)

Subject to approval of Item 7.7.

8.2. FIRST, SECOND AND THIRD READING

- 8.2.1. #14237 - Burnaby Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 29, 2020** 143

\$2,982,000 to finance the 2020 & 2021 Information Technology Capital Program

(Item 6.5., FMC Report, Council 2020 October 26)

- 8.2.2. #14238 - Burnaby Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 30, 2020** 145

\$1,660,000 to finance 2020 October - Parks, Recreation and Cultural Services Capital Funding Bylaw

(Item 7.8., Manager's Report, Council 2020 October 26)

- 8.2.3. #14239 - Burnaby Local Area Service Construction (Project No. 21-601) Bylaw No. 6, 2020** 147

A bylaw to authorize the construction of certain local area service works - lane paving with asphalt curb in lanes east of Dundonald Avenue and south of Woodsworth Street

(Item 6.1., Certificate of Sufficiency - Resident Initiated, Council 2020 October 26)

- 8.2.4. #14240 - Burnaby Local Area Service Construction (Project No. 21-007) Bylaw No. 7, 2020** 150

A bylaw to authorize the construction of certain local area service works - street upgrade including road paving, curb and

gutters, sidewalks, boulevard and street trees on Curragh Avenue, from Neville Street to Rumble Street

(Item 6.1., Certificate of Sufficiency - Resident Initiated, Council 2020 October 26)

8.2.5. #14241 - Burnaby Temporary Financing Bylaw 2021 153

A bylaw providing for the borrowing of moneys to meet the current lawful expenditures of the City

(Item 6.3., FMC Report, Council 2020 October 26)

8.2.6. #14242 - Burnaby Solid Waste and Recycling Bylaw 2010, Amendment Bylaw No. 2, 2020 155

A bylaw to amend the Solid Waste and Recycling Bylaw 2010 (fee schedules relating to waste receptacles and multi-family garbage disposal services)

(Item 6.4., FMC Report, Council 2020 October 26)

8.3. SECOND READING

8.3.1. #14180 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 20, 2020 - Rez. #18-44 (4275 Grange Street) 157

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

(Item 5.16., Manager's Report, Council 2020 June 22)

Subject to approval of Item 7.6.

8.3.2. #14223 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 37, 2020 - Rez. #19-63 (7755 6th Street) 160

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)

8.3.3. #14224 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 38, 2020 - Rez. #20-07 (4060 Regent Street) 163

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)

- 8.3.4. #14225 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 39, 2020 - Rez. #20-13 (3986 Norland Avenue)** 166

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 Society

(Item 6.13., Manager's Report, Council 2020 September 28)

- 8.3.5. #14228 - Burnaby Heritage Designation Bylaw No. 1, 2020** 169

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)

8.4. CONSIDERATION AND THIRD READING

- 8.4.1. #14083 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 37, 2019 - Rez. #16-13 (4960 Bennett Street and Portion of Lane)** 171

Purpose: to permit the construction of a 35 storey high-rise strata apartment building and a six storey rental apartment podium

(Item 7(2), Manager's Report, Council 2019 October 28)

Memorandum - Director Planning & Building - 2020 November 03

- 8.4.2. #14161 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 7, 2020 - Rez. #19-26 (6700 Southridge Drive)** 184

Purpose: to permit the construction of a new 4-storey data centre and office building (Translink Operations & Control Centre)

(Item 5.7., Manager's Report, Council 2020 May 25)

Memorandum - Director Planning & Building - 2020 November 04

- 8.4.3. #14163 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 9, 2020 - Rez. #17-32 (5977 Wilson Avenue)** 191

Purpose: to permit the construction of a high-rise apartment building with townhouses oriented towards Wilson Avenue and a proposed public east-west neighbourhood linkage

(Item 5.6., Manager's Report, Council 2020 May 25)

Memorandum - Director Planning & Building - 2020 November 04

8.5. RECONSIDERATION AND FINAL ADOPTION

- | | | |
|--------|---|-----|
| 8.5.1. | #13874 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 12, 2018 - Rez. #17-12 (3909 and 3911 Albert Street) | 202 |
|--------|---|-----|

Purpose: to permit the construction of a multi-family (four-unit) development

(Item 7(7), Manager's Report, Council 2018 April 23)

Memorandum - Director Planning & Building - 2020 November 04

- | | | |
|--------|--|-----|
| 8.5.2. | #14097 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 41, 2019 - Rez. #19-54 (6857 & 6875 Royal Oak Avenue) | 208 |
|--------|--|-----|

Purpose: to establish development guidelines for the subject City-owned site to facilitate the development of non-market housing and grade level commercial uses

(Item 8(22), Manager's Report, Council 2019 November 18)

Memorandum - Director Planning & Building - 2020 November 04

- | | | |
|--------|---|-----|
| 8.5.3. | #14098 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 42, 2019 - Rez. #19-55 (5912/24/38/46/58/68/78/88 Sunset Street, and 5907/19/31/41/51/69/79/89 Kincaid Street) | 216 |
|--------|---|-----|

Purpose: to establish development guidelines for the subject City-owned site to facilitate the development of non-market housing

(Item 8(22), Manager's Report, Council 2019 November 18)

Memorandum - Director Planning & Building - 2020 November 04

- | | | |
|--------|---|-----|
| 8.5.4. | #14099 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 43, 2019 - Rez. #19-56 (6488 Byrnespark Drive) | 227 |
|--------|---|-----|

Purpose: to establish development guidelines for the subject City-owned site to facilitate the development of non-market housing

(Item 8(22), Manager's Report, Council 2019 November 18)

Memorandum - Director Planning & Building - 2020 November 04

- 8.5.5. **#14102 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 46, 2019 - Rez. #19-59 (6365 Stride Avenue, and portions of 6370/80, 6428/48 Stride Avenue and 7514 Bevan Street)**

234

Purpose: to establish development guidelines for the subject City-owned site to facilitate the development of non-market housing

(Item 8(22), Manager's Report, Council 2019 November 18)

Memorandum - Director Planning & Building - 2020 November 04

8.6. ABANDONMENT

- 8.6.1. **#13902 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 23, 2018 - Rez. #17-40 (5895 Barker Avenue, Portion of Olive Avenue ROW and Lane ROW)**

243

Purpose: to permit the construction of a single 34-storey high-rise apartment building with townhouses oriented towards Barker Avenue

(Item 7(9), Manager's Report, Council 2018 May 28)

Memorandum - Director Planning and Building - 2020 October 27

This Bylaw was replaced by Bylaw No. 14181 that received Second Reading on 2020 October 26

9. NEW BUSINESS

10. INQUIRIES

11. ADJOURNMENT



COUNCIL MEETING

MINUTES

Monday, October 26, 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

His Worship, Mayor Mike Hurley, called the Open meeting to order at 5:00 p.m.

MOVED BY COUNCILLOR WANG

SECONDED BY COUNCILLOR JOHNSTON

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 hən̓q̓əmi̓ñəṁ and Skwxwú7mesh speaking peoples, and extended appreciation for the opportunity to hold a meeting on this territory.

2. **MINUTES**

2.1 **Open Council Meeting held 2020 October 05**

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR KEITHLEY

THAT the minutes of the City Council meeting held on 2020 October 05 be now adopted.

CARRIED UNANIMOUSLY

3. **PROCLAMATIONS**

3.1 **Poppy Weeks (2020 October 30 - November 11)**

Councillor Sav Dhaliwal, on behalf of His Worship, Mayor Mike Hurley, proclaimed 2020 October 30 - November 11 as ***“Poppy Weeks”*** in the City of Burnaby.

Grace Lui, Burnaby high school student, performed her song entitled "Soldier" in commemoration of Veterans and their sacrifices.

3.2 **Taoist Tai Chi Arts 50th Anniversary Day (2020 November 7)**

Councillor Colleen Jordan, on behalf of His Worship, Mayor Mike Hurley, proclaimed 2020 November 07 as ***“Taoist Tai Chi Arts 50th Anniversary Day”*** in the City of Burnaby.

4. **PRESENTATION**

4.1 **Burnaby Public Library Annual Report**

Mr. Jeffrey Yu, Library Board Chair, and **Ms. Beth Davies**, Chief Librarian, appeared before Council via Zoom to provide information regarding the Burnaby Public Library Annual Report 2019.

A presentation (<https://vimeo.com/469970568/ed92602a56>) provided an overview of the Burnaby Public Library's 2019 Annual Report and highlighted Library accomplishments, outlining initiatives undertaken through the City to engage Burnaby residents.

The 2019-2022 Strategic Plan developed in 2018, was implemented in 2019 with a focus on community. The Library staff have been able to use the community relationships built in 2019 to reach out to community members isolated by the pandemic and connect them with services and information. The community was

also able to benefit from the 2019 investment in digital resources such as e-books and audiobooks.

The 2019 Annual Report provided highlights from the four goals of Strategic Plan:

- Invigorate People and Culture
- Connect with Community
- Encourage Curiosity and Exploration
- Create Welcoming and Innovative Spaces

In conclusion, the delegation thanked Council for their continued support, and acknowledged staff, Library Board members and donors.

5. **DELEGATION**

5.1 **Oula Hamadeh - Re: Proposed Bylaw to Ban Smoking in Business Premises**

Ms. Oula Hamadeh, owner of Kayan Shisha Café located at 5593 Kingsway, appear before Council via Zoom, and expressed concerns regarding the proposed bylaw amendment to regulate smoking in business premises, and the adverse effect this would have on her business and livelihood.

The Kayan Shisha Café is a family run business that Ms. Hamadeh established in Burnaby in 2013. Ms. Hamadeh advised that she has abided by all mandatory bylaws, passed all property use inspections, and has not received any complaints or fines for violations.

Ms. Hamadeh appraised Council that she has invested a substantial amount of time and money into building her business. If the proposed amendments are adopted, Ms. Hamadeh and her family would suffer significant financial and personal losses.

In conclusion, the speaker requested that Council reconsider the proposed bylaw amendments.

6. **REPORTS**

6.1 **Acting City Clerk - Re: Certificate of Sufficiency - Resident Initiated**

The City Clerk submitted a report of the Resident Initiated Local Area Service Project petitions. Sufficient petitions were received for Resident Initiated Local Area Service Projects: #21-007 (street upgrade on Curragh Avenue, from Neville

Street to Rumble Street) and #21-601 (paving of lanes East of Dundonald Avenue and South of Woodsworth Street).

The City Clerk recommended:

1. THAT Council receive the City Clerk's Certificate of Sufficiency validating the Resident Initiated 2021 Local Area Service Program - Street Upgrade Project and Lane Paving Project.
2. THAT on receipt of the successful petitions, the City Solicitor prepare a Local Area Service Construction Bylaw for the successful projects.
3. THAT on receipt of the successful petitions, the City Solicitor prepare a Local Area Service Fund Expenditure Bylaw of \$24,972.70 (owners' share) for the successful projects.
4. THAT on receipt of the successful petitions, the City Solicitor prepare a Capital Reserve Fund Bylaw in the amount of \$662,027.30 (City share) for the successful projects.
5. THAT the owners of the properties on the petitions be advised of the outcome.

MOVED BY COUNCILLOR DHALIWAL

SECONDED BY COUNCILLOR JORDAN

THAT the recommendations of the Acting City Clerk be adopted.

CARRIED UNANIMOUSLY

6.2 Executive Committee of Council - Re: Community Grant Applications

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

#20.29. - DENIED - Burnaby Hospital Foundation

(Annual Gala)

#20.30. - DENIED - Social Diversity for Children Foundation

(Education Through Creativity)

#20.31., #20.32, #20.33 . - \$20,000 - Burnaby Community services Society

(Operating Costs, Christmas Bureau and Seniors Transportation Programs)

The Executive Committee of Council recommended:

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

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR CALENDINO

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

CARRIED UNANIMOUSLY

6.3 Financial Management Committee - Re: Temporary Financing Bylaw

The Financial Management Committee submitted a report seeking Council authorization for borrowing authority to temporarily finance expenditures.

The Financial Management Committee recommended:

1. THAT Council authorize the City Solicitor to bring forward a Temporary Financing Bylaw to permit borrowing of up to \$10 million as required, during the period 2021 January 01 to December 31, repayable 2021 December 31.

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR CALENDINO

THAT the recommendation of the Financial Management Committee be adopted.

CARRIED UNANIMOUSLY

6.4 Financial Management Committee - Re: Amendments to Solid Waste and Recycling Bylaw 2010

The Financial Management Committee submitted a report seeking Council authorization for amendments to the fee schedules relating to waste receptacles and multi-family garbage disposal services in the Solid Waste and Recycling Bylaw 2010.

The Financial Management Committee recommended:

1. THAT Council authorize the City Solicitor to bring forward a bylaw to amend the fee schedules in the Solid Waste and Recycling Bylaw 2010, as set out in Sections 4.1 and 4.2 of the report.

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR WANG

THAT the recommendation of the Financial Management Committee be adopted.

CARRIED UNANIMOUSLY

6.5 Financial Management Committee - Re: 2020 & 2021 Information Technology Capital Program

The Financial Management Committee submitted a report seeking Council authorization for a Capital Reserve Fund Bylaw to finance the 2020 - 2021 Information Technology capital program - Infrastructure Replacement, Infrastructure Required for Growth, and Business Solutions Program.

The Financial Management Committee recommended:

1. THAT Council authorize the City Solicitor to bring forward a Capital Reserve Fund Bylaw in the amount of \$2,982,000 to finance the Information Technology capital program, as outlined in the report.

MOVED BY COUNCILLOR DHALIWAL

SECONDED BY COUNCILLOR KEITHLEY

THAT the recommendation of the Financial Management Committee be adopted.

CARRIED UNANIMOUSLY

6.6 Financial Management Committee - Re: 2020 October - Parks, Recreation and Cultural Services Gaming Reserve Projects

The Financial Management Committee submitted a report seeking Council authorization for the use of the Gaming Reserve to finance the Accessibility Improvements, Water Conservation Devices, Trail System Development, and the Burnaby Mountain Conservation Area projects.

The Financial Management Committee recommended:

1. THAT Council authorize the use of the Gaming Reserve in the amount of \$575,000 to finance the projects outlined in the report.

MOVED BY COUNCILLOR DHALIWAL

SECONDED BY COUNCILLOR WANG

THAT the recommendation of the Financial Management Committee be adopted.

CARRIED UNANIMOUSLY

6.7 Financial Management Committee - Re: Repeal of Taxicab Bylaw Regulations and Reduction of the Business Licence Fees Charged for Taxicabs

The Financial Management Committee submitted a report recommending Council repeal the Burnaby Cab Regulations Bylaw 2009 and related penalties in the Burnaby Bylaw Notice Enforcement Bylaw 2009, and amend the Burnaby Business Licence Fees Bylaw 2017 to reduce licence fees for taxicabs. Further, the report is seeking Council authorization for a partial refund to Bonny's Taxi Ltd.

The Financial Management Committee recommended:

1. THAT Council authorize the City Solicitor to bring forward a bylaw to repeal the Burnaby Cab Regulation Bylaw 2009 in response to Provincial legislative changes related to Passenger Directed Vehicles.
2. THAT Council authorize the City Solicitor to bring forward an amendment to the Burnaby Bylaw Notice Enforcement Bylaw 2009 to repeal the portion of the bylaw relating to the Burnaby Cab Regulation Bylaw 2009.
3. THAT Council authorize the City Solicitor to bring forward an amendment to the Burnaby Business Licence Fees Bylaw 2017 to align business licence fees for taxicabs with the fees for Transportation Network Services vehicles (TNS or ride-sharing vehicles) under Burnaby Inter-Municipal TNS Business Licence Bylaw 2020.
4. THAT Council authorize a partial refund to Bonny's Taxi Ltd. for its 2020 business licence fees based on the reduced fees set out in the report.

MOVED BY COUNCILLOR DHALIWAL

SECONDED BY COUNCILLOR WANG

THAT the recommendations of the Financial Management Committee be adopted.

CARRIED UNANIMOUSLY

6.8 City Manager's Report, 2020 October 26

The City Manager submitted a report dated 2020 October 26 on the following matters:

7. MANAGER'S REPORTS**7.1 2021 MEETING SCHEDULES FOR COUNCIL, PUBLIC HEARINGS, BOARDS, COMMITTEES AND COMMISSIONS**

The City Manager submitted a report from the Acting City Clerk seeking Council approval of the 2021 meeting dates for Regular Council, Public Hearings, Boards, Committees and Commissions.

The City Manager recommended:

1. THAT Council approve the 2021 meeting schedules for Council (*Appendix A*), Public Hearings (*Appendix B*), Boards, Committees and Commissions (*Appendix C*).
2. THAT Council approve 5:00 p.m. start time for Regular Council meetings and Public Hearings in 2021 due to the COVID-19 pandemic.
3. THAT Council receive the 2021 meeting schedules for the Public Library Board (*Appendix D*) and the Burnaby Parks, Recreation and Culture Commission (*Appendix E*) for information.

MOVED BY COUNCILLOR DHALIWAL

SECONDED BY COUNCILLOR CALENDINO

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

7.2 CITY OF BURNABY BY-ELECTION

The City Manager submitted a report from the Acting City Clerk providing update on work done to date in preparing for the City's by-election.

The City Manager recommended:

1. THAT Council receive the report for information.

MOVED BY COUNCILLOR DHALIWAL

SECONDED BY COUNCILLOR CALENDINO

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

Arising from discussion, Council introduced the following motion:

MOVED BY COUNCILLOR JORDAN

SECONDED BY COUNCILLOR JOHNSTON

THAT Council direct staff to advise on the advisability and feasibility of mail ballot voting, and report back in a future Council report.

CARRIED UNANIMOUSLY

**7.3 205 HYTHE AVE, BURNABY, BC V5B 3J1 - LOT B DL 127 GROUP 1 NWD
PLAN 21395**

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

The City Manager recommended:

1. THAT Council direct the City Clerk to file a Notice in the Land Title Office stating that:
 - (a) a resolution relating to the land has been made under Section 57 of the Community Charter, and
 - (b) further information respecting the resolution may be inspected at the offices of the City Clerk, City of Burnaby.
2. THAT a copy of the report be sent to the following owner:
 - (a) William Edward Steemson, 205 Hythe Avenue, Burnaby, BC V5B 3J1

MOVED BY COUNCILLOR KEITHLEY

SECONDED BY COUNCILLOR WANG

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

**7.4 7262 CURTIS STREET, BURNABY, BC V5A 1K3 - LOT 149 DL 135 PLAN
NWP25592**

The City Manager submitted a report from the Director Planning and Building seeking Council resolution to file a notice in the Land Title Office pursuant to

Section 57 of the Community Charter, with respect to a property in contravention of City Bylaws.

The City Manager recommended:

1. THAT Council direct the City Clerk to file a Notice in the Land Title Office stating that:
 - (a) a resolution relating to the land has been made under Section 57 of the Community Charter, and
 - (b) further information respecting the resolution may be inspected at the offices of the City Clerk, City of Burnaby.
2. THAT a copy of this report be sent to the following owners:
 - (a) Mykell Shane Lodjn, 12445 Wilan Road, Prince George, BC V2N 5A6
 - (b) Renate Lodin, 7262 Curtis Street, Burnaby, BC V5A 1K3

MOVED BY COUNCILLOR CALENDINO

SECONDED BY COUNCILLOR KEITHLEY

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

7.5 BURNABY LAKE - HIGHWAY 1 PEDESTRIAN OVERPASS FUNDING AND GRANT APPLICATION REQUEST

The City Manager submitted a report from the Major Civic Building Project Coordination Committee seeking authorization for funding and for a grant application to the *Investing in Canada Infrastructure Program - Community, Culture and Recreation*, to assist with the construction of the Burnaby Lake - Highway 1 Pedestrian Overpass Project.

The City Manager recommended:

1. THAT Council authorize the use of Community Benefit Bonus Reserves in the amount of \$20,450,000 for the Burnaby Lake - Highway 1 Pedestrian Overpass Project.
2. THAT Council authorize the grant application to the *Investing in Canada Infrastructure Program - Community, Culture and Recreation*, to assist with the construction of the Burnaby Lake - Highway 1 Pedestrian Overpass Project.
3. THAT a copy of the report be sent to the Financial Management Committee for information purposes.

4. THAT a copy of the report be sent to the Parks, Recreation and Culture Commission for information purposes.

MOVED BY COUNCILLOR CALENDINO
 SECONDED BY COUNCILLOR KEITHLEY

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

7.6 MURAL GRANT FUNDING FOR 2150 ALPHA AVENUE

The City Manager submitted a report from the Director Engineering seeking Council approval of funding for the mural at 2150 Alpha Avenue as part of the 2020 Burnaby Mural Grant Program.

The City Manager recommended:

1. THAT the cost of \$3,500 for the mural at 2150 Alpha Avenue, Burnaby, BC be funded from the Mural Grant Program.
2. THAT a copy of this report be forwarded to Kimberly Barwich of the Burnaby Neighbourhood House at 4460 Beresford Street, Burnaby, BC V5H 0B8.
3. THAT \$3,500 be paid to Grosvenor Brentwood Development Limited, 20th Floor, 1040 West Georgia Street, Vancouver, BC V6E 4H1.

MOVED BY COUNCILLOR KEITHLEY
 SECONDED BY COUNCILLOR WANG

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

7.7 MURAL GRANT FUNDING FOR 5575 SHORT STREET

The City Manager submitted a report from the Director Engineering seeking Council approval of funding for the mural at 5575 Short Street as part of the 2020 Burnaby Mural Grant Program.

The City Manager recommended:

1. THAT the cost of \$3,307.50 for the mural at 5575 Short Street, Burnaby, BC be funded from the Mural Grant Program.
2. THAT a copy of this report be forwarded to Kimberly Barwich of the Burnaby Neighbourhood House at 4460 Beresford Street, Burnaby, BC V5H 0B8.

3. THAT \$3,307.50 be paid to Raluca Maftei and Mihai Darvasa, artists of the mural, at #704-525 Eleventh Street, New Westminster, BC V3M 4G5.

MOVED BY COUNCILLOR JORDAN

SECONDED BY COUNCILLOR WANG

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

7.8 2020 OCTOBER - PARKS, RECREATION AND CULTURAL SERVICES **CAPITAL FUNDING BYLAW**

The City Manager submitted a report from the Director Parks, Recreation and Cultural Services seeking Council authorization for a Capital Reserve Fund Bylaw to finance 2020 projects outlined in the report.

The City Manager recommended:

1. THAT Council authorize the City Solicitor to bring forward a Capital Reserve Fund Bylaw in the amount of \$1,660,000 to finance the projects outlined in the report.

MOVED BY COUNCILLOR JORDAN

SECONDED BY COUNCILLOR KEITHLEY

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

7.9 ASSESSMENT APPEALS - 2020 COST IMPLICATIONS

The City Manager submitted a report from the Director Finance providing information regarding the significant charges incurred by the City and other taxing authorities from recent assessment appeal decisions.

The City Manager recommended:

1. THAT Council receive the report for information.

MOVED BY COUNCILLOR JORDAN

SECONDED BY COUNCILLOR KEITHLEY

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

Arising from discussion, Council introduced the following motion:

MOVED BY COUNCILLOR JORDAN
 SECONDED BY COUNCILLOR KEITHLEY

THAT this report be **REFERRED** to the Financial Management Committee for further review.

CARRIED UNANIMOUSLY

7.10 BUILDING PERMIT TABULATION REPORT NO.9 - FROM 2020 SEPTEMBER 01 - 2020 SEPTEMBER 30

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

The City Manager recommended:

1. THAT the report be received for information purposes.

MOVED BY COUNCILLOR CALENDINO
 SECONDED BY COUNCILLOR WANG

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

7.11 REZONING REFERENCE #16-33 - MULTIPLE-FAMILY DEVELOPMENT - ROYAL OAK COMMUNITY PLAN

The City Manager submitted a report from the Director Planning and Building seeking Council authorization to forward this application to a Public Hearing on 2020 November 24. The purpose of the proposed zoning bylaw amendment is to permit the construction of a 74 unit multiple-family rental development.

The City Manager recommended:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 2020 November 09 and to a Public Hearing on 2020 November 24 at 5:00 p.m.
2. THAT the sale of City-owned property be approved in principle for inclusion within the subject development site in accordance with the terms outlined in Section 4.3 of this report, and subject to the applicant pursuing the rezoning proposal to completion.
3. THAT the following be established as prerequisites to the completion of the rezoning:

- (a) The submission of a suitable plan of development.
- (b) The deposit of sufficient monies including a 4% Engineering Inspection Fee to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
- (c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- (d) The granting of any necessary statutory rights-of-way, easements and/or covenants as outlined in Section 4.7 of this report.
- (e) The registration of a Housing Agreement and Housing Covenant, and Council consideration and approval of a Housing Agreement Bylaw as described in Section 4.5 of this report.
- (f) The completion of the sale of City property.
- (g) The submission of an undertaking to remove all improvements prior to Final Adoption of the Bylaw. If requested, demolition may also be delayed to more closely coincide with approval of building permits.
- (h) The design and provision of units adaptable to persons with disabilities, with the provision of customized hardware and cabinet work being subject to the renting of the unit to a disabled person.
- (i) The review of a detailed Sediment Control System by the Director Engineering.
- (j) The submission of a suitable Solid Waste and Recycling plan to the approval of the Director Engineering.
- (k) The pursuance of Storm Water Management Best Practices in line with established guidelines.
- (l) The consolidation of the development site into one legal lot.
- (m) Compliance with the City's Groundwater Management for Multi-Family Development guidelines is required.
- (n) The provision of a covered car wash stall and an adequately sized and appropriately located garbage handling and recycling material holding

space to the approval of the Director Engineering and a commitment to implement the recycling provisions.

- (o) The deposit of the applicable Parkland Acquisition Charge.
- (p) The deposit of the applicable GVS & DD Sewerage Charge.
- (q) The deposit of the applicable School Site Acquisition Charge.
- (r) The deposit of the applicable Regional Transportation Development Cost Charge.
- (s) The submission of a written undertaking to distribute area plan notification forms, prepared by the City, with disclosure statements; and, to post area plan notification signs, also prepared by the City, on the development site and in the sales office in prominent and visible locations prior to Third Reading, or at the time marketing for the subject development commences, whichever is first, and remain posted for a period of one year, or until such time that all units are sold, whichever is greater.

MOVED BY COUNCILLOR DHALIWAL

SECONDED BY COUNCILLOR WANG

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

7.12 REZONING REFERENCE #17-40 - 5985 BARKER AVENUE - RESPONSE TO ISSUES RAISED AT PUBLIC HEARING

The City Manager submitted a report from the Director Planning and Building providing information on the issues raised at the Public Hearing for Rezoning Reference #17-40.

The City Manager recommended:

1. THAT a copy of the report be sent to the applicant and to those who spoke at, or submitted correspondence to, the Public Hearing for Rezoning Reference #17-40.

MOVED BY COUNCILLOR DHALIWAL

SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

7.13 REZONING REFERENCE #19-03 - MIXED-USE DEVELOPMENT - HASTINGS STREET PLAN

The City Manager submitted a report from the Director Planning and Building seeking Council authorization to forward this application to a Public Hearing on 2020 November 24. The purpose of the proposed zoning bylaw amendment is to permit the construction of a mixed-use affordable housing development, with commercial uses and ancillary child care and adult day care uses at grade.

The City Manager recommended:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 2020 November 09 and to a Public Hearing on 2020 November 24 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 granting of any necessary statutory rights-of-way, easements and/or covenants in accordance with Section 4.0 of this report.
 - (e) The registration of a Housing Agreement and Housing Covenant, and Council consideration and approval of a Housing Agreement Bylaw as described in Section 4.6 of this report.
 - (f) The deposit of the applicable Parkland Acquisition Charge.
 - (g) The deposit of the applicable GVS & DD Sewerage Charge.
 - (h) The deposit of the applicable School Site Acquisition Charge.
 - (i) The deposit of the Regional Transportation Development Charge.
 - (j) The provision of facilities for cyclists in accordance with Section 5.7 of the rezoning report.

- (k) An acoustical study is required to ensure compliance with the Council-adopted sound criteria.
- (l) Compliance with the guidelines for underground parking for residential visitors and commercial patrons.
- (m) The submission of a Site Profile and resolution of any arising requirements.
- (n) The submission of a detailed comprehensive sign plan.
- (o) The submission of a suitable on-site stormwater management system to the approval of the Director Engineering, and the granting of a Section 219 Covenant and deposit of sufficient monies to guarantee its provision and continuing operation.
- (p) Compliance with the City's Groundwater Management for Multi-Family Development guidelines is required.
- (q) The design and provision of units adaptable to persons with disabilities and the provision of customized hardware and cabinet work.
- (r) The submission of a suitable Solid Waste and Recycling plan to the approval of the Director Engineering.
- (s) The provision of a public pedestrian walkway statutory right-of-way from from Hastings Street to the rear lane, and its construction to the approval of the Director Engineering.
- (t) The review of a detailed Sediment Control System by the Director Engineering.

MOVED BY COUNCILLOR KEITHLEY

SECONDED BY COUNCILLOR JORDAN

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

7.14 REZONING REFERENCE #19-57 - PRE-ZONING FOR NON-MARKET HOUSING DEVELOPMENT

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 November 24. The purpose of the proposed zoning bylaw amendment is to establish development guidelines for the subject site to facilitate development of affordable housing.

The City Manager recommended:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 2020 November 09 and to a Public Hearing on 2020 November 24 at 5:00 p.m.
2. THAT an amendment to the Edmonds Town Centre Plan, as outlined in Section 4.1 of the report, be approved to take effect upon the granting by Council of Second Reading of the Rezoning Bylaw.
3. THAT the predecessor Rezoning Bylaw, Amendment Bylaw No. 44, 2019, Bylaw No. 14100, be abandoned contingent upon the granting by Council of Second Reading of the Rezoning Bylaw.

MOVED BY COUNCILLOR JORDAN

SECONDED BY COUNCILLOR KEITHLEY

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

7.15 REZONING REFERENCE #19-71 - TWO-STOREY LIGHT INDUSTRIAL AND OFFICE DEVELOPMENT - BIG BEND DEVELOPMENT PLAN

The City Manager submitted a report from the Director Planning and Building seeking Council authorization to forward this application to a Public Hearing on 2020 November 24. The purpose of the proposed zoning bylaw amendment is to permit additions to the existing building.

The City Manager recommended:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 2020 November 09 and to a Public Hearing on 2020 November 24 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 review of a detailed Sediment Control System by the Director Engineering.
- (e) The granting of a Section 219 Covenant respecting flood proofing requirements.
- (f) The submission of a geotechnical review regarding stability confirming that the site may be used safely for the intended use, for review by the Chief Building Inspector and granting of a Section 219 Covenant respecting the submitted report.
- (g) The granting of any necessary statutory rights-of-way, easements and/or covenants.
- (h) The deposit of the applicable GVS & DD Sewerage Development Cost Charge.
- (i) The deposit of the applicable Regional Transportation Development Cost Charge.
- (j) The provision of facilities for cyclists in accordance with Section 5.5 of the rezoning report.
- (k) The submission of a detailed Comprehensive Sign Plan.
- (l) The submission of a Site Profile and resolution of any arising requirements.
- (m) The submission of a suitable Solid Waste and Recycling plan to the approval of the Director Engineering.
- (n) The submission of a suitable on-site stormwater management system to the approval of the Director Engineering, the deposit of sufficient monies for its provision, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation.

MOVED BY COUNCILLOR CALENDINO
 SECONDED BY COUNCILLOR WANG

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

7.16 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:

7.16.1 Rez #20-09 (3777 and 3791 Kingsway)

The City Manager recommended:

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

MOVED BY COUNCILLOR KEITHLEY
SECONDED BY COUNCILLOR WANG

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

7.16.2 Rez #20-21 (5000 Glenlyon Place)

The City Manager recommended:

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

MOVED BY COUNCILLOR WANG
SECONDED BY COUNCILLOR CALENDINO

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

8. BYLAWS**8.1 FIRST READING**

- 8.1.1 #14229 - Burnaby Heritage Revitalization Agreement Bylaw No. 1, 2020

MOVED BY COUNCILLOR JOHNSTON
 SECONDED BY COUNCILLOR JORDAN

THAT the Bylaw No. 14229 be now introduced and read a first time.

CARRIED UNANIMOUSLY

8.2 FIRST, SECOND AND THIRD READING

8.2.1 #14222 - Burnaby Highway Closure Bylaw No. 4, 2020

8.2.2 #14230 - Burnaby Cab Regulation Bylaw 2009, Repeal Bylaw 2020

8.2.3 #14231 - Burnaby Notice Enforcement Bylaw 2009,
 Amendment Bylaw No. 3, 2020

8.2.4 #14232 - Burnaby Business Licence Fees Bylaw 2017,
 Amendment Bylaw No. 2, 2020

MOVED BY COUNCILLOR JOHNSTON
 SECONDED BY COUNCILLOR CALENDINO

THAT the Bylaw No. 14222, 14230, 14231 and 14232 be now introduced and read three times.

CARRIED UNANIMOUSLY

8.3 SECOND READING

8.3.1 #14181 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 21, 2020 -
 Rez. #17-40 (5895 Barker Avenue, Portion of Olive Avenue ROW and
 Lane ROW)

MOVED BY COUNCILLOR JOHNSTON
 SECONDED BY COUNCILLOR CALENDINO

THAT the recommendation of the City Manager be adopted.

CARRIED
(Opposed: Councillor Jordan)

8.4 CONSIDERATION AND THIRD READING

8.4.1 #14164 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 10, 2020 -
 Rez. #19-42 (5970/86/94 Kathleen Avenue)

8.4.2 #14177 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 17, 2020 - Rez. #20-02 (5942 Winch Street and portion of 6055 Halifax Street)

MOVED BY COUNCILLOR JOHNSTON

SECONDED BY COUNCILLOR WANG

THAT the Bylaw No. 14164 and 14177 be now read a third time.

DIVIDED

MOVED BY COUNCILLOR JOHNSTON

SECONDED BY COUNCILLOR WANG

THAT the Bylaw No. 14164 be now read a third time.

CARRIED

(Opposed: Councillors Johnston and Jordan)

MOVED BY COUNCILLOR JOHNSTON

SECONDED BY COUNCILLOR WANG

THAT the Bylaw No. 14177 be now read a third time.

CARRIED UNANIMOUSLY

Council requested that staff provide the value of density transfer regarding 5970/86/94 Kathleen Avenue.

Staff undertook to provide this information.

8.5 THIRD READING, RECONSIDERATION AND FINAL ADOPTION

8.5.1 #14206 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 32, 2020 - Text Amendment

MOVED BY COUNCILLOR JOHNSTON

SECONDED BY COUNCILLOR CALENDINO

THAT the Bylaw No. 14206 be now read a third time, reconsidered and finally adopted, signed by the Mayor and Clerk and the Corporate Seal affixed thereto.

CARRIED UNANIMOUSLY

8.6 RECONSIDERATION AND FINAL ADOPTION

8.6.1 #13585 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 9, 2016 - Rez. #14-28 (Portion of 7201 11th Avenue [Islands 1 & 2])

8.6.2 #13973 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 49, 2018 - Rez. #17-38 (4455 Alaska Street and portion of lane and Willingdon Avenue)

8.6.3 #14215 - Burnaby Highway Closure Bylaw No. 3, 2020

8.6.4 #14226 - Burnaby Taxation Exemption Bylaw 2020

8.6.5 #14227 - Burnaby Street and Traffic Bylaw 1961, Amendment Bylaw No. 2, 2020

MOVED BY COUNCILLOR JOHNSTON

SECONDED BY COUNCILLOR DHALIWAL

THAT the Bylaw No. 13585, 13973, 14215, 14226 and 14227 be now reconsidered and finally adopted, signed by the Mayor and Clerk and the Corporate Seal affixed thereto.

CARRIED UNANIMOUSLY

9. **NEW BUSINESS**

His Worship, Mayor Hurley – Acknowledgement of Provincial Candidate

His Worship, Mayor Hurley, congratulated the successful Provincial candidates and also thanked and recognized all other candidates for participating in the democratic process.

Councillor Calendino – Greentree Village Park – Support for Community Garden

Councillor Calendino referred to Item 1.4. of the 2020 October 22 Council Correspondence package from Mr. Jugoslav Bajkin regarding a request that the Council support a community garden at 4540 Wayburne Drive.

Arising from discussion, the following motion was introduced:

MOVED BY COUNCILLOR JOHNSTON

SECONDED BY COUNCILLOR DHALIWAL

THAT Item 1.4 of the 2020 October 22 Council Correspondence, regarding community garden at 4540 Wayburne Drive, be **REFERRED** to the Planning and Development Committee.

CARRIED UNANIMOUSLY

10. INQUIRIES

There were no inquiries brought before Council at this time.

11. ADJOURNMENT

MOVED BY COUNCILLOR KEITHLEY
SECONDED BY COUNCILLOR WANG

THAT the City Council meeting adjourn at 6:50 p.m.

CARRIED UNANIMOUSLY

MAYOR

ACTING CITY CLERK



PUBLIC HEARING M I N U T E S

**Tuesday, October 27, 2020, 5:00 p.m.
Electronic Meeting**

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

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 5:02 p.m. and conducted the roll call.

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

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

3. **ZONING BYLAW AMENDMENTS**

3.1 **Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 37, 2020 - Bylaw No. 14223**

Rez. #19-63

7755 6th Street

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)

Purpose: to permit a private liquor store (licensee retail store) within an existing commercial retail unit (CRU)

Applicant: Van Land Use Consulting

Eight (8) letters and one (1) petition containing 155 signatures were received in response to the proposed rezoning application:

1. Jaspreet Jordan Parhar, 6777 138 Street, Surrey
2. Sammy Tung, 7747 6th Street, Burnaby
3. Sukhvant S. Sekhon, 7605 6th Street, Burnaby
4. Alicia Kambow, Sonny Kambow, Jasmin Kambow, Joginder Kambow, Gurvinder Kambow, 7785 16th Avenue, Burnaby
5. Kuldip S. Aulakh, *no address provided*
6. Andrew Lal, 7857 15th Avenue, Burnaby
7. Suneeta Lal, 7857 15th Avenue, Burnaby
8. Jaime Quintero, Bsmt.-7857 15th Avenue, Burnaby
9. Joe Van Vliet, *no address provided (petition containing 155 signatures)*

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

MOVED BY COUNCILLOR DHALIWAL

SECONDED BY COUNCILLOR KEITHLEY

THAT this Public Hearing for Rez. #19-63, Bylaw No. 14223 be terminated.

CARRIED UNANIMOUSLY

3.2 Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 38, 2020 - Bylaw No. 14224

Rez. #20-07

4060 Regent Street

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.)

Purpose: to permit the installation of a skysign on the southern face of an existing five-storey office building

Applicant: Galaxie Signs (on behalf of BC Nurses' Union)

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

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

MOVED BY COUNCILLOR JOHNSTON

SECONDED BY COUNCILLOR JORDAN

THAT this Public Hearing for Rez. #20-07, Bylaw No. 14224 be terminated.

CARRIED UNANIMOUSLY

3.3 Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 39, 2020 - Bylaw No. 14225

Rez. #20-13

3986 Norland Avenue

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)

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 Society

Applicant: BC Housing Management Commission

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

1. Gordon Crawford, #309-4035 Norland Avenue, Burnaby

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

Joleen Mann, 3986 Norland Avenue, Burnaby, spoke in opposition to the proposed rezoning application, and expressed concern with a secondary building on the site.

MOVED BY COUNCILLOR KEITHEY

SECONDED BY COUNCILLOR CALENDINO

THAT this Public Hearing for Rez. #20-13, Bylaw No. 14225 be terminated.

CARRIED UNANIMOUSLY

4. **HERITAGE DESIGNATION**

4.1 **Burnaby Heritage Designation Bylaw No. 1, 2020 - Bylaw No. 14228**

5172 McKee Street

Purpose: to designate the Alta Vista Reservoir Vent at 5172 McKee Street a protected heritage landmark

No letters were received in response to the proposed heritage designation.

No speakers connected through Zoom or the teleconference in response to the proposed heritage designation.

MOVED BY COUNCILLOR KEITHLEY

SECONDED BY COUNCILLOR JOHNSTON

THAT this Public Hearing for Heritage Designation, Bylaw No. 14228 be terminated.

CARRIED UNANIMOUSLY

Council requested that correspondence regarding Rez. #20-13 be **REFERRED** to staff to address complaints, and inform Council of the outcome.

5. **ADJOURNMENT**

MOVED BY COUNCILLOR CALENDINO
SECONDED BY COUNCILLOR KEITHLEY

THAT this Public Hearing do adjourn at 5:30 p.m.

CARRIED UNANIMOUSLY

MAYOR

ACTING CITY CLERK

City of Burnaby



Proclamation

ADOPTION AWARENESS MONTH

Whereas Adoptive families provide children with the love and support of a permanent family; and

WHEREAS The City of Burnaby wishes to recognize the care, compassion and unselfish commitment of British Columbia adoptive families; and

WHEREAS There continues to be a need for adoptive families to nurture the growth and development of children, especially those with special needs because of physical, mental or emotional disabilities; and

WHEREAS There is a need to remind citizens during this time that there are many children and sibling groups who are waiting for adoption.

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

“ADOPTION AWARENESS MONTH”

IN THE CITY OF BURNABY.

Dated this Ninth Day
of November, 2020 A.D.

MIKE HURLEY
MAYOR



City of Burnaby



Proclamation

NATIONAL CHILD DAY

Whereas National Child Day is celebrated on November 20 each year; and

WHEREAS On November 20, 1989, the Convention on the Rights of the Child was adopted by the United Nations General Assembly; and

WHEREAS The United Nations Convention on the Rights of the Child has been ratified by Canada; and

WHEREAS It is desirable to promote in Canada an awareness of the United Nations Convention on the Rights of the Child; and

WHEREAS Communities help to create the environments that children need to thrive and succeed; and

WHEREAS The City of Burnaby works for the best interest of its people by laying the foundation for the future; and

WHEREAS Studies show that children tend to do better in strong, supportive communities; and

WHEREAS The City of Burnaby recognizes that the future success of any community is largely reliant on the positive developments of its children; and

WHEREAS The children of today will be leaders of tomorrow.

NOW THEREFORE I, MIKE HURLEY, MAYOR OF BURNABY,
DO HEREBY PROCLAIM NOVEMBER 20 AS

“NATIONAL CHILD DAY”

IN THE CITY OF BURNABY.

Dated this Ninth Day
of November, 2020 A.D.

MIKE HURLEY
MAYOR



DELEGATION
 2020 NOVEMBER 09

From: Marilyn Bergstra <mbergstra@ash.ca>
Sent: Wednesday, October 28, 2020 10:58 AM
To: Clerks <Clerks@burnaby.ca>; Mayor <Mayor@burnaby.ca>
Cc: Les Hagen <hagen@ash.ca>
Subject: Delegation Request

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

Attention: Mayor and councillors.

Hello Mayor and Councillors,

Action on Smoking and Health is one of Canada's leading tobacco control organizations and has been providing local, provincial, national, and global leadership on tobacco control since 1979, offering supports to build public awareness/education, strengthen community mobilization, and offer applied research and public policy development.

It has come to the attention of ASH that the City of Burnaby is considering the adoption of a smoke-free bylaw in efforts to better protect citizens from the hazards associated with hookah, vape, and tobacco smoke and to support health and wellness within your jurisdiction. Action on Smoking & Health (ASH) would like to request an opportunity to present as a delegation to Council in regards to your smoke-free bylaw prior to its final reading in our effort to promote evidence-based information on the matter at hand.

Thank you in advance for your consideration. Have a great day.

Kindest regards,

Marilyn Bergstra BSc., MPH
 B.C. Policy Specialist, Victoria
[Action on Smoking & Health \(ASH Canada\)](http://ActiononSmokingHealth.org)
 PO Box 52117 RPO Garneau
 Edmonton, Alberta
 CANADA T6G 2T5
 Tel: 780-964-9798
 Email: mbegrstra@ash.ca

Copy:
 City Manager
 Dir. Corporate Services
 Dir. Public Safety and Community Services
 Chief Licence Inspector



City of
Richmond

CORRESPONDENCE
2020 NOVEMBER 09

41

Malcolm D. Brodie
Mayor

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

October 26, 2020

Metro Vancouver Mayors
via Email

Dear Mayors,

Re: Proposed Roberts Bank Terminal 2 Expansion Project

The City of Richmond recognizes the important work Metro Vancouver is undertaking in the development of Metro Vancouver's *Climate 2050: Strategic Framework*. The framework's vision of "protecting and enhancing natural areas and robust ecosystems increases our resiliency to climate change, while also providing increased support for biodiversity and human health and well-being" are important objectives for the City. Richmond's location in the Fraser River estuary is adjacent to some of the most productive ecosystems in the world. The City relies on the Fraser River estuary to reduce the impacts of flooding and improve the community's quality of life. Our vision of a healthy, safe and enriched island community is at risk from the expansion of industry in the Fraser River Estuary and the impacts of climate change.

The purpose of this letter is to discuss Vancouver Fraser Port Authority's proposed expansion of its existing terminal on Robert's Bank, with a new three-berth marine container terminal and related infrastructure. The Project is currently seeking an environmental certificate from the federal and provincial governments to increase its transport capacity by an additional 2.4 million containers per year. The federal Independent Review Panel, carrying out the environmental assessment, published its final report on March 30, 2020. In spite of the potential economic benefits the project may offer if approved, the City is concerned with the findings of the report, which lists numerous potential significant adverse environmental and human health effects.

Accordingly, I would like to advise that Richmond City Council at its Regular Council meeting held on September 28, 2020, considered the above matter and adopted the following resolution:

That, as described in the staff report titled "Roberts Bank Terminal 2 Expansion Project Update," dated September 8, 2020 from the Director, Sustainability and District Energy:

- (1) Letters be sent to the Prime Minister, Federal Minister of Environment and Climate Change, Premier of BC, Provincial Minister of Environment and Climate Change Strategy, the Provincial Minister of Transportation and Infrastructure, federal and provincial Leaders of the Opposition, local MPs, local MLAs, and Metro Vancouver municipalities requesting that the Roberts Bank Terminal 2 Expansion Project not proceed; and*

Copied to: City Manager, Director Corporate Services
Director Engineering, Director Planning & Building,
Director Public Safety & Community Services

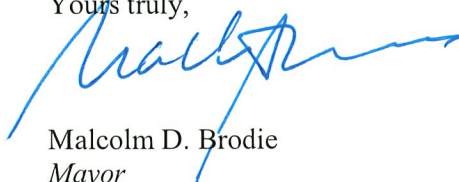


- (2) *That staff be directed to work with the BC Environmental Assessment Office to develop provincial assessment conditions that protect the interests of the community, should the Roberts Bank Terminal 2 Expansion Project be approved.*

In light of the above, the City of Richmond is seeking your support in opposing the proposed terminal at Robert's Bank due to the extraordinarily adverse impacts that a project of this magnitude may cause.

A copy of the Council report, dated September 8, 2020 is attached for your reference. If you have any questions or require additional information, please contact Chad Paulin, Manager, Environment at 604-247-4672 or cpaulin@richmond.ca

Yours truly,

A handwritten signature in blue ink, appearing to read 'Malcolm D. Brodie', is written over the printed name and title.

Malcolm D. Brodie
Mayor

Att 1: City of Richmond report titled "Roberts Bank Terminal 2 Expansion Project Update", dated September 8, 2020.



City of Richmond

Report to Committee

To: General Purposes Committee **Date:** September 8, 2020
From: Peter Russell **File:** 10-6125-30-004/Vol 01
 Director, Sustainability and District Energy
Re: **Roberts Bank Terminal 2 Expansion Project Update**

Staff Recommendation

That, as described in the staff report titled "Roberts Bank Terminal 2 Expansion Project Update," dated September 8, 2020 from the Director, Sustainability and District Energy:

1. Letters be sent to the Federal Minister of Environment and Climate Change, Premier of BC, Provincial Minister of Environment and Climate Change Strategy, and the Provincial Minister of Transportation and Infrastructure requesting that the Roberts Bank Terminal 2 Expansion Project not proceed; and
2. That staff be directed to work with the BC Environmental Assessment Office to develop provincial assessment conditions that protect the interests of the community, should the Roberts Bank Terminal 2 Expansion Project be approved.

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

Att. 4

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

September 8, 2020

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Staff Report

Origin

The Vancouver Fraser Port Authority's proposed Roberts Bank Terminal 2 Expansion Project proposes an expansion of the existing Deltaport Terminal and Westshore Terminals in Delta, BC. The proposed expansion triggered federal and provincial environmental assessment regulations and the project has been undergoing federal and provincial environmental assessment under the *Canadian Environmental Assessment Act, 2012* and the *BC Environmental Assessment Act, 2002* since 2013. The City of Richmond was identified as a regional stakeholder and was first notified of the project by the Vancouver Fraser Port Authority in 2012. The Federal Minister of Environment announced that the Project would undergo a federal assessment by a federal independent review panel in 2016.

The independent review panel published its final report, *Federal Review Panel Report for the Roberts Bank Terminal 2 Project*, on March 30, 2020. The report presents the results of the independent review panel's assessment of the potential environmental and socioeconomic effects of the Project, including the marine shipping activities incidental to the Project. The report also sets out the rationale, conclusions and recommendations of the Panel relating to the environmental assessment of the Project, including proposed mitigation measures and follow-up programs.

Should the project be approved by the federal government, the BC Environmental Assessment Office has reached out to staff for general input on the independent review panel's final report and to work collaboratively on draft environmental assessment materials that would support the provincial ministerial review.

This report supports Council's Strategic Plan 2018-2022 Strategy #1 A Safe and Resilient City:

Enhance and protect the safety and well-being of Richmond.

1.2 Future-proof and maintain city infrastructure to keep the community safe.

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

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

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

Analysis

Project Description

The Vancouver Fraser Port Authority ("the Port") is proposing to construct a new, three-berth marine container terminal adjacent to its existing location on Robert's Bank (Attachment 1). The

September 8, 2020

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proposed upgrades will allow the Port to increase its transport capacity by an additional 2.4 million containers per year, to meet its projected demand by 2030. The proposed terminal will be located immediately west of the existing terminal and will consist of a new berth pocket, additional marine terminal, tug basin, and causeway expansion (The Project), if approved.

Approximately 117 hectares of the Project is proposed to be constructed on federal land. Approximately 52 hectares of the Project is proposed to be constructed on submerged lands that are currently provincial Crown lands and a portion of land, owned by BC Rail, will be required to widen the causeway and construct an overpass. The total Project area would be 182.5 hectares and would be situated on newly acquired and built federal land managed by the Port. Regional infrastructure supporting the movement of goods to the proposed facility includes numerous transportation corridors, including Highway 17, Highway 17A5, Highway 91, Highway 99 and Deltaport Way, the Roberts Bank Rail Corridor, and two active commercial and recreational airports.

Primary land use in the area surrounding the site includes a mixture of urban, residential and agriculture, primarily located within the provincial Agricultural Land Reserve. Wildlife habitat in the region includes farm fields, old-fields, shrub land, hedgerows, and channelized watercourses. The Fraser River Estuary (encompassing Roberts Bank, Sturgeon Bank, and Boundary Bay) supports large numbers of resident, migrating, and/or wintering birds and the Strait of Georgia supports several marine mammal species.

The scope of the environmental assessments covers an area of approximately 55 square kilometres and includes the intertidal and subtidal zones between Canoe Passage and BC Ferries (Tsawwassen) Terminal, from the shoreline to the Canada/USA international border. The environmental assessments did not include the aforementioned transportation corridors accessible via Deltaport Way because the project boundary ended at the start of the causeway leading to the project site. The City argued early in the process that the boundary should be expanded to include transportation systems, noting that Richmond would receive increased truck traffic as a result of the project.

Summary of Assessment and City Consultation

The environmental assessment processes involves identifying potential project effects and developing mitigation measures through consultation with First Nations, the public, and stakeholder groups, to avoid and/or minimize potential effects in a timely manner. *Canadian Environmental Assessment Act*, 2012 states that projects are to be considered in a careful and precautionary manner to avoid 'significant adverse effects'. The City of Richmond was first notified of the Project by the Port in 2012. Council endorsed comments related to traffic congestion, road infrastructure, and land use in Richmond were sent to the Port and the Canadian Environmental Assessment Agency in 2013. A summary of these final comments are included in Attachment 2.

The federal Minister of Environment announced that the Project would undergo a federal environmental assessment by an independent review panel ("the Panel") in 2016. Compared to an Agency-led federal assessment, an assessment led by an independent review panel is longer in duration (two years instead of one) and includes more comprehensive consultation with the public and stakeholders via public hearing. This type of assessment has a legislated 24-month time limit

September 8, 2020

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from initial referral, to Ministerial decision. The legislated timeline does not include time required for the proponent (the Port) to gather information requested by an independent review panel or the Minister. The *Canadian Environmental Assessment Act*, 2012 allows the Minister of Environment to extend this timeline by up to 3 months, and Cabinet to extend the timeline for an unlimited period upon recommendation of the Minister.

The Panel held a project orientation session in 2016, where staff presented an overview of the City's interests and concerns. Staff have since been reviewing technical information and attending the public hearings as part of the federal environmental assessment.

Summary of the Independent Review Panel's Final Report

The Panel's final report culminates over five years of assessment that included the evaluation of potential effects for approximately 16 assessment criteria such as marine mammals, fish and fish habitat, accidents and malfunctions and avifauna for example. The report also sets out the rationale, conclusions and recommendations of the Panel relating to the environmental assessment of the Project, which is submitted to the federal Minister to support a decision.

A detailed list of potential project benefits and potential project effects is included in Attachment 3. A notable project benefit, should the project be approved, includes the local, regional and national employment, business opportunities and economic development resulting from the Project. Several possible environmental and socioeconomic effects were also determined by the Panel including significant adverse effects on South Resident Killer Whales; residual adverse effect on daytime and nighttime visual resources and on outdoor recreation; effects on the quality of life of local populations. Key concerns regarding the Port's methodology and proposed mitigation measures were also highlighted. The Panel determined that the ecosystem model used by the Port to assess potential effects in the study area likely contained precision and accuracy errors and that, in many cases, the proposed mitigation measures would not be as effective as predicted.

A list of 71 recommendations, developed by the Panel, were also included in the report. The recommendations should be imposed prior to approval and/or construction but are not limited to the only proponent directives. A condensed summary report outlining the projects benefits, effects and recommendations was also issued by the Panel and is included in Attachment 4.

The cumulative impacts from increased traffic, resulting from increased port-related truck traffic, for transportation corridors that would impact Richmond such as Highway 91 and Highway 99 was not included in the assessment. The Panel acknowledged traffic concerns in the report and determined that collaboration between the Province, the City of Delta and the Tsawwassen First Nation is needed to address local traffic issues should the project proceed. Richmond also noted that growth in demand for port serving industrial land uses could result in new port expansion into the Agricultural Land Reserve in East Richmond adjacent to the Port's site along the South Arm of the Fraser River.

The Panel's report has been forwarded to the federal Minister of Environment for review. Input from stakeholders on the report has not been requested. The BC Environmental Assessment Office is seeking general comments on the Panel's report and has requested to begin working with staff on

September 8, 2020

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preparing draft referral material that would be forwarded to the provincial Minister if the project is approved.

Staff Recommendation

The Fraser River estuary works as a system of interdependent ecosystems ranging from upland environments, marshes and wetlands, and mudflats. The health of the estuary is important for the City including wave attenuation services provided by Sturgeon Bank. The Panel's findings related to the possible inaccuracies in modelling, the severity of potential effects in numerous areas and the uncertainty related to the effectiveness of future mitigations for these effects may lead to possible impacts in Richmond. For the reasons above, it is staff's assessment that the Robert's Bank Terminal 2 Expansion Project should not be approved based on the Panel's findings. Staff recommend the following course of action in response:

1. That, similar to the City of Delta, letters regarding the Project be sent to the Federal Minister of Environment and Climate Change, the federal Premier of BC, Provincial Minister of Environment and Climate Change Strategy, and the Provincial Minister of Transportation and Infrastructure requesting that the project not proceed based on the Panel's findings; and
2. Notwithstanding the above, that staff be directed to work with the BC Environmental Assessment Office to develop assessment conditions that protect the interests of the City, should the project be approved.

Next Steps

On August 24, 2020, the Minister of Environment and Climate Change acknowledged the Panel's findings and requested additional information from the Port to support further review. The project is currently paused and will resume when the Port can meet the information requested from the Minister. If endorsed, the letters will be prepared and sent as appropriate to the provincial and federal delegates for consideration on the matter.

Financial Impact

None.

Conclusion

The Vancouver Fraser Port Authority's proposed Roberts Bank Terminal 2 Expansion Project, located in Delta, BC has been undergoing federal and provincial environmental assessment under the *Canadian Environmental Assessment Act*, 2012 and the *BC Environmental Assessment Act*, 2002 since 2013.

The City of Richmond was first notified of the Project by the Vancouver Fraser Port Authority in 2012. The Federal Minister of Environment announced that the Project would undergo a federal assessment by a federal independent review panel in 2016. The independent review panel published its final report, *Federal Review Panel Report for the Roberts Bank Terminal 2 Project*, on March 30, 2020. The report presents the results of the independent review panel's assessment including benefits, effects and recommendations. Staff recommend sending letters to the appropriate federal

September 8, 2020

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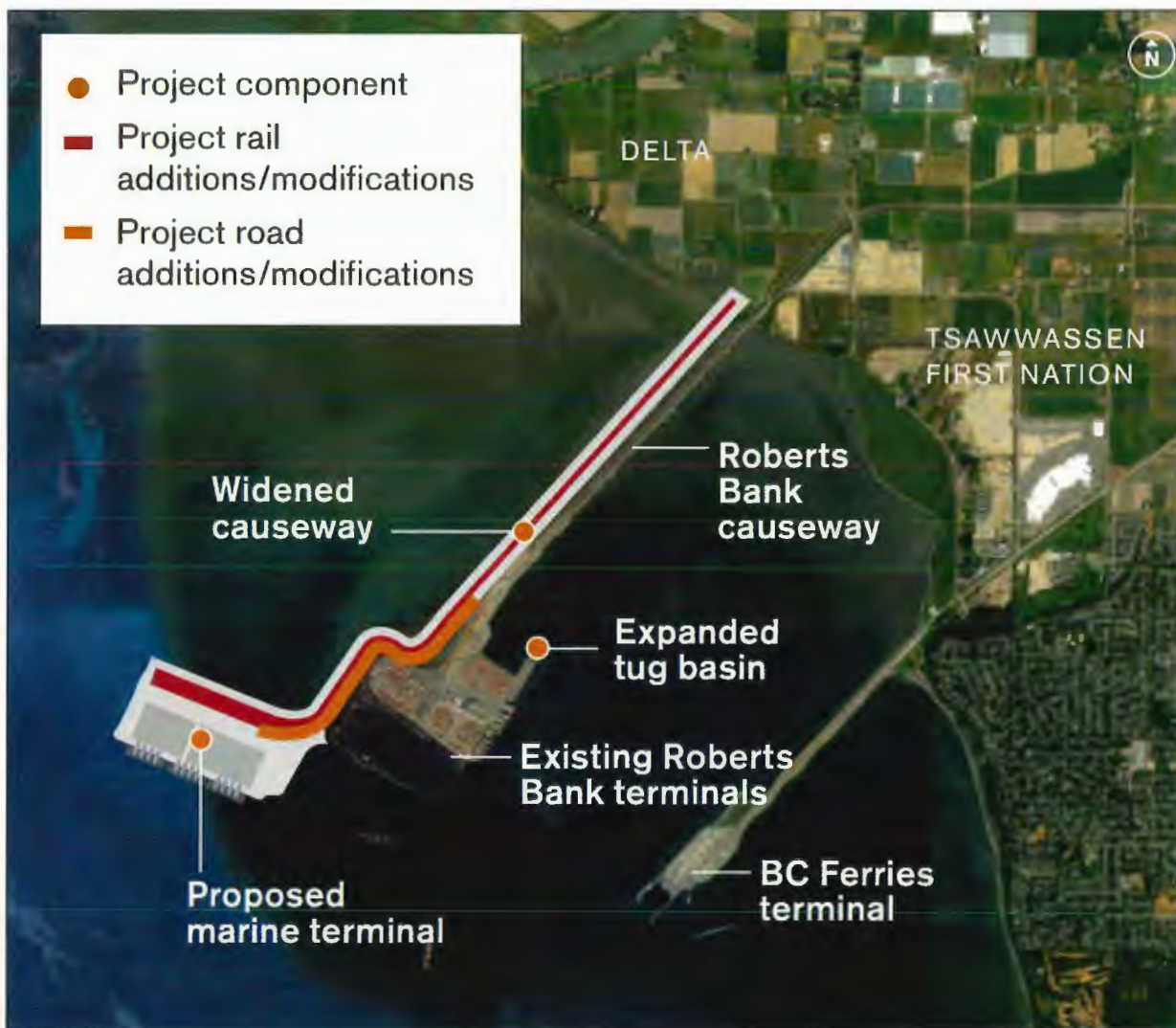
and provincial delegates stating that the project should not be approved based on the Panel's findings. Staff further recommend that they be directed to work with the BC Environmental Assessment Office to prepare assessment material that protect the interest of Richmond, should the project proceed.



Chad Paulin, M.Sc., P.Ag.
Manager, Environment
(604-276-4672)

- Att. 1: Project Location and Proposed Project Components
2: Summary of the City's Concerns related to the Proposed Project
3: Summary of Key Findings from the Independent Review Panel
4: Federal Review Panel Report: Summary of Key Findings

Project Location and Proposed Project Components



Summary of the City's Concerns Related to the Proposed Project

The following comments were endorsed by Council in 2013 and were forwarded to the Canadian Environmental Assessment Agency and the Vancouver Fraser Port Authority in 2013:

- The impacts of increased port-related truck traffic and passenger vehicles on roads beyond the footprint of the project, especially in Richmond, can be significant and as such, need to be identified in the project scope and included in the effects assessment. Currently, the scope appears to be limited to the project footprint and roads within Port Metro Vancouver's (PMV) jurisdiction. These impacts should be added to Section 5.6 Project Components and/or Section 5.7 Project Activities.
- Section 7.2.1 should identify that the boundary of the study area extends to the Fraserport area in Richmond as well as any other areas that Port trucks will travel to or from in Richmond.
- Measures to mitigate truck traffic impacts and address public concerns (Section 11.3) should include the following items:
 - A Transportation Plan to address road and rail traffic considerations with details such as how municipalities would be involved, what the scope of work is, what input would be sought from municipalities, potential transportation impacts and mitigation strategies, and opportunities to review a draft copy before finalization. Any mitigation strategies should include funding contributions from PMV for infrastructure improvements to local roads, including those north of the tunnel, that connect to the provincial highway system and/or PMV properties that are part of the supply chain system;
 - A "smart" fleet trucking strategy with details regarding how it would tangibly reduce truck traffic, what the impacts would be on the road network and whether there would be any deferral in the need for new road infrastructure due to any reduced truck traffic; and
 - Potential operational improvements such as the extension of hours of terminal operations, including the feasibility of 24/7 operations to enable truck movements during the night and early morning hours, thereby reducing truck traffic congestion during the day. The analysis should indicate the extent that these improvements would help defer or eliminate the need for any new infrastructure due to reduced truck traffic.
- Due to the scope of both the immediate and cumulative environmental impacts of this project, City staff recommend that the Minister of Environment refer this project to an environmental assessment by review panel.
- City staff request that assessment of the cumulative impact of this project and other large industrial and transportation projects (e.g. VAFFC, Fraser Surrey Docks, Trans Mountain

Attachment 2

Pipeline Expansion, Massey Tunnel Replacement etc.) in the region be included in any environmental assessments triggered by these projects.

- As outlined in a letter to the CEAA dated October 2nd, 2013, we are reiterating concerns regarding the impacts of expanded Port Metro Vancouver activities on agricultural lands, and specifically lands on Lulu Island within the Agricultural Land Reserve.

Summary of Key Findings from the Independent Review Panel

Potential Project Benefits
1. Construction and operation of the proposed Project do not pose major technical challenges.
2. The Project would result in an increase in container terminal capacity on Canada's west coast. The Project would support competitiveness for Canadian markets linked to a marine shipping supply chain facing important changes.
3. The City of Delta, Metro Vancouver, British Columbia, Canada, and Indigenous groups would benefit from the employment, business opportunities and economic development resulting from the Project.

Potential Project Impacts
1. The proposed offsetting plan for aquatic species, totaling 29 hectares, is insufficient to compensate for the loss of 177 hectares of Roberts Bank.
2. The Panel cannot conclude with certainty about Project effects on polyunsaturated fatty acid production in biofilm, a potentially critical nutritional component for western sandpiper.
3. Barn owl populations would be subject to significant cumulative effects.
4. There would be significant adverse and cumulative effects on Dungeness crab as well as ocean type juvenile Chinook salmon originating from the Lower Fraser and South Thompson Rivers.
5. The Project would cause significant adverse and cumulative effects on South Resident Killer Whales through a small loss of legally-defined critical habitat, reduced adult Chinook salmon prey availability, and a minor increase in underwater noise.
6. A lethal vessel strike on a single individual South Resident Killer Whales could have significant adverse population consequences.
7. The Project would likely result in significant adverse and cumulative effects on the current use of lands and resources for traditional purposes by Tsawwassen First Nation and Musqueam Indian Band in the Project area.
8. Marine shipping associated with the Project would likely result in a significant cumulative effect on the current use of lands and resources for traditional purposes by Pacheedaht First Nation and Ditidaht First Nation.
9. The Project would cause significant adverse effects on cultural heritage for Tsawwassen First Nation and Tsleil-Waututh Nation in the Project area. Each ship travelling through the shipping lanes causes an incremental effect on the ability of Indigenous groups to access sites where they conduct cultural activities. The Panel concludes that there is an existing significant cumulative effect on cultural heritage and that any increase in ship movements would further contribute to this effect.

10. The Panel's assessment concludes that there would be effects on the quality of life of local populations, including health and quality of experience during commercial and recreational activities.
11. The Project would result in a residual adverse effect on daytime and nighttime visual resources and on outdoor recreation as well as a significant cumulative effect.
12. Residual adverse effects of the proposed expanded Navigational Closure Area would cause a significant cumulative effect on the commercial crab fishery.
13. During the operational phase, the Project would result in a significant adverse effect and a cumulative effect on human health based on predicted exposures NO ₂ and other respiratory irritants.
14. The Project would result in a significant adverse cumulative health effect due to noise.
15. Elements of stress and annoyance already present related to light, noise and dust are expected to be exacerbated by the Project.
16. The Project would likely cause a significant adverse effect and a significant cumulative effect on agricultural land use due to the loss of a small area of land contained within the Agricultural Land Reserve.
17. The Panel concludes that additional measures would be required to adequately address effects from accidents and malfunctions that may occur in connection with land-based events.
18. If a worst-case oil spill were to occur in the marine shipping area, it could result in potentially significant adverse residual effects for vulnerable species such as South Resident Killer Whales and marine birds, marine commercial and recreational activities, and cultural heritage and health of Indigenous groups.

Summary of Key Findings

On May 30, 2016, the federal Minister of Environment and Climate Change Canada appointed a Review Panel to carry out an environmental assessment of the Roberts Bank Terminal 2 Project proposed by the Vancouver Fraser Port Authority. The following provides a summary of the Panel's key findings.

The Project would require the conversion of 177 ha of intertidal and subtidal habitat on Roberts Bank to construct a new three-berth container terminal, expand an existing causeway and enlarge an existing tug basin. The Project would be situated immediately adjacent to Tsawwassen First Nation Lands, existing port infrastructure and close to the community of Tsawwassen and the City of Delta, British Columbia. The Project is located on Roberts Bank in the Fraser River estuary, an ecologically productive and sensitive area of coastal British Columbia. Roberts Bank is located on the Pacific Flyway for migratory birds and is adjacent to a provincial wildlife management area and an international Ramsar site. Some of the largest salmon runs in the world utilize and migrate through Roberts Bank as juveniles and adults. Roberts Bank also encompasses critical habitat for the Southern Resident Killer Whale (SRKW) listed as endangered under the *Species at Risk Act*.

The Panel is of the view that construction and operation of the proposed Project do not pose major technical challenges. The purpose of the Project is consistent with Canada's role as a trading nation, and the Project would enable an increase in container terminal capacity on Canada's west coast. The Project would also support competitiveness for Canadian markets linked to a marine shipping supply chain facing important changes, such as: mergers of ocean shipping lines; ocean carriers' and terminal operators' economic sustainability; terminal modernization and an increase in container ship size. The City of Delta, Metro Vancouver, British Columbia and Canada would benefit from the employment, business opportunities and economic development resulting from the Project. Indigenous groups living in proximity to the Project, in Metro Vancouver and on Vancouver Island and the Gulf Islands would stand to benefit from training, employment, and contracting opportunities.

The Panel concludes that the Project would result in numerous adverse residual and cumulative effects. The proposed offsetting plan for aquatic species, totaling 29 hectares, would be insufficient to compensate for the reduction in productivity associated with a Project-induced habitat loss of 177 hectares of Roberts Bank. There would be significant adverse and cumulative effects on wetlands and wetland functions at Roberts Bank. One of the ecosystem components that drives the high productivity of Roberts Bank is biofilm, which is consumed by western sandpipers and other shorebirds during their migration stopovers. The Panel concludes that the Project would not have an adverse effect on biofilm productivity and diatom composition. However, the Panel cannot conclude with certainty about Project effects on polyunsaturated fatty acid production in biofilm, a potentially critical nutritional component for western sandpiper. Due to the recent and still-emerging scientific understanding of biofilm, the Panel is unable to conclude with reasonable confidence that the Project would or would not have a residual adverse effect on western sandpiper. Barn owl, a species listed as threatened under the *Species at Risk Act*, would be subject to significant cumulative effects.

There would be significant adverse and cumulative effects on Dungeness crab as well as ocean-type juvenile Chinook salmon originating from the Lower Fraser and South Thompson Rivers. These juvenile Chinook reside temporarily in the vicinity of the Project and would be subject to migration disruption by the terminal footprint and Project-related effects on the underwater acoustic and light environments. The Project would cause significant adverse and cumulative effects on SRKW through a small loss of legally-defined critical habitat, reduced adult Chinook salmon prey availability and a minor increase in underwater noise. In the absence of mandatory mitigation measures to reduce underwater noise from marine shipping associated with the Project, there would be further degradation of SRKW critical habitat. Although unlikely, a lethal vessel strike on a single individual SRKW could have significant adverse population consequences.

Several Indigenous groups have traditional territories that overlap the Project area and the marine shipping area. The Project and the marine shipping associated with the Project have the potential to change various aspects of Indigenous current use and cultural heritage resources. The Panel concludes that the Project would likely result in significant adverse and cumulative effects on the current use of lands and resources for traditional purposes by Tsawwassen First Nation and Musqueam Indian Band in the Project area. The Panel also concludes that marine shipping associated with the Project would likely result in a significant cumulative effect on the current use of lands and resources for traditional purposes by Pacheedaht First Nation and Ditidaht First Nation.

In addition, the Project would cause significant adverse effects on cultural heritage for Tsawwassen First Nation and Tsleil-Waututh Nation in the Project area. While the Panel understands there would be relatively few ship movements associated with the Project, each ship travelling through the shipping lanes causes an incremental effect on the ability of Indigenous groups to access sites where they conduct cultural activities. The Panel concludes that there is an existing significant cumulative effect on cultural heritage and that any increase in ship movements would further contribute to this effect.

The Panel's assessment concludes that there would be effects on the quality of life of local populations, including health and quality of experience during commercial and recreational activities. The Project would result in a residual adverse effect on daytime and nighttime visual resources and on outdoor recreation as well as a significant cumulative effect. Residual adverse effects of the proposed expanded Navigational Closure Area during both construction and operations would combine with the adverse effects of the existing Navigation Closure Area and cause a significant cumulative effect on the Area I commercial crab fishery.

During the operational phase, the Project would result in a significant adverse effect and a cumulative effect on human health based on predicted exposures to 1-hour average NO₂ and other respiratory irritants. The Project would result in a significant adverse cumulative health effect due to noise. Elements of stress and annoyance related to light, noise and dust are already present in the Local Assessment Area and the Project has the potential to exacerbate these conditions. The Panel further concludes that the Project would likely cause a significant adverse

effect and a significant cumulative effect on agricultural land use due to the loss of a small area of land contained within the Agricultural Land Reserve.

Several types of accidents and malfunctions that could result from the Project were examined, both for land- and marine-based activities. The Panel concludes that additional measures would be required to adequately address effects from accidents and malfunctions that may occur in connection with land-based events. If a worst-case oil spill were to occur in the marine shipping area, it could result in potentially significant adverse residual effects for vulnerable species such as SRKW and marine birds, marine commercial and recreational activities, current use, cultural heritage and health of Indigenous groups.

A listing of the Panel's Conclusions and Recommendations is provided in Appendix H and further details are described in the main body of the report.

The Panel members are grateful for the support we received from the Secretariat during the four years of the Panel's work. We appreciate the professional and respectful participation offered by the Proponent and its team. We would like to acknowledge the involvement of the local citizens of Delta, the collaboration of all levels of government, the insights offered by non-governmental organizations and the constructive interactions and information provided by Indigenous groups.



Meeting 2020 November 09

COUNCIL REPORT

CITY OF BURNABY

CERTIFICATE OF SUFFICIENCY - RESIDENT INITIATED

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

RECOMMENDATIONS:

1. THAT Council receive the City Clerk's Certificate of Sufficiency validating the Resident Initiated 2021 Local Area Service Program - Street Lighting Projects.
2. THAT on receipt of the successful petition, the City Solicitor prepare a Local Area Service Construction Bylaw for the successful project.
3. THAT on receipt of the successful petition, the City Solicitor prepare a Local Area Service Fund Expenditure Bylaw of \$8,132.00 (owners' share) for the successful project.
4. THAT on receipt of the successful petitions, the City Solicitor prepare a Capital Reserve Fund Bylaw in the amount of \$67,868.00 (City share) for the successful project.
5. THAT the owners of the properties on the petitions be advised of the outcome.

REPORT

1.0 POLICY

The Local Area Service Program is aligned with the City of Burnaby's Corporate Strategic Plan by supporting the following goals and sub-goals of the Plan:

Goals

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

To: His Worship, the Mayor and Councillors
 From: Acting City Clerk
 Re: Resident Initiated Certificate of Sufficiency
 2020 November 09Page 2

- A Dynamic Community
 - Build and maintain infrastructure that meets the needs of our growing community


2.0 CONCLUSION

I, Blanka Zeinabova, do hereby certify that petitions have been received supporting the following Resident Initiated Local Area Services Project, as detailed in the attached schedule:

21-305 Street Lighting on Farrington Street, from Inman Avenue to Patterson Avenue

This petition is hereby certified as sufficient as it represents at least 50% of the property owners, and at least 50% of the assessed value of land and improvements that would be subject to the local area service tax.

In addition, please note that sufficient petitions were not returned for Resident Initiated Local Area Service Street Lighting Projects 21-301, 21-304, 21-306, 21-307, 21-308, 21-309, and 21-311, as shown on the schedule. Council is therefore precluded from proceeding with these projects.


 Blanka Zeinabova
 Acting City Clerk

Copy:	City Manager
	Director Corporate Services
	Director Engineering
	Director Finance
	Director Planning and Building
	City Solicitor



SUCCESSFUL PROJECT

RESIDENT INITIATED								
2021 Local Area Service Program - Street Lighting Projects								
Project #	Street	Limits	Number of Properties	50% Required to Support Project	Number of Supporters	Total Assessed Value of Land & Improvements	50% Required	Total Petitioners' Assessment
21301	Dickens Street	Waltham Avenue to Gilley Avenue	35	18	13	\$56,001,300.00	\$28,000,650.00	\$21,745,600.00
21304	Hardwick Street	Canada Way to Westminster Avenue	31	16	10	\$42,972,400.00	\$21,486,200.00	\$13,069,000.00
21305	Farrington Street	Inman Avenue to Patterson Avenue	14	7	11	\$23,999,900.00	\$11,999,950.00	\$19,481,600.00
21306	Carson Street	Bradley Avenue to Sussex Avenue	6	3	1	\$8,434,800.00	\$4,217,400.00	\$1,871,000.00
21307	Dufferin Avenue	Oakland Street to Irving Street	19	10	8	\$33,821,700.00	\$16,910,850.00	\$14,971,000.00
21308	Irving Street	Elgin Avenue to Dufferin Avenue	7	4	2	\$12,079,900.00	\$6,039,950.00	\$3,396,000.00
21309	Bainbridge Avenue	Greenwood Street to Edison Street	22	11	4	\$54,618,600.00	\$27,309,300.00	\$4,902,700.00
21311	Curragh Avenue	Neville Street to Rumble Street	3	2	0	\$5,699,000.00	\$2,849,500.00	\$0

EXECUTIVE COMMITTEE OF COUNCIL

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

SUBJECT: COMMUNITY GRANT APPLICATION

RECOMMENDATION:

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

REPORT

INTRODUCTION

The Executive Committee of Council, at its meeting held on 2020 November 04, considered a grant application from a community group supporting Burnaby residents.

POLICY

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

- A Connected Community
 - Social connection – Enhance social connections throughout Burnaby
- An Inclusive Community
 - Create a sense of community – Provide opportunities that encourage and welcome all community members and create a sense of belonging
- A Healthy Community
 - Healthy life – Encourage opportunities for healthy living and well-being

RECOMMENDATION

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

To: His Worship, the Mayor and Councillors
 From: Executive Committee of Council
 Re: Community Grant Application
 2020 November 09Page 2

#20.34. Pro Motion Research Institute and the Fortius Foundation \$15,000
KidsMove Schools

An application was received from the Pro Motion Research Institute and the Fortius Foundation requesting a grant in support of their ten-week KidsMove Schools program to take place from 2020 October 27 to 2021 June 18 at Fortius Sport & Health in Burnaby. Children are transported for a two-hour long program that allows them to focus on building skills such as running, passing, and throwing with a variety of sports such as cricket, curling, and ultimate Frisbee. The KidsMove program provides inclusive physical and health education to Burnaby elementary school students; builds skills, confidence and enjoyment in physical activity; and furthers teachers' knowledge to deliver schools' physical and health education programs. After an extended break due to the ongoing pandemic, costs have increased as more space, more equipment, and more coaches need to be provided. BC safety guidelines and protocols will be put in place to ensure a safe environment for all students, teachers and staff. The program will be supporting over 450 Burnaby children aged 9-12.

Request: \$18,000

CPA: 2019 – \$15,000
 2018 – No Application
 2017 – No Application

Respectfully submitted,

Councillor S. Dhaliwal
 Chair

Mayor M. Hurley
 Vice Chair

Copied to: City Manager Director Corporate Services Director Finance
--



Meeting 2020 November 09

COUNCIL REPORT

EXECUTIVE COMMITTEE OF COUNCIL

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

SUBJECT: 2021 LEASE GRANTS - COMMUNITY RESOURCE CENTRES

RECOMMENDATIONS:

1. THAT Council approve the proposed 2021 lease grants for community resource centre tenants, as outlined in Schedule 1 of the report.
2. THAT Council authorize staff to make the appropriate 2021 lease renewal arrangements with Holdom, Edmonds, Brentwood, Metrotown, McKercher and Pioneer Community Resource Centre tenants.
3. THAT Council authorize staff to transfer the tenant leases at Edmonds and Holdom Community Resource Centres from annual leases to five year leases to align with the leases at the other Centres.

REPORT

The Executive Committee of Council, at its meeting held on 2020 November 04, received and adopted the attached report proposing 2021 lease grants for non-profit tenants at the Holdom, Edmonds, Brentwood, Metrotown, McKercher and Pioneer Community Resource Centres.

Respectfully submitted,

Councillor S. Dhaliwal
Chair

Mayor M. Hurley
Vice Chair

Copied to:	City Manager Director Planning & Building Director Corporate Services Director Finance Director Parks, Recreation & Cultural Services Director Public Safety & Community Services Chief Licence Inspector City Solicitor
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Meeting 2020 November 4

COMMITTEE REPORT

TO: CHAIR AND MEMBERS
EXECUTIVE COMMITTEE OF COUNCIL

DATE: 2020 October 28

FROM: DIRECTOR PLANNING AND BUILDING

FILE: 12000 10
Reference: Lease Grants

SUBJECT: 2021 LEASE GRANTS – COMMUNITY RESOURCE CENTRES

PURPOSE: To propose 2021 lease grants for non-profit tenants at the Holdom, Edmonds, Brentwood, Metrotown, McKercher and Pioneer Community Resource Centres.

RECOMMENDATIONS:

1. **THAT** Council be requested to approve the proposed 2021 lease grants for community resource centre tenants, as outlined in Table 1, *attached*, of this report.
2. **THAT** Council be requested to authorize staff to make the appropriate 2021 lease renewal arrangements with Holdom, Edmonds, Brentwood, Metrotown, McKercher and Pioneer Community Resource Centre tenants.
3. **THAT** Council be requested to authorize staff to transfer the tenant leases at Edmonds and Holdom Community Resource Centres from annual leases to five year leases to align with the leases at the other Centres.

REPORT**1.0 BACKGROUND**

In 1992 April, Council approved guidelines for the issuance of grants to offset lease rates for non-profit groups allocated space at the City's Community Resource Centres. In general, tenants at the resource centres can qualify for a grant to offset their lease costs depending on the extent of service provided to Burnaby residents. Where 75 percent or more of the recipients of programs or services of the non-profit group are Burnaby residents, a tenant can qualify for a lease grant to offset lease costs by 50 percent. Where 25 to 75 percent of service recipients are Burnaby residents, a group can qualify for a partial lease grant to offset costs by 25 percent.

At its meeting of 2020 May 11, Council approved recommendations from the Executive Committee of Council for 2021 lease rates and anticipated lease grant amounts for tenants at the Community Resource Centres. Council also approved a recommendation to distribute information on the approved 2021 lease rates and the anticipated lease grants to tenants, with a request for tenants to make an application for 2021 lease grants. Staff accordingly communicated such to existing tenants and received applications. This report confirms the anticipated lease grant amounts for 2021.

To: Executive Committee of Council
 From: Director Planning and Building
 Re: 2021 Lease Grants - Community Resource Centres
 2020 October 28.....Page 2

2.0 POLICY SECTION

The Community Resource Centre lease grants are aligned with the City of Burnaby's *Corporate Strategic Plan* by supporting the following goals and sub-goals of the plan:

- **A Connected Community**
 - Partnership – Work collaboratively with businesses, educational institutions, associations, other communities and governments
- **A Dynamic Community**
 - City facilities and infrastructure – Build and maintain infrastructure that meets the needs of our growing community

3.0 PROPOSED 2021 LEASE GRANTS

Table 1, *attached*, indicates the proposed lease grants for 2021 based on the approved guidelines. All existing tenants, with the exception of MOSAIC, have requested and demonstrated eligibility for the same percentage and/or total amount of lease grant support as anticipated in the 2020 May 11 report approved by Council. MOSAIC has moved to a partial lease grant this year based on a decrease in the percentage of clients served over the past year being Burnaby residents.

Accordingly, it is recommended that Council be requested to approve the proposed 2021 lease grants for community resource centre tenants, as outlined in Table 1, *attached*. It is also recommended that Council be requested to authorize staff to make the appropriate 2021 lease renewal arrangements with Holdom, Edmonds, Brentwood, Metrotown, McKercher, and Pioneer Community Resource Centre tenants.

4.0 RECOGNITION OF CITY SUPPORT

As outlined in the City's Recognition Guidelines, all tenants are requested to submit examples of recognition of the City's support through its lease grant program with their lease grant application. Tenants provided copies of their annual general reports or financial statements, links to recognition on their websites, and other recognition on various brochures, newsletters, program flyers, or other print materials.

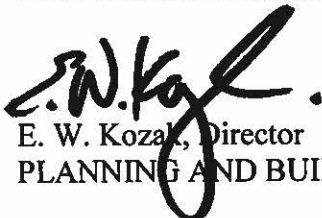
5.0 CHANGE TO LEASE TERM AT EDMONDS AND HOLDOM COMMUNITY RESOURCE CENTRES

Tenants at the Edmonds and Holdom Community Resource Centres continue to be subject to annual lease terms. The leases at all other Community Resource Centres have five year terms and the leases provide for an annual lease rate adjustment. Staff propose extending the tenants' leases at the Edmonds and Holdom Community Resource Centres to five year terms as at the other Community Resource Centers. If approved, the leases at these centres would be renewed for 2021 as five year leases.

To: Executive Committee of Council
 From: Director Planning and Building
 Re: 2021 Lease Grants - Community Resource Centres
 2020 October 28.....Page 3

6.0 NEXT STEPS

With Council approval of the 2021 lease grants, the Finance Department will adjust the monthly 2021 lease charges for the benefiting organizations to reflect the approved grant amount. The grant funds will be transferred internally for budgeting and accounting purposes.



E. W. Kozak, Director
 PLANNING AND BUILDING

CS:sa

Attachment

cc: City Manager
 Director Corporate Services
 Director Finance
 Director Public Safety and Community Services

Chief Licence Inspector
 Acting City Clerk

R:\Long Range Clerical\DOCS\CS\Committee Reports\2020\2021 Lease Grants - Community Resource Centres (2020.11.04).docx

Attachment 1

Table 1: PROPOSED 2021 LEASE RATES

RESOURCE CENTRES	Leased Area (sq.ft.)	2021 Proposed Rate Increase	2021 Proposed Lease Rate	2021 Proposed Lease Rates (before grant) \$/Year	2021 Anticipated Lease Grant \$/Year	2021 Anticipated Lease Revenues (after grant) \$/Year	2021 Anticipated Lease Support Offset (%)
Edmonds Neighbourhood Resource Centre							
Burnaby Family Life	3,000	2.00%	\$14.18	\$42,540.00	\$21,270.00	\$21,270.00	50%
Afghan Women's Sewing and Craft Cooperative/Afghan Women's Support Society	349	2.00%	\$14.18	\$4,948.82	\$2,474.41	\$2,474.41	50%
Burnaby School District	1,499	2.00%	\$14.18	\$21,255.82	\$0.00	\$21,255.82	0%
Canadian Mental Health Association	1,506	2.00%	\$14.18	\$21,355.08	\$10,677.54	\$10,677.54	50%
Canadian Red Cross Society - Burnaby Branch	1,500	2.00%	\$14.18	\$21,270.00	\$5,317.50	\$15,952.50	25%
Deaf Children's Society of BC	2,290	2.00%	\$14.18	\$32,472.20	\$8,118.05	\$24,354.15	25%
Immigrant Services Society of BC	1,167	2.00%	\$14.18	\$16,548.06	\$8,274.03	\$8,274.03	50%
St. Matthew's Day Care Society	6,125	2.00%	\$14.18	\$86,852.50	\$43,426.25	\$43,426.25	50%
TOTAL (Edmonds)	17,436	2.00%	\$14.18	\$247,242.48	\$99,557.78	\$147,684.70	40.3%
Holdom Community Resource Centre							
Burnaby Family Life	1,300	2.00%	\$14.18	\$18,434.00	\$9,217.00	\$9,217.00	50%
Dixon Transition Society	1,469	2.00%	\$14.18	\$20,830.42	\$10,415.21	\$10,415.21	50%
Community Living Society	1,276	2.00%	\$14.18	\$18,093.68	\$9,046.84	\$9,046.84	50%
Volunteer Burnaby	1,000	2.00%	\$14.18	\$14,180.00	\$7,090.00	\$7,090.00	50%
TOTAL (Holdom)	5,045	2.00%	\$14.18	\$71,538.10	\$35,769.05	\$35,769.05	50.0%
Brentwood Community Resource Centre							
Burnaby Community Services	2,213	2.00%	\$14.18	\$31,380.34	\$15,690.17	\$15,690.17	50%
Burnaby Meals on Wheels	834	2.00%	\$14.18	\$11,826.12	\$5,913.06	\$5,913.06	50%
Burnaby Seniors Outreach Services Society	799	2.00%	\$14.18	\$11,329.82	\$5,664.91	\$5,664.91	50%
MOSAIC	2,260	2.00%	\$14.18	\$32,046.80	\$8,011.70	\$24,035.10	25%
TOTAL (Brentwood)	6,106	2.00%	\$14.18	\$86,583.08	\$35,279.84	\$51,303.24	40.7%
Metrotown Community Resource Centre							
Burnaby Neighbourhood House	7,838	2.00%	\$14.18	\$111,142.84	\$55,571.42	\$55,571.42	50%
National Congress of Black Women Foundation	620	2.00%	\$14.18	\$8,791.60	\$2,197.90	\$6,593.70	25%
B.C. Centre for Ability – Burnaby Supported Child Development Program	1,571	2.00%	\$14.18	\$22,276.78	\$11,138.39	\$11,138.39	50%
YMCA of Greater Vancouver – Childcare Resource and Referral Program	988	2.00%	\$14.18	\$14,009.84	\$7,004.92	\$7,004.92	50%
TOTAL (Metrotown)	11,017	2.00%	\$14.18	\$156,221.06	\$75,912.63	\$80,308.43	48.6%
Pioneer Community Resource Centre							
Burnaby Family Life	3,057	2.00%	\$14.18	\$43,348.26	\$21,674.13	\$21,674.13	50%
Burnaby Hospice Society	1,647	2.00%	\$14.18	\$23,354.46	\$11,677.23	\$11,677.23	50%
TOTAL (Pioneer)	4,704	2.00%	\$14.18	\$66,702.72	\$33,351.36	\$33,351.36	50.0%
McKercher Community Resource Centre							
Burnaby Family Life	2,500	2.00%	\$14.18	\$35,450.00	\$17,725.00	\$17,725.00	50%
TOTAL (McKercher)	2,500	2.00%	\$14.18	\$35,450.00	\$17,725.00	\$17,725.00	50.0%
TOTAL RESOURCE CENTRES	46,808	2.00%	\$14.18	\$663,737.44	\$297,595.66	\$366,141.78	44.8%

EXECUTIVE COMMITTEE OF COUNCIL

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

SUBJECT: ARCHAEOLOGICAL POLICY FRAMEWORK

RECOMMENDATIONS:

1. THAT Council approve an expenditure of up to \$25,000 to retain a consultant to assist staff in the development of an appropriate archaeological policy framework for management of archaeological resources on City land, as outlined in Section 3.0 of the report.
2. THAT Council approve an expenditure of up to \$30,000 to complete an archaeological overview assessment of Barnet Marine Park, including reviewing identified locations for two 'stop of interest' signs, as outlined in Section 4.0 of the report.
3. THAT a copy of the report be forwarded to the Social Planning Committee, the Parks, Recreation and Culture Commission, the Community Heritage Commission, and the Tsleil-Waututh First Nation for information.

REPORT

The Executive Committee of Council, at its meeting held on 2020 November 04, received and adopted the attached report providing information relating to the creation of an archaeological policy framework for Burnaby. Arising from discussion, the Committee **AMENDED** recommendation #3 to also forward the report to the Tsleil-Waututh First Nation for information.

Respectfully submitted,

Councillor S. Dhaliwal
Chair

Mayor M. Hurley
Vice Chair

Copied to: City Manager	Chief Librarian
Director Planning and Building	Chief Licence Inspector
Director Parks, Recreation and Cultural Services	City Archivist
Director Corporate Services	City Solicitor
Director Engineering	Fire Chief
Director Finance	OIC-RCMP
Director Human Resources	Museum Service Supervisor
Director Public Safety and Community Services	



Meeting 2020 November 4

COMMITTEE REPORT

TO: CHAIR AND MEMBERS
EXECUTIVE COMMITTEE

DATE: 2020 October 21

FROM: DIRECTOR PLANNING AND BUILDING
DIRECTOR PARKS, RECREATION AND
CULTURAL SERVICES

FILE: 77000 02
Reference: Archeological Sites

SUBJECT: ARCHAEOLOGICAL POLICY FRAMEWORK

PURPOSE: To provide the Committee with information relating to the creation of an archaeological policy framework for Burnaby.

RECOMMENDATIONS:

1. **THAT** the Committee request Council to approve an expenditure of up to \$25,000 to retain a consultant to assist staff in the development of an appropriate archaeological policy framework for management of archaeological resources on City land, as outlined below in *Section 3.0*.
2. **THAT** the Committee request Council to approve an expenditure of up to \$30,000 to complete an archaeological overview assessment of Barnet Marine Park, including reviewing identified locations for two '4stop of interest' signs, as outlined below in *Section 4.0*.
3. **THAT** a copy of this report be forwarded to the Social Planning Committee, the Parks, Recreation and Culture Commission, and the Community Heritage Commission for information.

REPORT**1.0 INTRODUCTION**

British Columbia's heritage includes archaeological sites - the physical evidence of how and where people lived in the past. For most of the time that people have lived in B.C. no written records were made. Archaeological sites and oral tradition are the only vestiges of a rich history, and protecting and conserving this fragile legacy and non-renewable natural resource is critical. Archaeological sites in B.C. may also be of regional, provincial, national or international significance, and may be as many as 14,000 years old.

The *Heritage Conservation Act* (the 'Act') is the Provincial legislative vehicle for this management and recognizes the historical, cultural, scientific, spiritual, and educational value of archaeological sites to First Nations, local communities, and the public. Under the *Act*, the Province of B.C. is responsible for maintaining and distributing archaeological information and deciding if permits can be issued to allow development to take place within or adjacent to protected archaeological sites. Administration of these responsibilities is performed by the Archaeology Branch (the 'Branch').

To: Executive Committee
 From: Director Planning and Building
 Director Parks, Recreation and Cultural Services
 Re: Archaeological Policy Framework
 2020 October 21.....Page 2

Development proponents are responsible under the legislation for avoiding or managing impact to these sites. Local governments support development proponents by identifying when a proposed development overlaps with a known archaeological site, and in such cases refer proponents to the Branch. The Branch makes data about known archaeological sites available to local governments to enable this support. Local governments are also responsible to fulfil all necessary regulations when they themselves are the proponent.

While Burnaby complies with its legislative requirements in relation to the protection and preservation of archaeological sites, the increased complexity and rapid pace of development (both by private developers and by the City), as well as the initiation of government-to-government relationships with local First Nations, has prompted the need for an enhanced, streamlined City-wide approach to archaeological protection.

2.0 POLICY CONTEXT

An enhanced approach to managing archaeological assets within Burnaby is supported by the following policy context:

- **Official Community Plan** (1998) includes 'Section 12.0 – Heritage Planning', with Goal 12.2 to conserve "the City's unique natural, cultural, archaeological and built heritage".
- **Burnaby Social Sustainability Strategy** (2011) includes the Goal 'Community Liveability', which references the 'sense of identity' fostered by community heritage.

In addition to the policies noted above, advancing archaeological management and protection is supported by a number of 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**
 - Lifelong learning – Improve upon and develop programs and services that enable ongoing learning
- **A Thriving Organization**
 - Organizational culture – Ensure that our core values are reflected in our policies, programs and services delivery

3.0 CITY ARCHAEOLOGICAL POLICY AND PROCESSES

Several City departments contribute to the management and protection of archaeological resources. The Engineering and Planning and Building Departments issue permits, some of which can lead to excavation and could potentially disturb an archaeological site. Reviewing permit applications to flag those that overlap with known archaeological sites is one way the City supports protection of archaeological resources.

To: Executive Committee
 From: Director Planning and Building
 Director Parks, Recreation and Cultural Services
 Re: Archaeological Policy Framework
 2020 October 21..... Page 3

Several departments undertake infrastructure projects on behalf of the City, and perform maintenance activities that could disturb an archaeological site. As such, Engineering, Parks, and Planning (Civic Projects) have responsibilities under the *Act* to avoid impact to archaeological resources. Under the *Act*, impacts to sites must be avoided or managed by development proponents. When local governments undertake infrastructure improvements, maintenance or other land altering activities they are responsible for avoiding or mitigating impacts to protected sites.

Staff in the Planning Department access data from the Archaeology Branch to identify known archaeological sites within Burnaby. The Heritage Planner is responsible for reviewing permit applications for work at (or adjacent to) known archaeological sites, and for referring applicants to the Branch when work is proposed at, or within 50 metres of, a known site. There are currently 21 known archaeological sites in Burnaby registered with the Branch, the majority of which are located on land owned by the City. As new sites are discovered, they are registered with the Branch and added to their provincial archaeological site inventory database.

Through the above process, the City complies with its legislative requirements under the *Act* and contributes to conservation of cultural and archaeological resources. However, the increased complexity and rapid pace of development (both by private developers and by the City) has prompted the need for an enhanced, streamlined City-wide approach to archaeological protection.

The City's commitment to implementing the 'Calls to Action' for local government stemming from the Truth and Reconciliation Commission of Canada Final Report, as well as emerging government-to-government relationship with local First Nations, underscores this need. Nations have a particular interest in the protection of archaeological sites as sacred and spiritual sites, including in some cases the remains of ancestors.

It is an increasingly common practice for B.C. local governments, crown corporations, and private companies to develop policies to avoid impact to archaeological resources that exceed the minimum legislative requirements of the *Act*, both as part of their engagement with First Nations and to avoid risk of unintended impact on an archaeological resource.

Burnaby's small number of known archaeological sites does not necessarily indicate there is a low risk of impacting a site, as in addition to known sites, there are areas of Burnaby that have been identified as having potential for containing archaeological material. For example, a 1987 Heritage Resource Study of Deer Lake Park conducted by Ian R. Wilson compiled an archaeological field inventory within the boundaries of Deer Lake Park and found that there is a high potential for archaeological sites on the north shore of the lake, particularly in the vicinity of Deer Lake Brook.

Given this context, staff are recommending that a consultant be retained to assist staff in developing policies and procedures for the management of archaeological resources on City land. Sufficient funds are available in the existing Mayor's Office budget to cover this work. This process will further support the City in its role in the preservation of cultural resources. Recommendations related to management of cultural resources on private land can be considered as part of the Official Community Plan update process, to ensure consideration is given to coordination of these policies with the City's broader land-use policy framework.

To: Executive Committee
 From: Director Planning and Building
 Director Parks, Recreation and Cultural Services
 Re: Archaeological Policy Framework
 2020 October 21.....Page 4

4.0 ARCHAEOLOGICAL ASSESSMENT OF BARNET MARINE PARK

The lands and intertidal area that comprise Barnet Marine Park include three known archaeological sites. In addition to the presence of archaeological material, hə́ŋqə́mínə́m and Skwxwú7mesh oral history documents the long history of Indigenous people in North Burnaby. Several important village sites existed along the shores of Burrard Inlet in the pre-contact era, and the remains of ancestral villages, long-term campsites and other known cultural sites have been found along the northern shoreline of Burnaby and Port Moody. Some of the sites in and around Burnaby would have been used seasonally for activities like fishing, shellfish gathering and sea mammal hunting. These sites produced middens, demonstrating long-term use by hə́ŋqə́mínə́m and Skwxwú7mesh ancestors.

As such, the area of Barnet Marine Park is of particular cultural importance to local First Nations, and is a rich area of historical legacy for all Burnaby community members. To better support the City to protect and manage archaeological resources known and likely to be present within the Park boundaries, staff are recommending that the City retain a qualified archaeological consultant to complete an Archeological Overview Assessment (AOA) of Barnet Marine Park. Both the existence of known archaeological sites and cultural knowledge of pre-contact uses of these lands suggest a likelihood that additional archaeological material lies beneath the surface of the park, putting the City at risk of unintended impact to these resources. Sufficient funds are available in the existing Mayor's Office budget to cover this work.

An AOA is a form of study that identifies areas of archaeological potential in a defined location, helping to reduce the risk of unintended impact with a previously unknown site. The completed study is filed with the Archaeology Branch. Once the study has been filed with the Branch, property owners wishing to develop on a site that is identified by an AOA as having archaeological potential are required to retain an archaeological consultant and obtain permits from the Archaeology Branch in order to proceed with their development. The consulting archaeologist is required by the Archaeology Branch to consult with First Nations when conducting the AOA.

4.1 'Stop of Interest' Signs at Barnet Marine Park

In 2017 the Ministry of Transportation and Infrastructure (MoTI) requested nominations for 'Stop of Interest' (SOI) signs, which tell a story of a person, place or event significant to provincial history. The City of Burnaby nominated a sign recognizing Kapoor Singh Siddoo, a business person and community activist who owned the Kapoor Sawmill in the Barnet Marine Park area. The Tsleil-Waututh Nation (TWN) nominated a sign with content that identifies the location of three TWN village sites located across the Inlet (visible from Barnet Marine Park). Both nominations were accepted by MoTI and are to be installed at Barnet Marine Park. The physical signs have been manufactured.

Discussions with MoTI regarding their installation are close to conclusion and siting locations for both signs have been selected (see *Appendix A* attached). The proposed location of the Kapoor Mill SOI is located at an appropriate distance from a related Kapoor Singh Siddoo sign installed by the City in 2017. The location of the sign which identifies the locations of three TWN village sites was selected via a site visit to Barnet Marine Park with multiple representatives of the Nation present, and is mutually acceptable.

To: Executive Committee
 From: Director Planning and Building
 Director Parks, Recreation and Cultural Services
 Re: Archaeological Policy Framework
 2020 October 21.....Page 5

The proposed sign locations are not within 50 meters of a known archaeological site, and the City is therefore not required to obtain a permit from the Archaeology Branch, nor can the City require that MoTI obtain an archaeological permit. However, given the archaeological potential of Barnet Marine Park, and in order to proceed with installation of the signs in a timely manner, staff are recommending that the AOA referenced above also reviews these identified locations from an archaeological management and protection perspective.

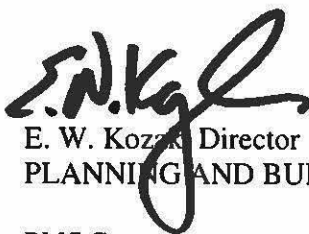
This includes an archaeological assessment of the sign location area and the sourcing of appropriate sign mounting materials. An estimate for siting costs of the sign nominated by TWN is included in the budget amount for the AOA referenced above. Funds are available through the Planning Department operating budget for any siting costs associated with the Kapoor Singh Siddoo sign, as it was advanced through the Community Heritage Commission.

5.0 CONCLUSION AND RECOMMENDATIONS

The City has a long-standing commitment to the protection of heritage and archaeology resources within Burnaby. To further support this commitment within an increasingly complex and rapid pace of development, and in order to fully implement the City's commitment to the Truth and Reconciliation process, it is recommended that the Committee request Council to approve an expenditure of up to \$15,000 to retain a consultant to assist staff in the development of an appropriate archaeological policy framework for managing archaeological resources on City lands, as outlined above in *Section 3.0*.

It is also recommended that the Committee request Council to approve an expenditure of up to \$30,000 to complete an archaeological overview assessment of Barnet Marine Park, including reviewing identified locations for two 'stop of interest' signs, as outlined in *Section 4.0*.

Finally it is recommended that a copy of this report be forwarded to the Social Planning Committee, the Parks, Recreation and Culture Commission, and the Community Heritage Commission for information.



E. W. Kozak, Director
 PLANNING AND BUILDING

RM/LC:sa
 Attachment



D. Ellenwood, Director
 PARKS, RECREATION AND
 CULTURAL SERVICES

cc: City Manager
 Director Engineering
 Director Finance
 Director Public Safety and Community Services
 Director Human Resources
 Museum Service Supervisor
 Director Corporate Services

Fire Chief
 Chief Librarian
 OIC - RCMP
 City Solicitor
 Acting City Clerk
 City Archivist

EXECUTIVE COMMITTEE OF COUNCIL

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

SUBJECT: GURU NANAK COMMEMORATIVE PLAQUE

RECOMMENDATIONS:

1. THAT Council approve the installation of a commemorative plaque within the City Hall plaza in recognition of the 550th anniversary of the birth of Guru Nanak, as shown on the attachment.
2. THAT a copy of this report be sent to Mr. Satnam Johal.

REPORT

1.0 INTRODUCTION

The Executive Committee of Council, at its meeting held on 2020 October 07, adopted a resolution to seek Council authorization for the design and installation of a commemorative plaque recognizing the 550th birth anniversary of Guru Nanak.

2.0 POLICY SECTION

The installation of a commemorative plaque aligns with the Corporate Strategic Plan by supporting the following goals and sub-goals of the Plan:

- A Connected Community
 - Social connection – Enhance social connections throughout Burnaby
- An Inclusive Community
 - Celebrate diversity – Create more opportunities for the community to celebrate diversity
 - Serve a diverse community – Ensure City services fully meet the needs of our dynamic community
 - Create a sense of community – Provide opportunities that encourage and welcome all community members and create a sense of belonging

To: His Worship, the Mayor and Councillors
 From: Executive Committee of Council
 Re: Guru Nanak Commemorative Plaque
 2020 November 05.....Page 2

3.0 BACKGROUND

On 2019 December 04, Executive Committee of Council heard a delegation regarding commemorating the 550th birth anniversary of Guru Nanak Sahib. The delegation requested that a plaque be posted at a location in the City in honour of Guru Nanak.

Guru Nanak is considered the founder of Sikhism, the world's fifth largest monotheistic religion with 28 million Sikhs around the globe. Born in 1469 A.D. in the Punjab, India, Guru Nanak dedicated his entire life to advocating for social justice, equality, unity and volunteerism.

The plaque installation consists of two identical side by side plaques, one in Punjabi and one in English, containing the following wording:

“Commemorating the Life of a Visionary
 Guru Nanak Sahib
 1469 - 1539

City of Burnaby is pleased to join the Sikh community worldwide in commemorating the 550th birth anniversary of Guru Nanak who was born in 1469, in the village of Talwandi (Nankana Sahib), Punjab, India, which is now a part of Pakistan.

Guru Nanak travelled extensively throughout the Indian subcontinent and some parts of Eurasia to dialogue with the religious leaders and the powerful elites of dispersed and diverse lands about the injustice and harm caused by many of the inhumane dogmas that were firmly embedded in the social fabric of the society of the day.

Guru Nanak dedicated his entire life to advocating for social justice, equality, unity and volunteerism (Sewa). He spoke against female oppression condemning rules that were degrading and dehumanizing to women. He emphasized the importance of leading an unselfish, compassionate and altruistic life. Guru Nanak truly practiced what he preached.

Guru Nanak was a pioneer of human rights, religious freedom and peaceful coexistence. His teachings are enshrined in Sri Guru Granth Sahib (the sacred scripture of Sikhs).

City of Burnaby
 Date”

To: His Worship, the Mayor and Councillors
From: Executive Committee of Council
Re: Guru Nanak Commemorative Plaque
2020 November 05.....Page 3

4.0 CONCLUSION

The Executive Committee of Council supports the request for a commemorative plaque honouring the 550th birth anniversary of Guru Nanak Sahib, and recommends installation of the plaque in the City Hall plaza.

Respectfully submitted,

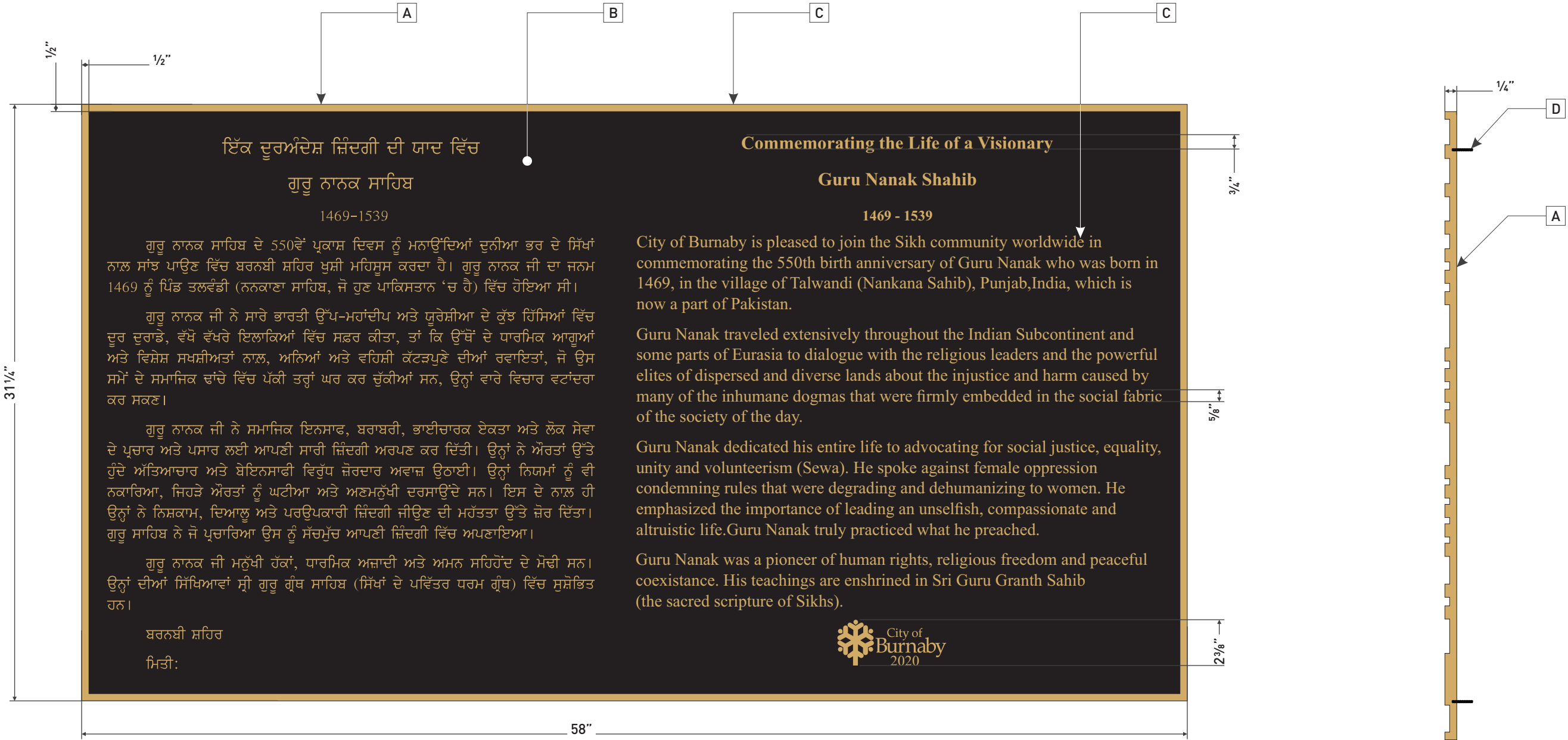
Councillor S. Dhaliwal
Chair

Mayor M. Hurley
Vice Chair

Copied to: City Manager Director Corporate Services Director Finance Director Parks, Recreation & Cultural Services Director Planning & Building Executive Assistant to the Mayor
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SHOP DRAWING REVISION HISTORY		
REV.	PAGE(S)	DESCRIPTION

BILL OF MATERIALS			
Ref.	MATERIAL	FINISH	REFERENCE No.
A	1/4" BRONZE	BRUSHED (<>)	
B	BACKGROUND	SAND FINISH, BLACK	
C	BORDER, LETTERING, GRAPHICS	BRONZE, RAISED AND BRUSHED (<>)	
D	THREADED PIN		



A1

FRONT VIEW
SCALE 1:6 @ TABLOID

A2

SIDE VIEW
SCALE 1:6 @ TABLOID

3765 WILLIAM STREET, BURNABY, BC V5C 3H8
PH: 604.984.4395 FAX: 604.984.4495
www.innovativesignage.com

CLIENT:
CITY OF BURNABY

PROJECT:
CITY OF BURNABY BRONZE PLAQUE

PROJECT NUMBER:
105430

ACCT MGR: JR

PROJ MGR:

REVISION	DATE	DESIGNER
1	2 NOV 2020	JB

CUSTOMER APPROVAL

- ☐ APPROVED
☐ APPROVED AS NOTED
☐ RESUBMIT

SIGNED BY:

NOTE: CUSTOMER IS RESPONSIBLE FOR APPROVING ALL ASPECTS OF THIS DRAWING.

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ARTWORK FILE:
City of Burnaby Bronze Plaque - 105430

PDF FILE:
City of Burnaby Bronze Plaque - 105430

SIGN TYPE: A

SCALE: AS SHOWN

PAGE: 1 of 2

SD

BRONZE PLAQUE - NOT TO SCALE

☐ INTERIOR ☒ EXTERIOR

FONT:ARTWORK SUPPLIED BY CLIENT

NOTES: **SIZE OF MOUNTING WALL TO BE CONFIRMED PRIOR TO PRODUCTION**

SHOP DRAWING REVISION HISTORY		
REV.	PAGE(S)	DESCRIPTION



77

Innovative

SIGNAGE

3765 WILLIAM STREET, BURNABY, BC V5C 3H8

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ARTWORK FILE:
City of Burnaby Bronze Plaque - 105430

PDF FILE:
City of Burnaby Bronze Plaque - 105430

SIGN TYPE: A

SCALE: NOT TO SCALE

PAGE: 2 of 2



MANAGER'S REPORT November 9, 2020

Unless otherwise noted, the departmental recommendations contained in this Manager's Report are approved and recommended by the City Manager to the Mayor and Council

HIS WORSHIP THE MAYOR AND MEMBERS OF COUNCIL;

The following report is submitted for your consideration:

Item

- 01 8155 15TH AVENUE, BURNABY, BC**
LOT: 10, D.L. 27, PLAN: NWP1901, PID: 002-570-483
- PURPOSE:** To request a Council resolution to file a notice in the Land Title Office pursuant to Section 57 of the Community Charter, with respect to a property in contravention of City Bylaws.
-
- 02 5643 PORTLAND STREET, BURNABY, BC**
LOT: 35, D.L. 159, PLAN: NWP15497, PID: 010-105-336
- PURPOSE:** To request a Council resolution to file a notice in the Land Title Office pursuant to Section 57 of the Community Charter, with respect to a property in contravention of City Bylaws.
-
- 03 BUILDING PERMIT TABULATION REPORT NO. 10**
FROM 2020 OCTOBER 01 – 2020 OCTOBER 31
- PURPOSE:** To provide Council with information on construction activity as reflected by the building permits that have been issued for the subject periods.
-
- 04 STUDIO BREWING LOUNGE ENDORSEMENT**
RESPONSE TO THE PUBLIC CONSULTATION PROCESS
5792 BERESFORD STREET
- PURPOSE:** To provide Council with recommendations regarding the subject brewery lounge endorsement.

Item

**05 LIQUOR LICENCE APPLICATION #20-02
RESPONSE TO PUBLIC CONSULTATION PROCESS
THE STUDY PUBLIC HOUSE PUB
MBC 2250 SIMON FRASER UNIVERSITY**

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

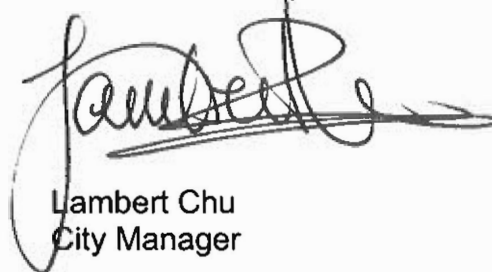
**06 REZONING REFERENCE #18-44
4275 GRANGE STREET
RESPONSE TO ISSUES RAISED AT PUBLIC HEARING**

PURPOSE: To provide further information on the issues raised regarding the proposed high-rise apartment building and low-rise rental apartment building at the Public Hearing for Rezoning Reference #18-44.

**07 REZONING REFERENCE #20-03
MARKET TOWER AND NON-MARKET RENTAL TOWER
(SOUTHGATE NEIGHBOURHOOD)
EDMONDS TOWN CENTRE**

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2020 November 24.

Yours respectfully,



Lambert Chu
City Manager



Item.....
Meeting..... 2019 November 09

COUNCIL REPORT

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

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: 8155 15TH AVENUE, BURNABY, BC
 LOT: 10, D.L. 27, PLAN: NWP1901, PID: 002-570-483

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

RECOMMENDATIONS:

1. **THAT** Council direct the City Clerk to file a Notice in the Land Title Office stating that:
 - (a) A resolution relating to the land has been made under Section 57 of the Community Charter, and
 - (b) Further information respecting the resolution may be inspected at the offices of the City Clerk, City of Burnaby.
2. **THAT** a copy of this report be sent to the following owners:

KUAN, JONATHAN C
 KUAN, SHAO W
 LONG, YUE M
 8155 15TH AVENUE
 BURNABY BC, V3N 1X4

REPORT

1.0 BACKGROUND

On 2020 July 14, the Bylaw Services Department received a written complaint of an unauthorized suite at 8155 15th Avenue in Burnaby BC.

To: City Manager
 From: Director Planning and Building
 Re: 8155 15th Avenue, Burnaby, BC
 2020 August 27Page 2

The property is currently owner and tenant occupied and listed for sale with Philip Zhang, realtor with Unilife Realty Inc. The realtor currently has the property listed as containing a legal one (1) bedroom suite on the lower cellar level. Listing claim of an authorized and registered suite is not confirmed by City of Burnaby records.

The property owners have been sent an access letter informing them of the complaint and to request access for City of Burnaby staff to conduct an inspection. The owners have been asked to contact the Bylaw Services Department to arrange for the inspection of the premises to determine the extent of contraventions.

Due to the property being presently listed for sale, Building inspection staff are recommending that a notice be filed in the Land Title Office.

2.0 CONTRAVENTION OF BYLAWS

The owners of 8155 15TH Avenue are in contravention of the City of Burnaby Building Bylaw 2016, (Bylaw No 13658), Section 7(1), Construction without Permit

- *No person shall commence or continue construction or change the occupancy of any building, structure or part thereof, unless the Building Inspector has issued a permit for the construction and that permit remains in force.*

3.0 CONCLUSION

Building Department staff recommend filing a Notice in the Land Title Office to advise potential purchasers of the outstanding bylaw contraventions noted at this property.

Building Department staff will continue to work with the property owners to resolve this matter. If necessary, legal action will be pursued to ensure compliance with City bylaws.

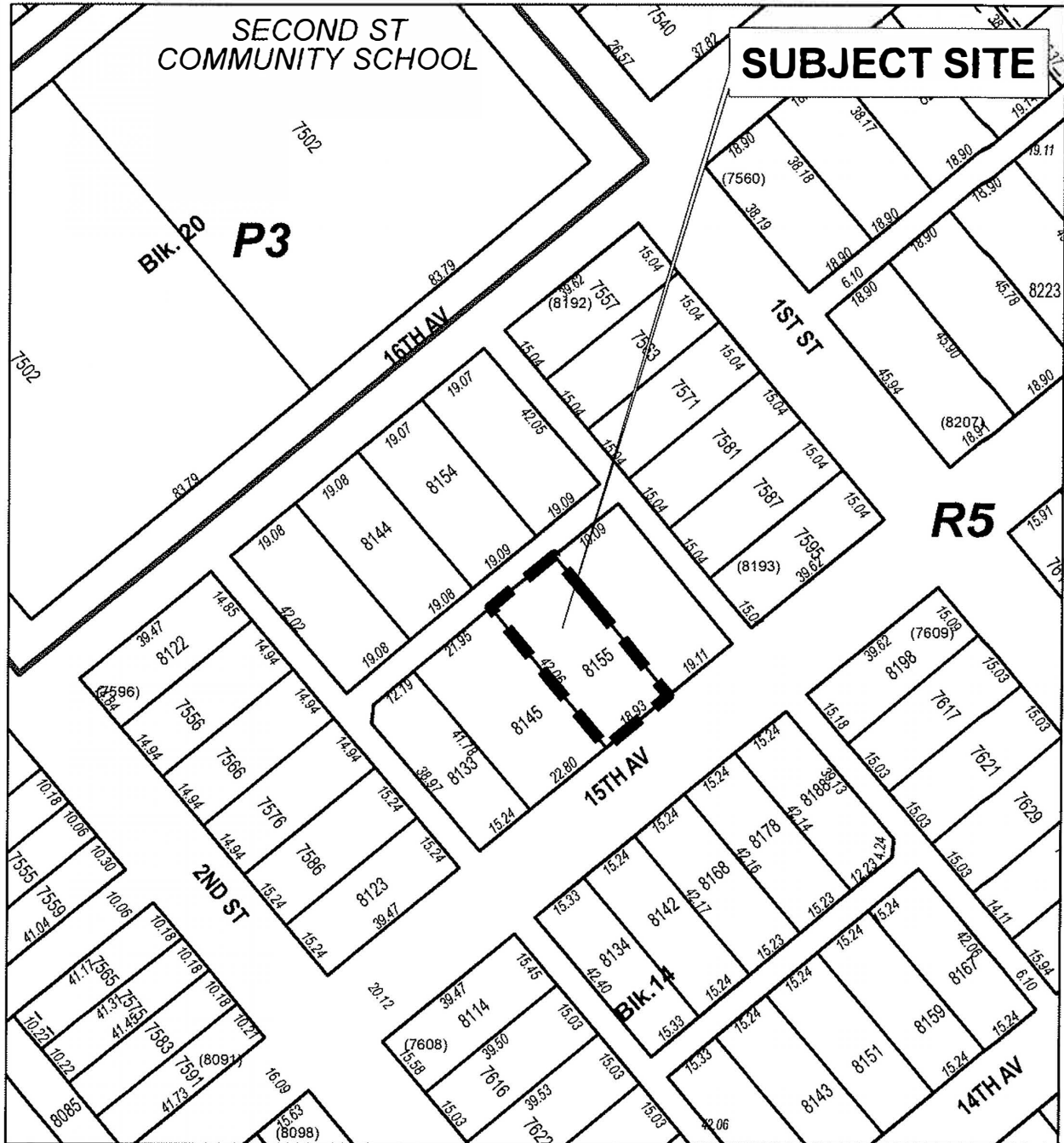
The use of Section 57 of the Community Charter to file Notices in the Land Title Office is consistent with the Housing Committee Report adopted by Council 1992 September 28.

The City Clerk, in keeping with Section 57(2) of the Community Charter has provided the property owners with notice of this report and with the opportunity to appear before Council.


 E.W. Kozak, Director
 PLANNING AND BUILDING

GD:kg

cc: Director Finance
 Chief Building Inspector
 City Solicitor
 City Clerk



PLANNING & BUILDING DEPARTMENT



Date:
AUG 27 2020

scale:
1:1,500

Drawn By:
JS

8155 FIFTEENTH AVENUE



Subject Site

Sketch #1



Item.....
Meeting.....2020 November 09

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2020 AUGUST 28

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: 5643 PORTLAND STREET, BURNABY, BC
LOT: 35, D.L. 159, PLAN: NWP15497, PID: 010-105-336

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

RECOMMENDATIONS:

1. **THAT** Council direct the City Clerk to file a Notice in the Land Title Office stating that:
 - (a) a resolution relating to the land has been made under Section 57 of the Community Charter, and,
 - (b) further information respecting the resolution may be inspected at the offices of the City Clerk, City of Burnaby.
2. **THAT** a copy of this report be sent to the following owners:

HANDA, NAROTTAM
 HANDA, SAROJ
 5465 MARINE DRIVE
 BURNABY BC, V5J 3G7

REPORT**1.0 BACKGROUND**

On 2020 July 26, the Bylaw Services Department received a written complaint of an unauthorized suite at 5643 Portland Street (see *attached* Sketch #1) in Burnaby BC.

The property is currently tenant occupied (lower floor) and vacant (upper floor) and listed for sale with *Tracey Niu*, realtor with *New Stream Realty Inc.* The realtor currently has the property listed

To: City Manager
 From: Director Planning and Building
 Re: 5643 Portland Street, Burnaby, BC
 2020 August 28..... Page 2

as containing a two (2) bedroom suite with separate entrance on the lower level. City of Burnaby records show no registered and/or authorized secondary suite at this address.

The property owners have been sent an access letter informing them of the complaint and to request access for City of Burnaby staff to complete an inspection in regards to the written complaint. The owners have been asked to contact the Bylaw Services Department to arrange for Building staff to enter and inspect the premises to determine the extent of contraventions.

Due to the property being presently listed for sale, Building inspection staff is recommending that a notice be filed in the Land Title Office.

2.0 CONTRAVENTION OF BYLAWS

The owners of 5643 Portland Street are in contravention of the City of Burnaby Building Bylaw 2016, (Bylaw No 13658), Section 7(1), Construction without Permit

- *No person shall commence or continue construction or change the occupancy of any building, structure or part thereof, unless the Building Inspector has issued a permit for the construction and that permit remains in force.*

3.0 CONCLUSION

Building Department staff recommend filing a Notice in the Land Title Office to advise potential purchasers of the outstanding bylaw contraventions noted at this property.

Building Department staff will continue to work with the property owners to resolve this matter. If necessary, legal action will be pursued to ensure compliance with City bylaws.

The use of Section 57 of the Community Charter to file Notices in the Land Title Office is consistent with the Housing Committee Report adopted by Council 1992 September 28.

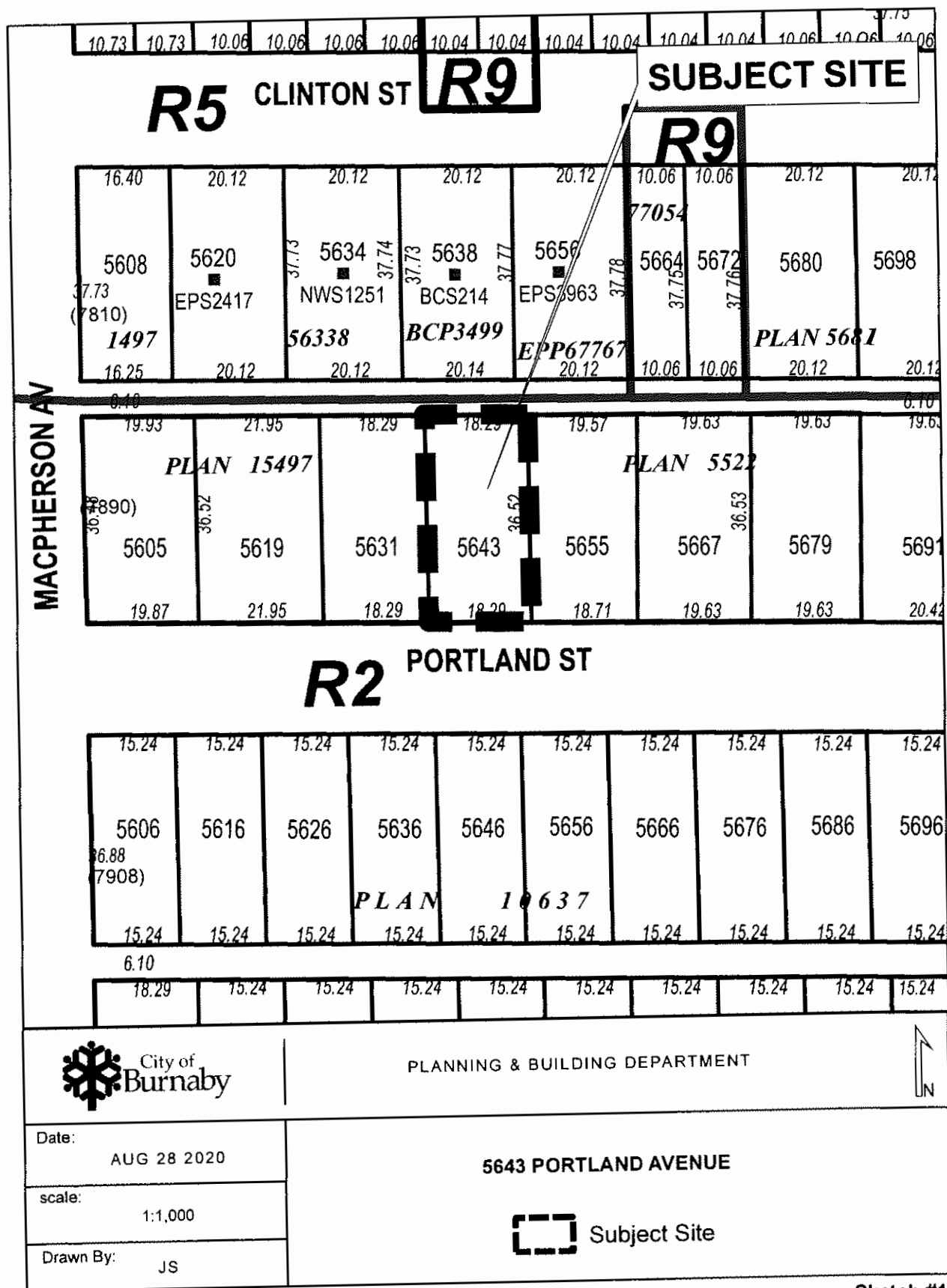
The City Clerk, in keeping with Section 57(2) of the Community Charter has provided the property owners with notice of this report and with the opportunity to appear before Council.


 E.W. Kozak, Director
 PLANNING AND BUILDING

GD:kg

Attachment

cc: Director Finance
 Chief Building Inspector
 City Solicitor
 Acting City Clerk





Item
Meeting2020 November 9

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2020 November 2

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 49000 05
Reference: Bldg. Tab Rpt

**SUBJECT: BUILDING PERMIT TABULATION REPORT NO. 10
 FROM 2020 OCTOBER 01– 2020 OCTOBER 31**

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


RECOMMENDATION:

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

REPORT

Attached is Report No. 10 of the Building Permit Tabulation for the period **FROM 2020 OCTOBER 01 TO 2020 OCTOBER 31.**

This is for the information of Council.



E.W. Kozak, Director
 PLANNING AND BUILDING



PS:kg
 Attachment

cc: Director Finance
 Financial Planning



Report #	10
From	2020 October 01
To	2020 October 31

Building Permit Tabulation Report

This Period	Total Permits			New Buildings			Alterations or Repairs		
	No. of Permits	value	% of total this period	No. of Permits	value	% of total this period	No. of Permits	value	% of total this period
single family	15	\$3,704,010	15.22%	6	\$3,479,910	14.30%	9	\$224,100	0.92%
two family	2	\$689,470	2.83%	1	\$669,470	2.75%	1	\$20,000	0.08%
multi family	24	\$1,688,000	6.94%	1	\$700,000	2.88%	23	\$988,000	4.06%
commercial	39	\$16,345,370	67.17%	3	\$2,250,000	9.25%	36	\$14,095,370	57.92%
industrial	16	\$1,907,437	7.84%	0	\$0	0.00%	16	\$1,907,437	7.84%
public	0	\$0	0.00%	0	\$0	0.00%	0	\$0	0.00%
Period Total	96	\$24,334,287	100%	11	\$7,099,380	29.17%	85	\$17,234,907	70.83%

Year to Date	Total Permits			New Buildings			Alterations or Repairs		
	No. of Permits	value	% of total this period	No. of Permits	value	% of total this period	No. of Permits	value	% of total this period
single family	228	\$98,466,731	9.30%	136	\$91,941,215	8.69%	92	\$6,525,516	0.62%
two family	31	\$13,297,850	1.26%	21	\$13,024,850	1.23%	10	\$273,000	0.03%
multi family	123	\$650,836,225	61.50%	22	\$637,976,670	60.28%	101	\$12,859,555	1.22%
commercial	362	\$248,055,689	23.44%	13	\$129,848,303	12.27%	349	\$118,207,386	11.17%
industrial	106	\$47,627,620	4.50%	3	\$31,977,408	3.02%	103	\$15,650,212	1.48%
public	1	\$25,000	0.00%	0	\$0	0.00%	1	\$25,000	0.00%
Period Total	851	\$1,058,309,116	100%	195	\$904,768,446	85.49%	656	\$153,540,670	14.51%

Previous Construction Totals (Year to Date)		
	No. of Permits	Value
2019	933	\$1,082,601,261
2018	1317	\$1,391,600,731
2017	1448	\$835,856,693

Previous Construction Totals (Year End)		
	No. of Permits	Value
2019	1116	\$1,222,368,821
2018	1520	\$1,693,103,769
2017	1649	\$1,051,685,049
2016	1799	\$819,492,990
2015	1774	\$879,352,602

Other Permits		
	This period	YTD
Electrical	286	2,558
Plumbing	125	963
Gas	193	1,226
Heating	22	197
Sprinkler	24	188
Total	650	5132

New Dwelling Units		
	This period	YTD
SFD	6	136
Duplex	2	42
Coop 1-4 storey	0	0
Coop 4+ storey	0	0
Rental 1-4 storey	0	15
Rental 4+ storey	0	695
Strata 1-4 storey	0	36
Strata 4+ storey	0	2,282
Total	8	3206

Chief Building Inspector:

Date: November 02, 2020



Item
Meeting2020 November 09

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2020 November 04

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 46000 06
Reference: Studio Brewing

SUBJECT: **STUDIO BREWING LOUNGE ENDORSEMENT
 RESPONSE TO THE PUBLIC CONSULTATION PROCESS
 5792 BERESFORD STREET (SEE ATTACHED SKETCHES #1 AND #2)**

PURPOSE: To provide Council with recommendations regarding the subject brewery lounge endorsement.

RECOMMENDATIONS:

1. **THAT** Council support the requested amendment to the subject liquor primary licence, as described in Sections 2.0 and 3.0 of this report.
2. **THAT** Council authorize the registration of a Section 219 Covenant, within 45 days of Council approval of this application, to record the establishment's maximum person capacity and liquor service hours as outlined in Section 2.0 of this report.
3. **THAT** a copy of this report be forwarded to the applicant, Andrew Somers, 3938-35th Ave W, Vancouver, BC V6N 2P2; and to the respondents to the public input process, as described in Section 3.0 of this report.
4. **THAT** following registration of the above noted Section 219 Covenant, a copy of this report be forwarded to the General Manager, Liquor and Cannabis Regulation Branch, P.O. Box 9292, Stn. Provincial Government, Victoria, BC V8W 9J8.

REPORT**1.0 POLICY FRAMEWORK**

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

A Connected Community

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

An Inclusive Community

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

To: City Manager
 From: Director Planning and Building
 Re: Lounge Endorsement – Studio Brewing
 2020 November 04Page 2

A Dynamic Community

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

2.0 BACKGROUND INFORMATION

On 2020 September 28, Council received a report on the subject brewery lounge endorsement for Studio Brewing at 5792 Beresford Street (Sketches #1 and #2 *attached*). The subject application involves a request for a lounge endorsement to the brewery's manufacturing licence. The proposed accessory lounge would have a total area of 52.95 m² (570 sq. ft.) and a maximum occupant load of 48. The proposed hours of operation for the lounge are 11:00 a.m. to 2:00 a.m., seven days a week. The report concluded that the requested lounge is supportable, subject to gathering public input and providing a subsequent report on the application.

3.0 DISCUSSION

- 3.1 In line with Provincial requirements for local governments to gather the views of nearby residents and as part of their assessment of liquor licence applications, written notice was sent out to property owners and residents within a 30 m distance of the subject site (11 notifications); advertisements were placed in two consecutive issues of the Burnaby Now newspaper; and signage was posted on the subject site, which invited respondents to submit written comments to the Planning and Building Department.
- 3.2 The Planning and Building Department received two comments from property owners and/or residents in response to the public notification. Both respondents supported the proposed establishment, citing the suitable location and desire for a brewery in this area.
- 3.3 In the 2020 September 28 Council report, the proposed brewery lounge endorsement was evaluated with respect to Council-adopted guidelines for assessing liquor licence establishments, and generally the proposal meets those guidelines. Also, in that report, comments were provided as per the LCRB requirements on the impact of noise on nearby residents and the impact on the community if the application is approved. Given the proposed establishment's orientation away from residential uses, proximity to the Royal Oak SkyTrain Station, and that all uses are subject to the Burnaby Noise and Sound Abatement Bylaw, staff do not anticipate the proposed lounge hours to have potential noise impacts beyond what would otherwise be expected in this Urban Village location. Further, given the modest size of the proposed lounge and absence of a patio, it is not anticipated that approving the application would have a significant impact on the community, if approved. In addition, the RCMP did not express objections to the proposed lounge nor its operating hours.
- 3.4 As noted, the establishment will also be required to comply with the Burnaby Noise or Sound Abatement Bylaw 1979, and it is further recommended that a Section 219 Covenant be registered on the property, within 45 days of Council approval of this application to record the establishment's maximum person capacity and liquor service hours to assist with noise mitigation.

To: City Manager
 From: Director Planning and Building
 Re: Lounge Endorsement – Studio Brewing
 2020 November 04Page 3

4.0 CONCLUSION

Based on the information presented above, and as per the 2020 September 28 report to Council which assessed the application with respect to both Council-adopted guidelines for Liquor Licence Applications and LCRB criteria, staff recommend that Council support the lounge endorsement for Studio Brewing, as discussed in Sections 2.0 and 3.0 of this report.

Staff recommend that a copy of this report be forwarded to the applicant, Andrew Somers, 3938-35th Ave W, Vancouver, BC V6N 2P2; and to the respondents to the public input process. Staff also recommend that, following registration of the above noted Section 219 Covenant, a copy of this report be forwarded to the General Manager, Liquor and Cannabis Regulation Branch, P.O. Box 9292, Stn. Provincial Government, Victoria, BC V8W 9J8.

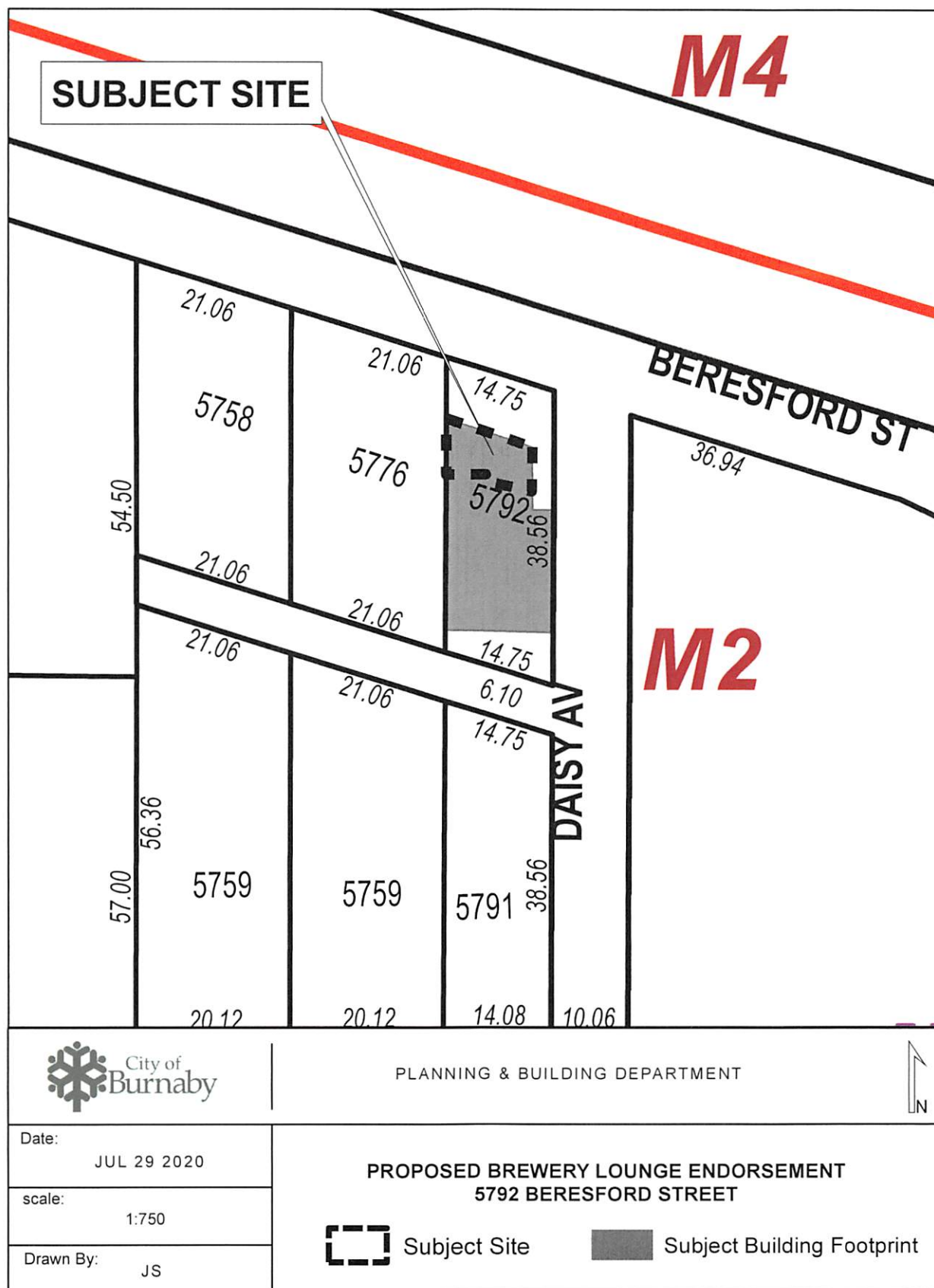


E.W. Kozak, Director
 PLANNING AND BUILDING

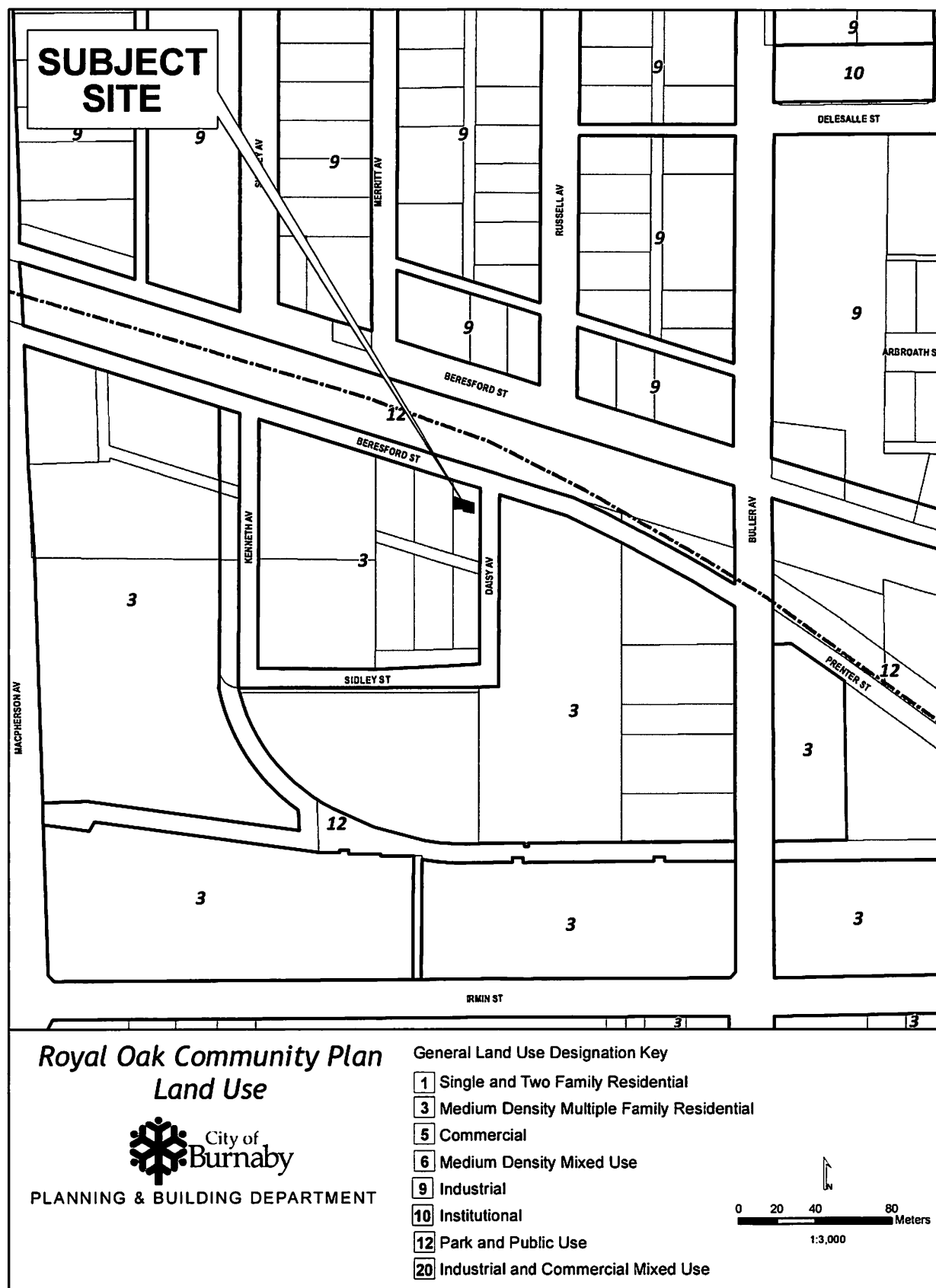
JT:tn

Attachments

cc:	Director Finance	Director Public Safety and Community Services
	Director Corporate Services	Director Parks, Recreation and Cultural Services
	Director Engineering	Chief Licence Inspector
	Officer-in-Charge, RCMP, Burnaby Detachment	City Solicitor
	City Clerk	



Sketch #1





Item
Meeting2020 November 09

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2020 November 04

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 46000 06
Reference: LLA#20-02

SUBJECT: LIQUOR LICENCE APPLICATION #20-02
RESPONSE TO PUBLIC CONSULTATION PROCESS
THE STUDY PUBLIC HOUSE PUB
MBC 2250 SIMON FRASER UNIVERSITY (SEE ATTACHED SKETCHES)

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

RECOMMENDATIONS:

1. **THAT** Council support the requested amendments to the subject liquor primary liquor licence, as described in Sections 2.0 and 3.0 of this report.
2. **THAT** Council authorize the registration of a Section 219 Covenant, within 45 days of Council approval of this application, to record the establishment's maximum person capacity and liquor service hours as outlined in Section 2.0 of this report.
3. **THAT** a copy of this report be forwarded to the applicant, Edna Lizotte, 1620-1130 West Pender Street, Vancouver, BC V6E 4A4.
4. **THAT** following registration of the above noted Section 219 Covenant, a copy of this report be forwarded to the General Manager, Liquor and Cannabis Regulation Branch, P.O. Box 9292, Stn. Provincial Government, Victoria, BC V8W 9J8.

REPORT**1.0 POLICY FRAMEWORK**

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

A Connected Community

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

An Inclusive Community

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

To: City Manager
 From: Director Planning and Building
 Re: Liquor Licence Application #20-02
 The Study Public House Pub

2020 November 4Page 2

A Dynamic Community

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

2.0 BACKGROUND INFORMATION

On 2020 September 14, Council received a report on the subject liquor licence application for The Study Public House Pub (“the Pub”) at MBC 2250 Simon Fraser University (Sketches #1 and #2 *attached*). The subject application involves a request to increase the total occupancy load of the Pub (indoors and outdoors) and expand the existing licensed patio area. The existing liquor primary licence for the Pub (Licence No. 034621) permits interior occupancy to be 330 persons and the patio occupancy to be 60 persons (staff and patrons included). The subject application is requesting that interior occupancy be increased from 330 to 356 persons (staff and patrons included) and patio occupancy be increased from 60 to 160 persons (staff and patrons included).

Under the current license, the occupancy load on the existing patio area was limited at the time of application, as the constructed patio (359 m²) could only accommodate a single exit. As a result, the Pub has been operating with a licensed patio area of 96 m², using only the western portion of the total 359 m² patio space available. With the construction of the adjacent student union building nearing completion, a second exit can now be added to the patio to facilitate the proposed increase to the licensed patio area by 263 m² to accommodate 100 additional occupants. The current hours of liquor service for the Pub, inclusive of the indoor and outdoor patio areas, is 11:00 am to 1:00 am Monday to Saturday and 11:00 am to Midnight on Sunday. The hours of liquor service are not proposed to change.

The 2020 September 14 report to Council concluded that the requested expanded licensed patio area and increased occupancy load were supportable, subject to gathering public input and providing a subsequent report on the application.

3.0 DISCUSSION

- 3.1 In line with Provincial requirements for local governments to gather the views of nearby residents, as part of their assessment of liquor licence applications, written notice was sent out to property owners and residents within a 30 m distance of the subject site; advertisements were placed in two consecutive issues of The Burnaby Now newspaper; and signage was posted on the subject site, which invited respondents to submit written comments to the Planning and Building Department.
- 3.2 The Planning and Building Department did not receive any responses from property owners or residents in response to the public notification.
- 3.3 In the 2020 September 14 Council report, the proposed amendment was evaluated with respect to Council-adopted guidelines for Liquor Primary applications, and generally met those guidelines. Also in that report, comments were provided as per the LCRB requirements on the impact of noise on nearby residents and the impact on the community if the application were to be approved. It was noted that the application would not have a significant impact due to its extensive distance from nearby residences, if approved. In

To: City Manager
 From: Director Planning and Building
 Re: Liquor Licence Application #20-02
 The Study Public House Pub

2020 November 4Page 3

addition, the RCMP did not express objections to the proposed increase in capacity or the expanded licensed patio area of the Pub.

- 3.4 As noted, the establishment will also be required to comply with the Burnaby Noise or Sound Abatement Bylaw 1979, and it is further recommended that a Section 219 Covenant be registered on the property, within 45 days of Council approval of this application to record the establishment's maximum person capacity and liquor service hours to assist with noise mitigation.

4.0 CONCLUSION

Based on the information presented above, and as per the 2020 September 14 report to Council which assessed the application with respect to both Council-adopted guidelines for Liquor Licence Applications and LCRB criteria, staff recommend that Council support the expansion of the licensed patio area and increased occupancy for The Study Public House Pub, as discussed in Sections 2.0 and 3.0 of this report.

Staff recommend that a copy of this report be forwarded to the applicant, Edna Lizotte, 1620-1130 West Pender Street, Vancouver, BC V6E 4A4. Staff also recommend that, following registration of the above noted Section 219 Covenant, a copy of this report be forwarded to the General Manager, Liquor and Cannabis Regulation Branch, P.O. Box 9292, Stn. Provincial Government, Victoria, BC V8W 9J8.

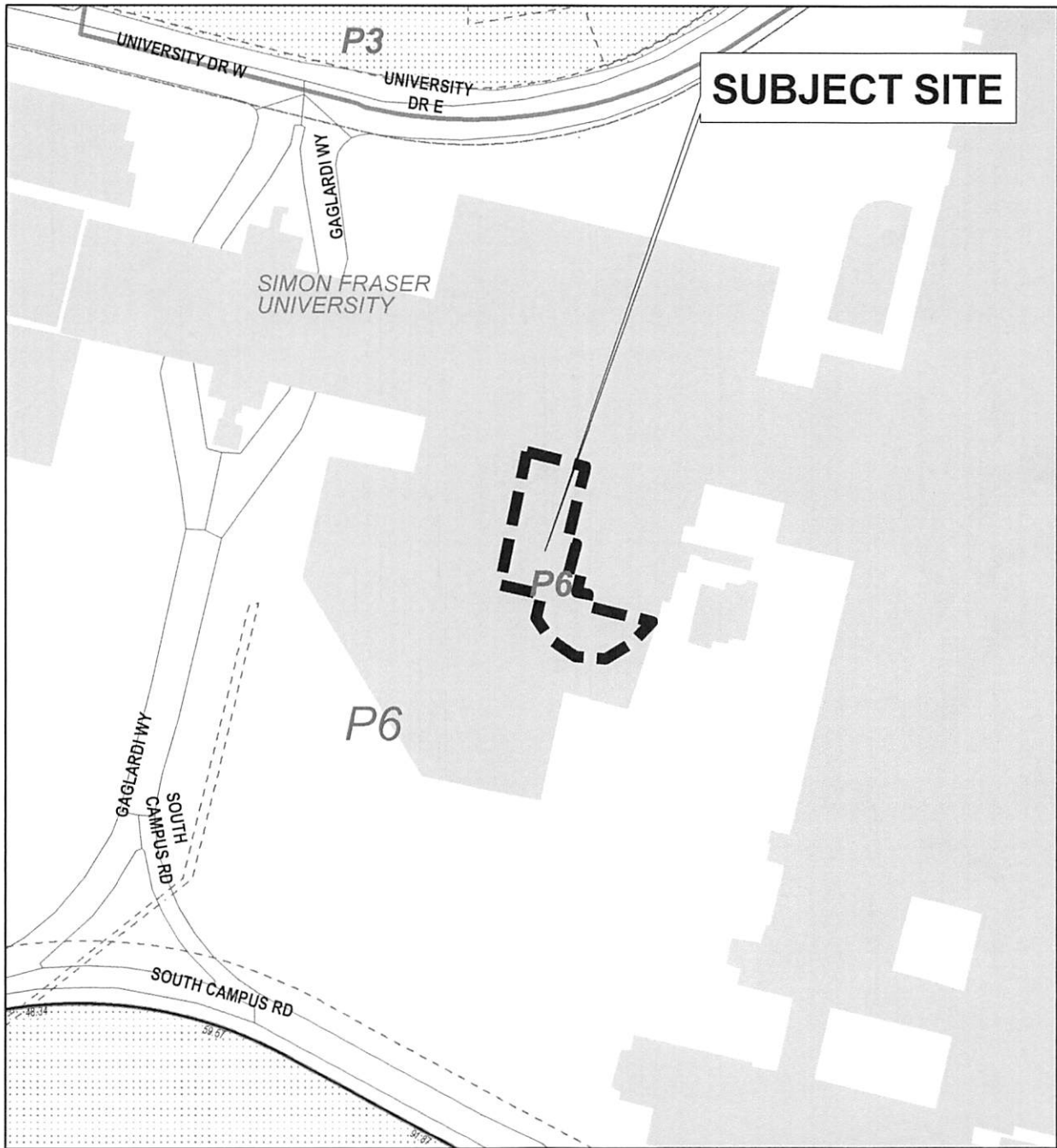


E.W. Kozak, Director
 PLANNING AND BUILDING

MP:tn

Attachments

cc:	Director Finance	Director Public Safety and Community Services
	Director Corporate Services	Director Parks, Recreation and Cultural Services
	Director Engineering	Chief Licence Inspector
	Officer-in-Charge, RCMP, Burnaby Detachment	City Solicitor
	City Clerk	



PLANNING & BUILDING DEPARTMENT




Date:
MAY 29 2020

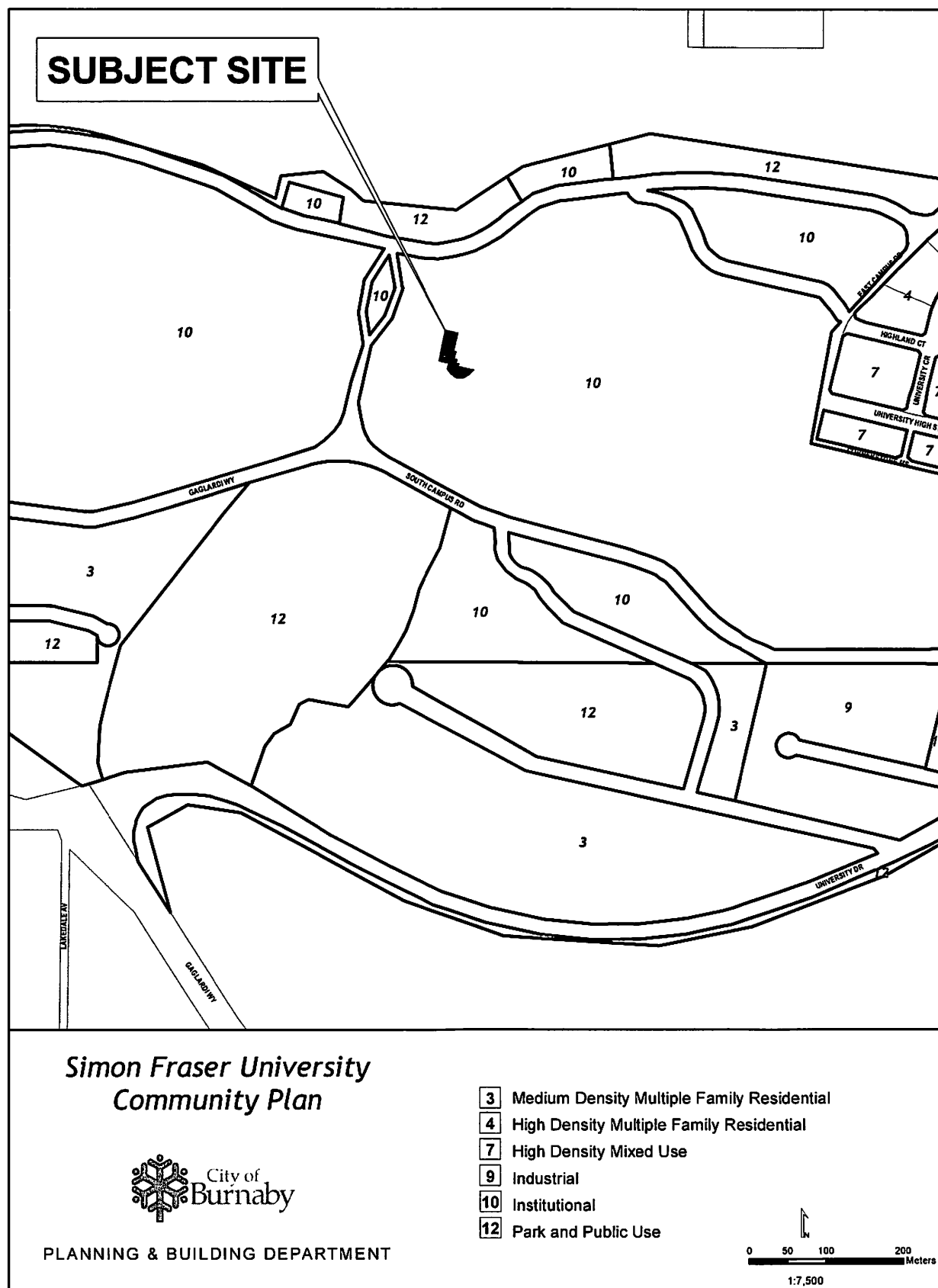
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LIQUOR LICENCE APPLICATION #20-02
MBC 2250 SIMON FRASER UNIVERSITY

 Subject Site

Sketch #1





Item
Meeting 2020 November 09

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2020 November 04

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 49500 20
Reference: REZ #18-44

SUBJECT: REZONING REFERENCE #18-44
4275 GRANGE STREET
RESPONSE TO ISSUES RAISED AT PUBLIC HEARING

PURPOSE: To provide further information on the issues raised regarding the proposed high-rise apartment building and low-rise rental apartment building at the Public Hearing for Rezoning Reference #18-44.

RECOMMENDATION:

1. **THAT** a copy of this report be sent to the applicant and to those who spoke at, or submitted correspondence to, the Public Hearing for Rezoning Reference #18-44.

REPORT

1.0 BACKGROUND

On 2020 June 22, a Public Hearing was held for Rezoning Reference #18-44. The purpose of the subject rezoning application is to permit the development of a 31-storey apartment building located at the corner of Grange Street and Halley Avenue, townhouses fronting Halley Avenue, and a five-storey non-market rental apartment building fronting Grange Street (see *attached* Sketches #1 and #2).

At the Public Hearing, 25 written (including a 163 signature petition), and 33 verbal submissions (by 23 individuals) were received, the majority of which expressed a variety of concerns (44 submissions expressed concern while 14 submissions expressed support). Concerns expressed related to: area traffic, parking and pedestrian safety; construction noise and traffic impacts; land use designation, density, zoning bylaw compliance, and rental provisions; community consultation; proposed building height, spatial separation and shadow impacts; capacity of nearby schools; property values; seismic safety; and, sustainability.

At the Public Hearing, Council requested that a staff report be submitted to provide further information on the issues raised. This report responds to Council's request.

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 From: Director Planning and Building
 Re: Rezoning Reference #18-44
 Response to Public Hearing Issues
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2.0 ISSUES RAISED

2.1 Area Traffic, Parking, and Pedestrian Safety

Concerns were raised regarding area traffic, parking, and pedestrian safety.

Area Traffic

A comprehensive review of traffic and transportation related infrastructure required for the proposed development has been undertaken by City staff within the Transportation Planning and Traffic Engineering divisions, and the applicant is undertaking a Neighbourhood Transportation Study for the Central Park North neighbourhood. The study identifies feasible and effective street network requirements for the build-out of this neighbourhood. The findings will also be used to identify any further improvements (e.g. lane reconfigurations, new or adjusted traffic signals) that may be required to support the development in line with the adopted Plan. Any arising proposed improvements to the adjacent road network that result from the required study will be identified and addressed prior to the subject application proceeding to Final Adoption.

Parking

The development proposes a total of 247 strata residential units, and 32 non-market rental units, with a total of 294 parking spaces (including 29 allocated for visitors) which exceeds the Zoning Bylaw requirements. To encourage and support alternative transportation choices, the developer has submitted a proposal to provide a comprehensive transportation demand management strategy, which includes: two bicycle parking spaces per unit, two bicycle repair rooms, three bicycles available for market and non-market shared use, a transit pass subsidy program for both the market and non-market units, and three spaces allocated for car-share. The proposed parking, coupled with the identified Transportation Demand Management provisions, and nearby access to the Patterson SkyTrain Station (450 m) is supportable, and is not anticipated to have any related neighbourhood parking impacts.

Pedestrian Safety

To enhance pedestrian safety and to improve the public realm, the applicant is required to provide the Town Centre Standard public realm along all road frontages adjacent the development site. This includes construction of new separated sidewalks, cycle tracks, boulevard landscaping, pedestrian lighting, street lighting, rain water amenities, curb bulges, and street trees.

2.2 Construction Noise and Traffic Impacts

Concerns were raised regarding noise, dust and traffic generated by construction activities.

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Construction Noise and Impacts

It is recognized that with construction comes some impact to the surrounding area, including noise and dust. To minimize noise impacts to the surrounding neighbourhood, the applicant will be required to ensure that construction and vehicle noise originating from the proposed development site abides by the permitted hours of construction and the Burnaby Noise or Sound Abatement bylaw. The bylaw limits construction activity to the hours of 7:00 am to 8:00 pm Monday to Friday, and 9:00 am to 8:00 pm on Saturdays. The bylaw also limits the level of noise emanating from construction sites to 85 dBAs. With respect to dust generated as a result of development, the applicant will be required to submit a sediment control plan to the Engineering Department prior to issuance of a Building Permit to ensure that dust, and other sediment control matters are properly managed.

Traffic Impacts During Construction Activity

To mitigate potential traffic impacts during construction activities, the applicant will be required to submit a construction access plan to the Engineering Department prior to commencement of construction. The plan would address construction access locations, material delivery locations and timing, and specific requests for construction related road closures. As an overarching principle, the applicant will be requested to accommodate construction traffic and materials delivery on the development site itself, wherever possible. Furthermore, contractors and trades will be encouraged to use transit to access the site, and the applicant will also be required to secure sufficient off-street parking for contractors and trades so that parking on City streets is not necessary.

2.3 Zoning Bylaw Compliance, Plan Designation, Density and Rental Provisions

Concerns were raised regarding land use designation, density, zoning bylaw compliance, and rental provisions.

Land Use Designation, Density and Zoning Bylaw Compliance

The subject site is located within the Central Park North neighbourhood of the Council Adopted Metrotown Downtown Plan (2017). The adopted Plan identifies Central Park North as a gateway and transitional neighbourhood between the intensity of the Downtown core and the single- and two-family neighbourhoods to the north beyond the Plan area boundary.

With respect to building form, the Metrotown Downtown Plan designates the subject site for a high-rise residential apartment building with low-rise apartments, townhousing or row-housing podiums under the CD Comprehensive Development District, utilizing the RM4s and RM4r Multiple Family Residential Districts as guidelines. Under the 's' zoning category, there is an expectation of significant community benefits, a sustainable redevelopment approach, exceptional public realm improvements, high quality urban design and superior architectural expression to be derived from the project. Under the 'r' zoning category, there is a requirement for the applicant to

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provide non-market rental units, as per Council's recently adopted Finalized Rental Use Zoning Policy.

The CD Comprehensive Development District is utilized for a majority of rezonings within Community Plan areas, including the Metrotown Downtown Plan area, to ensure that a Suitable Plan of Development is prepared prior to advancing a project to Public Hearing, and ultimately to Final Adoption. CD Comprehensive Development zoning permits the City to specify requirements for height, siting, setbacks and other matters which may vary from the underlying guideline zoning districts. This is done in order to achieve a suitable plan of development that provides better relationships with the surrounding area, and between the various parts of the proposed development. In regard to the subject rezoning application, the proposed multiple-family residential use and the density of 5.125 FAR conforms to the RM4s and RM4r CD provisions of the Burnaby Zoning Bylaw.

Furthermore, inquiries about the potential redevelopment of the nearby George Mclean Park in lieu of the subject site were identified in submitted correspondence. It should be noted that George Mclean Park is designated as Neighbourhood Park in the Official Community Plan and in the Metrotown Downtown Plan, and therefore not contemplated for residential development.

Rental Provisions

In accordance with Council's recently adopted Finalized Rental Use Zoning Policy, Stream 2 – Inclusionary Rental applies to the subject rezoning application. In this regard, the applicant is required to provide rental units equivalent to 20% of the proposed strata units, excluding units achieved using density offset. To ensure affordability, the required rental units are to be set at 20% below Canadian Mortgage and Housing (CMHC) median rents.

The non-market housing component of the development is being advanced in partnership with the YWCA (also the housing operator for this project). The YWCA proposal is to serve women with children, and as such they have requested that the non-market building be comprised of solely two and three bedroom units. The applicant had initially met the Rental Use Zoning Policy requirement of 20% of the proposed market units, reflective of the same unit mix as the market tower. However, as the unit sizes requested by the YWCA are considerably larger than that initially proposed, the applicant has requested that the City consider the provision of the same gross floor area of 2,864.11 m² (30,829 sq.ft.) within 32 family units, rather than the 40 initially proposed. Given the specific needs of YWCA, and the equivalency of area to the policy's requirement, this variance is considered supportable. The applicant intends to pursue an air space parcel subdivision and transfer the resultant property to the non-profit housing partner.

2.4 Community Consultation

Concerns were raised regarding the community consultation for the subject application.

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Community Consultation

The Metrotown Downtown Plan was adopted by Council in 2017, after a City wide consultation process over a 12 month period, which engaged over 2,000 people, at 40 events, and was advertised online, in the Burnaby Now, and directly sent to over 94,000 properties in Burnaby through the City's Info Burnaby newsletter.

In regard to the subject development proposal, developments undergoing rezoning are required to advance to a Public Hearing for public consultation. Requirements of a Public Hearing process are established under the provisions of the Local Government Act (Sections 465 Public Hearing Procedures and Section 466 Public Hearing Notice), as well as the Burnaby Zoning Bylaw (Section 7.8 Bylaw Amendments).

Public consultation for the proposed development under Rezoning Reference #18-44 has occurred in compliance with the requirements of the Local Government Act and Burnaby Zoning Bylaw. Notification of the public hearing process included:

- Installation of a Public Hearing sign along the Halley Avenue and Grange Street frontages of the subject development site notifying the public of the proposed rezoning, place, time and date of the hearing, and, contact information of the rezoning applicant;
- Advertisement of the proposed rezoning bylaw amendment in two consecutive issues of a newspaper (Burnaby Now), the last publication to appear not less than three days and not more than 10 days before the public hearing; and,
- Provision of written notice and copy of the proposed bylaw amendment to all property owners and residents within 30 m of the subject development site.

The proposed plan of development has also been made available for viewing in advance of the Public Hearing online (attached to the Public Hearing Agenda), and by contacting the Planning Department directly.

2.5 Proposed Building Height, Spatial Separation and Shadow Impacts

Concerns were raised regarding the proposed height and separation of the high-rise building as it relates to shadowing/solar access, views, and nearby existing low-rise multiple-family development.

Building Height and Spatial Separation

The proposed high-rise building is 31 storeys and positioned at the corner of Grange Street and Halley Avenue. The RM4s/RM4r Districts do not have a specified height in the Zoning Bylaw. The Metrotown Downtown Plan identifies the subject site for high-rise, high-density development. In advance of preparing a Suitable Plan of Development, the Planning Department and applicant's architectural consultants undertook a building siting plan, taking into account existing buildings and potential future buildings within the block to ensure appropriate spatial separation. The

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townhouses located at 4288 Sardis Street are the closest development, located directly to the north, approximately 36.88 m (80 ft.) away. The Metrotown Downtown Plan urban design guidelines indicate that two towers should be separated by a minimum of 24 m (80 ft.) for corner to corner distances or 30 m (100 ft.) for face to face distances. The subject proposal meets this guideline as there are no towers located within either noted distance of the subject tower.

Shadow Impacts

It is also noted that the proposed tower floor plate is 666.11 m² (7,170 sq.ft.), which is less than the maximum 750 m² (8,100 sq.ft.) identified in the design guidelines. While a building with a slightly lower height and a larger floor plate could be considered for the subject site, this would result in a bulkier, more impactful form; there would be less on-site open space, increased shadowing, greater view obstruction, and reduced separation between buildings. To minimize the impact of the development, as noted, the proposed building has a small foot print and slender profile that minimizes the shadow width and allows the shadow to travel quickly across adjacent areas as the sun moves through the sky. Due to the location of the proposed tower, shadow studies undertaken by the consultant demonstrate that the tower will impact the site to the north generally at mid-day, throughout the year and in the morning during the winter. Within the Metrotown Downtown context, the proposed building height and massing has appropriately taken into consideration issues of shadowing/solar access and views.

Overall, the height and scale of the building is considered appropriate given the reasons noted above. Furthermore, it is noted that the development form is consistent with the site's high-density residential designation within the Metrotown Downtown Plan, the City's Official Community Plan, the Metro Vancouver Regional Growth Strategy, and Burnaby's Rental Use Zoning Policy, which support the accommodation of higher densities for both rental and strata tenures within this area given available access to public transit, employment, services, and other community amenities.

2.6 Capacity of Nearby Schools

Concerns were raised regarding the capacity of local schools.

The Metrotown Downtown Plan identifies a key direction to continue to work with the Burnaby School District 41 to determine and accommodate the future needs of students. The catchment schools that serve the site are Chaffey-Burke Elementary and Moscrop Secondary School, and are approximately 225 m (738 ft) and 1.2 km (0.7 miles) from the site respectively.

City staff review development with the School District on a regular basis to confirm enrolment projections. The School District is mandated by the Provincial government to provide spaces to meet student enrolment demands. The Burnaby School District has noted that enrolment fluctuates year to year, with some years higher than others, within individual schools. The Burnaby School District has been able to, and expects to be able to, continue to accommodate new enrolment in the Metrotown area into the future.

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2.7 Property Values

Concern was expressed regarding the potential decrease in property value, due to the proposed development, and specifically due to the loss of views and sunlight.

Generally, it is noted that the market value for a particular property is determined by many unique factors, including, but not limited to, market condition, location, size, layout, configuration, age, condition, amenities and surrounding uses. Although, the City cannot specifically comment on the individual value of a property as it relates to new development, it is noted that assessed values have been informed by the land use plans that govern development in an area and its surroundings. Given that the land use designation for high-rise high-density multiple family development of the subject site has been in place since 2017, the market has adjusted upwards in response to the high-density multiple family designation within the plan.

2.8 Seismic Safety

Concern was expressed regarding seismic safety measures, as they relate to high rise buildings.

The proposed development is required to meet or exceed all requirements of the *BC Building Code*, which establishes various requirements for buildings including life safety, fire protection, structural protection, and seismic provisions. The applicant is required to submit extensive studies prepared by professional engineers related to geotechnical conditions, groundwater conditions and structural stability prior to approval of a Building Permit.

2.9 Sustainability

Concerns were raised regarding the necessity, and environmental impacts, of demolishing the existing building.

The existing building was constructed in 1976 and as such is nearing the end of its functional life cycle. As a building matures, additional maintenance is required. It is generally acknowledge that when a low-rise wood frame building reaches 50 – 60 years old, replacement consideration may be appropriate. A report for the existing 44 year old building noted that increased maintenance costs would be required for the building, and as a result the owners decided to make their units available for purchase for redevelopment.

Further, with the need for housing on all levels of the spectrum, this proposed development will offer a variety of unit sizes for different income levels, ranging from affordable family rental units to market units of different sizes. In lieu of the current 53 units, this project will provide 279 homes.

This project will promote sustainable building practices including a low carbon energy approach, on-site stormwater management, durable building envelope, and transportation demand management measures. Per the Environmental Sustainability Strategy, applicants are encouraged

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to reduce building demolition and construction waste. It should also be noted that this project is required to meet Step 3 of the Energy Step Code, or Step 2 with a low-carbon energy system and GHG limits, and as such will be more environmentally efficient than the existing building.

3.0 CONCLUSION

The subject rezoning application proposes development of a single 31-storey tower at the corner of Grange Street and Halley Avenue, and a five storey non-market rental apartment building fronting Grange Street. The proposal is fully concordant with the adopted Metrotown Downtown Plan, and Rental Use Zoning policy. The proposal's high quality of architecture and landscape treatment is considered beneficial to the neighbourhood through its provision of non-market rental and market strata housing options.

This report provides information responding to a number of questions and concerns raised at Public Hearing, including those related to: area traffic, parking and pedestrian safety; construction noise and traffic impacts; land use designation, density, zoning bylaw compliance, and rental provisions; community consultation; proposed building height, spatial separation and shadow impacts; capacity of nearby schools; property values; seismic safety; and sustainability.

As a condition of Final Adoption of the rezoning, the applicant will be required to complete the necessary prerequisite conditions of the subject rezoning application, as well as obtain the necessary City approvals and permits. In view of the information provided above, the proposed rezoning application remains supported by staff.

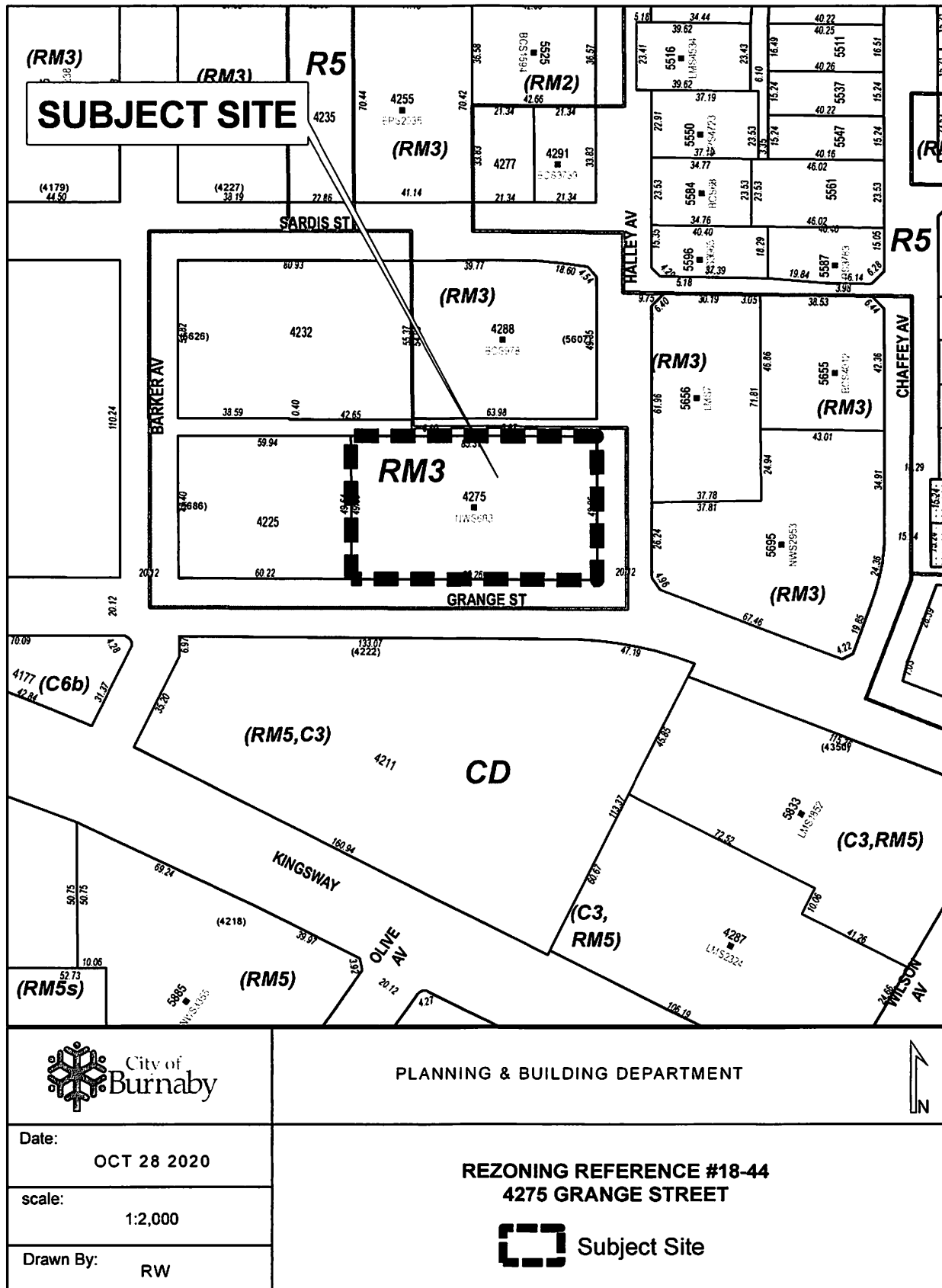
It is recommended that a copy of this report be sent to the applicant and those who spoke at, or submitted correspondence to the Public Hearing for Rezoning Reference #18-44.

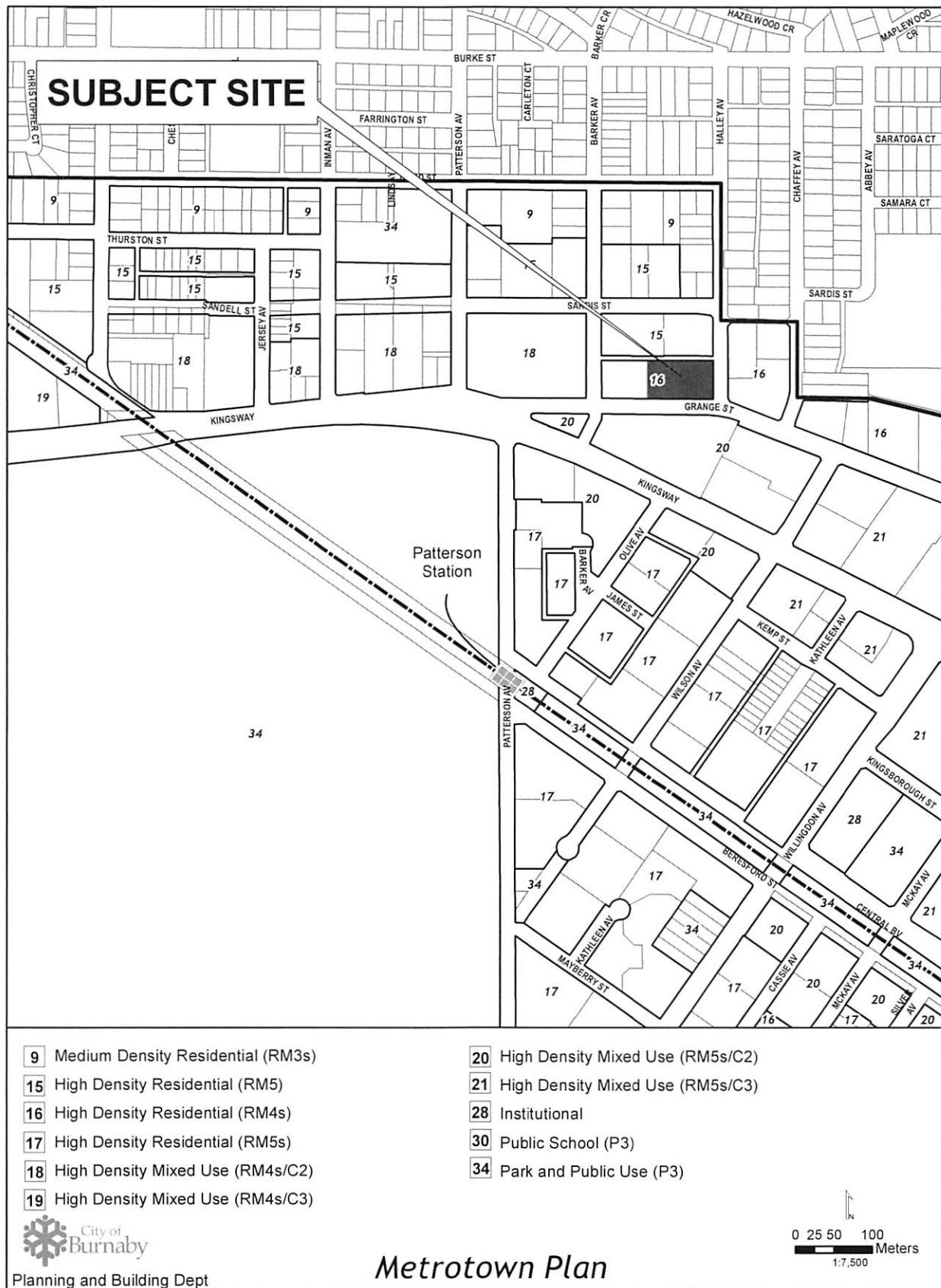

 E.W. Kozak, Director
 PLANNING AND BUILDING

KL:

Attachments

cc: Director Corporate Services
 Director Parks, Recreation and Cultural Services
 Chief Building Inspector
 Acting City Clerk







Item
Meeting..... 2020 November 09

COUNCIL REPORT

TO: CITY MANAGER 2020 November 04

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #20-03
Market tower and non-market rental tower
(Southgate Neighbourhood)
Edmonds Town Centre

ADDRESS: Portion of 7679 Eighteenth Street and 7701 Eighteenth Street
 (Sketches #1 and #2 *attached*)

LEGAL: Portion of Lot 42, D.L. 53, Group 1, NWD Plan 28569 Except Plans 49756, BCP7569 and BCP34566; Lot 2 Except: Part Dedicated Road On Plan BCP7569, D.L. 53, Group 1, NWD Plan LMP44380

FROM: CD Comprehensive Development District (based on RM5 and RM1 Multiple Family Residential Districts, C2 Community Commercial District)

TO: Amended CD Comprehensive Development District (based on RM5/RM5r Multiple Family Residential District, Southgate Neighbourhood Master Plan, and Edmonds Town Centre Plan guidelines and in accordance with the development plans entitled “Gateway G1 + G2” prepared by IBI Group Architects (Canada) Inc., and PWL Partnership Landscape Architects Inc.)

APPLICANT: Southgate Village Homes Ltd.
 3rd Floor, 1285 West Pender Street
 Vancouver, BC V6E 4B1
 (Attention: Bob Estey)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2020 November 24.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2020 November 09 and to a Public Hearing on 2020 November 24 at 5:00 p.m.
2. **THAT** the predecessor Rezoning Bylaw, Amendment Bylaw No. 02-2016, Bylaw 13569, (Rezoning Reference #14-26) be abandoned contingent upon the granting by Council of Second Reading of the Rezoning Bylaw for Rezoning Reference #20-03.

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 Re: REZONING REFERENCE #20-03
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3. **THAT** Council approve in principle a land exchange as generally described in Section 5.3 of this report, subject to the applicant pursuing the rezoning proposal to completion.
4. **THAT** this report be sent to: Ms. Armin Amrolia, Associate Vice President, Development & Asset Strategies, BC Housing; and Mr. Michael Flanigan, Vice-President of Development & Asset Strategies, BC Housing, for information purposes.
5. **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 (as well as underground switching and transformer/service boxes in town centre locations), and to the point of connection to the existing service where sufficient facilities are available to serve the development.
 - d) The dedication of any rights-of-way deemed requisite.
 - e) The completion of a land exchange.
 - f) The consolidation and re-subdivision of the net project site into three legal parcels.
 - g) The granting of any necessary statutory rights-of-way, easements and/or covenants in accordance with Section 6.9 of this report.
 - h) The registration of a Housing Covenant, Housing Agreement, and or Ground Lease for non-market housing as outlined in this report.
 - i) Compliance with the City's Groundwater Management for Multi-Family Development guidelines is required.
 - j) The submission of a Public Art Plan is required in conjunction with this rezoning application.
 - k) The review of a detailed Sediment Control System by the Director Engineering.
 - l) The submission of a suitable on-site stormwater management system to the approval of the Director Engineering, the deposit of sufficient monies for its provision, and the

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granting of a Section 219 Covenant to guarantee its provision and continuing operation in accordance with the adopted Southgate Master Storm Water Management Plan.

- m) The submission of a suitable Solid Waste and Recycling plan to the approval of the Director Engineering.
- n) The submission of a Site Profile and resolution of any arising requirements.
- o) The design and provision of units adaptable to persons with disabilities, the provision of customized hardware and cabinet work being subject to the sale/lease of the unit to a disabled person and with allocated disabled parking spaces.
- p) The provision of nine covered car wash stalls and an adequately sized and appropriately located garbage handling and recycling material holding space to the approval of the Director Engineering and a commitment to implement the recycling provisions.
- q) The submission of an acoustical study showing compliance with Council-adopted noise criteria.
- r) The provision of facilities for cyclists in accordance with this report.
- s) Compliance with the guidelines for underground parking for visitors.
- t) The review of on-site residential loading facilities by the Director Engineering.
- u) The deposit of the applicable Parkland Acquisition Charge.
- v) The deposit of the applicable GVS & DD Sewerage Charge.
- w) The deposit of the applicable School Site Acquisition Charge.
- x) The deposit of the applicable Regional Transportation Cost Charge.
- y) The submission of a written undertaking to comply with all the prerequisites of the previous rezoning of the site (Rezoning Reference #14-26).
- z) The submission of a written undertaking to distribute area plan notification forms, prepared by the City, with disclosure statements; and, to post area plan notification signs, also prepared by the City, on the development site and in the sales office in prominent and visible locations prior to Third Reading, or at the time marketing for the subject development commences, whichever is first, and remain posted for a period of one year, or until such time that all units are sold, whichever is greater.

REPORT

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1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the construction of a 41-storey market residential tower over a six-storey podium, and a 37 storey non-market residential tower over a six-storey podium, which forms part of the multi-phased development of the Southgate Master Plan site.

2.0 POLICY FRAMEWORK

The proposed rezoning application is consistent with the site's designation in the Edmonds Town Centre Plan. It also aligns with the following goals and sub-goals of the Corporate Strategic Plan:

A Connected Community

- Social Connection – Enhance social connections throughout Burnaby

A Dynamic Community

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

An Inclusive Community

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

3.0 BACKGROUND

- 3.1 The subject development site is comprised of two City-owned lots: a Portion of 7679 Eighteenth Street and 7701 Eighteenth Street (see *attached* Sketch #1), which are currently zoned CD Comprehensive Development District (based on the RM5, RM1 Multiple Family Residential Districts, and C2 Community Commercial District). The subject site is currently vacant.
- 3.2 The subject development site is located within Sub-Area 2 of the Edmonds Town Centre Plan area. The adopted Plan designates the subject development site for high-density multiple family residential development under the CD Comprehensive Development District, utilizing the RM5 Multiple Family Residential District as a guideline. Specifically, the subject site is located within the Gateway neighbourhood of the Southgate Master Plan area, which was established through a Master Plan rezoning process (Rezoning Reference #14-25) that was granted Final Adoption by Council on 2015 July 20. The adopted Master Plan provides the policy framework and general development guidelines to guide future site specific rezoning applications within each of the five multi-phased, mixed-use, multiple-family residential neighbourhoods within the Southgate area. Each site specific development is expected to be consistent with the vision and concepts established by the Master Plan, as well as the compendium set of Design Guidelines contained within.

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- 3.3 In accordance with the approved Southgate Master Plan, and associated density allocation covenant, the subject site is designated for development under the CD (RM5) District, whereby the overall site has a maximum residential density of 2.86 FAR, inclusive of an available 0.4 FAR bonus, and 0.26 FAR alternative density available for affordable/non-market housing (i.e. co-op, non-market housing, purpose built rental).
- 3.4 The subject site is currently the subject of Rezoning Reference #14-26, which proposes 351 strata units within a 32-storey residential tower and a four-storey low-rise apartment building, in line with the density parameters specified by the Master Plan. This rezoning advanced through Public Hearing and received Second Reading by Council on 2016 May 09.
- 3.5 The City's recently adopted Finalized Rental Use Zoning Policy offers opportunities for affordable housing partnerships on the subject site. While the subject site has been granted Second Reading and could advance to Third Reading and Final Adoption, with Council's approval, the applicant has elected to work with the City and BC Housing toward the early achievement of a significant number of non-market units on-site, with the understanding that a Master Plan amendment rezoning application is required to be advanced at a future date in order to implement the Rental Use Zoning Policy on the remaining Southgate Master Plan lands (the "Southgate Rental Study Area").
- 3.6 Council, on 2020 May 06, received the report of the Planning and Building Department concerning the rezoning of the subject site and authorized the department to continue to work with the applicant in the preparation of a suitable plan of development with the understanding that a further and more detailed report would be submitted at a later date.
- 3.7 The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

4.0 SOUTHGATE MASTERPLAN CONTEXT

- 4.1 The Master Plan, which consists of a Concept Book, compendium Design Guidelines, and density allocation covenant, provides the policy framework and general development guidelines for future site specific rezoning applications within the Southgate neighbourhood. In this regard, the Master Plan establishes mobility networks and connections, land use and density, built form, public realm character and landscape expression, park and open space, site servicing, and phasing pattern for the neighbourhood.
- 4.2 The subject development site forms part of the Gateway neighbourhood area and is identified as the western gateway into the Southgate neighbourhood (see Figure 1). This gateway includes an east-west connection from Griffiths Drive to the Southgate site via a new road (Southgate Boulevard); an improved alignment of the South Spur Urban Trail and enhanced pedestrian/cycle connection across the Griffiths Overpass; and, a new north-south pedestrian cycle corridor that connects the surrounding neighbourhood to the Southgate site via the Seventeenth Street linear park. The Gateway neighbourhood area also features a neighbourhood-oriented parkette (Seventeenth Street linear park), and a variety of pedestrian connections that connect the Southgate neighbourhood areas to each other and integrate the surrounding Edmonds community.

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 From: Director Planning and Building
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Figure 1 - Map showing Southgate's neighbourhood areas

The predominant land use of the Gateway neighbourhood area is multiple-family residential. Building form and architectural expression within this area are mid- to low-rise forms which respect the surrounding street edge conditions, as well as frame the above noted public realm spaces and linear park corridors, and the strategic siting of slender residential towers, which punctuate entry into the Southgate neighbourhood.

The maximum allowable market residential gross floor area for the Southgate neighbourhood is 546,593.7 m² (5,883,678 sq.ft.) across the five neighbourhood areas. A Density Allocation Covenant details this arrangement, as well as establishes provisions for the transfer of gross floor area (15%) from one neighbourhood area to another.

With regard to the subject development site, it is located at the corner of Griffiths Drive and the new east-west public road (Southgate Boulevard), and is identified as the principal “gateway” site into the new Southgate neighbourhood. The development concept, as articulated in the Southgate Master Plan, consists of a single residential tower oriented towards the new east-west road with a low-rise component that terraces down towards Griffiths Drive, and a separate low-rise apartment oriented towards Eighteenth Street. In order to accommodate additional rental density, in accordance with the adopted Rental Use Zoning Policy, the applicant is currently proposing two residential towers, one market strata and the other non-market rental, both with six storey low-rise components.

Given the strategic location of the subject development site at the western gateway of the Southgate Master Plan area, the desired development form would consist of residential towers offering engaging architecture and design with respect to the built form and the treatment of the surrounding public realm. An exceptional public realm at the Griffiths Drive entry and frontage and a strong street-oriented relationship to the site’s three frontages are expected. This includes the creation of a new east-west pedestrian/cycle/vehicular connection between the Southgate neighbourhood and Griffiths Drive via a new public road and urban trail (Southgate Boulevard), including a new landing and plaza east of the Griffiths Overpass, which is to be

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constructed along the southern edge of 7701 Eighteenth Street. A publically accessible east-west multi-use path is also proposed along the north property line, between Griffiths Drive and Eighteenth Street. The multi-use path will also connect to the multiple-family residential development to the north (Red Brick – Rezoning Reference #11-49).

4.3 As part of the subject site’s development, the applicant will be responsible for providing the following public realm improvements, as identified in the Southgate Master Plan:

- a new east-west public road connecting Griffiths Drive to the Southgate site;
- an improved alignment of the South Spur urban trail and enhancement of the pedestrian/cycle connection across the Griffiths Overpass, including a new landing/plaza area;
- a publically accessible dog park at Eighteenth Street; and,
- a publically accessible pedestrian corridor along the north property line, which connects Griffiths Drive to Eighteenth Street, the dog park at Eighteenth Street and to the adjacent Red Brick development.

It should be noted that in order to accommodate an additional non-market rental tower and low-rise component, the publically accessible dog park is no longer proposed as part of this application. In lieu of the dog park, dog related facilities (e.g. drinking fountains) along the path will be provided as part of the subject rezoning application. Further, the applicant will be required to provide additional public park space of a similar size elsewhere within the Southgate Master Plan area through the future masterplan amendment.

5.0 NON-MARKET RENTAL HOUSING OPPORTUNITY

- 5.1 As noted in Section 3.1, the subject development site is comprised of two City-owned lots. The lots are intended to be consolidated and subdivided into three lots (see Figure 2). The City would retain ownership of Lot B, the eastern lot fronting Eighteenth Street, and lease it to BC Housing for development of non-market rental housing. The City would also retain ownership of the western lot fronting Griffiths Avenue, which would include an urban trail and park features connecting Griffiths Avenue to the existing Griffiths cycling and pedestrian overpass. The central lot, Lot A, which is to front the future Southgate Boulevard, is intended to be the subject of a land exchange between the City and the applicant for an equally sized and designated site within the remaining Southgate Master Plan lands (see Figure 3). The central lot would be developed by the applicant for market (strata) housing.

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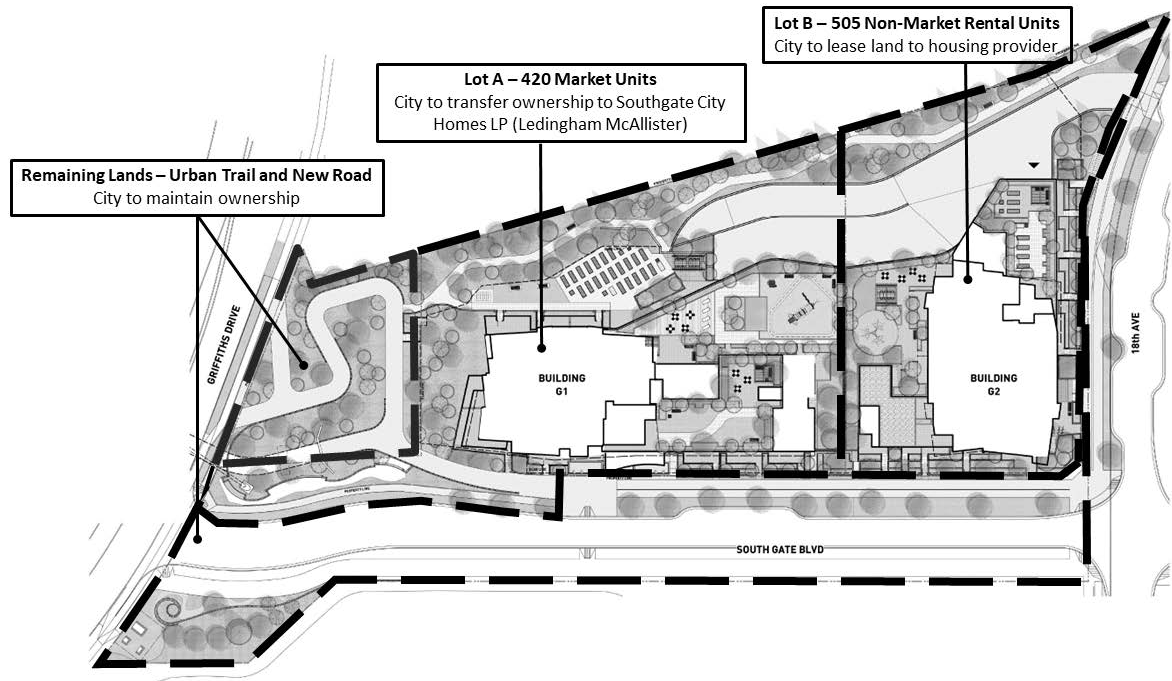


Figure 2 – Land ownership and lot locations

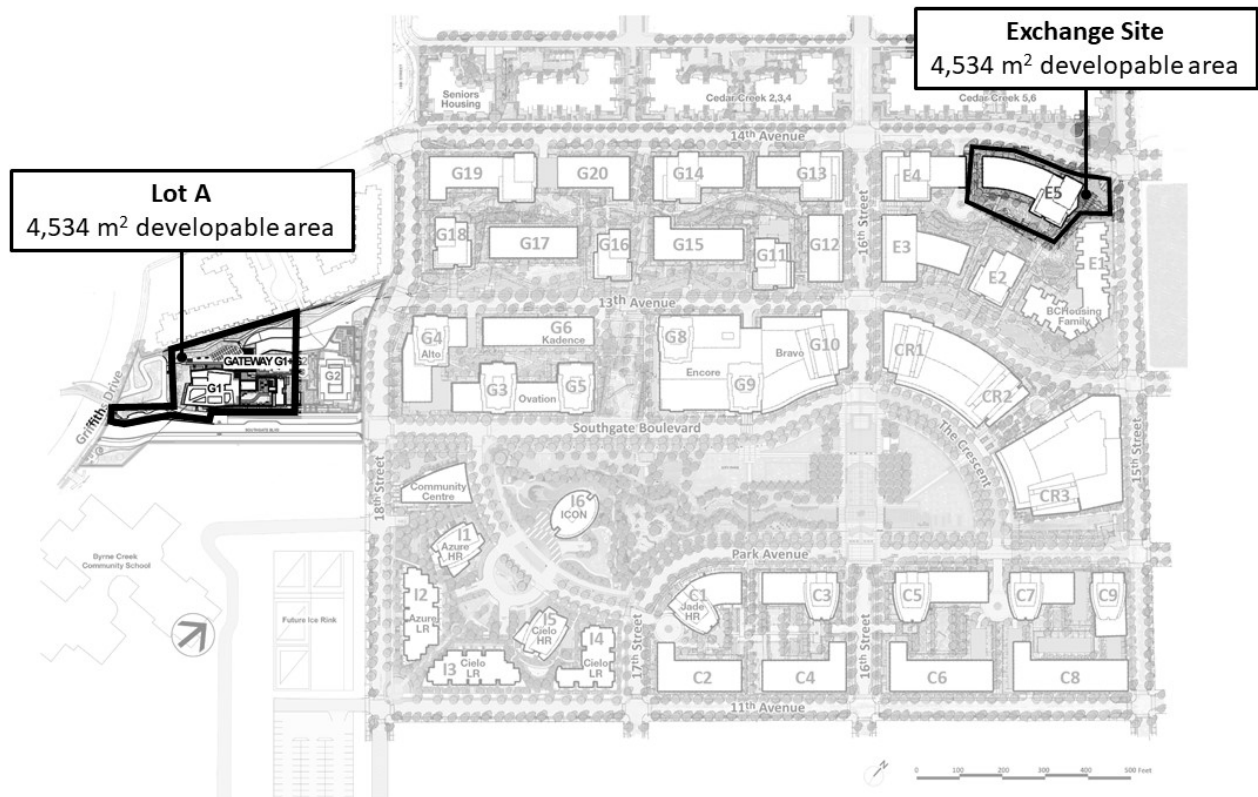


Figure 3 – Land Exchange Sites and Development concept for the broader Southgate Master Plan

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- 5.2 It is noted that the RM5r non-market rental housing proposed for Lot B is intended to accommodate both the full 20% inclusionary affordable housing required by the adjacent market rental tower on Lot A (85 units), and a portion of the future 20% inclusionary housing obligation from the remaining Southgate site (420 units), for a total provision of 505 non-market affordable rental units provided at 20% below CMHC market median rates in accordance with the Finalized Rental Use Zoning Policy.

The 1.1 FAR Offset Density available as a result of providing the 20% inclusionary non-market housing, and the resulting buildable area, that accompanies the provision of the Affordable Rental Housing Component on Lot B, will be proportionately debited against that offset density which would be generated by the Southgate Lands for the same obligation (see Table 2 in Section 6.3).

- 5.3 The City and the applicant have executed a Memorandum of Understanding (MOU) that documents and describes the key terms, intentions, roles, and responsibilities of both parties as it relates to the land exchange, density transfer, and intent for the market and non-market components of the subject development. The MOU outlines the terms of the land exchange to ensure that the City obtains a “like for like” parcel on the Southgate site, insofar that the two sites involved are of similar size, density and development potential. It is intended that this MOU between the City and the applicant would be replaced with a tripartite MOU between the City, the applicant and BC Housing once funding has been secured for the site. With these partnerships, the applicant intends to apply for Community Housing Fund (CHF) funding for Lot B. This arrangement which aligns with the Finalized Rental Use Zoning Policy would be secured through a Section 219 Covenant and/or a Housing Agreement, and would be reflected in the lease terms for Lot B. The Residential Tenancy Act applies to all tenancies.

6.0 GENERAL COMMENTS

- 6.1 The proposed development plan is for a 41 storey market residential tower with a six storey low-rise component fronting Southgate Boulevard (new public road) on Lot A, and a 37 storey non-market affordable rental tower with a six storey low-rise component fronting Eighteenth Street on Lot B.

This subject application would yield a total of 926 units, of which 421 are on Lot A (market) and 505 are on Lot B (non-market rental). All parking for the development is to be provided underground, within separated parking garages accessed via Eighteenth Street.

- 6.2 Based on the gross site area of the subject rezoning application (15,036.98 m² (161,857sq.ft.)), a total gross floor area of 92,627.80 m² (997,037 sq.ft.) is achievable (see Table 1) under Rezoning Reference #20-03. Per Table 1, the applicant is utilizing 2.2 FAR (RM5) on Lot A (market), and 2.2 (RM5r) on Lot B (non-market rental). The remaining Density Offset (1.1 FAR), Alternative Housing density (0.26 FAR), and Density Bonus (0.4 FAR – value to be determined at a future date) will be transferred to the Southgate Master Plan site (see Table 2).

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Zoning Use	FAR	Max GFA (m ²)	REZ #20-03 Density Assignment
RM5	2.2	33,081.36	Lot A (market)
RM5r	2.2	33,081.36	Lot B (non-market)
Density Offset	1.1	16,540.68	Transferred to Southgate Master Plan site
Alternative Housing	0.26	3,909.61	Transferred to Southgate Master Plan site
Density bonus	0.4	6,014.79	Transferred to Southgate Master Plan site
Total	6.16	92,627.80	*Based on a gross site area of 15,036.98 m² (161,857sq.ft.)

Table 1 - Zoning Use, FAR and Maximum permitted floor area breakdown on subject site

- 6.3 A prerequisite to this rezoning is the completion of a Land Exchange (Lot A and the exchange site) as shown earlier in Section 5.1, Figure 3. Both sites' developable areas measure approximately 4,534 m² (48,803 sq.ft.) subject to a detailed survey, and equivalent in density as outlined in Table 2 below. As noted above, the area utilized to calculate the GFA, is based on the gross site area of all the lands included within the subject rezoning application. The market (RM5) density is applied equally to Lot A and the exchange site, resulting in 33,081.36 m² (356,085 sq.ft.) gross floor area being available to both sites.

Zoning Use	FAR	Subject Site REZ#20-03 (m ²)	Exchange Site (m ²)	Total Southgate Master Plan Area (per REZ #14- 25) (m ²)	Remaining Southgate Master Plan Site Area (following REZ #20-03) (m ²)
Site Area (m ²)		15,036*	4,534	210,235	190,665*
RM5	2.20	33,081	33,081*	462,518	396,355*
RM5r	2.20	33,081	9,974	N/A	TBD
Density Offset	1.10	16,540**	4,987	N/A	TBD
Alternative Housing	0.26	3,909**	1,179	54,661	53,482*
Density Bonus	0.40	6,014**	1,813	84,094	82,281*
Total	6.16	92,627	51,035	601,272	532,118*
NOTES:		*4,534 m ² for Lot A ** Density transferred to Southgate Master Plan site	*RM5 Density based on Subject Site Gross Area		*Site Area, RM5 density, Alternative Housing Density, Density Bonus, future RM5r and future Density Offset of Exchange Site subtracted from Southgate Master Plan site. **Site Area, RM5 density and proportionate Density Offset of Subject site subtracted from Southgate Master Plan site.

Table 2 – Density comparison and allocation table

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Table 2 above shows the site area, and available density for each site and within each zoning district. It also provides an overview of the remaining Southgate Master Plan area density that would be available following the completion of the subject rezoning application. As noted in the table, some of the rental, offset, bonus and alternative density information is not available until the Rezoning Master Plan amendment occurs as the amount of density available to the Master Plan area is determined. Notwithstanding, an amended density allocation covenant accounting for the density transfer, and reduction in Southgate density attributed to the Exchange Site will be deposited prior to Final Adoption.

Utilizing the entire site inclusive of roads and parks to calculate the gross floor area for Lot A/the exchange site, provides the additional benefit of expediting the construction of 505 non-market rental units. The density available for the exchange site offers an additional opportunity to construct non-market rental housing elsewhere within the Southgate Master Plan area and it ensures that the exchange is based on a “like for like” land exchange.

As a condition of this rezoning, concurrent with, or prior to Final Adoption, the applicant must subdivide the exchange site from the balance of the Southgate lands and transfer this parcel to the City. The applicant is responsible for all applicable fees and taxes related to this land transfer. As noted, the existing density allocation covenant will be amended to subtract the density attributed to the Exchange Site from the balance of the Southgate Site, as shown in Table 2.

- 6.4 Overall, the subject proposal is considered to embody exceptional urban design and architectural expression in terms of both building’s siting, massing, pedestrian orientation and materiality. It meets the standards and objectives of the Southgate Master Plan and Design Guidelines. To complement the built form, a progressive landscape treatment is proposed, which includes boulevards and street trees on all street frontages. Substantial on-site planting is also proposed to further enhance the development, including special landscaping, and a water feature that wraps the corner of Griffiths Drive and the new east-west public road.
- 6.5 All required parking is proposed to be located underground, and access taken from Eighteenth Street. Given the site’s Town Centre location, in accordance with the Zoning Bylaw, a parking ratio of 1.1 parking spaces per unit for the market strata units and 0.6 spaces per unit for the non-market rental units is considered appropriate. Of both these ratios, 0.1 spaces per unit is for visitor parking. The applicant has requested to vary the non-market parking requirement from 0.6 to 0.55 parking spaces per unit (Inclusive of 0.1 spaces for visitors) subject to a parking study approved by the Director Planning and Building. To further support the proposed reduction, the applicant has noted the project’s proximity to the Edmonds SkyTrain Station, and has proposed an enhanced Transportation Demand Management Strategy (TDM) package including transit pass provisions to support the parking amendment. Below is a typical TDM proposal that illustrates the City’s minimum requirements.
- a transit pass fund equivalent to two zone monthly passes for 15% of the strata residents and 100% of the rental units for two years to encourage an alternative to car use and ownership;
 - two secured bicycle parking spaces per unit for both rental and strata residents; and,
 - the provision of a fund to support car share, equivalent to one car and space per 100 units, with memberships available to all strata and rental residents. Should a car share program not be available on this site, the value of the vehicles may be utilized toward driving credits

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for car share, or additional funding for transit pass subsidies. This arrangement would provide access to alternative transportation for a greater number of residents.

All residential spaces will be equipped with an individually metered energized outlet capable of providing Level 2 or higher charging for electric vehicles, in accordance with the Burnaby Zoning Bylaw.

A communications strategy that provides all building residents and management companies (i.e. strata lot owners, strata corporation, strata management company, tenants, and rental management company) an understanding of how best to utilize each of the alternative transportation options will be provided as part of the overall Transportation Demand Management Strategy. A Section 219 Covenant and sufficient financial securities will be required to guarantee the provision of these measures.

- 6.6 The developer has committed to demonstrating sustainability through building design, materiality and efficiency (water, energy and waste management) initiatives. The applicant has indicated that the market building will meet Step 3 of the BC Energy Step Code. The applicant is required to provide an energy model prior to Final Adoption and conduct air tightness testing prior to final building occupancy. Per BC Housing requirements, the non-market building will comply with Step 4 of the BC Energy Step Code.
- 6.7 In accordance with the City's policy for adaptable units, 20% of the total number of residential units are proposed to meet adaptable standards. Lot A (market) is providing 84 adaptable units and Lot B (non-market rental) is providing 100 adaptable units. For adaptable one bedroom units, 1.86 m² (20 sq.ft.) is exempt from the FAR. The exemption for two bedroom adaptable units is 2.79 m² (30 sq.ft.), and three bedroom units is 3.71 m² (40 sq.ft.) provided that all additional bedrooms are adaptable. Table 3 below provides a breakdown of the number of adaptable units and exempt floor area for each lot.

	1 bed adapt units	Exempt Floor Area	2 bed adapt units	Exempt Floor Area	3 bed adapt units	Exempt Floor Area	Total adapt units	Total Exempt Floor Area
Lot A	36	66.96 m ²	44	122.76 m ²	4	14.84	84	204.56 m ²
Lot B	76	141.36 m ²	24	66.96 m ²	0	0 m ²	100	208.32 m ²
Total	112	208.32 m ²	68	189.72 m ²	4	14.84 m ²	184	412.88 m ²

Table 3 - number of adaptable units and permitted exempt floor area

Lot A has an FAR exemption of 204.56 m² (2,202 sq.ft.) and Lot B has an exemption of 208.32 m² (2,242 sq.ft.). In total, the project's adaptable FAR exemption is 412.88 m² (4,509 sq.ft.).

Lot A requires a total of 50 handicap parking stalls, and Lot B requires a total of 59 accessible parking stalls for a total of 109 accessible parking stalls to be provided. The accessible parking stalls will be protected by a Section 219 Covenant as common property to be administered by the Strata Corporation and rental housing operator.

- 6.8 The Director Engineering will assess the need for any further required services to the site, including, but not necessarily limited to:
- construction of the Griffiths Avenue – Southgate Boulevard intersection to its final standard;

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- construction of Southgate Boulevard (west to proposed mid-block crossing) to local road standard with front boulevard, street trees, street lighting, and separated sidewalk;
- construction of Southgate Boulevard (east of mid-block crossing to Eighteenth Street) to local road standard with boulevards, cycle facilities, separated sidewalk, street trees, street lighting and pedestrian lighting;
- construction of Eighteenth Street (west side) to local road standard with front boulevard and RMAs, street lighting, street trees, cycle facilities, sidewalk, and pedestrian lighting;
- construction of the Southgate Boulevard connection to the Griffiths Overpass;
- construction of an enhanced bicycle landing on the east side of the Griffiths Overpass, and improved connections to the surrounding neighbourhood; and,
- storm, water, sanitary, sewer improvements as identified in an updated Master Servicing Plan.

To support the foregoing servicing requirements, a 21.2 m road dedication is required for the new public road (Southgate Boulevard) through the subject site. Minor dedications may also be required for the streets bounding the development site. It is noted that density is based on the site's gross area (prior to road dedications). The non-profit operator of the proposed non-market housing on Lot B may elect to apply for a capital grant from the City's housing fund grant process, for the costs associated with servicing of Lot B. Such a request would be advanced as part of a future report to Council. It is further noted that the applicant will be credited for prior servicing of the Exchange Site to a maximum of \$3,000,000, against servicing costs allocated to the subject site.

6.9 Any necessary easements and covenants and statutory rights-of-way for the site are to be provided, including, but not necessarily limited to:

- Section 219 Covenant restricting enclosure of balconies;
- Section 219 Covenant ensuring compliance with the approved acoustical study;
- Section 219 Covenant guaranteeing the provision and ongoing maintenance of stormwater/groundwater management facilities;
- Section 219 Covenant restricting the use of guest suites;
- Section 219 Covenant preventing stratification of the rental units;
- Section 219 Covenant ensuring that accessible parking stalls in the underground parking area for Lot A (Strata) be held in common property to be administered by the Strata Corporation;
- Section 219 Covenant amending the current density allocation provisions to reflect density transfer and reduction resulting from this rezoning; and,
- Section 219 Covenant ensuring the provision and ongoing maintenance of the Southgate Boulevard water feature.
- Statutory right-of-way for the provision, access, and ongoing maintenance of public pathways, provided public art, and identified landscape features.

6.10 A Housing Agreement, Ground Lease, and/or a Section 219 Covenant is required between the developer, BC Housing and the City for Lot B to address the following:

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- rent levels and unit composition; and,
- income levels of tenants.

In terms of affordability levels, rental rates for the units need to meet the City of Burnaby's Finalized Rental Use Zoning Policy requirements.

- 6.11 Due to the proximity of the subject site to Griffiths Drive, the applicant is required to provide an acoustical study showing that the proposed development would meet the Council-adopted noise criteria.
- 6.12 Provision of nine separate car wash stalls is required – four of which are to be located on Lot A and five of which are to be located on Lot B.
- 6.13 As the site will be fully excavated for development, an arborist's report and tree survey will be required prior to Final Adoption identifying trees to be removed from the site. The applicant will be required to obtain a tree removal permit for all trees over 20 cm (8 inches) in diameter. A detailed landscape and tree planting plan has been provided as part of the suitable plan of development to replace existing trees to be removed from the site.
- 6.14 A suitable engineered design to the approval of the Director Engineering will be required for the on-site stormwater/groundwater management system, as well as a Section 219 Covenant to guarantee its provision and continuing operation, in accordance with the Southgate Stormwater Management Master Plan. The deposit of sufficient monies to guarantee the provision and ongoing operation of the stormwater/groundwater management system will be required.
- 6.15 The Engineering Environmental Services Division will need to review a submission of a detailed plan of an engineered Sediment Control System prior to Final Adoption.
- 6.16 The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering is required.
- 6.17 A site profile application is required for the subject development site, given its past industrial use.
- 6.18 Applicable Development Cost Charges are:
 - a) Parkland Acquisition Charge
 - b) School Site Acquisition Charge
 - c) GVS&DD Sewerage Charge
 - d) Regional Transportation Charge.

7.0 DEVELOPMENT PROPOSAL

7.1 Site Area (subject to detailed survey)

Gross Lot A (Market)	-	5,367.01 m ² (57,770 sq.ft.)
Gross Lot B (Non-Market)	-	4,064.04 m ² (43,745 sq.ft.)
Gross Lot C (Park/Bridgehead)	-	1,303.00 m ² (14,025 sq.ft.)
Road Dedication (Southgate Boulevard)	-	4,275.03 m ² (46,016 sq.ft.)

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Road Dedication (18 th Street)	-	27.90 m ² (300 sq.ft.)
Net Site Area	-	15,036.98 m ² (161,857 sq.ft.)

7.2 Site Coverage - 29 %

7.3 Density and Gross Floor Area (as per Density Allocation Covenant)

Residential Density Permitted

Gateway Neighbourhood*	-	233,190.1 m ² (2,510,037 sq.ft.)
Subject Development	-	92,627.80 m ² (997,037 sq.ft.)

**subject to change in Southgate Rental Study Area amendment*

*** based on RM5 (2.2 FAR) and Bonus Density (0.4 FAR)*

Residential Density Provided

Subject Development

RM5 (Strata)	-	33,081.36 m ² (356,085 sq.ft.)
RM5r (Non-Market Rental)	-	33,081.36 m ² (356,085 sq.ft.)
Offset Density	-	16,540.68 m ² (178,042 sq.ft.)
Alternative Housing Density	-	3,909.61 m ² (42,083 sq.ft.)
Density Bonus	-	6,014.79 m ² (64,743 sq.ft.)

Transferrable to larger Southgate Site	-	26,465.08 m ² (284,868 sq.ft.)
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**TOTAL GROSS FLOOR AREA
(SUBJECT DEVELOPMENT)** - **66,162.71 m² (712,170 sq.ft.)** (excluding permitted 1,884.65 m² exemptions)

7.4 Residential Unit Mix

Lot A

Market Tower and Low-Rise Component

037 – Studio units	-	42.09 – 43.48 m ² (453 – 468 sq.ft.)
160 – One bedroom units	-	56.86 – 58.81 m ² (612 – 633 sq.ft.)
197 – Two bedroom units	-	71.35 – 83.52 m ² (768 – 899 sq.ft.)
027 – Three bedrooms units		

Lot B

Non-Market Tower and Low-Rise

094 – Studio	-	31.12 – 37.90 m ² (335 – 408 sq.ft.)
205 – One bedroom	-	50.16 – 52.03 m ² (539 – 560 sq.ft.)
164 – Two bedroom	-	65.40 – 71.91 m ² (704 – 774 sq.ft.)
042 – Three bedroom	-	82.68 – 83.52 m ² (890 – 899 sq.ft.)

Total number of low-rise apartment units:
 505 units (100 units are adaptable)

TOTAL NUMBER OF UNITS
926 units (184 units are adaptable)

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7.5 Building Height

Lot A
 Market Tower and Low-Rise Component - 41 storeys

Lot B
 Non-Market Tower and Low-Rise - 37 storeys

7.6 Vehicle Parking

Lot A - Market Tower and Low-Rise Component

421 units @ 1.1 spaces per unit: Required: 463 spaces
 Provided: 463 spaces

Lot B - Non-Market Rental Tower and Low-Rise

505 units @ 0.6 spaces per unit: Required: 303 spaces
 The applicant has requested a reduction to 0.55 spaces Provided: 277 spaces

7.7 Bicycle Parking/Storage Area

Lot A - Market Tower and Low-Rise Component

Residential Bicycle Parking

421 units @ 2 spaces per unit: Required: 842 spaces
 Provided: 842 spaces

Visitor Bicycle Parking

421 units @ 0.2 spaces per unit: Required: 86 spaces
 Provided: 86 spaces

Lot B – Non-Market Tower and Low-Rise Component

Residential Bicycle Parking

505 units @ 2 spaces per unit: Required: 1,010 spaces
 Provided: 1,010 spaces

Visitor Bicycle Parking

505 units @ 0.2 spaces per unit: Required: 101 spaces
 Provided: 101 spaces

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7.8 Loading

Lot A - Required and Provided	-	2 spaces
Lot B - Required and Provided	-	2 spaces

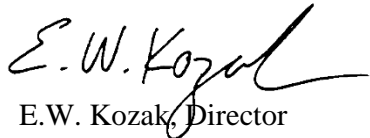
7.9 Communal Facilities (Excluded from FAR Calculations)

Common amenity facilities for Lot A are located on levels one, two and, seven. Level one includes an amenity lobby, fitness space, co-work area, lounge and mail/parcel room; level two and seven both include a lounge.

Common amenity facilities for Lot B are located on levels one and seven. Level one includes an office, scooter room, mail/parcel room, lobby, lounge and common laundry area. Every level of the building contains a communal laundry facility and every third level of the building contains a janitor closet.

Collectively, these amenity areas amount to 1,539 m² (16,566 sq.ft.), which is less than 5% 3308.09 m² (35,608 sq.ft.) of Gross Floor Area permitted to be exempted as amenity space within the Zoning Bylaw.

The applicant has also provided an extensive outdoor amenity component including community gardens, programed green roofs including children's play, and a water feature at the site's entrance on the corner of Southgate Boulevard and Griffiths Drive.



E.W. Kozak, Director
 PLANNING AND BUILDING

KL:tn

Attachments

cc: City Solicitor
 City Clerk

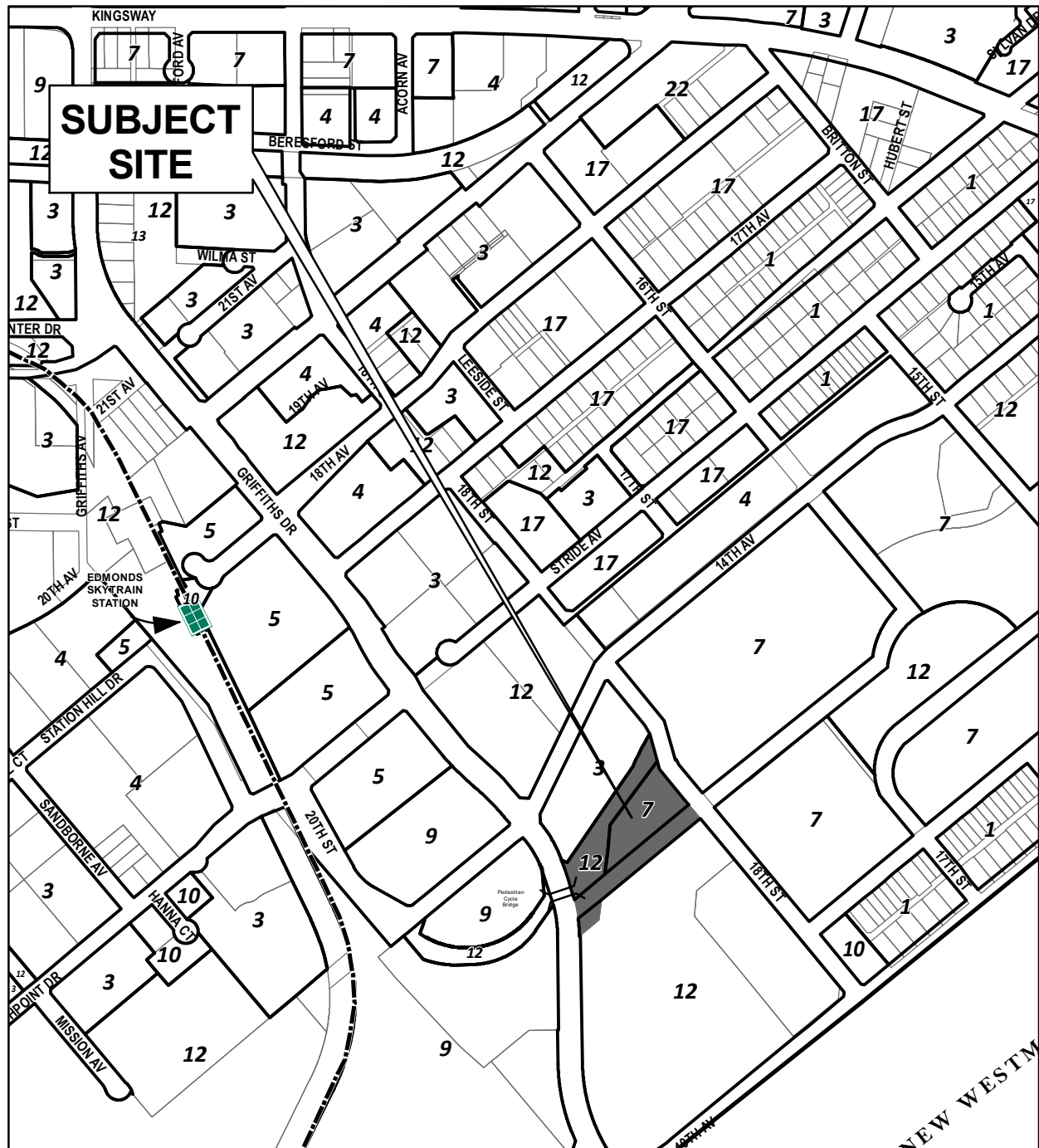


Drawn By: RW

**REZONING REFERENCE #20-03
PORTION OF 7679 AND 7701 18TH STREET**

 Subject Site

Sketch #1



- 1** Single and Two Family Residential
- 3** Medium Density Multiple Family Residential
- 4** High Density Multiple Family Residential
- 5** Commercial
- 6** Medium Density Mixed Use
- 7** High Density Mixed Use

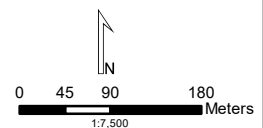
- 9** Industrial
- 10** Institutional
- 12** Park and Public Use/Public School
- 17** Low or Medium Density Multiple Family Residential (Ground Oriented)
- 22** Low/Medium Density Mixed Use

Edmonds Town Centre Plan Development Guidelines



PLANNING & BUILDING DEPARTMENT

Note: Composite Sketch Subject to Change



Printed on October 16, 2020

Sketch #2

CITY OF BURNABY**BYLAW NO. 14233**

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. 40, 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. 4341 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 14233
Page 2

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

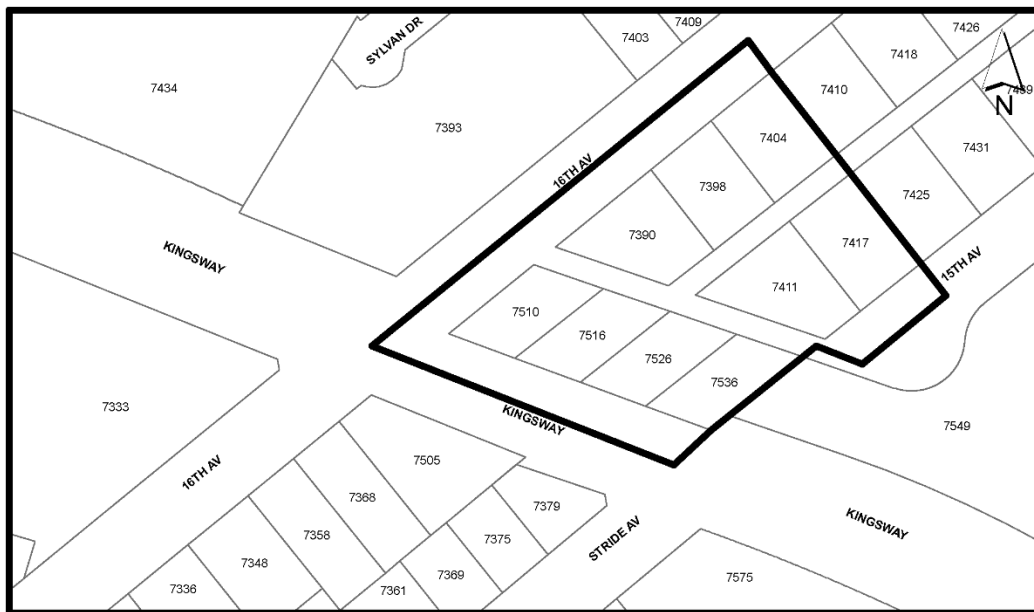
MAYOR

CLERK

BYLAW NUMBER 14233 BEING A BYLAW TO AMEND BYLAW
NUMBER 4742 BEING BURNABY ZONING BYLAW 1965

REZ.19-57


LEGAL: Lots 1, 2 and 3, Block 28, District Lot 29, Group 1, NWD Plan 3035
Lots 4, 19, 20 and 21, Block 28, District Lot 29, Group 1, NWD Plan 3035
Lots 5 and 6, Block 28, District Lot 29, Group 1, NWD Plan 4215



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

FROM: R5 Residential District

TO: CD Comprehensive Development District (based on RM3s, RM3r Multiple Family Residential District and Edmonds Town Centre Plan as guidelines and in accordance with the development guidelines provided in Appendix A attached)

	PLANNING AND BUILDING DEPARTMENT	
Date: OCT 22 2020	OFFICIAL ZONING MAP	Map "B" No. REZ. 4341
Scale: 1:1,500		
Drawn By: JS		

APPENDIX A
Development Guidelines
2020 October 21

SITE #4: KINGSWAY AND 16TH – REZONING REFERENCE #19-57
NON-MARKET HOUSING DEVELOPMENT

Addresses: 7510, 7516, 7526, 7536 Kingsway; 7390, 7398, 7404 16th Avenue; 7411, 7417 15th Avenue

Site Area: 5002.8 m² (53,850 sq.ft.) including lane closure area

Permitted land use(s): Rental housing

Zoning & Maximum Density:

RM3s base + bonus (rental)	1.50 FAR (of which 0.4 FAR is density bonus)
RM3r (rental)	1.10 FAR
RM3s (100% affordable density offset)	0.55 FAR
Total	3.15 FAR (169,628 sq.ft.)

Anticipated Maximum Unit Count: 177 units, based on 85% efficiency and 725 sq.ft. average unit size.

Anticipated Building Form & Height: Apartment form up to six storeys

Targeted Client Group & Affordability: General, mixed affordability

CITY OF BURNABY

BYLAW NO. 14234

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. 41, 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. 4342 annexed to this Bylaw, and in accordance with the explanatory legend, notations, references and boundaries designated, described, delimited and specified in particularity shown upon said Map ‘B’; and the various boundaries and districts shown upon said Map ‘B’ respectively are an amendment of and in substitution for the respective districts, designated and marked on said Map ‘A’ insofar as the same are changed, modified or varied thereby, and the said Map ‘A’ shall be deemed to be and is hereby declared to be amended accordingly and the said Map ‘B’ is hereby declared to be and shall form an integral part of said Map ‘A’, as if originally incorporated therein and shall be interpreted accordingly.

3. The Comprehensive Development Plan entitled “Selma Apartments” prepared by Jordan Kutev Architect Inc. and on file in the office of the Director Planning and Building, is deemed to be attached to and form part of this Bylaw and any development on the lands rezoned by this Bylaw shall be in conformity with the said Comprehensive Development Plan.

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

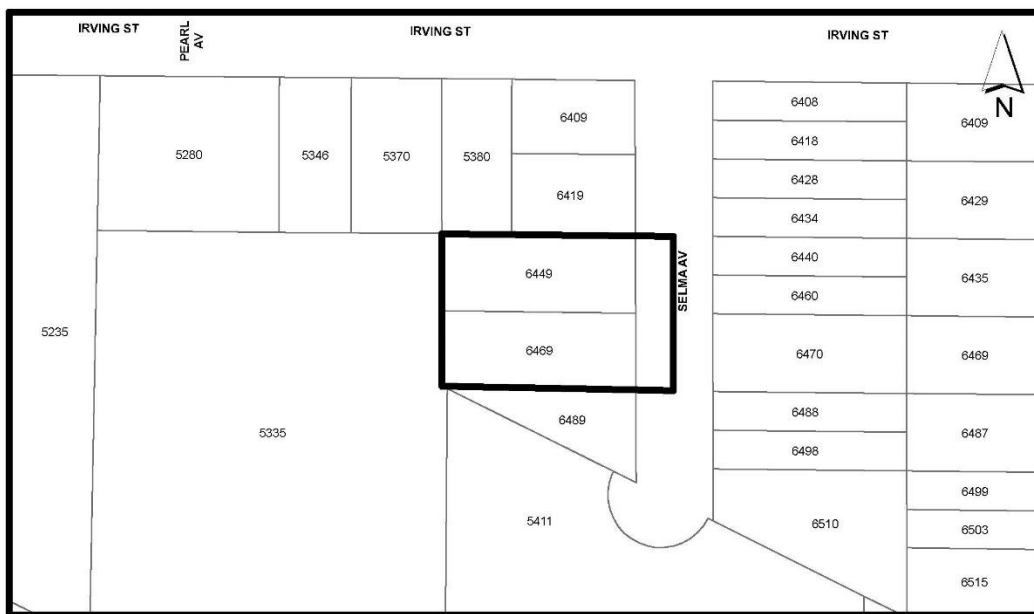
MAYOR

CLERK

BYLAW NUMBER 14234 BEING A BYLAW TO AMEND BYLAW
NUMBER 4742 BEING BURNABY ZONING BYLAW 1965

REZ.16-33


LEGAL: Lots 5 and 6, Block 9, DL 94, Group 1, NWD Plan 1117



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

FROM: R5 Residential District

TO: CD Comprehensive Development District (based on RM3 Multiple Family Residential District, RM3r Multiple Family Residential District, Royal Oak Community Plan as guidelines, and in accordance with the development plan entitled "Selma Apartments" prepared by Jordan Kutev Architect Inc.)

 Date: OCT 22 2020 Scale: 1:1,500 Drawn By: JS	PLANNING AND BUILDING DEPARTMENT OFFICIAL ZONING MAP Map "B" No. REZ. 4342
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CITY OF BURNABY**BYLAW NO. 14235**

A BYLAW to amend Bylaw No. 4742, being Burnaby Zoning Bylaw 1965, as amended by Bylaw No. 10407 being Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 42, 1996

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. 42, 2020.**

2. Bylaw No. 4742, as amended by Bylaw No. 10407, 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. 4343, annexed to this Bylaw, and in accordance with the explanatory legend, notations, references and boundaries designated, described, delimited and specified in particularity shown upon said Map 'B'; and the various boundaries and districts shown upon said Map 'B' respectively are an amendment of and in addition to the respective districts, designated and marked on said Map 'A' insofar as the same are changed, modified or varied thereby, and the said Map 'A' shall be deemed to be and is hereby declared to be amended accordingly and the said Map 'B' is hereby declared to be and shall form an integral part of said

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

(b) The Comprehensive Development Plan, more particularly described in Bylaw No. 10407, is amended as may be necessary by the development plan entitled “S.U.C.C.E.S.S. 3802 Hastings St. Burnaby BC” prepared by dys architerture 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

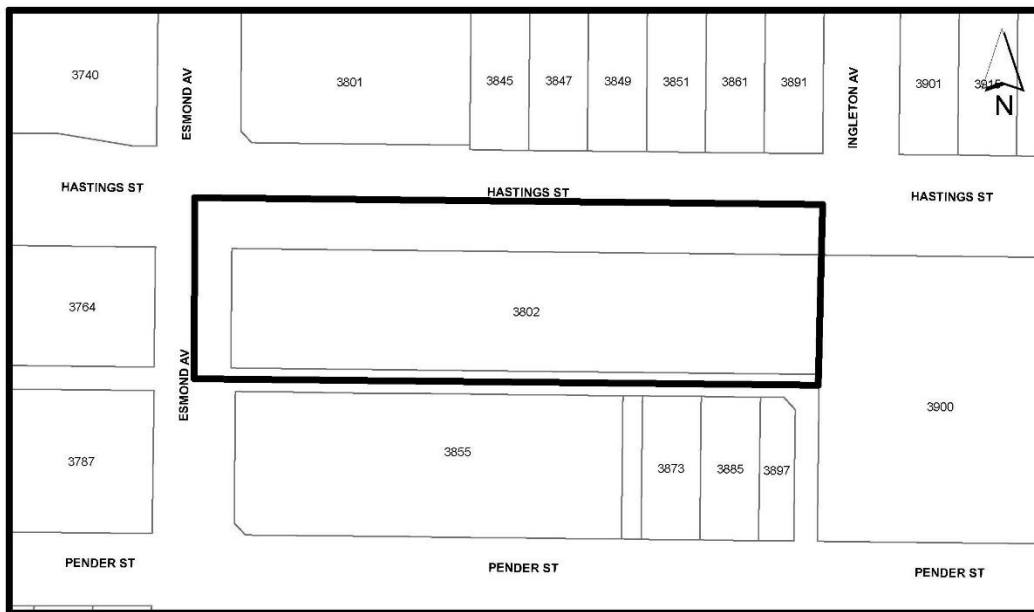
MAYOR

CLERK

BYLAW NUMBER 14235 BEING A BYLAW TO AMEND BYLAW
NUMBER 4742 BEING BURNABY ZONING BYLAW 1965

REZ.19-03


LEGAL: Lot 58 District Lot 116 Group 1 New Westminster District Plan 63799



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

FROM: CD Comprehensive Development District (based on C8 Urban Village Commercial (Hastings) District)

TO: Amended CD Comprehensive Development District (based on C8r Urban Village Commercial (Hastings) District and Hastings Street Plan as guidelines, and in accordance with the development plan entitled "S.U.C.C.E.S.S. 3802 Hastings St. Burnaby BC" prepared by dys architecture)

	PLANNING AND BUILDING DEPARTMENT	
Date: OCT 22 2020	OFFICIAL ZONING MAP	
Scale: 1:1,500		
Drawn By: JS		
	Map "B" No. REZ. 4343	

CITY OF BURNABY**BYLAW NO. 14236**

A BYLAW to amend Bylaw No. 4742, being Burnaby Zoning Bylaw 1965, as amended by Bylaw Nos. 10868 and 11245 being Burnaby Zoning Bylaw 1965, Amendment Bylaw Nos. 04, 1999 and 16, 2001

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. 43, 2020.**

2. Bylaw No. 4742, as amended by Bylaw Nos. 10868 and 11245, 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. 4344, annexed to this Bylaw, and in accordance with the explanatory legend, notations, references and boundaries designated, described, delimited and specified in particularity shown upon said Map 'B'; and the various boundaries and districts shown upon said Map 'B' respectively are an amendment of and in addition to the respective districts, designated and marked on said Map 'A' insofar as the same are changed, modified or varied thereby, and the said Map 'A' shall be deemed to be and is hereby declared to be amended

Bylaw No. 14236
Page 2

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

(b) The Comprehensive Development Plans, more particularly described in Bylaw Nos. 10868 and 11245, are amended as may be necessary by the development plan entitled “4560 Tillicum Street, Burnaby, BC” prepared by Krahm Group of Companies and on file in the office of the Director Planning and Building; and any development on the lands rezoned by this Bylaw shall be in conformity with the said Comprehensive Development Plans as amended.

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

MAYOR

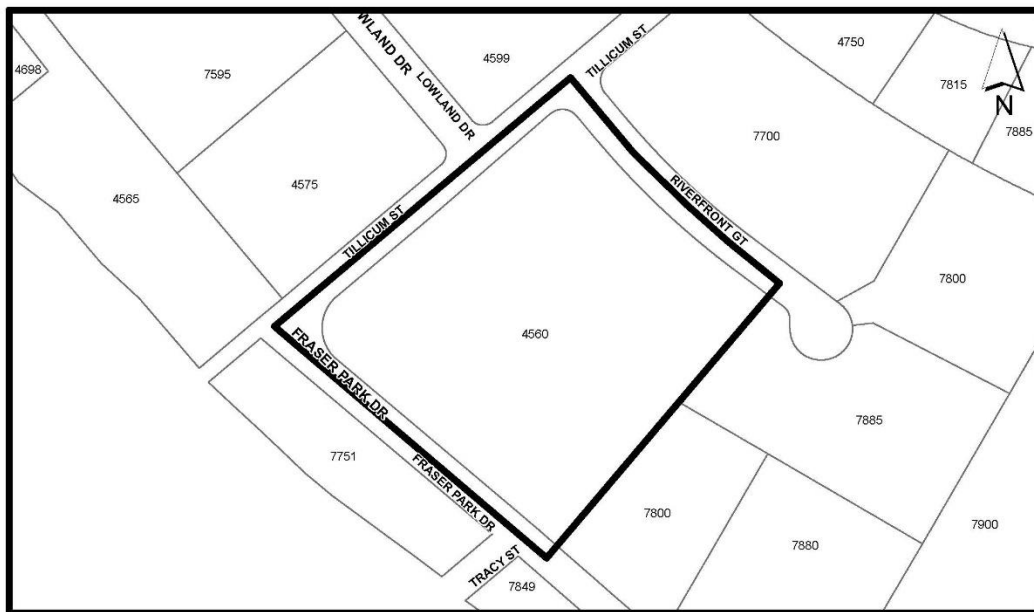
CLERK

Bylaw No. 14236
Page 3

BYLAW NUMBER 14236 BEING A BYLAW TO AMEND BYLAW
NUMBER 4742 BEING BURNABY ZONING BYLAW 1965

REZ.19-71


LEGAL: Lot 1, D.L. 165, Group 1, NWD Plan LMP42789



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 the M5 Light Industrial District and the Big Bend Development Plan as guidelines, and in accordance with the development plan entitled "4560 Tillicum Street, Burnaby BC" prepared by Krahn Group of Companies.)

 Date: OCT 21 2020 Scale: 1:3,500 Drawn By: JS	PLANNING AND BUILDING DEPARTMENT <div> OFFICIAL ZONING MAP <div> Map "B" No. REZ. 4344 </div> </div>
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CITY OF BURNABY

BYLAW NO. 14243

A BYLAW to amend Bylaw No. 4742, being Burnaby Zoning Bylaw 1965, as amended by Bylaw No. 13387 being Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 31, 2014

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. 44, 2020.**

2. Bylaw No. 4742, as amended by Bylaw No. 13387, 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. 4345, annexed to this Bylaw, and in accordance with the explanatory legend, notations, references and boundaries designated, described, delimited and specified in particularity shown upon said Map ‘B’; and the various boundaries and districts shown upon said Map ‘B’ respectively are an amendment of and in addition to the respective districts, designated and marked on said Map ‘A’ insofar as the same are changed, modified or varied thereby, and the said Map ‘A’ shall be deemed to be and is hereby declared to be amended accordingly and the said Map ‘B’ is hereby declared to be and shall form an integral part of said

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

(b) The Comprehensive Development Plan, more particularly described in Bylaw No. 13387, is amended as may be necessary by the development plan entitled “Gateway G1 + G2” prepared by IBI Group Architects (Canada) Inc., and PWL Partnership Landscape 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 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

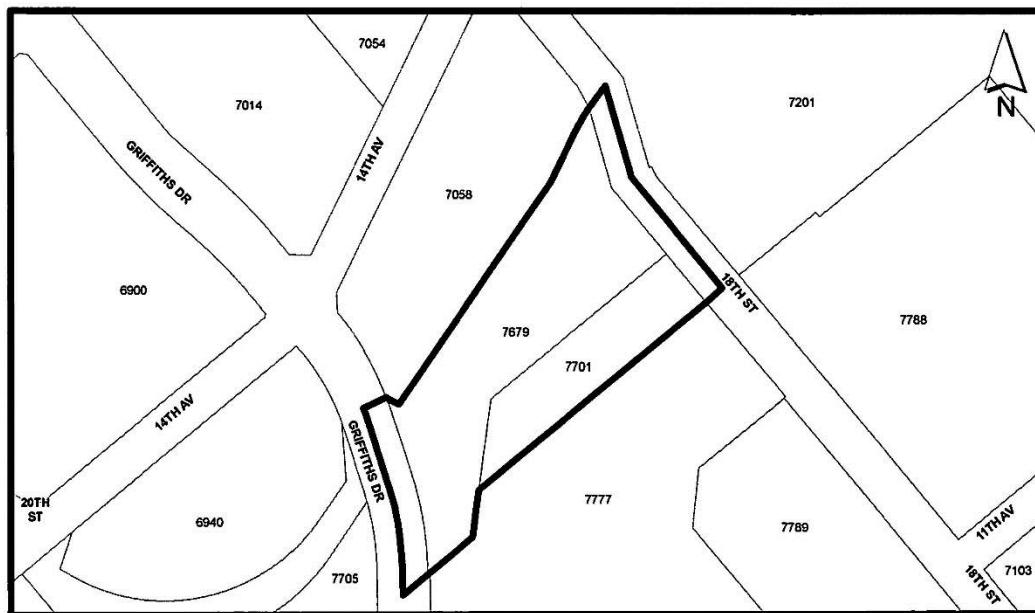
MAYOR

CLERK

**BYLAW NUMBER 14243 BEING A BYLAW TO AMEND BYLAW
NUMBER 4742 BEING BURNABY ZONING BYLAW 1965**

REZ.20-03


LEGAL: Portion of Lot 42, D.L. 53, Group 1, NWD Plan 28569 Except Plans 49756, BCP7569 and BCP34566; Lot 2 Except: Part Dedicated Road On Plan BCP7569, D.L. 53, Group 1, NWD Plan LMP44380



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

FROM: CD Comprehensive Development District (based on RM5 and RM1 Multiple Family Residential Districts, C2 Community Commercial District)

TO: Amended CD Comprehensive Development District (based on RM5/RM5r Multiple Family Residential District, Southgate Neighbourhood Master Plan, and Edmonds Town Centre Plan guidelines and in accordance with the development plans entitled "Gateway G1 + G2" prepared by IBI Group Architects (Canada) Inc., and PWL Partnership Landscape Architects Inc.)

 City of Burnaby	PLANNING AND BUILDING DEPARTMENT	
Date: NOV 03 2020	OFFICIAL ZONING MAP	
Scale: 1:3,000		
Drawn By: JS		
		Map "B" No. REZ. 4345

CITY OF BURNABY**BYLAW NO. 14237**

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 \$57,230,580.54 at the 11th day of October 2020, calculated as follows:

Balance in Fund at January 1, 2020		\$98,457,351.51
Add: Additions to the fund including interest earned to date		<u>\$58,628,529.03</u>
		\$157,085,880.54
Less: Appropriated by expenditure bylaws for 2019 (No. 36), less GST	\$4,337,400.00	
Appropriated by expenditure bylaws for 2020 (Nos. 1-28), less GST	\$93,776,300.00	
Adjustment	-	
Appropriations for 2020 Other Projects less GST	\$1,741,600.00	
		<u>\$ (99,855,300.00)</u>
Uncommitted balance		\$57,230,580.54

AND WHEREAS it is deemed desirable to expend \$2,982,000 to finance the 2020 & 2021 Information Technology Capital Program (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. 29, 2020.**
2. The sum of \$2,982,000 is hereby appropriated from the said Reserve Fund to be expended for the said works.
3. Should any of the said sum of \$2,982,000 remain unexpended after the expenditures hereby authorized have been made, any unexpended balance shall be returned to the credit of the said Reserve Fund.

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

MAYOR

CLERK

CITY OF BURNABY**BYLAW NO. 14238**

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 \$57,230,580.54 at the 11th day of October 2020, calculated as follows:

Balance in Fund at January 1, 2020		\$98,457,351.51
Add: Additions to the fund including interest earned to date		<u>\$58,628,529.03</u>
		\$157,085,880.54
Less: Appropriated by expenditure bylaws for 2019 (No. 36), less GST	\$4,337,400.00	
Appropriated by expenditure bylaws for 2020 (Nos. 1-28), less GST	\$93,776,300.00	
Adjustment	-	
Appropriations for 2020 Other Projects less GST	\$1,741,600.00	
		<u>\$ (99,855,300.00)</u>
Uncommitted balance		\$57,230,580.54

AND WHEREAS it is deemed desirable to expend \$1,660,000 to finance the 2020 October – Parks, Recreation And Cultural Services Capital Funding Bylaw (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. 30, 2020.**
2. The sum of \$1,660,000 is hereby appropriated from the said Reserve Fund to be expended for the said works.
3. Should any of the said sum of \$1,660,000 remain unexpended after the expenditures hereby authorized have been made, any unexpended balance shall be returned to the credit of the said Reserve Fund.

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

MAYOR

CLERK

CITY OF BURNABY**BYLAW NO. 14239**

A BYLAW to authorize the construction of certain
local area service works upon petition

WHEREAS Council has received a petition to construct the local area service works hereinafter described and the City Clerk has certified that said petition is sufficient;

AND WHEREAS it is expedient to authorize the said works to proceed in the manner hereinafter provided;

AND WHEREAS the lifetime of the said works is twenty years;

AND WHEREAS the estimated cost of the said works is \$172,000;

AND WHEREAS the share or portion of the cost of the said works that should be borne by the parcels of land that abut or are deemed to abut on the said works is \$6,381.20 (present value);

AND WHEREAS the City's share or proportion of the cost of the said works is \$165,618.80;

AND WHEREAS the special charges should be made payable as parcel taxes in five annual installments;

AND WHEREAS the total amount proposed to be borrowed under this Bylaw, namely \$172,000, does not exceed the total amount of borrowing approved by the Inspector of Municipalities for local area service purposes less the amount already borrowed under such authorization;

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

1. This Bylaw may be cited as **BURNABY LOCAL AREA SERVICE CONSTRUCTION (PROJECT NO. 21-601) BYLAW NO. 6, 2020.**
2. The Council of the City of Burnaby is hereby authorized and empowered to construct as a local area service under the provisions of Division 5, Part 7 of the *Community Charter* all necessary works for the lane paving with asphalt curb in lanes east of Dundonald Avenue and south of Woodsworth Street.
3. The Clerk is authorized and empowered to cause a contract for the construction of the said works to be made and entered into with some person or persons, firm or corporation, subject to the approval of Council to be declared by resolution.
4. The special charges shall be paid by five annual installments.
5. The Assessor shall forthwith prepare a parcel tax roll in respect of the said works pursuant to section 202 of the *Community Charter* based upon the taxable frontage of each parcel and in accordance with the provisions of Bylaw No. 8417. For the purposes of this Bylaw, the taxable frontage of a parcel shall mean the actual distance that it abuts on the work or highway, subject to the rules set out in section 4 of Bylaw No. 8417.

Bylaw No. 14239
Page 3

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

MAYOR

CLERK

CITY OF BURNABY**BYLAW NO. 14240**

A BYLAW to authorize the construction of certain
local area service works upon petition

WHEREAS Council has received a petition to construct the local area service works hereinafter described and the City Clerk has certified that said petition is sufficient;

AND WHEREAS it is expedient to authorize the said works to proceed in the manner hereinafter provided;

AND WHEREAS the lifetime of the said works is twenty years;

AND WHEREAS the estimated cost of the said works is \$515,000;

AND WHEREAS the share or portion of the cost of the said works that should be borne by the parcels of land that abut or are deemed to abut on the said works is \$18,591.50 (present value);

AND WHEREAS the City's share or proportion of the cost of the said works is \$496,408.50;

AND WHEREAS the special charges should be made payable as parcel taxes in fifteen annual installments;

AND WHEREAS the total amount proposed to be borrowed under this Bylaw, namely \$515,000, does not exceed the total amount of borrowing approved by the Inspector of Municipalities for local area service purposes less the amount already borrowed under such authorization;

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

1. This Bylaw may be cited as **BURNABY LOCAL AREA SERVICE CONSTRUCTION (PROJECT NO. 21-007) BYLAW NO. 7, 2020.**
2. The Council of the City of Burnaby is hereby authorized and empowered to construct as a local area service under the provisions of Division 5, Part 7 of the *Community Charter* all necessary works for street upgrade including road paving, curb and gutters, sidewalks, boulevard and street trees on Curragh Avenue, from Neville Street to Rumble Street.
3. The Clerk is authorized and empowered to cause a contract for the construction of the said works to be made and entered into with some person or persons, firm or corporation, subject to the approval of Council to be declared by resolution.
4. The special charges shall be paid by fifteen annual installments.
5. The Assessor shall forthwith prepare a parcel tax roll in respect of the said works pursuant to section 202 of the *Community Charter* based upon the taxable frontage of each parcel and in accordance with the provisions of Bylaw No. 8417. For the purposes of this Bylaw, the taxable frontage of a parcel shall mean the actual distance that it abuts on the work or highway, subject to the rules set out in section 4 of Bylaw No. 8417.

Bylaw No. 14240
Page 3

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

MAYOR

CLERK

CITY OF BURNABY**BYLAW NO. 14241**

A BYLAW providing for the
borrowing of moneys to meet
the current lawful expenditures of the City

WHEREAS Council is empowered by section 177 of the *Community Charter* to provide by bylaw for the borrowing of money that may be necessary to meet current lawful expenditures;

AND WHEREAS Council deems it desirable and in the public interest to borrow the sum of \$10,000,000 to meet current lawful expenditures of the City from January 1, 2021 to December 31, 2021; and the said sum does not exceed the amount of borrowing that may be authorized pursuant to the said section 177;

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

1. This Bylaw may be cited as **BURNABY TEMPORARY FINANCING BYLAW 2021.**
2. The Council is hereby authorized and empowered to borrow upon the credit of the City from any person or persons, body or bodies corporate, a sum or sums not exceeding Ten Million Dollars (\$10,000,000) during the period January 1 to December 31, 2021 in such amounts and at such times as the same may be required.
3. All the moneys so borrowed during the period January 1 to December 31, 2021 and interest payable thereon shall be repaid on or before the 31st day of December, 2021.
4. Forms of obligation or obligations may be given as a requirement or acknowledgment of the liability or liabilities incurred pursuant to this bylaw. Those forms may

be promissory notes, demand notes or bankers acceptances and/or such other supporting documentation as may be required by the lender and shall be sealed with the corporate seal and signed by the Mayor or in his absence the Acting Mayor and countersigned by the City Treasurer or the City Manager.

Read a first time this day of 2020

Read a second time this day of 2020

Read a third time this day of 2020

Reconsidered and adopted this day of 2020

MAYOR

CLERK

CITY OF BURNABY**BYLAW NO. 14242**

A BYLAW to amend the Solid Waste and Recycling Bylaw 2010

The Council of the City of Burnaby ENACTS as follows:

1. This Bylaw may be cited as **BURNABY SOLID WASTE AND RECYCLING BYLAW 2010, AMENDMENT BYLAW NO. 2, 2020.**

2. Burnaby Solid Waste and Recycling Bylaw 2010, as amended, is further amended at Schedule “A”, Section A., by repealing note ⁽¹⁾ in its entirety and replacing it with the following:

“ (1) First pickup each week is without pick-up charge with rental of City receptacle for multi-family dwellings that are co-op or non-profit housing.”

3. Burnaby Solid Waste and Recycling Bylaw 2010, as amended, is further amended at Schedule “A”, Section E., by repealing the table in its entirety and replacing it with the following:

“

Receptacle Size (litres)	Annual Fee
120 L	\$40
180 L	\$100
245 L	\$140
360 L	\$385

”

4. Section 2 of this Bylaw comes into force and effect on July 1, 2021.

5. Section 3 of this Bylaw comes 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	day of	2020
Reconsidered and adopted this	day of	2020

MAYOR

CLERK

CITY OF BURNABY**BYLAW NO. 14180**

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. 20, 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. 4225 annexed to this Bylaw, and in accordance with the explanatory legend, notations, references and boundaries designated, described, delimited and specified in particularity shown upon said Map 'B', and the various boundaries and districts shown upon said Map 'B' respectively are an amendment of and in substitution for the respective districts, designated and marked on said Map 'A' insofar as the same are changed, modified or varied thereby, and the said Map 'A' shall be deemed to be and is hereby declared to be amended accordingly and the said Map 'B' is hereby declared to be and shall form an integral part of said Map 'A', as if originally incorporated therein and shall be interpreted accordingly.

3. The Comprehensive Development Plan entitled “Grange Street Apartments” prepared by RWA Group Architecture Ltd. 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

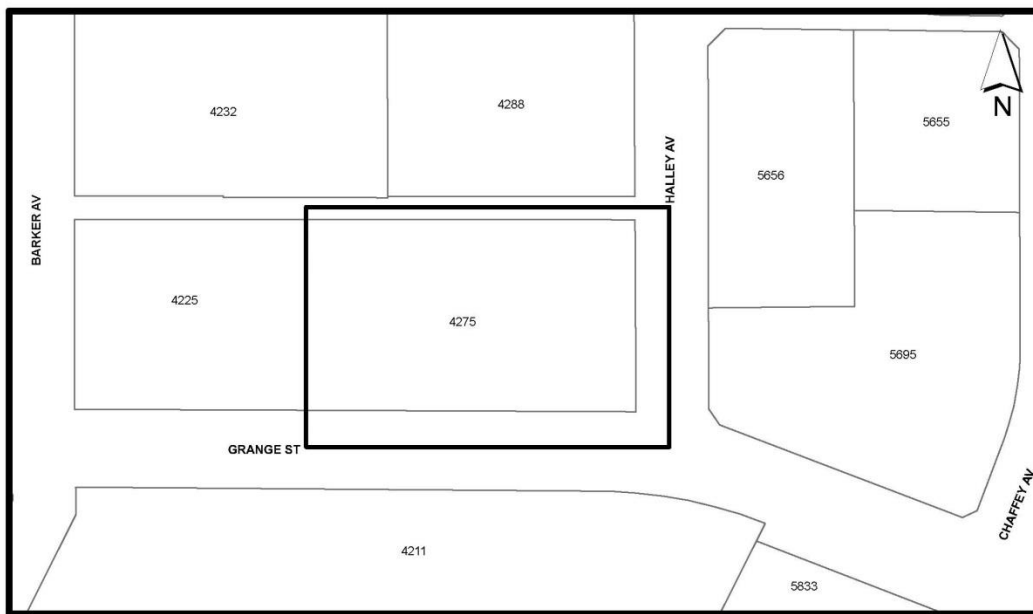
MAYOR

CLERK

BYLAW NUMBER 14180 BEING A BYLAW TO AMEND BYLAW
NUMBER 4742 BEING BURNABY ZONING BYLAW 1965

REZ.18-44


LEGAL: All of the lands and premises within Strata Plan NWS683, including Strata Lots 1 to 53, DL 34, Grp 1, NWD, Strata Plan NWS638



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

FROM: RM3 Multiple Family Residential District

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

	PLANNING AND BUILDING DEPARTMENT
Date: JUN 16 2020	OFFICIAL ZONING MAP Map "B" No. REZ. 4225
Scale: 1:1,500	
Drawn By: RW	

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.**
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. 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.

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

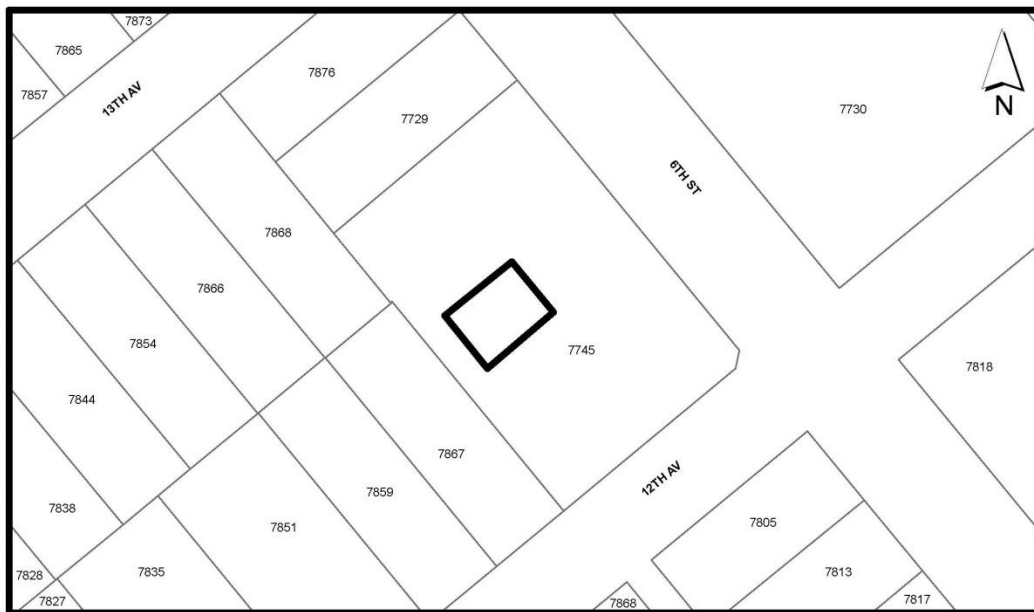
CLERK

Bylaw No. 14223
Page 3

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)

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

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

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

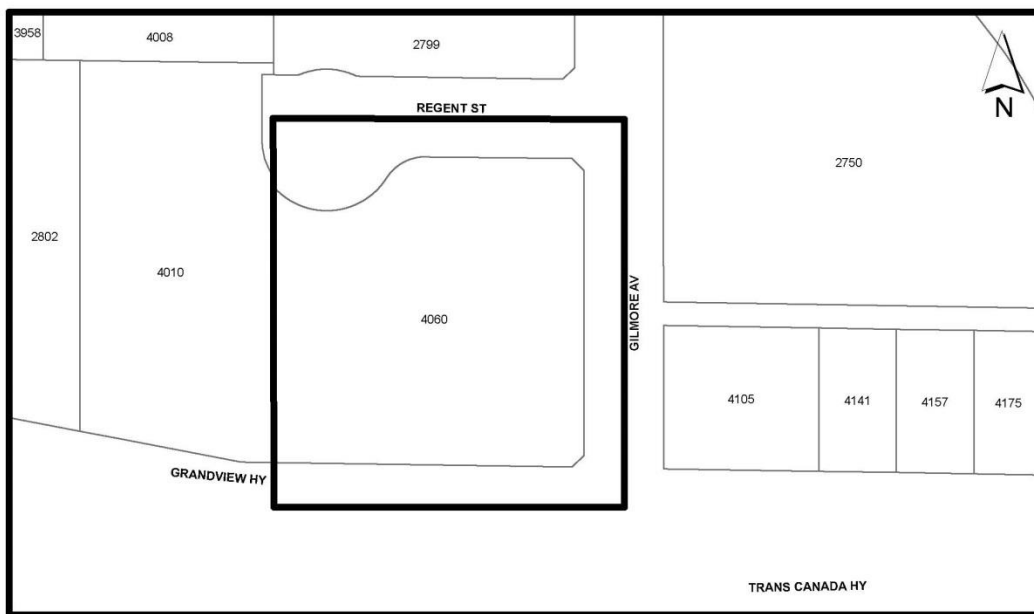
CLERK

Bylaw No. 14224
Page 3

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.)

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

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 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)

	PLANNING AND BUILDING DEPARTMENT
Date: SEP 22 2020	OFFICIAL ZONING MAP <div data-bbox="1120 1753 1274 1816"> Map "B" No. REZ. 4340 </div>
Scale: 1:1,500	
Drawn By: JS	

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*.

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

P:\42000 Bylaws\42000-20 Bylaws\Heritage Designation Bylaw\5172 McKee Street alta vista reservoir vent\14228. Burnaby Heritage Designation Bylaw No. 1, 2020.doc

CITY OF BURNABY

BYLAW NO. 14083

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

WHEREAS application for rezoning has been made to the Council;

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

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

1. This Bylaw may be cited as **BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 37, 2019.**

2. The Map (hereinafter called "Map 'A'"), attached to and forming an integral part of Bylaw No. 4742, being "Burnaby Zoning Bylaw 1965", and designated as the Official Zoning Map of the City of Burnaby, is hereby amended according to the Map (hereinafter called "Map 'B'"), marginally numbered REZ. 4194 annexed to this Bylaw, and in accordance with the explanatory legend, notations, references and boundaries designated, described, delimited and specified in particularity shown upon said Map 'B'; and the various boundaries and districts shown upon said Map 'B' respectively are an amendment of and in substitution for the respective districts, designated and marked on said Map 'A' insofar as the same are changed, modified or varied thereby, and the said Map 'A' shall be deemed to be and is hereby declared to be amended accordingly and the said Map 'B' is hereby declared to be and shall form an integral part of said Map 'A', as if originally incorporated therein and shall be interpreted accordingly.

3. The Comprehensive Development Plan entitled “The Bennett” prepared by IBI Group and on file in the office of the Director Planning and Building, is deemed to be attached to and form part of this Bylaw and any development on the lands rezoned by this Bylaw shall be in conformity with the said Comprehensive Development Plan.

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

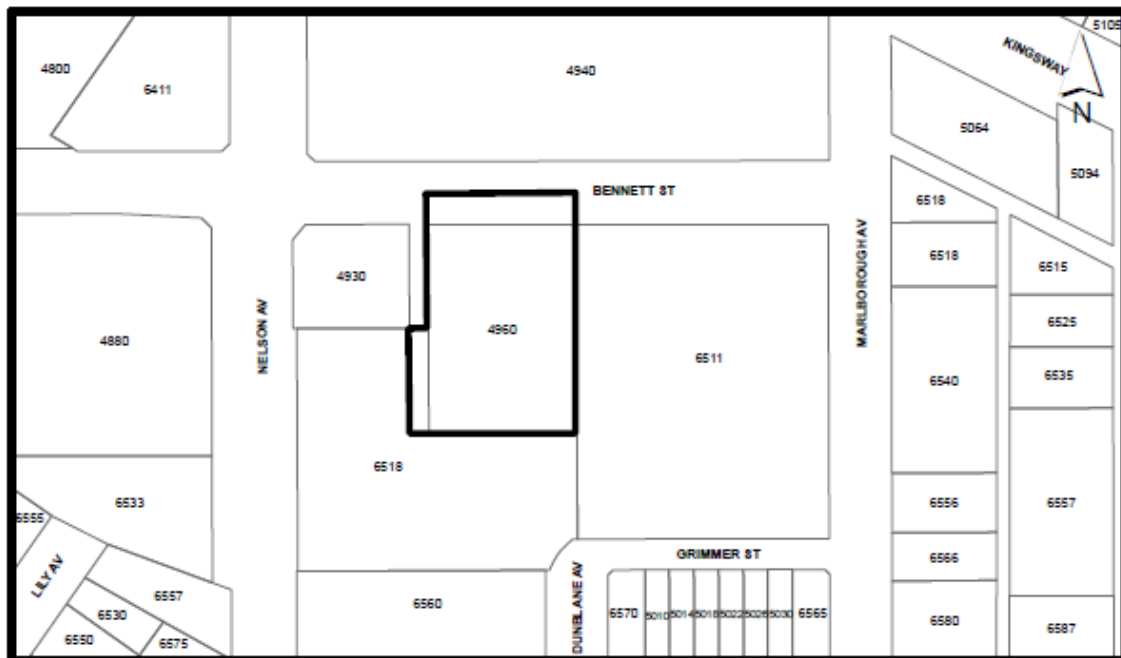
MAYOR

CLERK

BYLAW NUMBER 14083 BEING A BYLAW TO AMEND BYLAW
NUMBER 4742 BEING BURNABY ZONING BYLAW 1965

REZ.16-13


LEGAL: Lot A (Explanatory Plan 29292), DL 152, Group 1, NWD Plan 4955



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

FROM: RM3 Multiple Family Residential District

TO: CD Comprehensive Development District (based on the RM5s Multiple Family Residential District, RM5r Multiple Family Residential District and Metrotown Downtown Plan as guidelines and in accordance with the development plan entitled "The Bennett" prepared by IBI Group Architects Inc.)

	PLANNING AND BUILDING DEPARTMENT	
Date: OCT 28 2019	OFFICIAL ZONING MAP	Map "B" No. REZ.
Scale: 1:2,000		
Drawn By: PL		



INTER-OFFICE COMMUNICATION

TO: CITY CLERK 2020 November 03

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #16-13**
AMENDMENT BYLAW NO. 37, 2019; BYLAW #14083
High-Rise Apartment Building
Third Reading

ADDRESS: 4960 Bennett Street and Portion of Lane

LEGAL: Lot A (Explanatory Plan 29292), DL 152, Group 1, NWD Plan 4955

FROM: RM3 Multiple Family Residential District

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

The following information applies to the subject rezoning bylaw:

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

The prerequisite conditions have been partially satisfied as follows:

- a) The submission of a suitable plan of development.
 - *The applicant has submitted a virtually complete suitable plan of development. A few remaining details will be resolved prior to Final Adoption.*
- b) The deposit of sufficient monies, including a 4% Engineering Inspection Fee, to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
 - *The applicant has submitted engineering design drawings for review and has agreed in a letter dated 2020 November 03 to deposit the necessary funds including 4% inspection fees and complete the servicing agreement prior to Final Adoption.*

City Clerk
 Rezoning Reference #16-13
 Third Reading
 2020 November 03 Page 2

- c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development (as well as underground switching and transformer/service boxes in Town Centre locations), and to the point of connection to the existing service where sufficient facilities are available to serve the development.
 - *The applicant has agreed to this prerequisite in a letter dated 2020 November 03.*
- d) The utilization of an amenity bonus through the provision of a cash in-lieu contribution in accordance with Section 4.4 of the Public Hearing report.
 - *The applicant has agreed to this prerequisite in a letter dated 2020 November 03. An amenity bonus value will be determined prior to Final Adoption, and the applicant will deposit the funds prior to issuance of Preliminary Plan Approval. A Section 219 Covenant to guarantee this provision, including restricting the issuance of Preliminary Plan Approval and Building Permit for the proposed development, will be deposited in the Land Title Office prior to Final Adoption.*
- e) The granting of any necessary statutory rights-of-way, easements and/or covenants in accordance with Section 4.11 of this report.
 - *The necessary statutory right-of-way, easement, and covenant documentation will be deposited in the Land Title Office prior to Final Adoption.*
- f) The registration of a Housing Covenant and Housing Agreement.
 - *The applicant has agreed to this prerequisite in a letter dated 2020 November 03. A Housing Covenant and Housing Agreement will be registered on title prior to the issuance of an Occupancy Permit. A Section 219 Covenant guaranteeing this provision will be deposited in the Land Title Office prior to Final Adoption.*
- g) The execution of a Tenant Assistance Plan, to the approval of the Director Planning and Building.
 - *The applicant has agreed to this prerequisite in a letter dated 2020 November 03.*
- h) The review of a detailed Sediment Control System by the Director Engineering.
 - *The applicant has agreed to this prerequisite in a letter dated 2020 November 03.*
- i) The submission of stormwater and ground water management plan, the submission of a suitable on-site stormwater management system to the approval of the Director Engineering, the deposit of sufficient monies for its provision, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation.

City Clerk
 Rezoning Reference #16-13
 Third Reading
 2020 November 03 Page 3

- *The applicant has agreed to this prerequisite in a letter dated 2020 November 03. A suitable on-site stormwater management system will require approval of the Director Engineering, the required covenant will be deposited in the Land Title Office, and the required funds to guarantee this provision will be deposited prior to Final Adoption.*
- j) The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering.
- *The necessary provisions are indicated on the development plans and the applicant has submitted a letter of undertaking dated 2020 November 03 committing to implement the solid waste and recycling provisions.*
- k) The design and provision of units adaptable to persons with disabilities, with the provision of customized hardware and cabinet work being subject to the renting of the unit to a disabled person.
- *The applicant has agreed to this prerequisite in a letter dated 2020 November 03. The necessary provisions have been indicated on the development plans, and the requisite covenant will be deposited in the Land Title Office prior to Final Adoption.*
- l) The provision of covered car wash stalls and adequately sized and appropriately located garbage handling and recycling material holding space to the approval of the Director Engineering and a commitment to implement the recycling provisions.
- *The necessary provisions are indicated on the development plans and the applicant has submitted a letter dated 2020 November 03 agreeing to meet this prerequisite.*
- m) The review of on-site residential loading facilities by the Director Engineering.
- *The applicant has agreed to this prerequisite in a letter dated 2020 November 03, and the necessary provisions are indicated on the development plans.*
- n) The submission of a Public Art Plan.
- *The applicant has agreed to this prerequisite in a letter dated 2020 November 03, and the required Public Art Plan will be submitted prior to Final Adoption.*
- o) Compliance with the Council-adopted sound criteria
- *The applicant has agreed to this prerequisite in a letter dated 2020 November 03, and the necessary Section 219 Covenant to guarantee the provisions of the acoustical report, will be deposited in the Land Title Office prior to Final Adoption.*
- p) The provision of facilities for cyclists in accordance with this report.

City Clerk
 Rezoning Reference #16-13
 Third Reading
 2020 November 03 Page 4

- *The necessary provisions are indicated on the development plans and the applicant has submitted a letter dated 2020 November 03 agreeing to meet this prerequisite.*
- q) The undergrounding of existing overhead wiring abutting the site.
- *The applicant has agreed to this prerequisite in a letter dated 2020 November 03 and will deposit the necessary funds prior to Final Adoption.*
- r) Compliance with the guidelines for underground parking for visitors.
- *The necessary provisions are indicated on the development plans and the applicant has submitted a letter dated 2020 November 03 agreeing to meet this prerequisite.*
- s) The deposit of the applicable Parkland Acquisition Charge.
- *The applicant has agreed in a letter dated 2020 November 03 to make the necessary deposits prior to Final Adoption.*
- t) The deposit of the applicable GVS & DD Sewerage Charge.
- *The applicant has agreed in a letter dated 2020 November 03 to make the necessary deposits prior to Final Adoption.*
- u) The deposit of the applicable School Site Acquisition Charge.
- *The applicant has agreed in a letter dated 2020 November 03 to make the necessary deposits prior to Final Adoption.*
- v) The deposit of the applicable Regional Transportation Charge.
- *The applicant has agreed in a letter dated 2020 November 03 to make the necessary deposits prior to Final Adoption.*
- w) The submission of a written undertaking to distribute area plan notification forms, prepared by the City, with disclosure statements; and, to post area plan notification signs, also prepared by the City, on the development site and in the sales office in prominent and visible locations prior to Third Reading, or at the time marketing for the subject development commences, whichever is first, and remain posted for a period of one year, or until such time that all units are sold, whichever is greater.
- *The applicant has agreed to this prerequisite in a letter dated 2020 November 03 and the area plan notification signs are in place.*

As the prerequisite conditions to this rezoning are now substantially complete, could you please arrange to return this amendment bylaw to Council for Consideration and Third Reading on 2020

City Clerk
Rezoning Reference #16-13
Third Reading
2020 November 03 Page 5

November 09, with Reconsideration and Final Adoption to follow when the prerequisites are completely fulfilled and Planning notifies you to that effect.

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


E. W. Kozak, Director
PLANNING AND BUILDING

JBS:
Attachment

cc: City Manager

**PUBLIC HEARING MINUTES
HELD ON: 2019 November 19
REZ. REF. NO. 16-13
PAGE 1 of 5**

**BURNABY ZONING BYLAW 1965,
AMENDMENT BYLAW NO. 37, 2019 - BYLAW NO. 14083**

Rez. #16-13

4960 Bennett Street and Portion of Lane

From: RM3 Multiple Family Residential District

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

The purpose of the proposed zoning bylaw amendment is to permit the construction of a 35-storey high-rise strata apartment building and a six-storey rental apartment podium.

Thirteen (13) letters were received in response to the proposed rezoning application:

1. Lingfang Gai and Yong Li, 1709-6538 Nelson Avenue, Burnaby
2. Hongwei Liang and Xinyu Ke, 2201-6538 Nelson Avenue, Burnaby
3. Muslima Khakimova, 111-4960 Bennett Street, Burnaby
4. Shuzhen Li and Shuren Sheng, 2210-6538 Nelson Avenue, Burnaby
5. Brenda Lee Gumpad, 301-4960 Bennett Street, Burnaby
6. Jing Wang, 2207-6538 Nelson Avenue, Burnaby
7. Li Yan Sun, 1710-6538 Nelson Avenue, Burnaby
8. Natasha Senna, 112-4960 Bennett Street, Burnaby
9. Alex Morrer, 112-4960 Bennett Street, Burnaby
10. Paola Francescutto and Lea Francescutto, 6931 Sussex Avenue, Burnaby
11. Cathy Francescutto, 7415 Magnolia Terrace, Burnaby
12. Stephanie Smith, BCGEU, 4911 Canada Way, Burnaby
13. Reinhard Schauer, 201-5868 Olive Avenue, Burnaby

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

Len Chin, 108-4960 Bennett Street, Burnaby, appeared before Council and inquired regarding assistance to tenants provided by the developer.

Steve Jedreicich (applicant), 1285 Pender Street, 3rd floor, Vancouver, appeared before Council and offered to answer any questions Council and public may have.

Councillor Dhaliwal left at 6:27 p.m.

**PUBLIC HEARING MINUTES
HELD ON: 2019 November 19
REZ. REF. NO. 16-13
PAGE 2 OF 5**

Alaidjan McGlynn, 201-6630 Sussex Street, Burnaby, appeared before Council stating that demovictions are still occurring and tenants are worried about their housing status. Tenants are not aware of the assistance that is available to them, and there is a communication and knowledge gap. *(Mr. McGlynn noted that he spoke accidentally to Rez. #16-13 – and intended to provide his comments to Rez. #17-26).*

Councillor Dhaliwal returned at 6:29 p.m.

Lynae Kramer, 201-6630 Sussex Street, Burnaby, appeared before Council and inquired regarding the compensation packages for tenants.

Haou Chechien, 101-4960 Bennett Street, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker asked the City to not put business interests before the interests of existing tenants/families, provide a transparent process, and delay the proposal until the new Tenant Assistance Policy is formally adopted.

Alex Morrer, 112-4960 Bennett Street, Burnaby, appeared before Council and requested the City postpone the rezoning application until the new Tenant Assistance Policy is adopted, tenants are ensured protection, and there are accountability measures in place for developers.

Vlatka Djeric, 214-4960 Bennett Street, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker noted she would like to stay in the Metrotown area; however, the rental prices are very high.

Sanny Lai, 205-4960 Bennett Street, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker expressed concerns regarding unaffordable housing costs. Mr. Lai noted he received an eviction notice, and inquired how long he can stay in the building.

Marius Neacsu, 115-4960 Bennett Street, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker requested the City adopt the Tenant Assistance Policy to protect the residents, and postpone the considering the rezoning.

Stephanie Langford, 307-1436 Graveley Street, Burnaby, representing the Vancouver Tenant's Union, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker expressed appreciation to Council, the Mayor's Task Force on Community Housing, and the Planning Department staff working hard to develop the new Tenant Assistance Policy. Ms. Langford noted that the rezoning application should be postponed until the Policy is adopted due to challenges and stress faced by the tenants under uncertain terms. Tenants are not aware of the process, and the City should hire more staff to support the residents impacted.

**PUBLIC HEARING MINUTES
HELD ON: 2019 November 19
REZ. REF. NO. 16-13
PAGE 3 OF 5**

Mazdak Gharibnava, 2223 Prince Edward Street, Vancouver, representing Vancouver Tenant's Union, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker requested the City adopt the new Tenant Assistance Policy, provide protection to tenants during the relocation, stop demovictions, and put development moratorium in place.

Rocco Trigueros, 304-3737 Bartlett Court, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker noted the residents are misinformed about the process, and requested development moratorium and adoption of the new Tenants Assistance Policy.

Ivan Drury, 10589 North Deroche Road, Deroche, representing Alliance Against Displacement, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker expressed concerns about the loss of low income housing, and noted the City should build on empty lots or single family lots, and not demolish the existing apartments. In addition, Mr. Drury noted assistance to previously misplaced residents has not been addressed.

Destiny, (address not provided), appeared before Council and spoke in opposition to the rezoning application, stating that demovictions are causing stress and health issues on those displaced due to development.

D. Smith, 104-4960 Bennett Street, Burnaby, appeared before Council and inquired regarding the Tenant Assistance Policy adoption timeline, and if there are ongoing maintenance requirements (e.g. policy or bylaw) for the current building.

Akman Bazarov, 111-4960 Bennett Street, Burnaby, appeared before Council and spoke in opposition to the rezoning application. The speaker requested Council adopt the Tenant Assistance Policy before any further rezonings are proposed, and ensure all tenants are protected. The speaker also requested that the Tenant Assistance Policy be a bylaw rather than a policy.

Brian Neeson, 114-4960 Bennett Street, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker expressed concerns regarding affordability, and noted that more units are not driving the rental cost down. Mr. Neeson stated that he owns a successful local business but is unable to afford Burnaby accommodation and may need to relocate to a different municipality if unaddressed.

Maguie Zhao, 4960 Bennett Street, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker requested the Council adopt the new Tenant Assistance Policy, provide the Policy timeline to residents, and ensure the necessary compensation for tenants is provided. Ms. Zhao expressed a desire for the Policy to become a model for the Lower Mainland and requested the Tenant Assistance Policy be a bylaw rather than a policy.

**PUBLIC HEARING MINUTES
HELD ON: 2019 November 19
REZ. REF. NO. 16-13
PAGE 4 OF 5**

Murray Martin, 1403-7275 Salisbury Avenue, Burnaby, representing ACORN, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker expressed concerns with the City forwarding four demovictions (Rez. #16-13, #17-26, #17-27 and #17-30) in one night, misinformation provided to residents, and requested the City halt the rezoning process on these rezonings until the new Tenant Assistance Policy is adopted. The speaker referred to a letter from a developer advising tenants of the rezoning process. A sample of the letter was provided to the Clerk for consideration by Council.

Leslie Madison, 204-5190 Hastings Street, Burnaby, appeared before Council and spoke in opposition to the rezoning application until the Tenant Assistance Policy is adopted and in force.

Sara Sagaii, 2129 Ferndale Street, Vancouver, appeared before Council and thanked the Mayor's Task Force on Community Housing for their Tenant Assistance Policy recommendations. The speaker inquired if the City will provide more outreach and inform tenants, and requested the City postpone the proposed rezoning application until the Policy is adopted.

Stephen Samuel, 1941 East Broadway, Vancouver, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker requested the City implement a development moratorium, and hire staff to provide information to tenants and advocate on their behalf.

Councillor Dhaliwal left at 8:10 p.m.

Councillor Dhaliwal returned at 8:12 p.m.

Councillor Wang left at 8:13 p.m.

Mr. Samuel suggested the City postpone the four rezoning applications (Rez. #16-13, #17-26, #17-27 and #17-30) until the Tenant Assistance Policy is adopted.

Alexander Panich, 6128 Patterson Avenue, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker expressed support for the increased density that is implemented in a responsible manner. Ms. Panich requested the City postpone this application, provide clear information about the new Tenant Assistance Policy, and develop long-term plans to accommodate more residents in the area, and provide more community spaces.

Councillor Wang returned at 8:17 p.m.

Joel Gibbs, 7777 12th Avenue, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker expressed concerns with the number of replacement units, and the size of the new rental units compared to those lost. Mr. Gibbs noted that the proposed development does not take steps to reduce greenhouse gas emissions. The speaker requested the City suspend all demovictions, and adopt the new Tenant Assistance Policy.

**PUBLIC HEARING MINUTES
HELD ON: 2019 November 19
REZ. REF. NO. 16-13
PAGE 5 OF 5**

Cecile Revaux, 1227 East 13th Avenue, Vancouver, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker noted there is a lack of rental accommodation in the Metrotown area, and when the new Tenant Assistance Policy that addresses rights and compensation will be finalized by Council.

Akman Bazarov, 111-4960 Bennett Street, Burnaby, appeared before Council for the second time, and expressed concerns with tenant support process.

MOVED BY COUNCILLOR CALENDINO
SECONDED BY COUNCILLOR MCDONELL

THAT this Public Hearing for Rez. #16-13, Bylaw #14083 be terminated.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR JORDAN
SECONDED BY COUNCILLOR MCDONELL

THAT staff be directed to report back to Council on the issues raised by the delegations at the Public Hearing for Rezoning Reference #16-13 prior to the second reading of the bylaw; and

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

CARRIED UNANIMOUSLY

CITY OF BURNABY**BYLAW NO. 14161**

A BYLAW to amend Bylaw No. 4742, being Burnaby Zoning Bylaw 1965, as amended by Bylaw Nos. 8762, and 10905 being Burnaby Zoning Bylaw 1965, Amendment Bylaw Nos. 38, 1987, and 14, 1999

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. 7, 2020.**

2. Bylaw No. 4742, as amended by Bylaw Nos. 8762, and 10905, 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.4215, annexed to this Bylaw, and in accordance with the explanatory legend, notations, references and boundaries designated, described, delimited and specified in particularity shown upon said Map 'B'; and the various boundaries and districts shown upon said Map 'B' respectively are an amendment of and in addition to the respective districts, designated and marked on said Map 'A' insofar as the same are changed, modified or varied thereby, and the said Map 'A' shall be deemed to be and is hereby declared to be amended

Bylaw No. 14161
Page 2

accordingly and the said Map 'B' is hereby declared to be and shall form an integral part of said Map 'A', as if originally incorporated therein and shall be interpreted accordingly.

(b) The Comprehensive Development Plans, more particularly described in Bylaw Nos. 8762, and 10905, are amended as may be necessary by the development plan entitled "Translink Operations & Control Centre" prepared by RDHA Architects Inc. and on file in the office of the Director Planning and Building; and any development on the lands rezoned by this Bylaw shall be in conformity with the said Comprehensive Development Plans as amended.

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

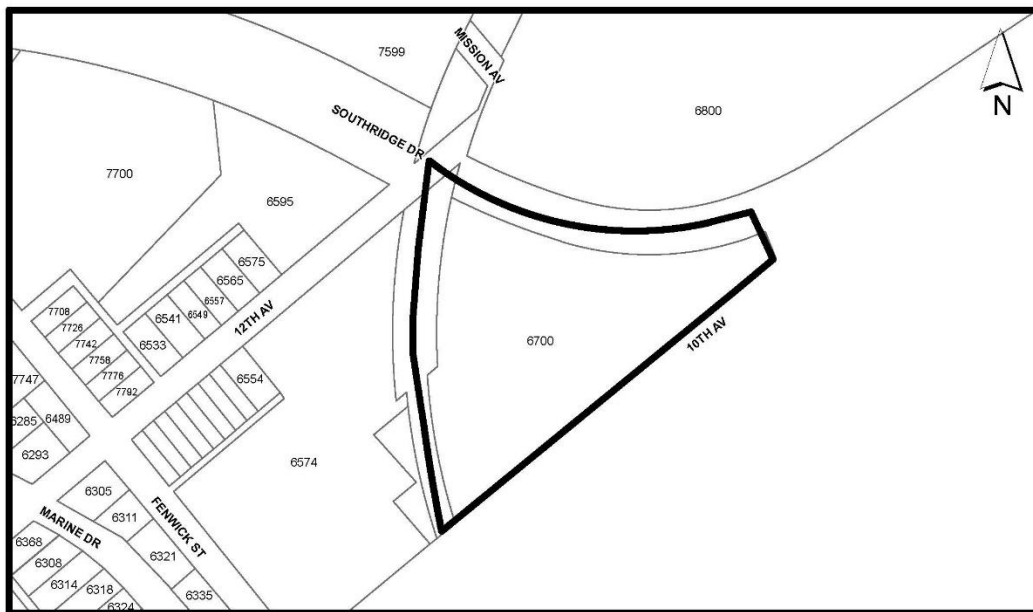
MAYOR

CLERK

BYLAW NUMBER 14161 BEING A BYLAW TO AMEND BYLAW
NUMBER 4742 BEING BURNABY ZONING BYLAW 1965

REZ.19-26


LEGAL: Lot A, DL 171, Group 1, NWD Plan LMP45547



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

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

TO: Amended CD Comprehensive Development District (based on M2 General Industrial District,
and in accordance with the development plan entitled "Translink Operations & Control Centre"
prepared by RDHA Architects Inc.)

	PLANNING AND BUILDING DEPARTMENT	
Date: May 26 2020	OFFICIAL ZONING MAP	Map "B" No. REZ. 4215
Scale: 1:4,000		
Drawn By: RW		



INTER-OFFICE COMMUNICATION

TO: CITY CLERK 2020 November 04

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #19-26**
AMENDMENT BYLAW NO. 07, 2020; BYLAW #14161
High-Rise Apartment Building
Third Reading

ADDRESS: 6700 Southridge Drive

LEGAL: Lot A, DL 171, Group 1, NWD Plan LMP45547

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

TO: Amended CD Comprehensive Development District (based on M2 General Industrial District, and in accordance with the development plan entitled "Translink Operations & Control Centre" prepared by RDHA Architects Inc.)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2020 June 08;
- b) Public Hearing held on 2020 June 23; and,
- c) Second Reading given on 2020 July 06.

The prerequisite conditions have been partially satisfied as follows:

- a) The submission of a suitable plan of development.
 - *The applicant has submitted a virtually complete suitable plan of development. A few remaining details will be resolved prior to Final Adoption.*
- b) The deposit of sufficient monies, including a 4% Engineering Inspection Fee, to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
 - *The applicant has submitted engineering design drawings for review and has agreed in a letter dated 2020 November 03 to deposit the necessary funds including 4% inspection fees and complete the servicing agreement prior to Final Adoption.*

City Clerk
 Rezoning Reference #19-26
 Third Reading
 2020 November 04 Page 2

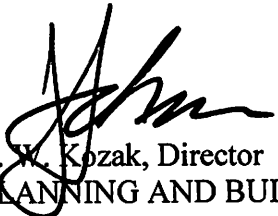
- c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development (as well as underground switching and transformer/service boxes in Town Centre locations), and to the point of connection to the existing service where sufficient facilities are available to serve the development.
 - *The applicant has agreed to this prerequisite in a letter dated 2020 November 03.*
- d) The review of a detailed Sediment Control System by the Director Engineering.
 - *The applicant has agreed to this prerequisite in a letter dated 2020 November 03.*
- e) The granting of any necessary statutory rights-of-way, easements, and covenants.
 - *The necessary statutory right-of-way, easement, and covenant documentation will be deposited in the Land Title Office prior to Final Adoption.*
- f) The deposit of the applicable GVS & DD Sewerage Charge.
 - *The applicant has agreed in a letter dated 2020 November 03 to make the necessary deposits prior to Final Adoption.*
- g) The deposit of the applicable Regional Transportation Charge.
 - *The applicant has agreed in a letter dated 2020 November 03 to make the necessary deposits prior to Final Adoption.*
- h) The provision of facilities for cyclists in accordance with Section 5.5 of the rezoning report.
 - *The necessary provisions are indicated on the development plans and the applicant has submitted a letter dated 2020 November 03 agreeing to meet this prerequisite.*
- i) The submission of a detailed Comprehensive Sign Plan.
 - *The applicant has agreed to this prerequisite in a letter dated 2020 November 03.*
- j) The submission of a Site Profile and resolution of any arising requirements.
 - *The applicant has agreed to this prerequisite in a letter dated 2020 November 03.*
- k) The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering.
 - *The necessary provisions are indicated on the development plans and the applicant has submitted a letter of undertaking dated 2020 November 03 committing to implement the solid waste and recycling provisions.*

City Clerk
 Rezoning Reference #19-26
 Third Reading
 2020 November 04 Page 3

- l) The submission of a suitable on-site stormwater management system to the approval of the Director Engineering, the deposit of sufficient monies for its provision, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation.
- *The applicant has agreed to this prerequisite in a letter dated 2020 November 03. A suitable on-site stormwater management system will require approval of the Director Engineering, the required covenant will be deposited in the Land Title Office, and the require funds to guarantee this provision will be deposited prior to Final Adoption.*

As the prerequisite conditions to this rezoning are now substantially complete, could you please arrange to return this amendment bylaw to Council for Consideration and Third Reading on 2020 November 09, with Reconsideration and Final Adoption to follow when the prerequisites are completely fulfilled and Planning notifies you to that effect.

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


 E. W. Kozak, Director
 PLANNING AND BUILDING

JBS/KL:
Attachment

cc: City Manager

**PUBLIC HEARING MINUTES
HELD ON: 2020 June 23
REZ. REF. NO. 19-26
PAGE 1**

**BURNABY ZONING BYLAW 1965
AMENDMENT BYLAW NO. 7, 2020 - BYLAW NO. 14161**

Rez. #19-26

6700 Southridge Drive

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

To: Amended CD Comprehensive Development District (based on M2 General Industrial District, and in accordance with the development plan entitled "Translink Operations & Control Centre" prepared by RDHA Architects Inc.)

Purpose: to permit the construction of a new 4-storey data centre and office building

Applicant: Brook Pooni Associates

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 CALENDINO**

THAT this Public Hearing for Rez. #19-26, Bylaw No. 14161 be terminated.

CARRIED UNANIMOUSLY

CITY OF BURNABY**BYLAW NO. 14163**

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. 9, 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. 4217 annexed to this Bylaw, and in accordance with the explanatory legend, notations, references and boundaries designated, described, delimited and specified in particularity shown upon said Map 'B'; and the various boundaries and districts shown upon said Map 'B' respectively are an amendment of and in substitution for the respective districts, designated and marked on said Map 'A' insofar as the same are changed, modified or varied thereby, and the said Map 'A' shall be deemed to be and is hereby declared to be amended accordingly and the said Map 'B' is hereby declared to be and shall form an integral part of said Map 'A', as if originally incorporated therein and shall be interpreted accordingly.

3. The Comprehensive Development Plan entitled “5977 WILSON AVENUE” prepared by GENSLER ARCHITECTS, CDA INC., and PSF STUDIO LANDSCAPE ARCHITECTURE and on file in the office of the Director Planning and Building, is deemed to be attached to and form part of this Bylaw and any development on the lands rezoned by this Bylaw shall be in conformity with the said Comprehensive Development Plan.

Read a first time this	day of	, 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 14163 BEING A BYLAW TO AMEND BYLAW
NUMBER 4742 BEING BURNABY ZONING BYLAW 1965

REZ.17-32


LEGAL: Lot 58, District Lots 151 and 153, Group 1, NWD Plan 25603



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

FROM: RM3 Multiple Family Residential District

TO: CD Comprehensive Development District (based on the RM5s Multiple Family Residential District, RM5r Multiple Family Residential District and Metrotown Downtown Plan as guidelines and in accordance with the development plan entitled "5977 Wilson Avenue" prepared by Gensler Architects, CDA Inc., and PSF Studio Landscape Architecture)

 Date: May 20 2020 Scale: 1:2,000 Drawn By: RW	PLANNING AND BUILDING DEPARTMENT OFFICIAL ZONING MAP Map "B" No. REZ. 4217
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INTER-OFFICE COMMUNICATION

TO: CITY CLERK 2020 November 04

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #17-32**
AMENDMENT BYLAW NO. 09, 2020; BYLAW #14163
High-Rise Apartment Building with Townhouses
Third Reading

ADDRESS: 5977 Wilson Avenue

LEGAL: Lot 58, District Lots 151 and 153, Group 1, NWD Plan 25603

FROM: RM3 Multiple Family Residential District

TO: CD Comprehensive Development District (based on the RM5s Multiple Family Residential District, RM5r Multiple Family Residential District and Metrotown Downtown Plan as guidelines and in accordance with the development plan entitled "5977 Wilson Avenue" prepared by Gensler Architects, CDA Inc., and PSF Studio Landscape Architecture)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2020 June 08;
- b) Public Hearing held on 2020 June 23; and,
- c) Second Reading given on 2020 July 06.

The prerequisite conditions have been partially satisfied as follows:

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

City Clerk
 Rezoning Reference #17-32
 Third Reading
 2020 November 04..... Page 2

- *The applicant has submitted engineering design drawings for review and has agreed in a letter dated 2020 November 01 to deposit the necessary funds including 4% inspection fees and complete the servicing agreement prior to Final Adoption.*
- c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development (as well as underground switching and transformer/service boxes in Town Centre locations), and to the point of connection to the existing service where sufficient facilities are available to serve the development.
 - *The applicant has agreed to this prerequisite in a letter dated 2020 November 01.*
- d) Completion of Rezoning Application #19-42 prior to the subject rezoning application.
 - *Rezoning Application #19-42 has achieved Third Reading, and will achieve Final Adoption concurrently with the subject Rezoning Application.*
- e) The utilization of an amenity bonus through the provision of a cash in-lieu contribution in accordance with Section 4.4 of the Public Hearing report.
 - *The applicant has agreed to this prerequisite in a letter dated 2020 November 01. An amenity bonus value will be determined prior to Final Adoption, and the applicant will deposit the funds prior to issuance of Preliminary Plan Approval. A Section 219 Covenant to guarantee this provision, including restricting the issuance of Preliminary Plan Approval and Building Permit for the proposed development, will be deposited in the Land Title Office prior to Final Adoption.*
- f) The submission of a Tenant Assistance Plan.
 - *The applicant has submitted a Tenant Assistance Plan in accordance with the Council adopted Tenant Assistance Policy.*
- g) The granting of any necessary statutory rights-of-way, easements, and covenants.
 - *The necessary statutory right-of-way, easement, and covenant documentation will be deposited in the Land Title Office prior to Final Adoption.*
- h) The granting of any necessary Section 219 Covenants in accordance with Section 5.4 of the Public Hearing report.
 - *The necessary Section 219 Covenant documentation will be deposited in the Land Title Office prior to Final Adoption.*
- i) The submission of an undertaking to remove all improvements prior to Final Adoption of the Bylaw. If requested, demolition may also be delayed to more closely coincide with approval of building permits.

City Clerk
 Rezoning Reference #17-32
 Third Reading
 2020 November 04..... Page 3

- *The applicant has agreed to this prerequisite in a letter dated 2020 November 01.*
- j) The review of a detailed Sediment Control System by the Director Engineering.
 - *The applicant has agreed to this prerequisite in a letter dated 2020 November 01.*
- k) The submission of a suitable on-site ground and stormwater management system to the approval of the Director Engineering, the deposit of sufficient monies for its provision, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation.
 - *The applicant has agreed to this prerequisite in a letter dated 2020 November 01.*
- l) The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering.
 - *The necessary provisions are indicated on the development plans and the applicant has submitted a letter of undertaking dated 2020 November 01 committing to implement the solid waste and recycling provisions.*
- m) The design and provision of units adaptable to persons with disabilities, with the provision of customized hardware and cabinet work being subject to the sale/lease of the unit to a disabled person and with allocated disabled parking spaces.
 - *The applicant has agreed to this prerequisite in a letter dated 2020 November 01. The necessary provisions have been indicated on the development plans, and the requisite covenant will be deposited in the Land Title Office prior to Final Adoption.*
- n) The provision of covered car wash stalls and adequately sized and appropriately located garbage handling and recycling material holding space to the approval of the Director Engineering and a commitment to implement the recycling provisions.
 - *The necessary provisions are indicated on the development plans and the applicant has submitted a letter dated 2020 November 01 agreeing to meet this prerequisite.*
- o) The review of on-site residential loading facilities by the Director Engineering.
 - *The applicant has agreed to this prerequisite in a letter dated 2020 November 01, and the necessary provisions are indicated on the development plans.*
- p) The submission of a Public Art Plan.
 - *The applicant has agreed to this prerequisite in a letter dated 2020 November 01, and the required Public Art Plan will be submitted prior to Final Adoption.*


City Clerk
 Rezoning Reference #17-32
 Third Reading
 2020 November 04..... Page 4

- q) Compliance with the Council-adopted sound criteria.
 - *The applicant has agreed to this prerequisite in a letter dated 2020 November 01, and the necessary Section 219 Covenant to guarantee the provisions of the acoustical report, will be deposited in the Land Title Office prior to Final Adoption.*
- r) The provision of facilities for cyclists in accordance with the Public Hearing report.
 - *The necessary provisions are indicated on the development plans and the applicant has submitted a letter dated 2020 November 01 agreeing to meet this prerequisite.*
- s) The undergrounding of existing overhead wiring abutting the site, as determined by the Director Engineering.
 - *The applicant has agreed to this prerequisite in a letter dated 2020 November 01 and will deposit the necessary funds prior to Final Adoption.*
- t) Compliance with the guidelines for underground parking for visitors.
 - *The necessary provisions are indicated on the development plans and the applicant has submitted a letter dated 2020 November 01 agreeing to meet this prerequisite.*
- u) The deposit of the applicable Parkland Acquisition Charge.
 - *The applicant has agreed in a letter dated 2020 November 01 to make the necessary deposits prior to Final Adoption.*
- v) The deposit of the applicable GVS & DD Sewerage Charge.
 - *The applicant has agreed in a letter dated 2020 November 01 to make the necessary deposits prior to Final Adoption.*
- w) The deposit of the applicable School Site Acquisition Charge.
 - *The applicant has agreed in a letter dated 2020 November 01 to make the necessary deposits prior to Final Adoption.*
- x) The deposit of the applicable Regional Transportation Charge.
 - *The applicant has agreed in a letter dated 2020 November 01 to make the necessary deposits prior to Final Adoption.*

City Clerk
Rezoning Reference #17-32
Third Reading
2020 November 04..... Page 5

As the prerequisite conditions to this rezoning are now substantially complete, could you please arrange to return this amendment bylaw to Council for Consideration and Third Reading on 2020 November 09, with Reconsideration and Final Adoption to follow when the prerequisites are completely fulfilled and Planning notifies you to that effect.

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


E. W. Kozak, Director
PLANNING AND BUILDING

MN:tn

Attachment

cc: City Manager

BURNABY ZONING BYLAW 1965
AMENDMENT BYLAW NO. 9, 2020 - BYLAW NO. 14163

Rez. #17-32

5977 Wilson Avenue

From: RM3 Multiple Family Residential District

To: CD Comprehensive Development District (based on the RM5s Multiple Family Residential District, RM5r Multiple Family Residential District and Metrotown Downtown Plan as guidelines and in accordance with the development plan entitled "5977 Wilson Avenue" prepared by Gensler Architects, CDA Inc., and PSF Studio Landscape Architecture)

Purpose: to permit the construction of a high-rise apartment building with townhouses oriented towards Wilson Avenue and a proposed public east-west neighbourhood linkage

Applicant: Blue Sky Properties Inc.

Fourteen (14) letters were received in response to the proposed rezoning application:

1. Earl Thomas Pollitt, #105-6031 Wilson Avenue, Burnaby
2. Jason Wong, #801-5967 Wilson Avenue, Burnaby
3. Reinhard Schauer, #21-5868 Olive Avenue, Burnaby
4. John W. Unger, #12E-6128 Patterson Avenue, Burnaby
5. Rose Jorgenson-Mills, #17A-6128 Patterson Avenue, Burnaby
6. Al Louie, #2003-5833 Wilson Avenue, Burnaby
7. Ding Jun Yang, #602-5848 Olive Avenue, Burnaby
8. Stephen Mayba, #207-5888 Olive Avenue, Burnaby
9. Jonilyn Greene, #705-4333 Central Blvd., Burnaby
10. Chi Ying, address not provided
11. Al Louie, #2003-5833 Wilson Avenue, Burnaby (second submission)
12. Reinhard Schauer, #21-5868 Olive Avenue, Burnaby (second submission)
13. G. Pettipas, 437 7th Street, New Westminster
14. Richard Cordner, 5888 Olive Avenue, Burnaby

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

PUBLIC HEARING MINUTES

HELD ON: 2020 June 23

REZ. REF. NO. 17-32

PAGE 2 OF 3

Earl Thomas Pollitt, #105-6031 Wilson Avenue, Burnaby, spoke in opposition to the proposed rezoning application as the construction noise will negatively affect his business. Mr. Pollitt requested Council not approve rezonings #17-28, #17-32 and #19-42. The speaker further inquired regarding hours of construction and project timeline.

Staff advised that hours of constructions will be known when the Construction Management Plan is submitted to the Planning Department. The developer and contractors will have to comply with the Burnaby Noise Abatement Bylaw. The project could take minimum three (3) years before occupancy is granted.

A member of Council sought clarification on the number of buildings on the site. Staff advised that there are two (2) buildings on the site under one address.

Kimberly Thomson Suzuki, 6128 Patterson Avenue, Burnaby, expressed a need for sidewalks to ensure safe transport of pedestrians and children, and inquired if the east-west linkage will be publicly accessible.

Staff advised the speaker that the east-west linkage would be publically accessible.

Hannah Wiebe, 5967 Wilson Avenue, Burnaby, expressed concerns regarding loss of property value, dust and light pollution, noise, as well as population density problems, and increased demand on Patterson SkyTrain Station. The speaker requested Council consider reducing the height of the building.

Councillor Keithley left the meeting at 6:22 p.m. and returned at 6:25 p.m.

Greg Pettipas, 436 7th Street, New Westminster, spoke in opposition to the proposed rezoning application, expressing concerns with overcrowding, increased demand on SkyTrain, transit, schools and infrastructure, and an overall negative impact on the quality of life of the area residents.

Richard Cordner, 5888 Olive Avenue, Burnaby, expressed concerns with the proposed rezoning application due to displacement/demoviction of residents, extended construction period, and negative impacts due to noise and dust. The speaker requested the City measure the impact and noise pollution on the neighbourhood and create a policy to regulate pollution standards.

Richard Cordner, 5888 Olive Avenue, Burnaby, spoke for the second time requesting area residents be informed regarding major commercial activities.

Staff will follow up with the applicant.

**PUBLIC HEARING MINUTES
HELD ON: 2020 June 23
REZ. REF. NO. 17-32
PAGE 3 OF 3**

Hannah Wiebe, 5967 Wilson Avenue, Burnaby, spoke for the second time and supported the idea to inform the neighbouring residents regarding the project progress and milestones.

Staff encouraged residents contact the Planning and Building Department with any questions, projects updates and status.

*Councillor Calendino & Councillor Jordan left 6:47 p.m.
Councillor Calendino returned at 6:48 p.m.*

MOVED BY COUNCILLOR CALENDINO
SECONDED BY COUNCILLOR KEITHLEY

THAT this Public Hearing for Rez. #17-32, Bylaw No. 14163 be terminated.

CARRIED UNANIMOUSLY

CITY OF BURNABY**BYLAW NO. 13874**

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

WHEREAS application for rezoning has been made to the Council;

AND WHEREAS the Council has held a public hearing thereon after duly giving notice of the time and place of such hearing as prescribed by Sections 466 and 467 of the *Local Government Act*, R.S.B.C. 2015;

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

1. This Bylaw may be cited as **BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 12, 2018.**
2. The Map (hereinafter called “Map ‘A’”), attached to and forming an integral part of Bylaw No. 4742, being “Burnaby Zoning Bylaw 1965”, and designated as the Official Zoning Map of the City of Burnaby, is hereby amended according to the Map (hereinafter called “Map ‘B’”), marginally numbered REZ. 4129 annexed to this Bylaw, and in accordance with the explanatory legend, notations, references and boundaries designated, described, delimited and specified in particularity shown upon said Map ‘B’; and the various boundaries and districts shown upon said Map ‘B’ respectively are an amendment of and in substitution for the respective districts, designated and marked on said Map ‘A’ insofar as the same are changed, modified or varied thereby, and the said Map ‘A’ shall be deemed to be and is hereby declared to be amended accordingly and the said Map ‘B’ is hereby declared to be and shall form an integral part of said Map ‘A’, as if originally incorporated therein and shall be interpreted accordingly.

3. The Comprehensive Development Plan entitled “FOURPLEX DEVELOPMENT”, prepared by JORDAN KUTEV ARCHITECTURE INC. and on file in the office of the Director Planning and Building, is deemed to be attached to and form part of this Bylaw and any development on the lands rezoned by this Bylaw shall be in conformity with the said Comprehensive Development Plan.

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

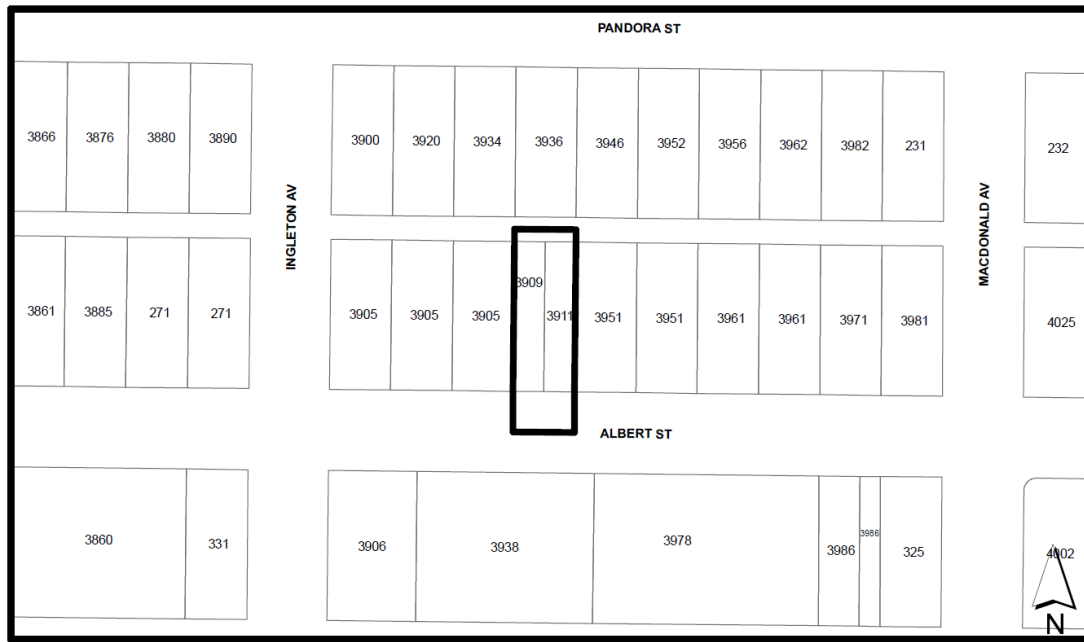
MAYOR

CLERK

BYLAW NUMBER 13874 BEING A BYLAW TO AMEND BYLAW
NUMBER 4742 BEING BURNABY ZONING BYLAW 1965

REZ.17-12


LEGAL: West Half of Lot 17 (Explanatory Plan 1623), Block 3, DL 116, Group 1, NWD Plan 1236; East Half of Lot 17 (Explanatory Plan 1623), Block 3, DL 116, Group 1, NWD Plan 1236



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

FROM: RM3 Multiple Family Residential District

TO: CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Hastings Street Area Plan guidelines and in accordance with the development plan entitled "FourPlex Development" prepared by Jordan Kutev Architecture Inc.)

	PLANNING AND BUILDING DEPARTMENT	
Date: APR 23 2018	OFFICIAL ZONING MAP	
scale: 1:1,500		
Drawn By: AY		
		Map "B" No. REZ.4129



INTER-OFFICE COMMUNICATION

TO: CITY CLERK **DATE:** 2020 November 04

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #17-12**
BYLAW 13874, AMENDMENT BYLAW NO. 12/2018
Four Unit Multiple-Family Development
Final Adoption

ADDRESS: 3909 and 3911 Albert Street

LEGAL: West Half of Lot 17 (Explanatory Plan 1623), Block 3, DL 116, Group 1, NWD Plan 1236; East Half of Lot 17 (Explanatory Plan 1623), Block 3, DL 116, Group 1, NWD Plan 1236

FROM: RM3 Multiple Family Residential District

TO: CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Hastings Street Area Plan guidelines and in accordance with the development plan entitled "FourPlex Development" prepared by Jordan Kutev Architecture Inc.)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2018 May 07;
- b) Public Hearing held on 2018 May 29;
- c) Second Reading given on 2018 June 11; and,
- d) Third Reading given on 2020 June 22.

The prerequisite conditions have been completely satisfied as follows:

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

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #17-12
 2020 November 04 Page 2

- c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
 - *The applicant has agreed to this prerequisite in a letter dated 2020 June 05.*
- d) The submission of an undertaking to remove all existing improvements from the site.
 - *The applicant has agreed to this prerequisite in a letter dated 2020 June 05.*
- e) The consolidation of the net project site into one legal parcel.
 - *The requisite subdivision plan of consolidation has been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- f) The granting of any necessary statutory rights-of-way, easements and/or covenants.
 - *The requisite statutory rights-of-way and covenant plans have been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- g) The granting of a Section 219 Covenant restricting enclosure of balconies; and, indicating that project surface driveway access will not be restricted by gates.
 - *The requisite covenant plans have been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- h) The review of a detailed Sediment Control System by the Director Engineering.
 - *The applicant has submitted the required Sediment Control System plans for approval by the Engineering Environmental Services Division and has agreed in a letter dated 2020 June 05 to install the system as approved prior to commencing construction.*
- i) The undergrounding of all wiring abutting the site.
 - *The applicant has agreed to this prerequisite in a letter dated 2020 June 05 and has deposited the necessary funds to guarantee the completion of this prerequisite.*
- j) The pursuance of Storm Water Management Best Practices in line with established guidelines.
 - *A suitable on-site stormwater management system has been approved by the Director Engineering, the required covenant has been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption and the required funds to guarantee this provision have been deposited.*

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #17-12
 2020 November 04..... Page 3

- k) The submission of a suitable Solid Waste and Recycling plan to the approval of the Director Engineering.
- *The necessary provisions are indicated on the development plans and the applicant has submitted a letter dated 2020 June 05 agreeing to implement the solid waste and recycling provisions.*
- l) The deposit of the applicable Parkland Acquisition Charge.
- *The required deposit has been made to meet this prerequisite.*
- m) The deposit of the applicable GVS & DD Sewerage Charge.
- *The required deposit has been made to meet this prerequisite.*
- n) The deposit of the applicable School Site Acquisition Charge.
- *The required deposit has been made to meet this prerequisite.*
- o) The submission of a written undertaking to distribute area plan notification forms, prepared by the City, with disclosure statements; and, to post area plan notification signs, also prepared by the City, on the development site and in the sales office in prominent and visible locations prior to Third Reading, or at the time marketing for the subject development commences, whichever is first, and remain posted for a period of one year, or until such time that all units are sold, whichever is greater.
- *The applicant has provided a letter of undertaking dated 2020 June 05 and the area plan notification signs are in place.*

As the prerequisite conditions to this rezoning are now complete, could you please arrange to return this amendment bylaw to Council for Reconsideration and Final Adoption on 2020 November 09.


 E. W. Kozak, Director
 PLANNING AND BUILDING

SMN:

cc: City Manager

CITY OF BURNABY**BYLAW NO. 14097**

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

WHEREAS application for rezoning has been made to the Council;

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

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

1. This Bylaw may be cited as **BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 41, 2019.**

2. The map (hereinafter called "Map 'A'") attached to and forming an integral part of Bylaw No. 4742, being Burnaby Zoning Bylaw 1965, and designated as the Official Zoning Map of the City of Burnaby, is hereby amended according to the Map (hereinafter called "Map 'B'"), marginally numbered REZ. 4198 annexed to this Bylaw, and in accordance with the explanatory legend, notations, references and boundaries designated, described, delimited and specified in particularity shown upon said Map 'B', and the various boundaries and districts shown upon said Map 'B', respectively are an amendment of and in substitution for the respective districts, designated and marked on said Map 'A' insofar as the same are changed, modified or varied thereby, and the said Map 'A' shall be deemed to be and is hereby declared to be amended accordingly and the said Map 'B' is hereby declared to be and shall form an integral part of said Map 'A' as if originally incorporated therein and shall be interpreted accordingly.

Read a first time this	day of	, 2019
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 14097 BEING A BYLAW TO AMEND BYLAW
NUMBER 4742 BEING BURNABY ZONING BYLAW 1965

REZ.19-54


LEGAL: See Schedule A



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

FROM: M4 Special Industrial District

TO: CD Comprehensive Development District (based on C9, C9r Urban Village District, RM3, RM3r Multiple Family Residential District and Royal Oak Community Plan as guidelines and in accordance with the development guidelines provided in Appendix A attached)

	PLANNING AND BUILDING DEPARTMENT	
Date: NOV 13 2019	OFFICIAL ZONING MAP	
Scale: 1:1,500		
Drawn By: AY		
	Map "B" No. REZ. 4198	

SCHEDULE A

REZONING 19-54

Address: 6857 Royal Oak Avenue

PID: 024-571-695

Legal Description: Parcel 1, District Lot 98, Group 1, New
Westminster District Plan LMP42986

Address: 6875 Royal Oak Avenue

PID: 024-583-022

Legal Description: Parcel 2, District Lot 98, Group 1, New
Westminster District Reference Plan
LMP43130

APPENDIX A Development Guidelines

REZONING REFERENCE #19-54

Addresses: 6857 and 6875 Royal Oak Avenue

Site Area: 3,219 m² (34,649 sq.ft.)

Permitted land use(s): Ground-level commercial with rental housing

Zoning & Maximum Density:

C9r (rental)	2.00 FAR
C9 (commercial)	0.20 FAR
RM3r (rental)	1.10 FAR
<u>RM3 (100% affordable density offset)</u>	<u>0.55 FAR</u>
Total	3.85 FAR (133,399 sq.ft.)

Anticipated Maximum Unit Count: 156 units, based on 85% efficiency and 725 sq.ft. average unit size.

Anticipated Building Form & Height: Apartment form up to six storeys

Targeted Client Group & Affordability: General, mixed affordability



INTER-OFFICE MEMORANDUM

TO: CITY CLERK **DATE:** 2020 November 04

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #19-54**
BYLAW 14097, AMENDMENT BYLAW NO. 41/19
Site pre-zoning for non-market housing and grade-level commercial development
Royal Oak Community Plan
Final Adoption

ADDRESS: 6837, 6857 and 6875 Royal Oak Avenue

LEGAL: North Half Lot 3, BL 3, BL 6 of DL 98, Group 1, NWD, Plan 1503; Parcel 1 DL 98, Group 1, NWD Plan LMP42986; Parcel 2, DL 98, Group 1 NWD Reference Plan LMP43130

FROM: M4 Special Industrial District

TO: CD Comprehensive Development District (based on C9, C9r Urban Village District, RM3, RM3r Multiple Family Residential District and Royal Oak Community Plan as guidelines and in accordance with the development guidelines provided in Appendix A *attached*)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2019 November 18;
- b) Public Hearing held on 2019 December 10;
- c) Second Reading given on 2019 December 16; and,
- d) Third Reading given on 2020 July 20.

The prerequisite conditions have been fully satisfied as follows:

- a) The submission of development guidelines.

Complete development guidelines have been submitted.

- b) The granting of any necessary statutory rights-of-way, easements and/or covenants.

The applicant has agreed to this prerequisite, and the requisite statutory rights-of-way, easements and/or covenants will be deposited in the Land Title Office within one year of Final Adoption.

City Clerk
 Director Planning and Building
 Final Adoption
 2020 November 04.....Page 2

- c) The dedication of any rights-of-way deemed requisite.

The applicant has agreed to this prerequisite, and the requisite subdivision plan dedicating the required right-of-way will be deposited in the Land Title Office within one year of Final Adoption.

- d) The approval of a suitable civil (offsite) design by the Director Engineering for all services necessary to support the proposed development in accordance with the development guidelines.

The applicant has agreed to this prerequisite, and the requisite suitable civil (offsite) design and servicing agreement will be approved by the Director Engineering within one year of Final Adoption.

- e) The consolidation of the net project site into one legal parcel.

The applicant has agreed to this prerequisite, and the requisite subdivision plan consolidating the net project site into one legal parcel will be deposited in the Land Title Office within one year of Final Adoption.

As the prerequisite conditions to this rezoning are now complete, could you please arrange to return this amendment bylaw to Council for Reconsideration and Final Adoption on 2020 November 09.



E. W. Kozak, Director
 PLANNING AND BUILDING

KL:tn

cc: City Manager

P:\49500 Rezoning\20 Applications\2019\19-54 6857 Royal Oak Ave\Council Reports\Memo\Rezoning Reference 19-54 Final Adoption 2020.11.09.docx

APPENDIX A
Development Guidelines
2019 November 18

SITE #1: ROYAL OAK AND IMPERIAL – REZONING REFERENCE #19-54
NON-MARKET HOUSING DEVELOPMENT

Addresses: 6857 and 6875 Royal Oak Avenue

Site Area: 3,219 m² (34,649 sq.ft.)

Permitted land use(s): Ground-level commercial with rental housing

Zoning & Maximum Density:

C9r (rental)	2.00 FAR
C9 (commercial)	0.20 FAR
RM3r (rental)	1.10 FAR
<u>RM3 (100% affordable density offset)</u>	<u>0.55 FAR</u>
Total	3.85 FAR (133,399 sq.ft.)

Anticipated Maximum Unit Count: 156 units, based on 85% efficiency and 725 sq.ft. average unit size.

Anticipated Building Form & Height: Apartment form up to six storeys

Targeted Client Group & Affordability: General, mixed affordability

CITY OF BURNABY**BYLAW NO. 14098**

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

WHEREAS application for rezoning has been made to the Council;

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

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

1. This Bylaw may be cited as **BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 42, 2019.**
2. The map (hereinafter called “Map ‘A’”) attached to and forming an integral part of Bylaw No. 4742, being Burnaby Zoning Bylaw 1965, and designated as the Official Zoning Map of the City of Burnaby, is hereby amended according to the Map (hereinafter called “Map ‘B’”), marginally numbered REZ. 4199 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

Bylaw No. 14098
Page 2

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

Read a first time this	day of	, 2019
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 14098 BEING A BYLAW TO AMEND BYLAW
NUMBER 4742 BEING BURNABY ZONING BYLAW 1965

REZ.19-55


LEGAL: See Schedule A



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

FROM: R4 Residential District

TO: CD Comprehensive Development District (based on P5 Community Institutional District, RM3r Multiple Family Residential District and Central Administrative Area Plan as guidelines and in accordance with the development guidelines provided in Appendix A attached)

	PLANNING AND BUILDING DEPARTMENT
Date: NOV 13 2019	OFFICIAL ZONING MAP
Scale: 1:2,000	
Drawn By: AY	
	Map "B" No. REZ. 4199

SCHEDULE A

REZONING 19-55

Address: 5912 Sunset Street

PID: 012-409-511

Legal Description: Lot 28, District Lot 80, Group 1, New Westminster District Plan 1892

Address: 5924 Sunset Street

PID: 012-409-545

Legal Description: Lot 29, District Lot 80, Group 1, New Westminster District Plan 1892

Address: 5938 Sunset Street

PID: 012-409-618

Legal Description: Lot 30, District Lot 80, Group 1, New Westminster District Plan 1892

Address: 5946 Sunset Street

PID: 012-409-669

Legal Description: Lot 31, District Lot 80, Group 1, New Westminster District Plan 1892

Address: **5958 Sunset Street**

PID: 012-409-707

Legal Description: Lot 32, District Lot 80, Group 1, New Westminster District Plan 1892

Address: **5968 Sunset Street**

PID: 012-409-138

Legal Description: Lot 7, District Lot 80, Group 1, New Westminster District Plan 1891

Address: **5978 Sunset Street**

PID: 012-409-146

Legal Description: Lot 8, District Lot 80, Group 1, New Westminster District Plan 1891

Address: **5988 Sunset Street**

PID: 012-409-189

Legal Description: Lot 9, District Lot 8,0 Group 1, New Westminster District Plan 1891

Bylaw No. 14098
Page 6

Address: **5907 Kincaid Street**

PID: 002-842-351

Legal Description: Lot 37, District Lot 80, Group 1, New Westminster District Plan 1892

Address: **5919 Kincaid Street**

PID: 002-840-910

Legal Description: Lot 36, District Lot 80, Group 1, New Westminster District Plan 1892

Address: **5931 Kincaid Street**

PID: 001-775-219

Legal Description: Lot 35, District Lot 80, Group 1, New Westminster District Plan 1892

Address: **5941 Kincaid Street**

PID: 001-775-201

Legal Description: Lot 34, District Lot 80, Group 1, New Westminster District Plan 1892

Bylaw No. 14098
Page 7

Address: **5951 Kincaid Street**

PID: 001-775-197

Legal Description: Lot 33, District Lot 80, Group 1, New Westminster District Plan 1892

Address: **5969 Kincaid Street**

PID: 012-409-308

Legal Description: Lot 12, District Lot 80, Group 1, New Westminster District Plan 1891

Address: **5979 Kincaid Street**

PID: 012-409-260

Legal Description: Lot 11, District Lot 80, Group 1, New Westminster District Plan 1891

Address: **5989 Kincaid Street**

PID: 012-409-227

Legal Description: Lot 10, District Lot 80, Group 1, New Westminster District Plan 1891

APPENDIX A Development Guidelines

REZONING REFERENCE #19-55

Addresses: 5912, 5924, 5938, 5946, 5958, 5968, 5978, 5988 Sunset Street, and 5907, 5919, 5931, 5941, 5951, 5969, 5979, 5989 Kincaid Street

Site Area: 10,144 m² (109,189 sq.ft.)

Permitted land use(s): Rental housing

Zoning & Maximum Density:

RM3r (rental)	1.10 FAR
P5 (institutional seniors rental)	0.80 FAR
Total	1.90 FAR (207,459 sq.ft.)

Anticipated Maximum Unit Count: 243, based on 85% efficiency and 725 sq.ft. average unit size. However, unit count will be dependent on the specific mix of independent living units, supportive living units, and/or complex care beds.

Anticipated Building Form & Height: Apartment form up to six storeys

Targeted Client Group & Affordability: Seniors, mixed affordability



INTER-OFFICE MEMORANDUM

TO: CITY CLERK **DATE:** 2020 November 04

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #19-55**
BYLAW 14098, AMENDMENT BYLAW NO. 42/19
Site pre-zoning for non-market housing development
Central Administrative Area Plan
Final Adoption

ADDRESS: 5912, 5924, 5938, 5946, 5958, 5968, 5978 and 5988 Sunset Street, and 5907, 5919, 5931, 5941, 5951, 5969, 5979 and 5989 Kincaid Street

LEGAL: Lot 28, District Lot 80, Group 1, New Westminster District Plan 1892
 Lot 29, District Lot 80, Group 1, New Westminster District Plan 1892
 Lot 30, District Lot 80, Group 1, New Westminster District Plan 1892
 Lot 31, District Lot 80, Group 1, New Westminster District Plan 1892
 Lot 32, District Lot 80, Group 1, New Westminster District Plan 1892
 Lot 7, District Lot 80, Group 1, New Westminster District Plan 1891
 Lot 8, District Lot 80, Group 1, New Westminster District Plan 1891
 Lot 9, District Lot 80, Group 1, New Westminster District Plan 1891
 Lot 37, District Lot 80, Group 1, New Westminster District Plan 1892
 Lot 36, District Lot 80, Group 1, New Westminster District Plan 1892
 Lot 35, District Lot 80, Group 1, New Westminster District Plan 1892
 Lot 34, District Lot 80, Group 1, New Westminster District Plan 1892
 Lot 33, District Lot 80, Group 1, New Westminster District Plan 1892
 Lot 12, District Lot 80, Group 1, New Westminster District Plan 1891
 Lot 11, District Lot 80, Group 1, New Westminster District Plan 1891
 Lot 10, District Lot 80, Group 1, New Westminster District Plan 1891

FROM: R4 Residential District

TO: CD Comprehensive Development District (based on P5 Community Institutional District, RM3r Multiple Family Residential District and Central Administrative Area Plan as guidelines and in accordance with the development guidelines provided in Appendix A *attached*)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2019 November 18;
- b) Public Hearing held on 2019 December 10;
- c) Second Reading given on 2019 December 16; and,
- d) Third Reading given on 2020 July 20.

The prerequisite conditions have been fully satisfied as follows:

- a) The submission of development guidelines.

City Clerk
 Director Planning and Building
 Final Adoption
 2020 November 04.....Page 2

The applicant has submitted development guidelines.

- b) The granting of any necessary statutory rights-of-way, easements and/or covenants.

The applicant has agreed to this prerequisite, and the requisite statutory rights-of-way, easements and/or covenants will be deposited in the Land Title Office within one year of Final Adoption.

- c) The dedication of any rights-of-way deemed requisite.

The applicant has agreed to this prerequisite, and the subdivision plan dedicating the required right-of-way will be deposited in the Land Title Office within one year of Final Adoption.

- d) The approval of a suitable civil (offsite) design by the Director Engineering for all services necessary to support the proposed development in accordance with the development guidelines.

The applicant has agreed to this prerequisite, and the requisite suitable civil (offsite) design and servicing agreement will be approved by the Director Engineering within one year of Final Adoption.

- e) The approval of the Ministry of Transportation to the rezoning application.

The requisite Ministry of Transportation approval will be obtained as part of the future Site Specific Rezoning application.

- f) The completion of the Highway Closure Bylaw.

The applicant has agreed to this prerequisite, and the requisite Highway Closure Bylaw will be deposited in the Land Title Office within one year of Final Adoption.

- g) The consolidation of the net project site into one legal parcel.

The applicant has agreed to this prerequisite, and the requisite subdivision plan consolidating the net project site into one legal parcel will be deposited in the Land Title Office within one year of Final Adoption.

As the prerequisite conditions to this rezoning are now complete, could you please arrange to return this amendment bylaw to Council for Reconsideration and Final Adoption on 2020 November 09.



E. W. Kozak, Director
 PLANNING AND BUILDING

KL:tn

cc: City Manager

P:\49500 Rezoning\20 Applications\2019\19-55 5912 Sunset St\Council Reports\Memos\Rezoning Reference 19-55 Final Adoption 2020.11.09.docx

APPENDIX A
Development Guidelines
2019 November 18

SITE #2: SUNSET/KINCAID – REZONING REFERENCE #19-55
NON-MARKET SENIORS HOUSING DEVELOPMENT

Addresses: 5912, 5924, 5938, 5946, 5958, 5968, 5978, 5988 Sunset Street, and 5907, 5919, 5931, 5941, 5951, 5969, 5979, 5989 Kincaid Street

Site Area: 10,144 m² (109,189 sq.ft.)

Permitted land use(s): Rental housing

Zoning & Maximum Density:

RM3r (rental)	1.10 FAR
P5 (institutional seniors rental)	0.80 FAR
Total	1.90 FAR (207,459 sq.ft.)

Anticipated Maximum Unit Count: 243, based on 85% efficiency and 725 sq.ft. average unit size. However, unit count will be dependent on the specific mix of independent living units, supportive living units, and/or complex care beds.

Anticipated Building Form & Height: Apartment form up to six storeys

Targeted Client Group & Affordability: Seniors, mixed affordability

CITY OF BURNABY**BYLAW NO. 14099**

A BYLAW to amend Bylaw No. 4742, being
Burnaby Zoning Bylaw 1965 as amended
by Bylaw No. 10366, and being Burnaby Zoning
Bylaw 1965, Amendment Bylaw No. 24, 1996

WHEREAS application for rezoning has been made to the Council;

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

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

1. This Bylaw may be cited as **BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 43, 2019.**
2. Bylaw No. 4742, as amended by Bylaw No. 10366, 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. 4200 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

Bylaw No. 14099
Page 2

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

Read a first time this	day of	, 2019
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

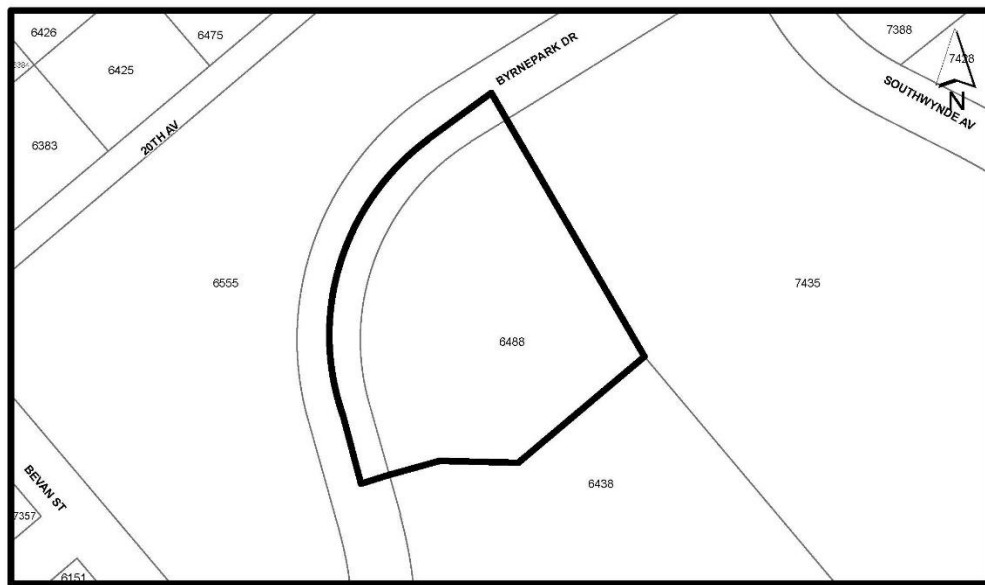
MAYOR

CLERK

BYLAW NUMBER 14099 BEING A BYLAW TO AMEND BYLAW
NUMBER 4742 BEING BURNABY ZONING BYLAW 1965

REZ.19-56


LEGAL: Lot 7, District Lots 171, And 155a Group 1, New Westminster District Plan LMP30202



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

FROM: CD Comprehensive Development District (based on RM2 Multiple Family Residential District as guidelines)

TO: CD Comprehensive Development District (based on RM2, RM2r Multiple Family Residential District and Edmonds Town Centre Plan as guidelines and in accordance with the development guidelines provided in Appendix A attached)

	PLANNING AND BUILDING DEPARTMENT
Date: NOV 13 2019	OFFICIAL ZONING MAP
Scale: 1:2,000	
Drawn By: AY	
	Map "B" No. REZ. 4200

APPENDIX A Development Guidelines

REZONING REFERENCE #19-56

Address: 6488 Byrnpark Drive

Site Area: 8,500 m² (91,493 sq.ft.)

Permitted land use(s): Rental housing

Zoning & Maximum Density:

RM2 base + bonus (rental)	1.00 FAR (of which 0.1 FAR is density bonus)
RM2r (rental)	0.90 FAR
Total	1.90 FAR (173,837 sq.ft.)

Anticipated Maximum Unit Count: 204 (assuming 85% efficiency, 725 sq.ft. average unit size)

Anticipated Building Form & Height: Apartment form up to six storeys

Targeted Client Group & Affordability: General, mixed affordability



INTER-OFFICE MEMORANDUM

TO: CITY CLERK **DATE:** 2020 November 04

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #19-56**
BYLAW 14099, AMENDMENT BYLAW NO. 43/19
Site pre-zoning for non-market housing development
Edmonds Town Centre Plan
Final Adoption

ADDRESS: 6488 Byrnpark Drive

LEGAL: Lot 7, District Lots 171, and 155a Group 1, New Westminster District Plan LMP30202

FROM: CD Comprehensive Development District (based on RM2 Multiple Family Residential District as guidelines)

TO: CD Comprehensive Development District (based on RM2, RM2r Multiple Family Residential District and Edmonds Town Centre Plan as guidelines and in accordance with the development guidelines provided in Appendix A *attached*)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2019 November 18;
- b) Public Hearing held on 2019 December 10;
- c) Second Reading given on 2019 December 16; and,
- d) Third Reading given on 2020 July 20.

The prerequisite conditions have been fully satisfied as follows:

- a) The submission of development guidelines.
The applicant has submitted development guidelines.
- b) The granting of any necessary statutory rights-of-way, easements and/or covenants.
The applicant has agreed to this prerequisite, and the requisite statutory rights-of-way, easements and/or covenants will be deposited in the Land Title Office within one year of Final Adoption.

City Clerk
 Director Planning and Building
 Final Adoption
 2020 November 04.....Page 2

- c) The dedication of any rights-of-way deemed requisite.

The applicant has agreed to this prerequisite, and the requisite subdivision plan dedicating the required right-of-way will be deposited in the Land Title Office within one year of Final Adoption.

- d) The approval of a suitable civil (offsite) design by the Director Engineering for all services necessary to support the proposed development in accordance with the development guidelines.

The applicant has agreed to this prerequisite, and the requisite suitable civil (offsite) design and servicing agreement will approved by the Director Engineering within one year of Final Adoption.

As the prerequisite conditions to this rezoning are now complete, could you please arrange to return this amendment bylaw to Council for Reconsideration and Final Adoption on 2020 Novemeber 09.


 E. W. Kozak, Director
 PLANNING AND BUILDING

KL:tn

cc: City Manager

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 FinalAdoption 2020.11.09.docx

APPENDIX A
Development Guidelines
 2019 November 18

SITE #3: 6488 BYRNEPARK DRIVE – REZONING REFERENCE #19-56
NON-MARKET HOUSING DEVELOPMENT

Address: 6488 Byrnespark Drive

Site Area: 8,500 m² (91,493 sq.ft.)

Permitted land use(s): Rental housing

Zoning & Maximum Density:

RM2 base + bonus (rental)	1.00 FAR (of which 0.1 FAR is density bonus)
RM2r (rental)	0.90 FAR
Total	1.90 FAR (173,837 sq.ft.)

Anticipated Maximum Unit Count: 204 (assuming 85% efficiency, 725 sq.ft. average unit size)

Anticipated Building Form & Height: Apartment form up to six storeys

Targeted Client Group & Affordability: General, mixed affordability

CITY OF BURNABY**BYLAW NO. 14102**

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

WHEREAS application for rezoning has been made to the Council;

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

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

1. This Bylaw may be cited as **BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 46, 2019.**
2. The map (hereinafter called “Map ‘A’”) attached to and forming an integral part of Bylaw No. 4742, being Burnaby Zoning Bylaw 1965, and designated as the Official Zoning Map of the City of Burnaby, is hereby amended according to the Map (hereinafter called “Map ‘B’”), marginally numbered REZ. 4203 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

Bylaw No. 14102
Page 2

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

Read a first time this	day of	, 2019
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

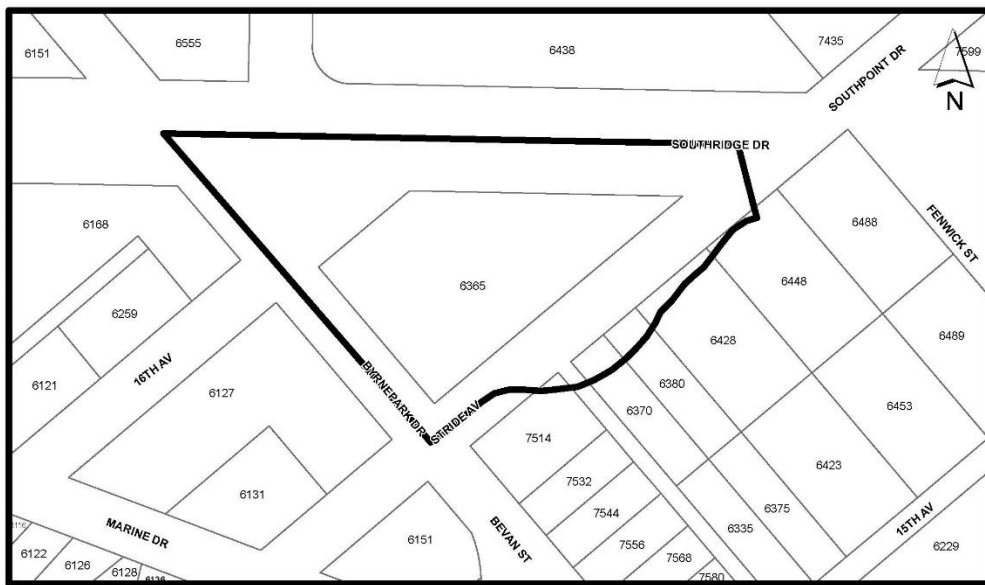
MAYOR

CLERK

BYLAW NUMBER 14102 BEING A BYLAW TO AMEND BYLAW
NUMBER 4742 BEING BURNABY ZONING BYLAW 1965

REZ.19-59


LEGAL: See Schedule A



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

FROM: R5 Residential District

TO: CD Comprehensive Development District (based on RM3r Multi-Family Residential District and Edmonds Town Centre Plan as guidelines and in accordance with the development guidelines provided in Appendix A attached)

	PLANNING AND BUILDING DEPARTMENT
Date: NOV 13 2019	OFFICIAL ZONING MAP
Scale: 1:2,000	
Drawn By: AY	
	Map "B" No. REZ. 4203

SCHEDULE A

REZONING 19-59

Address:	6365 Stride Avenue
PID:	023-546-361
Legal Description:	Lot 9, District Lot 155a, Group 1, New Westminster District Plan LMP30202
Address:	A Portion of 6370 Stride Avenue
PID:	003-275-019
Legal Description:	Lot 37, District Lot 155 "A", Group 1, New Westminster District Plan 24105
Address:	A Portion of 6380 Stride Avenue
PID:	009-299-971
Legal Description:	Lot 38, District Lot 155"A", Group 1, New Westminster District Plan 24105
Address:	A Portion of 6428 Stride Avenue
PID:	012-162-655
Legal Description:	Lot 3, Block 6a, District Lot 155a, Group 1 New Westminster District Plan 1425

Address:	A Portion of 6448 Stride Avenue
PID:	002-818-159
Legal Description:	Lot 4, Block 6a, District Lot 155a, Group 1, New Westminster District Plan 1425
Address:	A Portion of 7514 Bevan Street
PID:	004-538-099
Legal Description:	Lot 1, District Lot 155a, Group 1, New Westminster District Plan 14019

APPENDIX A Development Guidelines

REZONING REFERENCE #19-59

Addresses: 6365 Stride Avenue, and portions of 6370, 6380, 6428, 6448 Stride Avenue and 7514 Bevan Street

Site Area: 9,303.6 m² (100,147 sq.ft., or 2.29 acres) including road closure area

Permitted land use(s): Rental housing

Zoning & Maximum Density:

RM3r (rental)	1.00 FAR
Total	1.00 FAR (100,147 sq.ft.)

Anticipated Maximum Unit Count: 108 units, based on 85% efficiency and proposed 788 sq.ft. average unit size.

Anticipated Building Form & Height: Apartment form up to four storeys

Targeted Client Group & Affordability: General, mixed affordability



INTER-OFFICE MEMORANDUM

TO: CITY CLERK **DATE:** 2020 November 04

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #19-59**
BYLAW 14102, AMENDMENT BYLAW NO. 46/19
Site pre-zoning for non-market housing development
Edmonds Town Centre Plan
Final Adoption

ADDRESS: 6365 Stride Avenue, and portions of 6370, 6380, 6428, 6448 Stride Avenue and 7514 Bevan Street

LEGAL: Lot 9, District Lot 155a, Group 1, New Westminster District Plan LMP30202
 Lot 37, District Lot 155 "A", Group 1, New Westminster District Plan 24105
 Lot 38, District Lot 155 "A", Group 1, New Westminster District Plan 24105
 Lot 3, Block 6a, District Lot 155a, Group 1 New Westminster District Plan 1425
 Lot 4, Block 6a, District Lot 155a, Group 1, New Westminster District Plan 1425
 Lot 1, District Lot 155a, Group 1, New Westminster District Plan 14019

FROM: R5 Residential District

TO: CD Comprehensive Development District (based on RM3r Multi-Family Residential District and Edmonds Town Centre Plan as guidelines and in accordance with the development guidelines provided in Appendix A *attached*)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2019 November 18;
- b) Public Hearing held on 2019 December 10;
- c) Second Reading given on 2019 December 16; and,
- d) Third Reading given on 2020 July 20.

The prerequisite conditions have been fully satisfied as follows:

- a) The submission of development guidelines.

The applicant has submitted development guidelines.

- b) The granting of any necessary statutory rights-of-way, easements and/or covenants.

City Clerk
 Director Planning and Building
 Final Adoption
 2020 November 04.....Page 2

The applicant has agreed to this prerequisite, and the requisite statutory rights-of-way, easements and/or covenants will be deposited in the Land Title Office within one year of Final Adoption.

- c) The dedication of any rights-of-way deemed requisite.

The applicant has agreed to this prerequisite, and the requisite subdivision plan dedicating the required right-of-way will be deposited in the Land Title Office within one year of Final Adoption.

- d) The approval of a suitable civil (offsite) design by the Director Engineering for all services necessary to support the proposed development in accordance with the development guidelines.

The applicant has agreed to this prerequisite, and the requisite suitable civil (offsite) design and servicing agreement will approved by the Director Engineering within one year of Final Adoption.

- e) The completion of the Highway Closure Bylaw.

The applicant has agreed to this prerequisite, and the requisite Highway Closure Bylaw will be deposited in the Land Title Office within one year of Final Adoption.

- f) The consolidation of the net project site into one legal parcel.

The applicant has agreed to this prerequisite, and the requisite subdivision plan consolidating the net project site into one legal parcel will be deposited in the Land Title Office within one year of Final Adoption.

As the prerequisite conditions to this rezoning are now complete, could you please arrange to return this amendment bylaw to Council for Reconsideration and Final Adoption on 2020 November 09.


 E. W. Kozak, Director
 PLANNING AND BUILDING

KL:tn

cc: City Manager

APPENDIX A
Development Guidelines
2019 November 18

SITE #6: PORTION OF BEVAN LANDS – REZONING REFERENCE #19-59
NON-MARKET HOUSING DEVELOPMENT

Addresses: 6365 Stride Avenue, and portions of 6370, 6380, 6428, 6448 Stride Avenue and 7514 Bevan Street

Site Area: 9,303.6 m² (100,147 sq.ft., or 2.29 acres) including road closure area

Permitted land use(s): Rental housing

Zoning & Maximum Density:

RM3r (rental)	1.00 FAR
Total	1.00 FAR (100,147 sq.ft.)

Anticipated Maximum Unit Count: 108 units, based on 85% efficiency and proposed 788 sq.ft. average unit size.

Anticipated Building Form & Height: Apartment form up to four storeys

Targeted Client Group & Affordability: General, mixed affordability

CITY OF BURNABY**BYLAW NO. 13902**

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

WHEREAS application for rezoning has been made to the Council;

AND WHEREAS the Council has held a public hearing thereon after duly giving notice of the time and place of such hearing as prescribed by Sections 466 and 467 of the *Local Government Act*, R.S.B.C. 2015;

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

1. This Bylaw may be cited as **BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 23, 2018.**
2. The Map (hereinafter called "Map 'A'"), attached to and forming an integral part of Bylaw No. 4742, being "Burnaby Zoning Bylaw 1965", and designated as the Official Zoning Map of the City of Burnaby, is hereby amended according to the Map (hereinafter called "Map 'B'"), marginally numbered REZ. 4140 annexed to this Bylaw, and in accordance with the explanatory legend, notations, references and boundaries designated, described, delimited and specified in particularity shown upon said Map 'B'; and the various boundaries and districts shown upon said Map 'B' respectively are an amendment of and in substitution for the respective districts, designated and marked on said Map 'A' insofar as the same are changed, modified or varied thereby, and the said Map 'A' shall be deemed to be and is hereby declared to be amended accordingly and the said Map 'B' is hereby declared to be and shall form an integral part of said Map 'A', as if originally incorporated therein and shall be interpreted accordingly.

3. The Comprehensive Development Plan entitled “BARKER STREET PROJECT”, prepared by IBI GROUP and on file in the office of the Director Planning and Building, is deemed to be attached to and form part of this Bylaw and any development on the lands rezoned by this Bylaw shall be in conformity with the said Comprehensive Development Plan.

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

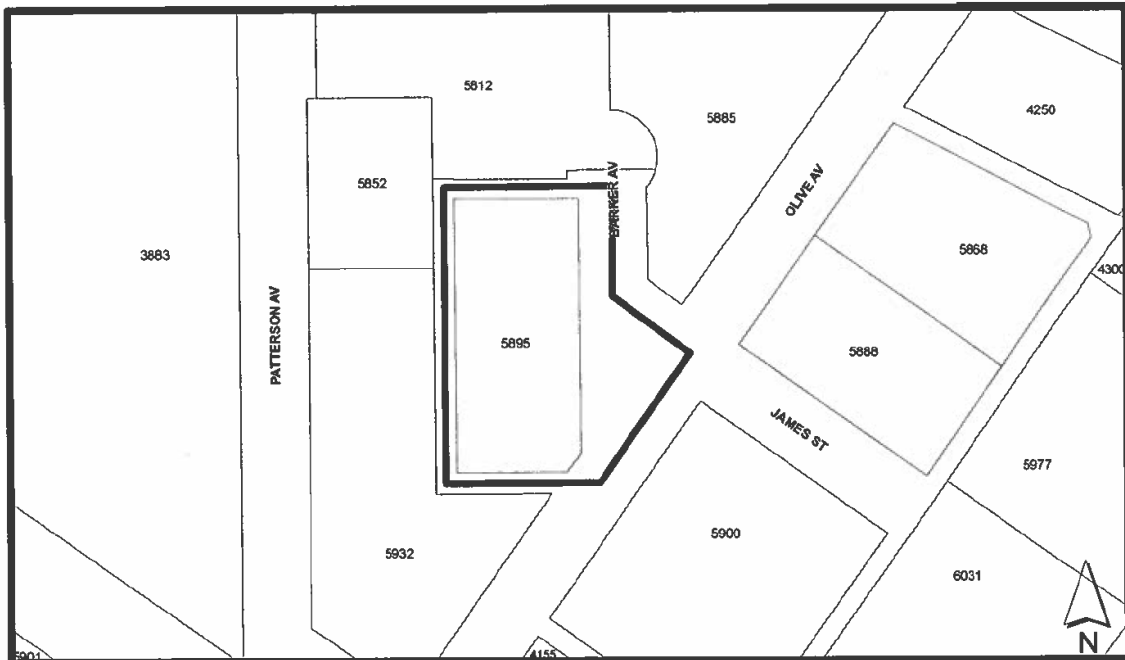
MAYOR

CLERK

BYLAW NUMBER 13902 BEING A BYLAW TO AMEND BYLAW
NUMBER 4742 BEING BURNABY ZONING BYLAW 1965

REZ.17-40


LEGAL: Lot 102, DL 151, Group 1, NWD Plan 34852



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

FROM: RM3 Multiple Family Residential District

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

 Date: MAY 17 2018 scale: 1:1,839 Drawn By: AY	PLANNING AND BUILDING DEPARTMENT OFFICIAL ZONING MAP Map "B" No. REZ. 4140
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Planning and Building Department

INTER-OFFICE MEMORANDUM

TO: CITY CLERK **DATE:** 2020 October 27

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 49500 20
Reference: REZ #17-40

**SUBJECT: REZONING REFERENCE #17-40
ABANDONMENT OF PREDECESSOR BYLAW**

ADDRESS: 5895 Barker Avenue, Ptn of Olive Avenue ROW and Lane ROW

LEGAL: Lot 102, DL 151, Group 1, NWD Plan 34852

FROM: RM3 Multiple Family Residential District

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

On 2020 October 26, Council granted Second Reading to Rezoning Bylaw, Amendment Bylaw No. 21/2020, Bylaw No. 14181 for Rezoning Reference #17-40.

Please arrange to have the predecessor Rezoning Bylaw, Amendment Bylaw No. 23/18, Bylaw No. 13902 abandoned on 2020 November 09.


E.W. Kozak, Director
PLANNING AND BUILDING

:tn