



## CITY COUNCIL MEETING A G E N D A

Monday, June 20, 2022, 5:00 p.m.  
Council Chamber, City Hall  
4949 Canada Way, Burnaby, BC

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	Pages
1. <u>CALL TO ORDER</u>	
2. <u>MINUTES</u>	
2.1. Open Council Meeting held 2022 May 30	11
2.2. Public Hearing (Zoning) held 2022 May 31	45
3. <u>PRESENTATION</u>	
3.1. Environmental Awards	
<u>Presenters:</u> His Worship, Mayor Mike Hurley & Councillor Joe Keithley, Chair, Environment Committee	
Environment Awards Recipients: <i><b>Burnaby Firefighters Charitable Society</b></i> <i>(Community Stewardship)</i> , <i><b>Simon Fraser University</b></i> <i>(Planning and</i> <i>Development)</i> , <i><b>Casey Lo</b></i> <i>(Youth)</i> , <i><b>SFU350</b></i> <i>(Communications)</i> , <i><b>Pablo</b></i> <i><b>Vimos</b></i> <i>(Green Choices)</i>	
Environmental Stars Recipients: <i><b>Brookside Court</b></i> <i>(Green Choices)</i> , <i><b>Smith Hemsley</b></i> <i>(Youth)</i> , <i><b>Luka Kovacic</b></i> <i>(Youth)</i> , <i><b>Sara Ross</b></i> <i>(Community</i> <i>Stewardship)</i>	
3.2. BURNABY PUBLIC LIBRARY ANNUAL REPORT	
<i>staff presentation</i>	
<i>(2021 Annual Report provided under separate cover)</i>	

#### 4. DELEGATIONS

- |      |   |    |
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| 4.1. | Murray Brandt - Parking at Canada Way and Sperling      | 69 |
|      | <u>Speaker:</u> Murray Brandt                           |    |
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|      | <u>Speaker:</u> John Morrison                           |    |

#### 5. REPORTS

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(OCP) - Project Initiation, Process and Upcoming Next Steps

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| 5.13. | Public Safety Committee - Re: Update on the Activities of the Burnaby-New Westminster Taskforce on Sexually Exploited and At-Risk Youth | 153 |
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| 5.15. | Chief Administrative Officer's Report, 2022 June 20   | 160 |

## 6. CHIEF ADMINISTRATIVE OFFICER'S REPORTS

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| 6.2. | ROAD CLOSURE REQUEST - 2022 EDMONDS CITY FAIR  | 225 |
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|      | Purpose: To seek Council approval for a road closure.  |     |
| 6.5. | REGIONAL PUBLIC WORKS MUTUAL AID AGREEMENT   | 234 |
|      | Purpose: To obtain Council approval for participation as a signatory to the Regional Public Works Mutual Aid Agreement.                    |     |
| 6.6. | CONTRACT AWARD - DRM2 KINCAID STREET - ROAD UPGRADES   | 272 |
|      | Purpose: To obtain Council approval to award a contract for the DRM2 Kincaid Street Road Upgrades project.                                 |     |
| 6.7. | CONTRACT EXTENSION - SEWER AND WATERWORK COMPONENTS  | 274 |
|      | Purpose: To obtain Council approval to award a six month contract extension for the supply and delivery of sewer and waterwork components. |     |

- 6.8. REZONING REFERENCE #20-26 - RESIDENTIAL CARE AND SENIORS' SUPPORTIVE HOUSING FACILITY, WITH ASSOCIATED AMENITIES AND CHILD CARE - BROADVIEW COMMUNITY PLAN 276

Purpose: To seek Council authorization to forward this application to a Public Hearing on 2022 July 26.

- 6.9. REZONING REFERENCE #21-08 - SIX-STOREY RENTAL APARTMENT BUILDING - EDMONDS TOWN CENTRE PLAN 287

Purpose: To seek Council authorization to forward this application to a Public Hearing on 2022 July 26.

- 6.10. REZONING REFERENCE #21-21 - TWO MID-RISE RESIDENTIAL BUILDINGS WITH UNDERGROUND PARKING 298

Purpose: To seek Council authorization to forward this application to a Public Hearing on 2022 July 26.

- 6.11. REZONING REFERENCE #21-44 - RENOVATIONS TO EXISTING MALL - BRENTWOOD TOWN CENTRE DEVELOPMENT PLAN 308

Purpose: To seek Council authorization to forward this application to a Public Hearing on 2022 July 26.

- 6.12. REZONING REFERENCE #21-49 - SKYSIGN ON EXISTING BUILDING - CANADA WAY BUSINESS PARK 317

Purpose: To seek Council authorization to forward this application to a Public Hearing on 2022 July 26 at 5:00 pm.

- 6.13. REZONING APPLICATIONS 322

Purpose: To submit the current series of new rezoning applications for Council's information.

## 7. BYLAWS

### 7.1. FIRST AND SECOND READING

- 7.1.1. **#14465 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 25, 2022 - Text Amendment (pandemic re-opening measures)** 332

Purpose: to extend the expiry of temporary measure to support businesses and establishments following the COVID-19 pandemic from 2022 June 1 to 2023 March 31

*(Item 5.8., PDC Report, Council 2022 May 30)*

## 7.2. FIRST, SECOND AND THIRD READING

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|               | A bylaw to repeal Slot Machine Parlour Regulation Bylaw 1998, Bylaw No. 10707 |     |

## 7.3. SECOND READING

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| <b>7.3.1.</b> | <b>#14362 - Burnaby Heritage Designation Bylaw No. 1, 2021</b>  | 338 |
|               | Captain William Eyres Residence (6079 Canada Way)   |     |
|               | <i>(Item 5.1., CHC Report, Council 2021 June 28)</i>  |     |
| <b>7.3.2.</b> | <b>#14363 - Burnaby Heritage Revitalization Agreement Bylaw No. 1, 2021</b>   | 340 |
|               | Captain William Eyres Residence (6079 Canada Way)   |     |
|               | <i>(Item 5.1., CHC Report, Council 2021 June 28)</i>  |     |
| <b>7.3.3.</b> | <b>#14446 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 12, 2022 - Rez. #17-03 (3405 Willingdon Avenue)</b>  | 439 |
|               | Purpose: to establish a conceptual Master Plan and Design Guidelines for the Willingdon Lands to guide further site specific rezoning applications for the construction of a multi-phased |     |

residential, commercial, film studio, and office development over four main phases

*(Item 7.11., CAO's Report, Council 2022 April 25)*

- 7.3.4. #14447 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 13, 2022 - Rez. #18-32 (9850 Austin Road, 9858/9898 Gatineau Place and portion of Gatineau Place road right-of-way)** 442

Purpose: to permit the construction of a high-density, mixed-use commercial/residential development that includes two strata residential buildings atop a retail/office podium

*(Item 7.12., CAO's Report, Council 2022 April 25)*

- 7.3.5. #14448 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 14, 2022 - Rez. #20-18 (3846 Carrigan Court)** 445

Purpose: to permit the construction of one high-rise residential strata building and two non-market residential rental buildings

*(Item 7.14., CAO's Report, Council 2022 April 25)*

- 7.3.6. #14449 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 15, 2022 - Rez. #21-31 (4818/28 Dawson Street, 2285, 2311 Delta Avenue, and 2316 Beta Avenue)** 448

Purpose: to permit the construction of Phase 3 of the Concord Brentwood Site over two sub-phases (3A and 3B), comprised of four high-rise residential strata buildings, one non-market residential rental building, and street-fronting retail atop underground parking, as well as creating the future City park

*(Item 7.15., CAO's Report, Council 2022 April 25)*

- 7.3.7. #14450 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 16, 2022 - Rez. #19-32 (3755 McGill Street)** 452

Purpose: to permit the construction of a new seniors' supportive housing building on the site, to the north of the existing Seton Villa tower and to the west of Overlynn Mansion

*(Item 7.13., CAO's Report, Council 2022 April 25)*

- 7.3.8. #14451 - Burnaby Official Community Plan Bylaw 1998, Amendment bylaw No. 1, 2022** 455

Purpose: to include both the Urban Village and Business Centre designations at 3405 Willingdon Avenue (the 'Willingdon

Lands'), to facilitate the establishment of a conceptual Master Plan in order to guide further site specific rezoning applications for the construction of a multi-phased residential, commercial, film studio, and office development

*(Item 6.8., PDC Report, Council 2022 April 25)*

**7.3.9. #14452 - Burnaby Official Community Plan Bylaw 1998, Amendment bylaw No. 2, 2022 461**

Purpose: to remove 7271 Gilley Avenue from the Industrial Policy Framework of the OCP, in support of the proposed redevelopment of the Shri Guru Ravidass Community Centre on the site

*(Item 6.7., PDC Report, Council 2022 April 25)*

**7.4. CONSIDERATION AND THIRD READING**

**7.4.1. #14299 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 04, 2021 - Rez. #18-43 65958 and 6984 Kingsway, 7243 Greenford Avenue, 6957 and 6951 Beresford Street 464**

Purpose: to permit construction of a single 40-storey high-rise strata apartment building with two-storey townhouses at grade, and a six-storey mixed-use rental and commercial retail building fronting Kingsway

*(Item 4.9 Manager's Report, Council 2021 February 22)*

**7.4.2. #14386 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 29, 2021 - Rez. #17-14 (2100/60, 2210 Springer Avenue, and 5334 Lougheed Highway) 475**

Purpose: to establish a Conceptual Master Plan and Design Guidelines for the subject site (Bassano Site), in order to guide further site specific rezoning applications for the future construction of a high-density strata and non-market rental development over three main phases. Resulting from the findings and recommendations of the Mayor's Task Force on Community Housing, and other adopted and emerging housing policies, the proposed Conceptual Master Plan also includes an innovative approach to the provision of non-market rental housing for Council's consideration, involving the development of a 'swing site' to temporarily house tenants displaced by development in the Metrotown area while their replacement homes are being constructed. No specific development is being

proposed by the subject rezoning application

*(Item 8.9., CAO's Report, Council 2021 October 25)*

- 7.4.3. #14438 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No.9. 2022 (Portion of 9861 Austin Road) 483**

Purpose: to permit a government cannabis store within a commercial retail unit (CRU) that is currently under construction

*(Item 6.7., CAO's Report, Council 2022 March 21)*

## **7.5. RECONSIDERATION AND FINAL ADOPTION**

- 7.5.1. #14019 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 13, 2019 - Rez. #18-11 (7149, 7151 and 7163 17th Avenue) 489**

Purpose: to permit the construction of a three storey (27 unit) stacked townhouse development with underground parking

*(Item 7(13), Manager's Report, Council 2019 April 29)*

- 7.5.2. #14182 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No.22, 2020 - Rez. #17-10004 4330 Maywood Street 495**

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

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

- 7.5.3. #14234 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No.41,2020 Rez. Ref # 16-33 (6449 and 6469 Selma Avenue) 503**

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

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

- 7.5.4. #14271 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 59, 2020 - Text Amendment (Short-term rentals) 510**

Purpose: to amend the Burnaby Zoning Bylaw 1965 to implement the regulatory framework for short-term rentals

*(Item 4.8. PDC Report, Council 2020 December 07 & Item 6.11., CAO's Report, Council 2022 May 30)*

- 7.5.5. #14272 - Burnaby Business Licence Bylaw 2017, Amendment Bylaw No. 3, 2020 514**

A bylaw to amend the Business Licence Bylaw (short-term rentals)

*(Item 4.8., PDC Report, Council 2020 December 07 & Item 6.11., CAO's Report, Council 2022 May 30)*

**7.5.6. #14273 - Burnaby Business Licence Fees Bylaw 2017, Amendment Bylaw No. 3, 2020** 518

A bylaw to amend the Business Licence Fees Bylaw (short-term rental)

*(Item 4.8., PDC Report, Council 2020 December 07 & Item 6.11., CAO's Report, Council 2022 May 30)*

**7.5.7. #14274 - Burnaby Bylaw Notice Enforcement Bylaw 2009, Amendment Bylaw No. 4, 2020** 519

A bylaw to amend the Bylaw Notice Enforcement Bylaw (short-term rental)

*(Item 4.8., PDC Report, Council 2020 December 07 & Item 6.11., CAO's Report, Council 2022 May 30)*

**7.5.8. #14461 - Burnaby Construction and Demolition Waste Diversion Bylaw** 521

A bylaw to regulate diversion of construction and demolition waste

*(Item 8.9., CAO's Report, Council 2022 May 09)*

**7.5.9. #14462 - Burnaby Planning and Building Fees Bylaw 2017, Amendment Bylaw No. 2, 2022** 530

A bylaw to amend the Planning and Building Fees (demolition waste diversion fee and deposits)

*(Item 8.9., CAO's Report, Council 2022 May 09)*

**7.5.10. #14463 - Burnaby Bylaw Notice Enforcement Bylaw 2009, Amendment Bylaw No. 1, 2022** 532

A bylaw to amend the Bylaw Notice Enforcement bylaw (construction and demolition waste diversion)

*(Item 8.9., CAO's Report, Council 2022 May 09)*

## **8. NEW BUSINESS & INQUIRIES**

## 9. ADJOURNMENT





## COUNCIL MEETING

### MINUTES

**Monday, May 30, 2022, 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 Alison Gu
  - Councillor Mike Hillman
  - Councillor Colleen Jordan
  - Councillor Joe Keithley (*arrived at 5:01 p.m.*)
  - Councillor James Wang
- ABSENT:**
- Councillor Dan Johnston
- STAFF:**
- Mr. Leon Gous, Chief Administrative Officer
  - Mr. Dipak Dattani, General Manager Corporate Services
  - Mr. James Lota, General Manager Engineering
  - Mr. Bob Klimek, Acting Chief Financial Officer
  - Ms. May Phang, Acting Deputy General Manager Lands & Facilities
  - Mr. Denis Nokony, Acting General Manager Parks, Recreation & Cultural Services
  - Mr. Ed Kozak, General Manager Planning & Development
  - Mr. Chris Bowcock, Fire Chief
  - Ms. May Leung, City Solicitor
  - Ms. Blanka Zeinabova, City Clerk
  - Ms. Elaine Wong, Executive Assistant to the Mayor
  - Ms. Kathryn Matts, Administrative Officer 2

#### 1. **CALL TO ORDER**

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

MOVED BY COUNCILLOR HILLMAN  
SECONDED BY COUNCILLOR GU

THAT the Open Council meeting reconvene at 5:01 p.m.

CARRIED UNANIMOUSLY

*\*Councillor Keithley arrived at 5:01 p.m.*

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

## 2. **MINUTES**

### 2.1 **Open Council Meeting held 2022 May 09**

MOVED BY COUNCILLOR KEITHLEY  
SECONDED BY COUNCILLOR CALENDINO

THAT the minutes of the Open Council meeting held on 2022 May 09 be now adopted.

CARRIED UNANIMOUSLY

## 3. **PROCLAMATIONS**

The following proclamations can be viewed on the City's website:

### 3.1 **Access Awareness Day (2022 June 4)**

### 3.2 **Action Anxiety Day (2022 June 10)**

### 3.3 **Environment Week (2022 June 5 - 11)**

### 3.4 **World Oceans Day (2022 June 8)**

### 3.5 **Year of the Garden & National Garden Day (2022 June 18)**

## 4. **DELEGATIONS**

- 4.1 **Fraser Health Authority - Re: Burnaby Hospital Expansion Project**  
**Speakers: Noor Esmail, Chief Project Officer, Burnaby Hospital**  
**Redevelopment Project and Leanne Appleton, Executive Director, Burnaby Hospital**

**Ms. Noor Esmail**, Chief Project Officer, Burnaby Hospital Redevelopment Project, and **Ms. Leanne Appleton**, Executive Director, Burnaby Hospital and Health Services, appeared before Council providing an update on the Burnaby Hospital Redevelopment Project. The delegation noted that Phase 1 will include the new 83-bed Keith and Betty Beedie Pavilion with underground parking, the new Jim Pattison Surgery Centre, as well as renovations to existing buildings on the campus. The following components of the project were highlighted:

- primarily single-patient rooms with private bathroom;
- co-located maternity and newborn care units to promote family-centred care;
- mental health and substance unit with access to outdoor space to enhance healing;
- medical inpatient unit with negative pressure rooms to enhance infection control;
- expanded emergency department to reduce wait times;
- operating and procedure rooms with state-of-the-art equipment to increase efficiencies; and,
- additional parking to improve accessibility.

In conclusion, the delegation advised that construction of Phase 1 has begun and is scheduled for completion in 2026. Regular updates on the project will be shared through community open houses, project updates and construction notices to neighbours, and at the website [www.fraserhealth.ca/bhredevelopment](http://www.fraserhealth.ca/bhredevelopment).

#### **4.2 Parvin Chami - Re: Burnaby Hospital Residents Only Parking Bylaw** **Speakers: Parvin Chami and Jasvinder Grewal**

**Ms. Parvin Chami** and **Ms. Jasvinder Grewal** appeared before Council regarding the resident-only parking signage on Kalyk Avenue, Curle Avenue and Nithsdale Street. The speaker advised that the signage was put in place over a decade ago restricting resident parking to the block on which they reside and no longer allowing them to park on a nearby street. The speaker advised that this parking arrangement was a viable solution for the community at the time but the last five years have seen a change in dynamic, and residents of the area were not adhering to the signage. After issues arose with residents not adhering to the signage, City staff were contacted and a survey on parking in the area was initiated.

Ms. Chami advised that of the 113 people who responded to the survey, 90 people supported the continuation of the existing parking sign regulations.

The speaker noted that currently the signage on the 3900 block Nithsdale Street has been removed, and the bylaw is no longer being enforced for the area residents, and this has resulted in disputes among neighbours.

In conclusion, Ms. Chami requested, on behalf of the area residents, that the existing "Residents Only" parking be enforced, and that the signage that was removed on the 3900 block of Nithsdale Street be replaced.

## 5. **REPORTS**

### 5.1 **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 **not** received for Resident Initiated Local Area Service Projects: 22-501, 22-502, 22-503, 22-504, 22-505, 22-506, 22-507 and 22-508. Council is therefore precluded from proceeding with these projects.

The City Clerk recommended:

1. THAT Council receive the report for information.
2. 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 City Clerk be adopted.

CARRIED UNANIMOUSLY

### 5.2 **Executive Committee of Council - Re: Festivals Burnaby Grant Application**

The Executive Committee of Council submitted the following Festivals Burnaby grant application for Council consideration:

**#21-L-005 - \$12,000 - UniverCity Community Association**  
(SFU StreetFest @ UniverCity 2022)

The Executive Committee of Council recommended:

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

MOVED BY COUNCILLOR WANG  
SECONDED BY COUNCILLOR JORDAN

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

CARRIED UNANIMOUSLY

**5.3 Executive Committee of Council - Re: Lands and Facilities Department Formal Structure and Activation Strategy**

The Executive Committee of Council submitted a report informing Council of the formal structure and activation strategy of the newly created Lands and Facilities Department, including new divisional structures and their functionality.

The Executive Committee of Council recommended:

1. THAT Council receive the report for information.

MOVED BY COUNCILLOR HILLMAN

SECONDED BY COUNCILLOR GU

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

CARRIED UNANIMOUSLY

**5.4 Financial Management Committee - Re: Bob Prittie Metrotown Library Interior Renovation - Award of Contract for Construction**

The Financial Management Committee submitted a report seeking Council approval to award a construction contract for Phase 1 interior renovations at the Bob Prittie Metrotown Library.

The Financial Management Committee recommended:

1. THAT Council approve a contract award to Heatherbrae Builders Co. Ltd. for a total cost of \$4,798,500, including GST in the amount of \$228,500, as outlined in the report.

MOVED BY COUNCILLOR KEITHLEY

SECONDED BY COUNCILLOR CALENDINO

THAT the recommendation of the Financial Management Committee be adopted.

CARRIED UNANIMOUSLY

**5.5 Financial Management Committee - Re: 2021 Canada Community-Building Fund Update**

The Financial Management Committee submitted a report providing an update on the Federal Canada Community-Building Fund Program for 2021.

The Financial Management Committee recommended:

1. THAT Council receive the report for information.

MOVED BY COUNCILLOR DHALIWAL

SECONDED BY COUNCILLOR JORDAN

THAT the recommendation of the Financial Management Committee be adopted.

CARRIED UNANIMOUSLY

**5.6 Financial Management Committee - Re: Engineering Capital Projects Status Update**

The Financial Management Committee submitted a report providing an update on the current status of Engineering capital projects.

The Financial Management Committee recommended:

1. THAT Council receive the report for information.

MOVED BY COUNCILLOR WANG

SECONDED BY COUNCILLOR JORDAN

THAT the recommendation of the Financial Management Committee be adopted.

CARRIED UNANIMOUSLY

**5.7 Financial Management Committee - Re: Investment Policy Certificate of Excellence Award**

The Financial Management Committee submitted a report providing an update on the 2022 Investment Policy Certificate of Excellence Award.

The Financial Management Committee recommended:

1. THAT Council receive the report for information.

MOVED BY COUNCILLOR HILLMAN

SECONDED BY COUNCILLOR GU

THAT the recommendation of the Financial Management Committee be adopted.

CARRIED UNANIMOUSLY

**5.8 Planning and Development Committee - Re: Proposed Zoning Bylaw Amendments - Further Extension of Pandemic Reopening Measures to Support Burnaby Businesses**

The Planning and Development Committee submitted a report proposing amendments to the Burnaby Zoning Bylaw to extend COVID-19 pandemic reopening measures to 2023 March 31.

The Planning and Development Committee recommended:

1. THAT Council authorize the preparation of a bylaw amending the Burnaby Zoning Bylaw 1965, to extend the expiry of temporary measures to support business and establishment following the COVID-19 pandemic from 2022 June 01 to 2023 March 31, as outlined in Section 3.0 of the report.
2. THAT Council direct that a public hearing not be held for such Zoning Bylaw amendments.

MOVED BY COUNCILLOR KEITHLEY

SECONDED BY COUNCILLOR CALENDINO

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

CARRIED UNANIMOUSLY

**5.9 Planning and Development Committee - Re: Proposed Zoning Bylaw Amendments - Housekeeping May 2022**

The Planning and Development Committee submitted a report proposing a number of amendments to the Burnaby Zoning Bylaw (definition of "family"; corner truncation on corner lots abutting a lane; and minimum floor area for adaptable housing units).

The Planning and Development Committee recommended:

1. THAT Council authorize the preparation of a bylaw amending the Burnaby Zoning Bylaw 1965, as outlined in Section 3.0 of the report, for advancement to a future Public Hearing.

MOVED BY COUNCILLOR DHALIWAL

SECONDED BY COUNCILLOR JORDAN

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

CARRIED UNANIMOUSLY

**5.10 Planning and Development Committee - Re: Undeveloped Forested Lands and Future Park Dedication within the Cariboo Heights Community Plan Area**

The Planning and Development Committee submitted a report informing Council of a proposed park dedication resulting from a review of land use and development objectives for City-owned forested lands in the Cariboo Heights Community Plan area, and seeking Council direction on future community planning.

The Planning and Development Committee recommended:

1. THAT Council direct staff to review land use and development objectives of the Cariboo Heights Community Plan, in accordance with the directions presented in the report for Study Areas A, B, and C, as part of the process to update the Official Community Plan.
2. THAT a copy of the report be forwarded to the Parks, Recreation and Culture Commission and to the Environment Committee for information.

MOVED BY COUNCILLOR WANG

SECONDED BY COUNCILLOR JORDAN

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

CARRIED UNANIMOUSLY

Arising from discussion, the following motion was introduced:

MOVED BY COUNCILLOR GU

SECONDED BY COUNCILLOR KEITHLEY

THAT Council **REFER** areas B & C to staff to provide an updated environmental report and protection feasibility study.

CARRIED UNANIMOUSLY

**5.11 Planning and Development Committee - Re: Housing Choices: Survey Results and Next Steps**

Due to technical difficulties, Items 5.12 and 5.13 were brought forward for consideration at this time.

*\*Councillor Hillman left the meeting at 5:48 p.m.*



### **5.12 Planning and Development Committee - Re: Rental Use Zoning Policy Review**

The Planning and Development Committee submitted a report recommending Council approve the scope of work to undertake a two-year review of the Rental Use Zoning Policy.

The Planning and Development Committee recommended:

1. THAT Council approve the scope of work to undertake a review of the Rental Use Zoning Policy, as outlined in the report.

MOVED BY COUNCILLOR KEITHLEY

SECONDED BY COUNCILLOR CALENDINO

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

CARRIED UNANIMOUSLY

*\*Councillor Hillman returned to the meeting at 5:50 p.m.*

### **5.13 Social Planning Committee - Re: Child Care Action Plan Report - Implementation Plan**

The Social Planning Committee submitted a report presenting an implementation plan for the Burnaby Child Care Action Plan.

The Social Planning Committee recommended:

1. THAT Council endorse the Phase 1 Implementation Plan of the Burnaby Child Care Action Plan, as presented in Section 4.3 of the report.
2. THAT Council approve the creation of a dedicated staff position in the City's 2023 budget to assume overall responsibility for the City's child care policy and planning portfolio.
3. THAT a copy of the report be forwarded to:
  - Burnaby's four Members of the Legislative Assembly
  - Burnaby's Members of Parliament
  - Burnaby School District 41
  - Fraser Health Community Care Licensing
  - The Burnaby Child Care Resources Group
  - The Burnaby Board of Trade

MOVED BY COUNCILLOR DHALIWAL  
SECONDED BY COUNCILLOR JORDAN

THAT the recommendations of the Social Planning Committee be adopted.

CARRIED UNANIMOUSLY

**5.11 Planning and Development Committee - Re: Housing Choices: Survey Results and Next Steps**

The Planning and Development Committee submitted a report presenting the results from the Housing Choices public survey, and providing recommendations for the further advancement of the Housing Choices program.

The Planning and Development Committee recommended:

1. THAT Council receive for information the Housing Choices survey results, presented in Section 3.0 and Appendix A of the report.
2. THAT Council authorize the further advancement of the Housing Choices program, and related Zoning bylaw amendments for cellars, as outlined in Section 4.0 of the report.

MOVED BY COUNCILLOR HILLMAN  
SECONDED BY COUNCILLOR GU

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

Staff provided a PowerPoint presentation summarizing the report.

CARRIED UNANIMOUSLY

Staff noted the following opportunities for community engagement on design options:

- Wednesday June 22, 6:00 p.m. - 8:30 p.m. - Public Workshop at Bonsor Recreation Centre
- Monday, June 27, 5:30 p.m. - 7:30 p.m. - Public Workshop via Zoom
- Monday, June 20 – Thursday, June 30 - Display Boards will be available for online commenting at: [www.Burnaby.ca/HousingChoices](http://www.Burnaby.ca/HousingChoices)

*\*Councillor Keithley left the meeting at 6:11 p.m. and returned at 6:13 p.m.*

Normal order of the agenda resumed.

**5.14 Traffic Safety Committee - Re: Morley Elementary School Parents Advisory Council - Pedestrian Safety Concerns**

The Traffic Safety Committee submitted a report recommending safety improvements at Imperial Street and Walker Avenue, and Imperial Street and Leibly Avenue near Morley Elementary School.

The Traffic Safety Committee recommended:

1. THAT Council endorse proposed upgrades to the intersections of Imperial Street and Walker Avenue, and Imperial Street and Leibly Avenue near Morley Elementary School, as outlined in the report, to address traffic concerns.
2. THAT Council send a copy of the report to the Morley Elementary PAC.

MOVED BY COUNCILLOR WANG

SECONDED BY COUNCILLOR JORDAN

THAT the recommendations of the Traffic Safety Committee be adopted.

CARRIED UNANIMOUSLY

**6. CHIEF ADMINISTRATIVE OFFICER'S REPORTS**

**6.1 CONTRACT INCREASE - DESIGN-BUILD EXPO LINE GUIDEWAY ACCENT LIGHTING - PATTERSON TO EDMONDS STATION - ZONE 2**

The Chief Administrative Officer submitted a report from the Acting Chief Financial Officer seeking Council approval to award a contract increase for additional accent lighting for the Expo Line Guideway accent lighting – Patterson to Edmonds Station project – Zone 2.

The Chief Administrative Officer recommended:

1. THAT Council approve a contract increase to Bay Hill Contracting Ltd. for an estimated cost of \$1,876,932.75 including GST in the amount of \$89,377.75.

*\*Councillor Dhaliwal left the meeting at 6:22 p.m. and returned at 6:23 p.m.*

MOVED BY COUNCILLOR HILLMAN

SECONDED BY COUNCILLOR GU

THAT the recommendation of the Chief Administrative Officer be adopted.

Staff provided a PowerPoint presentation summarizing the report.

CARRIED UNANIMOUSLY

Council requested that lighting from Patterson to 22<sup>nd</sup> Street be assessed as part of next phase.

## **6.2 ROAD CLOSURES FOR OUTDOOR EVENTS AT DEER LAKE PARK'S FESTIVAL LAWN**

The Chief Administrative Officer submitted a report from the General Manager Engineering seeking Council approval for temporary road closures.

The Chief Administrative Officer recommended:

1. THAT Council approve the road closures for the Deer Lake Park events, as outlined in the report.
2. THAT a copy of the report be sent to Lois Dawson, Special Events Officer from Shadbolt Centre for the Arts, 6450 Deer Lake Ave, Burnaby, BC V5G 2J3.

MOVED BY COUNCILLOR KEITHLEY

SECONDED BY COUNCILLOR CALENDINO

THAT the recommendations of the Chief Administrative Officer be adopted.

CARRIED UNANIMOUSLY

## **6.3 REPEAL OF REDUNDANT BYLAWS**

The Chief Administrative Officer submitted a report from the General Manager Community Safety recommending that Council repeal certain redundant bylaws.

The Chief Administrative Officer recommended:

1. THAT Council request the City Solicitor to bring forward bylaws to repeal:
  - (a) Burnaby Commercial Vehicle Licensing bylaw 1962 (Bylaw No. 4418);
  - (b) Burnaby Discotheque Regulation Bylaw 1966 (Bylaw No. 5047);
  - (c) Burnaby Health Bylaw 1926 (Bylaw No. 509);
  - (d) Burnaby Pool Room Regulation Bylaw 1975 (Bylaw No. 6616); and
  - (e) Burnaby Slot Machine Parlour Regulation Bylaw 1998 (Bylaw No. 10707).

MOVED BY COUNCILLOR DHALIWAL

SECONDED BY COUNCILLOR JORDAN

THAT the recommendation of the Chief Administrative Officer be adopted.

CARRIED UNANIMOUSLY

**6.4 BURNABY FIRE DEPARTMENT 2021 ANNUAL REPORT**

The Chief Administrative Officer submitted a report from the Fire Chief providing Council with the Burnaby Fire Department's 2021 Annual Report.

The Chief Administrative Officer recommended:

1. THAT Council receive the report for information.
2. THAT a copy of the report be sent to the Public Safety Committee for information purposes.

MOVED BY COUNCILLOR WANG

SECONDED BY COUNCILLOR JORDAN

THAT the recommendations of the Chief Administrative Officer be adopted.

CARRIED UNANIMOUSLY

**6.5 CONTRACT AWARD - INTEGRATED PROJECT DELIVERY (IPD) - DESIGN CONSTRUCTION TEAM - FIRE HALLS 4 AND 8**

The Chief Administrative Officer submitted a report from the Acting Chief Financial Officer seeking Council approval to award contracts for the construction of Fire Halls No. 4 and No. 8.

The Chief Administrative Officer recommended:

1. THAT Council approve contract awards to the IPD team for an estimated total cost of \$50,400,000 including GST in the amount of \$2,400,000 as outlined in this report. Payments to those parties of the IPD team will be at milestones based on the achievement of specific deliverables along the project timeline.

MOVED BY COUNCILLOR HILLMAN

SECONDED BY COUNCILLOR GU

THAT the recommendation of the Chief Administrative Officer be adopted.

CARRIED UNANIMOUSLY

**6.6 CONTRACT AWARD - CENTRAL BURNABY ROAD REHABILITATION - PHASE 2**

The Chief Administrative Officer submitted a report from the Acting Chief Financial Officer seeking Council approval to award a contract for the Central Burnaby Road Rehabilitation - Phase 2 project.

The Chief Administrative Officer recommended:

1. THAT Council approve a contract award to Eurovia British Columbia Inc. for an estimated total cost of \$1,756,857.81 including GST in the amount of \$83,659.90 as outlined in the report. Final payment will be based on the actual quantity of goods and services delivered and unit prices as tendered.

MOVED BY COUNCILLOR KEITHLEY

SECONDED BY COUNCILLOR CALENDINO

THAT the recommendation of the Chief Administrative Officer be adopted.

CARRIED UNANIMOUSLY

**6.7 CONTRACT AWARD - BURNABY ROAD IMPROVEMENTS - VARIOUS LOCATIONS**

The Chief Administrative Officer submitted a report from the Acting Chief Financial Officer seeking Council approval to award a contract for the Burnaby Road Improvements - Various Locations project.

The Chief Administrative Officer recommended:

1. THAT Council approve a contract award to Mainland Construction Materials ULC doing business as Winvan Paving for a total cost of \$1,569,393 including GST in the amount of \$74,733 as outlined in the report. Final payment will be based on the actual quantity of goods and services delivered and unit prices as tendered.

MOVED BY COUNCILLOR DHALIWAL

SECONDED BY COUNCILLOR JORDAN

THAT the recommendation of the Chief Administrative Officer be adopted.

CARRIED UNANIMOUSLY

**6.8 CONTRACT AWARD - EAGLE CREEK AND CANADA WAY RAIN GARDEN**

The Chief Administrative Officer submitted a report from the Acting Chief Financial Officer Council approval to award a contract for the Eagle Creek and Canada Way Rain Garden project.

The Chief Administrative Officer recommended:

1. THAT Council approve a contract award to Double M Excavating Ltd. for an estimated total cost of \$1,041,585.49 including GST in the amount of \$49,599.31 as outlined in the report. Final payment will be based on the actual quantity of goods and services delivered and unit prices as tendered.

MOVED BY COUNCILLOR WANG

SECONDED BY COUNCILLOR JORDAN

THAT the recommendation of the Chief Administrative Officer be adopted.

CARRIED UNANIMOUSLY

#### **6.9 NAHEENO PARK - ACTIVE TRANSPORTATION MULTI-USE PATH ENCROACHMENT REQUEST (SFU)**

The Chief Administrative Officer submitted a report from the Acting General Manager Parks, Recreation and Cultural Services seeking Council consent for an encroachment into Naheeno Park to allow Simon Fraser University to install a multi-use path on University Drive to enhance cycling and pedestrian safety.

The Chief Administrative Officer recommended:

1. THAT Council consent to a minor encroachment into Naheeno Park to facilitate Simon Fraser university's installation of an active transportation multi-use path on University Drive, as described in the report.
2. THAT Council approve an amendment to Park Use Covenant and Right of Way BT474681 to permit a multi-use path and planted soil retaining wall within Naheeno Park, as described in the report.
3. THAT a copy of the report be sent to the Burnaby Parks, Recreation and Culture Commission.

MOVED BY COUNCILLOR HILLMAN

SECONDED BY COUNCILLOR GU

THAT the recommendations of the Chief Administrative Officer be adopted.

CARRIED UNANIMOUSLY

#### **6.10 TRUTH AND RECONCILIATION CROSSWALK**

The Chief Administrative Officer submitted a report from the General Manager Planning and Development & General Manager Engineering seeking Council approval for the installation of a Truth and Reconciliation crosswalk.

The Chief Administrative Officer recommended:

1. THAT Council approve the installation of a Truth and Reconciliation crosswalk, located where Drummond's Walk crosses Union Street.

MOVED BY COUNCILLOR KEITHLEY

SECONDED BY COUNCILLOR CALENDINO

THAT the recommendation of the Chief Administrative Officer be adopted.

CARRIED UNANIMOUSLY

#### **6.11 ADVANCEMENT OF AMENDMENT BYLAWS RELATED TO SHORT-TERM RENTALS TO FINAL ADOPTION**

The Chief Administrative Officer submitted a report from the General Manager Planning and Development & General Manager Community Safety providing information on the next steps to advance the proposed bylaws related to short-term rentals to final adoption.

The Chief Administrative Officer recommended:

1. THAT Council rescind third reading of the following bylaws related to short-term rentals:
  - (a) Burnaby Business Licence Bylaw 2017 (Bylaw No. 14272);
  - (b) Burnaby Business Licence Fees Bylaw 2017 (Bylaw No. 14273); and
  - (c) Burnaby Bylaw Notice Enforcement Bylaw 2009 (Bylaw No. 14274).
2. THAT Council amend the following bylaws in order to change the effective date from "June 1" to "2022 August 1", and give third reading of the bylaws as amended:
  - (a) Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 59, 2020 (Bylaw No. 14271);
  - (b) Burnaby Business Licence Bylaw 2017 (Bylaw No. 14272);
  - (c) Burnaby Business Licence Fees Bylaw 2017 (Bylaw No. 14273); and
  - (d) Burnaby Bylaw Notice Enforcement Bylaw 2009 (Bylaw No. 14274).
3. THAT Council authorize the City Solicitor to bring forward amended bylaws for Bylaw No. 14271, 14272, 14273, and 14274, in accordance with Recommendation 2, to the next Council meeting for consideration of final readings and adoption.



MOVED BY COUNCILLOR DHALIWAL  
SECONDED BY COUNCILLOR JORDAN

THAT the recommendations of the Chief Administrative Officer be adopted.

CARRIED  
(Opposed: Councillor Jordan)

#### **6.12 2022 ENVIRONMENTAL AWARDS PROGRAM**

The Chief Administrative Officer submitted a report from the General Manager Planning and Development providing information on the 2022 Environmental Awards Program.

The Chief Administrative Officer recommended:

1. THAT Council receive the report for information.

MOVED BY COUNCILLOR WANG  
SECONDED BY COUNCILLOR JORDAN

THAT the recommendation of the Chief Administrative Officer be adopted.

CARRIED UNANIMOUSLY

#### **6.13 PROPOSED ZONING BYLAW TEXT AMENDMENT - FIRE HALLS**

The Chief Administrative Officer submitted a report from the General Manager Planning and Development proposing a text amendment to the Burnaby Zoning Bylaw to permit fire halls in an expanded number of Zoning Districts throughout the City.

The Chief Administrative Officer recommended:

1. THAT Council authorize the preparation of a bylaw amending the Burnaby Zoning Bylaw, as outlined in Section 3.3 of this report, for First Reading on 2022 May 30 and a Public Hearing on 2022 June 28 at 5:00 p.m.

MOVED BY COUNCILLOR HILLMAN  
SECONDED BY COUNCILLOR GU

THAT the recommendation of the Chief Administrative Officer be adopted.

CARRIED UNANIMOUSLY

**6.14 LIQUOR LICENCE APPLICATION #22-01 - EARL'S RESTAURANT  
BRENTWOOD - 1308 - 4525 LOUGHEED HIGHWAY**

The Chief Administrative Officer submitted a report from the General Manager Planning and Development providing Council with a recommendation regarding the subject food primary liquor licence.

The Chief Administrative Officer recommended:

1. THAT Council authorize staff to gather public input regarding a request for a food primary liquor licence for Earl's Restaurant, which involves a proposal to relocate their food primary liquor licence from 3850 Lougheed Highway to the subject site, proposed to be located at 1308 - 4525 Lougheed Highway, (see Sketches #1 and #2 attached), as described in Section 4.0 of the report.
2. THAT a copy of this report be forwarded to the General Manager, Liquor and Cannabis Regulation Branch, P.O. Box 9292, Stn. Provincial Government, Victoria, BC, V8W 9J8; and to the applicant, Kelly Gannon, Earl's Restaurant, 200 – 425 Carrall Street, Vancouver, BC V6B 6E3.

MOVED BY COUNCILLOR KEITHLEY

SECONDED BY COUNCILLOR CALENDINO

THAT the recommendations of the Chief Administrative Officer be adopted.

CARRIED UNANIMOUSLY

**6.15 REZONING REFERENCE #17-35 - HIGH-RISE TOWER WITH TOWNHOUSES  
- METROTOWN DOWNTOWN PLAN**

The Chief Administrative Officer submitted a report from the General Manager Planning and Development seeking Council authorization to forward this application to a Public Hearing on 2022 June 28. The purpose of the proposed zoning bylaw amendment is to permit the development of a single 26-storey high-rise multiple family development which includes strata townhouse units, non-market rental apartments, and strata apartments.

The Chief Administrative Officer recommended:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 2022 May 30 and to a Public Hearing on 2022 June 28 at 5:00 p.m.
2. THAT the introduction of a Housing Agreement Bylaw be authorized according to the terms outlined in Section 4.4 of this report, and contingent upon the granting by Council of Second Reading of the subject Rezoning Bylaw.

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 Administration Fee, to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
  - c. The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
  - d. The submission of an undertaking to remove all existing improvements from the site within 12 months of Final Adoption of the rezoning.
  - e. The utilization of an amenity bonus through the provision of a cash-in-lieu contribution in accordance with Section 4.3 or this report.
  - f. The registration of a Housing Agreement and Housing Covenant.
  - g. The submission of a suitable on-site stormwater management system to the approval of the General Manager Engineering, the submission of sufficient monies for its provision, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation.
  - h. Compliance with the City's Groundwater Management for Multiple-Family Development guidelines.
  - i. The dedication of any rights of way deemed requisite.
  - j. The granting of any necessary statutory rights-of-way, easements and/or covenants.
  - k. The provision of facilities for cyclists in accordance with this report.
  - l. The submission of a suitable Solid Waste and Recycling Plan.
  - m. The review of on-site residential loading facilities.
  - n. The provision of a covered car wash stall and an adequately sized and appropriately located garbage handling and recycling material holding space and a commitment to implement the recycling provisions.
  - o. The design and provision of units adaptable to persons with disabilities, the provision of customized hardware and cabinet work being subject to

the lease of the unit to a disabled person and with allocated disabled parking spaces.

- p. Compliance with Council-adopted sound criteria.
- q. Compliance with the guidelines for underground parking for visitors.
- r. The submission of a Public Art Plan.
- s. The submission of a Green Building Plan and Energy Benchmarking.
- t. The deposit of the applicable Parkland Acquisition Charge.
- u. The deposit of the applicable GVS & DD Sewerage Charge.
- v. The deposit of the applicable School Site Acquisition Charge.
- w. The deposit of the applicable Regional Transportation Development Cost Charge.
- x. The submission of a written undertaking to post area plan notification signs prepared by the City on the development site, prior to Third Reading.

MOVED BY COUNCILLOR DHALIWAL  
SECONDED BY COUNCILLOR JORDAN

THAT the recommendations of the Chief Administrative Officer be adopted.

CARRIED UNANIMOUSLY

#### **6.16 REZONING REFERENCE #19-19 - BRENTWOOD WEST CONCEPTUAL MASTER PLAN - BRENTWOOD TOWN CENTRE DEVELOPMENT PLAN**

The Chief Administrative Officer submitted a report from the General Manager Planning and Development seeking Council authorization to forward this application to a Public Hearing on 2022 June 28. The purpose of the proposed zoning bylaw amendment is to establish the Conceptual Master Plan and Design Guidelines for the Brentwood West Site, in order to guide further site specific rezoning applications for the future construction of a high-density, multi-phased strata, rental, commercial retail and office development over four phases. No specific development is being proposed by the subject rezoning application.

The Chief Administrative Officer recommended:

1. THAT the amendment to the Brentwood Town Centre Development Plan, as outlined in Section 5.0 of this report be approved, to take effect upon the granting by Council of Second Reading of the Rezoning Bylaw related to the subject site.

2. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 2022 May 30, and to a Public Hearing on 2022 June 28 at 5:00 p.m.
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 submission of an Engineering Master Plan.
  - c. The submission of a Master Signage Plan.
4. THAT a copy of this report be sent to the property owners of 1925, 1967 Willingdon Avenue, and 4461 Lougheed Highway.

MOVED BY COUNCILLOR WANG

SECONDED BY COUNCILLOR JORDAN

THAT the recommendations of the Chief Administrative Officer be adopted.

CARRIED UNANIMOUSLY

#### **6.17 REZONING REFERENCE #21-00019 - HIGH-RISE RESIDENTIAL RENTAL BUILDING**

The Chief Administrative Officer submitted a report from the General Manager Planning and Development seeking Council authorization to forward this application to a Public Hearing on 2022 June 28. The purpose of the proposed zoning bylaw amendment is to permit the construction of a high-rise residential rental building, with a street-fronting podium that includes market and non-market rental units.

The Chief Administrative Officer recommended:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 2022 May 30 and to a Public Hearing on 2022 June 28 at 5:00 p.m.
2. THAT the introduction of a Housing Agreement Bylaw be authorized according to the terms outlined in Section 4.4 of this report, and contingent upon the granting by Council of Second Reading of the subject Rezoning Bylaw.
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 Administration 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 undergrounding of existing overhead wiring abutting the site.
- e) The utilization of an amenity bonus through the provision of a cash in-lieu contribution in accordance with Section 4.3 of this report.
- f) The consolidation of the project site into one legal parcel.
- g) The dedication of any rights-of-way deemed requisite.
- h) The granting of any necessary statutory rights-of-way, easements and/or covenants in accordance with Section 4.9 of this report.
- i) The registration of a Housing Covenant and Housing Agreement.
- j) The submission of a suitable on-site stormwater management system, the deposit of sufficient monies for its provision, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation.
- k) The submission of an undertaking to remove all improvements on the development site within 12 months of Final Adoption of the Rezoning Bylaw.
- l) Compliance with the City's Groundwater Management for Multi-Family Development guidelines.
- m) The submission of a suitable Solid Waste and Recycling plan.
- n) The review of on-site residential loading facilities.
- o) The provision of car wash stalls and an adequately sized and appropriately located garbage handling and recycling material holding space and a commitment to implement the recycling provisions.
- p) The provision of facilities for cyclists in accordance with this report.

- q) 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.
- r) Compliance with Council-adopted sound criteria.
- s) Compliance with the guidelines for underground parking for visitors.
- t) The submission of a Public Art Plan.
- u) The submission of a Green Building Plan and Energy Benchmarking.
- v) The deposit of the applicable Parkland Acquisition Charge.
- w) The deposit of the applicable School Site Acquisition Charge.
- x) The deposit of the applicable GVS & DD Sewerage Charge.
- y) The deposit of the applicable Regional Transportation Development Cost Charge.
- z) The submission of a written undertaking to distribute area plan notification forms, prepared by the City; and, to post area plan notification signs, also prepared by the City, on the development site and in the rental 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 rented, whichever is greater.

MOVED BY COUNCILLOR HILLMAN  
SECONDED BY COUNCILLOR GU

THAT the recommendations of the Chief Administrative Officer be adopted.

CARRIED UNANIMOUSLY

**6.18 REZONING REFERENCE #21-12 - HIGH-RISE RESIDENTIAL STRATA BUILDING WITH LOW-RISE RENTAL PODIUM**

The Chief Administrative Officer submitted a report from the General Manager Planning and Development seeking Council authorization to forward this application to a Public Hearing on 2022 June 28. The purpose of the proposed zoning bylaw amendment is to permit the construction of a strata high-rise apartment building with a street-fronting rental low-rise podium along a proposed extension to James Street.

The Chief Administrative Officer recommended:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 2022 May 30 and to a Public Hearing on 2022 June 28 at 5:00 p.m.
2. THAT the introduction of a Housing Agreement Bylaw be authorized according to the terms outlined in Section 4.4 of this report, contingent upon the granting by Council of Second Reading of the subject Rezoning Bylaw.
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 Administration 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 undergrounding of existing overhead wiring abutting the site.
  - e) The utilization of an amenity bonus through the provision of a cash in-lieu contribution in accordance with Section 4.4 of this report.
  - f) The dedication of any rights-of-way deemed requisite.
  - g) The granting of any necessary statutory rights-of-way, easements and/or covenants in accordance with Section 4.11 of this report.
  - h) The registration of a Housing Covenant and Housing Agreement.
  - i) The submission of a suitable on-site stormwater management system, the deposit of sufficient monies for its provision, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation.
  - j) The submission of an undertaking to remove all improvements on the development site within 12 months of Final Adoption of the Rezoning Bylaw.



- k) Compliance with the City's Groundwater Management for Multi-Family Development guidelines.
- l) The submission of a detailed Sediment Control System.
- m) The submission of a suitable Solid Waste and Recycling plan.
- n) The review of on-site residential loading facilities.
- o) The provision of car wash stalls and an adequately sized and appropriately located garbage handling and recycling material holding space and a commitment to implement the recycling provisions.
- p) The provision of facilities for cyclists in accordance with this report.
- q) 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.
- r) Compliance with Council-adopted sound criteria.
- s) Compliance with the guidelines for underground parking for visitors.
- t) The submission of a Public Art Plan.
- u) The submission of a Green Building Plan and Energy Benchmarking.
- v) The deposit of the applicable Parkland Acquisition Charge.
- w) The deposit of the applicable School Site Acquisition Charge.
- x) The deposit of the applicable GVS & DD Sewerage Charge.
- y) The deposit of the applicable Regional Transportation Development Cost Charge.
- 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.

MOVED BY COUNCILLOR KEITHLEY

SECONDED BY COUNCILLOR CALENDINO

THAT the recommendations of the Chief Administrative Officer be adopted.

CARRIED UNANIMOUSLY

**6.19 REZONING REFERENCE #21-27 - PLACE OF PUBLIC WORSHIP, FOOD PRODUCTION, CHILD CARE, AND ACCESSORY USES - ROYAL OAK COMMUNITY PLAN**

The Chief Administrative Officer submitted a report from the General Manager Planning and Development seeking Council authorization to forward this application to a Public Hearing on 2022 June 28. The purpose of the proposed zoning bylaw amendment is to permit the redevelopment of the subject site for a place of public worship, food production, child care, and accessory uses.

The Chief Administrative Officer recommended:

1. THAT an amendment to the Royal Oak Community Plan, as described in Section 4.15 of this report, be approved, to take effect upon the granting by Council of Second Reading of the Rezoning Bylaw related to the subject site.
2. THAT the introduction of a Highway Closure Bylaw, as described in Section 4.6 of this report, be authorized, contingent upon the granting by Council of Second Reading of the subject Rezoning Bylaw.
3. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 2022 May 30 and to a Public Hearing on 2022 June 28 at 5:00 p.m.
4. THAT the following be established as prerequisites to the completion of the rezoning:
  - a. The submission of a suitable plan of development.
  - b. The granting of Final Adoption by Council of the Official Community Plan (OCP) bylaw amendment to remove the subject site from the Industrial Policy Framework of the OCP.
  - c. The deposit of sufficient monies, including a 4% Engineering Administration Fee, to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
  - d. The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
  - e. The completion of the Highway Closure Bylaw as described in Section 4.6 of this report.

- f. The undergrounding of existing overhead wiring abutting the site.
- g. The submission of a suitable on-site stormwater management system to the approval of the General Manager Engineering, the submission of sufficient monies for its provision, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation.
- h. Compliance with the City's Groundwater Management guidelines.
- i. The dedication of any rights-of-way deemed requisite.
- j. The granting of any necessary statutory rights-of-way, easements and/or covenants.
- k. The submission of a suitable Solid Waste and Recycling Plan.
- l. The review of on-site loading facilities.
- m. The submission of a detailed Comprehensive Sign Plan.
- n. The submission of a Site Disclosure Statement and resolution of any arising requirements.
- o. The deposit of the applicable GVS & DD Sewerage Charge.
- p. The deposit of the applicable Regional Transportation Development Cost Charge.

MOVED BY COUNCILLOR DHALIWAL  
SECONDED BY COUNCILLOR JORDAN

THAT the recommendations of the Chief Administrative Officer be adopted.

CARRIED UNANIMOUSLY

**6.20 REZONING REFERENCE #21-34 - GROSVENOR BRENTWOOD - BRENTWOOD TOWN CENTRE DEVELOPMENT PLAN**

The Chief Administrative Officer submitted a report from the General Manager Planning and Development seeking Council authorization to forward this application to a Public Hearing on 2022 June 28. The purpose of the proposed zoning bylaw amendment is to permit construction of the Grosvenor Brentwood Site over two main phases, including four high-rise market residential rental buildings and two high-rise strata residential buildings set atop non-market residential rental and commercial/retail podiums with underground parking, as well as a City Community Centre.

The Chief Administrative Officer recommended:

1. THAT the introduction of a Housing Agreement Bylaw be authorized according to the terms outlined in Section 4.6 of the report, contingent upon the granting by Council of Second Reading of the Rezoning Bylaw related to the subject site.
2. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 2022 May 30 and to a Public Hearing on 2022 June 28 at 5:00 p.m.
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 advancement of the Grosvenor Brentwood Master Plan, Rezoning Reference #19-38 to Final Adoption prior to, or concurrent with, the subject rezoning application.
  - c) The deposit of sufficient monies including a 4% Engineering Administration Fee to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
  - d) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development (as well as underground switching and transformer/service boxes in town centre locations), and to the point of connection to the existing service where sufficient facilities are available to serve the development.
  - e) The undergrounding of existing overhead wiring abutting the site.
  - f) The submission of an undertaking to remove all existing improvements from the Phase 1 site within twelve months of the rezoning being effected, and from the Phase 2 site prior to Building Permit issuance for Phase 2.
  - g) The utilization of an amenity bonus through the provision of a cash in-lieu contribution in accordance with Section 4.5 of this report.
  - h) The consolidation and re-subdivision of the site into two lots.
  - i) The dedication of any rights-of-way deemed requisite.

- j) The granting of any necessary statutory rights-of-way, easements and/or covenants in accordance with Section 4.12 of this report.
- k) The registration of a Housing Covenant and Housing Agreement.
- l) The submission of a suitable on-site Stormwater Management System, the deposit of sufficient monies for its provision, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation.
- m) Compliance with the City's Groundwater Management for Multi-Family Development guidelines.
- n) The submission of a geotechnical and groundwater study.
- n) The execution of an indemnity agreement by the developer saving the City harmless from all liability associated with this development in relation to its geotechnical and hydrological (including any potential contaminated groundwater) impacts to surrounding infrastructure and other nearby development.
- o) The execution of an indemnity agreement by the developer saving the City harmless from all liability in relation to City rain water management amenities located on the development site and above underground parking structures.
- p) The submission of a suitable Solid Waste and Recycling Plan.
- q) The review of on-site loading facilities.
- r) The provision of car wash stalls and an adequately sized and appropriately located garbage handling and recycling material holding space and a commitment to implement the recycling provisions.
- s) The provision of facilities for cyclists in accordance with this report.
- t) 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.
- u) The approval of the Ministry of Transportation and Infrastructure to the rezoning application.
- v) Compliance with Council-adopted sound criteria.
- w) Compliance with the guidelines for underground parking for visitors.
- x) The submission of a detailed Public Art Plan.
- y) The submission of a Green Building Plan and Energy Benchmarking.

- z) The submission of a detailed Comprehensive Sign Plan.
- aa) The submission of a Site Disclosure Statement and resolution of any resultant conditions.
- bb) The deposit of the applicable Parkland Acquisition Charge.
- cc) The deposit of the applicable School Site Acquisition Charge.
- dd) The deposit of the applicable GVS & DD Sewerage Charge.
- ee) The deposit of the applicable Regional Transportation Development Cost Charge.
- ff) 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 WANG

SECONDED BY COUNCILLOR JORDAN

THAT the recommendations of the Chief Administrative Officer be adopted.

CARRIED

*(Opposed: Councillor Dhaliwal)*

Council noted the smaller square footage for the non-market units would be a challenge for people, and requested that staff look at implementing a minimum size for units for future projects.

## 7. **BYLAWS**

### 7.1 **FIRST READING**

- 7.1.1 #14454 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 17, 2022 - Rez. #21-34 (4612, 4664 Lougheed Highway, 2040, 2140 and 2150 Alpha Avenue)
- 7.1.2 #14455 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 18, 2022 - Rez. #21-27 (7271 Gilley Avenue)

- 7.1.3 #14456 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 19, 2022 - Rez. #21-19 (6622 and 6688 Willingdon Avenue)
- 7.1.4 #14457 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 20, 2022 - Rez. #21-12 (6031 Wilson Avenue)
- 7.1.5 #14458 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 21, 2022 - Rez. #17-35 (5852 Patterson Avenue)
- 7.1.6 #14459 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 22, 2022 - Rez. #19-19 (4430, 4488 Halifax Street and 1801 Willingdon Avenue)
- 7.1.7 #14460 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 23, 2022 - Text Amendment (Housekeeping)
- 7.1.8 #14464 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 24, 2022 - Text Amendment (Fire Halls)

MOVED BY COUNCILLOR HILLMAN

SECONDED BY COUNCILLOR CALENDINO

THAT the Bylaw No. 14454, 14455, 14456, 14457, 14458, 14459, 14460 and 14464 be now introduced and read a first time.

DIVIDED

MOVED BY COUNCILLOR HILLMAN

SECONDED BY COUNCILLOR CALENDINO

THAT the Bylaw No. 14455, 14456, 14457, 14458, 14459, 14460 and 14464 be now introduced and read a first time.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR CALENDINO

SECONDED BY COUNCILLOR JOHNSTON

THAT the Bylaw No. 14454 be now introduced and read a second time.

CARRIED

*(Opposed: Councillor Dhaliwal)*

## 7.2 **FIRST, SECOND AND THIRD READING**

7.2.1 #14461 - Burnaby Construction and Demolition Waste Diversion Bylaw

7.2.2 #14462 - Burnaby Planning and Building Fees Bylaw 2017, Amendment Bylaw No. 2, 2022

7.2.3 #14463 - Burnaby Bylaw Notice Enforcement Bylaw 2009, Amendment Bylaw No. 1, 2022

MOVED BY COUNCILLOR HILLMAN

SECONDED BY COUNCILLOR CALENDINO

THAT the Bylaw No. 14461, 14462 and 14463 be now introduced and read three times.

CARRIED UNANIMOUSLY

## 7.3 **AMENDMENT AND THIRD READING**

7.3.1 #14271 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 59, 2020 - Text Amendment

MOVED BY COUNCILLOR HILLMAN

SECONDED BY COUNCILLOR CALENDINO

THAT Bylaw No. 14271 be **AMENDED** to change the effective date from “2021 June 1” to “2022 August 1”, and

THAT Bylaw No. 14271, as amended, be now considered and read a third time.

CARRIED

*(Opposed: Councillor Jordan)*

## 7.4 **RESCIND READING, AMENDMENT AND THIRD READING**

7.4.1 #14272 - Burnaby Business Licence Bylaw 2017, Amendment Bylaw No. 3, 2020

7.4.2 #14273 - Burnaby Business Licence Fees Bylaw 2017, Amendment Bylaw No. 3, 2020

7.4.3 #14274 - Burnaby Bylaw Notice Enforcement Bylaw 2009, Amendment Bylaw No. 4, 2020



MOVED BY COUNCILLOR HILLMAN  
SECONDED BY COUNCILLOR CALENDINO

THAT third reading of Bylaws No. 14272, 14273 and 14274 be **RESCINDED**; and

THAT Bylaws No. 14272, 14273 and 14274 be **AMENDED** to change the effective date from “2021 June 1” to “2022 August 1”, and

THAT Bylaws No. 14272, 14273 and 14274, as amended, be now considered and read a third time.

CARRIED  
(*Opposed: Councillor Jordan*)

## 7.5 **CONSIDERATION AND THIRD READING**

7.5.1 #14400 Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 35, 2021 - Rez. 21-17 (2505 Eastbrook Parkway)

MOVED BY COUNCILLOR HILLMAN  
SECONDED BY COUNCILLOR KEITHLEY

THAT the Bylaw No. 14400 be now considered and read a third time.

CARRIED UNANIMOUSLY

## 7.6 **RECONSIDERATION AND FINAL ADOPTION**

7.6.1 #14060 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 26, 2019 - Rez. #17-36 (4500, 4554 Dawson Street, 2223, 2375 Alpha Avenue and 2350, 2410/30 Willingdon Avenue)

7.6.2 #14203 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 30, 2020 - Rez. #19-52 (3700 Gilmore Way)

MOVED BY COUNCILLOR HILLMAN  
SECONDED BY COUNCILLOR KEITHLEY

THAT the Bylaw No. 14060 and 14203 be now reconsidered and finally adopted, signed by the Mayor and Clerk and the Corporate Seal affixed thereto.

CARRIED UNANIMOUSLY

## 7.7 **ABANDONMENT**

7.7.1 #14296 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 1, 2021 - Rez. #19-11 (5025 North Fraser Way)

MOVED BY COUNCILLOR HILLMAN

SECONDED BY COUNCILLOR GU

THAT the Bylaw No. 14296 be now abandoned.

CARRIED UNANIMOUSLY

## 8. **NEW BUSINESS & INQUIRIES**

### **BC Housing – Norland**

Councillor Jordan requested an update on the BC Housing project on Norland.

Staff advised that the project is on track for commencement in the fall.

### **Federal Government Electoral Boundaries**

Councillor Jordan inquired if a submission would be presented regarding the Electoral Boundaries, and further noted there is a meeting in Burnaby at the Holiday Inn Express Metrotown on 2022 June 28.

Staff undertook to review the current proposal and prepare a response.

## 9. **ADJOURNMENT**

Without objection, the Open Council meeting adjourned at 7:20 p.m.

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Mike Hurley, MAYOR

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Blanka Zeinabova, CITY CLERK



## PUBLIC HEARING

## MINUTES

**Tuesday, May 31, 2022, 5:00 p.m.**

**VIA ZOOM OR IN-PERSON**

**Council Chamber, Burnaby City Hall**

**4949 Canada Way, Burnaby, BC V5G 1M2**

- PRESENT:**
- Councillor Colleen Jordan, Acting Mayor
  - Councillor Pietro Calendino
  - Councillor Sav Dhaliwal
  - Councillor Alison Gu
  - Councillor Mike Hillman
  - Councillor Joe Keithley
  - Councillor James Wang
- ABSENT:**
- Mayor Mike Hurley
  - Councillor Dan Johnston
- STAFF:**
- Mr. Dipak Dattani, General Manager Corporate Services
  - Mr. Ed Kozak, General Manager Planning & Development
  - Mr. Johannes Schumann, Director Development, Neighbourhood Planning and Urban Design
  - Ms. Blanka Zeinabova, City Clerk
  - Ms. Elaine Wong, Executive Assistant to the Mayor
  - Ms. Kathryn Matts, Administrative Officer 2
  - Ms. Ginger Arriola, Council Support Assistant

### 1. **NOTICE**

Notice of Public Hearing was given under Section 466 of the *Local Government Act*.

### 2. **CALL TO ORDER**

Acting Mayor Colleen Jordan, called the Open meeting to order at 5:00 p.m.

Acting Mayor Colleen Jordan, recognized the ancestral and unceded homelands of the hən̓q̓əmiṇəm and Skwxwú7mesh speaking peoples, and extended appreciation for the opportunity to hold a meeting on this territory.

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

### 3. **HERITAGE DESIGNATION AND HERITAGE REVITALIZATION AGREEMENT**

#### 3.1 **Burnaby Heritage Designation Bylaw No. 1, 2021 - Bylaw No. 14362**

6079 Canada Way

**Purpose:** to designate Captain William Eyres Residence as a protected heritage site and authorize the listing of the subject property on the Burnaby Community Heritage Register as Protected Heritage property

No correspondence was received in response to the proposed heritage designation bylaw.

No speakers appeared before Council in response to the proposed heritage designation bylaw.

MOVED BY COUNCILLOR DHALIWAL

SECONDED BY COUNCILLOR CALENDINO

THAT this Public Hearing for heritage designation of Captain William Eyres Residence, Bylaw No. 14362 be terminated.

CARRIED UNANIMOUSLY

#### 3.2 **Burnaby Heritage Revitalization Agreement Bylaw No. 1, 2021 - Bylaw No. 14363**

6079 Canada Way

**Purpose:** to provide for the retention and protection of the Captain William Eyres Residence by ensuring conservation of the resource and providing variances to the Zoning Bylaw to permit subdivision and development of the existing R1 Residential District property as a City heritage site

No correspondence was received in response to the proposed heritage revitalization agreement bylaw.

No speakers appeared before Council in response to the proposed heritage revitalization agreement bylaw.

MOVED BY COUNCILLOR DHALIWAL  
SECONDED BY COUNCILLOR GU

THAT this Public Hearing for heritage revitalization agreement bylaw for the Captain William Eyres Residence, Bylaw No. 14363 be terminated.

CARRIED UNANIMOUSLY

#### 4. **ZONING BYLAW AMENDMENTS**

##### 4.1 **Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 12, 2022 - Bylaw No. 14446**

**Rez. #17-03**

**3405 Willingdon Avenue**

**From:** CD Comprehensive Development District (based on the P6 Regional Institutional District and B2 Urban Office District)

**To:** CD Comprehensive Development District (based on the RM5 and RM5r Multiple Family Residential Districts, C2 Community Commercial District, and B2 Urban Office District as guidelines and in accordance with the master plan entitled "Willingdon Lands Master Plan" prepared by IBI Group)

**Purpose:** to establish a conceptual Master Plan and Design Guidelines for the Willingdon Lands to guide further site specific rezoning applications for the construction of a multi-phased residential, commercial, film studio, and office development over four main phases

**Applicant:** ADC Management LP

Eleven (11) letters were received in response to the proposed rezoning application:

1. Mike Peel, 4776 Willowdale Place, Burnaby
2. Jayden Joubert, 5262 Beresford Street, Burnaby
3. Ethan Woo, 5262 Beresford Street, Burnaby
4. Cara Wong, 7656 McKay Avenue, Burnaby
5. Roberto Bayaban, 6780 Dow Avenue, Burnaby
6. Anupinder Hura, 6488 Marine Drive, Burnaby
7. Arianne Wendie Lim, 7433 16<sup>th</sup> Street, Burnaby

8. P. Paydafar, 3896 Laurel Street, Burnaby
9. Michael Fischer, 5455 Monarch Street, Burnaby
10. Joshua Villanueva, 5610 Donovan Avenue, Burnaby
11. Nathan Mah, 6338 Palace Place, Burnaby

The following speakers appeared before Council in-person or through the online webinar in response to the proposed zoning bylaw amendment:

Parviz Paydafar, 3896 Laurel Street, Burnaby, appeared before Council noting that more community involvement is needed, as this development will have a large impact on the City.

Matt Thomas, 3120 Takaya Drive, North Vancouver, appeared before Council and advised that he is a member of the Tseil-Waututh Nation who are responsible for the project. The speaker advised that he is proud of the project and feels the project will benefit the community by providing jobs, housing, diverse business opportunities, and retail space.

Parvin Chami, 3700 Kalyk Avenue, Burnaby, appeared before Council and advised that she was speaking on behalf of the Friends of Discovery Park Advisory Committee. The speaker expressed concerns with the increase of noise, traffic, and environmental impacts the project would have. The speaker noted that there is very little green space left in this part of Burnaby and the right balance must be achieved between buildings and green spaces.

Leslie Madison, 5190 Hastings Street, Burnaby, spoke in favour of the proposed rezoning application. Ms. Madison noted that it is time that we give indigenous people who own the land an opportunity for economic profit.

Chief Wayne Sparrow, 4120 Mali Avenue, Vancouver, spoke on behalf of the Musqueam First Nations in support of the proposed rezoning application. Chief Sparrow emphasized that the First Nations as stewards of the land, will ensure that any environmental concerns are addressed within the project. Chief Sparrow further noted the project balances social, cultural, and economic self-determination for the Nations with the City's land use and sustainability objectives, and the City's commitment to truth and reconciliation.

MOVED BY COUNCILLOR DHALIWAL  
SECONDED BY COUNCILLOR GU

THAT this Public Hearing for Rez. #17-03, Bylaw No. 14446 be terminated.

CARRIED UNANIMOUSLY

**4.2 Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 13, 2022 - Bylaw No. 14447**

**Rez. #18-32**

**9850 Austin Road, 9858/9898 Gatineau Place and portion of Gatineau Place road right-of-way**

**From:** CD Comprehensive Development District (based on P2 Administration and Assembly District, C3 General Commercial District, RM5s Multiple Family Residential District, Lougheed Core Area Master Plan, and Lougheed Town Centre Plan as guidelines)

**To:** Amended CD Comprehensive Development District (based on C3 General Commercial District, RM5s Multiple Family Residential District, Lougheed Core Area Master Plan, Lougheed Town Centre Plan as guidelines and in accordance with the development plan entitled "Pinnacle Lougheed" prepared by JYOM Architecture)

**Purpose:** to permit the construction of a high-density, mixed-use commercial/residential development that includes two strata residential buildings atop a retail/office podium

**Applicant:** Pinnacle International

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

1. Judith Albert, 3737 Bartlett Court, Burnaby
2. John Boyarski, 3737 Bartlett Court, Burnaby
3. Carmen Bressanutti, (no address provided)
4. Carla Graebner, 9380 Cardston Court, Burnaby
5. *(Writer requested redaction of name and address)*
6. Joel Gibbs, 6535 Burlington Avenue, Burnaby

The following speakers appeared before Council in-person or through the online webinar in response to the proposed zoning bylaw amendment:

Paul Robertson, 3846 Carrigan Court, Burnaby, spoke and inquired as to the reference to a transit pass subsidy available for 15% of the strata units for two months, and further questioned how the subsidy will be distributed.

Staff advised that the 15% is an established practice that has been in implementation for the past ten years. Staff advised that the developer is responsible to provide an endowment for funding the 15% and it is provided on a first come, first serve basis.

Carla Graebner, 1980 Cardston Court, Burnaby, spoke and requested that this project be considered with Rez.#20-19 – 3846 Carrigan Court, as the Carrigan Court development is directly effected by the transfer of density from Gatineau Place.

Lorraine Siem, 3970 Carrigan Court, Burnaby, spoke and queried whether there was a need for this density in the community taking into account the current growth at the City of Lougheed. Ms. Siem further questioned the fact that 62% of the units will be only 1 bedroom, which she feels does not fit the needs of the community. In closing, the speaker noted that she would prefer that the developer provided the requirement for rentals on the Austin/Gatineau site.

Lyle Crawford, 3970 Carrigan Court, Burnaby appeared before Council and spoke in opposition to the rezoning application.

Zainab Bensitel, 3970 Carrigan Court, Burnaby, appeared before Council and expressed concerns that the project is going ahead without taking into account the needs of the community and the ability of the community to deal with the outcomes of the project

Adil Dalanji, 3970 Carrigan Court, Burnaby, appeared before Council and inquired as to the land adjacent to the development that is owned by BC Transportation and Finance Authority, which does not allow for this density. The speaker noted that the project has gone from three towers to four towers. Mr. Bensitel requested that Council take into account the entire plan for this area by the developer which is to have a total seven towers spread out between rezoning application and application Rez.# 20-18.

Abby Demers, 3970 Carrigan Court, Burnaby, spoke in opposition to the rezoning application. The speaker inquired whether profits are the only reason the developer does not reduce density.

Lorraine Siem, 3970 Carrigan Court, Burnaby, spoke for a second time and noted her concerns with the inability for the school system to support the influx of children that would be a result of the increased density.

Ali Nimji, 3970 Carrigan Court, Burnaby, spoke in support of the rezoning application and noted that the transfer of density is a good idea and works well in this instance.

*\*Councillor Keithley left at 6:23 p.m.*

Jessica Lau, 3970 Carrigan Court, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application.

*\*Councillor Keithley returned at 6:24 p.m.*



*\*Councillor Gu left at 6:26 p.m.*

MOVED BY COUNCILLOR DHALIWAL  
SECONDED BY COUNCILLOR CALENDINO

THAT this Public Hearing for Rez. #18-32, Bylaw No. 14447 be terminated.

CARRIED UNANIMOUSLY

**4.3 Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 14, 2022 - Bylaw No. 14448**

**Rez. #20-18**

**3846 Carrigan Court**

**From:** RM3 Multiple Family Residential District

**To:** CD Comprehensive Development District (based on RM3s Multiple Family Residential District, RM3r Multiple Family Residential District, RM5r Multiple Family Residential District and Lougheed Town Centre Plan as guidelines and in accordance with the development plan entitled "Carrigan Court" prepared by Bingham + Hill Architects)

**Purpose:** to permit the construction of one high-rise residential strata building and two non-market residential rental buildings

**Applicant:** Pinnacle International

Fifty-nine (59) letters were received in response to the proposed rezoning application:

1. Marlene Bockmann, 3980 Carrigan Court, Burnaby
2. Tish Van Horn, 9280 Salish Court, Burnaby
3. Jean Spencer, 3901 Carrigan Court, Burnaby
4. Aimee Chan, 3755 Barlett Court, Burnaby
5. Anita Bedo, 3901 Carrigan Court, Burnaby
6. Bernice Zaharichuk, 3970 Carrigan Court, Burnaby
7. Alison Wagler, 9202 Horne Street, Burnaby
8. Donna Melgaard, 3970 Carrigan Court, Burnaby
9. Clarence Liew, 3970 Carrigan Court, Burnaby
10. Connor Dutra, 3970 Carrigan Court, Burnaby
11. Jozsef Sirak, 3970 Carrigan Court, Burnaby
12. Eun Joo Kim & Min Woo Lee, 3970 Carrigan Court, Burnaby

13. Elizabeth Lemma, 1655 Haro Street, Vancouver
14. Neda Shekarian, 3970 Carrigan Court, Burnaby
15. Benjamin Soomer, 3755 Bartlett Court, Burnaby
16. Jeehyun Song, 3970 Carrigan Court, Burnaby
17. Esmail Vahabzadeh Roudsari, 3970 Carrigan Court, Burnaby
18. Zorica Kotur, 3940 Carrigan Court, Burnaby
19. Parisa Golahmadinia, 3970 Carrigan Court, Burnaby
20. Hamid Azimi, 3970 Carrigan Court, Burnaby
21. Melody Azimi, 3970 Carrigan Court, Burnaby
22. Xiaodong Qiao, 3970 Carrigan Court, Burnaby
23. Art and Joan Ladera, 3970 Carrigan Court, Burnaby
24. Yutao Lin & Shaohua Xu, 3970 Carrigan Court, Burnaby
25. Lyle Crawford, 3970 Carrigan Court, Burnaby
26. Larry Grover, 3970 Carrigan Court, Burnaby
27. Grant Wells, 3970 Carrigan Court, Burnaby
28. Wen Yang, 3970 Carrigan Court, Burnaby
29. Nahid Chavoshi, 3970 Carrigan Court, Burnaby
30. Breanna Cheek, 3970 Carrigan Court, Burnaby
31. Judith Albert, 3737 Bartlett Court, Burnaby
32. Aryo Falakrou, 3970 Carrigan Court, Burnaby
33. Jeremy and Julia Bottein, 3970 Carrigan Court, Burnaby
34. John Boyarski, 3737 Bartlett Court, Burnaby
35. Daria Sobol, 3836 Carrigan Court, Burnaby
36. Linda Wang, 3970 Carrigan Court, Burnaby
37. Nicholas Steward, 3970 Carrigan Court Burnaby
38. Jason Behzad Beh, *(no address provided)*
39. Rozenberg Kar, *(no address provided)*
40. Agartee Van, *(no address provided)*
41. Abolghasem Aliov, 3970 Carrigan Court, Burnaby
42. Nicholas Perez, 3970 Carrigan Court, Burnaby
43. Leung Ho, 3970 Carrigan Court, Burnaby
44. Aaron Buckley, 3371 Bartlett Court, Burnaby
45. Daisy Brown, 1152 Fulton Avenue, West Vancouver
46. Carla Graebner, 9380 Cardston Court, Burnaby
47. Zaineb Bensitel, 3970 Carrigan Court, Burnaby
48. Eryka Jankowska, 3970 Carrigan Court, Burnaby
49. Blain Lowden, 3970 Carrigan Court, Burnaby
50. Paul Christman, 3846 Carrigan Court, Burnaby
51. Milos Durdevic, 3970 Carrigan Court, Burnaby
52. Meghna Iyer, 3970 Carrigan Court, Burnaby

- 53. Angela Nowak, 3901 Carrigan Court, Burnaby
- 54. S Kelly Maloney, 3970 Carrigan Court, Burnaby
- 55. Aarya I, *(no address provided)*
- 56. Kartik I, *(no address provided)*
- 57. Colleen Campbell, 3970 Carrigan Court, Burnaby
- 58. Lorraine Siem, 3970 Carrigan Court, Burnaby *(two submissions)*
- 59. Glenn McLaughlin, 3901 Carrigan Court, Burnaby

*\*Councillor Gu returned at 6:27 p.m.*

The following speakers appeared before Council in-person or through the online webinar in response to the proposed zoning bylaw amendment:

Zainab Bensitel, 3970 Carrigan Court, Burnaby, appeared before Council and noted that as a homeowner, her and her partner made a decision to purchase a home in the area after careful review of the City's master plan. The speaker feels the project will impact the homeowners and the community in a negative way. The speaker noted the importance of creating a sustainable and balanced environment for citizens.

Adil Dalahni, 3970 Carrigan Court, Burnaby, appeared before Council and noted that as a homeowner he plans to live in the area for years to come, and asked that the entire development of both Rez.# 20-18 and Rez. # 18-32 be looked at together, noting the effect on quality of life to those in the neighbourhood.

Bill Gerdu, 3980 Carrigan Court, Burnaby, spoke in opposition to the development expressing concerns with the need to maintain the current environment of the area, the lack of infrastructure to support the development, and the inability to provide appropriate community resources to support the densification.

Carla Graebner, 9280 Cardston Court, Burnaby, spoke in opposition to the development and noted that the area is a mixed residential neighbourhood and that this level of density is not proportional to the area. The speaker noted that the cul-de-sac that Carrigan Court is located on will not accommodate the increased parking and traffic.

Alison Jones, 3836 Carrigan Court, Burnaby, spoke and inquired as to the developments effect on the environment and the plans for removal of trees and how the ecosystem will be impacted in the neighbourhood.

Abby Dernas, 3170 Carrigan Court, Burnaby, spoke and expressed concern with the lack of parking currently in the neighbourhood and asked Council to take into account the need for additional visitor parking.

Paul Robertson, 3846 Carrigan Court, Burnaby, inquired as to the allocation of parking spaces to the rental units and how they will be reallocated to those in the Tenant Assistant program.

*\*Councillor Calendino left at 7:02 p.m.*

Tais, 3970 Carrigan Court, Burnaby, spoke and expressed concerns regarding access to resources such as child care and after school programs for her children.

*\*Councillor Calendino returned at 7:05 p.m.*

Alison Wagler, 9202 Horne Street, Burnaby, spoke in opposition to the rezoning, and stated the additional density in the neighbourhood will change the neighbourhood and bring additional traffic. The speaker encouraged Council to visit the neighbourhood in order to appreciate the green space and the need to preserve it.

Matthew Shutler, 3901 Carrigan Court, Burnaby, spoke and noted he was happy to see additional rental units in the neighbourhood but stated his concerns with traffic and safety issues in the neighbourhood, and hoped that there is attention paid to connecting the library, school and recreation centre by providing pedestrian access over Lougheed Highway in the form of a pedestrian bridge or tunnel.

Elizabeth Forbes, 9521 Cardston Court Burnaby, spoke and expressed concern with the development and inquired if traffic during the construction phase would be restricted to the new Lougheed access and not be routed by Keswick Park.

Lorraine Siem, 3970 Carrigan Court, Burnaby, spoke and expressed concerns regarding the current lack of parking and the narrow street that is already very busy. Ms. Siem noted that there is dumping on her street and advised that with an additional 900 units on the street the dumping will increase. The speaker noted that as a homeowner who bought her property with a view she has concerns about loss of view and daylight to large high-rises.

Paul Robertson, 3846 Carrigan Court, Burnaby, spoke for a second time and noted that when Lougheed Highway was being constructed the start time for construction was supposed to be 7:00 a.m. and noted that it often started prior to that. The speaker hopes that during the construction phase the start times are enforced.

Kartik Iyer, 3970 Carrigan Court, Burnaby, spoke and noted that this project will have a negative effect on his quality of life and requested that the heights of the building be reviewed to ensure the shadowing concern is mitigated. The speaker noted concerns with the narrow road, dumping, parking, and traffic safety concerns with increased vehicles around the park area.

Alison Jones, 3836 Carrigan Court, Burnaby, spoke for a second time and inquired where the road was going through and which properties would be effected. In addition, the speaker noted that dumping is a large problem already in the area and that the City should take that into account.

Carla Graebner, 9280 Cardston Court, Burnaby, spoke for a second time and reiterated her concerns regarding the density transfer in relation to the development being proposed.

Elizabeth Forbes, 9521 Cardston Court, Burnaby, spoke for a second time and inquired as to the new road connecting Lougheed Highway.

Zainab Bensitel, 3970 Carrigan Court, Burnaby, spoke for a second time and inquired if Pinnacle also owns the adjacent property on Carrigan Court.

Lorraine Siem, 3970 Carrigan Court, Burnaby, spoke for a second time and inquired if the traffic circle at Carrigan Court can be widened and if there will be additional free street parking from the traffic circle to Lougheed Highway.

MOVED BY COUNCILLOR DHALIWAL

SECONDED BY COUNCILLOR CALENDINO

THAT this Public Hearing for Rez. #20-18, Bylaw No. 14448 be terminated.

CARRIED UNANIMOUSLY

#### **4.4 Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 15, 2022 - Bylaw No. 14449**

**Rez. #21-31**

**4818, 4828 Dawson Street, 2285, 2311 Delta Avenue, and 2316 Beta Avenue**

**From:** CD Comprehensive Development District (based on RM4s, RM5s Multiple Family Residential District and P2 Administration and Assembly District) and P3 Park and Public Use District

**To:** CD Comprehensive Development District (based on RM4s Multiple Family Residential District, RM4r Multiple Family Residential District, C1 Neighbourhood Commercial District, P2 Administration and Assembly District and the Brentwood Town Centre Development Plan as guidelines and in accordance with the development plan entitled "Concord Brentwood 3" prepared by GBL Architects Inc.) and P3 Park and Public Use District

**Purpose:** to permit the construction of Phase 3 of the Concord Brentwood Site over two sub-phases (3A and 3B), comprised of four high-rise residential strata buildings, one non-market residential rental building, and street-fronting retail atop underground parking, as well as creating the future City park

**Applicant:** Concord Brentwood (Nominee) Ltd.

Five (5) letters were received in response to the proposed rezoning application:

1. Paul Britton, 2289 Yukon Crescent, Burnaby
2. Amir Ghazi, 2311 Beta Avenue, Burnaby
3. *(Writer requested redaction of name and address)*
4. Joel Gibbs, 6535 Burlington Avenue, Burnaby
5. Christopher Tai, 4723 Dawson Street, Burnaby

The following speakers appeared before Council in-person or through the online webinar in response to the proposed zoning bylaw amendment:

Leslie Madison, 5190 Hastings Street, Burnaby, spoke in opposition to the rezoning and noted that it is a large high-rise development that won't provide low income housing.

Katia Fermon, 4728 Dawson Street, spoke in opposition to the development and noted that it would not provide shared/mutual space in the neighbourhood. The development during the construction phase will increase noise, traffic and create issues for pedestrians. The speaker queried whether there would be green space realized as part of this site.

*\*Councillor Hillman left at 7:53 p.m. and returned at 7:54 p.m.*

MOVED BY COUNCILLOR DHALIWAL

SECONDED BY COUNCILLOR CALENDINO

THAT this Public Hearing for Rez. #21-31, Bylaw No. 14449 be terminated.

CARRIED UNANIMOUSLY

#### 4.5 **Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 16, 2022 - Bylaw No. 14450**

**Rez. #19-32**

**3755 McGill Street**

**From:** CD Comprehensive Development District (based on RM4 Multiple Family Residential District, P5 Community Institutional District, C1 Neighbourhood Commercial District, and R5 Residential District)

**To:** Amended CD Comprehensive Development District (based on RM5r Multiple Family Residential District, P5 Community Institutional District, C1 Neighbourhood Commercial District, and R5 Residential District, and in accordance with the development plan entitled “Seton Villa 3755 McGill Street Burnaby, BC” prepared by Eitaro Hirota Architecture Inc.)

**Purpose:** to permit the construction of a new seniors’ supportive housing building on the site, to the north of the existing Seton Villa tower and to the west of Overlynn Mansion

**Applicant:** Eitaro Hirota Architecture Inc.

Fifty-five (55) letters, including three (3) petitions containing 151 signatures, 34 signatures and 3 signatures were received in response to the proposed rezoning application:

1. Marina Wilson, 3755 McGill Street, Burnaby
2. Lilian and Ken Marzocco, 2149 Northshore Road, Bellingham
3. Bob Lewarne, 3711 142 Street, Surrey
4. Bonnie Moriarty, Elizabeth Fry Society of Greater Vancouver, 402 E. Columbia Street, New Westminster
5. Luca Tinaburri, 3740 McGill Street, Burnaby
6. Sharon Ramsey, 4155 Trinity Street, Burnaby
7. Linda Forsythe, c/o Tazul Ali, Voices of Burnaby Seniors Society PO Box 72117, Old Orchard RPO, Burnaby
8. Leslie Gaudette, PO Box 26036 RPO Langley Mall, Langley
9. Nancy Brignail, 2724 Yale Street, Vancouver (*two submissions*)
10. Shirley Cohn, 4473 Samara Court, Burnaby
11. Gabriel Mark Hasselbach, 3811 Hastings Street, Burnaby
12. Bernadette Liem, 3755 McGill Street, Burnaby
13. Bob Scott, 3755 McGill Street, Burnaby
14. Donna Anderson, 3755 McGill Street, Burnaby
15. Elsie Holst, 3755 McGill Street, Burnaby
16. Elvira Sontellit, 3755 McGill Street, Burnaby
17. Gardiner and Schitra Wilson, 3755 McGill Street, Burnaby
18. Joyave Lightheart, 3755 McGill Street, Burnaby
19. Joyce Hrechka, 3755 McGill Street, Burnaby
20. Marion Wood, 3755 McGill Street, Burnaby
21. Mary Odegaarden, 3755 McGill Street, Burnaby

22. Remo Guolo, 3755 McGill Street, Burnaby
23. Debbie and Craig Reid, 420 Boundary Road North, Burnaby
24. Brendan O'Leary, 4133 McGill Street, Burnaby
25. Kau'I Keliipio, 4086 Eton Street, Burnaby
26. Michael Warsh, 4086 Eton Street, Burnaby
27. Nella and Les Potgiesser, 3722 Trinity Street, Burnaby
28. John Martincic, 7440 Mark Crescent, Burnaby
29. Ruth Hardy, 3776 Yale Street, Burnaby
30. Jim Kozak, 324 Boundary Road, Burnaby
31. Barbara Kendal, 9000 Ash Grove Crescent, Burnaby
32. Jacqui Kattler, 4255 Parkwood Crescent, Burnaby
33. Meraut Aryan Khoshnevis, 1145 29<sup>th</sup> Street East, North Vancouver
34. Vivienne Chen, Seton Villa Retirement Centre, 3755 McGill Street, Burnaby  
(submitted petition with 151 signatures)
35. No name provided, 3755 McGill Street, Burnaby
36. Gail Bongalis, 3645 Triumph Street, Vancouver
37. Lee-Anne Michayluk, More Than a Roof Housing Society, 1515 Charles Street, Vancouver
38. Bernice Zahariachuk & James Johnson, (no address provided)
39. Marilyn Noort, 4119 Trinity Street, Burnaby
40. Avril M. Fishburne, 3557 McGill Street, Burnaby
41. Judy White, 3760 McGill Street, Burnaby
42. Charlene Janes, 3723 Trinity Street, Burnaby
43. Peter Udovicic, 3715 Trinity Street, Burnaby
44. Ryan Younger, (no address provided)
45. Chau Ho & Brad Valentine, 3745 Trinity Street, Burnaby
46. Cristina Unti, 424 North Boundary Road, Burnaby (submitted petition with 34 signatures)
47. Lorraine Copas, c/o Social Planning and Research Council of BC, Burnaby
48. Terry Mok, (no address provided)
49. Steven Petersson, c/o Petersson Planning Consulting, North Vancouver
50. Neil Firkins and Jacqueline Van Dyk, 3755 Trinity Street, Burnaby
51. Susan Luo, c/o Seton Villa Retirement Centre, Burnaby
52. Tricia Finley, 510 Burrard Street, Vancouver
53. Louann Paone, 1132 East Court, Burnaby
54. Dr. Panagiotis Galanopoulos, (no address provided)
55. Michele Cook on behalf of Trish and Frank Caldwell, Seton Villa Retirement Centre, Burnaby (submitted petition with 3 signatures)

The following speakers appeared before Council in-person or through the online webinar in response to the proposed zoning bylaw amendment:



*\*Councillor Dhaliwal left at 8:01 p.m. and returned at 8:02 p.m.*

Mehranz Takin, 3740 Alberta Street, Burnaby, spoke in support of the proposed rezoning application. The speaker advised that she purchased condo in 2008 which is close to Seton Villa. It is positive to have an option to stay in neighbourhood and age in place.

Golzar Ejadi, 1169 E. 27<sup>th</sup> Street, North Vancouver, spoke in support of the proposed rezoning on behalf of her grandmother. The speaker noted the ability for seniors to be part of a community, maintain their independence, and provide peace of mind for family members.

Ross Campbell, 3755 McGill Street, Burnaby, appeared before Council and spoke in support of the proposed rezoning application. The speaker noted that Seton Villa is not a long term care facility. The speaker further noted that seniors who require a wheelchair are currently unable to stay at Seton Villa as it is not wheelchair accessible. Seniors currently living there worry that if they lose their mobility they will have to find new housing. This expansion will allow seniors to age in place.

Dominic Flanagan, 3765 Edinburgh Street, Burnaby, appeared before Council and spoke in support of the proposed rezoning application which would provide affordable housing to seniors.

Shirley Brunke, 3761 Triumph Street, Burnaby, appeared before Council and spoke in support of the proposed rezoning application. The speaker noted the positive connection with Seton Villa and the neighbourhood.

*\*Councillor Gu left at 8:21 p.m. and returned at 8:22 p.m.*

Pam Moodie, 5400 Madison Avenue, Burnaby, spoke in support of the proposed rezoning application noting the expansion would provide affordable housing and a wheelchair accessible building.

Theoni Pilarinos, 4276 Pandora Street, Burnaby, spoke in support of the proposed rezoning application specifically for the provision of affordable housing, and the proposed design.

Darin Froese, 7232 New Vista Place, Burnaby, spoke in support of the proposed rezoning application, and noted the positive service provided by the non-profit organization.

*\*Councillor Keithley left at 8:31 p.m.*

Barb Mikulec, 6908 Laurel Street, Vancouver, spoke in support of the proposed rezoning application. The speaker belongs to Council of Seniors Citizens Organization (COSCO) and noted this project is supported by the organization and

provides affordable housing, wheelchair accessibility, and specifically 48 wheelchair accessible units. In addition, the speaker noted the impact of the new building is minimal and the proponent addressed many concerns of the neighbourhood.

*\*Councillor Keithley returned at 8:34 p.m.*

Antonia Beck, 473 Elma Street, New Westminster, spoke on behalf of Burnaby Neighbourhood House, Burnaby Community Services, Burnaby Meals on Wheels, and Burnaby Seniors Outreach Society, in support of the proposed rezoning application. The speaker noted that this project provides affordable housing, and wheelchair accessible units.

Cathy Makiara, 2102 West 48<sup>th</sup> Avenue, Vancouver, spoke in support of the proposed rezoning application and noted she is a current member of Nikkei Seniors Health Care Society. The speaker noted the need for safe and affordable spaces to live, and provide a place for seniors to live independently and in a respectful community.

Richard Cook, 2689 Hardy Crescent, North Vancouver, spoke in support of the proposed rezoning application which will provide 48 affordable and accessible seniors units on the site. The speaker feels the expansion will have a positive impact on the neighbourhood.

Michael Battle, 3755 McGill Street, Burnaby, appeared before Council and spoke in support of the proposed rezoning application. The speaker noted the importance of the community provided at Seton Villa, and the need for places where seniors can age in place.

Karen Scott, 3755 McGill Street, Burnaby, spoke in support of the proposed rezoning application and noted the need for the expansion and the provision of wheelchair access. The speaker noted that amenities provided at Seton Villa ensure the residents have access to services.

Kelly Bosello, 4124 McGill Street, Burnaby, spoke in support of the proposed rezoning application and the provision of affordable housing. The speaker stated that wheelchair accessible housing is needed and this project delivers 48 units that will allow seniors to age in place. The speaker read a letter from Mr. Wilson, a resident of Seton Villa, in support of the rezoning application.

Sadeka Khan, 3808 Pandora Street, Burnaby, spoke in support of the proposed rezoning application that provides affordable senior housing.

Dan Lenander, 4811 Pandora Street, Burnaby, spoke in support of the proposed rezoning application and noted that the application has been respectful to the

neighbourhood by addressing initial setback concerns, and noted the architecture and design of the expansion connects well with the neighbourhood.

*\*Councillor Gu left at 9:00 p.m.*

Darren Monette, 2672 Kingsford Avenue, Burnaby, spoke in support of the proposed rezoning application. The speaker noted Seton Villa provides a community for seniors to build relationships and the expansion will provide additional affordable housing and the opportunity for seniors to age in place.

*\*Councillor Gu returned at 9:03 p.m.*

Mina Bahmanyar, 1327 Keith Road East, North Vancouver, spoke in support of the proposed rezoning application as the expansion will provide additional affordable housing for seniors and wheelchair accessible units.

*\*Councillor Wang left at 9:03 p.m.*

Beverly Pitman, 1740 Alecanda Street, Vancouver, spoke in support of the proposed rezoning application. The speaker advised the construction of affordable housing is not keeping up with population aging and this affordable housing is needed. In addition, the speaker noted the importance of the wheelchair accessible units.

*\*Councillor Wang returned at 9:08 p.m.*

Bob Scott, 3755 McGill Street, Burnaby, appeared before Council and spoke in support of the proposed rezoning application noting the need for assisted living facilities and wheelchair accessible buildings.

Barbara Spitz, 8879 Robins Court, Burnaby, appeared before Council and spoke in support of the proposed rezoning application. The speaker noted that this type of housing is needed on the site. Currently there are at least 90 people using walkers and the old building cannot accommodate wheelchairs. This expansion will allow seniors to age in place at Seton Villa.

Peggy Woodruff, 7554 Haszard Street, Burnaby, appeared before Council and spoke in support of the proposed rezoning application. The speaker noted that staying in the community as needs change is important for seniors.

Michelle Eldred, 6000 Colony Drive, Port Moody, appeared before Council and spoke in support of the proposed rezoning application. The speaker noted the importance of having places like Seton Villa for seniors providing a place full of community, friendship, and a sense of independence. The wheelchair accessible units in this expansion are a logical next step that provides a place for seniors to age in place.

Patrick Gillan, 5290 Buckingham Avenue, Burnaby, appeared before Council and spoke in support of the proposed rezoning application. The speaker noted that families with aging parents in Seton Villa worry that their parents may suffer from mobility issues. The wheelchair accessible units that are included in this project will assist seniors providing a place to age in place.

Emily Amiguchi, 3755 McGill Street, Burnaby, spoke on behalf of a 104 year old Seton Villa resident in support of the proposed rezoning application as the wheelchair accessible units are much needed.

Joyce Stretchka, 3755 McGill Street, Burnaby, spoke in support of the proposed rezoning application. The speaker noted that Seton Villa provides an opportunity for her to feel independent but also allows for peace of mind to her and her family as it is a safe, affordable and well maintained facility. The expansion of Seton Villa with 48 wheelchair accessible units will allow seniors to age in place.

Michael Warsh, 4086 Eaton Street, Burnaby, spoke in opposition to the proposed rezoning application. The speaker noted concerns with the new parking lot, which is proposed a few short metres from neighbour's windows. As Seton Villa is a 24 hour operation this will affect the enjoyment, well-being, and quality of life for the neighbourhood.

Leslie Madison, 5190 Hastings Street, Burnaby, spoke in support of the proposed rezoning application and noted the need for safe, affordable and wheelchair accessible housing.

Written submissions were received from Maria Malmgren and Christina Modonese in support of Seton Villa for distribution to Mayor and Council.

Ryan Younger, 1373 Dovercourt Road, North Vancouver, appeared before Council and spoke in support of the proposed rezoning application as the expansion will provide 48 wheelchair accessible units.

Johneen McElroy, 2378 Alpha Avenue, Burnaby, appeared before Council and spoke in support of the proposed rezoning application. Seton Villa residents have a well established social network and this expansion will allow for the ability for seniors to age in place by providing the 48 wheelchair accessible units.

Fred Michael, 4205 Hazelwood Crescent, Burnaby, appeared before Council and spoke in support of the proposed rezoning application as it will allow elderly residents who need a wheelchair to stay in their neighbourhood and maintain the relationships developed.

Michele Cook, 2705 W. Georgia Street, Vancouver, spoke in support of the proposed rezoning application. The speaker submitted a petition signed by 19 seniors and 66 staff members from Seton Villa.

Craig Reid, 420 North Boundary Road, Burnaby, appeared before Council and spoke in opposition of the proposed rezoning application. The speaker advised that his property is three properties west of the tower and his back garden is being shaded for most of the year. The speaker noted that he does not oppose an additional building on the property; however, he is opposed to the current expansion as it severely impacts 3726 Trinity Street. The severe impact of shadowing and truck noise will impact the property value. The speaker stated that he feels that Council should: examine the architectural plans; require that the Planning and Development Department prepare an objective report on the southeast location; require shadow modeling for the north central site be performed from 1 hour after sunrise until 10 a.m. and include the combined shadow cast by the new building and the tower; limit any planning on 3726 property line to bushes or shrubs maintained no higher than the existing six foot fence; and, prohibit large trucks from accessing the Seton Villa site prior to 10:00 a.m. while ensuring the prohibition is well signed and enforced by Burnaby Bylaw Officers.

*\*Councillor Keithley left at 9:49 p.m. and returned at 9:50 p.m.*

Debbie Reid, 420 North Boundary Road, Burnaby, appeared before Council and spoke in opposition of the proposed rezoning application on the existing site. The owners of 3726 Trinity will experience negative effects on their property if the proposal goes forward through loss of light and increased truck and street noise. The speaker noted the Planning and Development Department report of April, 2022 which indicated that an onsite presentation and neighbourhood engagement was undertaken. The report noted that as a result of the meetings and concerns raised with potential loss of landscaping in the southeast corner, the modified Trinity Street option was further designed. The speaker noted that the positive attributes of the southeast site that had been noted by the architect were not mentioned in the report. The speaker invited members of Council to visit the site.

Marika Albert, 1651 Commercial Drive, Vancouver, appeared before Council and spoke in support of the proposed rezoning application. The speaker noted she is the Policy Director for the British Columbia Non-Profit Housing Association and advised that there are currently only 900 units of affordable housing in Burnaby available for seniors. The speaker noted that it is clear that these units are urgently needed.

Robert De Lazzari, 3715 Trinity Street, Burnaby, appeared before Council and spoke in opposition of the proposed rezoning application. The speaker noted that

he lives directly across the street from Seton Villa and noted that this tower was never meant to be an assisted living facility. The speaker noted that the tower is over 50 years old and has long been at the end of its functional life and should not have been allowed to be utilized as is. Seismic upgrades, emergency power, sprinkler upgrades, hazardous materials removal, fire evacuation safety and elevator modernization are but a few of the costly upgrades that need to be addressed and solved. In addition there are safety and security issues with fire trucks having access to and from the sites and additional traffic to the facility which have seemingly not been part of the equation. The speaker noted that all of these issues have not been properly assessed or addressed. The speaker further noted that only the neighbours that surround the Seton Villa site know what it is like to live with the tower looming over, and what it is like to live by a facility run by Action Line Housing where deficiencies and poor neighbourhood interactions have been documented.

*\*Councillor Gu left at 10:12 p.m.*

Susan Luo, 6080 McKay Avenue, Burnaby, appeared before Council and spoke in support of the proposed rezoning application. The speaker noted that the project provides affordable housing for seniors that will allow them to age in place.

*\*Councillor Gu returned at 10:14 p.m.*

Catherine Porter, 8763 Ash Grove Crescent, Burnaby, appeared before Council and spoke in support of the proposed rezoning application. The speaker noted that Seton Villa has a long track record of service to the community. The speaker further noted there is an urgent need for seniors' affordable housing.

Sam Warsh, 3726 Trinity Street, Burnaby, appeared before Council and spoke in opposition of the proposed rezoning application. The speaker noted that he is a northwest neighbour of Seton Villa and is west of the new facility. The speaker stated the following concerns: noise infractions from Seton Villa trucks operating prior to 7:00 a.m; littering on his property; Seton Villa snow removal contractors dumping snow on his property; trucks from Seton Villa blocking his driveway so he can't use it; employees from Seton Villa playing loud music outside of his window at 5:00 a.m.; Seton Villa not addressing bylaw infractions; band practicing on weekends outside of his window; bylaw officers not following up on calls; garbage dumped on property by employees and contractors of Seton Villa; delivery trucks damaging his property while accessing Seton Villa; rodent feces on property from garbage dumps at Seton Villa; rude and verbal altercations with staff from Seton Villa; city staff denying his request to build a greenhouse in his already shadowed yard, knowing that the use of his yard will be even more reduced with further

shadowing from the expansion; and, inaccurate shadow drawings submitted by the architect.

MOVED BY COUNCILLOR HILLMAN

SECONDED BY COUNCILLOR KEITHLEY

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

CARRIED UNANIMOUSLY

Tiffany Ramsden, 3726 Trinity Street, Burnaby, appeared before Council and spoke in opposition of the proposed rezoning application. The speaker stated that the current loading bay at Seton Villa makes the alleyway unsafe and is incredibly noisy beginning at 7:00 a.m., with industrial beeping of 40 foot semi-trucks and garbage trucks and further stated that the new proposal does not change that and actually expands the length that vehicles will be reversing in the alley. For years prior to this proposal, these services frequently broke the City bylaw by picking up waste and running industrial equipment outside of the allowed times. When contacted, the City was not able to send a Bylaw Officer until the next day. Once the City began to allow video and photo evidence the speaker was able to provide video evidence of garbage pick-up at 5:30 a.m. to the City Bylaw Department and a ticket was issued. The most recent infraction captured by the speaker was eight days ago when garbage was picked up on a statutory holiday prior to 7:00 a.m.

Melody Farbridge, 3861 Burke Street, Burnaby, appeared before Council and spoke in support of the proposed rezoning application. The speaker noted that the area is perfect for seniors and provides a beautiful walkway all the way around. The speaker noted that having wheelchair accessible units will allow for seniors to age in place.

Terry Trovic, 510 N. Boundary Road, Burnaby, appeared before Council and spoke in opposition to the application. The speaker noted that this is the right project in the wrong location. The speaker inquired if the residents are in favour of this development that will make them unable to use their patios and subject them to construction noise. The speaker further questioned the size of the building and the spoken need for a larger new complex that can provide more units. In closing, the speaker noted that Trinity Street already is a busy street and there is no stop sign or speed bumps, and stated he is concerned about increased traffic on Trinity Street.

Tara Shebashi, 3796 McGill Street, Burnaby, appeared before Council and noted that she is not in support of the southeast corner site expansion due to the loss of heritage trees. The speaker noted that the architect has been sensitive to the

neighbour's concerns and has made the new building aesthetically pleasing with an intimate garden space connecting the spaces.

Gail Bongalvas, 3645 Trillium Street, Vancouver, appeared before Council and spoke in support of the proposed rezoning application. The speaker noted that Seton Villa is a wonderful place that provides a much needed service.

*\*Councillor Keithley left at 10:49 p.m.*

Zena Veston, 4400 Buchanan Street, Burnaby, appeared before Council and spoke in support of the proposed rezoning application. The speaker noted that she is Chair of the Board of Directors for Action Line Housing Society which owns and operates Seton Villa. The 48 unit proposed for Seton Villa will be fully accessible for mobility challenged residents.

*\*Councillor Keithley returned at 10:54 p.m.*

MOVED BY COUNCILLOR DHALIWAL  
SECONDED BY COUNCILLOR KEITHLEY

THAT this Public Hearing for Rez. #19-32, Bylaw No. 14450 be terminated.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR DHALIWAL  
SECONDED BY COUNCILLOR CALENDINO

THAT the Public Hearing recess at 10:58 p.m.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR DHALIWAL  
SECONDED BY COUNCILLOR GU

THAT the Public Hearing reconvene at 11:04 p.m.

CARRIED UNANIMOUSLY

#### **4.6 Burnaby Official Community Plan Bylaw 1998, Amendment Bylaw No. 1, 2022 - Bylaw No. 14451**

**Purpose:** to include both the Urban Village and Business Centre designations at 3405 Willingdon Avenue (the 'Willingdon Lands'), to facilitate the establishment of



a conceptual Master Plan in order to guide further site specific rezoning applications for the construction of a multi-phased residential, commercial, film studio, and office development

No correspondence was received in response to the proposed rezoning application.

The following speaker appeared before Council in-person or through the online webinar in response to the proposed zoning bylaw amendment:

Leslie Madison, 5190 Hastings Street, Burnaby, spoke in support of the proposed rezoning application.

MOVED BY COUNCILLOR DHALIWAL  
SECONDED BY COUNCILLOR GU

THAT this Public Hearing for Official Community Plan Bylaw, Bylaw No. 14451 be terminated.

CARRIED UNANIMOUSLY

**4.7 Burnaby Official Community Plan Bylaw 1998, Amendment Bylaw No. 2, 2022 - Bylaw No. 14452**

**Purpose:** to remove 7271 Gilley Avenue from the Industrial Policy Framework of the OCP, in support of the proposed redevelopment of the Shri Guru Ravidass Community Centre on the site

No correspondence was received in response to the proposed rezoning application.

The following speaker appeared before Council in-person or through the online webinar in response to the proposed zoning bylaw amendment:

Leslie Madison, 5190 Hastings Street, Burnaby, spoke in support of the proposed rezoning application.

MOVED BY COUNCILLOR DHALIWAL  
SECONDED BY COUNCILLOR WANG

THAT this Public Hearing for Official Community Plan Bylaw, Bylaw No. 14452 be terminated.

CARRIED UNANIMOUSLY

5. **ADJOURNMENT**

MOVED BY COUNCILLOR CALENDINO  
SECONDED BY COUNCILLOR GU

THAT the Public Hearing meeting adjourn at 11:16 p.m.

CARRIED UNANIMOUSLY

---

Colleen Jordan, ACTING MAYOR

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Blanka Zeinabova, CITY CLERK

DELEGATION 2022 JUNE 20
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**From:** [WebAdmin@burnaby.ca](mailto:WebAdmin@burnaby.ca) <[WebAdmin@burnaby.ca](mailto:WebAdmin@burnaby.ca)>

**Sent:** Monday, May 2, 2022 11:36 AM

**To:** Clerks <[Clerks@burnaby.ca](mailto:Clerks@burnaby.ca)>

**Subject:** Webform submission from: Appear as a Delegation #47

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Submitted on Mon, 05/02/2022 - 11:36  
Submission # 47

Submitted values are:

**What meeting would you like to appear at?**

Council

**Name**

Murray Brandt

**Organization name (if applicable)**

n/a

**Title (if applicable)**

n/a

**Address**

[REDACTED]  
Burnaby. [REDACTED]

**Phone number**

[REDACTED]

**Email address**

[REDACTED]

**Speaker(s)**

Murray Brandt

**Reason for appearance**

I would like to open a discussion with city council regarding the increasing and wilful disregard for parking regulations by mosque patrons (Cda Way and Sperling). Calling every Friday for enforcement and weak fines is clearly not working. So far, neither has their newly implemented shuttle service made a difference. Parking violations are in fact, more numerous than any other time. I have some ideas and hope that the city will also have additional remedies at their disposal. Thank you.

Copy: Chief Administrative Officer GM Corporate Services GM Engineering GM Community Safety
--

<b>DELEGATION</b> <b>2022 JUNE 20</b>
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**From:** WebAdmin@burnaby.ca <WebAdmin@burnaby.ca>  
**Sent:** Sunday, June 5, 2022 6:03 PM  
**To:** Clerks <Clerks@burnaby.ca>  
**Subject:** Webform submission from: Appear as a Delegation #58

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Submitted on Sun, 06/05/2022 - 18:03  
 Submission # 58

Submitted values are:

**What meeting would you like to appear at?**  
 Council

**Name**  
 John Morrison

**Address**  
 [REDACTED]

**Phone number**  
 [REDACTED]

**Email address**  
 [REDACTED]

**Speaker(s)**  
 To be determined

**Reason for appearance**  
 Planned closure of Lakefield Drive/4th Street to vehicle traffic

Copy: Chief Administrative Officer GM Corporate Services GM Planning and Development Acting GM Engineering
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2022 JUNE 20  
COUNCIL REPORT

**TO:** COUNCIL MEMBERS

**DATE:** 2022 May 31

**FROM:** MAYOR HURLEY

**SUBJECT:** TRAFFIC SAFETY COMMITTEE APPOINTMENT

**PURPOSE:** To provide information regarding the appointment of a new citizen member to the Traffic Safety Committee.

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**RECOMMENDATION:**

1. **THAT** Council receive the report for information.

**REPORT**

Due to a recent resignation, a vacancy arose on the Traffic Safety Committee. In consideration that Committee, Commission and Board recruitment will start in the fall 2022, past applications to the Committees were reviewed to identify a suitable replacement. Upon review of the 2022 applicants, Council has approved the appointment of **Moreno Zanotto** to the Traffic Safety Committee.

This report is provided for public information.

A handwritten signature in black ink, appearing to read "M Hurley".

Mike Hurley  
MAYOR

Copy: Chief Administrative Officer  
GM Corporate Services  
City Clerk

### **COMMUNITY HERITAGE COMMISSION**

*HIS WORSHIP, THE MAYOR  
AND COUNCILLORS*

**SUBJECT: CHINESE CANADIAN HISTORY IN BURNABY PUBLICATION**

### **RECOMMENDATION:**

1. THAT Council approve the expansion of the timeline, scope and budget of the Chinese Canadian history in Burnaby publication project, to align the work with commemoration of the centenary of the Chinese Exclusion Act.

### **REPORT**

The Community Heritage Commission, at its meeting held on 2022 June 09, received and adopted the attached report recommending expansion of the timeline, scope and budget for the City's Chinese Canadian History in Burnaby publication project to align with the centenary of the Chinese Exclusion Act.

Respectfully submitted,

Councillor C. Jordan  
Chair

Councillor J. Wang  
Vice Chair

Copied to:	Chief Administrative Officer GM Corporate Services GM Engineering Acting Chief Financial Officer GM Planning and Development
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Meeting 2022 Jun 9  
COMMISSION REPORT

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**TO:** CHAIR AND MEMBERS  
COMMUNITY HERITAGE COMMISSION

**DATE:** 2022 June 01

**FROM:** GENERAL MANAGER  
PLANNING AND DEVELOPMENT  
GENERAL MANAGER  
PARKS, RECREATION AND CULTURAL  
SERVICES

**FILE:** 3520 20

**SUBJECT:** CHINESE CANADIAN HISTORY IN BURNABY PUBLICATION

**PURPOSE:** To recommend expansion of the timeline, scope and budget for the City's Chinese Canadian History in Burnaby publication project to align with the centenary of the *Chinese Exclusion Act*.

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#### RECOMMENDATION:

1. **THAT** the Commission recommend that Council approve the expansion of the timeline, scope and budget of the Chinese Canadian history in Burnaby publication project, to align the work with commemoration of the centenary of the *Chinese Exclusion Act*.

#### REPORT

##### 1.0 INTRODUCTION

Publication of a historical book documenting Chinese Canadian history in Burnaby was included in a multi-year research project approved by Council at its 2019 June 24 meeting. This report recommends expanding the timeline, scope and budget of the publication project, as part of a strategy to acknowledge the legacy and impact of the *Chinese Exclusion Act*.

The Community Heritage Commission's 2-year work plan for 2022 and 2023 includes advancing projects to recognize Burnaby's diverse community heritage through partnerships and interpretation. This work plan item supports the City's practice of advancing special projects that enable research of, and access to, community histories to Council through the Community Heritage Commission, as outlined in the 2020 June 18 Council report *Commemorating Diverse Community Heritage in Burnaby*.

This report recommends building on the City's work to recognize and interpret diverse histories by expanding the scope, timeline and budget of the project as a component of commemorating the 100<sup>th</sup> anniversary of the introduction of the *Chinese Immigration Act* of 1923. Also known as the *Chinese Exclusion Act*, this federal legislation was enacted on July 1, 1923 and prevented the immigration of people of Chinese origin to Canada, with the exception of a few categories (such as merchants, students, and clergy).

To: Community Heritage Commission  
 From: General Manager Planning and Development  
 General Manager Parks, Recreation and Cultural Services  
 Re: Chinese Canadian History in Burnaby Publication  
 2022 June 01 .....Page 2

Funding of \$90,000 is required for implementation, and would be requested as part of the 2023 – 2027 Financial Plan following Council’s approval. It is noted that work of this nature would be eligible for funding through the Gaming Reserve as a potential funding source.

Development of the publication would be led by the Parks, Recreation and Cultural Services Department through the Burnaby Village Museum, and development of a commemorative strategy to acknowledge the centenary would be advanced by staff through the Community Heritage Commission.

## **2.0 POLICY CONTEXT**

Commemoration of Burnaby’s unique history and acknowledging the contributions of diverse community members are supported by several City policies, including the *Corporate Strategic Plan* (2017), the *Burnaby Social Sustainability Strategy* (2011) and the *Official Community Plan* (1998).

## **3.0 BACKGROUND**

At its 2019 June 24 meeting, Council received a report from the Community Heritage Commission outlining three projects to research and share the history of Chinese migration to Burnaby and the contributions of Chinese Canadians to the development of the community. Council adopted the report’s recommendation to fund the projects through an \$85,000 contribution from the Gaming Reserve.

Two of the three projects identified in the report will be completed by the end of 2022. These include publication and distribution of a *Chinese Canadian History in Burnaby Resource Guide* for use in local schools and development and distribution of a Big Bend farm tour map that highlights the history of Chinese Canadian farms as part of Burnaby’s agricultural development.

The third project is the publication of a book that highlights the contributions and experiences of Burnaby’s many generations of Chinese Canadian community members. Work on this project is currently underway. This report recommends that publication of the book form a component of a strategy to commemorate the 100<sup>th</sup> anniversary of the *Chinese Exclusion Act* in 2023, and to expand the scope, timeline and budget of the publication project to produce a lengthier publication with a higher standard of printing and design.

## **4.0 CHINESE CANADIAN HISTORY PUBLICATION**

As noted above, work on a book highlighting Chinese Canadian contributions to the development of Burnaby is in progress. New opportunities and challenges that have emerged since 2019 have provided the impetus to consider expanding the original scope of the publication and launching it in 2023 to coincide with the 100<sup>th</sup> anniversary of the introduction of the *Chinese Exclusion Act*.

Since the project was originally advanced in 2019, publishing costs for books have increased. While consumer demand for non-fiction remains strong, many readers now turn to online sources for information. Many of today’s buyers of non-fiction books are looking for well-designed products with full colour images and other design features when investing in a hard copy publication.



To: Community Heritage Commission  
 From: General Manager Planning and Development  
 General Manager Parks, Recreation and Cultural Services  
 Re: Chinese Canadian History in Burnaby Publication  
 2022 June 01 .....Page 3

Locally, books such as the Burnaby Village Museum's *Our Stories at 50: Fifty Years at the Burnaby Village Museum* (2021), the Burnaby Art Gallery's *Anna Wong: Traveller on Two Roads* exhibition catalogue (2018) and *The Ornament of a House: Fifty Years of Collecting* (2017), the University of British Columbia's *Journeys of Hope: Challenging Discrimination and Building on Vancouver's Chinatown Legacies* (2018), and the Museum of Vancouver's *A Seat at the Table: Chinese Immigration and British Columbia* (2021) provide a level of design and publication quality that exceeds what was planned for this project in 2019.

The emergence of the COVID-19 pandemic has also shaped this project. The work of engaging with community members to develop content for the book was slowed by the pandemic, both because some community members were hesitant to participate in meetings and interviews and because some archival repositories were closed during the pandemic (in some cases for several months). Staff working on this project now have access to additional stories and historical information that has recently become available. An extension of time and resources would enable staff to incorporate this additional research.

COVID-19 also impacted the experiences of Asian Canadians, as Canada saw a rise in anti-Asian racism during the pandemic. A renewed urgency to acknowledge and address racism has developed over the past three years, including calls to recognize more diverse histories, to uphold values of diversity and inclusion, and to promote a sense of belonging for all community members. Providing additional resources to produce a more substantial publication is an opportunity for the City to demonstrate its commitment to raising public awareness about Burnaby's diverse past and to acknowledge the connection between past injustice and the ongoing experiences of racism and discrimination in the community.

The expanded project recommended in this report would feature a full colour publication that is professionally designed to create two bilingual publications: an English and Traditional Chinese edition, and a second edition in English and Simplified Chinese. The book would be approximately 15,000 English words in length with approximately 100 photographs printed in full colour. Content would be written in collaboration with community members and descendants of Burnaby's early Chinese Canadian families. Costing for this project is based on achieving a print run of 500 books (inclusive of both editions), which would enable distribution of complementary copies of both editions to all Burnaby public and school district libraries, in addition to providing copies to the book contributors and making the books available for sale to the general public.

Without additional resources, a much shorter publication of approximately 7,500 English words could be printed with interior pages printed in black and white. With a modest printing budget, a small print run of approximately 200 books could be achieved, with future print runs produced on a cost-recovery basis. This shorter publication could include text in English, traditional Chinese, and Simplified Chinese supported by 30 to 40 images.

## 5.0 COMMEMORATING THE *CHINESE EXCLUSION ACT*

Publication of the expanded book outlined in this report would take place in 2023, which is the centenary of the enactment of the *Chinese Exclusion Act* by the Government of Canada in 1923. This legislation followed earlier legislation that attempted to limit the immigration of people of Chinese origin to Canada, including the Head Tax. Federal exclusionary legislation was reinforced by a web of provincial and municipal legislation that shaped the lives of Chinese Canadians, including laws that disenfranchised Chinese migrants, prevented property ownership, limited the ability of people of

To: Community Heritage Commission  
 From: General Manager Planning and Development  
 General Manager Parks, Recreation and Cultural Services  
 Re: Chinese Canadian History in Burnaby Publication  
 2022 June 01 .....Page 4

Chinese origin to work and earn a living, and allowed unequal treatment in workplaces, schools, and communities.

The 100<sup>th</sup> anniversary of the introduction of this legislation will be acknowledged and marked across Canada, and commemorative events are being planned locally by the Chinese Canadian Museum and other organizations. The Chinese Canadian Museum's historic Wing Sang building in Vancouver's Chinatown will be a venue for the "Paper Trail" exhibition curated by community history curator Catherine Clement and scheduled to open on July 1, 2023. The exhibition will tell the story of the impact of the *Chinese Exclusion Act* through personal stories and identity documents required following the introduction of the Act. A forthcoming OMNI Television series will explore the impact of the *Chinese Exclusion Act* on Chinese Canadians.

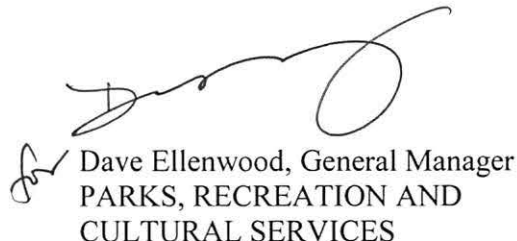
This report recommends that the publication of the Chinese Canadian history in Burnaby book be included in a strategy for the City to acknowledge the centenary of the introduction of the *Chinese Exclusion Act*. The estimated costs for the project include resources to develop a commemorative strategy in collaboration with community partners and stakeholders to mark this event and to acknowledge its legacy. While the majority of the project costs are required to achieve the design and printing of the book, \$15,000 of the funding would be allocated for development of a commemorative strategy and associated events.

## 6.0 RECOMMENDATION

This report recommends the expansion of the approved Chinese Canadian History in Burnaby book project as part of a strategy to acknowledge and commemorate the centenary of the introduction of the *Chinese Exclusion Act*. Funding of \$90,000 is required for implementation, and would be requested as part of the 2023 – 2027 Financial Plan following Council's approval of this report's recommendation.



E. W. Kozak, General Manager  
 PLANNING AND DEVELOPMENT



Dave Ellenwood, General Manager  
 PARKS, RECREATION AND  
 CULTURAL SERVICES

LC:sa

Copied to: Chief Administrative Officer  
 Deputy Chief Administrative Officer and Chief Financial Officer  
 General Manager Corporate Services  
 General Manager Engineering  
 City Clerk

### **COMMUNITY HERITAGE COMMISSION**

*HIS WORSHIP, THE MAYOR  
AND COUNCILLORS*

**SUBJECT: CONSERVATION OF THE EAGLE FORD NEON SIGN**

### **RECOMMENDATION:**

1. THAT Council approve the conservation and reinstatement of the Eagle Ford neon sign as a civic heritage landmark, as outlined in Section 4.0 of this report.

### **REPORT**

The Community Heritage Commission, at its meeting held on 2022 June 09, received and adopted the attached report seeking Council approval for the conservation and reinstatement of the Eagle Ford neon sign as a heritage landmark on Hastings Street.

Respectfully submitted,

Councillor C. Jordan  
Chair

Councillor J. Wang  
Vice Chair

Copied to:	Chief Administrative Officer GM Corporate Services GM Engineering Acting Chief Financial Officer GM Planning and Development
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Meeting 2022 Jun 9

## COMMISSION REPORT

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**TO:** CHAIR AND MEMBERS  
COMMUNITY HERITAGE COMMISSION

**DATE:** 2022 May 11

**FROM:** GENERAL MANAGER  
PLANNING AND DEVELOPMENT

**FILE:** 1650 01

**SUBJECT:** CONSERVATION OF THE EAGLE FORD NEON SIGN

**PURPOSE:** To recommend conservation and reinstatement of the Eagle Ford neon sign as a heritage landmark on Hastings Street.

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**RECOMMENDATION:**

1. **THAT** the Commission request that Council approve the conservation and reinstatement of the Eagle Ford neon sign as a civic heritage landmark, as outlined in *Section 4.0* of this report.

**REPORT****1.0 INTRODUCTION**

At its 2012 September 17 meeting, Council approved the Commission's recommendation to acquire the Eagle Ford neon sign. The report noted that acquisition of the sign was for the purpose of its conservation and re-instatement as a heritage landmark within the City. The sign was subsequently acquired and stored in a City warehouse pending implementation of a plan for its conservation and installation at an appropriate location.

At its 2021 February 11 meeting, the Community Heritage Commission received correspondence from the Heights Merchants Association expressing interest in working with the City to reinstate the Eagle Ford neon sign on Hastings Street as a heritage landmark. The item was referred to staff. Continued review of the feasibility of restoring and reinstating the sign on Hastings Street as a protected heritage resource was subsequently included in the Community Heritage Commission's 2 year work plan for 2022 and 2023.

This report recommends the conservation of the sign and its installation on Hastings Street as a civic heritage resource.

Funding of \$110,000 is required for implementation of this project, with \$5,000 available in the 2022 Planning and Development Department operating budget and \$105,000 to be requested as part of the 2023 – 2027 Financial Plan following Council approval. It is noted that work of this nature would be eligible for funding through the Gaming Reserve as a potential funding source.

To: Community Heritage Commission  
 From: General Manager Planning and Development  
 Re: Conservation of Eagle Ford Neon Sign  
 2022 May 11 ..... Page 2

## 2.0 POLICY CONTEXT

The protection of heritage resources is supported by several City policies, including the *Corporate Strategic Plan* (2017) and the *Official Community Plan* (1998), and the *Burnaby Social Sustainability Strategy* (2011) supports the enhancement of neighbourhood character through recognition and promotion of iconic architecture and historical monuments.

## 3.0 BACKGROUND

In 2012, the City purchased the Eagle Ford sign from a private collector. The sign was originally located at the showroom of the Eagle Ford car dealership at Carleton Avenue and Hastings Street (present day Carleton Square at 4161 Hastings Street), where it was installed circa 1950 (*Attachment #1*).

The sign consisted of a large double-sided neon eagle, measuring over 13 feet (3.96 m) tall and almost 9 feet (2.74 m) wide. It was a well-known landmark on Hastings Street (*Attachment #2*).

In addition to featuring the eagle on its sign, Eagle Ford featured the silhouette of an eagle in its advertising, and on its car badge.

The recession of the 1980s took its toll on Eagle Ford, and the business closed in 1985. The neon sign made its way into a private collection shortly after. The collector stored the sign indoors, and it is in good condition, though in need of repair including restoration of paint and replacement of neon tubing (*Attachment #3*). The sign has been stored and maintained by Burnaby Village Museum since 2012.

## 4.0 CONSERVATION AND RE-STATEMENT OF THE EAGLE FORD NEON SIGN

A review of the feasibility of conserving and re-instating the Eagle Ford neon sign has been completed by staff, including identification of appropriate locations for installation of the sign, review of logistics associated with mounting the sign and providing electrical service, and identification of consultants to plan and complete the repair and conservation work required.

The estimated cost for the project is \$110,000, which includes development of a conservation plan, public consultation, transportation, conservation and repair, and the design, fabrication and installation of a post and mounting bracket. The work will also include installation of electrical service to the sign, installation of the sign, and development and installation of an interpretive sign.

Funding for completion of a conservation plan (\$5,000 of the total project cost of \$110,000) has been provided in the City's 2022 operating budget, and work on the conservation plan would be initiated following Council's adoption of the recommendation in this report.

Further work would take place following inclusion of the remaining \$105,000 of \$110,000 project funding in the City's 2023 – 2027 Financial Plan. With project funding assigned, a report recommending designation of the sign as a civic heritage resource would be advanced to Council through the Community Heritage Commission. The report would provide detailed information including the proposed conservation works, the location of the sign, and a summary of project costs and estimated operating costs.

To: Community Heritage Commission  
 From: General Manager Planning and Development  
 Re: Conservation of Eagle Ford Neon Sign  
 2022 May 11 ..... Page 3

It is noted that ongoing maintenance costs of the Eagle Ford neon sign may be comparable to those for the Swinging Girl neon sign, which includes an annual maintenance contract of \$1,996 per year. The Swinging Girl neon sign is a designated heritage landmark, owned by the City of Burnaby and located at 4142 Hastings Street. Repairs have been required infrequently, with costs provided for through the City's operating budgets for maintenance of civic heritage resources. The costs of electricity for the Swinging Girl neon sign are paid for by the Heights Merchants Association, who have indicated they would pay for the costs of the electrical service to the Eagle Ford neon sign. Further conversations with the Heights Merchants Association would follow Council's adoption of the recommendation of this report.

## 5.0 RECOMMENDATION

This report recommends that the Commission request that Council approve the conservation and re-installation of the Eagle Ford neon sign as a designated civic heritage feature on Hastings Street.

Funding of \$110,000 is required for implementation, with \$5,000 available in the 2022 Planning and Development Department operating budget and \$105,000 to be requested as part of the 2023 – 2027 Financial Plan following Council approval of this report's recommendation.



E.W. Kozak, General Manager  
 PLANNING AND DEVELOPMENT

LC:sa

### *Attachments*

Copied to: Chief Administrative Officer  
 Deputy Chief Administrative Officer and Chief Financial Officer  
 General Manager Corporate Services  
 General Manager Engineering  
 City Clerk

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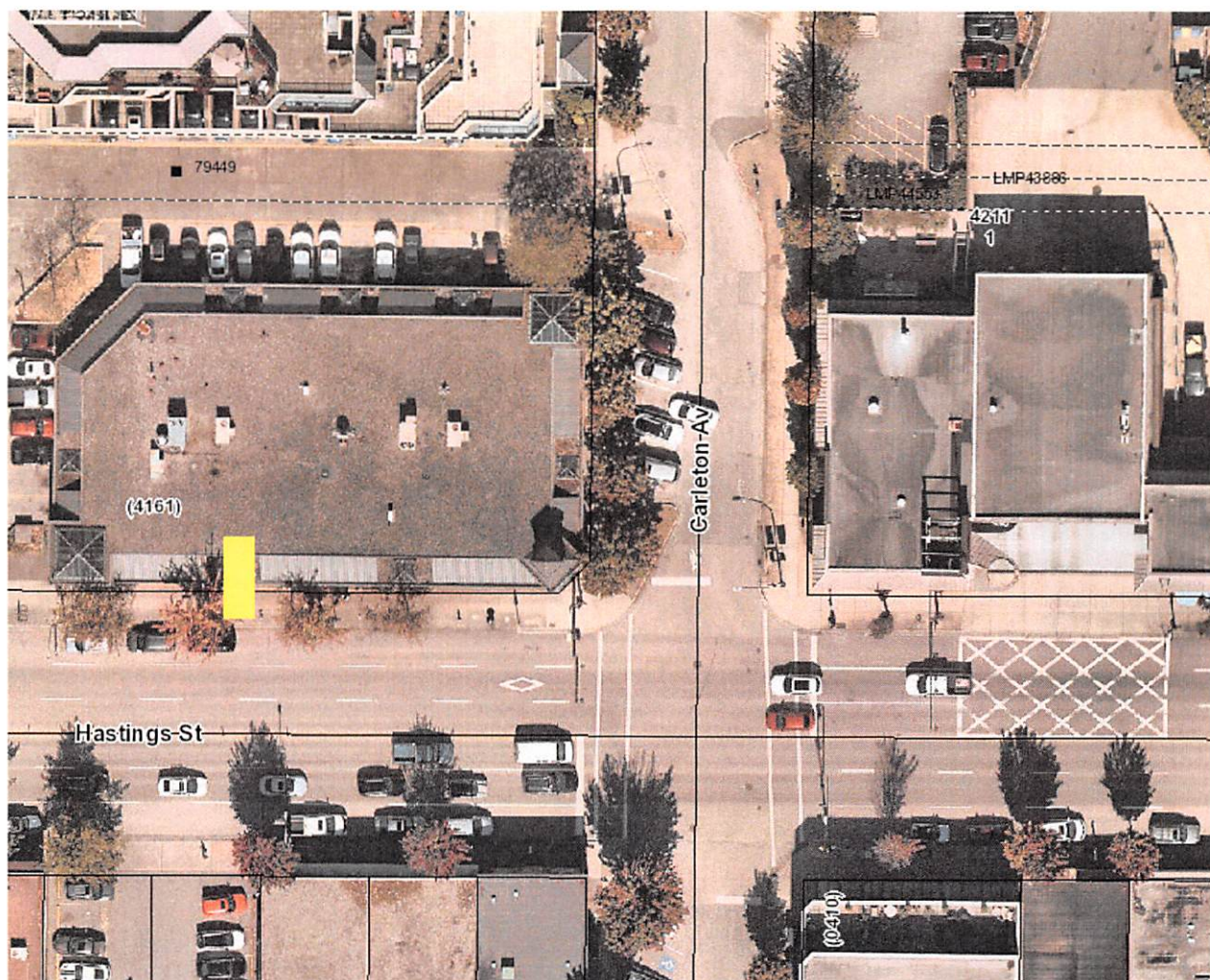
## Attachment #1



The Eagle Ford neon sign at its original location on Hastings Street circa 1970-1985. CBA 537-580



## Attachment #2



The yellow rectangle is the approximate location of the original Eagle Ford neon sign, represented on a 2021 aerial photograph.



## Attachment #3



The Eagle Ford neon sign when it was purchased by the City of Burnaby in 2012. Burnaby Village Museum BV016.18.2

## ENVIRONMENT COMMITTEE

*HIS WORSHIP, THE MAYOR  
AND COUNCILLORS*

**SUBJECT: WORLD RIVERS DAY 2022**

### RECOMMENDATIONS:

1. THAT Council declare 2022 September 25 as Burnaby World Rivers Day.
2. THAT Council approve the proposed program for World Rivers Day 2022.
3. THAT Council authorize expenditures for World Rivers Day 2022 of up to \$5,500 for advertising, promotion, and program costs from the Boards, Committees and Commission operating budget, as outlined in this report.
4. THAT a copy of this report be forwarded to the Burnaby Parks, Recreation and Culture Commission; Mark Angelo, World Rivers Day Chair and Founder and representative of the International River Foundation; and the Outdoor Recreation Council of British Columbia for information purposes.

## REPORT

The Environment Committee, at its meeting held on 2022 May 26, received and adopted the attached report seeking approval to declare the fourth Sunday in September as Burnaby World Rivers Day, seeking approval of the proposed program for World Rivers Day, and seeking Council expenditure authorization for promotion, advertising and additional program costs.

Copied to:	Chief Administrative Officer GM Planning and Development GM Corporate Services GM Engineering Acting Chief Financial Officer GM Parks, Recreation and Cultural Services OIC – RCMP Fire Chief Chief Librarian President, CUPE Local 23
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Respectfully submitted,

Councillor Keithley  
Chair

Councillor Jordan  
Vice Chair



Meeting 2022 May 26

## COMMITTEE REPORT

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**TO:** CHAIR AND MEMBERS  
ENVIRONMENT COMMITTEE

**DATE:** 2022 May 18

**FROM:** GENERAL MANAGER  
PLANNING AND DEVELOPMENT

**FILE:** 33000 01  
*Reference: World Rivers Day*

**SUBJECT:** WORLD RIVERS DAY 2022

**PURPOSE:** To seek approval to declare the fourth Sunday in September as Burnaby World Rivers Day, to seek approval of the proposed program for World Rivers Day, and to receive Council expenditure authorization for promotion, advertising and additional program costs.

---

**RECOMMENDATIONS:**

1. **THAT** Council declare 2022 September 25 as Burnaby World Rivers Day.
2. **THAT** Council approve the proposed program for World Rivers Day 2022.
3. **THAT** Council authorize expenditures for World Rivers Day 2022 of up to \$5,500 for advertising, promotion, and program costs from the Boards, Committees and Commission operating budget, as outlined in this report.
4. **THAT** a copy of this report be forwarded to the Burnaby Parks, Recreation and Culture Commission; Mark Angelo, World Rivers Day Chair and Founder and representative of the International River Foundation; and the Outdoor Recreation Council of British Columbia for information purposes.

**REPORT****1.0 BACKGROUND**

World Rivers Day occurs each year on the fourth Sunday in September. Communities across British Columbia (BC) and in more than 100 countries around the world host celebratory events to promote environmental stewardship and to celebrate the environmental, socio-economic and cultural values of waterways. The first BC Rivers Day was held in 1980 and was created by renowned river advocate and Burnaby resident, Mark Angelo. In 1993, the City of Burnaby became the first municipality in BC to proclaim 'BC Rivers Day'. Based on the success of BC Rivers Day, World Rivers Day was launched in 2005 as part of the United Nations Water for Life Decade.

To: *Environment Committee*  
 From: *General Manager Planning and Development*  
 Re: *World Rivers Day 2022*  
 2022 May 18 .....Page 2

In response to the global COVID-19 pandemic, the World Rivers Day community celebration in Burnaby was cancelled in 2020 and 2021. However, with the Provincial government lifting restrictions on outdoor gatherings, it is proposed the City's World Rivers Day community festival be hosted in-person this year at the Burnaby Village Museum on Sunday, September 25.

## **2.0 POLICY FRAMEWORK**

Civic promotion of World Rivers Day at the Burnaby Village Museum aligns with the policy and planning framework established by the City of Burnaby's Corporate Strategic Plan (2017), Environmental Sustainability Strategy (2016), and Official Community Plan (1998).

## **3.0 PARTNERSHIPS AND ROLES**

The World Rivers Day event in Burnaby is organized by a committee consisting of staff from the Burnaby Village Museum, staff from the Planning and Development Department, and Mark Angelo. Hosting the event at the museum allows the public to explore Burnaby's landscapes and waterways and the connections to the community's Indigenous and diverse settler communities. While typically closed for the season after Labour Day, the museum opens its doors specifically to host World Rivers Day and the museum is staffed to operate as it would for other community events.

## **4.0 COMMUNICATIONS**

In 2020 and 2021, World Rivers Day in Burnaby was celebrated online, rather than in-person, because of the global pandemic. City social media promoted World Rivers Day, helped raise awareness about the important value of the waterways in our communities and recognized the community stewardship efforts of our Streamkeeper groups. The event web page for World Rivers Day provided the history of BC Rivers Day, introduced the founder, displayed Burnaby's Waterways Map, and included links to films about Burnaby watercourse preservation.

For 2022, in-person events at the museum are returning. However, some of the web-based content will be carried over from last year given its success in reaching the community. For example, the event web page will include links to the Burnaby Waterways Map, and the Ecosystem Restoration (Eco-Story) map, which showcases ecosystem restoration projects throughout Burnaby. Promotion and advertising of the in-person event will focus on social media, digital advertising, and event posters displayed in City civic facilities.

## **5.0 PROPOSED WORLD RIVERS DAY PROGRAM**

This year's proposed program includes musical and interactive entertainment, both for children and people of all ages, environmental exhibitors from the community and from the City, and the Lower Mainland Green Team working on Deer Lake Brook on the museum grounds. Program costs have increased since the last in-person Rivers Day event was held at the museum in 2019. An additional expenditure is requested (outlined in *Section 6.0*) to cover fees necessary to support closer involvement with Burnaby's Indigenous communities.

To: Environment Committee  
 From: General Manager Planning and Development  
 Re: World Rivers Day 2022  
 2022 May 18 ..... Page 3

## **Entertainment**

*Ginalina* ([www.ginalina.com](http://www.ginalina.com)) is proposed to return as the headlining musical performer. Her music features lively guitars, fiddles and a blend of entertaining folk and other instruments. She has been previously nominated for a Juno Award for children's artist of the year. Ginalina wrote an original song for her first appearance at World Rivers Day, *Save the Mighty River*, which was recorded on her album *Small But Mighty*, and was also made into a video and a children's book in 2020. This year Gina and her family band plan to work with visitors to make a large Community River Mural on World Rivers Day.

*Stories on Wheels* is a traditional Japanese style of storytelling, performed from the back of a bicycle. This act is proposed to perform on the main street in the village.

*Children's Parade* by The Nylon Zoo allows children to participate in a real parade while dressed in animal costumes, and is proposed to be located in the field near the carousel.

*Kellie Haines* is proposed to be the other onstage live performer. Kellie is a ventriloquist and well-known children's entertainer who has performed at Burnaby's World Rivers Day event for several years. Her performances combine music, song and dance with witty banter between Kellie and her puppet characters. Common subject matter in Kellie's performances include believing in yourself, celebrating nature and embracing diversity.

*BAG on a Bike* consists of hands on printmaking from a mobile printmaking station on the back of a costume electric bike. This activity would be lead by Burnaby Art Gallery instructors, using custom World Rivers Day themed lino cut images and the Japanese art of Gyotaku (printmaking with fish).

## ***Indigenous Community Involvement***

The organizing committee intends to work with Burnaby's Indigenous communities for World Rivers Day. This work is ongoing. Under consideration is an Indigenous acknowledgment and welcome, as part of the opening remarks which are typically held at 1pm on the museum grounds and involve remarks from the City and from Mark Angelo. Other activities under consideration at this time include exhibits or demonstrations from local Indigenous artists. Lastly, programming based on the educational guide developed by several First Nations and Burnaby Village Museum staff that provides an overview of hənqəminəm and Skwxwú7mesh history in Burnaby and how the lands and waterways were historically used will be integrated into the onsite program.

A memorandum will be sent to the Environment Committee for its meeting of 2022 September 21 that confirms the planned involvement of Burnaby's Indigenous communities.

## ***Short Films on Burnaby Waterways***

In previous years, short films about waterways were shown on a loop in the Central Park Theatre at the Museum. The short films will feature the preservation of Burnaby waterways such as the City of Burnaby Heritage Commission films *Saving Burnaby Lake* and *Saving the Salmon: the*

To: *Environment Committee*  
 From: *General Manager Planning and Development*  
 Re: *World Rivers Day 2022*  
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*Brunette River Story*, and the film titled *Kids, Creeks and Nature*, which features children from Gilpin Elementary and Mark Angelo undertaking a fish release. A short film produced by Metro Vancouver titled *Urban Salmon in the Brunette River* that highlights the installation of the Cariboo Dam Fish Ladder that has resulted in the return of salmon to the Brunette River and Stoney Creek, is also being considered for the webpage. Finally, films on the lower Fraser River and the restoration of Britannia Creek near Squamish are also being considered.

### ***Waterways of Burnaby Map & Eco-Story Map***

To celebrate World Rivers Day, the Planning and Development Department proposes to display the large aerial photo map of the City to show waterways where salmon spawn and will provide free copies of the “Waterways of Burnaby” map to the public. The Waterways Map highlights Burnaby’s 90 waterways and includes historic information about each waterway and information about community stewardship.

The Burnaby’s Ecosystem Restoration map highlights ecosystems in Burnaby that have been protected and restored through community development. The Eco-Map identifies the location of each project, photos of the restored environment and a summary of the enhancement work that took place within Burnaby. The Planning and Development Department is currently working on updating the Eco-Story Map to ensure recent restoration projects are included in the map. The Planning and Development Department will present this information through interactive display boards highlighting projects in Burnaby.

### ***Ecosystem Restoration Events led by the Lower Mainland Green Team***

The City is partnering again with the Lower Mainland Green Teams to deliver two streamside restoration events. The first will be part of the community event at the Burnaby Village Museum. The Lower Mainland Green Team will lead a streamside restoration activity beside Deer Lake Brook on the museum grounds. The second streamside restoration will be on the day before World Rivers Day (September 24), at a yet to be determined location in Burnaby. Both events will provide a free opportunity for the public to learn about invasive plant species identification as well as provide a hands-on learning experience to understand the importance of invasive plant removal for ecosystem conservation. Community members of all ages and experience levels will be able to sign up in advance to participate.

The Lower Mainland Green Team will organize the restoration activity, manage volunteers and participants, provide equipment during the event and deliver a post-event report to measure the success of the event. The Lower Mainland Green Team will be responsible to supervise the participants as they remove invasive plants from streamside areas, and instruct the participants on removal techniques. The City will promote the event through the City’s social media channels.

### ***Exhibitors***

The City’s community partners (primarily active Streamkeepers groups) will be invited to participate as exhibitors to present their information with interactive and engaging displays



To: Environment Committee  
 From: General Manager Planning and Development  
 Re: World Rivers Day 2022  
 2022 May 18 .....Page 5

throughout the Burnaby Village Museum's open ground area in the main village, or on the east side of Deer Lake Brook near the main entrance.

### **Food**

Depending on the availability and spacing needs – various food trucks will be present to offer a wide variety food options for purchase during the event. Vendors are currently being finalized.

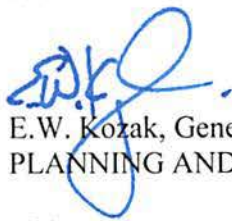
## **6.0 EXPENDITURES FOR ADVERTISING, PROMOTION AND PROGRAMMING**

An expenditure of up to \$5,500 from the Boards, Committees and Commissions operating budget is requested for advertising and promoting the 2022 World Rivers Day program and for covering any additional fees and program costs. The total expenditure of \$5,500 is consistent with previous year's budgets for promotion and advertising including social media promotion, digital advertising, and poster placement at City civic facilities and to support Indigenous programming and participation.

## **7.0 CONCLUSION**

World Rivers Day highlights the City's commitment to the sustainability of Burnaby's streams, rivers and watersheds and recognizes the importance of community stewardship of Burnaby's waterways. This event has special meaning in our community as Burnaby was the first municipality to proclaim BC Rivers Day in 1993. Burnaby Village Museum has hosted Burnaby's World Rivers Day community event since 2013. Following cancellation of the previous two years because of the Covid-19 pandemic, a return to an in-person celebration at the museum is proposed for this year.

This report recommends that Council declare 2022 September 25 as Burnaby World Rivers Day, that Council approve the proposed program, and that Council authorize an expenditure of \$5,500 from the Boards, Committees and Commissions' operating budget for promotion, advertising and programming, as outlined in this report.



E.W. Kozak, General Manager  
 PLANNING AND DEVELOPMENT

RG/sa

cc: Chief Administrative Officer  
 Deputy Chief Administrative Officer and Chief Financial Officer  
 General Manager Corporate Services  
 General Manager Engineering  
 General Manager Parks, Recreation and Cultural Services

OIC-RCMP  
 Fire Chief  
 Chief Librarian  
 President, CUPE Local 23  
 City Clerk

## **ENVIRONMENT COMMITTEE**

*HIS WORSHIP, THE MAYOR  
AND COUNCILLORS*

**SUBJECT: JAPANESE BEETLE (POPILLIA JAPONICA) 2022 BURNABY  
RESPONSE PLAN**

### **RECOMMENDATION:**

1. THAT Council receive this report for information.

### **REPORT**

The Environment Committee, at its meeting held on 2022 May 26, received and adopted the attached report providing information on the 2022 Burnaby Response for Japanese beetle (*Popillia japonica*).

Respectfully submitted,

Councillor Keithley  
Chair

Councillor Jordan  
Vice Chair

Copied to:	Chief Administrative Officer GM Planning and Development Deputy CAO and CFO GM Corporate Services GM Engineering GM Parks and Recreation Services Chief Building Inspector
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Meeting 2022 May 26

## COMMITTEE REPORT

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**TO:** CHAIR AND MEMBERS  
ENVIRONMENT COMMITTEE

**DATE:** 2022 May 18

**FROM:** GENERAL MANAGER  
PLANNING AND DEVELOPMENT

**File:** 33000-05  
**Ref:** *Japanese Beetles*

**SUBJECT:** JAPANESE BEETLE (*POPILLIA JAPONICA*) 2022 BURNABY RESPONSE PLAN

**PURPOSE:** To provide Environment Committee information on the 2022 Burnaby Response for Japanese beetle (*Popillia japonica*).

---

**RECOMMENDATIONS:**

1. **THAT** the Environment Committee receive this report for information.
2. **THAT** a copy of this report be forwarded to Council for information.

**REPORT****1.0 INTRODUCTION**

Japanese beetle (*Popillia japonica*) is a regulated, invasive plant pest that can cause significant damage to landscape plants, ornamental plants, fruit and vegetable gardens, nurseries, orchards and agricultural crops. The Canadian Food Inspection Agency (CFIA) conducts trapping surveys for detection of adult Japanese beetles throughout urban areas of the Lower Mainland, the Fraser Valley, in parts of Vancouver Island, Sunshine Coast, Sea to Sky corridor, and at potential high risk introduction locations such as airports, railyards and green waste disposal facilities.

The CFIA first detected the presence of Japanese beetle in British Columbia (BC) in the False Creek area of the City of Vancouver in 2017. In 2021, the City of Burnaby was notified by the CFIA that a small population of Japanese beetle was detected in the Government Road area of Burnaby.

This report outlines the City of Burnaby's response to the detection of Japanese beetle in 2021, and the measures being undertaken for 2022, including adherence to the newly established Burnaby Regulated Area, expanded treatment of public lands and initiation of an enhanced communication plan to a broad range of stakeholders.

To: Environment Committee  
 From: General Manager Planning and Development  
 Re: Japanese Beetle (*Popillia Japonica*)  
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## 2.0 POLICY CONTEXT

Legislative Authority relating to the management of invasive pests resides at all levels of government jurisdiction. The following legislative authorities have guided the joint response and eradication efforts of Japanese beetle:

- Federal Plant Protection Act (S.C. 1990, c. 22)
- Federal Plant Protection Regulations (SOR/95-212)
- Provincial *Integrated Pest Management Act*
- City of Burnaby *Pesticide Use Control Bylaw*

This report aligns with the following Council-adopted strategies/frameworks: *Environmental Sustainability Strategy* (2016) and *Climate Action Framework* (2019).

## 3.0 BACKGROUND

Japanese beetle (*Popillia japonica*) is a beetle native to the main island of Japan and was discovered in North America in the eastern United States in 1916. In the last century, it has moved slowly westward, with detections in Washington and Oregon states, and BC. Japanese beetle is a pest of turf grass and plants, and presents a significant risk to lawns, green spaces and agriculture. Adult Japanese beetles are active flyers, but natural spread is slow and they are not able to travel long distances on their own. Long-distance spread occurs primarily through human activities like the movement of infested plants and soil from one area to another.

Since initial detection of Japanese beetle in BC, the BC Ministry of Agriculture and Food (BCMAF) took the lead in the effort to eradicate Japanese beetle because of the potential harm to the economy and environment of the province. In 2018, BCMAF held a *Japanese Beetle: Call to Action Meeting* that included partners from the CFIA, the City of Vancouver, the Vancouver Board of Parks and Recreation, the Invasive Species Council of BC (ISCBC), the BC Landscape and Nursery Association (BCLNA), Metro Vancouver Regional District and other stakeholders in the landscaping, agriculture and nursery industries to discuss potential impacts and response options for Japanese beetle for BC. The cross-sectoral Japanese beetle response partners determined that the risk of further spread is a high concern and that there was a need to work collectively and take immediate action to contain and eradicate Japanese beetle.

In response to the detection of a small population of Japanese beetle in Burnaby in 2021, the City of Burnaby Climate Action and Energy and Parks, Recreation and Culture staff joined Japanese response partners to work collaboratively on the eradication plan. In Fall 2021, the City undertook treatment for Japanese beetle on public lands within the detection area.

## 4.0 JAPANESE BEETLE RESPONSE

The response to a detection of Japanese beetle depends on several factors: the number of Japanese beetles found, the time of year of the detection, the geographic distribution of detections and the potential risk areas (i.e. large turf and landscaped areas). The CFIA and its partners review

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results of ongoing surveillance to guide appropriate responses, which may include enhanced monitoring (i.e. increased trapping density), movement controls and/or treatment in the vicinity of the detection locations.

#### 4.1 Regulated Areas

“Regulated Areas” are established by the CFIA to restrict the spread of unwanted pests outside of those areas. This is achieved by maintaining and enforcing restrictions on the movement of potentially infested articles out of areas where a pest has been found. In the case of Japanese beetle, regulated articles includes plant material, landscape waste and soil. Regulated articles can freely move within a regulated area, but cannot be moved outside of a regulated area without a CFIA Movement Certificate, and may require special disposal.

The CFIA established a regulated area within the City of Vancouver after initial detection of Japanese beetle in 2017, and implemented restrictions on the movement of “Regulated Articles”. Enforcement of movement restrictions is undertaken by the CFIA. Any person who violates these prohibitions or restrictions of movement may be subject to a fine and/or liable to prosecution by the CFIA.

##### 4.1.1 Burnaby Regulated Area

On 2022 April 22, the CFIA issued a Ministerial Order (MO) to establish a Japanese beetle regulated area in Burnaby. The Burnaby Regulated Area is approximately 3.5 square kilometers (see **Appendix A**: Map of Burnaby Regulated Area), and extends from the north side of Burnaby Lake north to Broadway, and Phillips Avenue (west), to Production Way/Brighton Avenue (east). The regulated area will remain in place until there have been two consecutive years of zero (0) beetle detections in the regulated area.

The CFIA determined the size of the regulated area by increasing trapping density (i.e. increasing the number of traps per square kilometer) after initial detection in Burnaby to determine where beetles are most likely to occur. This, combined with understanding beetle behavior and biology (i.e. natural dispersal up to 1 km), and noted risks in the area (i.e. large landscaped areas), the CFIA was able to establish a minimally invasive and restrictive regulated area while still furthering the goal of eradication.

With the establishment of the Burnaby Regulated Area, the movement of potentially infested regulated articles (i.e. soil and plant material) from the regulated area is restricted, and special disposal of these materials may be required. Full details of the Burnaby Regulated Area can be found online on the CFIA’s website: <https://inspection.canada.ca/plant-health/invasive-species/insects/japanese-beetle/ministerial-order/eng/1650581197643/1650581198059>.

#### 4.2 Regulated Articles

“Regulated Articles” are materials that are infested or likely to be infested with Japanese beetle when originating from the regulated area. **Appendix B** outlines the CFIA Japanese beetle regulated articles, and includes the time of year the materials are regulated, the beetle life stage that may be



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present in the material, whether a Movement Certificate is required, and where materials are required to be disposed of, if being moved from the Burnaby Regulated Area.

The best management practice for regulated articles is to leave them on site within the regulated area. This may include stock-piling soil on site and re-using it within the project scope (i.e. backfill), mulching or chipping materials (i.e. branches, grass clippings) or using the City's curbside Green Bin program for plant material, as materials will be contained within the City's fleet and taken for composting.

For regulated articles that cannot be kept on site or within the regulated area, there are two key disposal options:

- 1) Deep Burial at Vancouver Landfill – soil, plants with soil that cannot be separated on site and/or mixed material (i.e. soil, plants and aggregates) that cannot be separated. Deep burial is a CFIA-approved method for disposal of potentially infested materials.
- 2) City of Burnaby Eco-Centre – the CFIA has approved the City's Eco-Centre to accept landscaping waste such as plants, plants with a small amount of soil attached to roots, and above-ground plant parts from the regulated area.

A dedicated area has been established at the City's Eco-Centre for potentially infested materials from the regulated area. The Eco-Centre will accept materials originating in the regulated area from both City Green Bin collection, and from private landscapers and residents. Green waste collected at the Eco-Centre from the regulated area will be removed daily, and transported in a covered vehicle directly for composting.

### 4.3 Movement Certificate

Regulated articles can freely move *within* a regulated area, through the regulated area, or into the regulated area without a Movement Certificate from the CFIA (see **Appendix C**: Japanese beetle movement restriction map). Movement of regulated articles *out* of the Burnaby Regulated Area will require a Movement Certificate from the CFIA. The City of Burnaby has a Movement Certificate that allows for movement of regulated articles for all areas of Burnaby operations, including, but not limited to, City Green Bin collection, parks operations, capital project construction and external contractors working on behalf of the City of Burnaby.

### 4.4 Burnaby Movement Restrictions

Climate Action and Energy, Parks, Recreation and Cultural Services and Engineering staff have been working cooperatively to identify key areas of the City's operations and services that may be impacted by the establishment of a regulated area in Burnaby. Via inter-departmental discussions and operational adjustments, new procedures and processes have been implemented that adhere to the CFIA's movement restrictions, while maintaining operational efficiency and minimizing operational disruption.

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#### 4.4.1 Solid Waste and Recycling: Green Bin Collection

The City's Solid Waste and Recycling Division accepts green waste (i.e. branches, grass clippings, plants, etc.) through the curbside Green Bin collection and at the City's Eco-Centre. Both aspects of these operations present potential avenues for Japanese beetle to spread if materials are not managed properly.

The movement of above-ground plant parts (including grass clippings) out of the regulated area is restricted from June 15 to October 15, during the beetle flight period. The City's Solid Waste and Recycling Division reviewed their operations and have developed standard operating procedures (SOPs) for both curbside Green Bin collection and receiving green waste at the City's Eco-Centre from the regulated area.

Weekly residential Green Bin collection services will not be impacted. However, in order to reduce the potential spread of Japanese beetle, collection of green waste from the regulated area will be limited to three (3) enclosed collection vehicles. Collection vehicles leaving the regulated area will proceed directly to the City's Eco-Centre where the regulated material will be off-loaded into the Japanese beetle designated area.

Additional measures have been included in Solid Waste and Recycling operational plans to further reduce potential risk of spread of Japanese beetle. Collection vehicles servicing the regulated area will be cleaned at the City's truck wash at the Still Creek Works Yard prior to continuing collection outside of the regulated area. This additional step of cleaning vehicles will aid in removing any potential larvae or adult beetles that may be present on the outside of the vehicle, thus reducing the risk of spreading the beetle into other areas of Burnaby by way of the City's collection fleet.

#### 4.4.2 Burnaby Eco-Centre

The Burnaby Eco-Centre accepts green waste from City Green Bin collection, from Parks Operations, from landscapers and from the general public.

Scale attendants will screen customers coming to the Eco-Centre to identify if green waste is from the regulated area, and will request patrons to present their Movement Certificate, as required by the CFIA. Screening at the scale will provide a point of contact with customers that may be operating within the regulated area but may not be aware of the new requirements. The scale will be fitted with signage that includes a map of the regulated area. Scale attendants will have information on hand to provide to customers on best management practices for handling potentially infested material and directions on applying for a Movement Certificate from CFIA.

Green waste from the regulated area will be off-loaded in a signed, designated area of the Eco-Centre and material will be prioritized to be moved out of the Eco-Centre daily to the composting facility. Operational measures for receiving green waste at the Eco-Centre and transporting it to the composting facility have been approved by the CFIA.

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#### 4.4.3 Parks Operations

Parks staff have a strong knowledge of invasive species management and have already embedded best management practices for handling invasive species, cleaning procedures for vehicles and equipment and adjusting work processes where required. Five main operational areas of Parks Operations have been identified for potential impacts due to the establishment of a regulated area in Burnaby. They include: Horticulture, Forestry, Grass, Maintenance and Eco-Sculptures. Services provided in these areas are crucial for maintaining City's parks, public boulevards, supporting forest and tree canopy health, and providing the community with visual garden and flower displays throughout the City.

The Parks Nursery located at 3325 Piper Avenue is located in the Burnaby Regulated Area. This has presented a unique challenge, as this yard is a main hub for Parks Operations with respect to storage of plant and soil material and movement of plant and soil to other parts of the City.

Parks staff have developed a plant and soil movement schedule that sets out a timeline of activities for soil and plant movement in and out of the City's Nursery and have identified key areas where they have made adjustments to current practices in order to adhere to the CFIA's regulations, and to reduce potential spread through their activities.

This includes:

- planning delivery of plants directly to sites;
- working with the City's Solid Waste and Recycling Division on the direct disposal of small volumes of plant material generated during maintenance season to the City's Eco-Centre;
- chipping and mulching material and leaving on site where feasible, instead of hauling material out; and
- undertaking treatment of any plants, soil and eco-sculptures prior to installation outside the regulated area.

In addition, as part of the City's annual European Chafer beetle (*Rhizotrogus majalis*) turf management program, Parks Grass and Maintenance staff will prioritize treatment of public land (i.e. boulevards and medians) within the regulated area and park areas hosting eco-sculptures, as additional measures to reduce spread of the beetle. Annual treatment for European Chafer beetle utilizes a product called Btg (*Bacillus thuringiensis galleriae*), which is a microbial product that, when applied in higher concentrations, can support controlling beetle grub populations, such as Chafer and Japanese beetle, when ingested by these grubs through normal feeding activity.

#### 4.4.4 Public Works Operations

Public Works Operations is a division of Engineering and is responsible for maintaining the city's road surfaces, operating storm drainage, water and sewer utilities, providing maintenance activities such as vegetation management, removal of accumulated materials within drainage corridors maintained by the City, and responding to emergencies such as sewer or water breaks. To adhere to the CFIA movement control restrictions, Public Works staff have shifted current practices while undertaking any works, while operating within the regulated area. This includes:



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 From: *General Manager Planning and Development*  
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- direct hauling plant material being removed within the regulated area directly to the City's Eco-Centre;
- mulching or chipping any material that can be left onsite;
- side casting soil during repairs and reusing for fill; and
- implementing cleaning procedures for vehicles prior to exiting the regulated area.

Additionally, for emergency works, staff have been provided with information on how to manage, transport and dispose of materials (i.e. co-mingled soil, plant and aggregates) as part of repair processes.

#### *4.4.5 Development Services*

Development services are provided cross-departmentally by Engineering, Planning and Development, and Lands and Facilities departments. Services include capital projects for design and construction of city infrastructure, development of civic facilities or third-party developments on private lands. Staff interact and engage regularly with the development community, and have integrated information related to Japanese beetle detection into their current processes. This includes:

- identifying if a project is within the Burnaby Regulated Area;
- inclusion of language related to Japanese beetle management in City contracts;
- implementing measures to adhere to CFIA movement restrictions on City projects; and
- provision of information to the development community through issuance of permits.

#### *4.4.6 External Stakeholders*

Outside of City operations and services, staff have identified developments and projects currently underway or being planned within the Burnaby Regulated Area. Staff from Climate Action and Energy have connected with project leads for these developments/projects, and provided information about the Japanese beetle regulated area, the movement requirements outlined by the CFIA, services available by the CFIA, such as project Site Assessments, and how to apply for a Movement Certificate from the CFIA.

### **4.5 Japanese Beetle Treatment**

#### *4.5.1 Public Land Treatment*

With the initial detection of Japanese beetle in Burnaby in 2021, the City's Chief Administrative Officer (CAO) received a Provincial Notice for Requirement to Treat. With guidance from the Province, City staff developed a treatment strategy based on the size of the treatment area, timeline to treat, and the application of methodology successfully used for treating other invasive turf pests (European Chafer beetle). Treatment was applied by a contracted applicator, and was concentrated to areas where beetles were detected on public lands (i.e. boulevards, medians) within the prescribed "Treatment Area" (see **Appendix D**: Burnaby Treatment Area map).

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On 2022 February 14, the City's CAO received a Notice for Requirement to Treat for Japanese beetle on public lands for the 2022 season. The 2022 treatment area remains the same as 2021; however, in addition to treating all boulevards within the treatment area, the City will be undertaking enhanced treatment including treatment of all plant material prior to it leaving the City's Nursery, and treatment at Charles Rummel Park and Warner Loat Park. These parks sit at the edges of the treatment area, but are fully within the Burnaby Regulated Area. Both parks have turf areas, support a variety of plant species, present a natural corridor for beetle spread, and have been identified as areas of concern.

Coordination of the 2022 treatment was undertaken by both Climate Action and Energy and Parks, Recreation and Cultural Services staff. Treatment was completed in mid-May for public lands and parks, with treatment activities occurring throughout the spring/summer at the Parks Nursery as required.

The larvicide, Acelepryn, is used for treatment of Japanese beetle. Acelepryn is not harmful to people, pets, other animals or pollinators like bees or butterflies. It is applied directly to soil and turf areas to target root-eating grubs. Acelepryn is approved for use in Canada by the Pest Control Management Agency of Health Canada, is the recommended treatment for Japanese beetle by CFIA and the Province, and is permitted under the City's *Pesticide Use Control Bylaw* No 13509, Section 4(f) to control infestations. Signage was posted in advance of treatment in accordance to provincial requirements, and notification to the public was included what was to be treated, the product being used, and direction to remain off the treated area for a period of 24 hours post-treatment, to give the larvicide a chance to take effect, and to reduce off-site tracking of the product.

#### 4.5.2 Private Land Treatment

The Provincial Notice for Requirement to Treat does not apply to private landowners; however, the Japanese beetle response partners recognize that treatment of private lands is an important piece of the response plan. As such, the Japanese beetle response partners are working with the Province and the landscape industry to support treatment of private land, to complement the efforts already being made to eradicate this plant pest. Support to private landowners include provision of information through City notification to private landowners and businesses within the treatment area, outreach to private landowners by the landscape industry, and financial support from the Province to undertake treatment of private lands within the treatment area.

## 4.6 Communication

A coordinated effort has been made by the Japanese beetle response partners to develop a comprehensive communications plan to provide key messages to all stakeholders, including private landowners, business operators, developers, municipal staff, City-contracted service providers, and the general public. Communications includes information on treatment, movement controls, surveillance, identification and reporting, messaging on the potential impacts, and importance of controlling the spread of Japanese beetle in our community.



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#### 4.6.1 Signage

Two main types of signage are being used – regulatory signs and soft call-to-action signs (see **Appendix E**). Regulatory signage includes federally-required signage posted at all points of entry and exit of the regulated area, movement control signage at the City’s Eco-Centre at point of reception at the scale, and treatment application signage.

Soft call-to-action signage is interspersed throughout the regulated area, and calls upon the public to help protect our green spaces through reporting of potential sightings of Japanese beetle, and management options for plants and soil. Soft call-to-action signage has been applied to the City’s Green Bin collection fleet that services the regulated area, and will provide a broader reach to the community as a whole as the fleet moves throughout the City.

#### 4.6.2 Public Notification

Public notification has been carried out via several avenues, including direct mail-outs to private landowners, landscaping businesses with a Burnaby or inter-municipal business license, and identified external development projects within the Burnaby Regulated Area. Broad-scale notification has been carried out through:

- regulated signage and soft call-to-action signs;
- a dedicated City website ([www.burnaby.ca/japanesebeetle](http://www.burnaby.ca/japanesebeetle)) with links to response partners
- notices on social media platforms;
- the City’s Collection App (Solid Waste and Recycling customer service tool), and;
- information pamphlets at key points of contact with City services, such as issuance of permits (e.g. demolition, construction, soil deposit/removal, etc.) and at the City’s Eco-Centre.

#### 4.6.3 Internal Staff Support

Inter-departmental planning was undertaken to identify key areas for staff support, including job-specific training, technical and educational resources, digital technology support, signage and guidance tools.

Information sessions were held and attended by approximately 80 key staff across City operations and services. The sessions provided a full scope review of Japanese beetle and the potential impacts of the plant pest; and reviewed critical federally-regulated requirements related to movement of regulated articles, treatment and communication. These sessions gave staff the opportunity to ask questions, clarify information, and understand how they can play a supporting role in the City’s response.

Following the information sessions, staff from Climate Action and Energy, Parks, Recreation and Cultural Services and Engineering held operational training sessions. This included reviewing best management practices for handling and securing green waste for transport, cleaning vehicles and equipment, and reviewing new operating procedures, such as changes to Green Bin collection, screening processes at the City’s Eco-Centre, and movement and treatment of regulated articles to and from the Parks Nursery.

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The City has drawn upon the knowledge and skills of the City's Geographical Information Systems (GIS) and Information Technology (IT) staff to develop tools within existing City digital infrastructure (i.e. BurnabyMap, permitting and license software, etc.). Tools developed will support staff to identify if a project or property is within the Burnaby Regulated Area, and provides a visual cue or alert to staff to signal that additional measures are required for the project site, and thus offer pertinent information to customers.

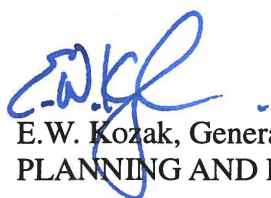
## 5.0 CONCLUSION

The collaborative and collective investment in response to Japanese beetle detection in BC has been significant from all orders of government, industry, non-government agencies, as well as Burnaby staff. The response effort being undertaken by the City has reached many facets of city services and operations, and demonstrates not only the knowledge and skills of staff to adapt and respond to the detection of an invasive species, but also inter-departmental cooperation and collective decision making. It illustrates that the City's response is cohesive and that it accounts for and acknowledges the potential risk to our urban landscapes, parks, golf courses and our environment as a whole. Staff have demonstrated leadership in their respective areas and have brought forward creative solutions to incorporate new restrictions and regulations into their current work processes, while maintaining a high level of customer service.

Joint action is required at all orders of government and the broader community to reduce the spread of this potentially destructive invasive plant pest. The information within this report outlines the measures being undertaken by the City of Burnaby to support the eradication effort in the Province. Staff will continue working with the Japanese beetle response partners, and will bring forward an update to Committee and Council on the status of detection of Japanese beetle, and outcomes of the measures undertaken in 2022.

## 6.0 RECOMMENDATIONS

It is recommended that this report be received for information by Environment Committee, and a copy forwarded to Council.



E.W. Kozak, General Manager  
 PLANNING AND DEVELOPMENT

CI:EL:TT:aab

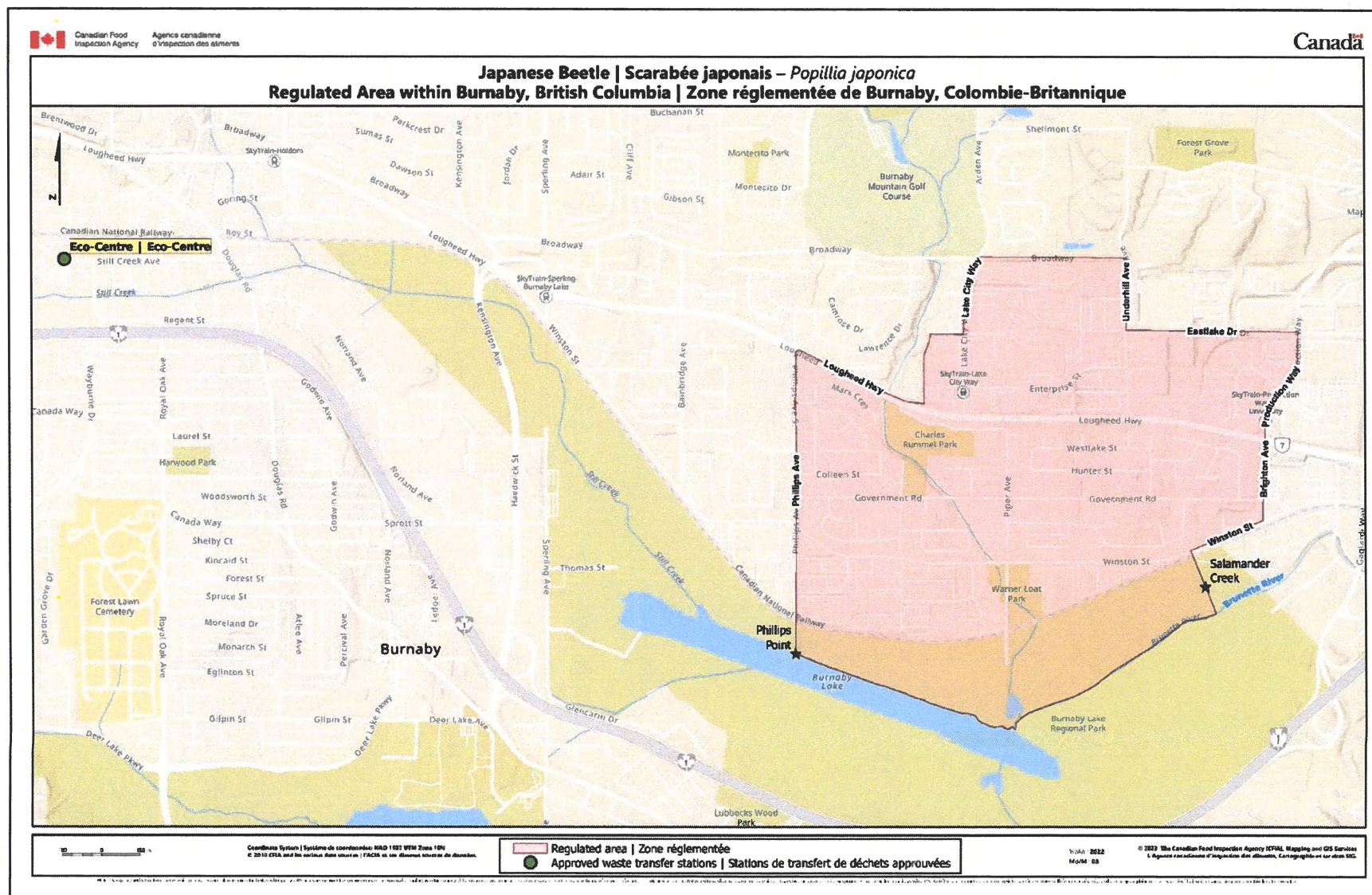
### Attachments

cc:	Chief Administrative Officer	City Clerk
	Deputy Chief Administrative Officer and Chief Financial Officer	General Manager Engineering
	General Manager Parks and Recreation Services	Chief Building Inspector
	General Manager Corporate Services	



## Appendix A

## Burnaby Japanese beetle Regulate Area Map (provided by the CFIA)



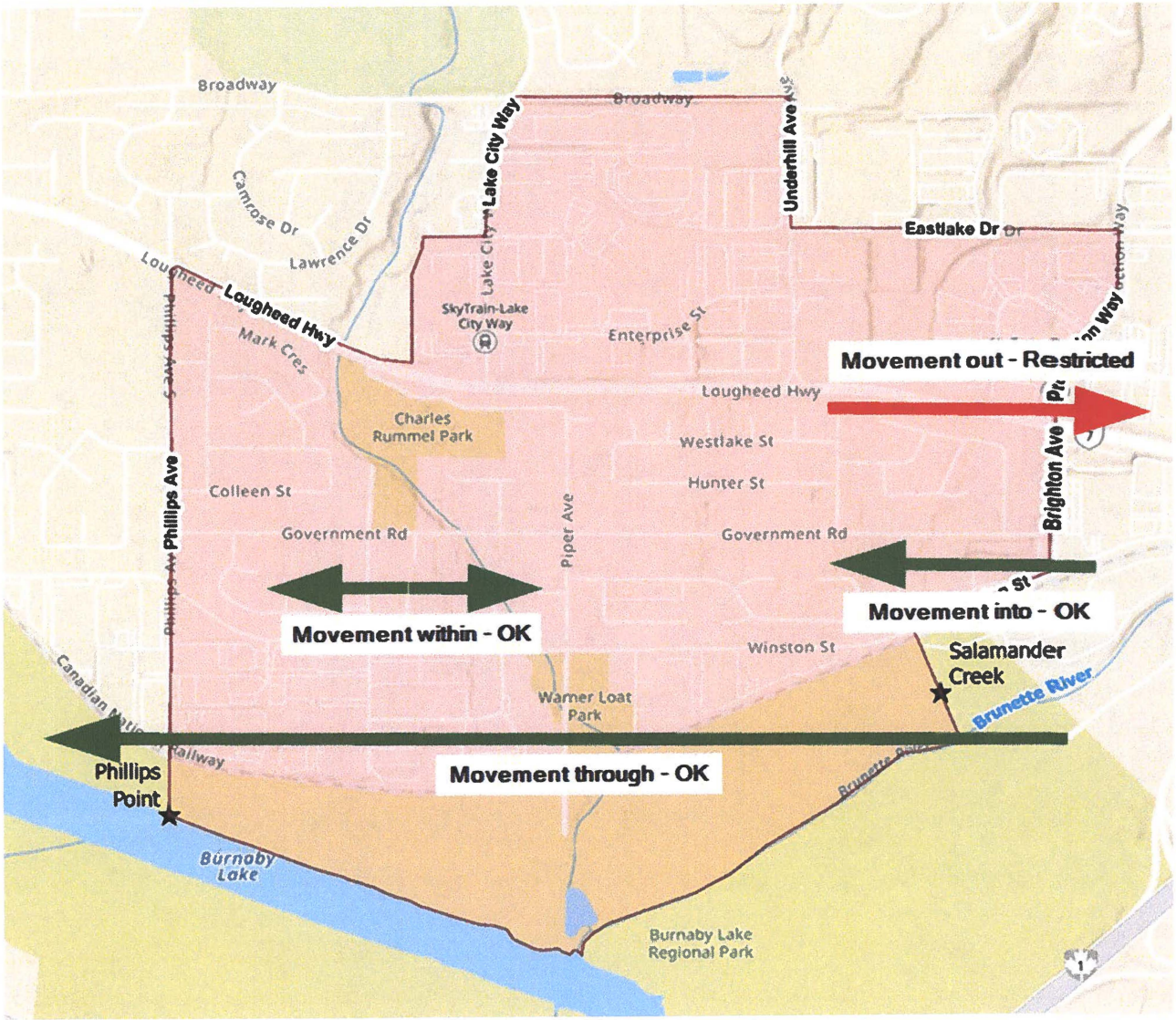
## Appendix B

## Japanese Beetle Regulated Articles

Regulated Articles moving out of regulated area	Time of Year when movement is restricted	Examples	Japanese beetle life stage present	Movement Certificate Required?	Material Management
Soil (Top 30 cm)	Year-round	Bare soil, open garden beds, soil with small layer of gravel (e.g. gravel pathway)	Larvae, pupae and/or eggs	Yes	Deep Burial (Vancouver Landfill)
Soil (Below 30 cm)	Year-round	Soil underneath asphalt/impermeable surfaces	n/a	Yes	No requirements for special disposal
Plants and plant parts with soil attached	Year-round	Potted plants, turf grass, sod, ornamental grasses, raked plant debris with soil	Adult beetles	Yes	City of Burnaby Eco-Centre/Deep Burial
Plants and above-ground plant parts free from soil.	<b>June 15-Oct 15</b>	Grass clippings, pruning waste, and branches with leave attached	n/a	<b>No</b> - if left on site <b>Yes</b> - if has to be removed from regulated area	Leave on site/City of Burnaby Eco-Centre

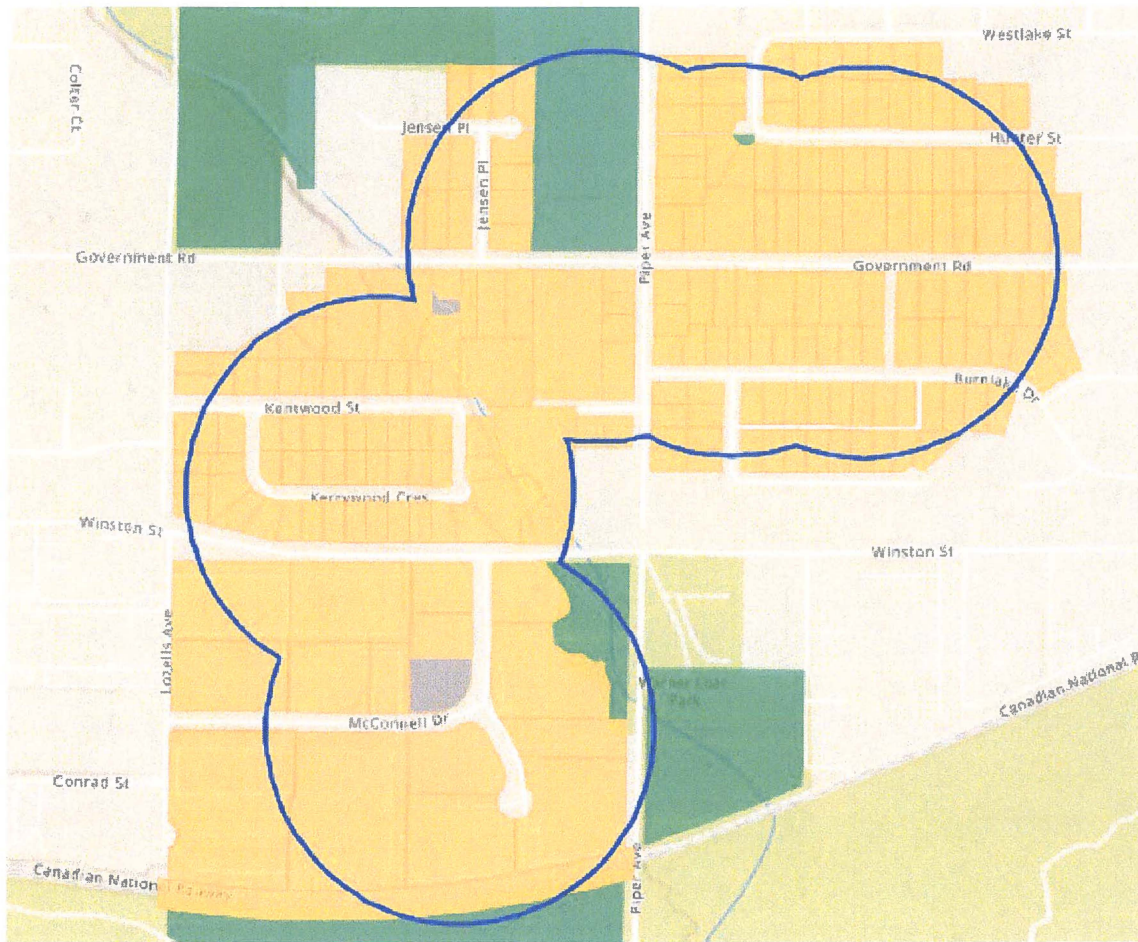


Japanese Beetle Movement Restrictions map



Appendix D

Burnaby Treatment Map





## Appendix E

## Japanese Beetle Signage

## Regulatory Signs

<b>Entering a Japanese beetle regulated area.</b>	<b>Début d'une zone réglementée pour le scarabée japonais.</b>
<a href="http://inspection.canada.ca/jb">inspection.canada.ca/jb</a>	<a href="http://inspection.canada.ca/sb">inspection.canada.ca/sb</a>
 	

<b>The movement of soil and plants is controlled.</b>	<b>Le déplacement du sol et des végétaux est contrôlé.</b>
<a href="http://inspection.canada.ca/jb">inspection.canada.ca/jb</a>	<a href="http://inspection.canada.ca/sb">inspection.canada.ca/sb</a>
 	

<b>Leaving a Japanese beetle regulated area.</b>	<b>Fin d'une zone réglementée pour le scarabée japonais.</b>
<a href="http://inspection.canada.ca/jb">inspection.canada.ca/jb</a>	<a href="http://inspection.canada.ca/sb">inspection.canada.ca/sb</a>
 	

## Call-to-action Sign



**REPORT**

**JAPANESE  
BEETLE!**  
(*Popillia japonica*)

**Keep all plants and soil on site.**

[INSPECTION.GC.CA/JB](http://INSPECTION.GC.CA/JB)

 **ISC** Invasive Species  
Council of BC



Meeting 2022 June 20

COUNCIL REPORT

## **ENVIRONMENT COMMITTEE**

*HIS WORSHIP, THE MAYOR  
AND COUNCILLORS*

**SUBJECT: DRINKING WATER QUALITY 2021 ANNUAL REPORT**

### **RECOMMENDATIONS:**

1. THAT Council receive the Drinking Water Quality 2021 Annual Report for information.
2. THAT a copy of this report be forwarded to Ms. Barb Harworth, Environmental Health Officer, Fraser Health Authority, Unit #207 - 2776 Bourquin Crescent West, Abbotsford, BC V2S 6A4.

### **REPORT**

The Environment Committee, at its meeting held on 2022 May 26, received and adopted the attached report presenting the City's Drinking Water Quality 2021 Annual Report. The full report is provided under separate cover, and provides an overview of the regulatory context, outlines the drinking water quality program undertaken by staff, and includes associated sample results to provide the evidence of potability and compliance with the B.C. Drinking Water Protection Regulation.

Respectfully submitted,

Councillor Keithley  
Chair

Councillor Jordan  
Vice Chair

Copied to:	Chief Administrative Officer GM Corporate Services GM Engineering GM Planning & Development
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Meeting 2022 May 26

## COMMITTEE REPORT

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**TO:** CHAIR AND MEMBERS  
ENVIRONMENT COMMITTEE

**DATE:** 2022 May 18

**FROM:** GENERAL MANAGER  
PLANNING AND DEVELOPMENT  
GENERAL MANAGER ENGINEERING

**DATE:** 33000-09  
*Ref: Annual DW Report*

**SUBJECT: DRINKING WATER QUALITY 2021 ANNUAL REPORT**

**PURPOSE:** To present the Committee and Council with the City's Drinking Water Quality 2021 Annual Report.

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**RECOMMENDATIONS:**

1. **THAT** the Committee recommend to Council to receive the Drinking Water Quality 2021 Annual Report for information.
2. **THAT** a copy of this report be forwarded to Ms. Barb Harworth, Environmental Health Officer, Fraser Health Authority, Unit #207 - 2776 Bourquin Crescent West, Abbotsford, BC V2S 6A4.

**REPORT****1.0 INTRODUCTION**

*Enclosed* (under separate cover) is the City's Drinking Water Quality 2021 Annual Report. The report provides an overview of the regulatory context, outlines the drinking water quality program undertaken by staff, and includes associated sample results to provide evidence of potability and compliance with the *B.C. Drinking Water Protection Regulation*.

**2.0 POLICY CONTEXT**

This report aligns with the following Council-adopted plans: *Corporate Strategic Plan* (2017).

**3.0 DISCUSSION**

In summary, in 2021 a total of 2,515 routine drinking water samples were obtained in Burnaby for bacteriological analysis. Of these, 1,604 samples were obtained by City staff from 63 dedicated sample locations selected throughout the City's waterworks system, and 911 samples were

To: Environment Committee  
 From: General Manager Planning and Development and  
 General Manager Engineering  
 Re: Drinking Water Quality 2021 Annual Report  
 2022 May 18..... Page 2

collected by Metro Vancouver staff from 14 locations along its transmission mains located within the City boundary. The samples collected by City staff were submitted to Metro Vancouver laboratory for analysis of Total Coliform, E. Coli (indicator of fecal contamination), Heterotrophic Plate Count (HPC - early indicator of bacterial re-growth in the water mains), and turbidity. Free chlorine residual and temperature were also measured in the field at the time of sampling. In addition, a limited number of sample locations were also used for monitoring disinfection by-products (trihalomethanes and haloacetic acid), pH, metals and vinyl chloride.

In reviewing the 2021 drinking water quality sample data, it was noted that, overall, the water quality continues to maintain excellence, as in recent years. The bacteriological water quality complied with the *B.C. Drinking Water Protection Regulation*. There was no E.Coli detected in any of the potable water sampled. With respect to Total Coliform, five samples were found to contain Total Coliform but at no time did the percentage of samples that tested positive for Total Coliform exceed the 10% stipulated in the *B.C. Drinking Water Protection Regulations*. Furthermore, none of the five samples that tested positive for Total Coliform was greater than 10. As a standard protocol, any sample with greater than 1 Total Coliform would result in resampling. Any sample with greater than 10 Total Coliform would result in a follow-up with Fraser Health Authority and immediate flushing of applicable water mains and resampling.

Free chlorine residuals at sampling stations have also improved over the past years. In 2021, 97.4% of water samples obtained from the 63 sampling stations achieved the objective of 0.2mg/L or above. Sampling stations that experience temporarily lower residual free chlorine are largely due to low flow/use through the distribution system. The City maintains the residual free chlorine levels in these areas by frequent flushing of the water mains to enhance flow.

Chemical parameters pH, metals, vinyl chloride and the disinfection by-products measured as Trihalomethanes and Haloacetic Acids were generally found to be below the *Federal Guidelines for Canadian Drinking Water Quality*. At one sample location, three samples collected on 2021 June 7, August 26, and November 19 had a pH of 9.4, 8.7 and 9.4, respectively, which was over the Aesthetic Objectives of a pH of 6.5 to 8.5. The water feed into this area had a lengthy residence time as it flowed through two different reservoirs before reaching the end users. Furthermore, only two properties used the water in this area which also resulted in a slow turnover rate. Staff has made changes in this area. The water now feeds into this area from a water main directly, thus the residence time is greatly reduced. This will improve the water quality being provided to the two end users.

With respect to turbidity in drinking water, 99.0% of samples had turbidity of less than 1 NTU. For those samples where turbidity was greater than 1 NTU, these may be attributed to source water conditions or other transient activities, such as water main flushing, water main breaks or firefighting, which cause a change in the water pressure or flow in the system. Samples with high turbidity readings are followed up with immediate flushing of applicable water main(s), and re-sampling.

To: *Environment Committee*  
 From: *General Manager Planning and Development and  
 General Manager Engineering*  
 Re: *Drinking Water Quality 2021 Annual Report*  
 2022 May 18..... Page 3

#### **4.0 CONCLUSION**

The *enclosed* Drinking Water Quality 2021 Annual Report lays out the 2021 drinking water quality sample data for the City of Burnaby and shows that the water quality continues to maintain excellence, as in recent years.

Staff will be placing a notice in the local newspaper informing the public regarding the availability of this report. Limited copies of the City's Drinking Water Quality 2021 Annual Report will be available to the public at the Engineering Department, Planning and Development (Climate Action and Energy) and in public libraries in Burnaby. Alternately, the public can also access an electronic copy of the report from the City's website.

This is provided for the Committee and Council's information.

  
 E. W. Kozak, General Manager  
 PLANNING AND DEVELOPMENT

  
 James Lota, General Manager  
 ENGINEERING

EL:VW:aab

*Enclosure*

cc: Chief Administrative Officer

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**EXECUTIVE COMMITTEE OF COUNCIL**

*HIS WORSHIP, THE MAYOR  
AND COUNCILLORS*

**SUBJECT: COMMUNITY GRANT APPLICATIONS**

**RECOMMENDATION:**

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

**REPORT**

**INTRODUCTION**

The Executive Committee of Council, at its meeting held on 2022 June 07, considered grant applications from community groups supporting Burnaby residents.

**POLICY**

The provision of grants to community groups is aligned with Burnaby's Strategic Goals (2022).

**RECOMMENDATION**

At the Executive Committee of Council meeting on 2022 June 07 the following grants were recommended for Council's consideration:

<b>#22.21.O - Royal Canadian Legion Branch 148</b>	<b>\$5,000</b>
<i>Operating Grant</i>	

An application was received from the Royal Canadian Legion Branch 148 requesting an operating grant to offset the expenditures related to lease/rent/strata fees and related payments for the year commencing upon receipt of the grant. The Legion has a long time standing in the Community as a support system to veterans, charities and community members. Even though the physical branch/office has been closed, the organization has been providing various services/hosting fundraising events for the last couple of years.

To: His Worship, the Mayor and Councillors  
 From: Executive Committee of Council  
 Re: Community Grant Applications 2022 June 07

Request: \$10,000

CPA: 2021 – No Application  
 2020 – No Application  
 2019 – No Application

**22.22.O - Crisis Intervention and Suicide Prevention Centre of BC** **\$5,000**  
*Operating Grant*

An application was received from the Crisis Intervention and Suicide Prevention Centre of BC requesting an operating grant to offset costs of salaries to maintain 24/7 distress services and education programs to be used during the fiscal year period from 2022 April 01 to 2023 March 31. Over 3,000 Burnaby residents are to receive support through the daily chat service and about 1,200 youth will benefit from the workshops and programming developed.

Request: \$5,000

CPA: 2021 – \$2,500  
 2020 – \$5,000  
 2019 – \$4,000

**#22.23.P - LaPower Running Society** **\$3,500**  
*Burnaby Lake Run and Kids Festival*

A program application was received from LaPower Running Society in support of their Burnaby Lake Run and Kids Festival taking place on 2022 August 07. The annual event welcomes local residents of all ages to take part in a run, a kids run and a family carnival. The run will offer 10k and 5k to runners and joggers, where winners will receive gift prizes, afterward the kid's festival takes place in the afternoon offering a 1.8K run and a family carnival with games, prize draw, balloon twisting, and face painting. The society expects around 1,000 participants where 70% would be Burnaby residents.

Request: \$25,000

CPA: 2021 – No Application  
 2020 – No Application  
 2019 – No Application

**#22.24.P - Burnaby Seniors Outreach Services Society** **\$10,000**  
*Seniors' Volunteer Peer Support Program*

A program application was received from Burnaby Seniors Outreach Services Society in support of their Seniors' Volunteer Peer Support Program taking place from 2022 April 01 to 2023 March 31. The program provides a continuum of individualized support and social groups offered by trained peer senior volunteers.

Request: \$15,000

CPA: 2021 – \$10,000  
 2020 – No Application  
 2019 – \$8,000

To: His Worship, the Mayor and Councillors  
 From: Executive Committee of Council  
 Re: Community Grant Applications 2022 June 07

**##22.25.P - Big Brothers of Greater Vancouver**  
*Mentoring with Math*

**\$5,000**

A program application was received from Big Brothers of Greater Vancouver in support of their Mentoring with Math program taking place from 2022 October 01 to 2023 July 31. The free-to-attend program helps children (ages 8-12) with academic assistance in math at their grade level and is anticipating 30 children from Burnaby to benefit from the program.

Request: \$5,000	CPA:	2021 – \$5,000
		2020 – \$3,000
		2019 – \$3,000

**##22.26.I - Burnaby Community Services Society**  
*In-Kind Printing*

**\$5,000**

An in-kind application was received from Burnaby Community Services Society to print and distribute 8,000 blue resource cards and 8,000 seniors resource cards for their services and programs.

Request: \$7,155	CPA:	2021 – \$27,000 (program grant)
		2020 – \$15,000 (program grants)
		2019 – \$7,750 (in-kind printing)

**#22.27.P - Big Sisters of BC Lower Mainland**  
*Big Sisters Mentoring Program*

**\$5,000**

An application was received from the Big Sisters of BC Lower Mainland requesting a grant in support of their Mentoring Program from 2021 July 01 to 2022 June 30. The program provides long-term mentorship to female-identified ages 7-14 who need a supportive, adult female in their life. In 2021, 25 youth and 18 volunteers were supported in Burnaby, and currently there are 19 youth on waitlist. The cost to match a volunteer and youth for one year costs the agency \$2,500.

Request: \$5,000	CPA:	2021 – \$5,000
		2020 – \$5,000
		2019 – \$5,000

**#22.28.P - Big Sisters of BC Lower Mainland**  
*Study Buddy Program*

**DENIED**

An application was received from the Big Sisters of BC Lower Mainland requesting a program grant in support of the Study Buddy program from 2021 July 01 to 2022 June 30. The mentoring program focuses on schoolwork for female-identified who need academic support or assistance.

To: His Worship, the Mayor and Councillors  
From: Executive Committee of Council  
Re: Community Grant Applications 2022 June 07

Request: \$5,000

CPA:	2021 – \$5,000
	2020 – \$5,000
	2019 – \$5,000

<b>#22.29.S - Cliff Avenue United FC</b>	<b>\$1,750</b>
<i>CAUFC U17 Div 1 Boys Provincials</i>	

An application was received from the Cliff Avenue United FC requesting a sports grant in support of the provincials championships for youth teams from 2022 July 07 to 2022 July 10.

Request: \$1,750

CPA: 2021 – No Application  
2020 – No Application  
2019 – No Application

#22.30.O - CentreCanada Newcomer Services Society Operating Grant	DENIED
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An application was received from CentreCanada for an operating grant to offset salaries, office supplies, and maintenance/repair costs. CentreCanada Newcomer Services Society helps newcomers start their new life in Canada. Their services range from professional services to everyday needs. The Society expects to help 300 families from Burnaby this calendar year.

Request: \$9,925	CPA:	2021 – No Application
		2020 – No Application
		2019 – No Application

Respectfully submitted,

His Worship, Mayor M. Hurley  
Chair

Councillor Hillman  
Vice Chair

Copied to:	CAO Deputy CAO/CFO GM Corporate Services GM Parks, Recreation and Cultural Services GM Planning and Development
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Meeting 2022 June 20

COUNCIL REPORT

## **PARKS, RECREATION AND CULTURE COMMISSION**

*HIS WORSHIP, THE MAYOR  
AND COUNCILLORS*

**SUBJECT: 2022 PARK DEDICATION**

### **RECOMMENDATIONS:**

1. THAT Council approve the preparation and enactment of a Park Dedication Bylaw for those City properties outlined in Attachment #1.
2. THAT Council authorize staff to seek community opinion on the proposed Park Dedication Bylaw from the electors at the civic election in 2022 October.
3. THAT Council approve the wording of the 2022 Park Dedication Bylaw Community Opinion Questions outlined in Attachment #3.

### **REPORT**

The Parks, Recreation and Culture Commission, at its Open meeting held on 2022 June 14, received and adopted the attached report requesting approval for the preparation and enactment of a Park Dedication Bylaw and the authorization to seek community opinion on the proposed Park Dedication Bylaw, and approval for the wording of the 2022 Park Dedication Bylaw Community Opinion Questions.

Respectfully submitted,

Councillor S. Dhaliwal  
Chair

<p>Copied to: Chief Administrative Officer Acting CFO GM Corporate Services GM Parks, Recreation and Cultural Services GM Public Safety and Community Services GM Planning and Building City Solicitor</p>
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Commissioner R. Kent  
Deputy Chair





Item.....	1
General Manager's Report No....	6
Meeting.....	2022 Jun 14

## COMMISSION REPORT

**TO:** CHAIR AND MEMBERS  
PARKS, RECREATION & CULTURE  
COMMISSION

**DATE:** 2022 JUNE 7

**FROM:** GENERAL MANAGER  
PARKS, RECREATION AND CULTURAL  
SERVICES

**FILE:** 61100-20

**SUBJECT:** 2022 PARK DEDICATION

**PURPOSE:** To request approval for the preparation and enactment of a Park Dedication Bylaw and the authorization to seek community opinion on the proposed Park Dedication Bylaw, and approval for the wording of the 2022 Park Dedication Bylaw Community Opinion Questions.

### RECOMMENDATIONS:

1. **THAT** Parks, Recreation and Culture Commission recommend Council approve the preparation and enactment of a Park Dedication Bylaw for those City properties outlined in Attachment #1.
2. **THAT** Parks, Recreation and Culture Commission recommend Council authorize staff to seek community opinion on the proposed Park Dedication Bylaw from the electors at the civic election in 2022 October.
3. **THAT** Parks, Recreation and Culture Commission recommend Council approve the wording of the 2022 Park Dedication Bylaw Community Opinion Questions outlined in Attachment #3.

## REPORT

### 1.0 INTRODUCTION

Under the Community Charter, City Council may, by Bylaw, dedicate City lands for park by an affirmative vote of at least 2/3 of all the members of Council. In order to directly involve the community in the protection of parkland for future generations, Council may also seek community opinion by voting or any other process Council considers appropriate. In 1990, Council initiated a Park Dedication for a number of major park areas in the City. At the same time, Council requested that other park and open space areas be considered for dedication in subsequent election years. As a result, park

To: Parks, Recreation & Culture Commission  
 From: General Manager Parks, Rec and CS  
 Re: 2022 Park Dedication

..... Page 2

dedications were put before the electorate in 1993, 1996, 1999, 2002, 2005, 2008, 2011 and 2014. A total of 2,983.09 acres (1,207.21 hectares) have been dedicated for park and public use since 1990.

The purpose of this report is to recommend Council seek community opinion on the inclusion of a number of city-owned park properties in a 2022 Park Dedication Bylaw.

## **2.0 POLICY SECTION**

The proposed dedication of city lands for park in 2022 aligns with the following Council adopted policies and plans/strategies: Burnaby Official Community Plan, Burnaby Environmental Sustainability Strategy, Burnaby Climate Action Framework, Burnaby Social Sustainability Strategy, and the Regional Growth Strategy - Metro Vancouver 2040: Shaping our Future (Metro 2040).

## **3.0 PARKS PROPOSED FOR DEDICATION**

Dedications are proposed for four park areas totaling 204.05 acres (82.97 hectares). In previous community opinion surveys and referenda, the electorate has progressively supported dedications of available public lands incorporating most of the City's major park areas. Many of the areas proposed for dedication in this report reflect recent land acquisitions that have not been previously dedicated in these major park areas as well as areas that previously were not in a position to be dedicated. The park areas proposed for dedication in 2022 are outlined in Attachment #1. Those city lands proposed for dedication are located in Burnaby Lake Park System, Cariboo and Brunette River Conservation Lands, Deer Lake Park and Stoney Creek Park and Trail System as shown in the map of Burnaby in Attachment #2. It is recommended that Council approve the properties outlined in Attachment #1 for dedication and that Council seek community opinion on the dedication from the electorate in the civic election in October.

## **4.0 PARK DEDICATION COMMUNITY OPINION QUESTION**

To seek community opinion on the proposed park dedications, it is proposed that, at the civic election, a community opinion question be posed on the ballot. The City Clerk, in consultation with staff from the Corporate Services, Parks, Recreation and Cultural Services and Planning and Development Departments, is recommending that the community opinion questions, as outlined in Attachment #3, be approved by Council.

## **5.0 RECOMMENDATION**

Burnaby is fortunate to have an extensive and diverse range of parks, conservation areas and public open spaces. Major natural landscapes and resources conserved include river estuary, marine foreshore, mountain and ravine forest, lakes and waterways. This Parks and Open Space system extends over about 5,486 acres

To: Parks, Recreation & Culture Commission  
From: General Manager Parks, Rec and CS  
Re: 2022 Park Dedication

..... Page 3

representing about 24.8 percent of the total area of the City. The City and the electorate have previously taken significant steps to protect these irreplaceable park and natural areas for future generations through the park dedication process. The properties proposed for dedication in the 2022 civic election continues this process.



Dave Ellenwood  
GENERAL MANAGER PARKS, RECREATION AND CULTURAL SERVICES

ATS:ats:tc  
Attachments (3)  
2022 Park Dedication

Copied to: Chief Administration Officer  
Deputy CAO/CFO  
City Clerk  
City Solicitor  
General Manager Corporate Services  
General Manager Planning and Development

Attachment #1  
(Page 1 of 4)

## 2022 PARK DEDICATIONS

<b>PARK: CARIBOO AND BRUNETTE RIVER CONSERVATION LANDS</b>		
<b>Address</b>	<b>Acreage</b>	
7104 Cariboo Road	1.05 acres	0.42 hectares
7160 Cariboo Road	2.62 acres	1.06 hectares
Portion of 7260 Cariboo Road	20.28 acres	8.21 hectares
Portion of 7252 Denver Avenue	1.16 acres	0.47 hectares
Portion of 7351 Craig Avenue	0.62 acres	0.25 hectares
Portion of 7470 Craig Avenue	0.84 acres	0.34 hectares
9034 Trans Canada Highway	0.16 acres	0.06 hectares
Portion of 9075 Trans Canada Highway	3.02 acres	1.22 hectares
Portion of 9245 Wood Street	5.31 acres	2.15 hectares
9476 Brunette River	0.14 acres	0.06 hectares
7555 North Road	0.16 acres	0.06 hectares
7546 Colby Street	0.71 acres	0.29 hectares
7550 Colby Street	0.26 acres	0.10 hectares
7558 Colby Street	0.15 acres	0.06 hectares
7566 Colby Street	0.15 acres	0.06 hectares
7565 Non-Street	0.06 acres	0.02 hectares
9438 Glencoe Street	0.96 acres	0.39 hectares
7500 Coldicutt Street	7.19 acres	2.91 hectares
8930 Trans Canada Highway	5.74 acres	2.30 hectares
7175 Cariboo Road	0.66 acres	0.27 hectares
7271 Cariboo Drive	1.85 acres	0.75 hectares
8999 Sixteenth Avenue	2.57 acres	1.04 hectares
<b>TOTAL</b>	<b>55.66 acres</b>	<b>22.51 hectares</b>

<b>PARK: STONEY CREEK PARK AND TRAIL SYSTEM</b>		
<b>Address</b>	<b>Acreage</b>	
2942 Beaverbrook Crescent	18.81 acres	7.61 hectares
9136 Beaverbrook Drive	2.53 acres	1.02 hectares
9700 Broadway	2.23 acres	0.90 hectares
9911 Rathburn Drive	1.10 acres	0.45 hectares
<b>TOTAL</b>	<b>24.67 acres</b>	<b>9.97 hectares</b>

Attachment #1  
(Page 2 of 4)

<b>PARK: DEER LAKE PARK</b>		
<b>Address</b>	<b>Acreage</b>	
5155 Sperling Avenue	0.32 acres	0.13 hectares
5990 Waltham Avenue	0.19 acres	0.07 hectares
6029 Oakland Street	0.20 acres	0.08 hectares
6049 Oakland Street	0.20 acres	0.08 hectares
6089 Oakland Street	0.20 acres	0.08 hectares
6115 Oakland Street	0.20 acres	0.08 hectares
6129 Oakland Street	0.20 acres	0.08 hectares
6155 Oakland Street	0.20 acres	0.08 hectares
6173 Oakland Street	0.20 acres	0.08 hectares
6195 Oakland Street	0.20 acres	0.08 hectares
6211 Oakland Street	0.20 acres	0.08 hectares
6239 Oakland Street	0.20 acres	0.08 hectares
6261 Oakland Street	0.20 acres	0.08 hectares
5988 Gilpin Street	0.73 acres	0.29 hectares
Portion of 4920 Royal Oak Avenue	0.42 acres	0.17 hectares
5010 Royal Oak Avenue	1.08 acres	0.43 hectares
Portion of 5276 Price Street	0.55 acres	0.22 hectares
Portion of 5415 Grassmere Street	1.80 acres	0.73 hectares
Portion of 5475 Grassmere Street	1.78 acres	0.72 hectares
Portion of 5485 Grassmere Street	1.81 acres	0.73 hectares
Portion of 5525 Grassmere Street	1.80 acres	0.73 hectares
Portion of 5585 Grassmere Street	1.81 acres	0.73 hectares
Portion of 5631 Grassmere Street	3.70 acres	1.50 hectares
Portion of 5681 Grassmere Street	1.81 acres	0.73 hectares
Portion of 5717 Grassmere Street	1.82 acres	0.74 hectares
Portion of 5761 Grassmere Street	1.80 acres	0.73 hectares
Portion of 5843 Grassmere Street	1.76 acres	0.71 hectares
Portion of 5863 Grassmere Street	1.79 acres	0.73 hectares
Portion of 5925 Grassmere Street	1.94 acres	0.79 hectares
Portion of 4899 Iris Avenue	0.20 acres	0.08 hectares
<b>TOTAL</b>	<b>29.42 acres</b>	<b>11.97 hectares</b>

Attachment #1  
(Page 3 of 4)

<b>PARK: BURNABY LAKE PARK SYSTEM</b>		
<b>Address</b>	<b>Acreage</b>	
6389 Darnley Street	1.00 acres	0.41 hectares
6335 Darnley Street	1.00 acres	0.41 hectares
6289 Darnley Street	0.99 acres	0.41 hectares
6229 Darnley Street	0.96 acres	0.39 hectares
6555 Joe Sakic Way	0.60 acres	0.24 hectares
6563 Joe Sakic Way	0.09 acres	0.04 hectares
6569 Joe Sakic Way	0.09 acres	0.04 hectares
6577 Joe Sakic Way	0.09 acres	0.04 hectares
6585 Joe Sakic Way	0.09 acres	0.04 hectares
6595 Joe Sakic Way	0.05 acres	0.02 hectares
6485 Hyde Street	0.10 acres	0.04 hectares
6493 Hyde Street	0.10 acres	0.04 hectares
6505 Hyde Street	0.10 acres	0.04 hectares
6513 Hyde Street	0.10 acres	0.04 hectares
6521 Hyde Street	0.10 acres	0.04 hectares
6527 Hyde Street	0.10 acres	0.04 hectares
6535 Hyde Street	0.10 acres	0.04 hectares
6541 Hyde Street	0.10 acres	0.04 hectares
6549 Hyde Street	0.10 acres	0.04 hectares
6555 Hyde Street	0.10 acres	0.04 hectares
6563 Hyde Street	0.10 acres	0.04 hectares
6569 Hyde Street	0.10 acres	0.04 hectares
6577 Hyde Street	0.10 acres	0.04 hectares
6585 Hyde Street	0.10 acres	0.04 hectares
6595 Hyde Street	0.06 acres	0.20 hectares
6542 Hyde Street	0.10 acres	0.04 hectares
6550 Hyde Street	0.10 acres	0.04 hectares
6556 Hyde Street	0.10 acres	0.04 hectares
6564 Hyde Street	0.10 acres	0.04 hectares
6570 Hyde Street	0.10 acres	0.04 hectares
6578 Hyde Street	0.10 acres	0.04 hectares
6586 Hyde Street	0.10 acres	0.04 hectares
6596 Hyde Street	0.05 acres	0.02 hectares
6456 Darnley Street	0.10 acres	0.04 hectares
6464 Darnley Street	0.10 acres	0.04 hectares
6470 Darnley Street	0.10 acres	0.04 hectares
6478 Darnley Street	0.10 acres	0.04 hectares
6486 Darnley Street	0.10 acres	0.04 hectares
6494 Darnley Street	0.10 acres	0.04 hectares

**Attachment #1**  
(Page 4 of 4)

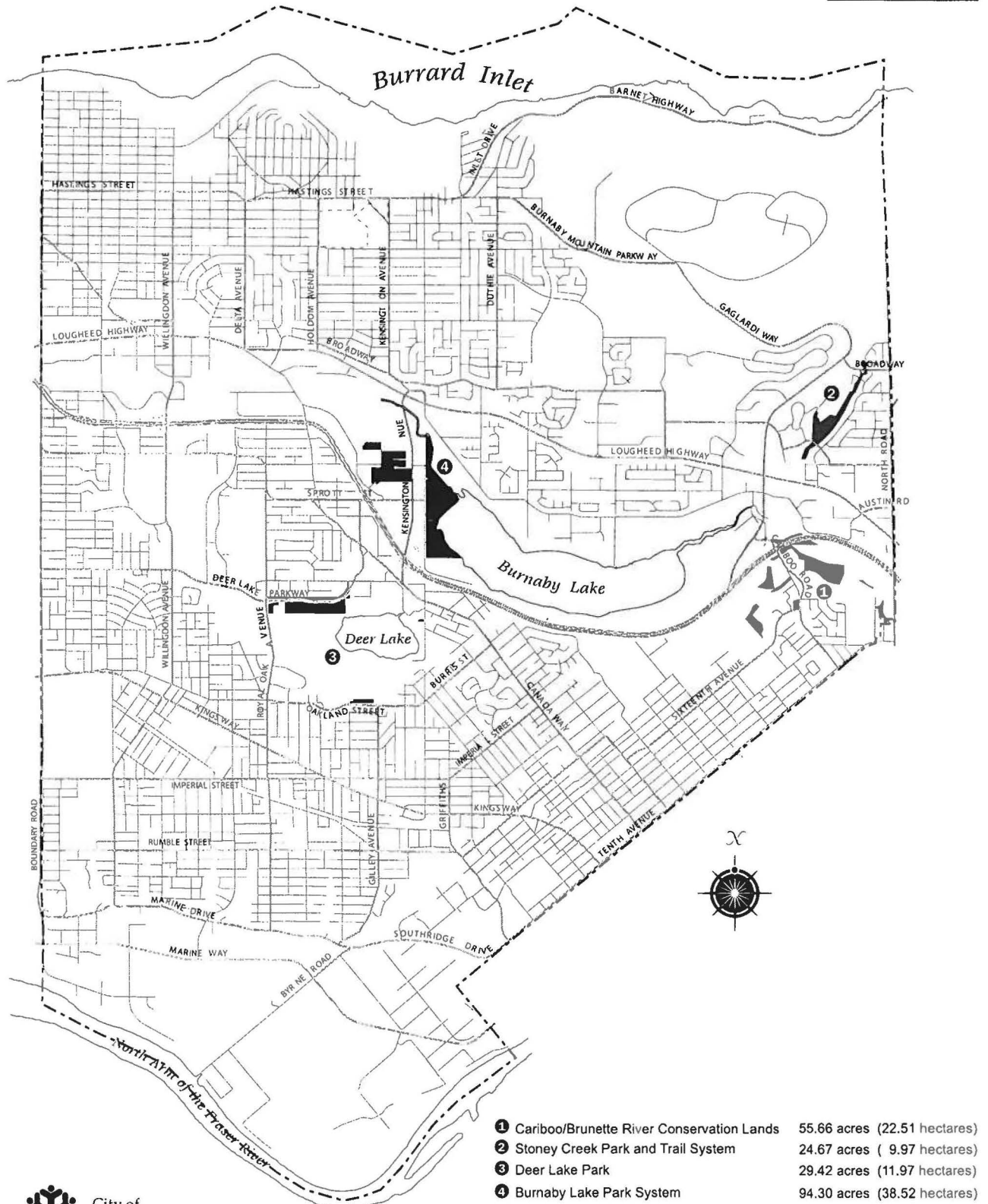
<b>Address</b>	<b>Acreage</b>	
6506 Darnley Street	0.10 acres	0.04 hectares
6514 Darnley Street	0.10 acres	0.04 hectares
6522 Darnley Street	0.10 acres	0.04 hectares
6528 Darnley Street	0.10 acres	0.04 hectares
6536 Darnley Street	0.10 acres	0.04 hectares
6542 Darnley Street	0.10 acres	0.04 hectares
6550 Darnley Street	0.10 acres	0.04 hectares
6556 Darnley Street	0.10 acres	0.04 hectares
6564 Darnley Street	0.10 acres	0.04 hectares
6570 Darnley Street	0.10 acres	0.04 hectares
6578 Darnley Street	0.10 acres	0.04 hectares
6586 Darnley Street	0.10 acres	0.04 hectares
6596 Darnley Street	0.05 acres	0.02 hectares
3200 Ardingley Avenue	0.69 acres	0.28 hectares
3677 Kensington Avenue	22.26 acres	9.01 hectares
4102 Sperling Avenue	3.63 acres	1.63 hectares
4340 Sperling Avenue	3.80 acres	1.54 hectares
3860 Sperling Avenue (1 of 3)	25.95 acres	10.50 hectares
3860 Sperling Avenue (2 of 3)	3.45 acres	1.40 hectares
3860 Sperling Avenue (3 of 3)	0.85 acres	0.34 hectares
No Address (LTO PID # 002-599-287)	0.85 acres	0.35 hectares
6802 Sprott Street	7.86 acres	3.18 hectares
6810 Thomas Street	4.48 acres	1.81 hectares
6871 Roberts Street	11.31 acres	4.58 hectares
No Address (LTO PID # 003-174-841)	0.13 acres	0.05 hectares
No Address (LTO PID # 011-945-800)	0.20 acres	0.01 hectares
<b>TOTAL</b>	<b>94.30 acres</b>	<b>38.52 hectares</b>

<b>TOTAL ACREAGE OF PARK DEDICATIONS:</b>	<b>204.05 acres</b>	<b>82.97 hectares</b>
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## Attachment #2



2022 June 5

## 2022 Park Dedication of City Lands



Attachment #3**2022 PARK DEDICATION BYLAW COMMUNITY OPINION QUESTIONS****(1) CARIBOO AND BRUNETTE RIVER CONSERVATION LANDS**

The proposed dedication is an area of approximately 55.66 acres (22.51 hectares) located in the southeast region of Burnaby.

Do you agree to the dedication of the subject lands within Cariboo and Brunette River Conservation Lands?

**(2) STONEY CREEK PARK AND TRAIL SYSTEM**

The proposed dedication is an area of approximately 24.67 acres (9.97 hectares) located in the northeast region of Burnaby.

Do you agree to the dedication of the subject lands within Stoney Creek Park and Trail System?

**(3) DEER LAKE PARK**

The proposed dedication is an area of approximately 29.42 acres (11.97 hectares) located in the southwest region of Burnaby.

Do you agree to the dedication of the subject lands within Deer Lake Park?

**(4) BURNABY LAKE PARK SYSTEM**

The proposed dedication is an area of approximately 94.30 acres (38.52 hectares) located in the northwest region of Burnaby.

Do you agree to the dedication of the subject lands within Burnaby Lake Park System?



Meeting 2022 June 20

COUNCIL REPORT

### **PARKS, RECREATION AND CULTURE COMMISSION**

*HIS WORSHIP, THE MAYOR  
AND COUNCILLORS*

**SUBJECT: 2022/2023 COMMUNITY SCHOOL GRANT**

### **RECOMMENDATIONS:**

1. THAT Council approve the expenditure of \$538,897 as the City of Burnaby's share of the operating funds for the 2021/2022 Community School Program.
2. THAT Council authorize the execution of an agreement with the Burnaby School District #41 for the support and operation of eight Community Schools (Byrne Creek, Edmonds, Gilmore, Lochdale, Maywood, Second Street, Stoney Creek and Stride Avenue).
3. THAT a copy of this report be forwarded to the Burnaby Board of Education for their information.

### **REPORT**

The Parks, Recreation and Culture Commission, at its Open meeting held on 2022 June 14, received and adopted the attached report requesting approval of the expenditure of \$538,897 as the City of Burnaby's share of the operating funds for the 2021/2022 Community School Program and authorization of an agreement with the Burnaby School District # 41 for the support and operation of eight Community Schools.

Respectfully submitted,

Councillor S. Dhaliwal  
Chair

Copied to: Chief Administrative Officer Acting CFO GM Corporate Services GM Parks, Recreation and Cultural Services GM Public Safety and Community Services GM Planning and Building City Solicitor
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Commissioner R. Kent  
Deputy Chair



Item .....	4
Director's Report No.....	6
Meeting .....	2022 Jun 14

## COMMISSION REPORT

**TO:** CHAIR AND MEMBERS  
PARKS, RECREATION & CULTURE  
COMMISSION

**DATE:** 2022 JUNE 7

**FROM:** GENERAL MANAGER  
PARKS, RECREATION AND CULTURAL  
SERVICES

**FILE:** 9100-20

**SUBJECT:** 2022/2023 COMMUNITY SCHOOL GRANT

**PURPOSE:** To request approval and authorization of an agreement with the Burnaby School District #41 for the support and operation of eight Community Schools.

### RECOMMENDATIONS:

1. **THAT** approval be given for the expenditure of \$538,897 as the City of Burnaby's share of the operating funds for the 2021/2022 Community School Program.
2. **THAT** the Parks, Recreation and Culture Commission recommend Council authorize the execution of an agreement with the Burnaby School District #41 for the support and operation of eight Community Schools (Byrne Creek, Edmonds, Gilmore, Lochdale, Maywood, Second Street, Stoney Creek and Stride Avenue).
3. **THAT** a copy of this report be forwarded to the Burnaby Board of Education for their information.

### REPORT

#### 1.0 INTRODUCTION

The City of Burnaby and School District #41 have been working together since 1974 to provide services to the citizens of Burnaby. The eight Burnaby Community Schools fill a valuable role in our neighbourhoods by welcoming community members into the facilities throughout the day for programs, events, resources, and as places to gather and build social connections. They provide an additional layer of recreation and community services to the citizens of Burnaby in a warm, inviting and encouraging environment.

To: Parks, Recreation & Culture Commission  
 From: General Manager Parks, Recreation & Cultural Services  
 Re: 2022/2023 Community School Grant  
 ..... Page 2

## **2.0 POLICY**

The Community School Grant aligns with the City's Social Sustainability Strategy. Involvement in this program assists in the creation of a sense of belonging, and neighbourhoods. This is an example of the City working together with the Burnaby school district for the provision of programs that benefit school children in Burnaby. These programs embrace diversity, participation, learning and exercise.

## **3.0 BACKGROUND**

The work of the Community Schools is guided by the District Community School Advisory and Coordinating Committee (DCSACC). Committee members are parent representatives from each community school, one School Trustee, one Commission member, one Council member and one member at large, with the support of City and School District staff. As has been the practice for over 40 years, DCSACC requests the School District and the City of Burnaby provide the funds for the continued operation of the eight Community Schools for the 2022/2023 school year. Examples of the programs provided by the Community schools are below:

### **Early Learning**

- In person and/or outdoor programs at all StrongStart locations; Virtual Circle Times featuring early learning community partners as guest speakers.
- Learning Together on My Way to Kindergarten providing opportunities to welcome new kindergarten students and their families in multiple formats.
- Childcare programs continued to expand providing new spaces in schools and on school grounds.

### **Out of School Time Programs**

- Out of school time programs were offered at 11 sites with a variety of community organizations including Burnaby More Sports, Burnaby Neighborhood House, Canada Scores, Big Brothers and Sisters of Greater Vancouver, Awesome Escape Rooms, Rhythm Resource, Sprouting Chefs, Cameray Family Services.
- Summer programs will be offered at 7 community schools during July and August 2022, serving over 700 students.

### **Family & Community Support**

- Food security; Non-perishable food procurement and home delivery was provided to families in need and/or in isolation as a result of COVID-19; Backpack Buddies, outdoor breakfast programs, snack distribution, emergency lunches continued with the support of Burnaby Neighborhood House, Burnaby Helping Families in Need, churches, Tzi Chi Foundation, Burnaby Children's Fund, BASES and the local fire department.

To: Parks, Recreation & Culture Commission  
 From: General Manager Parks, Recreation & Cultural Services  
 Re: 2022/2023 Community School Grant

..... Page 3

- Coordinators continue to work with all school Principals to help connect families to services and supports (mental wellness, health supports, Covid-19 resources); Frequent wellness visits and calls occurred to check in on vulnerable families.
- Weekly newsletters, Tweets, regular website updates and CommuniTEA Times supported communication and engagement of families.
- Intentional Acts of Kindness – Sunshine Notes Project (notes exchanged students and seniors); Wall of Kindness at Lougheed Mall and community chalk messages of love.

A letter from the Burnaby School District #41 (Attachment #1) outlines the Community Schools' operating budget and funding sources for the upcoming year. This budget is an \$10,668 increase (2%) to overall base contribution levels from the City to address increases of employee wages and benefits for 2022/2023. The School District will also be increasing its contribution by 2%. This funding is distributed equally to each school to help cover their core requirements. All Community Schools supplement their community education programs and neighbourhood support activities through a variety of fund raising activities, grants, donations and sponsorships.

#### 4.0 RECOMMENDATION

It is recommended that approval be given for the expenditure of \$538,897 as the City's share of the funds to operate Burnaby's Community schools. The funds are included in the City's Annual Budget.

It is further recommended that the Commission recommend Council authorize staff to execute an agreement with School District #41 for the support and operation of the eight noted Community Schools, and that a copy of this report be provided to the Burnaby Board of Education.



Dave Ellenwood

GENERAL MANAGER PARKS, RECREATION AND CULTURAL SERVICES

EB:tc

Attachment

2022 2023 Community School Grant

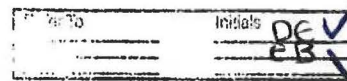
Copied to: Chief Administration Officer  
 Deputy CAO/CFO  
 City Solicitor  
 General Manager Corporate Services  
 General Manager Planning and Development



Attachment #1

May 3, 2022

MAY 05 2022



Mr. Dave Ellenwood, Director  
 Burnaby Parks, Recreation & Cultural Services  
 #101 – 4946 Canada Way  
 Burnaby, BC V5G 4H7

**Re: 2022-23 Budget for Community Schools**

Dear Mr. Ellenwood,

At its April 29, 2022 meeting, the District Community School Advisory and Coordinating Committee (DCSACC) approved the following recommendation:

THAT the proposed 2022-23 Community School Budget (attached) be approved and that the Burnaby Board of Education and the City of Burnaby each be requested to include in their respective budgets, the amounts requested for the support and operation of community schools during the 2022/2023 school year.

Please consider this letter as the formal request to include in the City's operating budget, the sum of **\$538,897** as its share of the funds required to support Burnaby's Community School Program for the 2022-23 school year. This budget provides for wage increases for CUPE, teachers, and a benefits increase for both.

DCSACC also wishes to acknowledge and thank the City Council, Burnaby Parks, Recreation and Cultural Commission, and the Burnaby Board of Education for their ongoing support of Burnaby's vibrant Community School program.

Please find attached an operating budget information sheet that provides an overview of the 2022/2023 budget, process, and guiding principles.

If you require further information, please contact me at 604.296.6900, ext. 661008.

Sincerely,

Wanda Mitchell  
 Assistant Superintendent

WM/md

encl.

c: Kerry Teves, City of Burnaby Recreation Services Manager  
 James Wang, City of Burnaby Councillor  
 Claire Preston, Parks, Recreation & Cultural Commissioner

Margaret Manifold, City of Burnaby Senior Planner  
 Jen Mezei, Board of Education Chair  
 Sheri Brattston, Burnaby School District



## 2022/2023 COMMUNITY SCHOOL OPERATING BUDGET INFORMATION

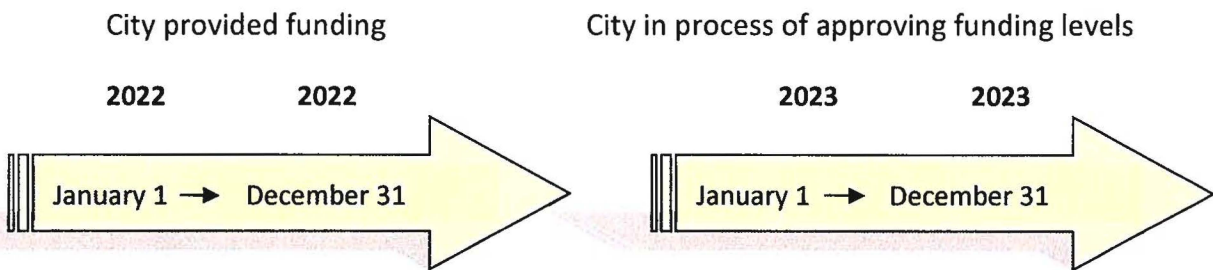
The community school program in Burnaby is supported by an integrated funding model involving the school district, City of Burnaby, provincial government, organizations and community residents.

The City of Burnaby and the school district have an operating agreement which outlines the process for receiving community school designation status and a funding formula to support community school operations.

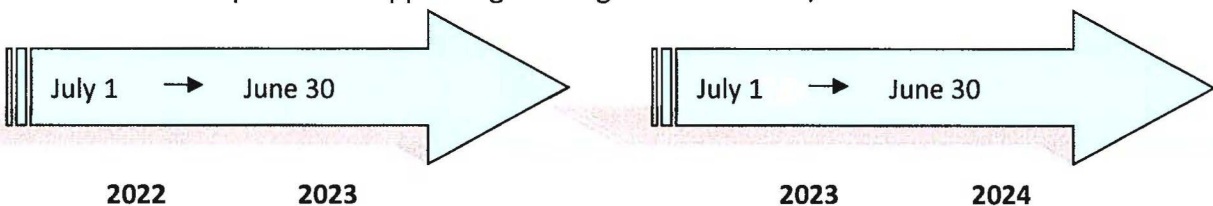
The provincial government through the Ministry of Education's CommunityLINK funding provides the school district with the funds to support a number of school-based social service programs such as school meals, children, youth and family support services, and community schools. Many of these services are integral elements of the district's community school model.

The community school budget merges the school district financial year (July 1 - June 30) with the city calendar year (January 1 - December 31) to produce an 18-month budget cycle. It is further complicated by the provincial government's budget year (April 1 - March 31). The budget that is being proposed is for the 2022-23 school year (July 1, 2022 to June 30, 2023).

The following graphic may be helpful in understanding how the funding partnership works:



School district in process of approving funding levels for 2022/2023



### 2022-23 Budget Preparation Guiding Principles

- Budget includes a \$27,505 increase to overall base contribution levels from the City and School District
- Budget provides for an equitable distribution of funds to each designated community school
- Budget recognizes that each community school enhances their community education program through a variety of other funding sources including provincial and federal government summer program grants
- Budget uses the historical community school cost sharing agreement to determine the level funding required from the City of Burnaby and the School District for the operation of the community school programs for 2022-23
- Requests the City increase its contribution by \$10,668 from \$528,229 to \$538,897 to cover its share of the overall cost of providing the existing community schools program in 2022-23
- Requests the School District increase its contribution by \$16,837 from \$833,745 to \$850,582 to cover its share of the overall cost of providing the existing community schools program in 2022-23

### PROPOSED OPERATING BUDGET FOR EIGHT COMMUNITY SCHOOLS JULY 1, 2022 – JUNE 30, 2023

	Approved 2021-22 Operations (8 Schools)	Proposed 2022-23 Operations (8 schools)
<b>REVENUE</b>		
City of Burnaby	528,229	538,897
School District		
(from School District Funding Sources)	833,745	850,582
	<u>1,361,974</u>	<u>1,389,479</u>
<b>EXPENDITURES</b>		
Coordinators & Staff Program Assistants	1,045,814	1,068,488
Clerical & Custodial Support Services		
Employee Benefits	241,658	246,491
	<u>1,287,472</u>	<u>1,314,979</u>
<b>SUPPLIES/SERVICES</b>		
Summer Programs	16,000	16,000
Program Development/After School Programs	24,000	24,000
Supplies	8,000	8,000
Equipment	12,000	12,000
Training Development	6,000	6,000
Mileage	6,000	6,000
Telephone	2,500	2,500
	<u>74,500</u>	<u>74,500</u>
<b>TOTAL</b>	<u>1,361,972</u>	<u>1,389,479</u>



## **PLANNING AND DEVELOPMENT COMMITTEE**

*HIS WORSHIP, THE MAYOR  
AND COUNCILLORS*

**SUBJECT: METRO 2050 REGIONAL GROWTH STRATEGY**

### **RECOMMENDATIONS:**

1. *THAT Council accept the proposed Metro 2050 Regional Growth Strategy (Metro Vancouver Regional District Regional Growth Strategy Bylaw No. 1339, 2022), as presented, pursuant to section 436 of the Local Government Act.*
2. *THAT Council forward the Council resolution of acceptance of the Metro 2050 Regional Growth Strategy (Metro Vancouver Regional District Regional Growth Strategy Bylaw No. 1339, 2022) to the Metro Vancouver Regional District.*

### **REPORT**

The Planning and Development Committee, at its meeting held on 2022 June 01, received and adopted the attached report responding to a request from the Metro Vancouver Regional District (MVRD) Board to either accept or reject the Metro Vancouver Regional Growth Strategy (*Metro 2050*). A copy of *Metro 2050* is provided under separate cover.

Respectfully submitted,

Councillor P. Calendino  
Chair

Councillor S. Dhaliwal  
Vice Chair

<p>Copied to: Chief Administrative Officer Acting CFO GM Corporate Services GM Parks, Recreation and Cultural Services GM Engineering City Solicitor</p>
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Meeting 2022 Jun 1

## COMMITTEE REPORT

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**TO:** CHAIR AND MEMBERS  
PLANNING AND DEVELOPMENT COMMITTEE **DATE:** 2022 May 18

**FROM:** GENERAL MANAGER  
PLANNING AND DEVELOPMENT **FILE:** 71000 20  
*Reference:* OCP

**SUBJECT:** METRO 2050 REGIONAL GROWTH STRATEGY

**PURPOSE:** To respond to a request from the Metro Vancouver Regional District (MVRD) Board to either accept or reject the Metro Vancouver Regional Growth Strategy (*Metro 2050*).

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**RECOMMENDATIONS:**

1. **THAT** the Committee request that Council accept the proposed *Metro 2050* Regional Growth Strategy (*Metro Vancouver Regional District Regional Growth Strategy Bylaw No. 1339, 2022*), as presented, pursuant to section 436 of the *Local Government Act*.
2. **THAT** the Committee request that Council forward the Council resolution of acceptance of the Metro 2050 Regional Growth Strategy (*Metro Vancouver Regional District Regional Growth Strategy Bylaw No. 1339, 2022*) to the Metro Vancouver Regional District.

**REPORT****1.0 INTRODUCTION**

An updated regional growth strategy, *Metro 2050*, has been prepared to replace Metro Vancouver's current regional growth strategy, *Metro 2040: Shaping Our Future*. A copy of *Metro 2050* is **attached** as **Appendix A**. The updated strategy introduces policies to address new and emerging challenges facing the Metro Vancouver region, including climate change, housing affordability, equity, and resilience. *Metro 2050* will be used to guide planning for the region over the next three decades.

On 2022 December 13, Council received a report with detailed comments on the draft *Metro 2050*, and authorized staff to forward the report to the MVRD Board, as the City's formal response. As outlined in *Section 4.0* below, the final *Metro 2050* incorporates many of the suggested and requested changes outlined in that report.

To: Planning and Development Committee  
 From: General Manager Planning and Development  
 Re: Metro 2050 Regional Growth Strategy  
 2022 May 18 ..... Page 2

This report attaches the final version of *Metro 2050*, reviews its incorporation of the City's comments, and recommends formal acceptance of the document.

## 2.0 POLICY CONTEXT

The work to support the regional growth strategy update aligns with the following Council adopted plans and policies: *Corporate Strategic Plan* (2017), the *Official Community Plan* (1998) and the *Regional Context Statement* (2013).

## 3.0 METRO 2050 REVIEW PROCESS

Metro Vancouver began updating the regional growth strategy in April 2019. Initial drafts were released in sections early in 2021. From January to April 2021, staff attended a series of workshops and submitted detailed comments on each section. A full draft of *Metro 2050* was released to member jurisdictions for comment in July 2021.

On 2022 January 14, Metro Vancouver staff reported to the MVRD Board that they had received, reviewed and responded to over 900 comments from member jurisdictions. It was reported that the majority of comments indicated support for the vision, goals, and directions contained in the draft *Metro 2050*. Links to a summary of the comments received, and key changes made, are provided in **Appendix B**. Metro Vancouver staff then worked with individual municipalities to resolve any outstanding issues. Burnaby's comments on the draft *Metro 2050* are discussed in *Section 4.0* below.

On 2022 March 25, the MVRD Board gave first and second readings to the final version of *Metro 2050*. At the same meeting, in order to address calls for stronger policy on climate action, Metro Vancouver staff were directed to pursue an early amendment to the plan, post-adoption, to improve integration of climate action into other *Metro 2050* priorities. A public hearing for *Metro 2050* was held on 2022 April 22.

On 2022 May 03, the City received notice to either accept or reject the final version of *Metro 2050*. Under Section 436 of the *Local Government Act*, affected local governments must, by way of a Council resolution submitted to Metro Vancouver, accept or reject the regional growth strategy within 60 days of receiving notice. The *Local Government Act* affirms that if an affected local government fails to act within the period for acceptance, it is deemed to have accepted the strategy.

## 4.0 COMMENTS ON METRO 2050

Burnaby's comments on the draft *Metro 2050* included seven *suggested* changes and one *requested* change to the strategy. The distinction between suggested and requested changes is that the latter is more strongly recommended.

The seven suggested changes were reviewed by Metro Vancouver staff and incorporated in the final version where feasible. Metro Vancouver's response to each suggested change is provided in **Appendix C**.

To: Planning and Development Committee  
 From: General Manager Planning and Development  
 Re: Metro 2050 Regional Growth Strategy  
 2022 May 18 ..... Page 3

The one requested change was to retain the *Metro 2040* provision that allows local governments to redesignate certain Employment lands to General Urban, without an amendment to the growth strategy. The Employment designation permits only light industrial, commercial, and other employment-related uses, with the exception of sites that are both within 200 m of a SkyTrain station and within a regionally-designated Urban Centre or Frequent Transit Development Area (FTDA), which may have limited upper storey residential uses. In contrast, a General Urban designation permits a broad range of commercial, recreational, institutional, and residential uses.

The intent of the City's request was to retain some flexibility for Employment lands that are close to SkyTrain stations, but not within an Urban Centre or FTDA. Metro Vancouver's reasons for denying this request are summarized below:

- Burnaby was the only affected local government who made this request.
- *Metro 2050* must balance a number of objectives and member jurisdiction requests, including the desire to protect industrial and employment lands.
- Provisions for redesignation of Employment lands remain largely the same as in *Metro 2040*, although they now apply to lands within 200 m of a *rail* rapid transit stations rather than any rapid transit station.
- The City could still redesignate Employment lands by other means, such as:
  - Creating a new FTDA or Urban Centre within 200 m of rapid transit stations;
  - Redesignating sites up to one hectare in size, which is permitted without MVRD Board approval; or,
  - Pursuing redesignation through a Type 3<sup>1</sup> amendment to *Metro 2050*.

Given that there are alternatives to achieve greater flexibility for Employment lands, and the need to balance a range of perspectives from member jurisdictions, staff recommends acceptance of *Metro 2050* despite the absence of the requested change. Creation of FTDAs or Urban Centres within 200 m of a rail rapid transit station can be pursued through the forthcoming update to the Official Community Plan (OCP), with a new Regional Context Statement, and redesignation of sites outside of FTDAs or Urban Centres can also be pursued subject to a Type 3 amendment of *Metro 2050*.

## 5.0 RECOMMENDATIONS

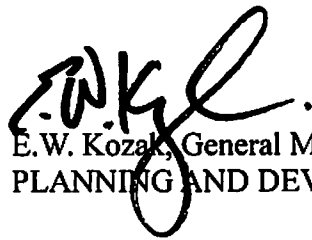
This report recommends that the Committee request that Council accept *Metro 2050*, consistent with Section 436 of the *Local Government Act*. *Metro 2050* incorporates many of the City's comments on earlier drafts, while balancing the priorities of the region and other member jurisdictions. In addition, the plan provides important updates to *Metro 2040* to address climate

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<sup>1</sup> For Type 3 amendments to the regional growth strategy, Vancouver Regional District (MVRD) Board will: a) consider first, second, and third reading of the amendment bylaw; b) provided the amendment bylaw receives an affirmative majority weighted vote of the MVRD Board at each of the first, second, and third readings, notify and refer for comment the proposed amendment to the regional growth strategy to all affected local governments, in accordance with the requirements set out in section 6.4.2; c) provide public engagement opportunities that may include those listed under 6.4.4 c); and d) consider final adoption of the amendment bylaw and, provided the amendment bylaw receives an affirmative simple majority weighted vote of the MVRD Board, adopt the amendment bylaw.

To: *Planning and Development Committee*  
 From: *General Manager Planning and Development*  
 Re: *Metro 2050 Regional Growth Strategy*  
 2022 May 18 ..... Page 4

change, affordability, equity, resilience, and other issues. *Metro 2050* also retains a number of policies to permit redesignation of lands and/or amendment of the strategy in the future. Should Council choose to accept *Metro 2050*, it is recommended that Council forward a resolution to the MVRD Board no later than Thursday, June 30, 2022 in order to meet the statutory deadline.



E.W. Kozak, General Manager  
 PLANNING AND DEVELOPMENT

SC/LF:sa  
*Attachments*

cc:	Chief Administrative Officer	City Solicitor
	Deputy Chief Administrative Officer and Chief Financial Officer	General Manager Engineering
	General Manager Corporate Services	City Clerk
	General Manager Parks, Recreation and Cultural Services	

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**PLANNING AND DEVELOPMENT COMMITTEE**

*HIS WORSHIP, THE MAYOR  
AND COUNCILLORS*

**SUBJECT: 2021 CENSUS OF POPULATION – 2022 APRIL 27 RELEASE**

**RECOMMENDATION:**

1. THAT Council receive this report for information.

**REPORT**

The Planning and Development Committee, at its meeting held on 2022 June 01, received and adopted the attached report providing highlights from the second data release of the 2021 Census of Population, including information on age, gender, household size, and housing type.

Respectfully submitted,

Councillor P. Calendino  
Chair

Councillor S. Dhaliwal  
Vice Chair

Copied to: Chief Administrative Officer Acting CFO GM Corporate Services GM Engineering City Solicitor
--



**Meeting 2022 June 01**  
**COMMITTEE REPORT**

**TO:** CHAIR AND MEMBERS  
PLANNING AND DEVELOPMENT  
COMMITTEE

**DATE:** 2022 May 19

**FROM:** GENERAL MANAGER  
PLANNING AND DEVELOPMENT

**FILE:** 71000 20  
*Reference:* OCP

**SUBJECT:** 2021 CENSUS OF POPULATION – 2022 APRIL 27 RELEASE

**PURPOSE:** To provide highlights from the second data release of the 2021 Census of Population, including information on age, gender, household size, and housing type.

**RECOMMENDATION:**

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

**REPORT**

**1.0 INTRODUCTION**

On 2022 February 14, Council received a report introducing the parameters and purposes of the forthcoming Official Community Plan (OCP) update. The report notes the importance of population, dwelling and employment projections in guiding the land use and infrastructure policies of the OCP.

On 2022 March 7, Council received a report summarizing the initial release of the 2021 Census of Population (“Census”), including population and dwelling counts.

This report presents highlights from the second Census release, including age, gender, household size, and housing type. These highlights are presented in graphic format in *Appendix A*.

This is the second in a series of reports that will summarize this year’s Census releases, on topics such as demographics, housing, income, employment, mobility and migration, and First Nations, Indigenous, and Inuit statistics, as outlined in *Section 2.0*. These reports will contribute to a full community profile to inform the OCP update.

To: Planning and Development Committee  
 From: General Manager Planning and Development  
 Re: 2021 Census of Population – 2022 April 27 Release  
 2022 May 19 ..... Page 2

## 2.0 POLICY CONTEXT

Data review in support of the OCP update aligns broadly with all City policies, including the *Corporate Strategic Plan* (2017) and standalone policy documents such as the current OCP, the “sustainability trio” of the *Burnaby Economic Development Strategy* (2007), the *Burnaby Social Sustainability Strategy* (2011), and the *Environmental Sustainability Strategy* (2016), and the more recent *Climate Action Framework* (2020), *HOME: Burnaby’s Housing and Homelessness Strategy* (2021), and *Connecting Burnaby: Burnaby’s Transportation Plan* (2021).

## 3.0 2022 CENSUS – AGE, GENDER, HOUSEHOLD SIZE, AND HOUSING TYPE

On 2022 April 27, Statistics Canada (“StatCan”) released a second set of data from the 2021 Census. This release includes age, gender, household size, and housing type counts for different geographic levels, from nation-wide to individual blocks. In Burnaby, key levels include:

- Census subdivision (the entire municipality)
- Census tracts (larger neighbourhood areas)
- Dissemination areas (smaller neighbourhood areas)
- Dissemination blocks (individual blocks)

As shown in *Appendix A*, Burnaby’s age distribution has shifted since the 2016 Census, with growth in the 25-39 year and 55+ age groups, and a decline in the under 25 year and 40-54 year age groups. Median age rose slightly, from 40.3 years to 40.4 years. This is somewhat lower than the average age in British Columbia and in Canada as a whole, which is 43.1 and 41.9 years respectively.

For the first time, the Census added “gender” as a separate category, and included options to identify as transgender or non-binary on the Census questionnaire. It also clarified that the question on “sex” meant “sex at birth.” Census results for more specific gender categories (cisgender, transgender or non-binary) are not available below the Census Metropolitan Area (CMA) level. In the Vancouver CMA, which includes all of the Metro Vancouver region, the percentage of population that is transgender and non-binary is 0.23% and 0.18% respectively.

Results for Census subdivisions, such as Burnaby, include only two gender categories (“men+” and “women+”), with the “+” symbol indicating the inclusion of non-binary people among these two categories. In Burnaby, women+ made up 50.8% of the population, and men+ 49.2%. This proportion varied significantly by age, with men+ exceeding women+ in all age categories under 40, and the reverse occurring in all age categories 40 years and above.

Burnaby’s average household size dropped slightly, from 2.5 in 2016 to 2.4 in 2021. Approximately 62% of Burnaby residents live in households with 2 or fewer people, up from 60% in 2016.



To: *Planning and Development Committee*  
 From: *General Manager Planning and Development*  
 Re: *2021 Census of Population – 2022 April 27 Release*  
 2022 May 19 ..... Page 3

Burnaby also saw changes in its inventory of housing types, with the number of apartments in 5+ storey buildings growing by 6,835 units since 2016, an increase of nearly 30%. Other structure types, including apartments in smaller buildings, rowhouses, single detached homes, apartments in duplexes, row houses, and semi-detached homes saw slight decreases.

#### 4.0 2021 CENSUS RELEASES

The 2022 April 27 release was the second in a series of seven major census releases to be made this year. A schedule for these releases and associated reports to Council is provided in Table 1 below:

**Table 1: Census Release Dates and Topics**

<b>Release Date (2022)</b>	<b>Topic</b>	<b>Report to Council</b>
February 9	<ul style="list-style-type: none"> <li>• Population and dwelling counts</li> </ul>	March 2022
April 27	<ul style="list-style-type: none"> <li>• Age, gender, household size, housing type</li> </ul>	June 2022
July 13	<ul style="list-style-type: none"> <li>• Families and households</li> <li>• Canadian military experience</li> <li>• Income</li> </ul>	September 2022
August 17	<ul style="list-style-type: none"> <li>• Languages</li> </ul>	November 2022
September 21	<ul style="list-style-type: none"> <li>• First Nations, Metis, and Inuit peoples</li> <li>• Housing</li> </ul>	
October 26	<ul style="list-style-type: none"> <li>• Citizenship and immigration</li> <li>• Ethnocultural and religious identification</li> <li>• Mobility and migration</li> </ul>	December 2022
November 30	<ul style="list-style-type: none"> <li>• Education</li> <li>• Employment and commuting</li> <li>• French instruction</li> </ul>	January 2023 (as part of a full community profile)

As noted above, Census data are important references for the forthcoming OCP update. While the data do not provide specific targets, they do provide baseline figures, trends and insight into our current population and household numbers, and the magnitude of growth to be accommodated by the updated OCP. Following the final Census release on 2022 November 30, staff will provide a full community profile for use in development of the OCP.

To: Planning and Development Committee  
 From: General Manager Planning and Development  
 Re: 2021 Census of Population – 2022 April 27 Release  
 2022 May 19 ..... Page 4

## 5.0 CONCLUSION

This report highlights key information from the 2022 April 27 Census release, including age, gender, household size, and housing type. Key data are provided in graphic format in *Appendix A*. Future reports will summarize forthcoming Census releases, with a final report providing a full community profile. It is recommended that this report be forwarded to Council for information.



E.W. Kozak, General Manager  
 PLANNING AND DEVELOPMENT

LF/SC:sa

### *Attachment*

Copied to: Chief Administrative Officer  
 Deputy Chief Administrative Officer and Chief Financial Officer  
 General Manager Corporate Services  
 General Manager Engineering  
 City Solicitor  
 City Clerk

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# 2021 Census Data

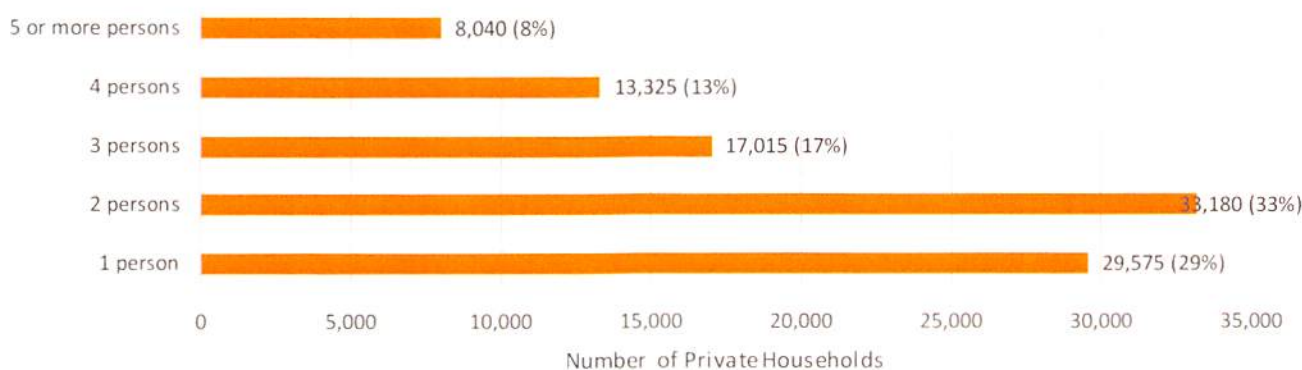


## HOUSEHOLD SIZE AND DWELLING TYPE 2021

In 2021, there were 245,725 people living in 101,135 private households in Burnaby. The average household size was 2.4 people per private household.

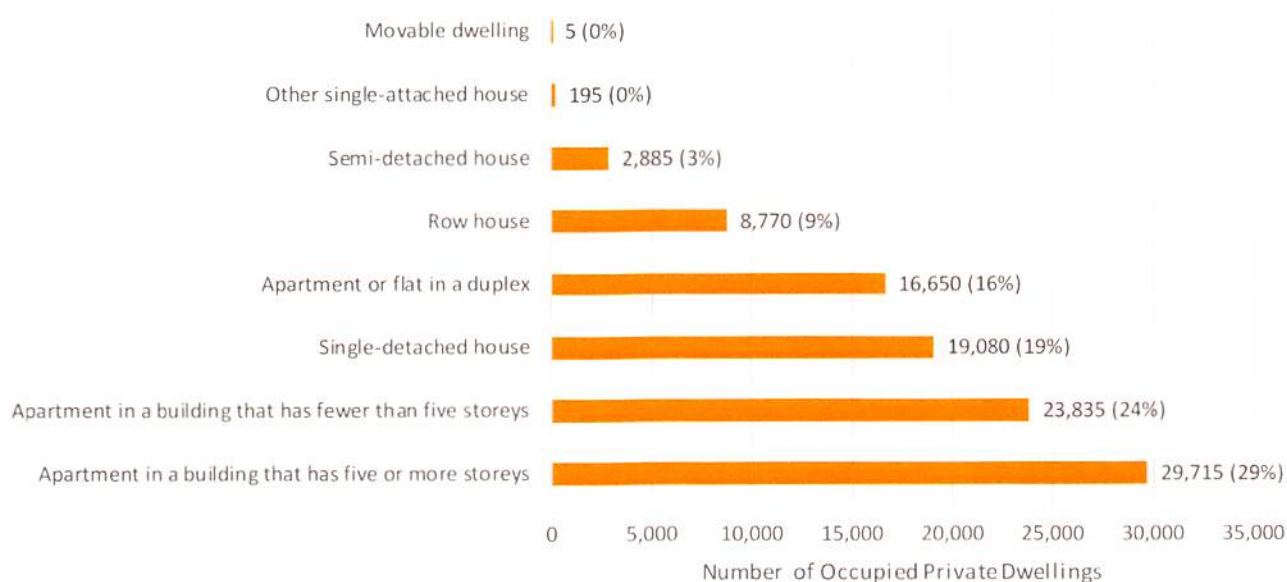
**2.4**  
people per  
household

Burnaby, Household Size, 2021



The most common dwelling type was apartments in buildings that have five or more storeys (29%).

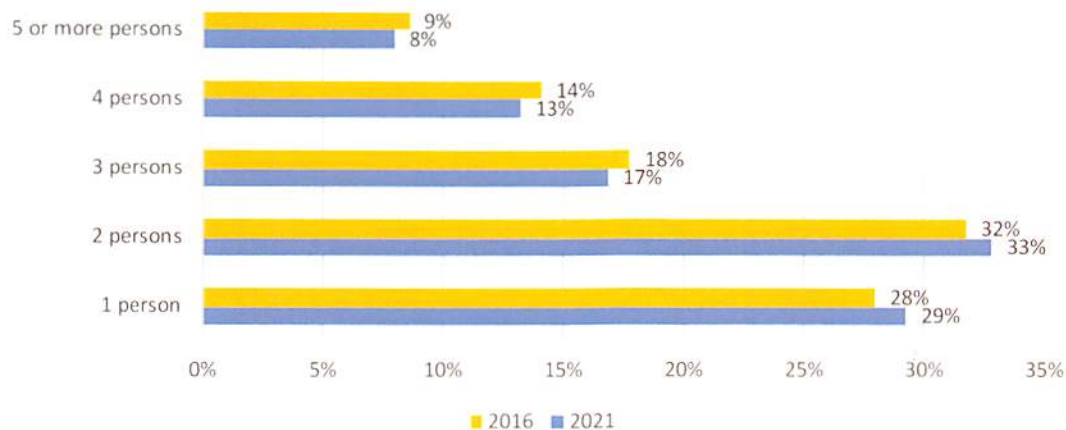
Burnaby, Dwellings By Type, 2021



## CHANGE IN HOUSEHOLD SIZE AND DWELLING TYPE 2016 - 2021

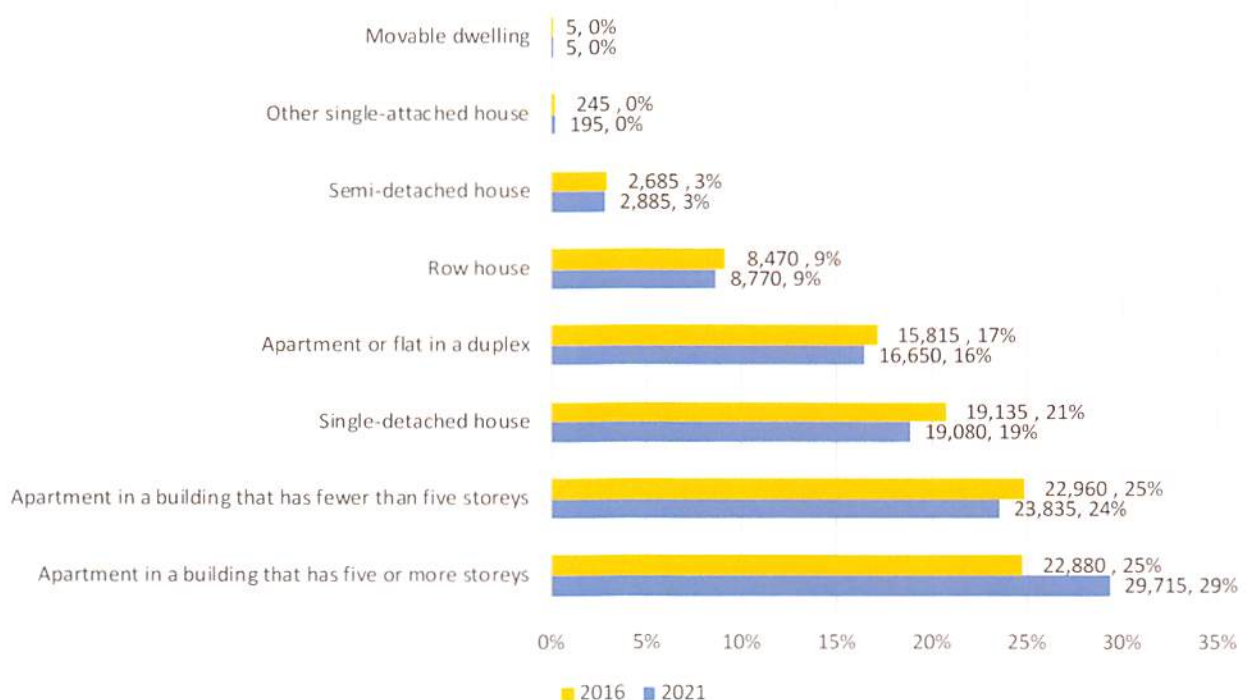
The proportion of one and two-person households increased in Burnaby from 2016 to 2021. The average household size decreased from 2.5 persons per household in 2016, to 2.4 in 2021.

Burnaby, Household Size, 2016 - 2021



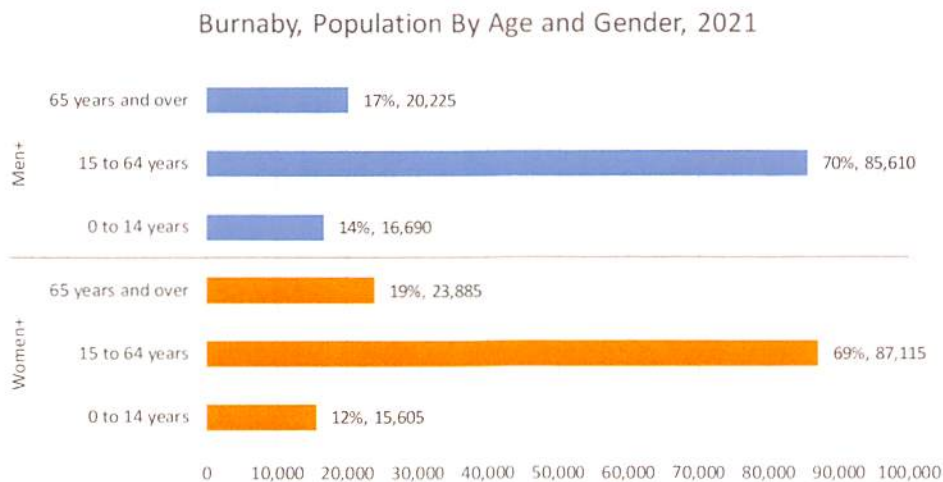
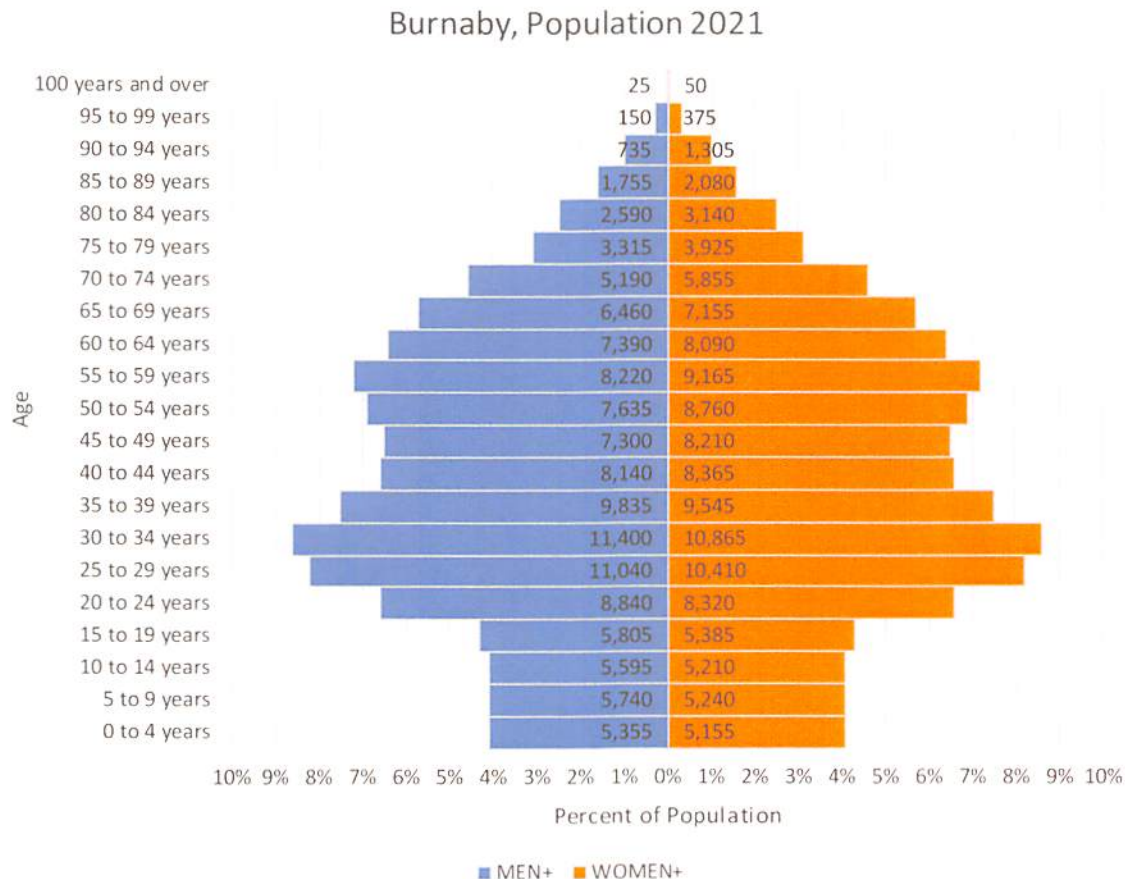
The number of occupied private dwellings in Burnaby increased by 8,940 units, from 92,195 in 2016, to 101,135 in 2021. Three quarters of these new units (6,835 units) are in buildings that have five or more storeys.

Burnaby, Dwelling Type, 2016 - 2021



## POPULATION BY AGE AND GENDER

In 2021, 49.2% of Burnaby's population were men+ and 50.8% were women+. The median age was 38.8 years for men+, 41.6 years for women+, and 40.4 years overall. There were 44, 115 people aged 65+ (18% of the total population). This included 75 people aged 100 years and over.

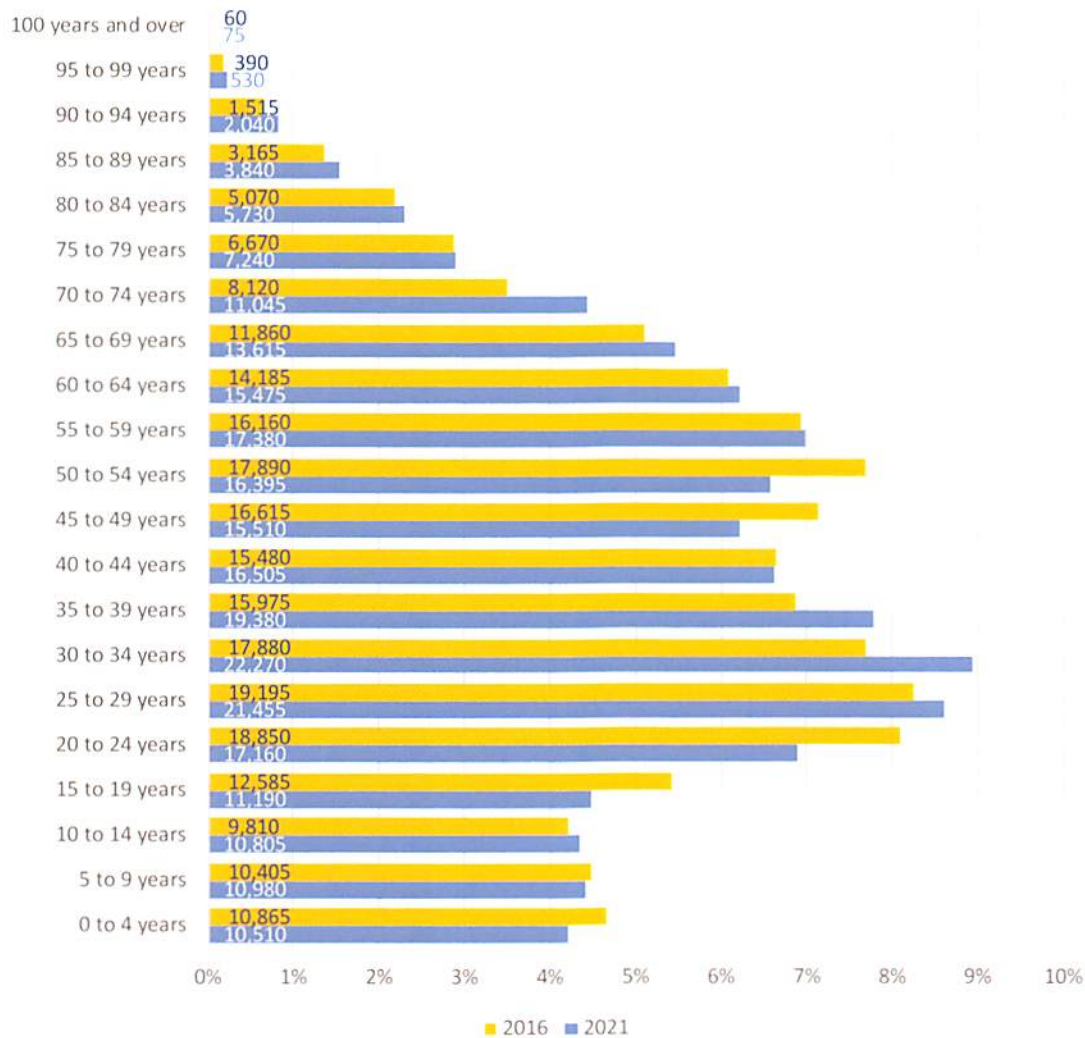




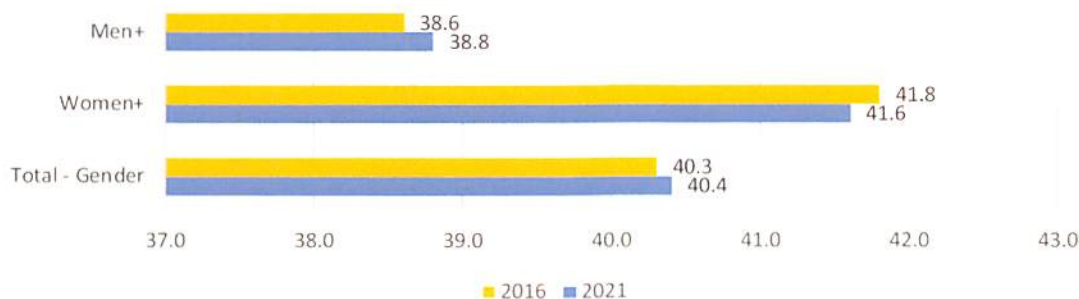
## CHANGE IN AGE DISTRIBUTION, 2016-2021

The proportion of people in the 25-39 year age groups and the 55+ age groups increased from 2016 to 2021. The proportion of young people (under 25 years) and mid-range age groups (40-54 years ) decreased over the same period. The median age increased from 40.3 to 40.4 years.

Burnaby, Population by Age, 2016 - 2021



Burnaby, Median Age 2016 - 2021



## Notes:

### Source Data:

1. **2021** Statistics Canada. 2022. Census Profile. 2021 Census. Statistics Canada Catalogue no. 98-316-X2021001. Ottawa. Released April 27 2022.
2. **2016** Statistics Canada. 2017. Census Profile. 2016 Census. Catalogue no. 98-316-X2016001. Ottawa. Released November 29 2017.

**Men+/Women+:** A person's gender may differ from their sex at birth, and from what is indicated on their current identification or legal documents such as their birth certificate, passport or driver's licence. A person's gender may change over time. Some people may not identify with a specific gender. Given that the non-binary population is small, data aggregation is necessary to protect the confidentiality of responses provided. Most 2021 Census information is disseminated using a two-category gender variable. In these cases, people in the category "non-binary persons" are distributed in the other two gender categories and are denoted by the + symbol. Men+ includes men and boys, as well as some non-binary persons. Women+ includes women and girls, as well as some non-binary persons.

**Household:** Household refers to a person or group of persons who occupy the same dwelling and do not have a usual place of residence elsewhere in Canada or abroad. The dwelling may be either a collective dwelling or a private dwelling. The household may consist of a family group such as a census family, of two or more families sharing a dwelling, of a group of unrelated persons or of a person living alone. Household members who are temporarily absent on reference day are considered part of their usual household. A *private household* refers to a household occupying a private dwelling.

**Private Dwelling:** Private dwelling refers to a separate set of living quarters with a private entrance either from outside the building or from a common hall lobby vestibule or stairway inside the building. The entrance to the dwelling must be one that can be used without passing through the living quarters of some other person or group of persons.

**Occupied Private Dwelling:** A private dwelling occupied by usual residents refers to a private dwelling in which a person or a group of persons is permanently residing. Also included are private dwellings whose usual residents were temporarily absent on May 10 2016 (Census 2016) and May 11 2021 (Census 2021).

### Dwelling Types:

1. **Single-detached house** A single dwelling not attached to any other dwelling or structure (except its own garage or shed). A single-detached house has open space on all sides, and has no dwellings either above or below it.
2. **Semi-detached house** One of two dwellings attached side by side (or back to back) to each other, but not to any other dwelling or structure (except its own garage or shed). A semi-detached dwelling has no dwellings either above or below it, and the two units together have open space on all sides.
3. **Row house** One of three or more dwellings joined side by side (or occasionally side to back), such as a townhouse or garden home, but not having any other dwellings either above or below.
4. **Apartment or flat in a duplex** One of two dwellings located one above the other.
5. **Apartment in a building that has five or more storeys** A dwelling unit in a high-rise apartment building that has five or more storeys. Also included are apartments in a building with five or more storeys where the first floor or second floor is commercial establishments.
6. **Apartment in a building that has fewer than five storeys** A dwelling unit attached to other dwelling units, commercial units or other non-residential space in a building that has fewer than five storeys.
7. **Other single-attached house** A single dwelling that is attached to another building and that does not fall into any of the other categories, such as a single dwelling attached to a non-residential structure (e.g., a store or church) or occasionally to another residential structure (e.g., an apartment building).
8. **Movable Dwelling** The category 'Movable dwelling' includes mobile homes and other movable dwellings such as houseboats recreational vehicles and railroad cars.

**PLANNING AND DEVELOPMENT COMMITTEE**

*HIS WORSHIP, THE MAYOR  
AND COUNCILLORS*

**SUBJECT: OFFICIAL COMMUNITY PLAN (OCP) – PROJECT INITIATION,  
PROCESS AND UPCOMING NEXT STEPS**

**RECOMMENDATION:**

1. THAT Council receive this report for information.

**REPORT**

The Planning and Development Committee, at its meeting held on 2022 June 01, received and adopted the attached report informing Council on the anticipated phasing, strategies and next steps for the Burnaby OCP Project.

Respectfully submitted,

Councillor P. Calendino  
Chair

Councillor S. Dhaliwal  
Vice Chair

Copied to: Chief Administrative Officer Acting CFO GM Corporate Services GM Parks, Recreation and Cultural Services GM Engineering GM Community Safety City Solicitor
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Meeting 2022 June 01  
COMMITTEE REPORT

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**TO:** CHAIR AND MEMBERS  
PLANNING AND DEVELOPMENT COMMITTEE

**DATE:** 2022 May 25

**FROM:** GENERAL MANAGER  
PLANNING AND DEVELOPMENT

**FILE:** 70500

**SUBJECT:** OFFICIAL COMMUNITY PLAN (OCP) – PROJECT INITIATION,  
PROCESS AND UPCOMING NEXT STEPS

**PURPOSE:** To inform Committee and Council on the anticipated phasing, strategies and next steps for the Burnaby OCP Project.

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**RECOMMENDATION:**

1. **THAT** a copy of this report be forwarded to Council for information.

**REPORT**

**1.0 INTRODUCTION**

Preparatory work on the Burnaby OCP Project has been initiated and is underway. This report provides a high level summary of the work completed to date, including but not limited to:

- development of a preliminary schedule and project phasing plan;
- definition of project scope, objectives and desired outcomes; and
- identification of resource needs for the project.

This report also provides a summary of next steps, including the advancement of an estimated budget for the overall project and preparations to launch a public awareness and information campaign on the Burnaby OCP Project.

This report is for the Committee and Council's information.

**2.0 POLICY CONTEXT**

The purpose of an OCP, as established under the *Local Government Act*, is to establish a long range growth management framework that spatially directs where, when and how future growth will occur in the city. It must also include housing planning policies for affordable, rental and special needs housing, as well as community greenhouse gas reduction targets and policies and actions for how those targets will be achieved.

An OCP broadly connects with all policies established in a community, including the Corporate Strategic Plan and standalone policy documents. The primary set of current policy documents that relate to and build on the current OCP are the *Burnaby Economic Development Strategy* (2007), the

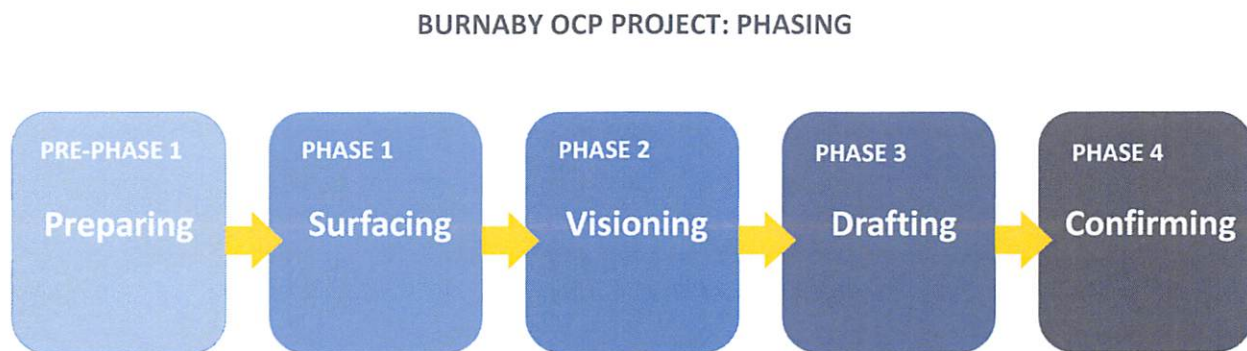
To: Planning and Development Committee  
 From: General Manager Planning and Development  
 Re: Official Community Plan (OCP) Update – Project  
 Initiation, Process and Upcoming Next Steps  
 2022 May 25 ..... Page 2

*Burnaby Social Sustainability Strategy* (2011), and the *Environmental Sustainability Strategy* (2016), and more recently, the *Climate Action Framework* (2020), *HOME: Burnaby's Housing and Homelessness Strategy* (2021), and *Connecting Burnaby: Burnaby's Transportation Plan* (2021); all provide new paths and foundations for a renewed OCP.

The City has an ongoing initiative with Simon Fraser University, the *Urban Resilient Futures (URF) Initiative*, which builds on the *Climate Action Framework* to accelerate climate action and to co-create a new, locally developed narrative for a resilient, low-carbon future. It is anticipated that this URF project, which includes extensive public participation on critical issues facing the community, will unfold in parallel with the OCP process and both projects will inform each other.

### 3.0 PRELIMINARY SCHEDULE AND PROJECT PHASING

The Burnaby OCP Project is a multi-year, multi-phased project in which the preliminary schedule establishes a target completion date of early 2025. As noted, preparatory work is underway to launch the project. At a high level, the project will be advanced in four phases (see Figure 1, below):



**Figure 1.** The Burnaby OCP Project is currently in a “Preparing” – preparatory phase (pre-phase 1) that lays the groundwork for launching the overall process, the details of which are outlined in Section 3.0 of this report. At a high level, the project will be advanced in four key phases: Surfacing, Visioning, Drafting and Confirming. Public engagement is an important component of each phase, wherein engagement is an iterative process of listening, learning and responding. It will inform how each subsequent phase is advanced and ultimately inform the development of the OCP vision, goals, priorities (and trade-offs), policies and implementation.

While details regarding the scope for each phase will be further developed as the project advances, a high level summary of each phase is described below:

- **Phase 1: Surfacing** (Start Spring/Summer 2022) – This phase focuses on raising awareness about the project and inviting the community to learn more about the project and become engaged. Initial engagement will involve educating the community on the purpose of an OCP and providing information on how the city has grown, and a scorecard measuring Burnaby’s performance relative to the vision and goals set out under the existing OCP.

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Early engagement activities will inform the community on the purpose of an OCP and why a new OCP is needed for Burnaby; provide a scorecard measuring Burnaby's performance relative to the vision and goals set out under the existing OCP; and seek to understand the aspirations of the community for Burnaby in the future and the values that drive these aspirations. This early phase of engagement will also seek to discuss emerging trends, issues, challenges and opportunities as a way of surfacing community priorities and potential "trade-offs" discussions for subsequent phases. Some of the broad questions or themes this phase will explore include:

#### Burnaby's Communities

- How have Burnaby's communities changed over time?
- What do people value in their communities and neighbourhoods?
- What would people like to see change in their communities and neighbourhoods?
- What are Burnaby's community needs, now and in the future?
- What is Burnaby's identity and role within the region?

#### Trends and Emerging Issues and Challenges

- Growth management, land use integration and mobility
- Housing affordability and choice
- Environment, climate action and adaptation
- Economic resilience, shifting work place/workforce, and retention of local businesses
- Health, social infrastructure and social well-being
- Technology and innovation – smart cities and data-driven place making
- Governance, inclusionary services and participatory planning processes

In parallel with broad community and public engagement, this early phase of engagement seeks to foster relationships with local First Nations and to invite their participation in the shaping of the OCP process. While details regarding the engagement process and desired outcomes have yet to be developed with local First Nation partners, there is a desire to ensure that the path forward is done so in an authentic and meaningful way. Resources to support this endeavour include the retention of consultant services from an Indigenous Relations Specialist and the inclusion of capacity funding in the overall estimated project budget to support local First Nations partners' participation.

- **Phase 2: Visioning** (Start Spring 2023) – This phase invites the community to imagine their community, their city in the future and the way in which they live, learn, work and play. It is anticipated that a series of engagement activities will be developed to hear the community's vision. This phase will also invite local First Nation partners to participate in the visioning process and to share their aspirations for urban Indigenous peoples living, learning, working and playing in Burnaby. The latter part of Phase 2 will report what was heard from the community to develop a

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working vision and to advance related technical work on growth scenario options and land use modelling.

- **Phase 3: Drafting** (Start Fall 2023) – This phase involves setting the priorities, strategic direction and policies that will support Burnaby in achieving its draft vision, goals and objectives. A focus of this phase is completing the technical work involving a parcel based land use plan for the entire City that includes development permit areas, their approvals process and supporting design guidelines.
- **Phase 4: Confirming** (Start Fall/Winter 2024) – This phase involves engaging with all participants to confirm that the draft OCP is reflective of their values and priorities for the future, and ultimately, obtaining Council approval of a new OCP Bylaw.

It is proposed that the Phase 1 launch of the Burnaby OCP project be initiated during Summer 2022. The initial launch will be supported by the following media, tools and events:

- City webpage dedicated to the project;
- Insights Reports – informational reports regularly distributed via email and via the City website on demographics, emerging trends, issues, challenges and opportunities, and other policy areas (i.e. land use integration, mobility, place-making, climate action and adaptation); and
- Pop-up events – events hosted throughout the summer in all four quadrants of the city to bring awareness to the project and engagement opportunities.

The first pop-up event at which City staff will be present is at Hats off Day in North Burnaby (2022 June 18).

#### **4.0 DESIRED OUTCOMES AND PROCESS OBJECTIVES**

The desired outcome of the Burnaby OCP Project is the adoption of a new Burnaby OCP that will guide and manage growth over the next 25 years in a way that is reflective of the aspirations and values of Burnaby's community. The renewed OCP will be contemporary, exceed the minimum requirements of the *Local Government Act*, and considerate of emerging trends, issues, challenges, and opportunities, particularly in areas of housing affordability and climate change and adaptation. It will also be in alignment with and/or provides future policy direction to support the City's three Sustainability Strategies (economic, environmental and social), Climate Action Framework, Corporate Strategic Plan and other City plans and policies, as well as supports regional and provincial policies such as *Metro 2050* and *Transport 2050*.

With regard to the shaping of the project's process, the objectives are to develop a process that is:

- *Accessible, inclusive and engaging* – invites people of all ages, abilities, and diverse backgrounds to help shape the city so that growth management and policy decisions account for diverse needs.
- *Inclusive of Indigenous perspectives* – invites and support local First Nations partners to help shape the city. It also support the City's initiatives to advance Truth and Reconciliation and foster relationships with local First Nations partners.
- *Visionary, creative and fun* – goals of the OCP engagement process.

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- *Evidence-based and data-driven, while enabling non-traditional knowledge bases to contribute to decision-making* – priorities, policies and decisions are informed by valid sources of information and data, both quantitative (i.e. Census data, surveys, data counts) and qualitative (i.e. traditional/Indigenous knowledge, lived-experience, quality of life indicators).
- *A “systems-thinking” approach* – recognizes that the city is an urban system in which the built, natural and human environments are all highly connected and influence each other.
- *Climate-focused* – recognizes that growth management decisions and policy directions need to account for climate change and adaptation.
- *Innovative and forward-thinking* – developing processes, policy directions and implementation programs that demonstrates leadership across the region.

To guide the Burnaby OCP Project and its desired outcomes and project objectives, the process is being supported through the creation of the following key documents:

- **Engagement Strategy** – this strategy establishes the purpose, goals and objectives, and framework for establishing processes for community (public and stakeholders) engagement and partnership-building with local First Nations across all four phases of the project. A key objective of the strategy is to seek the perspectives of under-represented groups, as well as the inclusion of Indigenous input in the shaping of the city.
- **Communications Plan** – this plan establishes the positioning and approach, voice and messaging of the project across all four phases. The plan considers audience, the accessibility of proposed communication tools and media, and ways in which feedback can be received and processed. Technical aspects included in the plan: branding (i.e. logo, wordmark and taglines), brand assets, design standards, messaging/language platforms, media and communication tools.
- **Plan Structure** – organization of Plan content, policies and technical work.
- **Research Strategy** – this strategy provides direction for the research needed to support the project. It identifies research needs to inform policy development and decision-making. It establishes processes by which research is conducted and the inclusion of environmental scans/literature reviews, quantitative and qualitative data, lived experience, traditional knowledge, and best practices. In addition to policy-based research in economic, environmental and social areas, the research strategy identifies technical work needed to inform the OCP including growth scenarios, projections and land use models, spatial analyses (i.e. 15-minute city), technical studies (i.e. environment, climate action – GHG targets, financial, infrastructure), development permit areas and related design guidelines.
- **Content Development Strategy** – this strategy set out to provide a road map for content and policy development with criteria for good policies (i.e. clarity, timeliness, evidence based/outcome driven, logical, pragmatic, comprehensive and consulted upon).

It is acknowledged that the Burnaby OCP project is a complex and iterative journey that must be responsive to unexpected changes during the process; these strategies and plans will continue to be refined as issues and new information and opportunities arise. Finally, although an OCP can be a visionary document embodying a host of policies, it is first and foremost an evidence-based technical document intended to guide the City’s long-term growth.



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 From: General Manager Planning and Development  
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## 5.0 RESOURCING

Resources needed to complete this important three-year project involves two primary sources: consultant support and internal staff.

The Burnaby OCP Project is being advanced through the Planning and Development Department. To meet the timeliness noted in this report a total of eleven (11) Full Time Equivalent staff are required. Six (6) staff are currently assigned to the project, two of whom are dedicated to the project on a full-time basis; another five (5) will be required and requested in the 2023 Budget. The additional internal resources would be redeployed into implementation roles following the completion of the project.

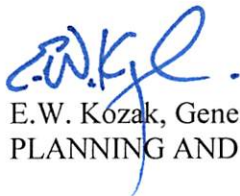
With respect to consultant support, a high level estimate is for \$500,000 per year to support the public engagement and technical work, as well as for capacity funding for local First Nations partners' referral fees.

Resourcing of the project is balanced against the high volume of development applications processed by the Department and the high level of customer service that will continue to be required moving forward into implementation.

## 6.0 NEXT STEPS

This report outlines the preparatory work being undertaken to initiate the Burnaby OCP Project. It outlines Phase 1 scope, desired outcomes and process objectives. While components of the project will be detailed in the future once the support of various consultants for the project have been secured, such as the public engagement specialist, the project is in a position to initiate Phase 1 engagement with the community. Next steps encompass the hosting of a series of pop-up public engagement events throughout the summer, as well as securing consultant services to support the project. Regular update reports to Committee and Council will also be provided as the project progresses.

This report is for the Committee and Council's information.



E.W. Kozak, General Manager  
 PLANNING AND DEVELOPMENT

ZT:sa

Copied to: Chief Administrative Officer  
 Deputy Chief Administrative Officer and Chief Financial Officer  
 General Manager Corporate Services  
 General Manager Engineering  
 General Manager Community Safety  
 General Manager Parks, Recreation and Cultural Services  
 City Solicitor

### **PUBLIC SAFETY COMMITTEE**

*HIS WORSHIP, THE MAYOR  
AND COUNCILLORS*

**SUBJECT: UPDATE ON THE ACTIVITIES OF THE BURNABY-NEW  
WESTMINSTER TASKFORCE ON SEXUALLY EXPLOITED AND AT-  
RISK YOUTH**

### **RECOMMENDATIONS:**

1. THAT Council authorize the allocation of \$2,000 from the 2023 Boards, Committees and Commissions budget and the allocation of \$2,000 from the 2024 Boards, Committee and Commissions budget to the Burnaby-New Westminster Taskforce on Sexually Exploited and At-Risk Youth to support its two year plus workplan (remainder 2022 - 2024), as detailed in Section 4.0 of this report.
2. THAT Council forward a copy of this report to the Social Planning Committee for information.

### **REPORT**

The Public Safety Committee, at its Open meeting held on 2022 June 15, received and adopted the attached report providing an update on activities of the Burnaby-New Westminster Taskforce on Sexually Exploited and At-Risk Youth.

<p>Chief Administrative Officer GM Community Safety GM Corporate Services Acting Chief Financial Officer GM Planning and Development Officer in Charge – Burnaby RCMP</p>
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Respectfully submitted,

Councillor J. Wang  
Chair

Councillor D. Johnston  
Vice Chair



Meeting 2022 June 15

## COMMITTEE REPORT

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**TO:** CHAIR AND MEMBERS  
PUBLIC SAFETY COMMITTEE

**DATE:** 2022 June 7

**FROM:** GENERAL MANAGER  
PLANNING AND DEVELOPMENT

**FILE:** 1750 20

**SUBJECT:** UPDATE ON THE ACTIVITIES OF THE BURNABY-NEW WESTMINSTER TASKFORCE ON SEXUALLY EXPLOITED AND AT-RISK YOUTH

**PURPOSE:** To provide an update on activities of the Burnaby-New Westminster Taskforce on Sexually Exploited and At-Risk Youth.

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**RECOMMENDATIONS:**

1. **THAT** the Committee request Council to authorize the allocation of \$2,000 from the 2023 Boards, Committees and Commissions budget and the allocation of \$2,000 from the 2024 Boards, Committee and Commissions budget to the Burnaby-New Westminster Taskforce on Sexually Exploited and At-Risk Youth to support its two-year plus workplan (remainder 2022 – 2024), as detailed in *Section 4.0* of this report.
2. **THAT** a copy of this report be forwarded to the Social Planning Committee for information.

**REPORT****1.0 BACKGROUND**

The Burnaby-New Westminster Taskforce on Sexually Exploited and At-Risk Youth (the Taskforce) has been working since 1998 to address the sexual abuse of children and youth in the sex trade. The Taskforce is a multi-sectoral coalition, with staff representation from the City of Burnaby, the City of New Westminster, the Burnaby and New Westminster School Districts, the Burnaby RCMP, the New Westminster Police, the Fraser Health Authority, the Ministry of Children and Family Development, and a number of non-profit agencies who provide services to youth. The Taskforce operates as a sub-committee of the Public Safety Committee and is chaired by Councillor Jordan.

Over the years, the work of the Taskforce has focused on two priorities:

- to ensure provision of adequate support, services and treatment for sexually exploited children and youth; and
- to prevent the commercial sexual exploitation of children and youth.



To: Public Safety Committee  
 From: General Manager Planning and Development  
 Re: Update on the Activities of the Burnaby-New Westminster  
 Taskforce on Sexually Exploited and At-Risk Youth  
 2022 June 7 .....Page 2

The Committee and Council were last updated on the overall work of the Taskforce in 2020 January. This report provides an overview of the Taskforce's key activities since that time, and outlines the Taskforce's priorities for its next two-year plus workplan (remainder 2022 – 2024). Since the inception of the Taskforce, the City of Burnaby (Social Planning) has provided administrative support for the Taskforce.

## 2.0 POLICY CONTEXT

The work of the Taskforce on Sexually Exploited and At-Risk Youth is aligned with the following Council-adopted policies and plans/strategies: *Burnaby Strategic Plan* (2022), *Social Sustainability Strategy* (2011), *Equity Policy* (1994, updated 2020), and the *Healthy Community Policy* (1991).

## 3.0 OVERVIEW OF RECENT TASKFORCE ACTIVITIES

The last two years have been a hiatus period for the Taskforce. With the initial onset of the pandemic in 2020 March the majority of Taskforce members had their work program fill up with emergency-related work. This continued over the duration of the pandemic and made it difficult for Taskforce members to regularly attend meetings. As such, the Taskforce took an official hiatus between May 2021 – January 2022 and no meetings occurred.

In February 2022, the Taskforce met for a focussed discussion on the future of the group. Members reaffirmed the importance of the Taskforce as the only local body which provides a focussed opportunity to discuss issues, themes, and local trends of sexual exploitation in relation to youth. The Taskforce also provides a valuable networking opportunity for staff working in this area. As such, the decision was made to reactivate the Taskforce with a focus on information sharing, networking, and curating related professional development opportunities.

This aligns with sections of the Taskforce's Strategic Plan, specifically the priorities of 'education and awareness' and 'service provider capacity building'. This Strategic Plan was developed prior to the pandemic. Due to ongoing capacity limits of Taskforce members, other aspects of the Strategic Plan will remain in hiatus until further notice. Staff will keep the Committee and Council apprised of any changes.

## 4.0 2022 – 2024 WORKPLAN

As mentioned above, the Taskforce is undertaking a streamlined operations model with focus on 1) information sharing and networking, and 2) professional development/service provider capacity building.

To support this work, staff are recommending an allocation of \$2,000 from the 2023 Boards, Committees and Commissions budget, and an allocation of the same amount in the 2024 Boards, Committees and Commissions budget, to the Taskforce. This funding will permit the engagement of subject matter experts in the area of sexual exploitation prevention (e.g. online safety, gang grooming prevention), to provide relevant, needed professional development training opportunities to Taskforce members. These opportunities will also be opened to the wider Burnaby

*To: Public Safety Committee*  
*From: General Manager Planning and Development*  
*Re: Update on the Activities of the Burnaby-New Westminster*  
*Taskforce on Sexually Exploited and At-Risk Youth*  
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social service community. For budgeting purposes, these requests are required to be separated between the two fiscal years.

It is noted that all Taskforce members contribute in-kind support to committee activities including members' staff time, provision of event venues (if in-person), and contributions towards the development of educational content and awareness activities.

#### **4.1 Information Sharing and Networking**

The sharing of information and trends (e.g. recruitment activities, age of recruitment, geographic instances of recruitment etc.), in a manner that continues to protect the privacy of impacted youth, is crucial to the prevention of sexual exploitation and the identification of intervention methods/activities to support at-risk youth. The Taskforce provides a unique, focussed opportunity for the sharing of this information across jurisdictions (Burnaby-New Westminster) with a range of social service providers, School Districts, police forces (New Westminster Police, Burnaby RCMP), and local government representatives all present.

The long-standing nature of the Taskforce has also nurtured the establishment of effective working relationships among these same bodies – which has increased the efficiency and timeliness of local response. The Taskforce remains an important vehicle for these relationships and for the transmissions of knowledge as new agency representatives/workers are welcomed into the community.

#### **4.2 Service Provider Capacity Building/Professional Development Opportunities**

In a continuation of similar efforts, the Taskforce will be renewing its efforts to curate related professional development opportunities in the coming months, including 'lunch and learns', and other educational sessions. These events will be scheduled both virtually and in-person, as public health measures permit. Topics of particular interest are online safety/recruitment and gang recruitment prevention. Educational opportunities for local parents, developed in partnership with the Burnaby and New Westminster School Districts, will also be pursued.

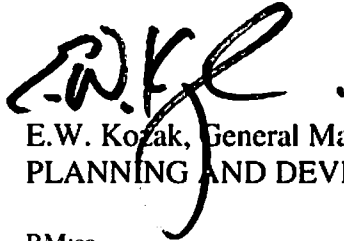
### **5.0 SUMMARY AND CONCLUSIONS**

The Burnaby-New Westminster Taskforce on Sexually Exploited and At-Risk Youth has been working since 1998 to address the sexual exploitation of children and youth in the sex trade. Within the next two-year plus workplan (remainder 2022 – 2024), the Taskforce will focus on information sharing, networking, and service provider capacity building/professional development opportunities.

To support Taskforce priorities it is recommended that the Public Safety Committee request Council to authorize the allocation of \$2,000 from the 2023 Boards, Committees and Commissions budget and the allocation of \$2,000 from the 2024 Boards, Committee and Commissions budget to the Burnaby-New Westminster Taskforce on Sexually Exploited and At-Risk Youth to support its two-year plus workplan (remainder 2022 – 2024), as detailed in *Section 4.0* of this report.

To: Public Safety Committee  
From: General Manager Planning and Development  
Re: Update on the Activities of the Burnaby-New Westminster  
Taskforce on Sexually Exploited and At-Risk Youth  
2022 June 7 .....Page 4

It is further recommended that a copy of this report be forwarded to the Social Planning Committee for information.



E.W. Kozak, General Manager  
PLANNING AND DEVELOPMENT

RM:sa

Copied to: Chief Administrative Officer  
Deputy Chief Administrative Officer and Chief Financial Officer  
OIC – RCMP  
General Manager Community Safety

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## **SOCIAL PLANNING COMMITTEE**

*HIS WORSHIP, THE MAYOR  
AND COUNCILLORS*

**SUBJECT: PHOTOS FOR EACH BOARD, COMMITTEE AND COMMISSION**

### **RECOMMENDATION:**

1. THAT Council endorse the resolution, as outlined in Section 2.0 of this report.

## **REPORT**

### **1.0 INTRODUCTION**

The Social Planning Committee, at its meeting held on 2022 May 24, received and adopted a Notice of Motion from Resident Representative Mr. Élie Lubendo recommending that Council look into administering photos on the City's website for all Boards, Committees and Commissions, so that residents may have a better idea of who represents them per appointments made by Council.

Arising from discussion, the Committee recommended Council endorse the resolution, as outlined in Section 2.0.

### **2.0 RESOLUTION**

The resolution has been prepared for Council's consideration:

**WHEREAS** the City of Burnaby has made changes to increase engagement with Committees through the posting of Committee meetings online;

**WHEREAS** the Social Planning Committee has discussed in prior meetings how to better connect with residents;

**WHEREAS** the Parks, Recreation and Culture Commission have member photos on the City of Burnaby website;

**THEREFORE BE IT RESOLVED** that the Social Planning Committee recommend Council look into administering member photos on the City's website for all Boards, Committees and Commissions, so that residents may have a better idea of who represents them per Council's appointments.

To: His Worship, the Mayor and Councillors  
From: Social Planning Committee  
Re: PHOTOS FOR EACH BOARD, COMMITTEE &  
COMMISSION  
2022 June 20 .....Page 2

### 3.0 SUMMARY AND CONCLUSION

With the goal of enhancing social connections throughout Burnaby, the Committee recommends Council endorse the resolution, and direct staff to look into administering member photos for each Board, Committee and Commission.

Respectfully submitted,

Councillor C. Jordan  
Chair

Councillor J. Keithley  
Vice Chair

Copied to: Chief Administrative Officer GM Corporate Services Director Marketing & Communications Manager Public Affairs
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## CHIEF ADMINISTRATIVE OFFICER'S REPORT June 20, 2022

*Unless otherwise noted, the departmental recommendations contained in this Chief Administrative Officer's Report are approved and recommended by the Chief Administrative Officer to the Mayor and Council.*

### HIS WORSHIP THE MAYOR AND MEMBERS OF COUNCIL;

The following report is submitted for your consideration:

#### Item

#### 01 EXTREME HEAT OPERATIONAL RESPONSE PLAN

**PURPOSE:** To provide information on the City's Extreme Heat Operational Response Plan.

#### 02 ROAD CLOSURE REQUEST – 2022 EDMONDS CITY FAIR

**PURPOSE:** To seek Council approval for road closures.

#### 03 ROAD CLOSURE REQUEST – AADI POORAM, THER THIRUVIZCHA (CHARIOT) FESTIVAL 2022

**PURPOSE:** To seek Council approval for a parade on Sunday, 2022 July 31.

#### 04 ROAD CLOSURE REQUEST – ANNUAL SOUTH BURNABY NEIGHBOURHOOD HOUSE SUMMER BARBEQUE EVENT

**PURPOSE:** To seek Council approval for a road closure.

#### 05 REGIONAL PUBLIC WORKS MUTUAL AID AGREEMENT

**PURPOSE:** To obtain Council approval for participation as a signatory to the Regional Public Works Mutual Aid Agreement.

**Item**

**06            CONTRACT AWARD  
              DRM2 KINCAID STREET – ROAD UPGRADES**

**PURPOSE:** To obtain Council approval to award a contract for the DRM2 Kincaid Street Road Upgrades project.

**07            CONTRACT EXTENSION  
              SEWER AND WATERWORK COMPONENTS**

**PURPOSE:** To obtain Council approval to award a six month contract extension for the supply and delivery of sewer and waterwork components.

**08            REZONING REFERENCE #20-26  
              RESIDENTIAL CARE AND SENIORS' SUPPORTIVE HOUSING FACILITY,  
              WITH ASSOCIATED AMENITIES AND CHILD CARE  
              BROADVIEW COMMUNITY PLAN**

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2022 July 26.

**09            REZONING REFERENCE #21-08  
              SIX-STOREY RENTAL APARTMENT BUILDING  
              EDMONDS TOWN CENTRE PLAN**

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2022 July 26.

**10            REZONING REFERENCE #21-21  
              TWO MID-RISE RESIDENTIAL BUILDINGS WITH UNDERGROUND  
              PARKING**

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2022 July 26.

**11            REZONING REFERENCE #21-44  
              RENOVATIONS TO EXISTING MALL  
              BRENTWOOD TOWN CENTRE DEVELOPMENT PLAN**

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2022 July 26.

**Item**

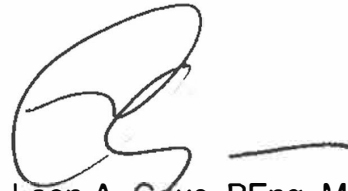
**12        REZONING REFERENCE #21-49  
             SKYSIGN ON EXISTING BUILDING  
             CANADA WAY BUSINESS PARK**

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2022 July 26 at 5:00 pm.

**13        REZONING SERIES**

**PURPOSE:** To submit the current series of new rezoning applications for Council's information.

Yours respectfully,

A handwritten signature in black ink, consisting of a large, stylized 'L' followed by a horizontal line.

Leon A. Gous, PEng, MBA  
Chief Administrative Officer





**TO:** CHIEF ADMINISTRATIVE OFFICER **DATE:** 2022 Jun 08

**FROM:** GENERAL MANAGER COMMUNITY SAFETY

**SUBJECT:** EXTREME HEAT OPERATIONAL RESPONSE PLAN

**PURPOSE:** To provide information on the City's Extreme Heat Operational Response Plan.

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## RECOMMENDATIONS:

1. **THAT** Council receive this report for information.
2. **THAT** a copy of this report be provided to the Chair and members of the Public Safety Committee.

## REPORT

### 1.0 INTRODUCTION

The summer of 2021 was extraordinary due to the historical and record-breaking successive heat events that resulted in the tragic deaths of British Columbians. In particular, the extreme heat event that occurred June 25 to July 1 had record breaking temperatures and resulted in hundreds of heat-related deaths.

The horrific events of 2021 provided a clear and dramatic example of the effects of climate change and City staff from across all departments have been working over the past several months to plan enhanced responses to future extreme weather events. This pre-event planning specific to extreme heat includes preparations of response measures, communications, identification of cooling infrastructure, community partner engagement and coordination, along with robust public education necessary to mitigate the consequences of extreme heat events in the future. The result of this work is the City's *Extreme Heat Operational Response Plan*.

### 2.0 POLICY SECTION

Enhancing City response efforts during periods of extreme heat aligns with the following Council-adopted policies, plans and strategies: Corporate Strategic Plan (2017), Community Safety Plan (2020), Social Sustainability Strategy (2011), Emergency Plan (2020) and the Extreme Heat Initial Response Guideline (2021).

To: Chief Administrative Officer  
 From: General Manager Community Safety  
 Re: Extreme Heat Operational Response Plan  
 2022 Jun 20.....Page 2

### 3.0 BACKGROUND

Three concomitant extreme heat events that occurred in British Columbia between June and August of 2021 resulted in 619 deaths attributed to heat exposure (B.C. Coroners Service, 2021<sup>1</sup>), a number of which occurred in Burnaby. For each of the three extreme heat occurrences, the City activated its Extreme Heat Response and implemented a number of response actions and information sharing strategies to mitigate the impact on the community.

Immediately following each extreme heat event, City staff undertook an *After Action Review* process to spotlight successes, enhancement opportunities, and determine early adoption measures that could enhance the City's Extreme Heat response as well as identify feasible, reasonable and flexible options for short-term, medium-term and long-term extreme heat mitigation and preparedness planning.

City staff from all departments began work in late summer 2021 to identify aspects of the City's responses experienced during the three extreme heat events, which could be further enhanced. In addition, as data became available from the BC Coroners Service, Fraser Health Authority, and Health Emergency Management, refinements were made to the planning for City response actions for future events.

#### 3.1 Extreme Heat and Human Mortality: A Review of Heat-Related Deaths in B.C. in Summer 2021

The BC Coroners Service received a report on 2022 June 07 from a specially convened panel which had been tasked with reviewing the deaths of 619 individuals who died during the summer 2021 heat events (Attachment 1). The panel determined the majority of those who perished from the heat were older adults with compromised health and lived alone.

Of note, the panel determined the following salient points regarding those who perished:

- 67% were 70 years of age or older
- 90% were over the age of 60
- Males and females equally affected
- No deaths among children and infants, or persons under 30
- More than 80% were on three or more chronic disease registries
- 98% occurred in a residence
- 73% occurred in a single residence (39% in multi-unit buildings and 34% in detached buildings)
- 56% lived alone
- 51% occurred in Fraser Health

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<sup>1</sup> B.C. Coroners Service. (2021, July 3). *Coroner Responded Deaths in B.C., June 25-July 1, 2016-2021*. Retrieved from Province of BC: <https://www2.gov.bc.ca/gov/content/life-events/death/coroners-service/news-and-updates/coroner-responded-deaths>

To: Chief Administrative Officer  
 From: General Manager Community Safety  
 Re: Extreme Heat Operational Response Plan  
 2022 Jun 20.....Page 3

- 73 deaths occurred in Burnaby

The panel further identified three key areas to reduce heat-related deaths:

- A coordinated provincial heat alert response system
- Ensuring vulnerable populations are identified and supported during these events
- Implementing prevention and longer-term risk mitigation strategies

### 3.2 Burnaby 2021 Census Profile

Pertinent to the findings of the BC Coroners panel regarding the individuals at greatest risk from extreme heat events, the Statistics Canada 2021 Census profile for Burnaby provides the following key data (Statistics Canada <sup>2</sup>):

2021 Census of Population - Burnaby Profile Table	
Total Population	249,120
Private dwellings	107,046
Age Groups	
60 years and over	59,585
65 years and over	44,110
70 years and over	30,495

As can be seen in the above table, there are a significant number of private dwellings in Burnaby with older occupants who would be at risk during an extreme heat event. Unfortunately the City does not possess information enabling an inventory of “at risk individuals” complete with civic addresses, as this falls outside the role and legislative authorities of a municipal government.

An extreme heat event is a *Health* emergency and it is the Health authorities which possess the detailed data regarding the individuals most at risk during a heat event. In the absence of this data, City Emergency Management staff have enhanced focused communication efforts to not only reach these individuals, but also to reach their caregivers, neighbors, family members, etc. to provide information and tools to assist during a time of need.

<sup>2</sup> Statistics Canada *Census Profile, 2021 Census of Population*. Retrieved from Statistics Canada: <https://www12.statcan.gc.ca/census-recensement/2021/dp-pd/prof/details/page.cfm?Lang=E&SearchText=Burnaby&DGUIDlist=2021A00055915025&GENDERlist=1&STATISTIClist=1&HEADERlist=0>

To: Chief Administrative Officer  
 From: General Manager Community Safety  
 Re: Extreme Heat Operational Response Plan  
 2022 Jun 20.....Page 4

### **3.3 Community Engagement, Collaboration and Coordination**

As a component of the After Action Review of the 2021 heat events, it became apparent that enhanced engagement and collaboration with community partners and non-profit organizations was key. These community organizations had taken, or are planning to undertake actions in the community in response to extreme heat events.

City Emergency Management staff have undertaken a coordination role in facilitating planning sessions with numerous community partners including the Burnaby Inter-Agency Council which is an umbrella organization comprised of representatives of the community social services provider sector.

The purpose of these planning sessions is to provide community partners with an advance understanding as to the City's response in an extreme heat event, as well as understanding what actions they will be undertaking during a heat event as part of their programming. In addition, the coordination meetings assist in identifying potential efficiencies, overlapping actions and any gaps in the overall community response.

### **4.0 EXTREME HEAT OPERATIONAL RESPONSE PLAN**

This report provides an overview of the Extreme Heat Operational Response Plan (the Plan) and is not an exhaustive description of all planning activities, initiatives and response actions. In addition, the Plan continues to evolve and develop as additional information and actions by other agencies and levels of government becomes available.

The Plan provides City leadership and staff with clear and concise assignment of responsibilities, specific operational response measures, along with the delegation of response activities and tasks that have been expanded on from the response planning from 2021.

The Plan includes response measures such as:

- Enhanced communication plan covering pre-season, heat event and post-season messaging to the public.
  - The four Extreme Heat Open House events held over two days on May 15 and May 29 are examples of pre-season education and awareness.
- Four confirmed cooling centre locations.
  - Eileen Dailly Leisure Pool and Fitness Centre (lobby)
  - Cameron Recreation Complex (lower lobby)
  - Bonsor Recreation Complex (lower lobby)
  - Edmonds Community Centre (lobby)
- Extended operating hours of the cooling centre locations of 10:00am to 10:00pm.
- Cooling centre amenities such as: dedicated or cordoned off air conditioned spaces; seating; access to power outlets, public washrooms, drinking water

To: Chief Administrative Officer  
 From: General Manager Community Safety  
 Re: Extreme Heat Operational Response Plan  
 2022 Jun 20.....Page 5

fountains/water bottle refill stations and bottled water; \$1 showers; and support staff and security staff.

- Four (4) fixed push-button-operated misting stations.
  - Willingdon Heights Park, 1494 Carleton Avenue
  - Alan Emmott Park, 6650 Southoaks Crescent
  - Bell Park, 3551 Bell Avenue
  - Maywood Park, 6480 McKay Avenue
- Emergency cooling centre transportation plan, if and when needed
- Enhanced RCMP patrols and outreach teams, as and when needed
- Fire Department Service Augmentation Plan, as and when needed
- Use of the City's Public Alerting System, as appropriate

Additional community partner supports such as:

- Participation and engagement by Fraser Health providing enhanced prevention and health assessment material along with community planning participation.
- An additional second site in support of the cooling site operations of the Society to End Homelessness in Burnaby.
- Facilitating heat response planning with the Burnaby Interagency Council members.

The Plan is an evergreen document, meaning that as additional information is released and becomes available from the BC Coroners Service, BC Centre for Disease Control, Fraser Health, Health Emergency Management, Emergency Management BC, Ministry of Health and the Ministry of Public Safety and Solicitor General, enhancements and/or updates to the Plan will result.

#### **4.1 Activation of the Plan**

The Plan will be activated when a *Heat Warning* is issued by Environment and Climate Change Canada when two (2) or more consecutive days forecasted with daytime maximum expected to reach 29°C or warmer and nighttime minimum expected to fall to 16°C or warmer.

In addition to the Heat Warning issued by Environment and Climate Change Canada, Fraser Health will issue a *Heat Health Emergency* when the average of the current day's temperature reading at 2:05 pm and the following day's daytime high temperature, if it is forecasted to be greater than 29°C, calculates a temperature of greater than 31°C at YVR.

Heat Warning and Heat Health Emergency are issued by separate agencies and both may be in effect simultaneously. If this occurs, the Plan will be activated and the Heat Health Emergency will take precedence and be used to determine the City's response activities.

To: Chief Administrative Officer  
 From: General Manager Community Safety  
 Re: Extreme Heat Operational Response Plan  
 2022 Jun 20..... Page 6

## 5.0 RECOMMENDATIONS

Environment and Climate Change Canada suggests the summer of 2022 will be very different from what was experienced in 2021 as forecast modelling is indicating the 2022 summer in southwestern BC will be cooler than normal. This forecast is further supported by the June 2022 weather to date, which has been significantly different than June of 2021.

City staff continue to liaise with all relevant organizations in preparation for an extreme heat event and it is recommended that Council receive this report for information on the City's Extreme Heat Operational Response Plan. It is further recommended that a copy of this report be provided to the Chair and members of the Public Safety Committee.

  
 Dave Critchley  
 GENERAL MANAGER COMMUNITY SAFETY

DC:cp

Attachment: Extreme Heat and Human Mortality: A Review of Heat-related Deaths in B.C. in Summer 2021

Copied to: General Manager Corporate Services  
 General Manager Engineering  
 General Manager Planning & Development  
 General Manager Parks, Recreation & Cultural Services  
 Deputy General Manager Finance  
 Officer in Charge – Burnaby RCMP  
 Fire Chief – Burnaby Fire Department

## **Attachment - 1**

# **Extreme Heat and Human Mortality: A Review of Heat-Related Deaths in B.C. in Summer 2021**

**Report to the Chief Coroner of British Columbia**

**Release Date: June 7, 2022**

**This report is dedicated to the families, friends and communities of those who lost their lives from the impact of the extreme heat event. May their memories endure in our actions to prevent similar deaths in the future.**

The BC Coroners Service acknowledges with gratitude that this death review panel was convened on the territory of the Musqueam, Tsleil-Waututh and Squamish peoples.



## Preface

On April 20, 2022, the British Columbia Coroners Service (BCCS) convened a panel to review the deaths of 619 persons who died following an extreme heat event that occurred June 25–July 1, 2021. During this period, an unprecedented heat dome resulted in record high temperatures across many parts of the province that persisted over several days.

Panel support was provided by BCCS staff Andrew Tu, Carla Springinotic, Dean Campbell, Quiana Foster and Ryan Panton.

I would like to thank the panel members for sharing their expertise, bringing the support of their respective organizations and participating in a collaborative discussion. I believe the panel has generated actionable recommendations that I am confident will contribute to reducing heat related deaths in British Columbia.

Kristy Anderson – Assistant Deputy Minister, Hospital & Provincial Health Services Division,  
Ministry of Health

Dr. Jatinder Baidwan – Chief Medical Officer, BC Coroners Service

Alex Boston – Executive Director, Simon Fraser University, Renewable Cities

Dr. Sam Bugis – VP Physician Affairs and Specialist Practice, Doctors of BC

Rowan Burdge – Provincial Director, BC Poverty Reduction Coalition

Gerry Delorme – Director, Health Emergency Management BC (HEMBC)

Dr. Michael Christian – Chief Medical Officer, BC Emergency Health Services (BCEHS)

Ken Craig – Executive Director, Disaster Preparedness, Emergency Management BC (EMBC)

Dr. Kirsten Everett – Director, Medical Investigation Unit, BC Coroners Service

Dr. Reka Gustafson – Deputy Provincial Health Officer, Office of the Provincial Health Officer

Dr. Sarah Henderson – Scientific Director, Environmental Health Services,  
BC Centre for Disease Control (BCCDC)

Christina Krause – Chief Executive Officer, BC Patient Safety and Quality Council

Dr. Shannon McDonald – Chief Medical Officer, First Nations Health Authority

Dr. Kim McGrail – Professor, School of Population and Public Health, UBC

Isobel Mackenzie – Seniors Advocate, Office of the Seniors Advocate

Jim Ogloff – Fire Chief, Coquitlam Fire Department

Norm Peters – Vice President, Fraser Health Authority

Dr. Michael Schwandt – Medical Health Officer, Vancouver Coastal Health

Daniel Stevens – Director, Vancouver Emergency Management Agency, City of Vancouver

Magdalena Szpala – Director, Sustainability and Resiliency, BC Housing

Fiona Wilson – Deputy Chief, Vancouver Police Department

Amina Yasin – City and Regional Planner and Commissionaire, Vancouver City Planning Commission

On behalf of the panel, I submit this report and recommendations to the chief coroner of B.C.



Michael Egilson  
Chair, Death Review Panel

## Executive Summary

Extreme heat events (EHE) are also described in the literature as “heat waves” or “heat domes”. A heat dome occurs when an area of high pressure stays over the same area for days or even weeks, trapping very warm air underneath - rather like a lid on a pot\*. The definition of an extreme heat event varies based on many factors, including geographic location and weather conditions such as temperature, humidity, and cloud cover as well as the duration of the event. During this type of event, the temperature is much hotter than average for a particular time and place.

In late June 2021, British Columbia (BC) experienced an unprecedented heat dome which resulted in record temperatures across many parts of the province over several days. Temperatures started to rise on June 24 and continued increasing to a peak on June 28-29. At the peak, temperatures reached over 40°C in many parts of the province. Overnight temperatures were also uncharacteristically high.

During the week of the EHE (June 25–July 1, 2021), the BC Coroners Service (BCCS) responded to a sudden and significant increase in deaths. More than 800 deaths were investigated by BCCS during that week, with 619 of these deaths later identified as being heat-related.

The Chief Coroner convened a death review panel to review the circumstances around these deaths to identify actions to improve public safety and prevent future deaths. This multi-disciplinary panel was comprised of experts in emergency management, medicine, public health, First Nations health, seniors, city and municipal planning, health administration, poverty reduction, patient safety, policy, research, housing, police, fire and ambulance services.

Most of the deceased were older adults with compromised health due to multiple chronic diseases and who lived alone.

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\*-[What is a heat dome?](https://www.rmets.org/what-is-a-heat-dome/) | [Royal Meteorological Society \(rmets.org\)](https://www.rmets.org/).

### Major Findings

- 98% of deaths occurred indoors;
- There was a lag between the heat alerts issued by Environment and Climate Change Canada (ECCC) and public agencies and the public response;
- Heat-related deaths were higher among persons on specific chronic disease registries (schizophrenia, substance use disorder, epilepsy, chronic obstructive pulmonary disease, depression, asthma, mood and anxiety disorders, and diabetes) compared to the B.C. population;
- More than 60% of decedents had seen a medical professional within the month prior to their death;
- 67% (415) of decedents were 70 years of age or older;
- More than half of all decedents (56%) lived alone;
- More decedents lived in socially or materially deprived neighbourhoods than the general population;
- Most decedents were in homes without adequate cooling systems such as air conditioners or fans;
- 74% (457) of deaths occurred in Fraser and Vancouver Coastal Health Authorities;
- Fraser North, Fraser East, and Vancouver had the highest rates of deaths by Health Services Delivery Area (HSDA);
- 911 calls doubled during the peak of the heat dome;
- Paramedics attended 54% (332) of deaths with a median time of 10 minutes and 25 seconds;
- In 50 instances, paramedics took 30 minutes or longer from time of call to scene attendance; and
  - In 17 instances, 911 callers were placed on hold for an extended period of time; and
  - In 6 instances, callers were told that there was no ambulance available at the time of call.

The Panel identified three key areas to reduce heat-related deaths:

A coordinated provincial heat alert response system

Ensuring vulnerable populations are identified and supported during extreme heat events

Implementing prevention and longer-term risk mitigation strategies

These findings are the basis for the following recommendations made to the chief coroner by the Panel.

#### RECOMMENDATION 1:

Implement a coordinated provincial heat alert and response system (HARS)

#### Priority actions identified by the Panel are:

(A) By June 30, 2022, the Ministry of Health will be assigned as the lead ministry to coordinate the response to public health impacts from an extreme heat event and the Ministry of Public Safety and Solicitor General will assign Emergency Management BC (EMBC) as the lead agency to coordinate the government provincial response to the non-health related impacts of extreme heat emergencies.

(B) By June 30, 2022, the Ministry of Health, provincial health authorities and EMBC will adopt and implement the HARS pilot, developed by the BC Health Effects of Anomalous Temperatures (BC HEAT) Committee, province-wide.

(C) By June 30, 2022, the Ministry of Health will forward the HARS pilot to local governments for review and adoption of recommended actions as appropriate based on community needs and identified vulnerabilities, including actions specific to vulnerable populations (ie. wellness checks, cooling centres [including mobile cooling centres], water distribution, greening areas, cooling parks).

(D) By June 30, 2022, on the advice of the BC HEAT Coordinating Committee (Ministry of Health), EMBC will issue a Broadcast Intrusive alert for an Extreme Heat Emergency.

(E) By summer 2023 the Ministry of Health will coordinate a gap analysis/evaluation of the HARS pilot.

## **RECOMMENDATION 2:**

Identify and support populations most at risk of dying during extreme heat emergencies

### **Priority actions identified by the Panel are:**

(A) By June 30, 2022, provincial health authorities will ensure that Home and Community Care Services identify and prioritize clients who: are listed on chronic disease registries (schizophrenia, substance use disorder, epilepsy, chronic obstructive pulmonary disease, depression, asthma, mood and anxiety disorders, and diabetes registries); persons with limited mobility; persons with cognitive impairment; and/or live alone, for home visits and contact during an extreme heat emergency.

(B) At their next meeting, the Union of BC Municipalities (UBCM) will review and consider the adoption of community wellness checks, as referenced in the BC HEAT Committee's Pilot HARS plan, as a strategy to identify and support vulnerable persons during an extreme heat emergency.

(C) By summer 2022, the Ministry of Health, in conjunction with the health authorities and the First Nations Health Authority, will develop and distribute public messaging on self-care and caring for vulnerable persons during a heat event, that is culturally appropriate and available in multiple languages.

(D) By December 1, 2022, the Ministry of Health, in collaboration with the Ministry of Social Development and Poverty Reduction, and in consultation with vulnerable populations, will conduct a review into issuing cooling devices as medical equipment accessible to persons most at risk of dying during an extreme heat event, and make public the findings of the review.

(E) By June 30, 2023, the Ministry of Health, provincial health authorities and the First Nations Health Authority will engage and consult with vulnerable populations (elderly, persons with chronic health conditions including mental illness, persons with mobility challenges, and persons living in neighbourhoods and geographic areas most likely to be impacted by an extreme heat event) and local government emergency planners regarding HARS planning, review and evaluation at provincial, regional and local levels.

**RECOMMENDATION 3:**

Implement extreme heat prevention and long-term risk mitigation strategies

**Priority actions identified by the Panel are:**

(A) By summer 2022, EMBC, in partnership with the Ministry of Health, provincial health authorities and the First Nations Health Authority, will distribute the Prepared BC Extreme Heat Preparedness Guide to British Columbians and provide public service announcements on extreme heat preparedness in multiple languages and formats.

(B) By summer 2023, the Ministry of Environment and Climate Change Strategy will ensure the CleanBC Better Homes and Home Renovation Rebate Program includes both passive and active cooling measures as eligible for rebates. Rebate priorities should be focused on census areas identified in the lower quintiles of material deprivation index and targeted to low income households and the least energy efficient residential building stock.

(C) The Ministry of Attorney General and Responsible for Housing will ensure that the 2024 release of the BC Building Code incorporates both passive and active cooling requirements in new housing construction, and that the release of the Alterations Code for Energy Efficient, Resilient Buildings explicitly identifies both passive and active cooling standards for existing home renovation.

(D) As the *Local Government Act*, *Community Charter* and the *Vancouver Charter* are reviewed and “Climate Lenses” are crafted for *Official Community Plans* and *Regional Growth Strategies*, the Ministry of Environment and Climate Change Strategy will ensure that updates and revisions are consistent with the *Climate Preparedness and Adaptation Strategy* and require the protection and restoration of the urban tree canopy and permeable surface areas to absorb water.

## Death Review Panel

The *Coroners Act* provides the chief coroner with the discretion to establish death review panels to review the facts and circumstances of deaths to provide the chief coroner with advice on medical, legal, social welfare and other matters that may impact public health and safety and prevention of deaths. A death review panel may review one or more deaths before, during or after a coroner's investigation, or inquest.

Members of the Panel were appointed by the chief coroner under Section 49 of the *Coroners Act* and included professionals with expertise in emergency management, medicine, public health, First Nations health, seniors, city and municipal planning, health administration, poverty reduction, patient safety, policy, research, housing, police, fire and ambulance services.

Regardless of their employment or other affiliations, individual panel members were asked to exercise their mandate under the *Coroners Act* and express their personal knowledge and professional expertise. The findings and recommendations contained in this report need not reflect, or be consistent with, the policies or official position of any organization.

In the course of reviewing heat-involved deaths that occurred in 2021, the panel reviewed:

- Coroners' aggregated investigative findings;
- Information provided by panel members;
- Environmental, social and medical factors associated with the deaths;
- Possible trends or themes;
- The current state of related public policy and strategies; and
- Existing challenges.

## Data Limitations and Confidentiality

The BCCS operates in a live database environment. Decedent information, investigative notes, case details and findings are regularly updated during a death investigation. The data presented within this case review is based on open and closed BCCS case files. It includes analysis of BCCS investigative notes, police reports, medical records and other documents collected or protocols completed during the course of the investigation. Some cases are still under investigation and information may be incomplete. Linkages were made to other data sources; however, due to incomplete or incorrect information, not all cases were linked successfully.

Where possible, the best available data was used for analysis; however, discrepancies can still occur. For example, weather data were mapped to the nearest weather station which may have been a large distance away or at a different altitude. Additionally, chronic disease information was obtained from the Chronic Disease Registries which do not include clinical diagnosis. Instead, each registry has its own defined inclusion criteria from administrative data.

Consistent with the International Statistical Classification of Diseases and Related Health Problems, 10th Revision (ICD-10), deaths resulting from environmental heat are considered to be externally caused and are thus deemed accidental deaths. On July 2, 2021, a notice was distributed to medical clinicians to remind them of the requirement to report heat-related deaths to the Coroners Service. Reports of deaths due to exposure to excessive natural heat were received by the Coroners Service for a number of days after the deaths themselves, thus not all deaths were reported in real time, which impacted data collection.

Provisions under the *Coroners Act* and *Freedom of Information and Protection of Privacy Act* allow for the BCCS to disclose information to meet its legislative mandate and support the findings and recommendations generated by the review process. For the purposes of this report, information is presented in aggregate. The BCCS is sensitive to the privacy of individuals and families that it serves and proceeds with caution when reporting findings. Details that could identify the individuals have been omitted to respect the privacy of the person who died and their families.

All **bolded** terms in this report are defined in the glossary.

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## Introduction

*Extreme Heat Events (EHEs), also referred to as “heat waves” or “heat domes” impact health and result in a significant number of preventable deaths (Government of Canada, 2020; Health Canada, 2011). The number and intensity of extreme heat events is projected to increase as a result of climate change (IPCC, 2021, 2022).*

The human body maintains a core temperature of approximately 36.6°C, and significant changes in core temperature are hazardous to our health. The mechanisms and rates of heat gain and loss are impacted by many factors, including age, cardiovascular fitness, chronic conditions, medications, clothing and humidity. Health impacts can include dehydration, heat rashes, cramps, heat exhaustion and, most threatening, heat stroke. Heat stroke refers to when core body temperature reaches at least 40°C, resulting in severe impacts to the central nervous system. Heat stroke can result in confusion or loss of consciousness and is a medical emergency that needs to be treated quickly. If untreated it can lead to death.

In Canada, extreme heat events are the leading weather-related cause of death, with health effects related to several variables:

- The number of days and maximum temperatures of the event;
- When it occurs in the season;
- How accustomed people of the area are to extreme heat;
- The ability of the community to respond; and
- Actions taken, particularly for the most vulnerable, to manage risks.

In late June 2021, British Columbia (B.C.) experienced an unprecedented extreme heat event that resulted in record temperatures across many parts of the province and lasted for several days. Overnight temperatures were also uncharacteristically high.

During the week of the extreme heat event, the BC Coroners Service (BCCS) responded to a sudden and significant increase in deaths. More than 800 deaths were investigated by BCCS during the week of the heat dome compared to an average of approximately 200 deaths during the same week in previous years. At the time of this report, 619 deaths have been identified as being caused by extreme heat.

The BCCS is mandated to investigate and review all unnatural and unexpected deaths in the province. This includes attending the location of the death when possible, completing a physical assessment of the decedent, conducting interviews with family, friends and persons or service providers involved in the decedent's life, arranging necessary post-mortem testing, obtaining medical records, and documenting the investigation's findings in a coroner's report. These investigative findings provide insight into the circumstances of a decedent's life and may also identify issues or challenges, opportunities for preventing similar deaths, and areas for program or policy improvement.

*A BCCS investigative protocol for heat-related deaths was implemented during the extreme heat event and is currently being refined and updated. The protocol includes scene, environment and additional data to support a better understanding of heat-related mortality.*

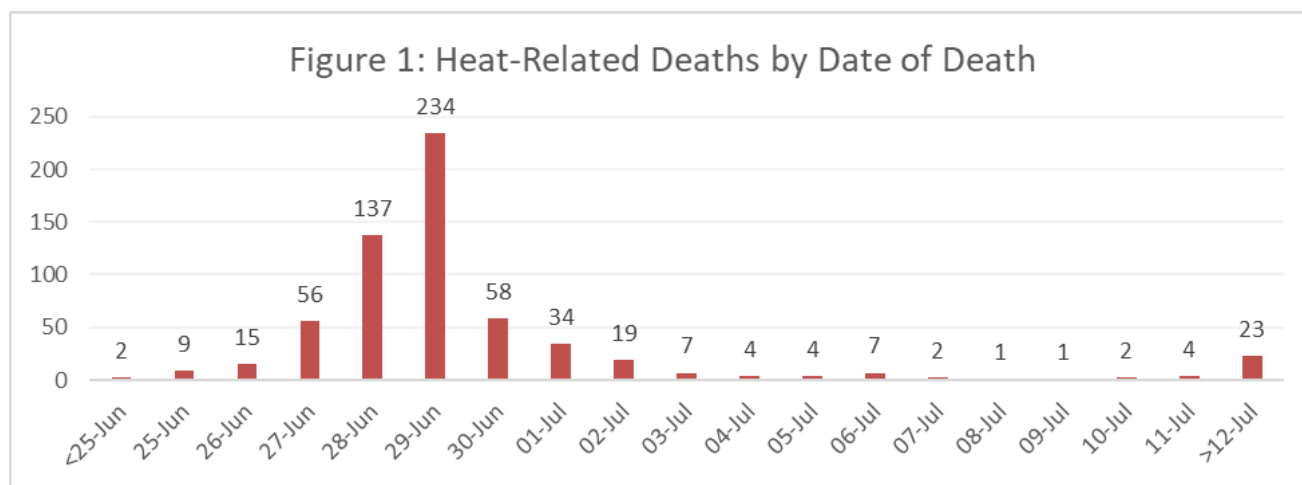
On April 20, 2022, the chief coroner convened a death review panel to review the circumstances around the 619 deaths that occurred in the summer of 2021. The purpose of the Panel is to identify actions to improve public safety and prevent future deaths; it is prohibited from making findings of legal responsibility or expressing any conclusions of law.

Although this report lists many statistics, each data point is an individual life. The people who died were people who, for myriad reasons, were overcome by the effects of extreme heat. Most lacked access to cooler buildings or air-conditioned spaces. Many were older adults who had chronic health conditions. Many communicated that they were feeling unwell and were having difficulty managing in the hot temperatures. Many were also connected to health services and other resources prior to their death.

## Part One: BC Coroners Service Review Findings

This review summarizes investigative findings about the deaths of people who died as a result of an extreme heat event that occurred during the summer of 2021 (see Figure 1).

Coroner investigations found that those who died were predominantly older adults with chronic health conditions and relatively compromised overall health. These conditions may have impacted their ability to seek assistance or cooler environments. The majority of those who died lacked access to cooling or ventilation, and were often living in areas of higher material and social deprivation. Although deaths occurred over a seven-month period, in the majority of deaths, the injury event that contributed to the death was sustained during the extreme heat event.



Of the 619 heat-related deaths, 576 (93%) were injured during the week of June 25–July 1. The majority of injuries occurred on June 28 and June 29 which corresponds with the highest temperatures during the extreme heat event. In certain parts of the province, temperatures above 40°C were observed from June 27–June 30.

*Extreme heat can cause a range of health effects from mild to life threatening. These effects include: dehydration, heat rashes, cramps, heat exhaustion, and heat stroke. Heat stroke may result in confusion or loss of consciousness. If heat stroke is untreated it can lead to death (Health Canada, 2012).*

### Age and Sex

More older adults died during the extreme heat event than younger persons.

- 67% of decedents were 70 years of age or older, and 90% were over age 60 (see Appendix 2, Figure 2).
- Males and females were equally affected, however males who died tended to be younger compared to females who died (see Appendix 2, Figure 3).
- There were no deaths among infants or children, or persons younger than age 30.

## Indigenous Peoples

Nine (1.5%) of the decedents were identified by coroners as being Indigenous. Indigeneity may not have been identified in many cases where deaths were initially identified as natural or expected, and therefore not under the jurisdiction of the BCCS. Accurate data collection regarding Indigenous morbidity and mortality is understood to be critically important to addressing health inequities experienced by Indigenous peoples. Having heat-related deaths reported as they occur will assist more accurate Indigenous health data collection.

## Health Conditions

*Chronic conditions, including cardiovascular disease, hypertension, lung disease and diabetes interfere with the body's thermoregulation process increasing susceptibility to extreme heat. Some conditions including schizophrenia can affect a person's ability to recognize overheating and to take protective action (Ebi et al., 2021).*

Data matched with the Ministry of Health's Chronic Disease Registry found that 91% of decedents were assigned to at least one chronic disease registry. The most common registry that decedents belonged to was hypertension (71%), mood and anxiety disorders (60%), depression (54%), diabetes (37%), and osteoarthritis (33%) (see Appendix 2, Figure 4). Compared with the B.C. population 65 years and over, a higher percentage of decedents were on schizophrenia, substance use disorder, epilepsy, chronic obstructive pulmonary disease, depression, asthma, mood and anxiety disorders, and diabetes registries.

- More than 80% of decedents were on three or more chronic disease registries (see Appendix 2, Table 1).

Many chronic conditions impact mobility and cognition. Reduced mobility and cognitive decline may potentially impact a person's ability to understand or to respond to extreme heat, or to self-rescue by hydrating, attending a cooling centre, or finding other relief.

- More than two-thirds (69%) of decedents were identified as having chronic illnesses that potentially could impact mobility, including conditions such as heart failure, arthritis or Parkinson's disease.
- Just under two-thirds (64%) of decedents were identified with chronic illnesses that potentially could impact cognition, including mood and anxiety disorders, dementia, or schizophrenia.

This review could not determine how many of the decedents had mobility or cognitive challenges that actually played a role in their death.

## Health Care Utilization

According to Medical Services Plan (MSP) billings, just over 60% of decedents had at least one visit with a health professional in the past month while 12% had no visits within the 12 months prior to their death (see Table 2). 62% of decedents had 10 or more visits to a health professional within the 12 months prior to their death.

**Table 2: Heat-related deaths by Last Visit to Health Professional**

Last Visit	Count	Percent
No visits past year	75	12.1%
Within 7 days	191	30.9%
Between 8-30 days	184	29.7%
Between 31-90 days	114	18.4%
Between 91-180 days	26	4.2%
Between 181-365 days	5	0.8%
Unknown	5	0.8%
<b>Total</b>	<b>619</b>	

## Location of Death

During the extreme heat event, heat-related deaths occurred across the province (see Figure 5). However, almost three-quarters of decedents (74%) lived within the Vancouver Coastal or Fraser Health Authorities.

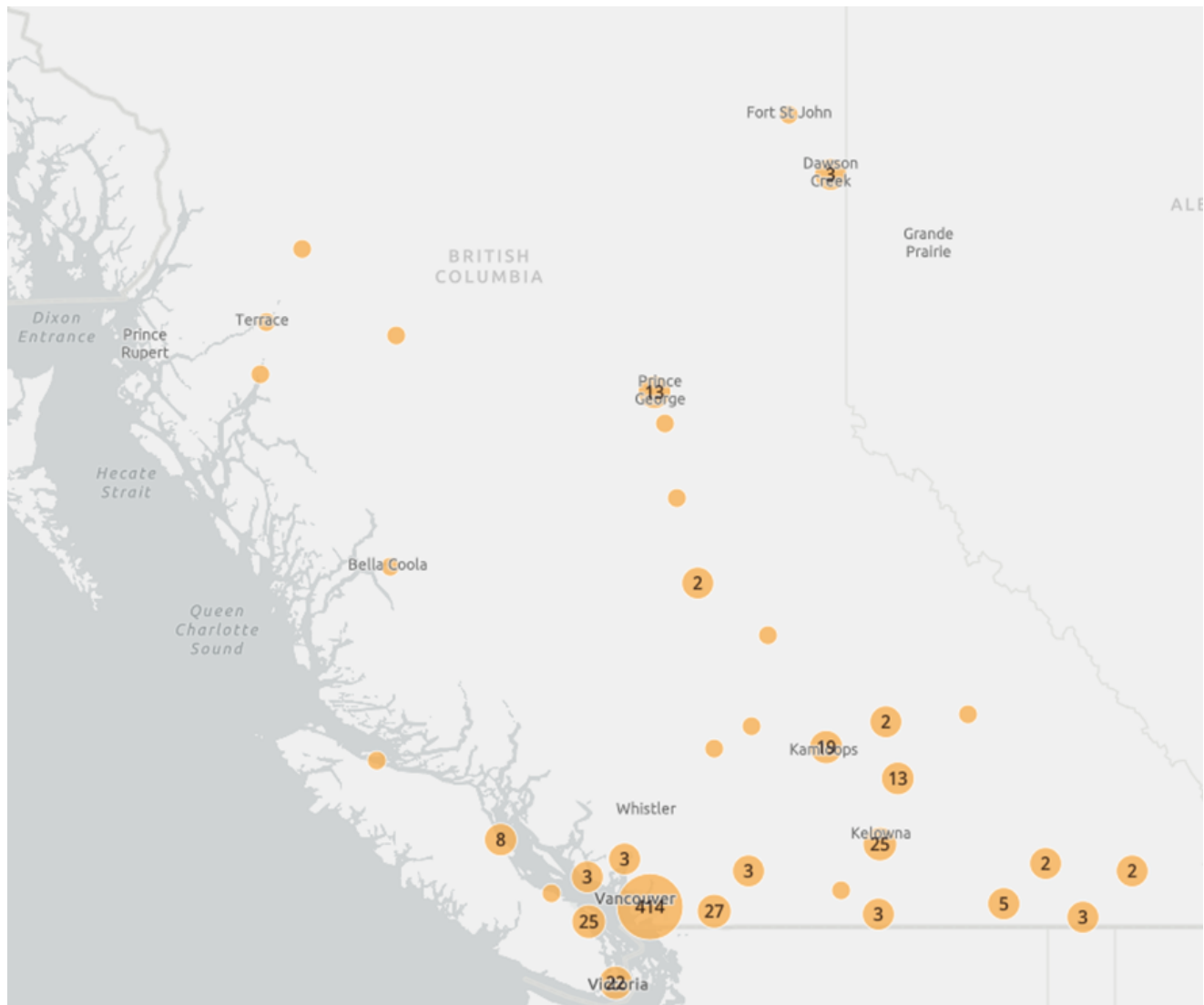
- 51% of deaths were recorded in Fraser Health, and 23% were recorded in Vancouver Coastal Health (see Appendix 2, Table 3).
- By Health Service Delivery Area (HSDA), the highest rates of death were in Fraser North, Fraser East, and Vancouver.
- By township, Vancouver (117) had the highest number of heat-related deaths, followed by Surrey (75), Burnaby (73), New Westminster (33), Chilliwack (27), Abbotsford (23), Langley (23) and Victoria (20) (see Appendix 2, Table 4).

*City centers may be hotter than surrounding rural areas because of their design and construction, including:*

- *pavement and asphalt roads and walkways which absorb heat,*
- *multi-storied glass buildings which reflect sunlight and block wind, and*
- *the absence of tree canopy and other green space to provide protective cooling.*

Wang et al., 2016

### Figure 5: Heat-related deaths mapped by injury location



Note: Locations are mapped to the nearest bubble.

## Community and Neighbourhood

This review identified that a number of the deaths were in urban areas with low greenness (fewer trees) surrounded by large roads, large buildings, and high density.

Residential addresses of the decedents were linked to the corresponding material and social deprivation quintile of the area.

- 28% of decedents lived in neighbourhoods that were most materially deprived and 33% lived in neighbourhoods that were most socially deprived (see Appendix 2, Tables 5 and 6), both over-representations of deprivation.

*Poor quality housing, homelessness, and overall deprivation are risk factors for increased mortality during extreme heat events (Kenny et al 2019; Kovats and Hajat, 2008).*

*Urban tree canopy reduces surface temperatures by as much as 12°C (Schwaab et al, 2021). The urban heat island effect increases heat related mortality and morbidity (Santamouris, 2020).*

## Housing

In almost all (98%) of the deaths, the heat injury occurred indoors in a residence.

- 73% occurred in private residences (39% in multi-unit buildings and 34% in detached buildings);
- 10% occurred in social housing, single room occupancy (SRO), or supportive housing;
- 7% occurred in trailer homes, mobile homes, RVs, or campers; and
- 7% occurred in senior or long-term care homes (see Appendix 2, Table 7).

## Living Situation

More than half (56%) of decedents lived alone, 30% lived with spouse or family members; 8% lived in community or assisted living situations (i.e. group home, senior homes, long-term care homes); and 5% lived with unrelated friends or roommates (see Appendix 2, Table 8).

## Recent Activity

Very few deaths were linked to physical activity in the heat. BCCS investigative notes found that 20 (3.2%) decedents were known to be recently active prior to their death. Activities included gardening, outdoor home maintenance/repairs, walking outdoors, hiking, or playing a sport.

## Reason Found

Place of injury, living situations and social connectedness influenced why and when the deceased was found (see Appendix 2, Table 9).

Half of those who died were found during a wellness check. Wellness checks were completed by family or friends, support workers or health workers who attended the deceased specifically out of concern for their well-being, or were conducted by police due to reported well-being concerns.

32% of those who died were found by someone during regular or routine contact such as a family member returning home or during a scheduled routine visit.

## External Environment

*Environment and Climate Change Canada is responsible for issuing timely weather forecasts, warnings and alerts across Canada including heat alerts. Heat warnings issued in the days prior to a heat event are intended to allow enough time for the impacted areas to mobilize, activate plans and protocols (Government of Canada, 2022).*

### Outdoor Temperature

Outdoor temperatures on the day of and the day prior to injury were collected from the nearest weather station to each injury location. The maximum temperature on either day was then calculated. The average maximum temperature on the day of or day prior to injury was 36°C, and for 61% of deaths the maximum temperature was 35°C or greater (see Appendix 2, Table 10).

*Within urban areas, landscape and building design can result in significant temperature differences between neighborhoods (Hong et al. 2019).*

## Home Environment

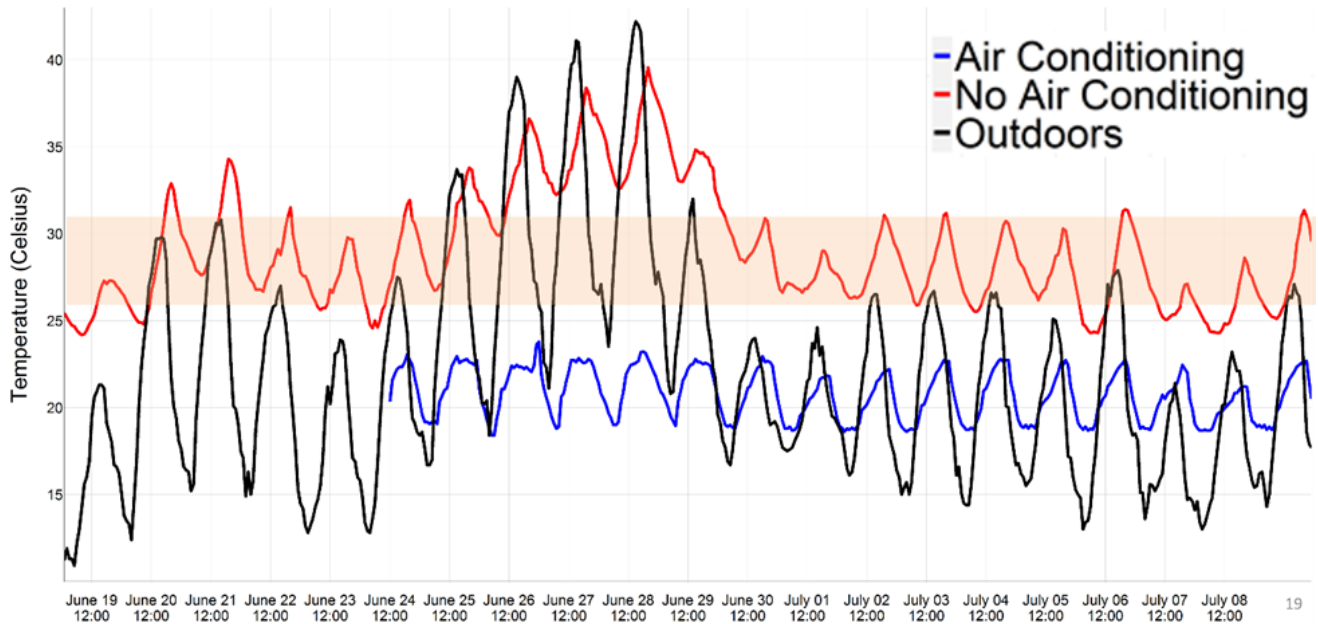
*Indoor temperatures are strongly influenced by the building design, construction, cardinal orientation, and size. Indoor air temperature is generally higher when the buildings have greater solar radiation indoors, southward facing, poor insulation, dark materials, low ventilation. Upper floors can be hotter because of cumulative heat transfer from lower floors upwards and downwards through the roof. (Kenny et al., 2018).*

Indoor temperature readings were not available at all death locations. Instead, investigative notes indicated temperatures using terminology like “warm,” “hot,” or “extremely hot,” or were described using an estimated temperature range (>25°C to 30°C, 30°C to 35°C, etc.). The presence of air cooling, fan use and/or ventilation was obtained through a review of investigative notes. Information about building size, condition, windows or building orientation was not collected or available.

Figure 6 shows that outdoor temperatures cooled at night but that indoor temperatures remained high, consistently exceeding 26°C during the extreme heat event. Without air conditioning, indoor temperatures remained hazardous throughout this period.



Figure 6 (Abbotsford)



### Air Conditioning

Based on information collected by coroners during their investigations, 46 (7%) decedents had air conditioning present in their residence (see Appendix 2, Table 11). Of those, 7 (15%) were on at the time of death but may have been in a different room or improperly used (i.e. blowing hot air).

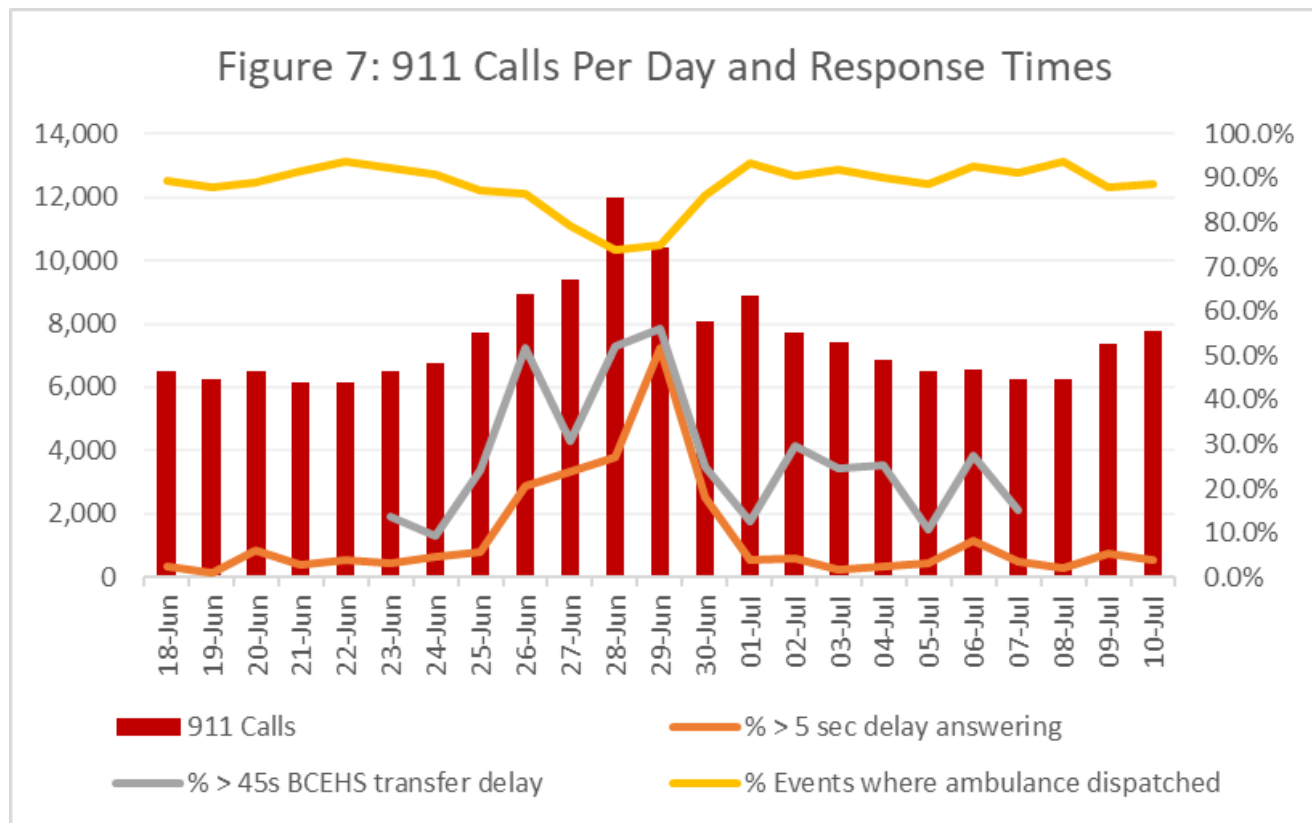
### Fans

Fans were used in 24% of residences; however, for 44% of decedents it was unknown if fans were in use (see Appendix 2, Table 12). Of those with fans in use, 70% had them on in the room where the deceased was found.

## Provincial Emergency Response

During the extreme heat event, emergency services were significantly impacted, with an increase in calls for ambulance, police and fire (as first responders). First responders reported that lack of other agency availability (including coroner response) resulted in personnel remaining on scene for extended periods until transport of the patient or decedent could occur.

Data from E-Comm 911 found that 911 call volumes increased from between 6,000-7,000 calls in the days prior to and following the extreme heat event, to as high as 11,970 calls on June 28 (see Appendix 2, Table 13). Call delays also increased during the extreme heat event. E-Comm 911's service level target is for 95% of 911 calls to be answered in five seconds or less. Between June 26-June 30, 29% of calls took more than 5 seconds to be answered and on June 29, 52% of calls took more than 5 seconds to answer. Call transfers to BC Emergency Health Services (BCEHS) were also delayed during this time period, with 44% of transfers between June 26-June 30, taking more than 45 seconds compared to 16% just prior to the heat dome (see Figure 7).



BCEHS also experienced a corresponding increase in the number of calls accepted and the number of events created during the heat dome (see Table 13, Appendix 2). The increase volume seems to have affected the number of ambulances that were dispatched. Between June 26-30, BCEHS dispatched an ambulance to an average of 80% of events, down from over 90% on the days prior and following the extreme heat event.

Data from BCEHS and BCCS investigative notes found that a 911 call for an ambulance was made in 72% of heat-related deaths (Appendix 2, Table 14). Of those calls, paramedics were dispatched to and attended 332 (74%) events (Appendix 2, Table 15). The most common reason that BCEHS was not dispatched was because the patient was determined to be already deceased at the time of the call.

Where BCEHS attended, 83% of patients were dead or died at the scene and 17% were transported to hospital (see Appendix 2, Table 16).

## Part 2: Discussion

The Panel considered the investigative findings, a review of the literature and the experiences of the panel members and represented agencies in its discussions.

Extreme heat events (EHE) are also described in the literature as “heat waves” or “heat domes.” A heat dome occurs when an area of high pressure stays over the same area for days or even weeks, trapping very warm air underneath - rather like a lid on a pot. The definition of an extreme heat event varies based on many factors, including geographic location and weather conditions such as temperature, humidity, and cloud cover as well as the duration of the event. The temperature is much hotter than average for a particular time and place.

The Intergovernmental Panel on Climate Change (IPCC) concluded that the climate will continue to warm despite efforts to reduce global emissions, which will result in more frequent heat events (IPCC, 2021).

As identified in the introduction, the human body has a core body temperature of approximately 36.6 degrees Celsius. When the body is unable to maintain this core temperature due to excessive external heat, various life threatening conditions can occur; including dehydration, heat rashes, cramps, heat exhaustion and, most serious, heat stroke. Health problems become more pronounced during a heat event for people who are unable to avoid the heat. The mechanisms and rates of heat gain and loss are impacted by many factors including age, cardiovascular fitness, chronic conditions, medications, clothing, and humidity.

High indoor temperature was the primary cause of injury and death during the extreme heat event. During this time, hot air became trapped indoors and continued to rise over time. Although outdoor temperatures decreased overnight, residences did not cool off, exposing people to harmful high temperatures for extended periods of time. The BC Centre for Disease Control (BCCDC) identified that people were most in danger when indoor temperatures remained above 26 degrees throughout the heat event.

Environment and Climate Change Canada (ECCC) is responsible for issuing timely weather forecasts, warnings, and alerts across Canada, including heat alerts. Heat warnings issued by ECCC in the days prior to a heat event are intended to allow enough time for the impacted areas to mobilize, activate plans and protocol response (Government of Canada, 2022; Health Canada, 2012). ECCC delivers public alerts through several sources including the ECCC Weather Office, the Weather APP, Alert Me APP, subscriber email and through the Weather Network\* (ECCC communication, 2022; Government of Canada, 2020). Additionally, ECCC also delivers extreme heat warnings to the B.C. emergency partners and Ministries responsible for heat related coordination and response planning (ECCC communication, 2022).

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\*-The Weather Network (TWN) is a Canadian weather information specialty channel that delivers weather information on television, digital platforms (responsive websites, mobile and tablet applications) and TV apps.

## Heat Alert and Response Systems

In 2012 Health Canada published a best practices guidebook: *Heat Alert and Response Systems (HARS) to Protect Health*. The guide stated:

*The effects of heat on the health of Canadians will depend upon actions taken by public health and emergency management officials, community health and social service providers, and by individuals to prepare for and respond to the impacts. Research suggests that the health effects of extreme heat are a function of:*

- *the duration and severity of an extreme heat event*
- *when an extreme heat event occurs in the season*
- *the sensitivity of the population*
- *the ability of a community to respond during extreme heat events*
- *actions taken by officials and individuals, particularly the most vulnerable, to manage the risks*

*To prepare for extreme heat events, some communities in Canada and internationally have developed Heat Alert and Response System(s) (HARS). These systems have the following core elements:*

**Community Mobilization and Engagement**—Requires a coordinating agency to prepare the community for the upcoming heat season by identifying community needs, recruiting stakeholders and developing plans to implement a HARS.

**Alert Protocol**—Identifies weather conditions that could result in increased morbidity and mortality in the region. The protocol is used to alert the public, as well as government officials and stakeholders, who then take pre-determined actions to protect health.

**Community Response Plan**—Facilitates actions by individuals to protect themselves during periods of extreme heat by directing public health interventions aimed at reaching vulnerable individuals who require assistance.

**Communication Plan**—Raises awareness about the impacts that heat may have on health, and provides advice through media releases, interviews and websites on how to reduce health risks.

**Evaluation Plan**—Assesses HARS activities and facilitates improvements. Aims to evaluate the extent to which implemented measures are timely, relevant, effective, meet local priorities, and contribute to the reduction of health impacts.

*A HARS is most effective when it is delivered in conjunction with preventative actions that provide long-term and sustainable protection from extreme heat events (Health Canada 2012).*

HARS planning is also applicable when dealing with other types of severe weather events such as extreme cold events and flooding.

A jurisdictional scan completed by the BCCDC in 2017 found most municipal governments and health authorities did not have comprehensive HARS plans. At that time, planning for extreme heat was considered a lower priority because the risk seemed low, there were other competing priorities with fixed resources, or heat response planning was not considered their responsibility. Both the City of Vancouver and subsequently, the Village of Ashcroft were acknowledged by the Panel for their HARS planning.

Table 7: Heat Alert Levels

Alert Level	Level 1	Level 2
Proposed Name	<b>Heat Warning</b>	<b>Extreme Heat Emergency</b>
Public Health Risk	Moderate (5% increase in mortality)	Very high (20% or more increase in mortality)
Descriptor	Very hot	Dangerously hot
Historic Frequency	1-3 per summer season	1-2 per decade
Criteria	Southwest = 29-16-29 Fraser = 33-17-33 Southeast = 35-18-35 Northeast = 29-14-29 Northwest = 28-13-28	Level 1 criteria have been met and forecast indicates that daily highs will substantively increase day-over-day for 3 or more consecutive days

In response to the extreme heat event in 2021, the BC Health Effects of Anomalous Temperatures (BC HEAT) Coordinating Committee was established in January 2022 to support planning and public health response efforts to significant heat events in B.C. The primary goals of the Committee are focused on public health actions and messaging for the heat alert system.

The Committee has established a pilot for a two-tiered heat alert response system in B.C. that would identify Heat Warning and Extreme Heat Emergency (Table 17) thresholds and procedures based on regional criteria. The pilot framework outlines recommended actions to be taken prior to the heat season and during a heat warning, as well as extreme alert and post-heat season actions.

Additionally, EMBC is finalizing an Extreme Heat Preparedness Guide for Provincial Ministries and Agencies that will address Heat Alert and Response Systems (consistent with the work done by the BC HEAT Committee) and will identify government roles and responsibilities regarding extreme heat.

Panel discussions identified that other circumstances may impact personal and community response to a public health emergency. The province's response to COVID-19 likely further exacerbated the impact of the extreme heat event, as people may have been reluctant to congregate in public areas and as a result may have avoided cooling centres. Additionally, deployment of staff to public areas was also problematic at times with concerns about COVID-19 exposure.

## Coordinated Strategy

The 2012 Health Canada HARS best practice guidebook identified very similar findings to this death review panel in terms of who was at risk in terms of age, health conditions and living arrangements.

Panel discussions identified the need to establish clear provincial protocols that outline actions to be initiated when either a heat warning or an extreme heat emergency alert is issued by ECCC. The Panel recognized the need for overall provincial coordination as, like other natural disasters, an extreme heat emergency event is a provincial emergency and may require access to provincial emergency resources.

The Panel also identified the importance of regional and local decision-making in response to an extreme heat emergency as this is where understanding of local communities resides. Extreme heat emergency alerts also need to trigger regional and local level action plans. The BC HEAT coordinating committee has been working on many of the coordinated strategy issues discussed at the death review panel.

The Panel identified that clarity is needed on who should act as the lead agency in coordinating planning and action. Coordinated planning should ensure that agencies are aware of impending heat events which would trigger agency action to address needs such as surge planning around staff and resources to adequately respond to an extreme heat emergency.

Extreme heat emergency alerts need to be paired with clear protocols to ensure no time is lost in responding to a heat emergency. The protocols need to recognize the seriousness of an extreme heat emergency and the potential of a mass casualty event.

In May 2022, the provincial government announced that Alert Ready (a national alert system) had been expanded to include wild fires, floods and extreme heat events in B.C. The alert system was developed to target imminent threats. There was discussion during the panel around the use of the alert system to warn of impending extreme heat events. The discussion identified that the alert system was warranted given the significant number of people who died over a short period and the emergency nature of an extreme heat event.

Provincial coordination is required to ensure that:

- Response to heat events occurs rapidly;
- All ministries, agencies and municipalities clearly understand their roles;
- No ministries/agencies are working at cross purposes with other ministries/agencies;
- Provincial emergency funds can be accessed in a timely manner as for other natural disasters such as windstorms and floods; and
- Robust evaluation and continuous quality improvement occur to assess the adequacy of extreme heat emergency response.

Planning for extreme heat events must also anticipate the possibility of other provincial or public health emergencies as was experienced in 2021 with the province also responding to the COVID-19 pandemic and wildfires during the heat dome.

## Vulnerable Populations

Not all people experienced the same degree of heat health risks during the extreme heat event. The elderly, persons with chronic health conditions, persons living alone, those with no access to cooling, and those in particular geographic areas were more impacted by the heat. Wider public awareness about heat, and targeting community training on how to recognize heat concerns is needed.

Universal safety measures and warnings are required for all British Columbians when an extreme heat event is occurring, but vulnerable populations will require additional interventions, support and assistance. One of the challenges is identifying who is most vulnerable and how to adequately meet their needs during an extreme heat event.

Two of the most impactful interventions during a heat event deal with:

1. Ensuring people have a way of staying cool either inside their residence or elsewhere (i.e. a cooling centre, air conditioned lobby, etc.); and
2. Conducting heat-informed checks on older adults, persons with health conditions, those living alone and those with mobility issues to consult them on their on their well-being and support needs.

When issuing extreme weather alerts, recognition will need to be paid to the fact that not everyone accesses social media, has a phone, can read signage or speaks English as their primary language. Alerts and warnings must be multilingual and delivered via a variety of mediums. It is also essential that people working in any type of care facility or who provide housing, are aware of heat dangers and measures required to alleviate those dangers.

Any successful strategy must include the voices and needs of those most at risk of injury or death from extreme heat to find out what would be most helpful during a heat event. In some areas with higher material deprivation, the number of deaths was lower than may have been expected. It is important to learn from the people living in those areas, such as those living in the downtown east side of Vancouver, what communities did to support their members – a journey mapping exercise could be very instructive in understanding the experiences of vulnerable people who lived through the 2021 extreme heat event. Lived experience must inform community strategies for prevention from planning through implementation.

Taking the needs of people with mobility issues into account will also be key in ensuring access to cooling areas. Establishing cooling centres during an extreme heat event is important, but people with mobility issues may not be able to access them and distance could be a further impediment for people lacking funds for transit. Solutions that bring cooling to those who cannot easily leave their residence for health or mobility reasons will be required. Measures such as temporary free transit, mobile cooling centres, or cooling shuttles should be considered.

Many decedents had recent contact with medical professionals, likely due to their age and/or health needs as identified by the number of deceased on multiple chronic disease registries. Leveraging these contact encounters approaching the summer months could provide an opportunity for education on the impacts of heat and assessing any additional health conditions that may place patients at greater risk of heat-related injury.



Mapping geographic areas through census data and the social and material deprivation indexes could also help identify neighbourhoods where access to cooling areas in parks is limited and/or little green space or tree canopy exists. This could help communities prioritize where green space is needed and where parks should be developed with shade and accessibility in mind.

Often when an extreme heat event occurs, air quality due to smoke from wildfires and pollution trapped by the high-pressure systems associated with heat domes can exacerbate the challenges, particularly for vulnerable communities, and people with additional health challenges such as asthma and other respiratory issues.

### **Indigenous Peoples**

Indigenous individuals and communities are identified as vulnerable to and disproportionately affected by climate change and extreme climate events in Canada and globally (Norton-Smith et. al., 2016; Ford, J., 2012). Many Indigenous populations face unique exposures and sensitivities to climate change, as a function of their traditional relationship with and dependence on the land, sea, and natural resources. These differences present risk factors that are different from nonindigenous populations, and among and between Indigenous groups (Ford, J., 2012).

Canada's Indigenous populations, whether living in rural communities or in urban centres are at significantly higher risk of developing chronic disease than non-Indigenous people (Indigenous Services Canada, 2018). For example, First Nations people experience higher rates of heart disease, diabetes and rheumatoid arthritis, all of which potentially increase vulnerability to extreme heat events (Indigenous Services Canada, 2018; Hitchon et al., 2020; Government of Canada, 2010).

Researchers including Deen et al. (2021) find a lack of literature on the impact of temperature and extreme event trends in Canadian Indigenous communities. They identify how climate data can provide a resource for First Nations community resilience planning and resource allocation strategies. The BCCS investigations found that a disproportionately low number of Indigenous people died during the extreme heat event. As previously noted, this may have been the result of under reporting due to data collection processes but consultation with Indigenous peoples will be important to ensure their voices are heard and their needs around heat planning understood.

## Risk Mitigation

*Governments and other organizations should recognize extreme-heat events as “natural disasters” and include extreme heat in their messaging, in the same way that flooding and wildfire are seen as natural disasters (Eyquem & Feltmate 2022).*

In addition to the need to meaningfully respond in real time to an extreme heat emergency, the Panel also discussed the need for, and the importance of, prevention and risk mitigation strategies to reduce the likelihood of another mass casualty event. Adaption and risk mitigation become more urgent with the increasing likelihood of more frequent extreme heat events due to the impacts of climate change.

Eyquem & Feltmate (2022) identify three categories of action to reduce risks in relation to extreme heat: changing behaviour (non-structural); working with nature (green infrastructure); and improving buildings and public infrastructure (grey infrastructure).

EMBC is finalizing public information regarding heat preparedness in a guide titled *PreparedBC: Extreme Heat Preparedness Guide*. The guide will address how British Columbians can plan and prepare for extreme heat events.

Urban areas can be significantly warmer than surrounding rural areas because of their design and construction, known as the “urban heat island effect.” The increase in heat is attributed to areas with extensive surfaces like asphalt and concrete that absorb solar radiation, have less vegetation to provide a cooling effect, and have heavier concentrations of traffic that generate additional heat. Significant heat differences can be found across and between neighbourhoods due to variations in landscape and building characteristics. Declining tree canopy and permeable surfaces in urban areas will increase vulnerability to extreme heat.

Canadian Census data identifies an ageing population and an increase in one person households. This trend will increase the proportion of B.C.’s population vulnerable to heat-related mortality and morbidity. The BCCS investigative findings showed that elderly, socially-isolated people were at a higher risk of heat-related mortality. Many of the deceased lived in single family dwellings. Building practices such as adding suites to homes could potentially reduce social isolation.

A number of deaths occurred in neighbourhoods with large roads, large buildings, high density, and low greenness. Discussions focused on the importance of increasing shading, heat reflectivity (**albedo**) and reducing evaporation (through increasing the tree canopy and surface permeability to absorb water) as natural cooling measures to help mitigate the impact of a future extreme heat event. Increasing green space and shading, especially in neighbourhoods high on the material deprivation index, would provide naturally cooler areas where people can find respite from extreme heat events.

Indoor temperatures are strongly affected by a building's design, construction, **cardinal orientation** and size. Buildings constructed of materials that conduct solar energy inwards; that have larger windows and/or single pane windows; that have poor insulation and/or low ventilation; that face south or southwest; and that have dark exteriors promote higher indoor temperatures. Larger buildings also tend to get hotter on higher floors and especially floors under the structure's roof. By covering windows during the day, promoting ventilation when it is cooler outside and avoiding the use of ovens and stoves, individuals can help decrease indoor temperatures.

Building codes that require passive and active cooling (heat pumps, building materials, insulation, ventilation, greening, tree canopy, landscape permeability, solar reflectivity, etc.) can mitigate the effects of extreme heat events. Retrofitting codes and rebate programs that encourage active and passive cooling in current housing stock, especially in materially and socially deprived index areas, would further mitigate the impact of extreme heat. Current building codes in British Columbia do not consider cooling in the same manner as heating requirements. As building codes are revised they will need to reflect the latest climate science and consider cooling needs.

Data collection on (health, social and infrastructure) circumstances surrounding heat related mortality and morbidity is important to help communities identify the most at risk populations and neighbourhoods to support evidence-based decision making for community planning.

Although the Panel was specifically reviewing the impact of the 2021 extreme heat event and the mortality that resulted, discussions also recognized the importance that any actions taken to mitigate and adapt to the effects of an extreme heat event need to support and be consistent with the latest climate science.

## Part Three: Recommendations

This death review panel has developed a set of recommendations considering the BCCS investigative findings, current research and applying subject matter expert opinion to heat-related deaths. The recommendations arising from the death review panel were developed in a manner that was:

- Cognizant of the scale of the emergency;
- Collaborative;
- Attributable to the deaths being reviewed;
- Focused on identifying opportunities for improving public safety and prevention of future deaths;
- Targeted to specific parties;
- Realistically and reasonably implementable; and
- Measurable.

The Panel identified three key areas to reduce heat-related deaths:

A coordinated provincial heat alert response system

Ensuring vulnerable populations are identified and supported during extreme heat events

Implementing prevention and longer-term risk mitigation strategies

## Panel Recommendations

### A COORDINATED HEAT ALERT RESPONSE SYSTEM (HARS)

#### Rationale

To respond effectively to an extreme heat event three elements are necessary:

1. A formal determination that an extreme heat event is likely or emerging. An alert system for heat warnings and extreme heat emergencies has been established with Environment and Climate Change Canada (ECCC). These alerts allow the province to distinguish when weather is predicted to be unseasonably hot and when the weather is predicted to create an extreme heat emergency (conditions that endanger human health).
2. A coordinated plan with protocols to identify roles, responsibilities and actions to be taken once an extreme heat emergency is declared.
3. Affected community, municipalities, health authorities must implement the actions identified in their HARS plan.

#### RECOMMENDATION 1:

Implement a coordinated provincial heat alert and response system (HARS)

#### Priority actions identified by the Panel are:

(A) By June 30, 2022, the Ministry of Health will be assigned as the lead ministry to coordinate the response to public health impacts from an extreme heat event and the Ministry of Public Safety and Solicitor General will assign Emergency Management BC (EMBC) as the lead agency to coordinate the government provincial response to the non-health related impacts of extreme heat emergencies.

(B) By June 30, 2022, the Ministry of Health, provincial health authorities and EMBC will adopt and implement the HARS pilot, developed by the BC Health Effects of Anomalous Temperatures (BC HEAT) Committee, province-wide.

(C) By June 30, 2022, the Ministry of Health will forward the HARS pilot to local governments for review and adoption of recommended actions as appropriate based on community needs and identified vulnerabilities, including actions specific to vulnerable populations (ie. wellness checks, cooling centres [including mobile cooling centres], water distribution, greening areas, cooling parks).

(D) By June 30, 2022, on the advice of the BC HEAT Coordinating Committee (Ministry of Health), EMBC will issue a Broadcast Intrusive alert for an Extreme Heat Emergency.

(E) By summer 2023 the Ministry of Health will coordinate a gap analysis/evaluation of the HARS pilot.

## ENSURING VULNERABLE POPULATIONS ARE IDENTIFIED AND SUPPORTED DURING EXTREME HEAT EVENTS

### Rationale

As identified by the BCCS investigative findings, the effects of the 2021 extreme heat event were not felt equally amongst the population. The elderly, those with chronic health conditions and materially and socially disadvantaged people were disproportionately impacted. Most of the deceased had recent contact with medical professionals prior to their deaths. Mobility or cognitive issues, poverty and discrimination, may prevent some people from accessing cooling areas during an extreme heat event and they will require services coming to them rather than be expected to access services outside of their living area.

To ensure the needs of vulnerable populations are adequately addressed, policy, planning, service development and implementation must all be considered through an equity lens.

### RECOMMENDATION 2:

Identify and support populations most at risk of dying during extreme heat emergencies

### Priority actions identified by the Panel are:

(A) By June 30, 2022, provincial health authorities will ensure that Home and Community Care Services identify and prioritize clients who: are listed on chronic disease registries (schizophrenia, substance use disorder, epilepsy, chronic obstructive pulmonary disease, depression, asthma, mood and anxiety disorders, and diabetes registries); persons with limited mobility; persons with cognitive impairment; and/or live alone, for home visits and contact during an extreme heat emergency.

(B) At their next meeting, the Union of BC Municipalities (UBCM) will review and consider the adoption of community wellness checks, as referenced in the BC HEAT Committee's Pilot HARS plan, as a strategy to identify and support vulnerable persons during an extreme heat emergency.

(C) By summer 2022, the Ministry of Health, in conjunction with the health authorities and the First Nations Health Authority, will develop and distribute public messaging on self-care and caring for vulnerable persons during a heat event, that is culturally appropriate and available in multiple languages.

(D) By December 1, 2022, the Ministry of Health, in collaboration with the Ministry of Social Development and Poverty Reduction, and in consultation with vulnerable populations, will conduct a review into issuing cooling devices as medical equipment accessible to persons most at risk of dying during an extreme heat event, and make public the findings of the review.

(E) By June 30, 2023, the Ministry of Health, provincial health authorities and the First Nations Health Authority will engage and consult with vulnerable populations (elderly, persons with chronic health conditions including mental illness, persons with mobility challenges, and persons living in neighbourhoods and geographic areas most likely to be impacted by an extreme heat event) and local government emergency planners regarding HARS planning, review and evaluation at provincial, regional and local levels.

## IMPLEMENTING PREVENTION AND LONGER-TERM RISK MITIGATION STRATEGIES

### Rationale

Due to climate change, extreme weather events are likely to occur more frequently in the future. The number of people vulnerable to an extreme heat event is expected to grow as census predictions show a steadily rising elderly population and an increasing share of one person households.

A number of heat mitigation actions have been considered, and some have been implemented, but current efforts have been insufficient and this work needs to be prioritized and accelerated by all levels of government and the private sector.

Focusing on prevention opportunities, adaptation strategies and longer-term risk mitigation initiatives is necessary if future mass casualty incidents due to natural disaster extreme heat events are to be avoided. In addition to personal risk mitigation, policy and planning related to the built environment and demographic changes are key.

### RECOMMENDATION 3:

Implement extreme heat prevention and long-term risk mitigation strategies

### Priority actions identified by the Panel are:

(A) By summer 2022, EMBC, in partnership with the Ministry of Health, provincial health authorities and the First Nations Health Authority, will distribute the *Prepared BC Extreme Heat Preparedness Guide* to British Columbians and provide public service announcements on extreme heat preparedness in multiple languages and formats.

(B) By summer 2023, the Ministry of Environment and Climate Change Strategy will ensure the CleanBC Better Homes and Home Renovation Rebate Program includes both passive and active cooling measures as eligible for rebates. Rebate priorities should be focused on census areas identified in the lower quintiles of material deprivation index and targeted to low income households and the least energy efficient residential building stock.

(C) The Ministry of Attorney General and Responsible for Housing will ensure that the 2024 release of the BC Building Code incorporates both passive and active cooling requirements in new housing construction, and that the release of the Alterations Code for Energy Efficient, Resilient Buildings explicitly identifies both passive and active cooling standards for existing home renovation.

(D) As the *Local Government Act*, *Community Charter* and the *Vancouver Charter* are reviewed and “Climate Lenses” are crafted for Official Community Plans and Regional Growth Strategies, the Ministry of Environment and Climate Change Strategy will ensure that updates and revisions are consistent with the *Climate Preparedness and Adaptation Strategy* and require the protection and restoration of the urban tree canopy and permeable surface areas to absorb water.

## Appendix 1: Glossary

The following terms are used within this report to mean:

**Albedo:** A non-dimensional, unitless quantity that indicates how well a surface reflects solar energy. Albedo varies between 0 and 1. Albedo commonly refers to the "whiteness" of a surface, with 0 meaning black and 1 meaning white.

**Cardinal orientation:** One of the four principal directional indicators (north, east, south and west).

**Materially deprived:** Includes poorer housing locations and construction, less green space and less recreation areas than in other parts of the community. Materially deprived neighbourhoods are associated with lower education and income levels\*.

**Socially deprived:** Where people are more likely to live alone, be a single parent, separated, divorced or widowed\*.

**Wellness check:** When someone (ie. police, support workers, health care workers, family or friends) specifically contacts an individual(s) who has been unreachable for a period of time. The purpose of the contact is to ensure the individual(s) is safe and to consult with them regarding their well-being and support needs.

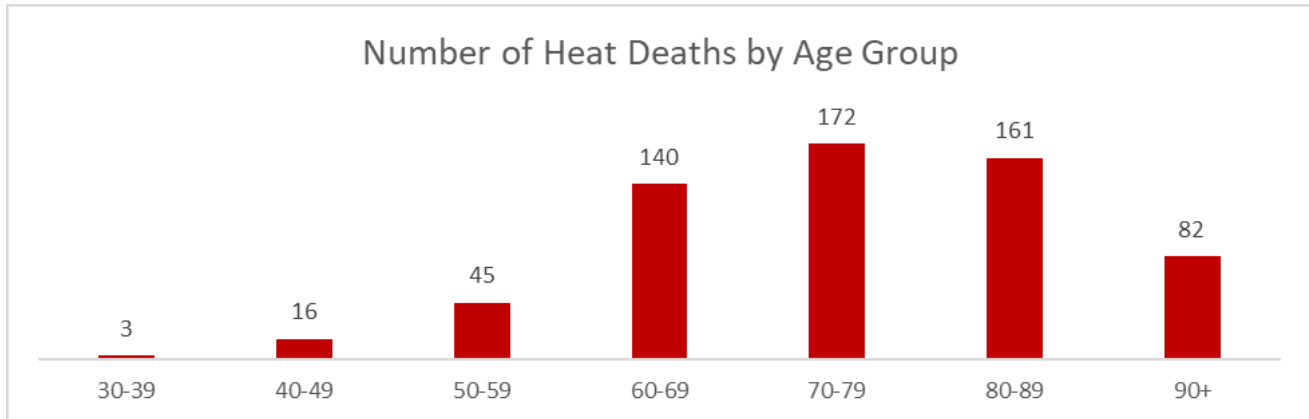
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\*-Material and Social Deprivation Index. INSPQ Public health expertise and reference centre.  
<https://www.inspq.qc.ca/en/deprivation/material-and-social-deprivation-index>

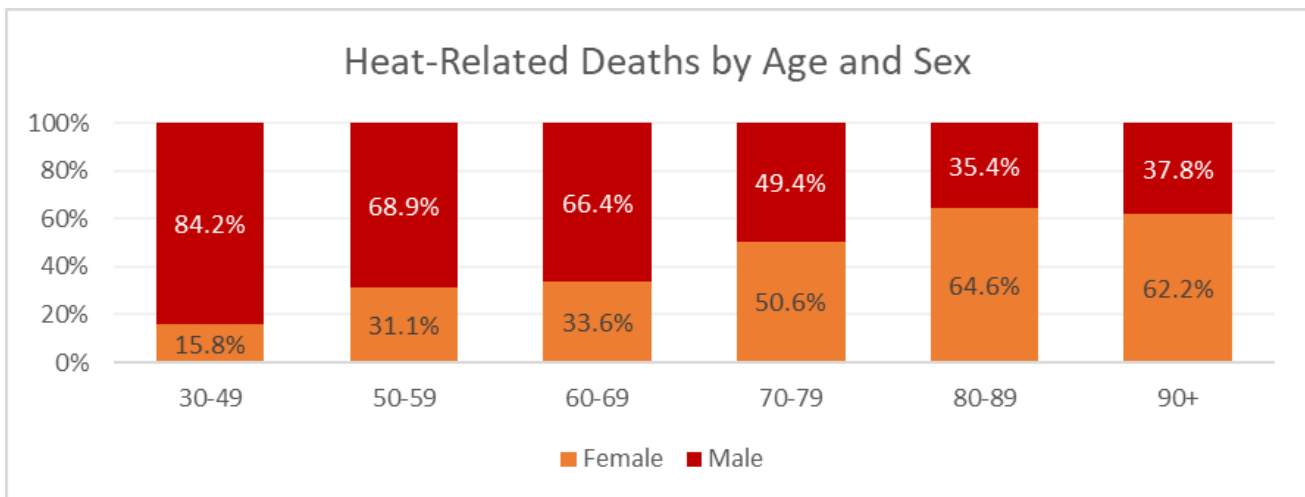


## Appendix 2: Data Tables and Figures

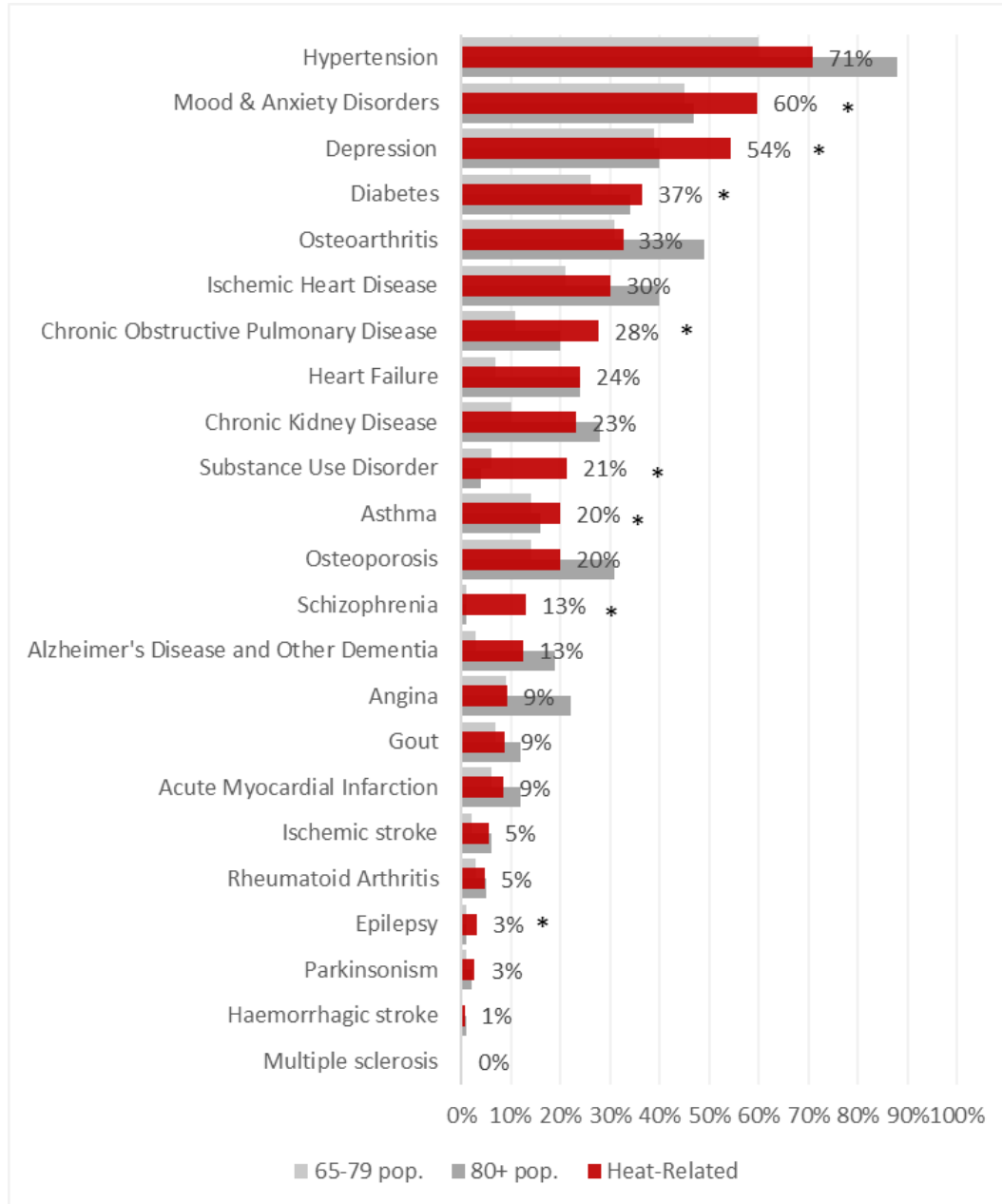
**Figure 2**



**Figure 3**



**Figure 4: BC Centre for Disease Control Chronic Disease Dashboard**



\*-The proportion of heat-related deaths with the condition is greater than the prevalence of the condition in the 65-79 and 80+ population.

**Source:** BC Centre for Disease Control. Chronic Disease Dashboard. <http://www.bccdc.ca/health-professionals/data-reports/chronic-disease-dashboard#Dashboard>

**Table 1: Heat-related deaths by Number of Chronic Disease Registries**

Number of Registries	Count	Percent
None	27	4.4%
1	30	4.8%
2	51	8.2%
3-5	257	41.5%
6-9	209	33.8%
10+	34	5.5%
Unknown	11	1.8%
<b>Total</b>	<b>619</b>	

**Table 3: Heat-Related Deaths by Health Authority of Injury**

Health Authority	Count	Percent	Rate (per 100,000)
Fraser	312	50%	15.9
Interior	84	14%	10.2
Island	55	9%	6.3
Northern	23	4%	7.6
Vancouver Coastal	145	23%	11.6
<b>Provincial</b>	<b>619</b>		

**Table 4: Heat-Related Deaths by Township of Injury**

Township	Count	Percent	Rate (per 100,000)
Vancouver	117	18.9%	17.7
Surrey	75	12.1%	13.2
Burnaby	73	11.8%	29.3
New Westminster	33	5.3%	41.8
Chilliwack	27	4.4%	29.0
Greater Victoria	24	3.9%	6.0
Abbotsford	23	3.7%	15.0
Langley	23	3.7%	17.3
Kamloops	17	2.8%	17.4
Kelowna	15	2.4%	10.4
Coquitlam	14	2.3%	9.4
Prince George	14	2.3%	18.3
Other Townships	168	27.1%	N/A
<b>Provincial</b>	<b>619</b>		

**Notes:** Deaths are reported to the nearest township of injury; Rates were calculated using census 2021 population counts (<https://www12.statcan.gc.ca/census-recensement/2021/dp-pd/prof/index.cfm?Lang=E>)

**Table 5: Heat-Related Deaths by Material Deprivation**

Material Deprivation	Count	Percent
Quintile 1 - Least deprived	38	6.1%
Quintile 2 - Less deprived	68	11.0%
Quintile 3 - Average	101	16.3%
Quintile 4 - More deprived	116	18.7%
Quintile 5 - Most deprived	170	27.5%
Unknown	126	20.4%
<b>Total</b>	<b>619</b>	

**Table 6: Heat-Related Deaths by Social Deprivation**

Social Deprivation	Count	Percent
Quintile 1 - Least deprived	45	7.3%
Quintile 2 - Less deprived	75	12.1%
Quintile 3 - Average	69	11.2%
Quintile 4 - More deprived	100	16.2%
Quintile 5 - Most deprived	204	33.0%
Unknown	126	20.4%
<b>Total</b>	<b>619</b>	

**Table 7: Heat-Related Deaths by Place of Injury**

Place of Injury	Count	Percent
Private Residence - Multi-unit	242	39.1%
Private Residence - Detached	210	33.9%
SRO/Social Housing/Supportive Housing	62	10.0%
Trailer Home/Mobile Home/RV/Camper	40	6.5%
Senior/Long-Term Care Home	40	6.5%
Outside	13	2.1%
Other Residential	12	1.9%
<b>Total</b>	<b>619</b>	

**Table 8: Heat-related deaths by Living Situation**

Living Situation	Count	Percent
Lived Alone	347	56.1%
Lived with Family	187	30.2%
Lived with Unrelated Friends or Roommates	28	4.5%
Community or Assisted Living	47	7.6%
Death Related to Outdoor Activity not near Home	7	1.1%
Homeless	3	0.5%
<b>Total</b>	<b>619</b>	

**Table 9: Heat-related deaths by Reason Found**

Reason	Count	Percent
Wellness check	308	50%
Routine contact	200	32%
Witnessed event	72	12%
Passerby	16	3%
Other	19	3%
Unknown	4	1%
<b>Total</b>	<b>619</b>	

**Table 10: Heat-related deaths by Max Outdoor Temperature on Day of Injury or Day Prior**

Temperature (°C)	Count	Percent
<30	63	10.2%
30-34	177	28.6%
35-39	207	33.4%
40+	172	17.8%
<b>Total</b>	<b>619</b>	

**Table 11: Heat-related deaths by Air Conditioning Present**

Air Conditioning Present	Count	Percent
Yes	46	7.4%
No	414	66.9%
Unknown	149	24.1%
Decedent outdoors and not near home	10	1.6%
<b>Total</b>	<b>619</b>	

**Table 12: Heat-related deaths by Fans In Use in Residence**

Fans in Use	Count	Percent
Yes	149	24.1%
No	190	30.7%
Unknown	270	43.6%
Decedent outdoors and not near home	10	1.6%
<b>Total</b>	<b>619</b>	

**Table 13: 911 Calls during the period of the heat dome event**

Date	E-Comm 911			BC Emergency Health Services (BCEHS)		
	911 calls	% > 5 sec delay	% > 45 sec delay transfer to BCEHS	Calls Accepted	Events Created	% Events where Ambulance Dispatched
Jun 23, 2021	6,510	3.2%	13.8%	2,162	1,887	92%
Jun 24, 2021	6,771	4.6%	9.2%	2,228	1,974	91%
Jun 25, 2021	7,722	5.9%	24.2%	2,458	2,105	87%
Jun 26, 2021	8,945	20.6%	51.9%	2,748	2,149	87%
Jun 27, 2021	9,387	23.9%	30.7%	2,889	2,279	79%
Jun 28, 2021	11,970	27.2%	51.9%	3,554	2,694	74%
Jun 29, 2021	10,387	51.7%	56.2%	3,373	2,629	75%
Jun 30, 2021	8,081	18.1%	25.0%	2,763	2,200	86%
Jul 1, 2021	8,914	4.0%	12.6%	2,280	1,990	93%
Jul 2, 2021	7,708	4.3%	29.8%	2,504	2,008	90%
Jul 3, 2021	7,437	1.6%	24.4%	2,280	1,950	92%
Jul 4, 2021	6,869	2.5%	25.2%	2,199	1,864	90%

**Table 14: Heat-related deaths by BCEHS Calls**

Calls	Count	Percent
No 911 call for ambulance	172	27.8%
911 call for ambulance	447	72.2%
<b>Total</b>	<b>619</b>	

**Table 15: Heat-related deaths by Ambulance dispatched**

Dispatched	Count	Percent
Ambulance dispatched	332	74.3%
No ambulance dispatched	115	25.7%
<b>Total</b>	<b>447</b>	

**Table 16: Heat-related deaths by BCEHS Attended Disposition**

Disposition	Count	Percent
Dead or died at scene	277	83.4%
Transported to hospital	55	16.6%
<b>Total</b>	<b>332</b>	

## Appendix 3: Data Sources

Multiple data sources were used for this review. A full description of each data source can be found below.

**BCCS Data:** Includes all suspected and confirmed heat-related deaths in B.C. where the injury occurred over the summer of 2021 (Jun-Aug). Data includes dates of injury and death, age, sex, and Indigeneity of the decedent, and the place of injury and death.

**BCCS Protocol Data:** In response to the significant number of heat-related deaths, BCCS developed a set of questions, called protocol data, to be completed by the investigating coroner, to provide more insight into the decedent and the circumstances surrounding the death. These questions included the decedent's living situation, any recent activities, their mobility, and information about their home environment. The set of questions were developed after the heat dome event so coroners relied on investigation notes to complete the questions.

**Chronic Disease Registry:** Chronic disease registries are derived from administrative data sources maintained by the B.C. Ministry of Health. There are 26 conditions with registries and registries include date up to 2020/21 fiscal year. People on the registries are not identified by clinical diagnoses but through their healthcare service utilization matching specific case definitions for each condition. Case definitions for each registry can be found at: <http://www.bccdc.ca/health-professionals/data-reports/chronic-disease-dashboard>. Heat-related deaths were linked to the chronic disease registry by the B.C. Ministry of Health.

**Medical Services Plan (MSP):** MSP data includes all medically necessary services provided by fee-for-service practitioners, including laboratory and diagnostic procedures, to individuals covered by the MSP, B.C.'s universal insurance program. Practitioners include physicians, supplementary benefit practitioners, and out-of-province practitioners. Heat-related deaths were linked to MSP data by the BC Ministry of Health.

**BC Housing:** BC Housing develops, manages, and administers a range of subsidized housing options and programs across B.C. A list of all BC Housing-funded affordable housing buildings, shelters and supportive housing addresses was obtained from BC Housing. This list was then matched to the injury location of each heat-related death.

**BC Emergency Health Services (BCEHS):** BCEHS provides pre-hospital emergency services and inter-facility patient transfers throughout the province and oversees the BC Ambulance Service and BC Patient Transfer Services. Information on heat-related deaths were provided to BCEHS to link to an ambulance event. Each ambulance event was then provided back to BCCS.

**Weather Data:** Each injury location was matched spatially to the nearest Environment and Climate Change Canada (ECCC) weather station. For each case, hourly temperature and humidex values from the nearest station were extracted for the date of injury and the day prior. Daily values were calculated from hourly values by taking the maximum for temperature and the mean for humidex.

**Deprivation Index:** The Material and Social Deprivation Index (MSDI) was created with the aim of characterizing and highlighting the deprivation at the small area level\*. The material deprivation reflects the deprivation of goods and conveniences. The social deprivation reflects the deprivation of relationships among individuals in the family, the workplace, and the community. The residential address of the decedent was linked to the material and social deprivation index quintile of the corresponding dissemination area.

**E-COMM 911:** E-Comm is responsible for 99% of the province's 911 call volume. Call volume data including the number of calls transferred to police, ambulance, and fire and call response and transfer times were provided by E-Comm for June 18 – July 10, 2021.

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\*-Institut National de Santé Publique du Québec. Material and social deprivation index. <https://www.inspq.qc.ca/en/deprivation/material-and-social-deprivation-index>



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**TO:** CHIEF ADMINISTRATIVE OFFICER      **DATE:** 2022 June 15

**FROM:** ACTING GENERAL MANAGER      **FILE:** 38000-40  
ENGINEERING

**SUBJECT: ROAD CLOSURE REQUEST – 2022 EDMONDS CITY FAIR**

**PURPOSE:** To seek Council approval for road closures.

---

## RECOMMENDATIONS:

1. **THAT** Council approve the road closures for the Edmonds City Fair as outlined in this report.
2. **THAT** a copy of this report be sent to Daniela Tench, Program Coordinator on behalf of the Edmonds Fair from City of Burnaby's Parks, Recreation and Culture, 7433 Edmonds Street, Burnaby, BC, V3N 1B1.

## REPORT

### 1.0 INTRODUCTION

A request to use City streets for the 17<sup>th</sup> Annual Edmonds City Fair on Saturday, 2022 July 23 has been received from Daniela Tench, Program Coordinator on behalf of the Edmonds Fair from City of Burnaby's Parks, Recreation and Culture.

### 2.0 DISCUSSION

The 17<sup>th</sup> annual Edmonds City Fair is proposed to be held on Saturday, 2022 July 23, from 11:00 am to 3:00 pm. The event would require the closure of Humphries Avenue between Elwell Street and Vista Crescent (see **attached** map) from 8:00 am to 4:30 pm, which includes set up and tear down.

This community festival is a collaborative effort of local community and business organizations. The following are proposed activities to be held at Edmonds Park's playground and plaza: a petting zoo, roaming entertainers, games such as sack races, egg and spoon race, activities for all ages, and a variety of ethnic performances. There will also be food and displays from the local community featuring free activities, primarily for children. In addition, the scaled down Classic Car Show is planned along Humphries Avenue between Elwell Street and Vista Crescent. With this year's event being one hour shorter than previous years, attendance is estimated to be no more than 5,000 people.

To: Chief Administrative Officer  
 From: Acting General Manager Engineering  
 Re: Road Closure Request - 2022 Edmonds City Fair  
 2022 June 20..... Page 2

The organizers are aware that approval is subject to the following conditions:

1. That the road closure be conducted under the supervision of one person as organizer.
2. That all participants be instructed to respect the rights and property of the individuals encountered en route.
3. That the road closure be covered with liability insurance in the minimum amount of \$2 million with the City of Burnaby named as co-insured, and that the insurance policy include a 30 day cancellation notice and a cross liability clause.
4. That a signed copy of the "City of Burnaby Permit For Short Term Use and Occupancy Of City Lands" be received no later than one week prior to the event.
5. That a letter be sent out to all residents and businesses impacted by the road closures 2 weeks prior to the event.
6. That the organizers are responsible for arranging for barricade volunteers for all barricade locations.
7. That all emergency and transit services are advised of the event.

### 3.0 RECOMMENDATIONS

It is recommended that Council approve the road closures for the Edmonds City Fair as outlined in this report. It is further recommended that a copy of this report be sent to Daniela Tench, Program Coordinator on behalf of the Edmonds Fair from City of Burnaby's Parks, Recreation and Culture, 7433 Edmonds Street, Burnaby, BC, V3N 1B1.

  
 Jozsef Dioszeghy, P. Eng.  
 ACTING GENERAL MANAGER ENGINEERING

AC/sla  
**Attachment**

Copied to: General Manager Community Safety  
 OIC RCMP  
 Fire Chief  
 Emergency Program Coordinator (Attn. Charmaine Pflugrath)  
 Manager Recreation Services (Attn. Isabelle Taillon)  
 Supervisor Sports and Outdoor Recreation (Attn. Lucas Bjerke)  
 BC Ambulance Special Operator (via email at SpecialOperations@bcehs.ca)  
 City Clerk





## Edmonds City Fair - 2022

Saturday, July 23rd 8:00am to 4:30pm

1:2,000



The information has been gathered and assembled on the City of Burnaby's computer systems. Data provided herein is derived from a number of sources with varying levels of accuracy. The City of Burnaby disclaims all responsibility for the accuracy or completeness of information contained herein.






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**TO:** CHIEF ADMINISTRATIVE OFFICER      **DATE:** 2022 June 15

**FROM:** ACTING GENERAL MANAGER      **FILE:** 38000-40  
ENGINEERING

**SUBJECT: ROAD CLOSURE REQUEST – AADI POORAM, THER THIRUVIZCHA (CHARIOT) FESTIVAL 2022**

**PURPOSE:** To seek Council approval for a parade on Sunday, 2022 July 31.

---

## RECOMMENDATIONS:

1. **THAT** Council approve the road closures for the Chariot Parade as outlined in this report.
2. **THAT** a copy of this report be sent to the coordinator of the event, Karavainada Nadarajah, Secretary and Event Coordinator, Arul Migu Thurkadevi Hindu Society, 7468 Edmonds Street, Burnaby, BC, V3N 1B2.

## REPORT

### 1.0 INTRODUCTION

A request to use City streets for a parade on Sunday, 2022 July 31 between 6:00 pm to 11:00 pm has been received from Karavainada Nadarajah, Secretary and Event Coordinator, Arul Migu Thurkadevi Hindu Society.

### 2.0 DISCUSSION

The Arul Migu Thurkadevi Hindu Society wishes to pull a small chariot (6 feet wide) around the block of the Society's assembly hall as part of their annual Aadi Pooram, Ther Thiruvizcha (Chariot) Festival. The hall is located at 7468 Edmonds Street and the proposed parade will start at the hall at 6:30 pm going north on Edmonds Street to Mary Avenue, right on Mary Avenue to 19<sup>th</sup> Avenue, right on 19<sup>th</sup> Avenue to Humphries Avenue, right on Humphries Avenue to Edmonds Street, and right on Edmonds Street to the Society's hall, finishing at approximately 10:00pm (see Attachment #1, **attached**). The moving road closures would start at 6:00pm and finish at 11:00pm to allow time for setup and cleanup.

The parade organizers will be required to arrange for the delivery, installation and removal of all necessary traffic control equipment (i.e. barricades, cones, stanchions), certified traffic control personnel (TCP's) who will be stationed at Mary Avenue and Edmonds Street and at Humphries Avenue and Edmonds Street to control traffic, at their cost. The organizers are expecting about 300 members to attend this year's parade.



To: Chief Administrative Officer  
 From: Acting General Manager Engineering  
 Re: Road Closure Request – Chariot Festival 2022  
 2022 June 20..... Page 2

The organizers are aware that approval is subject to the following conditions:

1. That the parade be conducted under the supervision of one person as marshal or organizer.
2. That all participants be instructed to respect the rights and property of the individuals encountered en route.
3. That the parade is covered with liability insurance in the minimum amount of \$5 million with the City of Burnaby named as co-insured, and that the insurance policy includes a 30-day cancellation notice and a cross liability clause.
4. That a signed copy of the "City of Burnaby Permit For Short Term Use and Occupancy Of City Lands" be received no later than one week prior to the event.
5. That the organizers send out letters to the residents who are affected by the road closures 14 days in advance.
6. That the organizers are responsible for retaining a traffic control company to produce a traffic management plan and provide Traffic Control Personnel to redirect traffic.
7. All emergency services, bus services, etc. are advised of said event 14 days in advance.

For the protection of the parade participants along Edmonds Street, the east half of Edmonds Street will be closed between Humphries Avenue and Mary Avenue for the duration the parade is travelling along Edmonds Street. During this time, northbound and southbound traffic will be routed onto the western half of Edmonds Street.

### 3.0 RECOMMENDATIONS

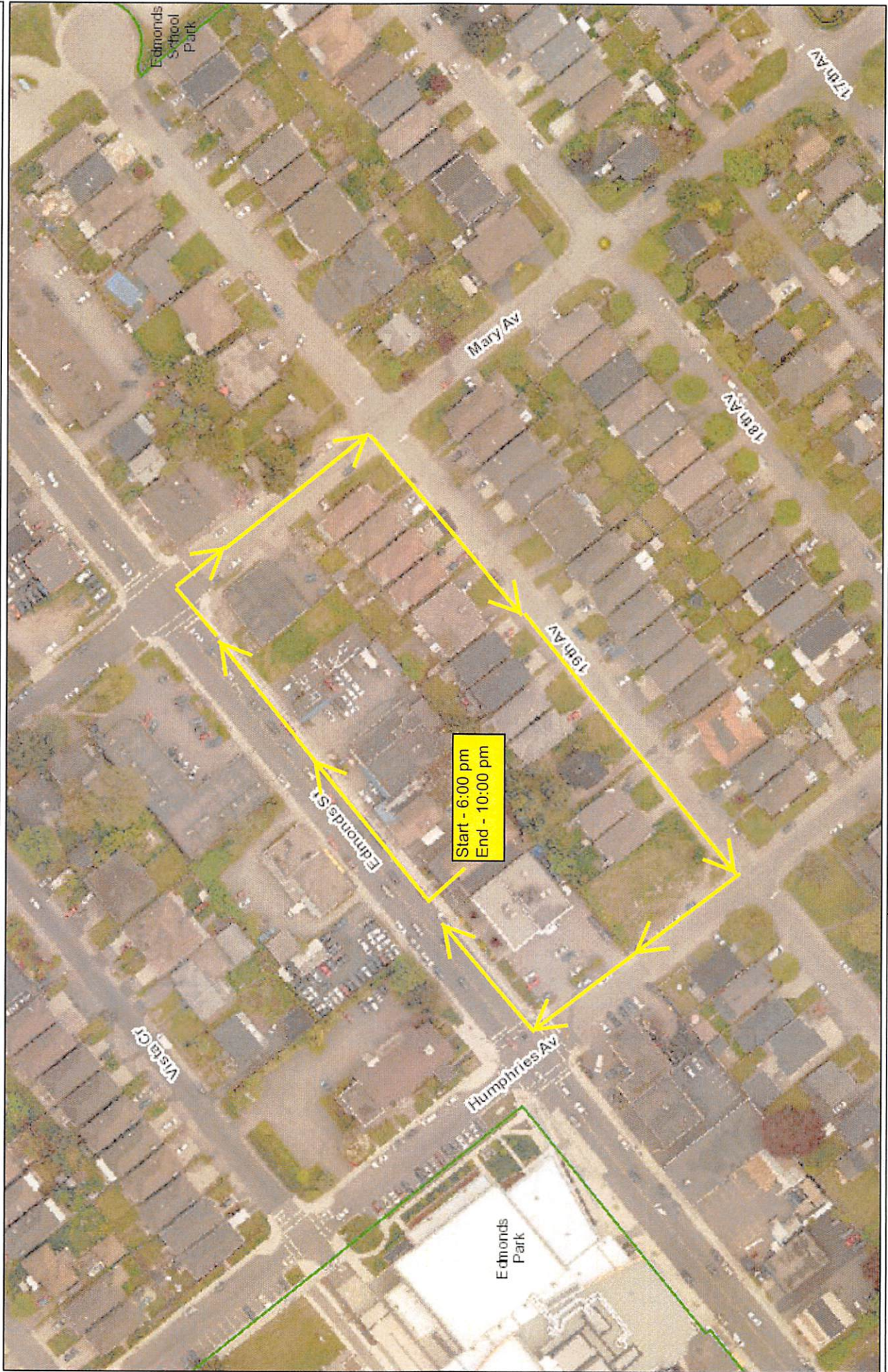
It is recommended that Council approve the road closures for the Chariot Parade as outlined in this report. It is further recommended that a copy of this report be sent to Karavainada Nadarajah, Secretary and Event Coordinator, Arul Migu Thurkadevi Hindu Society, 7468 Edmonds Street, Burnaby, BC, V3N 1B2.

  
 Jozsef Dioszeghy, P. Eng.  
 ACTING GENERAL MANAGER ENGINEERING

AC/sla  
**Attachment**

Copied to: General Manager Community Safety  
 OIC RCMP  
 Fire Chief  
 Emergency Program Coordinator (Attn. Charmaine Pflugrath)  
 Manager Recreation Services (Attn. Isabelle Taillon)  
 Supervisor Sports and Outdoor Recreation (Attn. Lucas Bjerke)  
 BC Ambulance Special Operator (via email at SpecialOperations@bcehs.ca)  
 City Clerk










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**TO:** CHIEF ADMINISTRATIVE OFFICER      **DATE:** 2022 June 15

**FROM:** ACTING GENERAL MANAGER      **FILE:** 38000-40  
ENGINEERING

**SUBJECT: ROAD CLOSURE REQUEST – ANNUAL SOUTH BURNABY  
NEIGHBOURHOOD HOUSE SUMMER BARBEQUE EVENT**

**PURPOSE:** To seek Council approval for a road closure.

---

#### **RECOMMENDATIONS:**

1. **THAT** Council approve the road closure for South Burnaby Neighbourhood House's Summer Barbeque Event as outlined in this report.
2. **THAT** a copy of this report be sent to Antonia Beck, Chief Executive Officer, South Burnaby Neighbourhood House, 4460 Beresford Street, Burnaby, BC, V5H 0B8.

### **REPORT**

#### **1.0 INTRODUCTION**

Antonia Beck, Chief Executive Officer of the Burnaby Neighbourhood House submitted a road closure request on Beresford Street on Thursday, 2022 August 11 to host the annual street party.

#### **2.0 DISCUSSION**

South Burnaby Neighbourhood House is a not-for-profit organization that offers a wide range of programs and services to people of all ages and diverse cultures living in Burnaby. This annual Summer Barbeque Event is a public event that further promotes their work in building welcoming and inclusive neighbourhoods. Over 500 people are expected to attend this year's event. In addition to the barbecue, the event will have a variety of interactive and display booths hosted by community partners and local businesses. There will also be children and family activities such as games, face painting, crafts, music and entertainment.

The Neighbourhood House is requesting the closure of Beresford Street from Telford Avenue to the laneway west of Telford Avenue (see **attached** map) from 1:00 pm to 8:00 pm which includes set up and take down. The Neighbourhood House has consulted with

To: Chief Administrative Officer  
 From: Acting General Manager Engineering  
 Re: Road Closure Request – Annual South Burnaby  
 Neighbourhood House Summer Barbeque Event  
 2022 June 20 ..... Page 2

all of the businesses on Beresford Street within the road closure and they are all supportive of this request. Parking will be removed on Beresford for the event.

The organizers are aware that approval is subject to the following conditions:

1. That the road closure is conducted under the supervision of one person as organizer.
2. That all participants be instructed to respect the rights and property of the individuals encountered en route.
3. That the organizers are responsible for arranging barricade volunteers for all barricade locations.
4. That all emergency and transit services are advised of the event.
5. That the road closure be covered with liability insurance in the minimum amount of \$2 million with the City of Burnaby named as co-insured, and that the insurance policy include a 30 day cancellation notice and a cross liability clause.
6. That a signed copy of the "City of Burnaby Permit For Short Term Use and Occupancy Of City Lands" be received no later than one week prior to the event.

### 3.0 RECOMMENDATIONS

It is recommended that Council approve the road closure for South Burnaby Neighbourhood House's Annual Summer Barbeque. It is further recommended that a copy of this report be sent to Antonia Beck, Chief Executive Officer, South Burnaby Neighbourhood House, 4460 Beresford Street, Burnaby, BC, V5H 0B8.

  
 Jozsef Dioszeghy, P. Eng.  
 ACTING GENERAL MANAGER ENGINEERING

AC/sla  
**Attachment**

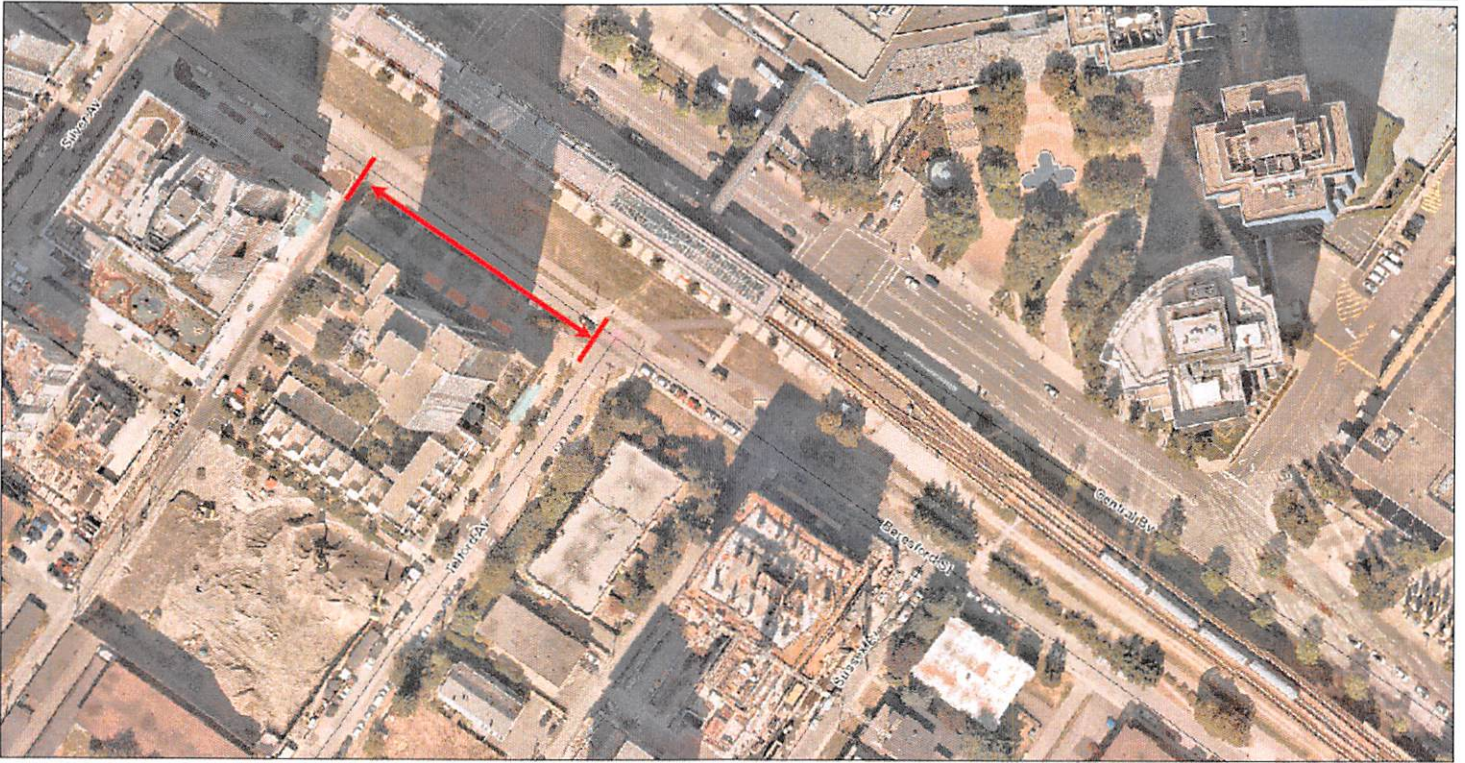
Copied to: General Manager Community Safety  
 OIC RCMP  
 Fire Chief  
 Emergency Program Coordinator (Attn. Charmaine Pflugrath)  
 Manager Recreation Services (Attn. Isabelle Taillon)  
 Supervisor Sports and Outdoor Recreation (Attn. Lucas Bjerke)  
 BC Ambulance Special Operator (via email at SpecialOperations@bcehs.ca)  
 City Clerk



# South Burnaby Neighbourhood House - Annual BBQ

Thursday, August 11 1:00 pm to 8:00 pm

1:1,000



The information has been gathered and assembled on the City of Burnaby's computer systems. Data provided herein is derived from a number of sources with varying levels of accuracy. The City of Burnaby disclaims all responsibility for the accuracy or completeness of information contained herein.







Meeting 2022 Jun 20  
COUNCIL REPORT

---

**TO:** CHIEF ADMINISTRATIVE OFFICER **DATE:** 2022 June 15

**FROM:** ACTING GENERAL MANAGER **FILE:** 2155 01  
ENGINEERING

**SUBJECT: REGIONAL PUBLIC WORKS MUTUAL AID AGREEMENT**

**PURPOSE:** To obtain Council approval for participation as a signatory to the Regional Public Works Mutual Aid Agreement.

---

**RECOMMENDATION:**

1. **THAT** Council approve the City's participation as a signatory to the Metro Vancouver Regional Public Works Mutual Aid Agreement.

**REPORT**

**1.0 INTRODUCTION**

The Regional Public Works Mutual Aid Agreement (see ***attached***) has been under development for the past two years and is intended to replace the outdated mutual aid agreement from February 2000.

This revised agreement is the product of extensive consultation with member jurisdiction staff and was recently endorsed by the regional Administrators Advisory Committee for distribution to all members.

**2.0 BACKGROUND**

A major emergency affecting one or more municipalities is likely to affect the Metro Vancouver region as a whole. This agreement acknowledges that it is in the best interest for all members to implement a coordinated and supportive response.

Parties enter this agreement for the purposes of providing mutual support, aid and assistance to, among other things, ensure that public works are maintained in the event of a major emergency.

The agreement is intended to guide the sharing of resources amongst the local and regional authorities when assistance has been requested during a major emergency. Resources are intended to be available in the event of an emergency of such magnitude that it is beyond the capability of a single local or regional authority and requires the combined resources of several or all the local and regional authorities. The agreement



To: Chief Administrative Officer  
 From: Acting General Manager Engineering  
 Re: Regional Public Works Mutual Aid Agreement  
 2022 June 15..... Page 2

details the terms and conditions under which the authority requesting help will reimburse the costs of any authorities that respond.

### 3.0 RECOMMENDATION

Staff recommend that Council approve the City's participation as a signatory to the Metro Vancouver Regional Public Works Mutual Aid Agreement.



Jozsef Dioszeghy, P. Eng.  
 ACTING GENERAL MANAGER ENGINEERING

MP:sla  
**Attachment**

Copied to: Deputy General Manager Engineering  
 General Manager Corporate Services  
 General Manager Community Safety  
 General Manager Parks, Recreation and Cultural Services  
 General Manager Planning and Development  
 Chief Information Officer  
 Director Public Works – Roads and Utilities  
 City Clerk



Office of the Commissioner/Chief Administrative Officer  
Tel. 604 432-6210 or via Email  
CAOAdministration@metrovancover.org

MAR 30 2022

File: CR-07-01

Mr. Leon Gous, Chief Administrative Officer  
City of Burnaby  
4949 Canada Way  
Burnaby, BC V5G 1M2

Dear Mr. ~~Gous~~ *Leon*:

### **Regional Public Works Mutual Aid Agreement**

Please find attached the Regional Public Works Mutual Aid Agreement (Attachment 1). This agreement has been under development for the past two years and is intended to replace the outdated mutual aid agreement dated February 8, 2000 (Attachment 2).

As a local authority, you are eligible to participate as a signatory. The Agreement provides a framework for either responding to or requesting aid from other members in the event of an emergency or other significant event.

This Agreement is the product of extensive consultation with member jurisdiction staff and was recently endorsed by the Regional Administrators Advisory Committee for distribution to all members.

If your jurisdiction chooses to participate, please have the Agreement signed (wet signature) and authorized by an appropriate signatory by the end of September 2022. Once completed, please return a signed copy to Metro Vancouver via the enclosed self-addressed envelope. A master agreement with all signatories will be merged and delivered to all participants.

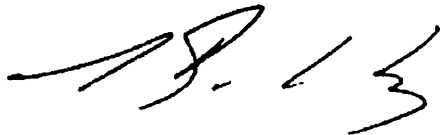
Metro Vancouver staff will recommend that the MVRD Board, GVS&DD Board and the GVWD Board all sign-on as parties to the Agreement. A copy of the GVS&DD report is attached for reference (Attachment 3).

51713371

If you have any questions or require further explanation, please contact either one of the following staff:

- Peter Navratil, General Manager, Liquid Waste Services, by email at [Peter.Navratil@metrovancover.org](mailto:Peter.Navratil@metrovancover.org)
- Brant Arnold-Smith, Program Manager, Security & Emergency Management, by email at [Brant.Arnold-Smith@metrovancover.org](mailto:Brant.Arnold-Smith@metrovancover.org)

Yours sincerely,



Jerry W. Dobrovolny, P.Eng., MBA  
Commissioner/Chief Administrative Officer

JWD/PN/mf

cc: Peter Navratil, General Manager, Liquid Waste Services, Metro Vancouver  
Brant Arnold-Smith, Program Manager, Security & Emergency Management, Metro Vancouver

Encl: Attachment 1: Regional Public Works Mutual Aid Agreement (Doc# 50672995)  
Attachment 2: GVRD Public Works Mutual Aid Agreement signed February 8, 2000  
Attachment 3: Draft Liquid Waste Committee Report titled "Regional Public Works Mutual Aid Agreement", dated March 11, 2022 (Doc# 51295837)

**ATTACHMENT 1**  
Execution Version

**REGIONAL PUBLIC WORKS MUTUAL AID AGREEMENT**

This Agreement is made as of the \_\_\_\_ day of \_\_\_\_\_ 2022,

**AMONG:**

- 1) Village of Anmore
- 2) Village of Belcarra
- 3) Bowen Island Municipality
- 4) City of Burnaby
- 5) City of Coquitlam
- 6) City of Delta
- 7) City of Langley
- 8) Township of Langley
- 9) Village of Lions Bay
- 10) City of Maple Ridge
- 11) City of New Westminster
- 12) City of North Vancouver
- 13) District of North Vancouver
- 14) City of Pitt Meadows
- 15) City of Port Coquitlam
- 16) City of Port Moody
- 17) City of Richmond
- 18) City of Surrey
- 19) Tsawwassen First Nation
- 20) City of Vancouver
- 21) District of West Vancouver
- 22) City of White Rock
- 23) Metro Vancouver Regional District (as to Electoral Area A)
- 24) Greater Vancouver Sewerage and Drainage District
- 25) Greater Vancouver Water District
- 26) Her Majesty the Queen in Right of the Province of British Columbia, as represented by the Minister of Municipal Affairs (as to the University Endowment Land)
- 27) University of British Columbia

**WHEREAS:**

- A. Capitalized terms used in these recitals and this Agreement have the meanings ascribed to them in Section 1.0;
- B. The local government councils and board of the Metro Vancouver Regional District (with respect to Electoral Area A) are "local authorities" within the meaning of the *Emergency Program Act*, [RSBC 1996] Chapter 111;
- C. Local Authorities are required under the *Local Authority Emergency Management Regulation* [B.C. Reg. 380/95] to identify the procedures by which emergency resources, including personnel, equipment and facilities may be obtained from sources within or outside of the jurisdictional area

for which the Local Authority has responsibility;

- D. A Major Emergency affecting one or more Local Authorities or Regional Authorities is likely to affect the Metro Vancouver region as a whole and as such, the Parties agree that it is in the best interests for the Parties to implement a coordinated and supportive response;
- E. Pursuant to the *Local Authority Emergency Management Regulation* [BC Reg. 380/95], a Local Authority may enter into mutual aid agreements for Resources and subsequent cost recovery outside of the jurisdictional area for which the Local Authority has responsibility;
- F. Pursuant to the *Local Government Act* [RSBC 2015, Chapter 1], a board of a regional district has the statutory authority to enter into mutual aid agreements with a Local Authority;
- G. Pursuant to the *Greater Vancouver Sewerage and Drainage District Act* [SBC 1956, Chapter 59] and the *Greater Vancouver Water District Act* [SBC 1924, Chapter 22], the GVS&DD and the GVWD, respectively, have the statutory authority to enter into mutual aid agreements with Local Authorities;
- H. Pursuant to the *University Endowment Land Act* [RSBC 1996 Ch. 469], the Minister of Municipal Affairs has the authority to enter into agreements respecting the administration of the University Endowment Land;
- I. Pursuant to the *University Act* [RSBC 1996 Ch. 468], the Board of Governors of the University of British Columbia has the authority to enter into agreements on behalf of the university; and
- J. The Parties desire to enter into this Agreement for the purposes of providing for mutual support, aid and assistance to, among other things, ensure that Public Works are maintained in the event of a Major Emergency.

**NOW THEREFORE** in consideration of the premises and of the sum of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, each of the above signing Parties hereto covenant and agree with each other as follows:

#### **1.0 Definitions**

In this Agreement, unless something in the subject matter or context is inconsistent therewith, the capitalized terms herein will have the meanings set out below:

- (a) **"Agreement"** means this agreement and includes all recitals and schedules to this agreement;
- (b) **"Authorized Representative"** means the representative of the Local Authority or Regional Authority authorized by the municipal council, regional board, Minister of Municipal Affairs or Board of Governors of the University of British Columbia, as applicable, to coordinate, allocate, and prioritize assistance under the terms of this Agreement.
- (c) **"Computer System"** means any computer, hardware, software, communications system, electronic device, server, cloud, or microcontroller, including similar system or any configuration of the aforementioned and including any associated input, output, data

storage device, networking equipment or back up facility.

- (d) **"Cyber Attack"** means an attempt to disrupt, disable, destroy or maliciously control a Computer System and includes, without limitation, an attempt to destroy the integrity of data or to steal controlled information.
- (e) **"Disaster"** means a calamity that:
  - (i) is caused by accident, fire, explosion or technical failure or by the forces of nature; and
  - (ii) has resulted in serious harm to the health, safety or welfare of people, or in widespread damage to property.
- (f) **"Effective Date"** has the meaning given in Section 9.1;
- (g) **"Emergency"** means a present or imminent event or circumstance that:
  - (i) is caused by accident, fire, explosion, pandemic, technical failure or the forces of nature; and
  - (ii) requires prompt coordination of action or special regulation of persons or property to protect the health, safety or welfare of a person or to limit damage to property.
- (h) **"GVS&DD"** means the Greater Vancouver Sewerage and Drainage District;
- (i) **"GVWD"** means the Greater Vancouver Water District;
- (j) **"Joinder Agreement"** means an agreement substantially in the form attached hereto as Schedule "A", pursuant to which a New Party agrees to join and be bound by the terms of this Agreement;
- (k) **"Local Authority"** means:
  - (i) for a municipality, the municipal council; and
  - (ii) for an electoral area in a regional district, the board of the regional district;

and for the purposes of this Agreement includes the following parties who are not are "local authorities" within the meaning of the *Emergency Program Act*, [RSBC 1996] Chapter 111:

  - (iii) for the University Endowment Lands, the Minister of Municipal Affairs; and
  - (iv) for the University of British Columbia, its Board of Governors.
- (l) **"Major Emergency"** means an Emergency, Disaster or Other Serious Incident that involves one or more Local Authorities or Regional Authorities and requires resources beyond the capability of one or more of the Local Authorities or Regional Authorities

involved.

- (m) **"New Party"** has the meaning given in Section 9.3 below.
- (n) **"Other Serious Incident"** means any sudden, unexpected, or unintended incident, other than a Disaster or Emergency, and including a Cyber Attack, for which a Local Authority or Regional Authority may require assistance to protect the health, safety or welfare of a person or to limit damage to Public Works or other property.
- (o) **"Parties"** means those parties who have signed this Agreement or a Joinder Agreement, and **"Party"** means any one of them.
- (p) **"Public Works"** means any work or property under the management or control of the Local Authority or Regional Authority, including but not limited drinking water, wastewater waste management services, transportation systems and networks and Computer Systems.
- (q) **"Regional Authority"** means the Board of the GVS&DD or the Board of the GVWD.
- (r) **"Requesting Authority"** means a Requesting Local Authority or Requesting Regional Authority, as the case may be.
- (s) **"Requesting Authority's Personnel"** includes any elected officials, officers, employees or affiliated volunteers of a Requesting Authority.
- (t) **"Requesting Local Authority"** means a Local Authority under a Major Emergency situation that has, pursuant to this Agreement, requested assistance from another Local Authority or Regional Authority.
- (u) **"Requesting Regional Authority"** means a Regional Authority under a Major Emergency situation that has, pursuant to this Agreement, requested assistance from another Local Authority or Regional Authority.
- (v) **"Resources"** means a Local Authority's personnel, equipment, facilities, services and materials that are available or potentially available for utilization to ensure that Public Works are maintained.
- (w) **"Responding Authority"** means a Responding Local Authority or Responding Regional Authority, as the case may be.
- (x) **"Responding Authority's Personnel"** includes any elected officials, officers, employees or affiliated volunteers of a Responding Authority.
- (y) **"Responding Local Authority"** means a Local Authority that provides Resources to a Requesting Authority that has, pursuant to this Agreement, requested assistance to confront a Major Emergency.
- (z) **"Responding Regional Authority"** means a Regional Authority that provides Resources to a Requesting Authority that has, pursuant to this Agreement, requested assistance to



confront a Major Emergency.

- (aa) **“Standby Expenses”** means compensation paid or owing to an employee not scheduled for normal work but who is required to be immediately available for call-in work.

## **2.0 Intent of the Agreement**

- 2.1 This Agreement is intended to guide the sharing of Resources amongst Local Authorities and Regional Authorities when assistance has been requested during Major Emergency situations for which the sharing of Resources is required.
- 2.2 Resources are intended to be available in the event of a Major Emergency of such magnitude that it is, or is likely to be, beyond the capability of a single Local Authority or Regional Authority and requires the combined Resources of several or all of the Local Authorities and Regional Authorities to this Agreement.

## **3.0 Scope of the Agreement**

- 3.1 Except as set out in Section 12.1 below, this Agreement shall not supplant, without mutual consent, existing agreements between the Parties for the exchange or provision of Resources on a reimbursable, exchange, or other basis.
- 3.2 Any activation of this Agreement under Section 4.0 will clearly state that the request for Resources is being made under this Agreement.

## **4.0 Activation**

- 4.1 In the event of a Major Emergency, the Authorized Representative designated by the Requesting Authority may activate this Agreement by making a request for Resources to the Authorized Representative of one or more Parties to this Agreement.
- 4.2 If the Requesting Authority is a Local Authority, such Requesting Local Authority shall first request Resources from their bordering Local Authorities, before requesting Resources from more distant Local Authorities or from Regional Authorities.
- 4.3 If the Requesting Authority is a Regional Authority, the Requesting Regional Authority shall first request Resources from those Local Authorities adjacent to the location of the Major Emergency before requesting Resources from more distant Local Authorities.
- 4.4 Sections 4.2 and 4.3 shall not restrict a Requesting Authority from accepting the first available Resources from any Local Authority.

## **5.0 Resource Requests and Inventory**

- 5.1 Each Party agrees that, in the event of a Major Emergency, it will, upon receipt of a written request from a Requesting Party, furnish such Resources as are available, provided that doing so would not unreasonably diminish the capacity of the Responding Authority to provide any required Resources to its own jurisdictional area. For certainty, the extent of the assistance given will be at the discretion of the Authorized Representative of the Responding Authority, having regard to

its own local needs and situation at the time.

- 5.2 The start date of the provision of Resources will be the date agreed to in writing by both the Requesting Authority and Responding Authority. The termination date for the provision of Resources will be determined by the Responding Authority and shall not exceed the end time of the Major Emergency, as agreed by the Responding Authority and Requesting Authority.
- 5.3 During a Major Emergency, all personnel from a Responding Authority shall report to and work under the direction of the Party within whose jurisdiction the Major Emergency is occurring, in cooperation with the Requesting Authority and any other Responding Authorities.
- 5.4 Each Party should maintain an inventory of Resources that may be made available in the event of a Major Emergency and share that inventory with its neighbouring Local Authorities and Regional Authorities.
- 5.5 If a request for Resources is made pursuant to this Agreement, the Requesting Party will, as necessary, make available to the Responding Authority:
  - (a) maps of its jurisdiction indicating the nearest and most suitable roads to enable responders to get to an emergency as quickly as possible, together with locations of water supplies and access thereto;
  - (b) applicable operating guidelines and communications protocols;
  - (c) a copy of the Requesting Authority's emergency plan; and
  - (d) names and contact information for the Requesting Authority's key personnel.

## **6.0 Reimbursement**

- 6.1 The Requesting Authority will reimburse the Responding Authority for any actual costs incurred providing any Resources requested under this Agreement, plus a sum equal to 10% of those costs and expenses on account of the Responding Authority's overhead.
- 6.2 Without limiting the generality of Section 6.1, a Requesting Authority shall pay to the Responding Authority:
  - (a) Regular Time – Salaries, wages and other regular time employment expenses (including benefits and statutory deductions) of employees or affiliated volunteers, at the current prevailing rates of the Responding Authority.
  - (b) Overtime and Standby Expenses – Overtime employment expenses and Standby Expenses of employees or affiliated volunteers, at the current prevailing rates of the Responding Authority. There is no compensation for banked time of employees.
  - (c) Supplies and Materials – Value of supplies or other materials which are not returnable to the Responding Authority. All charges will be at current market rates or at rates otherwise agreed to. Supplies or materials may be replaced with like supplies or materials, if agreed to by the Responding Authority.

- (d) **Equipment – Compensation for the use of equipment, vehicles, computers, or other hardware owned outright by the Responding Authority. Equipment reimbursement rates shall be at a rate agreed to by the Requesting Authority and Responding Authority for vehicles or other equipment. If a rate cannot be agreed, the rate will at the British Columbia standard for equipment reimbursement, as represented by the Blue Book – BC Equipment Rental Rate Guide. The Requesting Authority shall be responsible for the operating costs of equipment provided, including costs of repairs required as a result of the Requesting Authority's use, while in its possession. For certainty, a Requesting Authority is not responsible for the costs of equipment repairs that would have been undertaken by the Responding Authority as a matter of routine repair or maintenance.**
  - (e) **Facilities – Compensation for the use of Responding Authority facilities. Reimbursement rates will be at the prevailing rate on the day the facility is rented, leased or otherwise made available to the Requesting Authority.**
- 6.3 The Requesting Authority's obligation to reimburse the Responding Authority pursuant to this Agreement is irrespective of the Requesting Authority's entitlement to compensation or funding received from Emergency Management BC or any other funding agencies. Accordingly, the Requesting Authority will be responsible for any shortfall in any amounts payable by the Requesting Authority pursuant to this Agreement and any cost recovery by the Requesting Authority from Emergency Management BC or other funding agency.**
  - 6.4 The Requesting Authority shall be responsible for any loss or damage to Resources used in the response and shall pay any expense incurred in the operation and maintenance thereof, as well as any expense incurred in the provision of a service or other expense in answering the request for assistance from the Requesting Authority. An itemized claim for loss and damage to the Responding Authority's equipment at the response scene shall be filed within thirty (30) days of such loss or damage occurring.**
  - 6.5 All Resources noted in Subsections 6.2(d) and (e) provided to a Requesting Authority shall be returned in the same condition as when such Resources were delivered to the Requesting Authority. These Resources shall be deemed to be provided in good working order, unless otherwise noted by the Responding Authority at the time of delivery.**
  - 6.6 The Requesting Authority will arrange for and pay for all costs associated with any necessary repairs or restoration of Resources prior to returning such Resources to the Responding Authority. For certainty, a Requesting Authority is not responsible for the costs of repairs or restoration that would have been undertaken by the Responding Authority as a matter of routine repair or maintenance.**
  - 6.7 The Responding Authority will invoice the Requesting Authority detailing all costs incurred in providing Resources under this Agreement, including all overhead amounts referred to in Section 6.1. Payment of such invoices by the Requesting Authority is due in full sixty (60) days from the date of invoice, unless alternate arrangements have been made between the Requesting Authority and Responding Authority or the invoice is in dispute, as contemplated in Section 6.9.**
  - 6.8 Payment by the Requesting Authority will be by cheque mailed to the Responding Authority's address, as detailed in the invoice, or if the Responding Authority and Requesting Authority mutually agree, payment may be transferred electronically to the Responding Authorities' bank**

account, as stipulated by the Responding Authority.

- 6.9 If a dispute ensues with respect to an invoice issued by a Responding Authority pursuant to Section 6.7, the Parties to the dispute will use best efforts to resolve the dispute as soon as possible in accordance with the dispute resolution process provided in Section 10.0.
- 6.10 The Parties acknowledge and agree that they are each individually responsible for staying apprised of the financial guidelines and eligibility requirements of Emergency Management BC and any other funding agencies related to potential cost recovery that may be available from such agencies in respect of any Resources provided under this Agreement.

#### **7.0 Insurance, Liability and Indemnity**

- 7.1 The Parties agree to obtain and maintain sufficient insurance to meet any obligations or liabilities that may arise in connection with this Agreement. Notwithstanding the foregoing, the Parties acknowledge and agrees that they each may self-insure part or all of the risks, subject always to equivalent terms and conditions as though such policies were obtained from licensed commercial insurers.
- 7.2 Any required insurance coverage pursuant to this Agreement will be arranged prior to the acceptance of the request for Resources under this Agreement.
- 7.3 When rendering aid outside their jurisdictional area, all personnel and affiliated volunteers will retain the same powers, duties, rights, privileges and immunities, including any coverage under the *Worker's Compensation Act* that they receive when they are on duty in their home jurisdiction.
- 7.4 A Requesting Authority shall pay to the Responding Authority:
- (a) the Workers' Compensation, death or disability benefits or any other form of compensation (including judgements, damages, costs, penalties and expenses) which the Responding Authority is legally obligated to pay to one of its employees or affiliated volunteers or the family or beneficiaries of such employees or volunteers by reason of the death or injury to an employee or volunteer while working on a Major Emergency on behalf of the Requesting Authority; and
  - (b) all legal fees and disbursements incurred by the Responding Authority to defend any demands, claims, suits or actions arising from, related to or caused by any death or injury to an employee or volunteer while working on a Major Emergency on behalf of the Requesting Authority.
- 7.5 The Requesting Authority shall in no way be deemed liable or responsible for the personal property of Responding Authority Personnel which may be lost, stolen, or damaged while performing their duties in responding under the terms of this Agreement.
- 7.6 No Party to this Agreement shall be liable in damages to another Party, nor to the owner of property within the geographic jurisdiction of the Requesting Authority or another Party for failing to respond to a request for assistance under this Agreement or for failing to render adequate assistance.

**7.7** When Resources are provided by a Responding Authority to a Requesting Authority pursuant to this Agreement, the Requesting Authority shall release, indemnify and save harmless the Responding Authority and the Responding Authority's Personnel from and against all liabilities, claims, losses, suits, actions, judgments, demands, debts, accounts, damages, costs, penalties and expenses (including all legal fees and disbursements) which may be made against the Responding Authority, or which the Responding Authority may suffer or incur, arising from, related to or caused by:

- (a) the provision of Resources by the Responding Authority to the Requesting Authority under this Agreement;
- (b) the breach, violation, contravention or non-performance by the Requesting Authority of any of its obligations, agreements, covenants, conditions, representations, warranties or any other term of this Agreement; or
- (c) the negligence or misconduct of the Requesting Authority's Personnel acting in the course of their duties pursuant to this Agreement,

except where such liabilities, claims, losses, suits, actions, judgments, demands, debts, accounts, damages, costs, penalties and expenses (including all legal fees and disbursements) result from the negligence or misconduct of the Responding Authority's Personnel under this Agreement. The indemnities contemplated in this Section 7.7 will survive the termination or expiration of this Agreement or a Party's withdrawal from the Agreement pursuant to Section 9.2.

**7.8** Subject to Section 7.7 above, the Responding Authority will not be liable or responsible in any way for all liabilities, claims, losses, suits, actions, judgments, demands, debts, accounts, damages, costs, penalties and expenses (including all legal fees and disbursements) which may be made against the Requesting Authority, or which the Requesting Authority may suffer or incur, including any personal injury that may be sustained by the Requesting Authority's Personnel, or by any other person, or for any loss or damage or injury to, property belonging to or in the possession of the Requesting Authority or the Requesting Authority's Personnel or any other person, including any equipment, materials, supplies, motor or other vehicles, arising from, related to or caused by the provision of Resources by the Responding Authority to the Requesting Authority under this Agreement, unless such liabilities, claims, losses, suits, actions, judgments, demands, debts, accounts, damages, injuries, costs, penalties and expenses (including all legal fees and disbursements) result from the negligence or misconduct of the Responding Authority or the Responding Authority's Personnel while acting in the course of their duties pursuant to this Agreement.

## **8.0 Modification and Review**

**8.1** This Agreement may only be amended upon the written consent of all signing Parties.

**8.2** This Agreement may be reviewed by the Parties:

- (a) every five years, starting from the Effective Date, to ensure that it remains up to date and relevant for all Parties; or
- (b) any time upon the written request of any Party.

- 8.3 The master copy of this Agreement, together with any Joinder Agreements, will be held by the Metro Vancouver Regional District and will be made available electronically to all Parties upon request.

**9.0 Effective Date, Term and Addition of Parties**

- 9.1 This Agreement shall come into effect as soon as it has been executed by two Parties (the "Effective Date").
- 9.2 Any one of the Parties hereto may withdraw from this Agreement by giving not less than thirty (30) days prior written notice to the other Parties, following which the Agreement shall continue in force between the remaining Parties.
- 9.3 A Governmental Authority may be added as a new party (a "New Party") to this Agreement if such New Party executes and delivers to the Metro Vancouver Regional District a Joinder Agreement substantially in the form of Schedule "A" attached hereto. "Governmental Authority" means any federal, provincial, regional, municipal, local or other government, governmental or public department, authority, commission, council, board, bureau or agency.

**10.0 Dispute Resolution**

- 10.1 In the event of any dispute or material disagreement among two or more Parties regarding the interpretation or application of any provision of this Agreement, the Parties agree that:
- (a) the Parties, through their Authorized Representatives, will, in good faith, make all reasonable efforts to resolve the dispute by negotiation, during which time each Party will disclose to the other Party all relevant information relating to the dispute;
  - (b) if the dispute remains unresolved, the Parties will meet with a qualified mediator in a timely manner and attempt, in good faith, to further negotiate a resolution of such dispute; and
  - (c) if the mediator cannot resolve the dispute within 48 hours, then the dispute will, unless otherwise agreed by the Parties, either:
    - (i) be resolved in accordance with Division 3 of Part 9 of the *Community Charter*, [SBC 2003] Chapter 26; or
    - (ii) for any dispute involving a Party to which Division 3 of Part 9 of the *Community Charter*, [SBC 2003] Chapter 26 does not apply, be submitted to final and binding arbitration by a sole arbitrator appointed pursuant to the *Arbitration Act* (British Columbia).

**11.0 Approvals**

- 11.1 The Parties signify their approval of this Agreement by the signatures of their respective authorized representatives below.

**12.0 General Provisions**

**12.1 Schedules.** Schedule "A" is attached to and forms part of this Agreement.

**12.2 Interpretation.**

- (a) The words "include", "includes" and "including" as used in this Agreement shall be deemed to be followed by the phrase ", without limitation,".
- (b) The captions and headings contained in this Agreement are for convenience only and do not define or in any way limit or enlarge the scope or intent of any provision of this Agreement.

**12.3 Survival of Obligations.** All of the obligations of the Parties which expressly or by their nature survive termination or expiration of this Agreement, will continue in full force and effect subsequent to and notwithstanding such termination or expiration and until they are satisfied or by their nature expire.

**12.4 Amendment.** No amendment of this Agreement will be binding unless made in writing and executed by each of the Parties hereto.

**12.5 Entire Agreement.** This Agreement constitutes the entire agreement amongst the Parties with respect to the subject matter hereof and for certainty this Agreement supersedes the "Mutual Aid Agreement for Public Works Assistance" that was prepared by the Metro Vancouver Regional Engineers Advisory Committee in 2000 and entered into by participating Local Authorities.

**12.6 Governing Law.** This Agreement and any dispute arising out of or in connection with this Agreement will be governed exclusively in accordance with the laws of British Columbia and the laws of Canada applicable in British Columbia which will be deemed to be the proper law of this Agreement.

**12.7 Severability.** Each provision of this Agreement is intended to be severable and if any provision is determined by a court of competent jurisdiction to be illegal or invalid or unenforceable for any reason whatsoever, such provision shall be severed from this Agreement and will not affect the legality or enforceability of the remainder of any other provision of this Agreement.

**12.8 Time of Essence.** Time shall be of the essence of this Agreement.

**12.9 No Derogation.** The Parties acknowledge and agree that nothing contained or implied in this Agreement will be construed as limiting or prejudicing the rights and powers of any Party in the exercise of their respective functions pursuant to the *Local Government Act*, the *Community Charter*, the *Vancouver Charter* and the *Emergency Program Act*, as the case may be, or any other right or power under any public or private statutes, bylaws, orders or regulations, all of which may be fully exercised as if this Agreement had not been entered into.

**12.10 Assignment.** This Agreement shall not be assignable.

## Execution Version

**12.11 Counterparts.** This Agreement may be executed in counterparts and returned by email with a PDF attachment, each of which when executed and delivered shall constitute an original and all of which together shall constitute one and the same Agreement.

**IN WITNESS WHEREOF** this Agreement has been executed and delivered by the Parties as of the day and year first above written.

**Village of Anmore**

Per: \_\_\_\_\_  
Authorized Signatory

Per: \_\_\_\_\_  
Authorized Signatory

**Village of Belcarra**

Per: \_\_\_\_\_  
Authorized Signatory

Per: \_\_\_\_\_  
Authorized Signatory

**Bowen Island Municipality**

Per: \_\_\_\_\_  
Authorized Signatory

Per: \_\_\_\_\_  
Authorized Signatory



## Execution Version

**City of Burnaby**

Per: \_\_\_\_\_  
Authorized Signatory

Per: \_\_\_\_\_  
Authorized Signatory

**City of Coquitlam**

Per: \_\_\_\_\_  
Authorized Signatory

Per: \_\_\_\_\_  
Authorized Signatory

**City of Delta**

Per: \_\_\_\_\_  
Authorized Signatory

Per: \_\_\_\_\_  
Authorized Signatory

**City of Langley**

Per: \_\_\_\_\_  
Authorized Signatory

Per: \_\_\_\_\_  
Authorized Signatory

**Township of Langley**

Per: \_\_\_\_\_  
Authorized Signatory

Per: \_\_\_\_\_  
Authorized Signatory

**Village of Lions Bay**

Per: \_\_\_\_\_  
Authorized Signatory

Per: \_\_\_\_\_  
Authorized Signatory

**Execution Version****City of Maple Ridge**

Per: \_\_\_\_\_  
Authorized Signatory

Per: \_\_\_\_\_  
Authorized Signatory

**City of New Westminster**

Per: \_\_\_\_\_  
Authorized Signatory

Per: \_\_\_\_\_  
Authorized Signatory

**City of North Vancouver**

Per: \_\_\_\_\_  
Authorized Signatory

Per: \_\_\_\_\_  
Authorized Signatory

Execution Version

**District of North Vancouver**

Per: \_\_\_\_\_  
Authorized Signatory

Per: \_\_\_\_\_  
Authorized Signatory

**City of Pitt Meadows**

Per: \_\_\_\_\_  
Authorized Signatory

Per: \_\_\_\_\_  
Authorized Signatory

**City of Port Coquitlam**

Per: \_\_\_\_\_  
Authorized Signatory

Per: \_\_\_\_\_  
Authorized Signatory

**Execution Version****City of Port Moody**

Per: \_\_\_\_\_  
Authorized Signatory

Per: \_\_\_\_\_  
Authorized Signatory

**City of Richmond**

Per: \_\_\_\_\_  
Authorized Signatory

Per: \_\_\_\_\_  
Authorized Signatory

**City of Surrey**

Per: \_\_\_\_\_  
Authorized Signatory

Per: \_\_\_\_\_  
Authorized Signatory

**Tsawwassen First Nation**

Per: \_\_\_\_\_  
Authorized Signatory

Per: \_\_\_\_\_  
Authorized Signatory

**City of Vancouver**

Per: \_\_\_\_\_  
Authorized Signatory

Per: \_\_\_\_\_  
Authorized Signatory

**District of West Vancouver**

Per: \_\_\_\_\_  
Authorized Signatory

Per: \_\_\_\_\_  
Authorized Signatory

**Execution Version****City of White Rock**

Per: \_\_\_\_\_  
Authorized Signatory

Per: \_\_\_\_\_  
Authorized Signatory

**Metro Vancouver Regional District**

Per: \_\_\_\_\_  
Authorized Signatory

Per: \_\_\_\_\_  
Authorized Signatory

**Greater Vancouver Sewer and Drainage District**

Per: \_\_\_\_\_  
Authorized Signatory

Per: \_\_\_\_\_  
Authorized Signatory

Execution Version

**Greater Vancouver Water District**

Per: \_\_\_\_\_  
Authorized Signatory

Per: \_\_\_\_\_  
Authorized Signatory

**Her Majesty the Queen in Right of the Province of British Columbia, as represented by  
the Minister of Municipal Affairs**

Per: \_\_\_\_\_  
Authorized Signatory

Per: \_\_\_\_\_  
Authorized Signatory

**University of British Columbia**

Per: \_\_\_\_\_  
Authorized Signatory

Per: \_\_\_\_\_  
Authorized Signatory



Execution Version

**SCHEDULE "A"****JOINDER AGREEMENT**

This Joinder Agreement is made as of the \_\_\_\_ day of \_\_\_\_\_.

Pursuant to and in accordance with Section 9.3 of the Regional Mutual Agreement for Major Emergencies made as of the \_\_\_\_ day of \_\_\_\_\_ (the "Mutual Aid Agreement") *[insert name of new party joining the Agreement]* hereby acknowledges and agrees that *[insert name of new party joining the Agreement]* has received and reviewed a complete copy of the Mutual Aid Agreement and shall be fully bound by, and subject to, all of the terms and conditions of the Mutual Aid Agreement as though it were an original party thereto.

**[insert name of new party]**

Per: \_\_\_\_\_

Authorized Signatory

Per: \_\_\_\_\_

Authorized Signatory

## ATTACHMENT 2

February 8, 2000

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GVRD Public Works Mutual Aid Agreement

<b>Appendix A</b>
-------------------

WHEREAS the Parties desire to enter into an Agreement whereby Public Works resources can be deployed to assist any Party during an emergency.

NOW THEREFORE THIS AGREEMENT WITNESSES THAT, in consideration of the mutual covenants and agreements herein contained and subject to the terms and conditions hereinafter set out, the Parties agree as follows:

1. In this Agreement, unless the context otherwise requires,
  - a) **"emergency"** means any present or imminent calamity or sudden or violent disturbance that in the opinion of the City Engineer cannot be brought under control by the use of the available local resources and that requires prompt co-ordination of action or special regulation of persons or property to protect the health, safety or welfare of people, or to limit property damage;
  - b) **"emergency resources"** means all persons, services, equipment and materials held by, or directly available to, the Public Works Services of a Party;
  - c) **"City Engineer"** means, for each Party, the senior municipal employee responsible for the Public Works Services of that Party or his delegate.
2. The procedure to be followed in requesting and rendering aid under this Agreement shall be governed by the following principles, namely:
  - a) A City Engineer will attempt to fully utilize the emergency resources of his bordering Parties before requesting emergency resources from more distance Parties except where special equipment is not available from the bordering Parties.
  - b) Where a City Engineer determines that an emergency exists, he shall request emergency resources from the appropriate Party.
  - c) A City Engineer who receives a request for emergency resources from another Party may determine the extent of and duration for which the emergency resource are available and thereupon such emergency resources, if any are available, shall be dispatched and utilized to control the emergency; but nothing in this Agreement shall be construed to require a City Engineer to dispatch emergency resources.
  - d) The Person in Charge of emergency resources sent to assist in an emergency shall remain in charge of those resources and control and direct those resources in co-operation with the requesting City Engineer.
3. The Parties agree to consult on a regular basis through their City Engineer on the best ways to achieve the optimum deployment of emergency resources to control emergencies.
4. When a Party provides emergency resources:

February 8, 2000

- 4 -

- a) the Party providing emergency resources may, within sixty days after so doing, render to the Party that requested emergency resources a correct account of the cost of the service.
  - b) the Party that requested emergency resources shall pay the account within thirty days after receiving it.
  - c) Payment for emergency services would be on a cost recovery basis without overhead or profit.
5. Any Party may terminate its rights and responsibilities under this Agreement by giving to the City Clerk of the other Parties, thirty days notice in writing of its intention to do so.
  6. This Agreement is not intended to interfere with or supersede any existing written agreements between the parties.
  7. Subject to paragraph 8, each party to this Agreement covenants and agrees that it will not initiate legal action or third party proceedings against any other party to this Agreement, based on provision or failure to provide emergency resources. In any action arising from the provision or failure to provide emergency resources, the municipality where the incident requiring emergency resources occurred, shall (a) defend the action on behalf of itself and any other parties to this Agreement who are defendants in the action, and (b) indemnify and save harmless the other parties for liabilities which may result.
  8. Any claims as between the Parties to this Agreement arising out of gross or willful negligence in the provision or failure to provide emergency resources or any dispute arising respecting a Party's rights or obligations shall be referred to and finally resolved by arbitration under the rules of the British Columbia International Commercial Arbitration Centre and shall be administered in accordance with its "Procedures for Cases under the BCIAC Rules". Provided the arbitrator in this procedure is satisfied that the dispute arises from gross or willful negligence, the arbitrator has jurisdiction to provide relief against the indemnity in paragraph 7 and may allocate responsibility among the Parties in whatever manner the arbitrator deems appropriate.

For the purpose of Sections 7 and 8, "Party" includes any employee, contractor or volunteer of the Party.

9. Notices or other communications under this Agreement shall be sufficiently given if delivered to a City Engineer personally or left at the City Engineer's office or mailed to the following:

(List of Participating Agencies will be entered here as resolutions are received from Municipal Councils.)

IN WITNESS WHEREOF the Parties hereto have caused to be affixed their seals attested by the signatures of their respective officers duly authorized for such purpose.

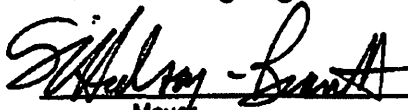

February 8, 2000

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The Corporate Seal of the Corporation of

CITY OF RICHMOND


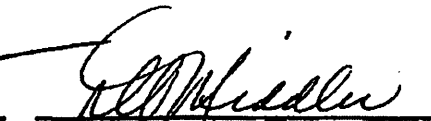
Authorized signing Officers


  
 Mayor City Clerk  
 GREG HALSET-BRANDT J. RICHARD MCKENNA

The Corporate Seal of the Corporation of

CITY OF WHITE ROCK

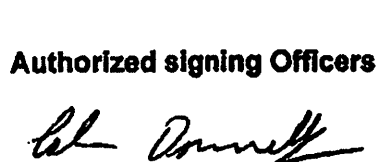

Authorized signing Officers


  
 Mayor Clerk  
 HARDY K. STAUB DIANE A. MIDDLER  
 MAYOR CITY CLERK

The Corporate Seal of the Corporation of

CITY OF NEW WESTMINSTER

Authorized signing Officers


  
 Mayor Clerk  
 CALVIN DONNELLY SUSAN BROWN  
 ACTING MAYOR CITY CLERK

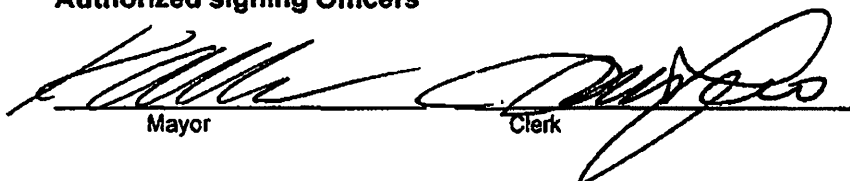
February 8, 2000

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The Corporate Seal of the Corporation of

THE TOWNSHIP OF LANGLEY

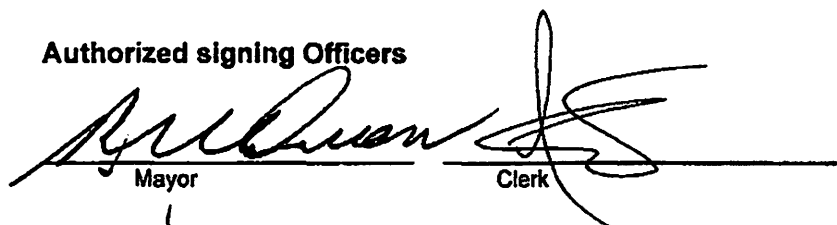
Authorized signing Officers

  
\_\_\_\_\_  
Mayor Clerk

The Corporate Seal of the Corporation of

CITY OF VANCOUVER

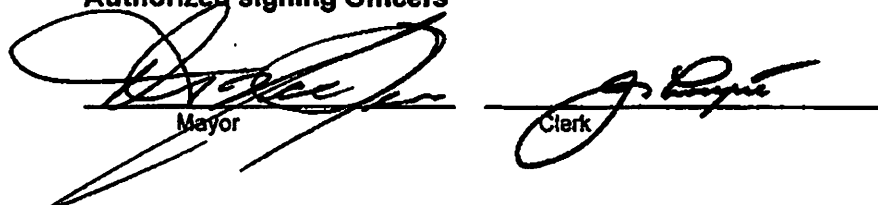
Authorized signing Officers

  
\_\_\_\_\_  
Mayor Clerk

The Corporate Seal of the Corporation of

DISTRICT OF PITT MEADOWS

Authorized signing Officers

  
\_\_\_\_\_  
Mayor Clerk

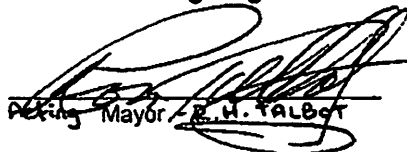

February 8, 2000

- 7 -

The Corporate Seal of the Corporation of

City of Port Coquitlam

Authorized signing Officers

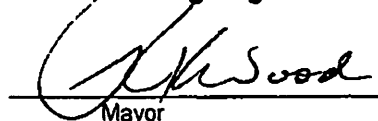
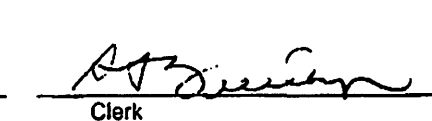



Acting Mayor E.H. TALBOT
 Clerk SUSAN RAUH, CMC, CITY CLERK

The Corporate Seal of the Corporation of

THE DISTRICT OF WEST VANCOUVER

Authorized signing Officers

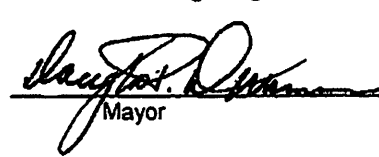
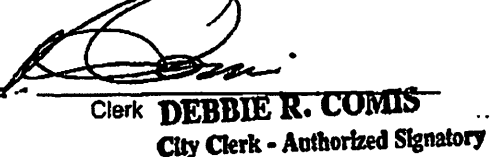



Mayor K. Wood
 Clerk [Signature]

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THE CITY OF BURNABY

Authorized signing Officers

Mayor [Signature]
 Clerk DEBBIE R. COMIS  
 City Clerk - Authorized Signatory


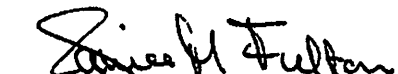
February 8, 2000

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The Corporate Seal of the Corporation of

CITY OF LANGLEY



Authorized signing Officers

  
Mayor  
Clerk

The Corporate Seal of the Corporation of

DISTRICT OF NORTH VANCOUVER


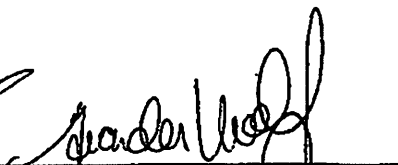
Authorized signing Officers

  
Mayor Don Bell  
Clerk Agnes Hilson

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CITY OF PORT MOODY

Authorized signing Officers

  
Mayor  
Clerk

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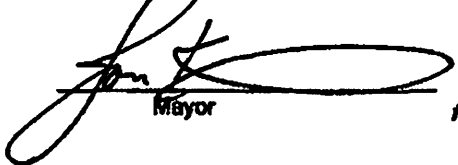
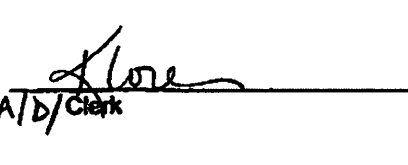
**Public Works Mutual Aid Agreement  
Lower Mainland Municipalities**

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**The Corporate Seal of the Corporation of**

The City of Coquitlam

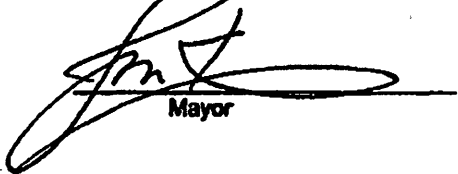
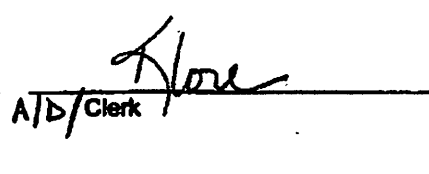
**Authorized signing Officers**

 Mayor  A/D Clerk

**The Corporate Seal of the Corporation of**

the City of Coquitlam

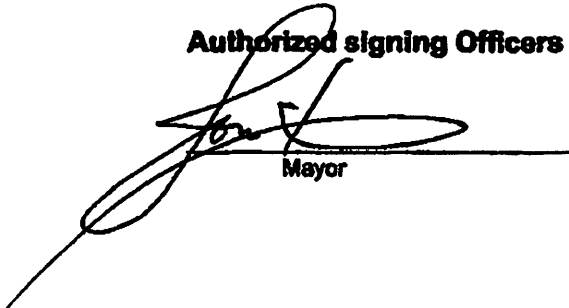
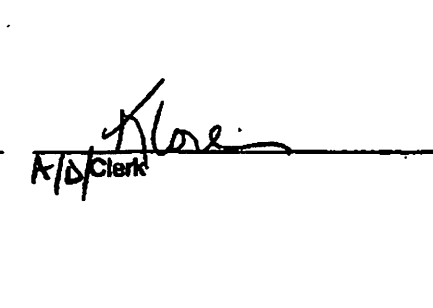
**Authorized signing Officers**

 Mayor  A/D Clerk

**The Corporate Seal of the Corporation of**

the City of Coquitlam

**Authorized signing Officers**

 Mayor  A/D Clerk




February 8, 2000

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The Corporate Seal of the Corporation of

CITY OF NORTH VANCOUVER

Authorized signing Officers



Mayor

Barbara A. Sharp - Mayor



Clerk

Bruce Hawkshaw - Clerk

The Corporate Seal of the Corporation of

DISTRICT OF MAPLE RIDGE

Authorized signing Officers



Mayor

KATHLEEN J. MORSE  
MAYOR

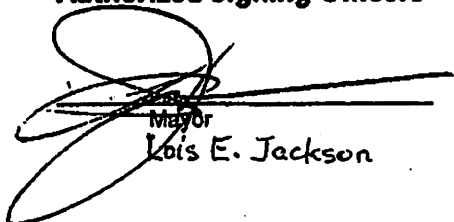
Clerk

TERENCE E. FRYER  
MUNICIPAL CLERK

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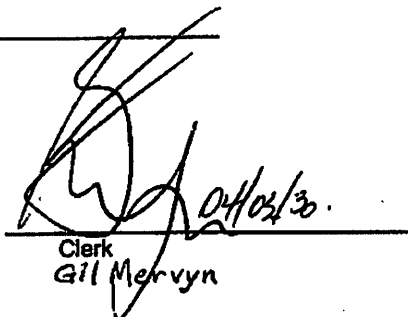
Delta

Authorized signing Officers



Mayor

Lois E. Jackson



Clerk

Gil Mervyn



**ATTACHMENT 3****5.X**


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**To:** Liquid Waste Committee

**From:** Peter Navratil, General Manager, Liquid Waste Services  
Brant Arnold-Smith, Program Manager, Security & Emergency Management

**Date:** March 11, 2022 **Meeting Date:** April 13, 2022

**Subject:** Regional Public Works Mutual Aid Agreement

---

**RECOMMENDATION**

That the GVS&DD Board authorize the Board Chair and Chief Administrative Officer to sign the new Regional Public Works Mutual Aid Agreement.

---

**EXECUTIVE SUMMARY**

A major emergency or other serious incident affecting one or more Local Authorities or Regional Authorities is more and more likely to affect the Metro Vancouver region given the impacts of climate change and the ever present seismic risk. The current GVRD Public Works Mutual Aid Agreement dated February 8, 2000 requires modernizing as several jurisdictions, such as Anmore, Belcarra, Bowen Island, Tsawwassen First Nation, Lions Bay, UBC/UEL, MVRD, GVS&DD and GVWD are not party to the agreement, and would like to be included. The new Regional Public Works Mutual Aid Agreement improves on the agreement from 2000 and is intended to set the terms and conditions for sharing resources, during a coordinated and supportive response.

The new Agreement has undergone extensive consultation through a number of municipal advisory committees, most notably, the Regional Administrators Advisory Committee, who unanimously endorsed the final version of the agreement. Over the next 6 months, Boards and Councils around the region will be given the opportunity to sign the agreement. Once completed, the February 8, 2000 agreement will be repealed.

Staff recommend that the GVS&DD become a signatory.

**PURPOSE**

The new Regional Public Works Mutual Aid Agreement's (Attachment 1) purpose is to allow for mutual support, aid and assistance to be provided by members to ensure that Public Works are maintained in the event of an emergency or other serious incident. Local Authorities are required under the *Local Authority Emergency Management Regulation* to identify the procedures by which emergency resources, including, without limitation, personnel, equipment and facilities, may be obtained from sources within or outside of the jurisdictional area for which the Local Authority has responsibility.

Resources are intended to be available in the event of a major emergency of such magnitude that it is likely to be beyond the capability of a single Local Authority or Regional Authority and requires the combined resources of several or all the Local Authorities and Regional Authorities in the Agreement. This Agreement shall not supplant, without mutual consent, existing agreements between the Parties

for the exchange or provision of resources on a reimbursable, exchange, or other basis.

## **BACKGROUND**

The current GVRD Public Works Mutual Aid Agreement signed February 8, 2000 (Attachment 2) excludes a number of jurisdictions who would now like to participate. The recent events of the pandemic and extreme flooding in the fall of 2021, along with the ever present seismic risks in the region have highlighted the benefits of mutual aid.

The proposed new Agreement modernizes terms, improves indemnification clauses and opens the Agreement up to all Metro Vancouver members including the MVRD, GVWD and GVS&DD.

## **AGREEMENT PRINCIPLES**

The Regional Public Works Mutual Agreement is designed with the following principles:

- Voluntary support based on each jurisdiction's situation
- Call your neighbours first
- Responders take direction from Requestors
- Costs will be based on Responders "rates of the day" with a 10% overhead allowance added
- All parties are expected to maintain sufficient insurance
- Provision included for Joinder Agreements

## **ADVISORY COMMITTEE ENGAGEMENT**

Since the fall of 2021, staff have engaged with several advisory committees (each committee multiple times) including the Regional Emergency Planners Committee (REPC), the Regional Engineers Advisory Committee (REAC) and the Regional Administrators Advisory Committee (RAAC) to obtain their feedback and input on the proposed new Agreement.

Most of the advisory committees' comments focused on whether the agreement maintains 'task eligibility' with the Province, definitions within the agreement, whether or not to include overhead on costs and finally indemnification.

All of the comments have been taken into account and reviewed by in-house and external legal advice.

In the final briefing to RAAC, they voted unanimously to endorse the agreement.

## **LEGAL IMPLICATIONS**

The local government Councils and Board of the Metro Vancouver Regional District (with respect to Electoral Area A) are "local authorities" within the meaning of the *Emergency Program Act*, [RSBC 1996] Chapter 111. Local Authorities are required under the *Local Authority Emergency Management Regulation* [B.C. Reg. 380/95] to identify the procedures by which emergency resources, including, without limitation, personnel, equipment and facilities may be obtained from sources within or outside of the jurisdictional area for which the Local Authority has responsibility.

The *Local Authority Emergency Management Regulation* [BC Reg. 380/95], states a Local Authority may enter into mutual aid agreements for resources and subsequent cost recovery outside of the jurisdictional area for which the Local Authority has responsibility.

The *Local Government Act* [RSBC 2015, Chapter 1], a board of a regional district has the statutory authority to enter into mutual aid agreements with a Local Authority.

The *Greater Vancouver Sewerage and Drainage District Act* [SBC 1956, Chapter 59] and the *Greater Vancouver Water District Act* [SBC 1924, Chapter 22], the GVS&DD and the GVWD, respectively, have the statutory authority to enter into mutual aid agreements with Local Authorities.

The *University Endowment Land Act* [RSBC 1996 Ch. 469], the Minister of Municipal Affairs has the authority to enter into agreements respecting the administration of the University Endowment Land.

#### **ALTERNATIVES**

1. That the GVS&DD Board authorize the Board Chair and Chief Administrative Officer to sign the new Regional Public Works Mutual Aid Agreement.
2. That the GVS&DD Board receive for information the report dated March 11, 2022 titled "Regional Public Works Mutual Aid Agreement" and provide alternate direction to staff.

#### **FINANCIAL IMPLICATIONS**

There are no additional financial implications associated with the agreement or its ongoing maintenance. This was accomplished by using each jurisdiction's 'rates of the day' as a way to avoid annual updates to lists for labour, material and equipment rates. A key objective was to develop a simple, and easy to apply agreement that could be activated efficiently by any signatory.

#### **CONCLUSION**

Staff recommend Alternative 1, that the GVS&DD Board sign as a signatory to the new Regional Public Works Mutual Aid Agreement. The Agreement will allow for a coordinated and supportive response during a major emergency or other serious incident affecting one or more Local Authorities or Regional Authorities within the Metro Vancouver region.

#### **Attachments**

1. Regional Public Works Mutual Aid Agreement
2. GVRD Public Works Mutual Aid Agreement signed February 8, 2000

**Execution Version****City of Burnaby**

Per: \_\_\_\_\_  
Authorized Signatory

Per: \_\_\_\_\_  
Authorized Signatory

**City of Coquitlam**

Per: \_\_\_\_\_  
Authorized Signatory

Per: \_\_\_\_\_  
Authorized Signatory

**City of Delta**

Per: \_\_\_\_\_  
Authorized Signatory

Per: \_\_\_\_\_  
Authorized Signatory



Item .....
Meeting..... 2022 June 20

## COUNCIL REPORT

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**TO:** CHIEF ADMINISTRATIVE OFFICER **DATE:** 2022 June 13

**FROM:** ACTING CHIEF FINANCIAL OFFICER **FILE:** 5820-20  
Reference: CB-3239

**SUBJECT: CONTRACT AWARD**  
**DRM2 KINCAID STREET - ROAD UPGRADES**

**PURPOSE:** To obtain Council approval to award a contract for the DRM2 Kincaid Street Road Upgrades project.

---

**RECOMMENDATION:**

1. **THAT** Council approve a contract award to Lafarge Canada Inc. for a total cost of \$5,820,265.50 including GST in the amount of \$277,155.50 as outlined in this report. Final payment will be based on the actual quantity of goods and services delivered and unit prices as tendered.

**REPORT**

Three tenders ranging from \$5,820,265.50 to \$6,991,158.17 were received by the closing time on 2022 May 05. The scope of this project includes road upgrades at the following locations:

- Kincaid Street (Royal Oak Avenue to Canada Way): road realignment, pavement structure improvements, catch basins, ditch infill, perforated pipe, lawn basins, concrete curb and gutter, concrete sidewalks, watermain installation, pressure reducing valve kiosk and street-lighting;
- Littlewood Avenue (Kincaid Street to Forest Street): pavement structure improvements, concrete curb and gutter, concrete sidewalk and watermain installation;
- Forest Street (Littlewood Avenue to Teal Avenue): pavement structure improvements and watermain installation;
- Dawn Avenue (Kincaid Street to Shelby Court): watermain installation; and
- Royal Oak and Portland Street: pressure reducing valve installation.

The lowest tenderer, Lafarge Canada Inc., has completed previous projects under contract to the satisfaction of the City. Review by City staff and our consultant indicates the contractor has the necessary equipment and personnel to successfully complete the work required under this contract. The Acting General Manager Engineering concurs with the above recommendation.

To: Chief Administrative Officer  
From: Acting Chief Financial Officer  
Re: Contract Award  
DRM2 Kincaid Street - Road Upgrades

2022 June 20 .....Page 2

Funding for this capital work is included in the 2022 – 2026 Financial Plan under WBS elements EJA.3239 (\$1,986,300) and EMC.3239 (\$3,556,900). Tender bids received were higher than estimated and Plan was initially insufficient to award this contract. Reallocation of \$2,000,000 was made to this project from cancelled project Loughheed Highway Upgrade – Boundary to Gilmore (\$1,000,000) and available funding from Sidewalk Expansion – Future (\$1,000,000).

A handwritten signature in black ink, appearing to read "Bob Klimek", is positioned above a horizontal line.

Bob Klimek  
ACTING CHIEF FINANCIAL OFFICER

BK:GC:RR/ew:kl

Copied to: Acting General Manager Engineering  
City Solicitor





Item .....
Meeting .....2022 June 20

## COUNCIL REPORT

**TO:** CHIEF ADMINISTRATIVE OFFICER **DATE:** 2022 June 13

**FROM:** ACTING CHIEF FINANCIAL OFFICER **FILE:** 5820-20  
*Reference:* RFQ 3-01/19

**SUBJECT: CONTRACT EXTENSION  
 SEWER AND WATERWORK COMPONENTS**

**PURPOSE:** To obtain Council approval to award a six month contract extension for the supply and delivery of sewer and waterwork components.

### RECOMMENDATION:

1. **THAT** Council approve a six month contract extension to Hanley Agencies Ltd., for an estimated total cost of \$224,000.00 including GST and PST in the amount of \$24,000 as outlined in this report. Final payment will be based on the actual quantity of goods delivered and services provided.

### REPORT

In 2019 May, the City awarded a contract to Hanley Agencies Ltd., for a total estimated cost of \$420,000.00 including GST and PST in the amount of \$45,000.00. The initial contract was for the period 2019 June 01 to 2021 May 31, with options of up to three individual one year extensions at the discretion of the City. The work of this contract involves the supply and delivery of sewer and waterwork components on an as and when required basis to be inventoried at Central Stores for various City work crews.

Since the award of the contract, there has been one contract increase and two six month contract extensions for the period 2021 June 01 to 2022 May 31, for the total estimated cost of \$503,856.00 including GST and PST in the amount of \$53,985.00.

This recommendation is for a third six month contract extension effective 2022 June 01 to 2022 November 30 for an estimated value of \$224,000.00 including GST and PST in the amount of \$24,000.00. Due to the volatility of worldwide resin prices and global supply chain issues, Hanley Agencies Ltd., will only provide firm pricing for a six-month period. The average price increase on the overall contract is 9%. City staff have verified that this is in line with current industry standards. The total estimated contract value is \$1,147,856.00 including GST and PST in the amount of \$122,984.00.

To: Chief Administrative Officer  
 From: Acting Chief Financial Officer  
 Re: Contract Extension  
 Sewer and Waterwork Components

2022 June 20 ..... Page 2

Contract History	Term	Amount
Original Contract Award	2019 June – 2021 May	\$420,000.00
First Contract Increase	2019 June – 2021 May	\$ 28,000.00
First Contract Extension	2021 June – 2021 Nov	\$223,856.00
Second Contract Extension	2021 Dec – 2022 May	\$252,000.00
<b>Third Contract Extension</b>	<b>2022 June – 2022 Nov</b>	<b>\$224,000.00</b>
<b>TOTAL</b>		<b>\$1,147,856.00</b>

The recommended bidder, Hanley Agencies Ltd., has provided similar products in the past with a proven track record for performance and reliability to the satisfaction of the City. The recommendation is based on findings of overall quality, performance and service. The General Manager Engineering concurs with the above recommendation.

Funding for this contract is provided in the 2022-2026 Financial Plan under various operating and capital accounts.



Bob Klimek  
 ACTING CHIEF FINANCIAL OFFICER

BK:GC:ML/lk:kl

Copied to: Acting General Manager Engineering



Item .....
Meeting ..... 2022 June 20

## COUNCIL REPORT

**TO:** CHIEF ADMINISTRATIVE OFFICER 2022 June 15

**FROM:** GENERAL MANAGER PLANNING AND DEVELOPMENT

**SUBJECT: REZONING REFERENCE #20-26**  
**Residential Care and Seniors' Supportive Housing Facility, with Associated Amenities and Child Care**  
**Broadview Community Plan**

**ADDRESS:** 3460 Kalyk Avenue (see Sketches #1 and #2 *attached*)

**LEGAL:** Lot 123 District Lot 68 Group 1 New Westminster District Plan 44159

**FROM:** P5 Community Institutional District

**TO:** CD Comprehensive Development District (based on P5 Community Institutional District, RM3r Multiple Family Residential District, C1 Neighbourhood Commercial District, and Broadview Community Plan as guidelines, and in accordance with the development plan entitled "Cascade Gardens Seniors Community" prepared by IBI Group Architects [Canada] Inc.)

**APPLICANT:** Pacific Reach Properties Development LP  
 2A – 20363 65<sup>th</sup> Avenue  
 Langley, BC V2Y 3E3  
 Attn: Shehzad Somji

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2022 July 26.

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**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2022 July 04 and to a Public Hearing on 2022 July 26 at 5:00 p.m.
2. **THAT** the introduction of a Housing Agreement Bylaw be authorized according to the terms outlined in Section 4.3 of this report, and contingent upon the granting by Council of Second Reading of the subject Rezoning Bylaw.
3. **THAT** the introduction of a Highway Closure Bylaw, as described in Section 4.7 of this report, be authorized, contingent upon the granting by Council of Second Reading of the subject Rezoning Bylaw.

To: Chief Administrative Officer  
 From: General Manager Planning and Development  
 Re: REZONING REFERENCE #20-26  
 2022 June 15.....Page 2

4. **THAT** the sale be approved in principle of City-owned property for inclusion within the subject development site in accordance with the terms outlined in Section 4.7 of this report, and subject to the applicant pursuing the rezoning proposal to completion.
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 Administration 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 completion of the Highway Closure Bylaw and sale of City property as described in Section 4.7 of this report.
  - e. The submission of an undertaking to remove all existing improvements from the site within 12 months of Final Adoption of the rezoning.
  - f. The registration of a Housing Agreement and Housing Covenant.
  - g. The submission of a suitable on-site stormwater management system to the approval of the General Manager Engineering, the submission of sufficient monies for its provision, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation.
  - h. Compliance with the City's Groundwater Management for Multiple-Family and Mixed Commercial Development guidelines.
  - i. The dedication of any rights-of-way deemed requisite.
  - j. The granting of any necessary statutory rights-of-way, easements and/or covenants.
  - k. The provision of facilities for cyclists in accordance with Section 5.8 of this report.
  - l. The submission of a suitable Solid Waste and Recycling Plan.

To: Chief Administrative Officer  
 From: General Manager Planning and Development  
 Re: REZONING REFERENCE #20-26  
 2022 June 15 .....Page 3

- m. The review of on-site loading facilities.
- n. The submission of an exterior lighting plan which meets the standards for seniors' housing complexes, as adopted by Council.
- o. The provision of a covered car wash stall and an adequately sized and appropriately located garbage handling and recycling material holding space and a commitment to implement the recycling provisions.
- p. The design and provision of units adaptable to persons with disabilities, the provision of customized hardware and cabinet work being subject to the lease of the unit to a disabled person.
- q. Compliance with Council-adopted sound criteria.
- r. The approval of the Ministry of Transportation to the rezoning application.
- s. Compliance with the guidelines for underground parking for visitors.
- t. The submission of a detailed Comprehensive Sign Plan.
- u. The submission of a Green Building Strategy for the site.
- v. The provision of a public pathway statutory right-of-way from Canada Way to Kalyk Avenue and the construction of a pathway and lighting to the approval of the General Manager Engineering.
- w. The deposit of the applicable Parkland Acquisition Charge.
- x. The deposit of the applicable GVS & DD Sewerage Charge.
- y. The deposit of the applicable Regional Transportation Development Cost Charge.
- z. The submission of a written undertaking to post area plan notification signs prepared by the City on the development site, prior to Third Reading.

## R E P O R T

### 1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the development of a new campus of care comprised of long term residential care beds, seniors' supportive housing units, a child care facility, and associated amenities.

To: Chief Administrative Officer  
 From: General Manager Planning and Development  
 Re: REZONING REFERENCE #20-26  
 2022 June 15.....Page 4

## 2.0 POLICY FRAMEWORK

The proposed rezoning application is consistent with the following policies and plans adopted by Council: Regional Context Statement (2013), Official Community Plan (1998), Broadview Community Plan (1982), Social Sustainability Strategy (2011), “HOME: Housing and Homelessness Strategy” (2021), and Burnaby’s Housing Needs Report (2021).

## 3.0 BACKGROUND

- 3.1 The subject development site is located at the northeast corner of the Kalyk Avenue cul-de-sac, east of Curle Avenue, and is designated for community institutional uses in the Broadview Community Plan area (see *attached* Sketches #1 and #2). The development site is currently improved with the Finnish Care Home, which was constructed in 1974 and includes 60 long-term care beds and 48 supportive housing units. Two supportive housing units and 58 residential care beds are currently occupied. The applicant is currently working with the Fraser Health Authority to relocate all remaining tenants prior to Final Adoption to appropriate alternative housing.
- 3.2 On 2020 December 07, Council received an initial rezoning report for the subject rezoning application. The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

## 4.0 GENERAL COMMENTS

- 4.1 The development proposal is for a new campus of care in a building three to six storeys in height, comprised of two wings that are connected in the middle. The project is intended to be a single phase development. However, depending on funding from Fraser Health, the applicant may proceed with 100 units of supportive housing (40 of which are proposed to be rented at 20% below the CMHC market median rate) and 103 residential care beds and associated infrastructure in Phase 1, and will defer construction of 42 residential care beds in the southwest portion of the site to a second phase, for total of 145 long term residential care. Also proposed is a child care facility with outdoor play area for 61 children (36 spaces for those under 36 months of age and 25 spaces for those 30 months to school age), a hair salon, a medical clinic, and a pharmacy. All but one parking stall is to be provided underground, with vehicular access provided from the lane.
- 4.2 The maximum permitted and proposed density of the project is shown in Table 1 below. It is noted that associated density for the C1 District was not noted in the initial report to Council. The addition of C1 District density is considered supportable in order to accommodate the minor increase in density necessary for the desired child care facility.

To: Chief Administrative Officer  
 From: General Manager Planning and Development  
 Re: REZONING REFERENCE #20-26  
 2022 June 15.....Page 5

	Permitted (m <sup>2</sup> )	Proposed (m <sup>2</sup> )	Proposed Capacity
C1 Commercial Density	0.12	0.12	61 children
GFA	823.43	823.43	
P5 Institutional Density	0.80	0.80	145 beds
GFA	5,296.18	5,294.54	
RM3r Density	1.10	1.10	100 units
GFA	7,282.24	7,277.64	
TOTAL Density	2.02	2.02	145 beds 100 units
TOTAL GFA	13,401.85	13,395.61	

**Table 1**

- 4.3 The registration of a Housing Covenant and a Housing Agreement will be required to protect and regulate affordability measures and tenure of the non-market units. Terms of the Housing Agreement are to be established prior to Final Adoption of the Rezoning Bylaw. Council consideration and approval of a Housing Agreement Bylaw will be required prior to occupancy.
- 4.4 The development is providing all of its supportive housing units as adaptable units, which exceeds the 20% minimum requirement of the Council-adopted Adaptable Housing policy
- 4.5 The General Manager Engineering will be requested to prepare an estimate for all services necessary to serve this site, including, but not necessarily limited to:
- upgrading of the Canada Way frontage to its final standard, including a multi-use path, tree boulevard, and pedestrian lighting;
  - closure of a portion of the Kalyk Avenue cul-de-sac and upgrading of the Kalyk Avenue frontage to its final standard, including a multi-use path and tree boulevard;
  - construction of a multi-use path with lighting along the west side of the property from Kalyk Avenue to Canada Way;
  - aligning and construction of the lane with Kalyk Avenue; and,
  - upgrading of storm, sanitary sewer, and water main services as required.
- 4.6 To support the off-site servicing requirements, a road dedication totalling approximately 174.95 m<sup>2</sup> (1,883 sq. ft.), subject to final civil drawings, is required along the north and south property lines, and a statutory right-of-way is required for public access along the west property line and along Kalyk Avenue.
- 4.7 The project site includes the closure of a portion of the Kalyk Avenue cul-de-sac and minor land acquisition along Canada Way, totalling approximately 137.22 m<sup>2</sup> (1,477 sq. ft.). The

To: Chief Administrative Officer  
 From: General Manager Planning and Development  
 Re: REZONING REFERENCE #20-26  
 2022 June 15.....Page 6

completion of a Highway Closure Bylaw is required prior to Final Adoption of the subject rezoning application. The Realty and Lands Division of the Lands and Facilities Department will forward a separate report detailing the value of the land sale for Council's consideration and approval prior to the subject amendment bylaw receiving Third Reading. The report will be prepared once the Realty and Lands Division has concluded negotiations with the applicant. Council approval of the land sale is a prerequisite condition of the rezoning.

- 4.8 Any necessary easements, covenants and statutory rights-of-way for the site are to be provided, including, but not limited to:
- Section 219 Covenant restricting enclosure of balconies;
  - Section 219 Covenant indicating that project surface driveway access will not be restricted by gates;
  - Section 219 Covenant to ensure a Housing Agreement is completed prior to Final Adoption being issued and that the non-market rental units meet and maintain the affordability criteria;
  - Section 219 Covenant for the provision of end-of-trip and bicycle storage facilities for cyclists;
  - Section 219 Covenant ensuring compliance with the approved acoustical study;
  - Section 219 Covenant guaranteeing the provision and ongoing maintenance of stormwater management facilities; and,
  - Section 219 Covenant ensuring compliance with the Green Building Strategy for the site (Step Code 1) as well as a commitment for the property owner/representative to submit the necessary information to NRCAN.
- 4.9 Fraser Health Authority approves child care facilities through administration of the Child Care Licensing Regulation of the Community Care and Assisted Living Act. With respect to this proposal, the applicant has submitted a letter from the Fraser Health Authority indicating that, based on submitted plans, they are able to approve in principal the physical space of the facility.
- 4.10 As the site fronts onto Canada Way, the applicant is required to provide an acoustical study showing that the proposed development would meet the Council-adopted noise criteria.
- 4.11 A 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.
- 4.12 The provision of one car wash stall is required.
- 4.13 The submission of a Groundwater and Stormwater Management Plan is required. As well, a suitable engineered design will be required for the on-site stormwater management



To: Chief Administrative Officer  
 From: General Manager Planning and Development  
 Re: REZONING REFERENCE #20-26  
 2022 June 15 .....Page 7

system, as well as a Section 219 Covenant to guarantee its provision and continuing operation. The deposit of sufficient monies to guarantee the provision of the stormwater drainage and landscape features will be required.

- 4.14 The submission of a detailed plan of an engineered Sediment Control System is required.
- 4.15 The submission of a suitable Solid Waste and Recycling Plan is required.
- 4.16 The submission of a detailed Loading Management Plan is required.
- 4.17 The submission of a Green Building Strategy for the site is required.
- 4.18 The submission of an exterior lighting plan which meets the standards for seniors' housing complexes, as adopted by Council, is required.
- 4.19 A Comprehensive Sign Plan is required.
- 4.20 The Ministry of Transportation's approval to the rezoning is required.
- 4.21 Development Cost Charges applicable to this rezoning include:
  - Parkland Acquisition Charge;
  - GVS&DD Sewerage Charge; and,
  - Regional Transportation Development Cost Charge.

## 5.0 DEVELOPMENT STATISTICS

5.1	<u>Site Area</u>	<b>6,620.22 m<sup>2</sup> (71,260 sq. ft.)</b>
5.2	<u>Site Coverage</u>	48.54%
5.3	<u>Density</u>	<b>2.02 FAR</b>
	RM3r District	1.10 FAR
	P5 District	0.80 FAR
	C1 District	0.12 FAR
5.4	<u>Gross Floor Area</u>	<b>13,395.61 m<sup>2</sup> (144,189 sq. ft.)</b>
	Supportive Housing	7,277.64 m <sup>2</sup> (78,336 sq. ft.)
	Residential Care Beds	5,294.54 m <sup>2</sup> (56,990 sq. ft.)
	Commercial Uses	823.43 m <sup>2</sup> (8,863 sq. ft.)

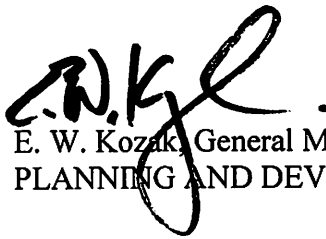
To: Chief Administrative Officer  
 From: General Manager Planning and Development  
 Re: REZONING REFERENCE #20-26  
 2022 June 15 .....Page 8

5.5	<u>Maximum Height</u>	West Wing – 3 to 4 Storeys East Wing – 5 to 6 Storeys	
5.6	<u>Unit Mix</u>		
	<u><b>Residential Care Beds</b></u>	145 Beds	
	<u><b>Non-Market Supportive Housing</b></u>		
	25 - Studio Units	33 – 33.82 m <sup>2</sup> (355 – 364 sq. ft.)	
	11 - Junior 1 Bedroom Units	42.58 – 45.22 m <sup>2</sup> (458 – 487 sq. ft.)	
	<u>4 - 1 Bedroom Units</u>	46.02 – 53.46 m <sup>2</sup> (495 – 575 sq. ft.)	
	40 Units		
	<u><b>Market Rental Supportive Housing</b></u>		
	56 - 1 Bedroom Units	46.02 – 53.45 m <sup>2</sup> (495 – 575 sq. ft.)	
	<u>4 - 2 Bedroom Units</u>	67.86 m <sup>2</sup> (730 sq. ft.)	
	60 Units		
	<b>TOTAL:</b>	<b>145 Residential Care Beds/100 Units</b>	
5.7	<u>Vehicle Parking Required and Provided</u>		
	Supportive Housing (1 space per 2.5 units)	40	
	Residential Care Beds (1 space per five beds plus 1 space per four staff)	36	
	Commercial (1 space per 46 m <sup>2</sup> )	18	
	Total	94	
5.8	<u>Bicycle Parking</u>	<u>Required</u>	<u>Provided</u>
	Secured Class A Lockers	29	42
	Class B Racks	37	38
5.9	<u>Loading</u>		
	Total Required and Provided	2 Bays	

To: Chief Administrative Officer  
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 2022 June 15.....Page 9

#### 5.10 Communal Facilities

The proposed development includes numerous amenity areas for residents, including dining areas, lounges, and meeting rooms. The proposed total amenity measures approximately 1,872.71 m<sup>2</sup> (20,158 sq. ft.), which is more than the 13% (1,710.66 m<sup>2</sup> [18,413 sq. ft.]) permitted to be excluded from Gross Floor Area under the Zoning Bylaw. The applicant has elected to use RM3r District density to account for the additional 162.05 m<sup>2</sup> (1,744 sq. ft.) of requested amenity.



E. W. Kozak, General Manager  
 PLANNING AND DEVELOPMENT

LS:tn

#### ***Attachments***

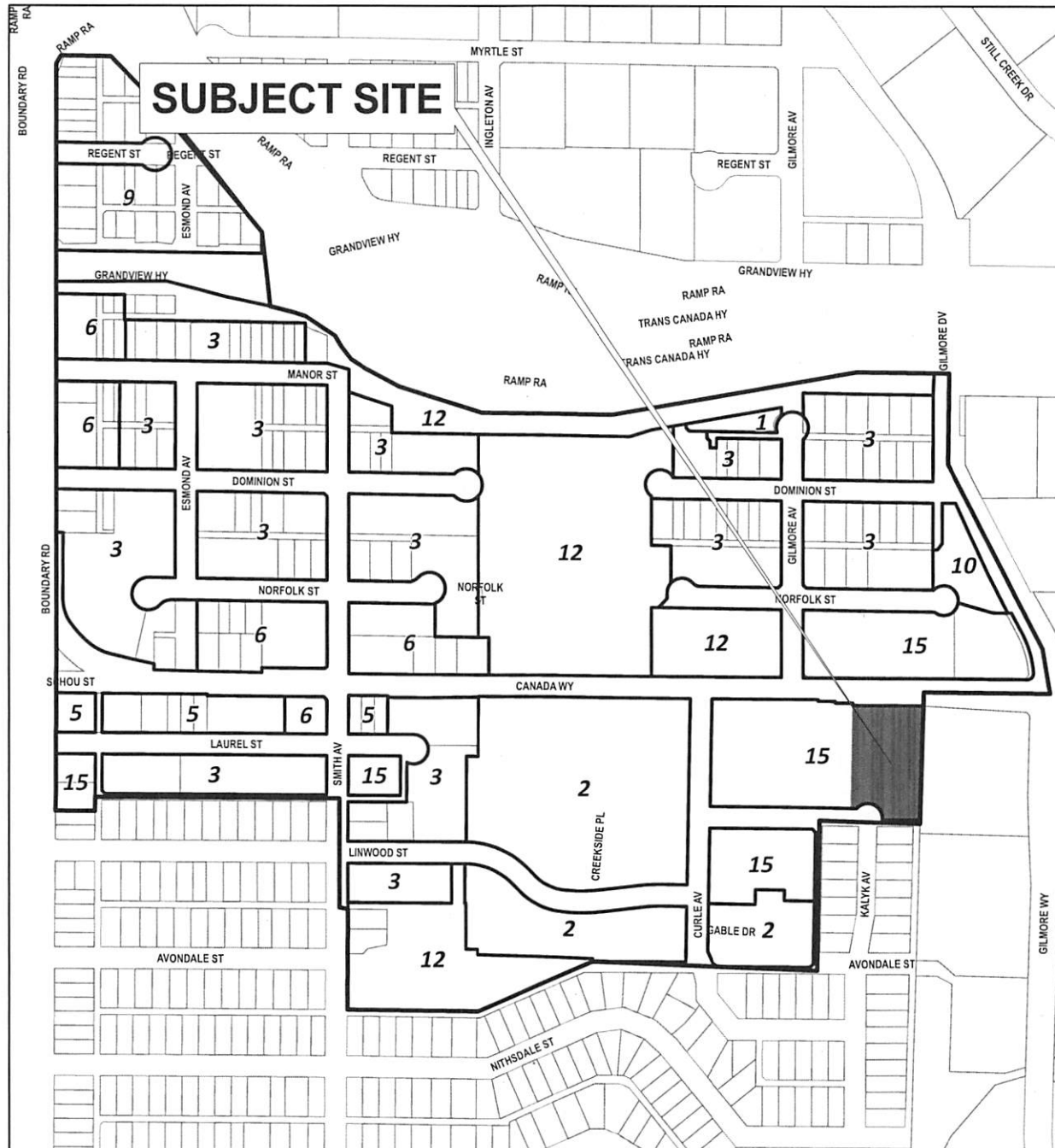
cc: City Solicitor  
 City Clerk

P:\49500 Rezoning\20 Applications\2020\20-26 3460 Kalyk Avenue\Council Reports\Rezoning Reference 20-26 PH Report  
 2022.06.20.docx



 Subject Site

### Sketch #1

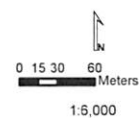


- |  |                                      |
|--|--------------------------------------|
| 1 Single and Two Family Residential          | 9 Industrial                         |
| 2 Low Density Multiple Family Residential    | 10 Institutional                     |
| 3 Medium Density Multiple Family Residential | 12 Park and Public Use/Public School |
| 5 Commercial                                 | 15 Community Institutional           |
| 6 Medium Density Mixed Use                   |                                      |



PLANNING AND DEVELOPMENT DEPARTMENT

## Broadview Community Plan (Community Plan Eight)



Printed on May 26, 2022

Sketch #2



Item.....
Meeting..... 2022 June 20

## COUNCIL REPORT

**TO:** CHIEF ADMINISTRATIVE OFFICER 2022 June 15

**FROM:** GENERAL MANAGER PLANNING AND DEVELOPMENT

**SUBJECT: REZONING REFERENCE #21-08**  
**Six-Storey Rental Apartment Building**  
**Edmonds Town Centre Plan**

**ADDRESS:** 7670 Kingsway (see *attached* Sketches #1 and #2)

**LEGAL:** Lot 17 District Lot 29 Group 1 New Westminster District Plan 16141

**FROM:** C4 Service Commercial District

**TO:** CD Comprehensive Development District (based on RM3 and RM3r Multiple Family Residential Districts and the Edmonds Town Centre Plan as guidelines, and in accordance with the development plan entitled "7670 Kingsway" prepared by Cornerstone Architecture)

**APPLICANT:** Redic Developments Inc.  
 200 – 1111 Hastings St. W  
 Vancouver, BC V6E 2J3  
 Attention: Hamidreza Ahmadian

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2022 July 26.

---

**RECOMMENDATIONS:**

1. **THAT** an amendment to the Edmonds Town Centre Plan, as described in Section 3.4 of this report, be approved, to take effect upon the granting by Council of Second Reading of the Rezoning Bylaw related to the subject site.
2. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2022 July 04 and to a Public Hearing on 2022 July 26 at 5:00 pm.
3. **THAT** the introduction of a Housing Agreement Bylaw be authorized according to the terms outlined in Section 4.3 of this report, contingent upon the granting by Council of Second Reading of the subject Rezoning Bylaw.

To: Chief Administrative Officer  
 From: General Manager Planning and Development  
 Re: REZONING REFERENCE #21-08  
 Six-Storey Rental Apartment Building  
 2022 June 15 .....Page 2

4. **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 undergrounding of existing overhead wiring abutting the site.
- e. The registration of a Housing Agreement and Housing Covenant.
- f. The submission of a suitable on-site stormwater management system to the approval of the General Manager Engineering, the deposit of sufficient monies for its provision, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation.
- g. Compliance with the City's Groundwater Management for Multiple-Family and Mixed Commercial Development guidelines is required.
- h. The dedication of any rights-of-way deemed requisite.
- i. The granting of any necessary statutory rights-of-way, easements and/or covenants.
- j. The provision of facilities for cyclists in accordance with this report.
- k. The submission of a suitable Solid Waste and Recycling Plan.
- l. The provision of a car wash stall and an adequately sized and appropriately located garbage handling and recycling material holding space and a commitment to implement the recycling provisions.
- m. The design and provision of units adaptable to persons with disabilities, the provision of customized hardware and cabinet work being subject to the lease of the unit to a disabled person and with allocated disabled parking spaces.

To: Chief Administrative Officer  
 From: General Manager Planning and Development  
 Re: REZONING REFERENCE #21-08  
 Six-Storey Rental Apartment Building

2022 June 15 .....Page 3

- n. Compliance with Council-adopted sound criteria.
- o. The submission of a Site Disclosure Statement and resolution of any arising requirements.
- p. The submission of a Green Building Plan and Energy Benchmarking.
- q. The deposit of the applicable Parkland Acquisition Charge.
- r. The deposit of the applicable GVS & DD Sewerage Charge.
- s. The deposit of the applicable School Site Acquisition Charge.
- t. The deposit of the Regional Transportation Development Charge.

## R E P O R T

### 1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the construction of a six-storey multiple-family purpose built rental development.

### 2.0 POLICY FRAMEWORK

The proposed rezoning application is consistent with the following policies and plans adopted by Council: Regional Context Statement (2013), Official Community Plan (1998), Economic Development Strategy (2007), Social Sustainability Strategy (2011), Environmental Sustainability Strategy (2016), Transportation Plan (2021), HOME: Housing and Homelessness Strategy (2021), and Burnaby Housing Needs Report (2021), and Rental Use Zoning Policy (2020).

### 3.0 BACKGROUND

- 3.1 The subject site is located on the north side of Kingsway between 13<sup>th</sup> and 14<sup>th</sup> Avenue, within Sub-area 1 of the Edmonds Town Centre Plan (see *attached* Sketches #1 and #2), and is designated for ground-oriented multiple-family residential development under the CD Comprehensive Development District (utilizing the RM2 Multiple Family Residential District as a guideline).
- 3.2 To the west, to the north across a lane, and to the east across 13<sup>th</sup> Avenue, are low-rise multiple-family developments. To the south, across Kingsway, are a mix of single-family homes and commercial developments.



To: Chief Administrative Officer  
 From: General Manager Planning and Development  
 Re: REZONING REFERENCE #21-08  
 Six-Storey Rental Apartment Building

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- 3.3 The subject site is currently vacant and was previously the subject of a rezoning application to permit the construction of a stacked townhouse development (Rezoning Reference #12-36). On 2014 June 04, Council granted Third Reading of the rezoning application, which was subsequently abandoned.
- 3.4 On 2021 April 07, Council received an initial rezoning report which proposed to rezone the property from C4 Service Commercial District to the CD Comprehensive Development District, utilizing the RM3 and RM3r Multiple Family Residential Districts as guidelines. The proposed zoning would facilitate the delivery of additional market rental and non-market rental housing units, but requires a minor amendment to the Edmonds Town Centre Plan from the current RM2 District designation to the RM3/RM3r District designation. *The Mayor's Task Force on Community Housing Final Report* recommends that the City consider additional density for projects with below market rental units to increase the City's supply of affordable rental housing. As the RM2 District does not require the provision of rental uses under the adopted Rental Use Zoning Policy, amending the Edmonds Town Centre Plan for the purpose of this rezoning enables the provision of a purpose built rental development with market and non-market rental housing on the subject site. The applicant has now submitted a plan of development suitable for presentation at a Public Hearing.

#### 4.0 GENERAL COMMENTS

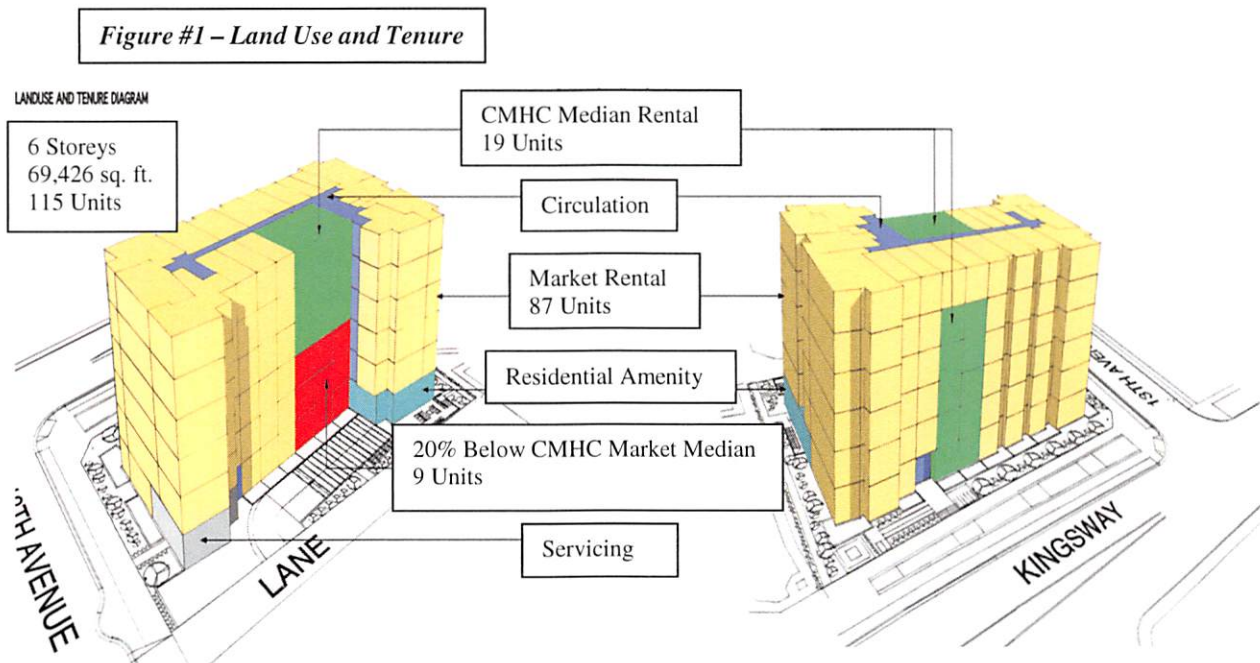
- 4.1 The development proposal, as shown in **Figure #1**, is for a six-storey purpose built rental apartment building with a total of 115 residential units, 28 of which are designated for non-market seniors housing. The maximum proposed density of the project is 2.75 FAR, comprised of 1.1 FAR (RM3 District), 1.1 FAR (RM3r District), and 0.55 FAR of density offset. The proposal includes 87 market rental units, 19 median Canada Mortgage and Housing Corporation (CMHC) rent level units, and 9 units to be rented at 20% below the CMHC market median rates. Vehicular access to the underground parking area will be from the rear lane.
- 4.2 Under the proposed RM3/RM3r zoning, Stream 2 – Inclusionary Rental of the Council-adopted Rental Use Zoning Policy applies to the site. As a result, the proposal includes 28 non-market rental units, nine of which will be rented at 20% below CMHC market median rates. The applicant intends to partner with a non-profit housing operator who will operate and manage the 28 non-market units within the development. The non-profit operator, the Senior Services Society, serves older adults with financial and physical limitations who would benefit from purpose-built seniors housing units and affordable rental rates. A letter submitted to Staff from the Senior Services Society summarizes the demographic needs of their clients and notes that the vast majority live alone. As a result, their preference is for adaptable studio units which provide provisions for accessibility needs and the deepest level of affordability. The proposed unit mix of the development reflects these needs, with a significant proportion of units proposed as adaptable studio units. To offset the number of smaller studio units, 28% of the total units provided are larger two bedroom and three bedroom units for families, many of which significantly exceed the minimum rental unit

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 Six-Storey Rental Apartment Building  
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sizes outlined in the Zoning Bylaw. It is noted that the proposal meets the requirements of the Rental Use Zoning Policy (see **Table 1** below).

	Permitted (ft <sup>2</sup> )	Proposed (ft <sup>2</sup> )	Proposed Units and Rental Rates
RM3 Density	1.10	1.10	45 - Market
GFA	27,782	27,780	
RM3 Density	0.55	0.55	23 - Market
Offset	13,891	13,877	
GFA			
RM3r Density	1.10	1.10	9 – 20% below CMHC Median Market 19 – CMHC Market Median <u>19 – Market</u> 47 – Total Units
GFA	27,782	27,769	
TOTAL Density	2.75	2.75	115 Total Rental Units
TOTAL GFA	69,455	69,426	

**Table 1**



- 4.3 The registration of a Section 219 Covenant securing a Housing Agreement Bylaw will be required to protect and regulate affordability measures and tenure of the non-market rental units. Terms of the Housing Agreement are to be established prior to Final Adoption of the

To: Chief Administrative Officer  
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 Six-Storey Rental Apartment Building  
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Rezoning Bylaw. Council consideration and adoption of a Housing Agreement Bylaw will be required prior to occupancy.

- 4.4 The development is providing 30 adaptable units within the apartment building, which exceeds the 20% minimum requirements of the Council-adopted Adaptable Housing Policy. The vast majority (28) of the 30 adaptable units provided will be allocated to the non-market units intended for seniors. A total of 16 accessible parking stalls will be provided in the underground parking area (15 within the residential parking area and 1 within the visitor's parking area). In addition, 6 secure scooter parking stalls will be provided in the underground parking area.
- 4.5 All required parking for the development is proposed to be located underground, with access from the lane. The development will meet the Zoning Bylaw's rental residential parking requirements, with a ratio of 0.6 spaces per unit (inclusive of 0.1 spaces per unit for visitor parking). All residential spaces will be equipped with an individually metered energized outlet capable of providing a Level 2 or higher charging level for an electric vehicle, in accordance with the Burnaby Zoning Bylaw.
- 4.6 The General Manager Engineering will be requested to prepare an estimate for all services necessary to serve this site including, but not necessarily limited to, the construction of a separated sidewalk with street trees, cycle track, boulevard grassing, and street lighting across the development frontage on Kingsway.
- 4.7 To support the off-site servicing requirements, a tapering road dedication measuring approximately 72 m<sup>2</sup> (773 sq. ft.), subject to legal survey, is required. In addition, a corner truncation of 3.0 m (10 ft.) by 3.0 m (10 ft.) on Kingsway at 13th Avenue will be required.
- 4.8 Any necessary easements, covenants, and statutory rights-of-way for the site are to be provided, including, but not necessarily limited to:
  - Section 219 Covenant restricting enclosure of balconies;
  - Section 219 Covenant to ensure a Housing Agreement Bylaw is completed prior to Occupancy Permit being issued and ensure the affordability measures of the rental units;
  - Section 219 Covenant to ensure the 28 non-market rental units are reserved for occupancy by seniors;
  - Section 219 Covenant ensuring compliance with the approved acoustical study;
  - Section 219 Covenant guaranteeing the provision and ongoing maintenance of stormwater management facilities;
  - Section 219 Covenant ensuring compliance with the Green Building Plan for the site (Step 2 of the BC Energy Step Code) as well as a commitment for the property owner/representative to submit the necessary information to NRCAN; and,

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 Six-Storey Rental Apartment Building  
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- Section 219 Covenant ensuring that the handicap accessible parking stalls in the underground residential parking areas be held in common property to be administered by the rental housing operator.
- 4.9 As the site is influenced by traffic noise from Kingsway, an acoustical report will need to be undertaken, and a Section 219 Covenant required to ensure compliance with Council-adopted sound criteria.
- 4.10 As the site will be fully excavated for development, a tree survey will be required identifying any 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.
- 4.11 The submission of a Groundwater and Storm Water Management Plan is required. An indemnification agreement may be required for groundwater management. As well, a suitable engineered design to the approval of the General Manager Engineering will be required for the on-site stormwater management system, as well as a Section 219 Covenant to guarantee its provision and continuing operation. The deposit of sufficient monies to guarantee the provision of the stormwater drainage will be required.
- 4.12 The developer is responsible for the undergrounding of the overhead wiring abutting the site.
- 4.13 The submission of a detailed plan of an engineered Sediment Control System is required.
- 4.14 The submission of a suitable Solid Waste and Recycling Plan is required.
- 4.15 Bicycle storage lockers and bicycle racks are to be provided for the residential occupants and visitors of the development.
- 4.16 Due to the industrial and commercial history of the site, a Site Disclosure Statement and resolution of any resultant conditions is required.
- 4.17 The submission of a Green Building Plan and energy benchmarking is required. The applicant has indicated that the building will meet Step 2 of the BC Energy Step Code, with a low carbon energy system.
- 4.18 Applicable development cost charges will include:
  - Parkland Acquisition Charge;
  - School Site Acquisition Charge;
  - GVS & DD Sewerage Charge; and,
  - Regional Transportation Development Charge.

To: Chief Administrative Officer  
 From: General Manager Planning and Development  
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 Six-Storey Rental Apartment Building  
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## 5.0 DEVELOPMENT PROPOSAL

- 5.1 Gross Site Area - 2,346.0 m<sup>2</sup> (25,256 sq. ft.)  
 Dedications - 71.8 m<sup>2</sup> (773 sq. ft.)  
 Net Site Area - 2,274.0 m<sup>2</sup> (24,483 sq. ft.)

- 5.2 Site Coverage - 50 %

- 5.3 Building Height - 6 Storeys

- 5.4 Density and Gross Floor Area

- Market Rental - 2.25 FAR (Total)  
 RM3 Floor Area Ratio - 1.10 FAR  
 RM3r Floor Area Ratio - 0.60 FAR  
 Density Offset Floor Area Ratio - 0.55 FAR

- Gross Floor Area - 5,274 m<sup>2</sup> (56,771 sq. ft.)

CMHC Median Rental Density:

- RM3r Floor Area Ratio - 0.34 FAR

- Gross Floor Area - 800 m<sup>2</sup> (8,609 sq. ft.)

20% Below CMHC Median Rental Density:

- RM3r Floor Area Ratio - 0.16 FAR

- Gross Floor Area - 376 m<sup>2</sup> (4,046 sq. ft.)

- Total Site Floor Area Ratio - 2.75 FAR

- Total Site Gross Floor Area - 6,450 m<sup>2</sup> (69,426 sq. ft.)

- 5.5 Unit Mix

Market Rental Units:

- 30 – Studio - 43.98 – 51.87 m<sup>2</sup> (473.4 – 558.3 sq. ft.)  
 2 – Studio (Adaptable) - 43.98 – 51.87 m<sup>2</sup> (473.4 – 558.3 sq. ft.)  
 18 – 1 Bedroom - 56.01 – 65.22 m<sup>2</sup> (602.8 – 702 sq. ft.)  
 5 – 1 Bedroom + Den - 56.01 – 65.22 m<sup>2</sup> (602.8 – 702 sq. ft.)  
 26 – 2 Bedroom - 70.01 – 75.52 m<sup>2</sup> (753.6 – 812.9 sq. ft.)  
6 – 3 Bedroom - 70.01 – 75.52 m<sup>2</sup> (753.6 – 812.9 sq. ft.)  
 87 Units

To: Chief Administrative Officer  
 From: General Manager Planning and Development  
 Re: REZONING REFERENCE #21-08  
 Six-Storey Rental Apartment Building  
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Non-Market Rental Units:

28 – Studio (Adaptable) - 32.5 – 45.5 m<sup>2</sup> (350 - 489 sq. ft.)  
 28 Units

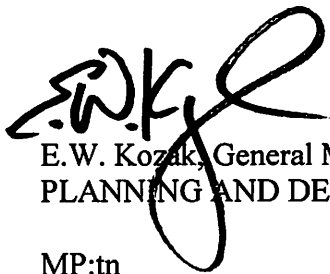
**Total Rental Unit Count - 115**

5.6 Vehicle Parking Required and Provided  
 Residential @ 0.5 / unit - 58 (plus one car wash)  
 Residential Visitor @ 0.1 / unit - 12 spaces  
 Scooter @ 1 / 5 adaptable units - 6 spaces

5.7 Bicycle Parking Required and Provided  
 Secured Lockers - 172 spaces  
 Secured Racks - 69 spaces  
 Visitor Racks - 23 spaces

5.8 Amenity Facilities:

Amenity facilities for the apartment building are proposed on the main floor and include a parcel room, mail room, fitness space, children's play area, and a lounge/co-working space with a full kitchen. Collectively, the indoor amenity areas amount to 175.92 m<sup>2</sup> (1,894 sq. ft.), which is less than the maximum 5% (3,471 sq. ft.) of Gross Floor Area permitted to be exempted as amenity space within the Zoning Bylaw. The indoor amenity area connects to an outdoor amenity patio space featuring a second children's play area and additional seating on the main level. On the rooftop level, there is an amenity deck featuring a covered barbecue area and additional outdoor seating.

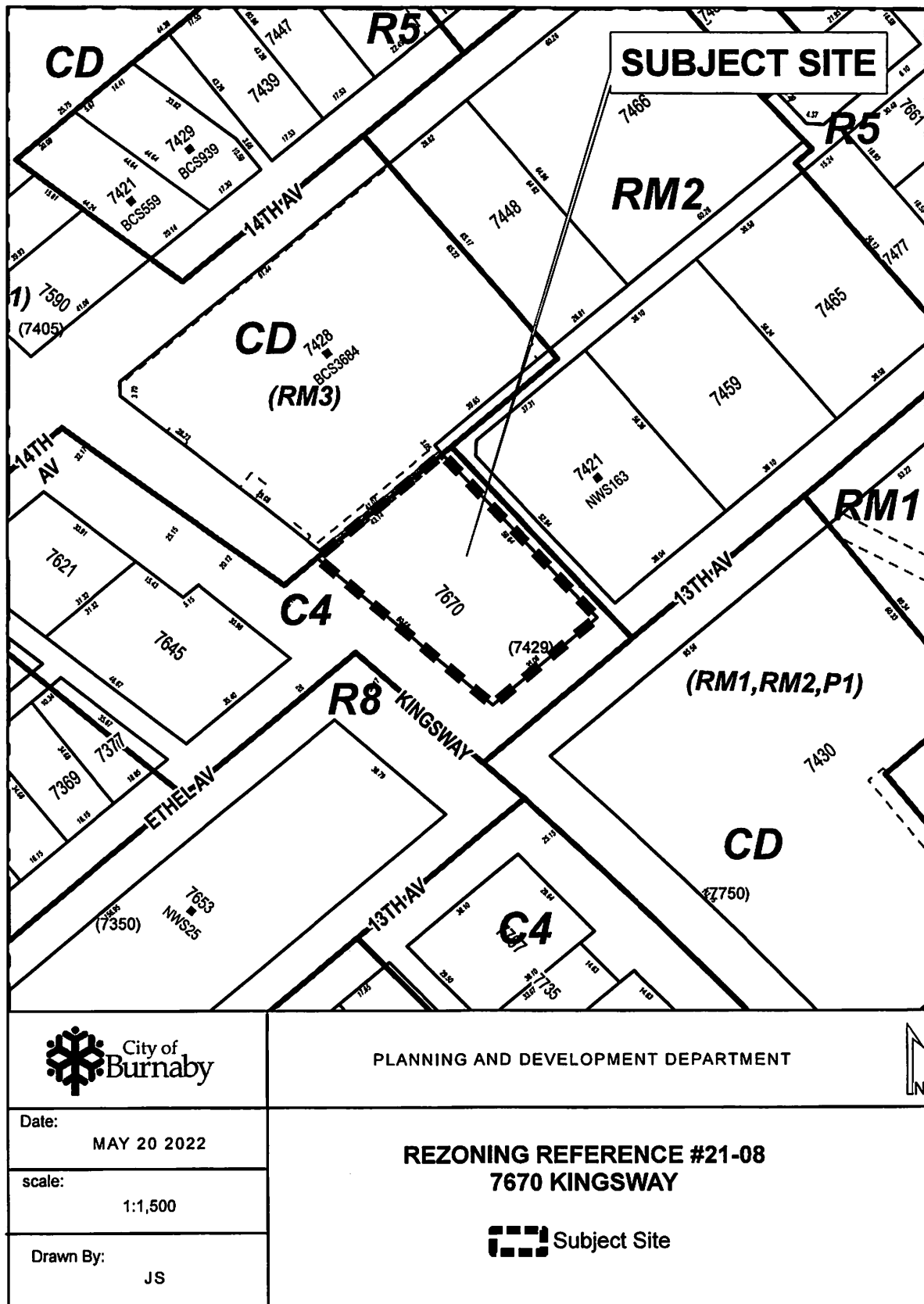


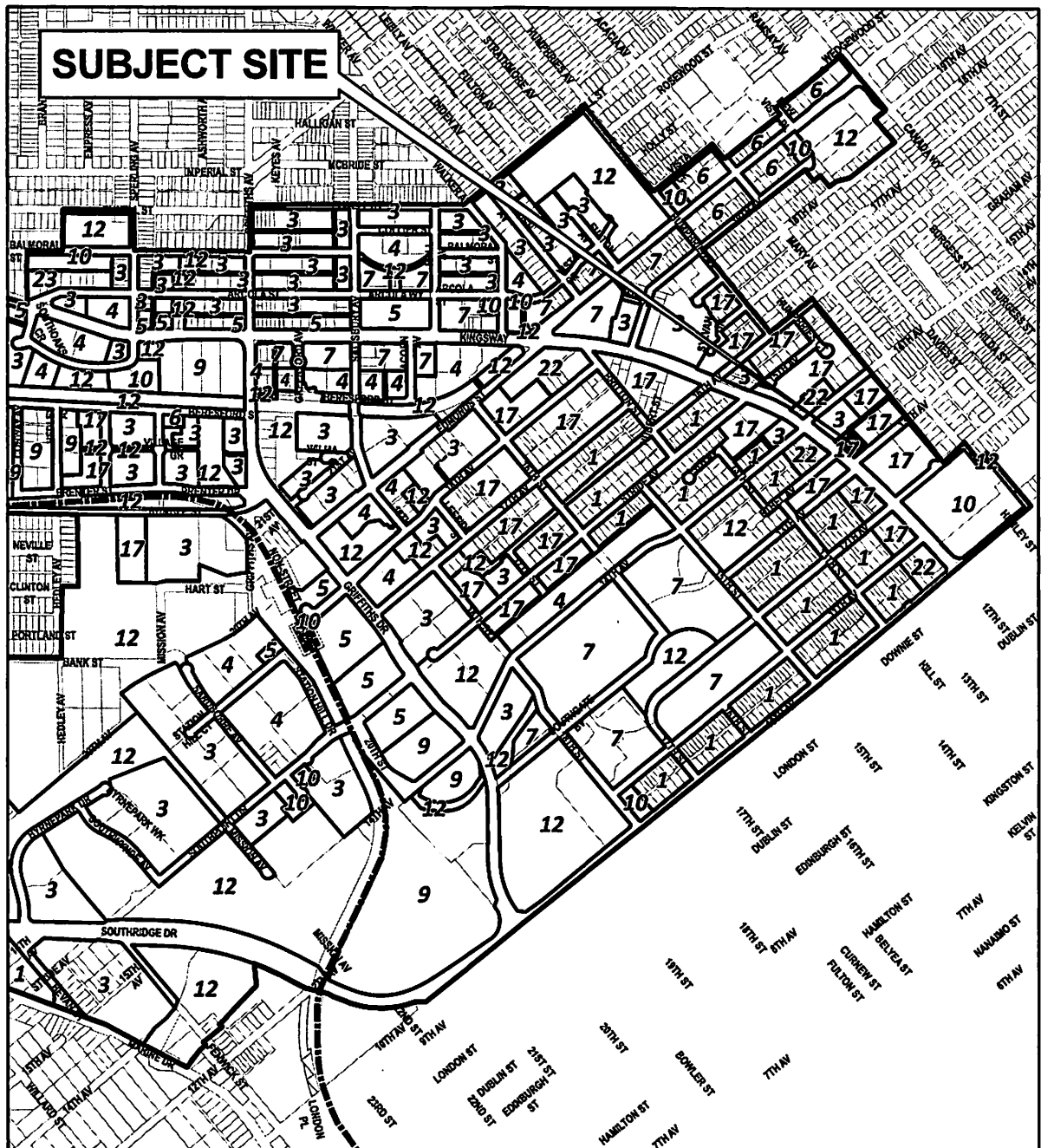
E.W. Kozak, General Manager  
 PLANNING AND DEVELOPMENT

MP:tn

**Attachments**

cc: City Solicitor  
 City Clerk





- 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

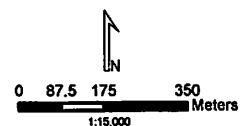
- 9** Industrial
- 10** Institutional
- 12** Park and Public Use/Public School
- 17** Low or Medium Density Multiple Family Residential (Ground Oriented)
- 22** Low/Medium Density Mixed Use

## Edmonds Town Centre Plan



PLANNING AND DEVELOPMENT DEPARTMENT

Note: Composite Sketch Subject to Change



Printed on May 20, 2022

**Sketch #2**





Item .....
Meeting.....2022 June 20

## COUNCIL REPORT

**TO:** CHIEF ADMINISTRATIVE OFFICER 2022 June 15

**FROM:** GENERAL MANAGER PLANNING AND DEVELOPMENT

**SUBJECT:** **REZONING REFERENCE #21-21**  
**Two Mid-Rise Residential Buildings with Underground Parking**

**ADDRESS:** 9416 and 9522 University Crescent

**LEGAL:** Lot 36, District Lots 147 and 211, Group 1, New Westminster District Plan EPP29187;  
Lot 37, District Lots 101, 102 and 211, Group 1, New Westminster District Plan EPP29187

**FROM:** CD Comprehensive Development District (based on P11e SFU Neighbourhood District and SFU Community Plan as guidelines)

**TO:** Amended CD Comprehensive Development District (based on P11e SFU Neighbourhood District and SFU Community Plan as guidelines and in accordance with the development plan entitled "SFU Parcels 36 & 37 / Comma Rental Development" prepared by Leckie Studio Architecture + Design and Connect Landscape Architecture)

**APPLICANT:** Rize Alliance Properties Ltd.  
3204 – 1055 Dunsmuir Street  
Vancouver, BC V7X 1L4  
Attn: Joyce Shen

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2022 July 26.

**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2022 July 04 and to a Public Hearing on 2022 July 26 at 5:00 pm.
2. **THAT** the following be established as prerequisites to the completion of the rezoning:
  - a) The submission of a suitable plan of development.
  - b) The deposit of sufficient monies including a 4% Engineering Inspection Fee to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City

To: Chief Administrative Officer  
 From: General Manager Planning and Development  
 Re: Rezoning Reference #21-21  
 2022 June 15..... Page 2

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 granting of any necessary statutory rights-of-way, easements and/or covenants.
- e) The consolidation of the site into one lot is required.
- f) The submission of a suitable on-site stormwater management system to the approval of the General Manager Engineering, the deposit of sufficient monies for its provision, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation.
- g) 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.
- h) The provision of covered car wash stalls and an adequately sized and appropriately located garbage handling and recycling material holding space to the approval of the General Manager Engineering and a commitment to implement the recycling provisions.
- i) The review of on-site residential loading facilities by the General Manager Engineering.
- j) The provision of facilities for cyclists in accordance with this report.
- k) Compliance with the guidelines for underground parking for visitors.
- l) The deposit of the applicable GVS & DD Sewerage Charge.
- m) The deposit of the applicable Regional Transportation Cost Charge.

## REPORT

### 1.0 REZONING PURPOSE

The proposed rezoning bylaw amendment is to permit construction of two low to mid-rise purpose-built rental residential buildings with underground parking.

To: Chief Administrative Officer  
 From: General Manager Planning and Development  
 Re: Rezoning Reference #21-21  
 2022 June 15..... Page 3

## 2.0 POLICY FRAMEWORK

The proposed rezoning application is consistent with the following policies and plans adopted by Council: Regional Context Statement (2013), Official Community Plan (1998), Simon Fraser University Community Plan (1997), Economic Development Strategy (2007), Social Sustainability Strategy (2011), Environmental Sustainability Strategy (2016), Climate Action Framework (2020), Transportation Plan (2021), Home Strategy (2021); and, Rental Use Zoning Policy (2020).

## 3.0 BACKGROUND

- 3.1 The subject site is located on the southeast corner of University Crescent and University High Street, north of University Drive East, and is predominantly treed and includes a sedimentation pond (Sketch #1 *attached*). To the north across University Crescent is the site of the proposed Slopes Neighbourhood Park, with multiple-family residential dwellings beyond. To the west, across University High Street, is Phase 1 of the UniverCity neighbourhood. To the immediate west is the “Stony Creek” development (Rezoning Reference #19-29), which received Third Reading on 2022 February 14 and will include four low- to mid-rise multiple-family residential buildings when completed. To the south, across Tower Road, is the Burnaby Mountain Conservation Area.
- 3.2 The subject site is located within a designated residential area of the Simon Fraser University Community Plan (Sketch #2 *attached*), and is referred to as Lots 36 and 37 within Phase 4 of the UniverCity community, which was created by Rezoning Reference #11-36 and Subdivision Reference #11-47. The site slopes from the northwest down to the southeast. A pedestrian pathway has been designated along the site’s western boundary, which has been protected by a statutory right-of-way under Rezoning Reference #17-16, and will be constructed as part of this development. A riparian area has been established in the southern portion of the site, with an east-west pedestrian pathway that connects University Drive East to Tower Road on the abutting lot to the west. The registration of a statutory right-of-way for this east-west pathway will be required in conjunction with this rezoning application in order to allow for public use. The development parameters and statistics established for the site through Rezoning Reference #11-36 permit a maximum development density of 1.02 FAR (providing a maximum gross floor area of 167,341 sq. ft.), up to 143 residential units, and a maximum building height of five storeys for Lot 36 and six storeys for Lot 37.
- 3.3 On 2021 August 30, Council received the report of the Planning and Building Department regarding 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.
- 3.4 The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

To: Chief Administrative Officer  
 From: General Manager Planning and Development  
 Re: Rezoning Reference #21-21  
 2022 June 15..... Page 4

#### 4.0 GENERAL COMMENTS

- 4.1 The applicant is proposing to construct two low to mid-rise residential buildings atop two levels of underground parking. The proposed development includes two six-storey residential buildings on the northern portion of the site fronting University Crescent, with the two distinct masses separated by an outdoor connection to a shared large amenity patio space. Vehicular access is provided from University Crescent at the western extent of the site.

An amendment rezoning is sought to allow for an alternative approach to the buildings' massing and vehicular access to those established for the subject site under Rezoning Reference #11-36, which specifies a maximum building height of five storeys, and vehicular access from more central locations along University Crescent. The applicant is also proposing an additional 25 dwelling units over and above the 143 dwelling units that were projected for the site under Rezoning Reference #11-36.

The proposed alternate massing and vehicular access is considered supportable given that they help to better articulate the proposed form of development, which responds better to both the site's topography and the massing of adjacent buildings, while also helping to create a consistent ground-oriented residential frontage along University Crescent, with a stronger relationship between the proposed buildings and the pedestrian linkages. The proposed massing is also supportable as it facilitates a landscaped mews and plaza space. The modest increase in the unit count to 168 dwelling units is also considered supportable as it provides an opportunity to create a number of smaller units that would be more affordable as a consequence of their size. The additional units are also accommodated within the allotted development density of 1.02 FAR, and the overall planned unit count (3,049 units) for the UniverCity community. It is further noted that all proposed units will comply with the minimum required unit sizes in the P11e District. In order to facilitate the proposed alternate building form, modest encroachments into the setbacks established under Rezoning Reference #11-36 are also proposed.

The development will be required to meet UniverCity's building, energy, stormwater, and habitat protection requirements. Overall, the proposal is expected to embody exceptional environmental and socially sustainable design.

- 4.2 In total, 168 dwellings units are proposed, with a unit mix of studio, one, two, three and four bedrooms. 34 adaptable dwelling units are provided, which meets the minimum 20% of single-level units that are required to be adaptable in accordance with Council adopted policy. The unit mix for the adaptable units is split between 13 one bedroom units, 17 two bedroom units and 4 three bedroom units. The exemption for one bedroom adaptable units is 1.86 m<sup>2</sup> (20 sq. ft.), two bedroom adaptable units is 2.79 m<sup>2</sup> (30 sq. ft.), and three bedroom units is 3.71 m<sup>2</sup> (40 sq.ft.) provided that all additional bedrooms are also adaptable. This results in a total adaptable unit exemption of 86 m<sup>2</sup> (926 sq.ft.).

To: Chief Administrative Officer  
 From: General Manager Planning and Development  
 Re: Rezoning Reference #21-21  
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- 4.3 In line with Council's adopted Rental Use Zoning Policy, residential development sites at UniverCity are required to provide an inclusionary rental component (Stream 2 – Inclusionary Rental), equivalent to 20% of the total number of market strata units generated from the base P11e District density. In order to meet the intent of the Rental Use Zoning Policy at UniverCity, it is proposed that the required rental obligation for the subject lot, as well as Lot 1 (Rezoning Reference #19-29) and Lot 24 (Rezoning Reference #20-29), be provided on the SFU campus itself, in the form of the future Phase Two SFU campus residences, which is currently under construction. The Phase Two SFU campus residences, approved under Preliminary Plan Approval #19-217, will provide 369 one bed units, which would more than satisfy the housing obligation on the subject site.

It is noted that the P6 Regional Institutional District zoning of the SFU Campus will guarantee the rental tenure of these units and the residence fees of the SFU Procedures for Setting Fees for Residence and Housing is consistent with affordability requirements of the City's Rental Use Zoning Policy. Therefore, a Section 219 Covenant will not be required to be registered on Title for the Phase Two Student Residence Housing development to secure the tenure an affordability of these units. However, to ensure that the required rental units are delivered in coordination with development occurring on the subject site, it is proposed that a Section 219 Covenant be registered on the subject property, withholding occupancy until such time that a sufficient number of secured rental units have been delivered within the Phase Two SFU campus residences.

The arrangement, as outlined above, meets the intent of the Rental Use Zoning Policy and is therefore supported by staff.

- 4.4 The General Manager Engineering will assess the need for any further required services to the site, including, but not necessarily limited to:
- standard requirements for water main, sanitary sewers, and storm sewers;
  - construction of University Crescent to its final standard along the development frontage, including but not necessarily limited to: new curb and gutter, parking pavers, boulevard trees and grass, street lighting, and separated sidewalk;
  - construction of the designated north-south public pedestrian pathway along the site's western boundary, connecting University Crescent to the existing east-west public pedestrian pathway;
  - construction of a crosswalk across University Drive East, located to serve pedestrian pathways at southern corner of this parcel, complete with a centre median refuge; and,
  - Upon Completion of the site, Simon Fraser University Community Trust shall convert Pond C, within the established riparian area, from a sediment pond to a storm water management pond, and shall inspect the clay liner at the base of the pond.
- 4.5 Any necessary statutory right-of-ways, easements, and covenants are to be provided, including, but not necessarily limited to:

To: Chief Administrative Officer  
 From: General Manager Planning and Development  
 Re: Rezoning Reference #21-21  
 2022 June 15..... Page 6

- a statutory right-of-way for the existing east-west public pedestrian pathway on the site within the established riparian area, connecting University Drive East to Tower Road on the abutting site to the west;
  - a statutory right-of-way for designated north-south public pedestrian pathway on the western boundary of the site;
  - a Section 219 Covenant restricting enclosure of balconies;
  - a Section 219 Covenant ensuring that all accessible parking space remain as common property to be administered by the Strata Corporation;
  - a Section 219 Covenant ensuring compliance with the approved acoustical study;
  - a Section 219 Covenant guaranteeing the provision and ongoing maintenance of stormwater management facilities;
  - a Section 219 Covenant ensuring that project surface driveway access will not be restricted by gates; and,
  - Section 219 Covenant withholding occupancy of the development until such time that a sufficient number of secured rental units have been delivered at the Phase Two SFU campus residences, in accordance with Section 4.3 of this report.
- 4.6 The required Community Association Covenant, which includes the Community Amenities Agreement, will need to be submitted and reviewed by the City Solicitor.
- 4.7 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 residential tower will meet Step 2 of the BC Energy Step Code with a low carbon energy system.
- 4.8 As the site will be extensively excavated for development, a tree survey will be required 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.
- 4.9 Provision of an adequately sized and sited garbage handling and recycling material holding space to the approval of the General Manager Engineering, as well as a separate car wash stall, are required.
- 4.10 A suitable engineered design to the approval of the General Manager Engineering will be required for the on-site stormwater and groundwater management system as well as a Section 219 Covenant to guarantee its provision and continuing operation. The deposit of sufficient monies to guarantee the provision of the stormwater drainage and landscape features will be required.
- 4.11 The submission of a detailed residential loading management plan to the approval of the General Manager Engineering is required.

To: Chief Administrative Officer  
 From: General Manager Planning and Development  
 Re: Rezoning Reference #21-21  
 2022 June 15..... Page 7

4.12 Bicycle storage lockers and surface parking racks are to be provided for the residential occupants and visitors of the development.

4.13 The Parkland Acquisition Charge and School Site Acquisition Charge do not apply to this rezoning application as park and school sites have been provided in conjunction with the overall subdivision of the neighbourhood. Applicable Development Cost Charges include:

- a) GVS&DD Sewerage Charge
- b) Regional Transportation Charge

## 5.0 DEVELOPMENT PROPOSAL

5.1 Site Area: - 12,427 m<sup>2</sup> (133,763 sq. ft.)

5.2 Site Coverage: - 19.0 %

5.3 Density and Gross Floor Area: - 1.02 FAR, 12,635m<sup>2</sup>  
 (135,999 sq. ft.)

### 5.4 Unit Mix (Buildings A and B):

24 Studio units	-	41.6 m <sup>2</sup> (448 sq. ft.) per unit
42 One Bedroom units	-	51.5 m <sup>2</sup> (554 sq. ft.) per unit
13 One Bedroom adaptable units	-	51.5 m <sup>2</sup> (554 sq. ft.) per unit
49 Two Bedroom units	-	67.5 – 80.2 m <sup>2</sup> (727 - 863 sq. ft.) per unit
17 Two Bedroom adaptable units	-	67.5 – 80.2 m <sup>2</sup> (727 - 863 sq. ft.) per unit
16 Three Bedroom units	-	95.7 – 96.7 m <sup>2</sup> (1,030 – 1,041 sq. ft.)
4 Three Bedroom adaptable units	-	94.6 m <sup>2</sup> (1,018 sq. ft.)
<u>3 Four Bedroom units</u>	-	159.0 m <sup>2</sup> (1,711 sq. ft.)
<b>168 Total Units</b>		

5.5 Building Height: - Buildings A and B: 6 storeys

### 5.6 Vehicle Parking:

<b>Total Required and Provided:</b>	-	<b>101 spaces</b>
Residential @ 0.5 per unit:	-	84 spaces
Visitor @ 0.1 per unit	-	17 spaces

### 5.7 Bicycle Parking

<b>Total Required and Provided:</b>	-	<b>202 spaces</b>
Residential @ 1.0 per unit	-	168 spaces
Visitor @ 0.2 per unit	-	34 spaces in racks

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 From: General Manager Planning and Development  
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## 5.8 Community Facilities

Communal facilities for residents include a large lounge with kitchen and dining facilities, study rooms, and fitness centre which are centrally located in the development in the east building (Building B), as well as an amenity lobby for Building B with a seating area. The total amenity area amounts to 281.6 m<sup>2</sup> (3,031 sq. ft.), which is below the 5% (3,113 sq. ft.) gross floor area exemption permitted in the Zoning Bylaw. The development proposal also includes a large patio that extends from the indoor amenity space, which overlooks the established riparian area on the site to the south, and includes numerous seating areas. In addition, there is a landscaped amenity garden and plaza space in the front yard of the development, between Building A and University Crescent, with multiple seating areas.



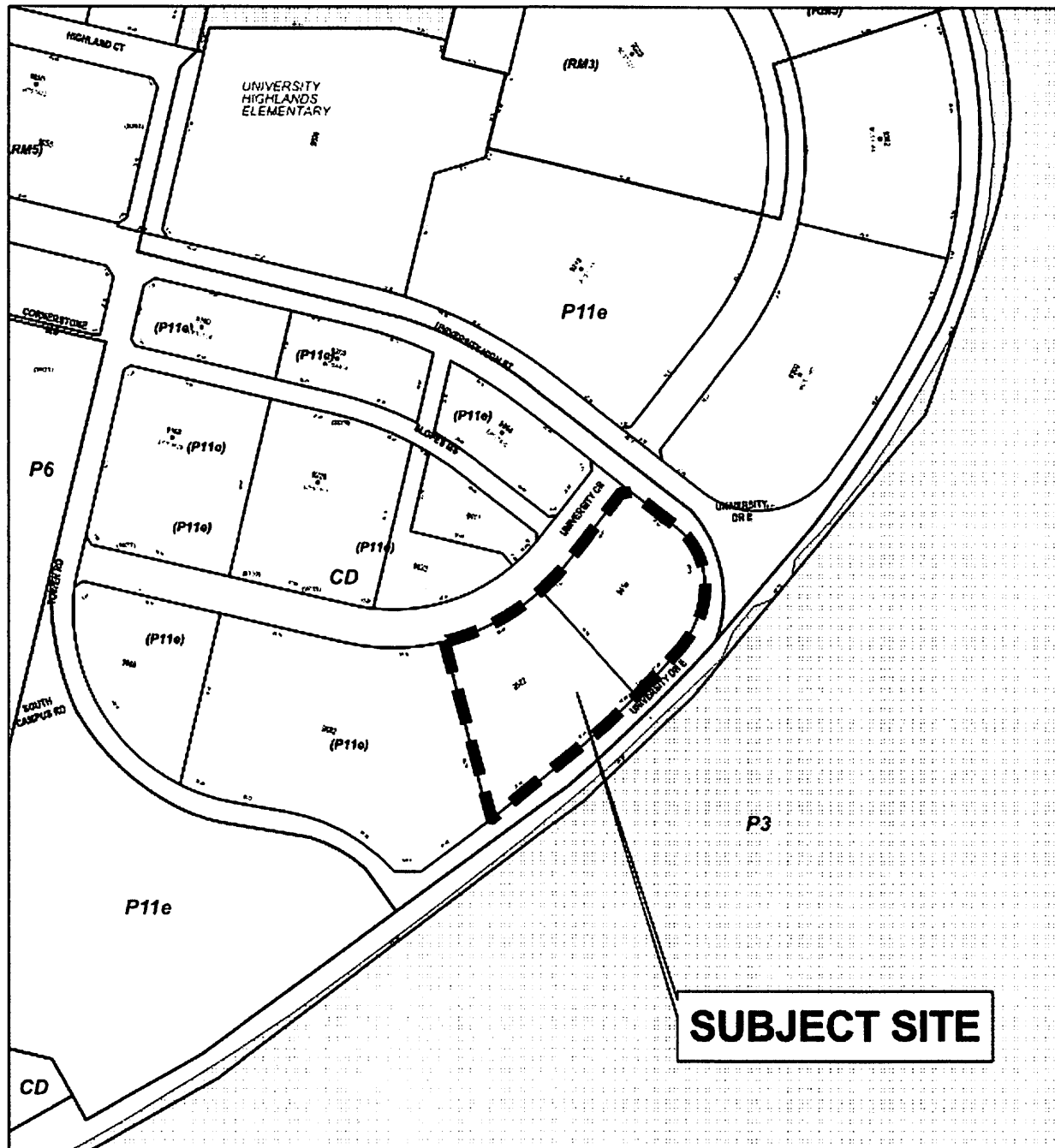
E.W. Kotak, General Manager  
 PLANNING AND DEVELOPMENT

GT:tn

### **Attachments**

cc: General Manager Engineering  
 City Solicitor  
 City Clerk





PLANNING & BUILDING DEPARTMENT



Date:

JUN 08 2022

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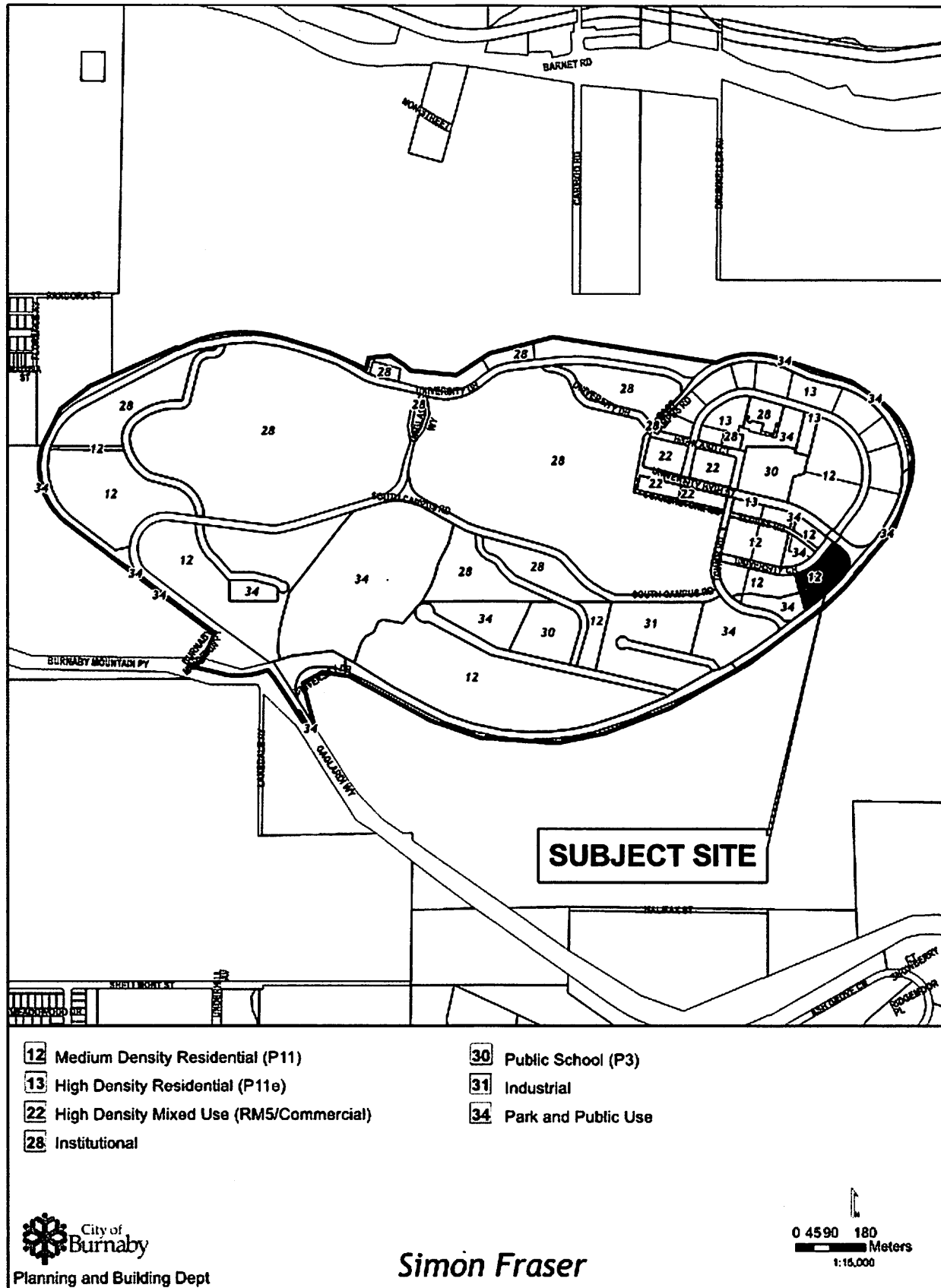
JS

**REZONING REFERENCE #21-21**  
**9416 AND 9522 UNIVERSITY CRESCENT**



Subject Site

**Sketch #1**





Item.....
Meeting..... 2022 June 20

## COUNCIL REPORT

**TO:** CHIEF ADMINISTRATIVE OFFICER 2022 June 15

**FROM:** GENERAL MANAGER PLANNING AND DEVELOPMENT

**SUBJECT:** **REZONING REFERENCE #21-44**  
**Renovations to Existing Mall**  
**Brentwood Town Centre Development Plan**

**ADDRESS:** 4567 Lougheed Highway (Sketches #1 and #2 *attached*)

**LEGAL:** Lot 1 District Lots 123 and 124 Group 1 New Westminster District Plan EPP31990  
 Except Plans EPP40171, EPP59173 and EPP108674

**FROM:** CD Comprehensive Development District (based on C3, C3a General Commercial District, P2 Administration and Assembly District, RM4s, RM5s Multiple Family Residential District and Brentwood Town Centre Plan as guidelines)

**TO:** Amended CD Comprehensive Development District (based on C3, C3a General Commercial District, P2 Administration and Assembly District, RM4s, RM5s Multiple Family Residential District and Brentwood Town Centre Plan as guidelines and in accordance with the development plan entitled "The Amazing Brentwood – Existing Mall Renovation" prepared by IBI Group)

**APPLICANT:** Shape Properties Corp.  
 Attn: Patrick Hunter  
 2020 – 505 Burrard Street, Box 206  
 Vancouver, BC V7X 1M6

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2022 July 26.

---

**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2022 July 04 and to a Public Hearing on 2022 July 26 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 Administration Fee to cover the costs of all services necessary to serve the site and the completion of a

To: Chief Administrative Officer  
 From: General Manager Planning and Development  
 Re: Rezoning Reference #21-44  
 2022 June 15 .....Page 2

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 granting of any necessary statutory rights-of-way, easements and/or covenants in accordance with Section 4.6 of this report.
- d) The submission of a Site Disclosure Statement and resolution of any resultant conditions.
- e) The submission of a Seismic Assessment of the existing mall structure and proposed works.
- f) The submission of a Green Building Plan and Energy Benchmarking.
- g) The submission of a detailed Comprehensive Sign Plan.

## **R E P O R T**

### **1.0 REZONING PURPOSE**

The purpose of the proposed rezoning bylaw amendment is to permit major renovations to the existing mall.

### **2.0 POLICY FRAMEWORK**

The proposed rezoning application is consistent with the following policies and plans adopted by Council: Regional Context Statement (2013), Official Community Plan (1998), Brentwood Town Centre Development Plan (1996), Economic Development Strategy (2007), Social Sustainability Strategy (2011), Environmental Sustainability Strategy (2016), Climate Action Framework (2020), and Transportation Plan (2021).

### **3.0 BACKGROUND**

- 3.1 The subject development site comprises a single parcel at 4567 Lougheed Highway, and is currently occupied by a partially renovated mall and surface parking. The site is located within the Council adopted Brentwood Town Centre Development Plan, and forms part of the master planned Brentwood Site (also referred to as The Amazing Brentwood), a phased mixed-use retail, office and multiple family redevelopment of the Brentwood Mall property. On 2013 September 23, Council granted Final Adoption to Rezoning Reference #11-22, which established the Brentwood Site Conceptual Master Plan and associated Development Guidelines.

To: Chief Administrative Officer  
 From: General Manager Planning and Development  
 Re: Rezoning Reference #21-44  
 2022 June 15 .....Page 3

3.2 On 2022 January 31, Council received an initial rezoning report which proposed to rezone the subject development site to amend the CD Comprehensive Development District (based on the C3 and C3a General Commercial Districts, P2 Administration and Assembly District, RM4s Multiple Family Residential District and RM5s Multiple Family Residential District as guidelines) zoning for the site. The proposed rezoning amendment is consistent with the approved Conceptual Master Plan and associated Development Guidelines for the site.

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

#### 4.0 GENERAL COMMENTS

4.1 The purpose of the subject rezoning proposal is to permit major renovations and seismic upgrades to the existing mall on the Brentwood Site. The scope of the renovations, as shown in **Figure #1**, include:

- replacement of the existing pitched fabric roof with a new, more energy efficient design;
- three new integrated mall entries and one redesigned mall entry;
- seismic upgrades to the existing mall structure;
- reconfigured loading access;
- demolition of the previously occupied Sears CRU; and,
- various interior renovations and fit out.

The interior renovations to the mall are anticipated to generate between 50 and 60 new CRU tenants, and will contribute to a modern retail and social experience, further advancing the Brentwood site's evolution from a suburban style shopping centre to a dynamic destination within the Town Centre. The proposed mall entries help to improve overall access and connectivity within the site, and facilitate the planned extension of the east mews connection to the northern property line. This new connection will be protected by a statutory right-of-way to ensure safe and direct public access across the site throughout all times of the day and evening. As such, pedestrians will be permitted to travel through the enclosed mall 24 hours a day, with access to the mall on either side of the statutory right-of-way restricted by gates outside of business hours. This approach to public access has been successfully implemented at Metropolis Metrotown for 15+ years, facilitating access from Kingsway to the SkyTrain station. Appropriate signage will be installed on site to inform patrons and residents of this public passage way. To complement the proposed building upgrades, landscape improvements are also proposed in conjunction with the four new mall entries, including new seating, sidewalks, trees and planters, and a signature plaza at the northwest mall entry. Upon completion of the renovation, the resultant mall will have a gross floor area of 39,804.49 m<sup>2</sup> (428,452 sq. ft.).

- 4.2 The proposed renovations result in the removal of a small amount of commercial surface parking, and 2 commercial loading bays. Notwithstanding the proposed reduction in commercial parking and loading, the site would still have a surplus of 539 commercial parking spaces and 2 loading bays based on the approved parking and loading rates in the Master Transportation Impact Assessment.
- 4.3 The adopted Brentwood Site Conceptual Master Plan and associated Master Density Allocation Covenant permit a maximum commercial density of 3.23 FAR for the site, equivalent to 359,584.22 m<sup>2</sup>. Following the planned mall renovation, the proposed commercial density for the Brentwood Site (excluding market rental uses) would be 0.90 FAR, or 100,300.54 m<sup>2</sup>, as outlined in **Table #1**. It is noted that the renovation work results in a reduction in commercial floor area compared with the existing mall, primarily related to the demolition of the Sears CRU space. It is further noted that the proposed density is consistent with the approved Master Density Allocation Covenant for the site.

To: Chief Administrative Officer  
 From: General Manager Planning and Development  
 Re: Rezoning Reference #21-44  
 2022 June 15 .....Page 5

**Brentwood Site Size: 111,415.09 m<sup>2</sup>**

	Existing Commercial GFA (m <sup>2</sup> )	Proposed Commercial GFA (m <sup>2</sup> )
C3 Commercial Density (FAR)	1.03	0.90
C3 Commercial Density (GFA)	115,192.90	100,300.54

*Table #1 – breakdown of existing and proposed commercial density for the Brentwood Site (excluding market rental uses).*

- 4.4 Given the commercial only nature of the proposal, amenity density bonus provisions and the Rental Use Zoning Policy do not apply to the subject application.
- 4.5 The Engineering Department will assess the need for any additional services necessary to serve the site, including, but not necessarily limited to modifications to Brentwood Boulevard to facilitate bus service.
- 4.6 Any necessary easements, covenants and/or statutory rights-of-way for the site are to be provided, including, but not necessarily limited to:
  - Section 219 Covenant and statutory right-of-way guaranteeing the provision and maintenance of a public access route from the east mews through the mall to the eastern property line; and,
  - Section 219 Covenant ensuring compliance with the Green Building Plan for the site (Step 2 of Step Code, Energy System, and Energy/GHG Model) as well as a commitment for the property owner/representative to submit the necessary information to NRCAN.
- 4.7 A Site Disclosure Statement and resolution of any resultant conditions is required.
- 4.8 A Comprehensive Sign Plan detailing sign numbers, locations, sizes and attachment details is required.
- 4.9 The submission of a detailed plan of an engineered Sediment Control System is required.
- 4.10 The submission of a Green Building Plan and energy benchmarking is required. The developer has committed to demonstrating sustainability through building design, materiality and efficiency initiatives. The applicant has indicated that the development will meet Step 2 of the BC Energy Step Code with Low Carbon Energy Systems.
- 4.11 The submission of a Seismic Assessment of the existing mall structure and proposed works is required.

To: Chief Administrative Officer  
 From: General Manager Planning and Development  
 Re: Rezoning Reference #21-44  
 2022 June 15 .....Page 6

## 5.0 DEVELOPMENT STATISTICS

### 5.1 Site Area

Brentwood Site (gross site)	111,415.09 m <sup>2</sup> (1,199,262 sq. ft.)
4567 Lougheed Highway (subject site)	74,151.48 m <sup>2</sup> ( 798,160 sq. ft.)

5.2 Renovated Mall Site Coverage 17.74%  
 (based on subject site)

5.3 Building Height 2 storeys (unchanged)

### 5.4 Density (excluding market rental uses)

Existing Commercial FAR (gross site)	1.03 FAR
Proposed Commercial FAR (gross site)	0.90 FAR

Existing Commercial GFA (gross site)	115,192.90 m <sup>2</sup> (1,239,926 sq. ft.)
Proposed Commercial GFA (gross site)	100,300.54 m <sup>2</sup> (1,079,626 sq. ft.)

5.5 <u>Commercial Vehicle Parking</u>	<u>Required</u>	<u>Provided</u>
2.4 spaces/100 m <sup>2</sup> of GLA Retail and 0.75/100 m <sup>2</sup> of GFA Office	1550 spaces	2,089 spaces

5.6 <u>Commercial Bicycle Parking</u>	<u>Required</u>	<u>Provided</u>
10% of Required Commercial Parking	209 spaces	602 spaces

5.7 <u>Commercial Loading</u>	<u>Required</u>	<u>Provided</u>
	16 bays	18 bays

E.W Kozak, General Manager  
 PLANNING AND DEVELOPMENT

MN:tn

### **Attachments**

cc: General Manager Community Safety  
 City Solicitor  
 City Clerk



To: Chief Administrative Officer  
 From: General Manager Planning and Development  
 Re: Rezoning Reference #21-44  
 2022 June 15 ..... Page 6

## 5.0 DEVELOPMENT STATISTICS

### 5.1 Site Area

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### 5.4 Density (excluding market rental uses)

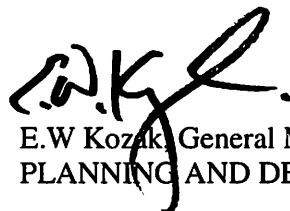
Existing Commercial FAR (gross site)	1.03 FAR
Proposed Commercial FAR (gross site)	0.90 FAR

Existing Commercial GFA (gross site)	115,192.90 m <sup>2</sup> (1,239,926 sq. ft.)
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10% of Required Commercial Parking	209 spaces	602 spaces

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	16 bays	18 bays

  
 E.W. Kozak, General Manager  
 PLANNING AND DEVELOPMENT

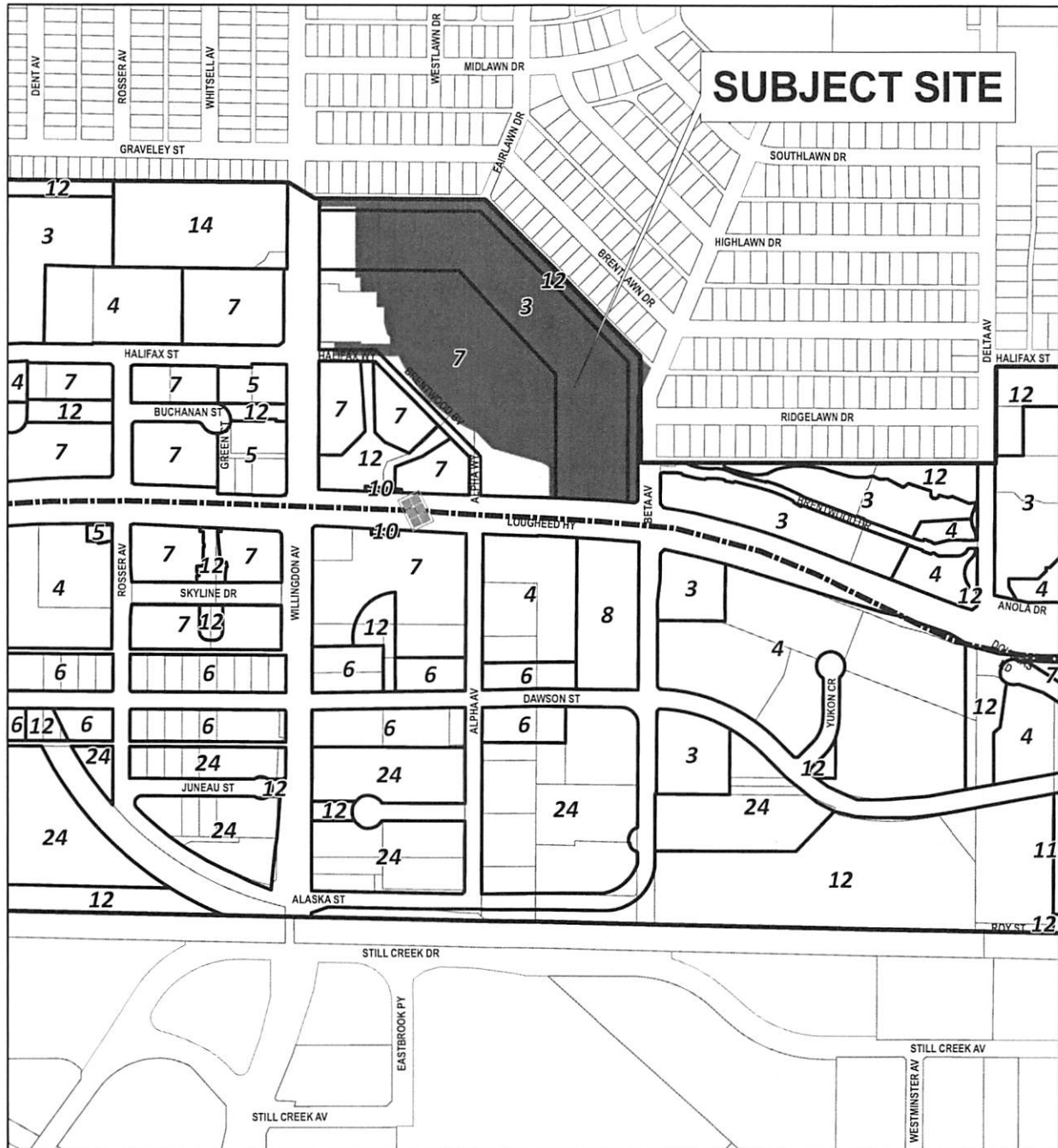
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### **Attachments**

cc: General Manager Community Safety  
 City Solicitor  
 City Clerk



### Sketch #1



- 3 Medium Density Multiple Family Residential
- 4 High Density Multiple Family Residential
- 5 Commercial
- 6 Medium Density Mixed Use
- 7 High Density Mixed Use

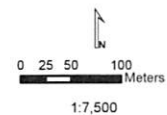
- 8 Medium or High Density Multi Family Residential
- 10 Institutional
- 11 Business Centre
- 12 Park and Public Use/Public School
- 14 Cemetery
- 24 High Density Multiple Family Residential -

Brentwood Succession (RM4s)



Planning and Development Dept  
Printed April 29, 2022

## Brentwood Town Centre Plan



Sketch #2



Item .....
Meeting ..... 2022 June 20

## COUNCIL REPORT

---

**TO:** CHIEF ADMINISTRATIVE OFFICER 2022 June 15

**FROM:** GENERAL MANAGER  
PLANNING AND DEVELOPMENT

**SUBJECT:** **REZONING REFERENCE #21-49**  
**Skysign on Existing Building**  
**Canada Way Business Park**

**ADDRESS:** 4611 Canada Way (see Sketches #1 and #2 *attached*).

**LEGAL:** Lot A Block 2 District Lot 73 Group 1 New Westminster District Plan LMP14893

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

**TO:** Amended CD Comprehensive Development District (based on the M5 Light Industrial District) and in accordance with the development plan entitled "Skysign Rezoning – REZ 21-49, 4611 Canada Way, Burnaby" prepared by Priority Permits Ltd.)

**APPLICANT:** Priority Permits  
22738 124 Ave.  
Maple Ridge, BC V2X 4K1  
Attn: Jordan Desrochers

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2022 July 26 at 5:00 pm.

---

**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2022 July 04 and to a Public Hearing on 2022 July 26 at 5:00 pm.
2. **THAT** the following be established as prerequisites to the completion of the rezoning:
  - a) The submission of a suitable plan of development.
  - b) The approval of the Ministry of Transportation to the rezoning application.
  - c) A commitment that the skysign installation be related to the continued occupancy by Clio at the subject site.
  - d) The granting of any necessary statutory rights-of-way, easements and/or covenants.

To: Chief Administrative Officer  
 From: General Manager Planning and Development  
 Re: Rezoning Reference #21-49  
 4611 Canada Way

2022 June 15 ..... Page 2

## **REPORT**

### **1.0 REZONING PURPOSE**

The purpose of the proposed rezoning bylaw amendment is to permit the installation of a replacement skysign on the north elevation of the existing four-storey office building.

### **2.0 POLICY FRAMEWORK**

The rezoning proposal aligns with the following City policies: Regional Context Statement (2013), Official Community Plan (1998), and Economic Development Strategy (2007).

### **3.0 BACKGROUND INFORMATION**

- 3.1 The subject property is located at the northwest corner of the Canada Way and Wayburne Drive intersection, within the Canada Way Business Park (see Sketches #1 and #2 *attached*). It is currently improved with three, four-storey office buildings with underground and surface parking. To the north, west, and south are office buildings and light industrial buildings while to the east across Wayburne Drive are residential single- and two-family dwellings.
- 3.2 On 2001 June 18 two skysigns were approved for IBM, under REZ 00-38, one on the south elevation of 4601 Canada Way and one on the north elevation of 4611 Canada Way. It is the replacement of this second sign on 4611 Canada Way which is the subject of this application.
- 3.3 The guidelines for skysigns indicate that signs that are to be located at the top of major commercial buildings (e.g. office and hotels) at the third floor level or higher. The head office user should occupy a minimum of twenty-five percent (25%) and a minimum 5,574 m<sup>2</sup> (60,000 sq ft) of gross leasable floor area. The subject user occupies the entire building at 4611 Canada Way which has a leased floor area of 6,968m<sup>2</sup> (75,000 sq ft), and as such this proposal falls within these guidelines.
- 3.4 The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

### **4.0 DEVELOPMENT PROPOSAL**

- 4.1 The applicant is proposing to install a skysign on the north elevation above the fourth floor of the subject property. The proposed skysign will be affixed to the building face, and is considered to be architecturally integrated with the existing office building. The skysign consists of a checkmark logo and the word 'Clio' in illuminated channel letters. The skysign has a height of 1.32 m (4.3 ft.), width of 3.77 (12.3 ft.) resulting in a total area of 4.98 m<sup>2</sup> (53.59 sq. ft.). The skysign is within the recommended maximum area guidelines for skysigns on lower buildings (generally three to eight storeys in height) of 9.29 m<sup>2</sup> (100 sq ft). The signs are internally illuminated with LED lighting, and the sign is not expected to have a significant impact on adjacent uses.

To: Chief Administrative Officer  
 From: General Manager Planning and Development  
 Re: Rezoning Reference #21-49  
 4611 Canada Way

2022 June 20 ..... Page 3

- 4.2 The proposed skysign will be visible mainly from the office building to the north. While the proposed sign faces the property to the north, the elevation of the proposed sign is above the neighbouring building and would not be considered impactful to adjacent employees or any residential neighbourhood beyond.
- 4.3 Criteria for the evaluation of skysigns for buildings also include consideration of an active and major user, where the user should occupy a minimum 25% of gross leasable floor area and a minimum of 5,574.18 m<sup>2</sup> (60,000 sq. ft.). Clio occupies the entirety of the four-storey, 6,967.7 m<sup>2</sup> (75,000 sq. ft.) office building; therefore, the criteria are met, and will be maintained by a commitment to keep the sign in relation to the occupancy of the Clio on the subject site. Should Clio no longer occupy the space, or meet the 80% of gross leasable floor area, the skysign would be required to be removed.
- 4.4 Approval of the Ministry of Transportation will be required for this rezoning as the subject site is within 800 m (2,624 ft.) of the Trans-Canada Highway.
- 4.5 A commitment is needed to ensure that light mitigation measures are installed through a Section 219 covenant to ensure that the lighting can be dimmed, if the light (brightness) from the skysign disturbs the enjoyment, comfort or convenience of the neighbourhood in the vicinity.



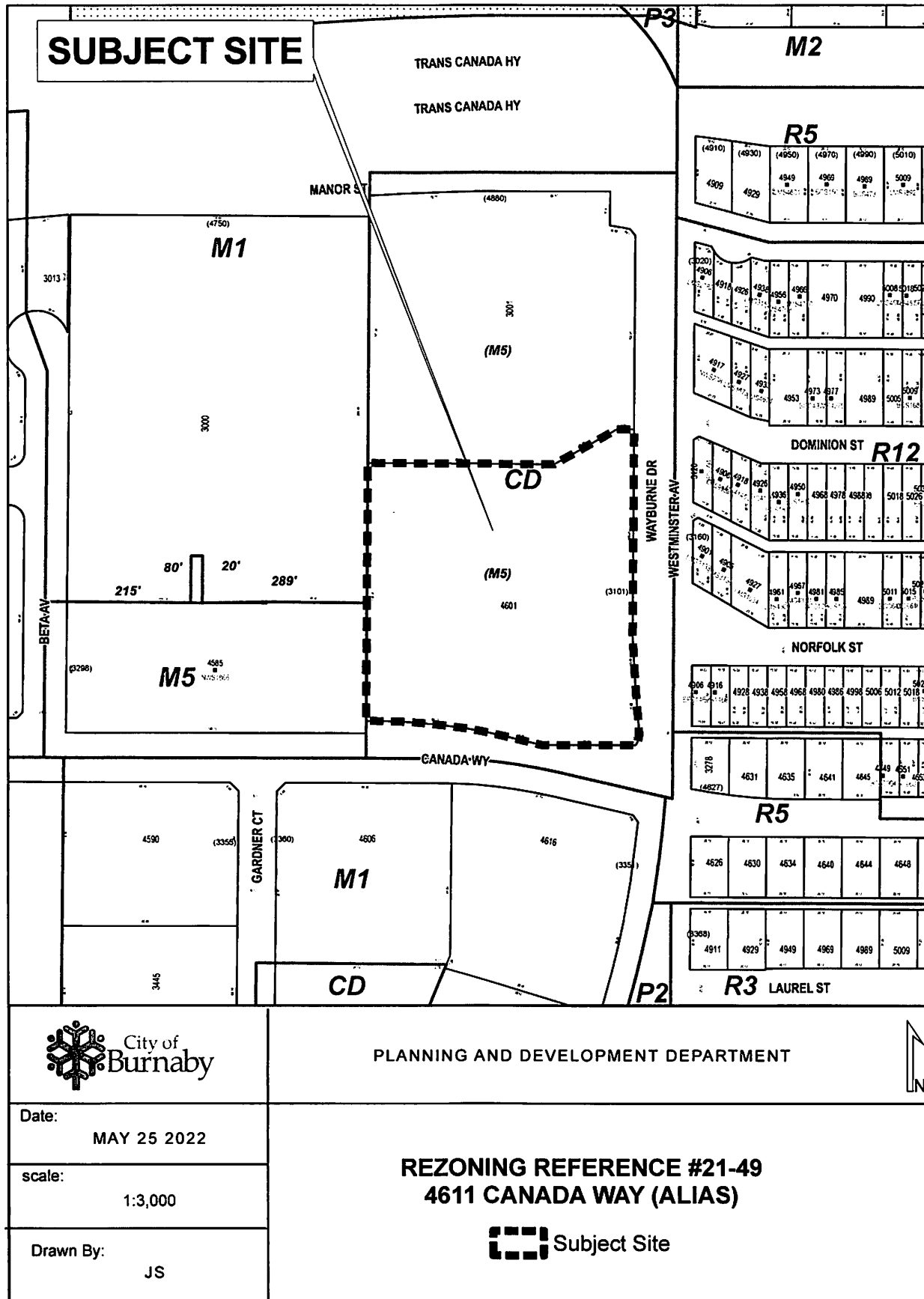
E.W. Kozak, General Manager  
 PLANNING AND DEVELOPMENT

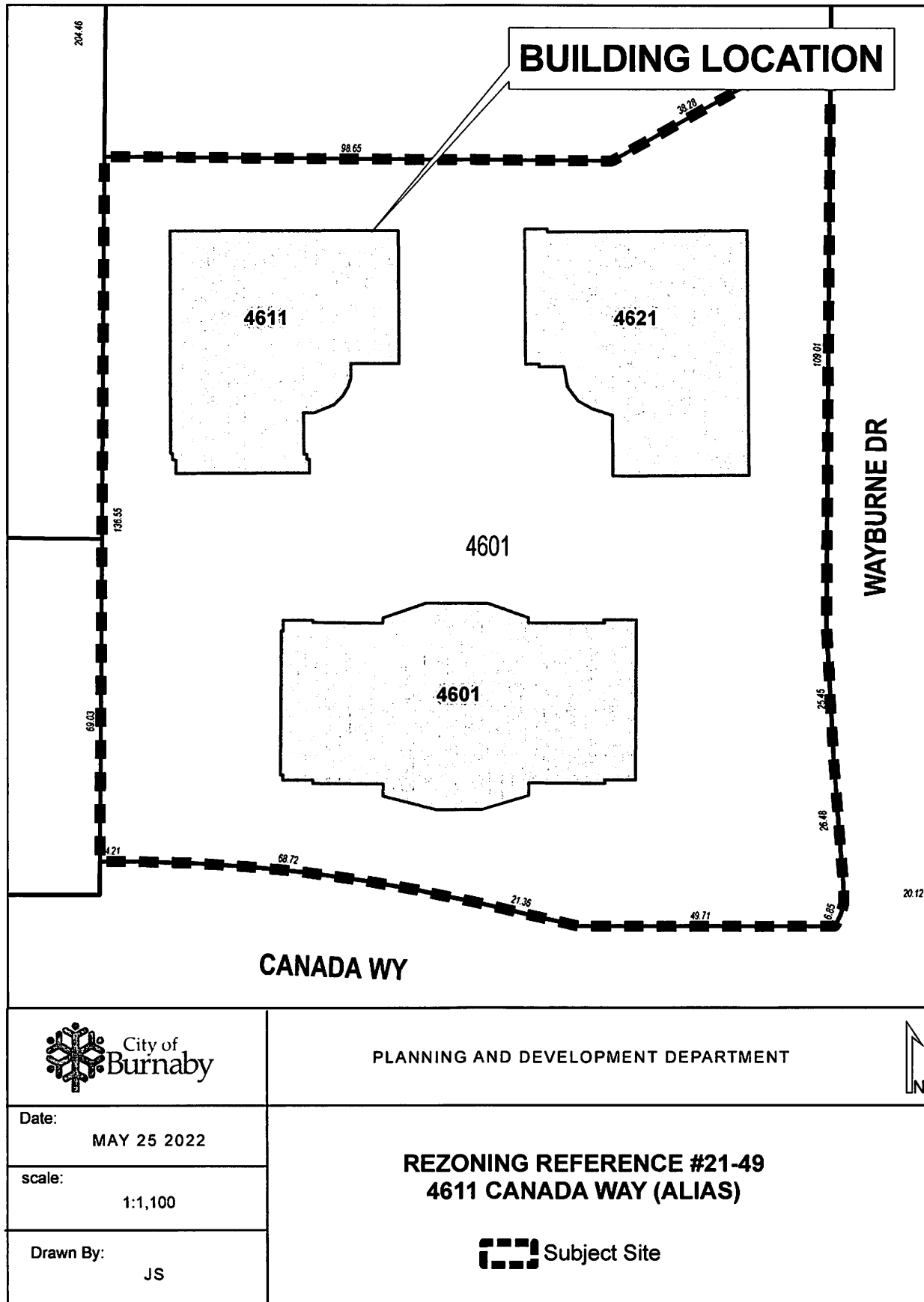
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**Attachments**

cc: City Solicitor  
 City Clerk

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 PH report 2022.06.20.doc









Item.....
Meeting..... 2022 June 20

## COUNCIL REPORT

**TO:** CHIEF ADMINISTRATIVE OFFICER**DATE:** 2022 June 15**FROM:** GENERAL MANAGER  
PLANNING AND DEVELOPMENT**FILE:** 49500 01  
*Reference:* Rez Series**SUBJECT:** REZONING APPLICATIONS**PURPOSE:** To submit the current series of new rezoning applications for Council's information.**REPORT****1.0 CITY POLICIES**

The proposed rezoning applications align with the following City policies: Corporate Strategic Plan (2017), Regional Context Statement (2013), Official Community Plan (1998), Economic Development Strategy (2007), Social Sustainability Strategy (2011), Environmental Sustainability Strategy (2016), Transportation Plan (2021), Mayor's Task Force on Community Housing Final Report (2019), and HOME: Strategy (2021).

**2.0 REZONING APPLICATIONS**

The following rezonings have been received for Council's information:

**2.1 REZONING REFERENCE #22-06**

**Applicant:** Millennium Properties Ltd.  
788 Richards Street  
Vancouver, BC V6B 3A4  
Attn: Adam Nour

**Address:** 4141 Lougheed Highway

Lot 21 District Lot 119 Group 1 New Westminster District Plan 25896  
(see *attached* Sketch #1)

**From:** M1 Manufacturing District

- To:** CD Comprehensive Development District (based on RM5s Multiple Family Residential District, RM5r Multiple Family Residential District, C3 General Commercial District and the Brentwood Town Centre Development Plan as guidelines)
- Size:** The site is rectangular in shape with a total area of approximately 5,382.32 m<sup>2</sup> (57,935 sq. ft.)
- Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit construction of a high-density mixed-tenure residential development atop a commercial/retail podium and underground parking. This application requires Council to grant Second Reading to the bylaw amendment for Rezoning Reference #19-35, which provides the necessary amendment to the Brentwood Town Centre Development Plan.

<b>Zoning District</b>	<b>Maximum Potential Density</b>
RM5s	5.0 FAR
RM5r	2.2 FAR
RM5s Density Offset	1.1 FAR
C3	6.0 FAR
<b>TOTAL</b>	<b>14.3 FAR</b>

**RECOMMENDATION:**

**THAT** Council receive this report for information.

**2.2 REZONING REFERENCE #22-07**

**Applicant:** Bayside Property Services  
 100-6400 Roberts Street  
 Burnaby, BC V5G 4C9  
 Attn: Sorina Timonea

**Address:** 1203 Madison Avenue

Strata Lots 1-35, District Lot 120, Group 1, New Westminster District  
 Strata Plan LMS4302  
 (see *attached* Sketch #2)

**From:** CD Comprehensive Development District (based on RM3 Multiple Family Residential District and C1 Neighbourhood Commercial District)

- To:** Amended CD Comprehensive Development District (based on RM3 Multiple Family Residential District and C1 Neighbourhood Commercial District)
- Size:** The site is rectangular in shape with a total area of approximately 2,958.22 m<sup>2</sup> (31,842 sq. ft.).
- Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit the installation of an exterior security gate and pedestrian door at the strata's parkade entrance.

#### RECOMMENDATION:

**THAT** Council receive this report for information.

#### 2.3 REZONING REFERENCE #22-08

- Applicant:** Amacon Construction Ltd.  
 500-856 Homer Street  
 Vancouver, BC V6B 2W5  
 Attn: Sean O'Flynn
- Address:** 2211 and 2271 Rosser Street  
  
 Lot 33 District Lot 119 Group 1 New Westminster District Plan 34764, and  
 Lot 48 District Lot 119 Group 1 New Westminster District Plan 40447  
 (see *attached* Sketch #3)
- From:** M2 and M2r General Industrial District
- To:** CD Comprehensive Development District (based on RM4s Multiple Family Residential District, RM4r Multiple Family Residential District, C9 Urban Village Commercial District and the Brentwood Town Centre Development Plan as guidelines)
- Size:** The site is irregular in shape with a total area of approximately 4,321.73 m<sup>2</sup> (46,519 sq. ft.)
- Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit construction of a high-density mixed-tenure residential development atop street fronting retail and underground parking.

Zoning District	Maximum Potential Density
RM4s	3.60 FAR
RM4r	1.70 FAR
RM4s Density Offset	0.85 FAR
C9	TBD
<b>TOTAL</b>	<b>6.15 +/- FAR</b>

## RECOMMENDATION:

THAT Council receive this report for information.

### 2.4 REZONING REFERENCE #22-09

**Applicant:** Amacon Construction Ltd.  
 500-856 Homer Street  
 Vancouver, BC V6B 2W5  
 Attn: Sean O'Flynn

**Address:** 5166 Halifax Street

Lot 44 District Lot 125 Group 1 New Westminster District Plan 33521  
 (see *attached* Sketch #4)

**From:** RM3 Multiple Family Residential District

**To:** CD Comprehensive Development District (based on RM4 Multiple Family Residential District, RM4r Multiple Family Residential District, and the Brentwood Town Centre Development Plan as guidelines)

**Size:** The site is irregular in shape with a total area of approximately 7,791 m<sup>2</sup> (83,862 sq. ft.)

**Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit construction of a mid-rise residential rental development atop underground parking.

Zoning District	Maximum Potential Density
RM4	1.70 FAR
RM4r	1.70 FAR
RM4 Density Offset	0.85 FAR
<b>TOTAL</b>	<b>4.25 FAR</b>

## RECOMMENDATION:

THAT Council receive this report for information.

## 2.5 REZONING REFERENCE #22-10

**Applicant:** Radiant City Architecture Inc.  
 #222 – 1118 Homer Street  
 Vancouver, BC V6B 6L5  
 Attn: Ron Bijok

**Address:** 7400 Fraser Park Drive

Parcel A District Lot 166A Group 1 New Westminster District Reference  
 Plan 77603  
 (see *attached* Sketch #5)

**From:** CD Comprehensive Development District (based on M1 Manufacturing  
 District and M5 Light Industrial District guidelines)


**To:** Amended CD Comprehensive Development District (based on M1  
 Manufacturing District and M5 Light Industrial District guidelines)

**Size:** The site is rectangular in shape with a total area of approximately  
 8,251.79 m<sup>2</sup> (88,822 sq. ft.).

**Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit an  
 addition to the existing industrial building.

### RECOMMENDATION:

THAT Council receive this report for information.

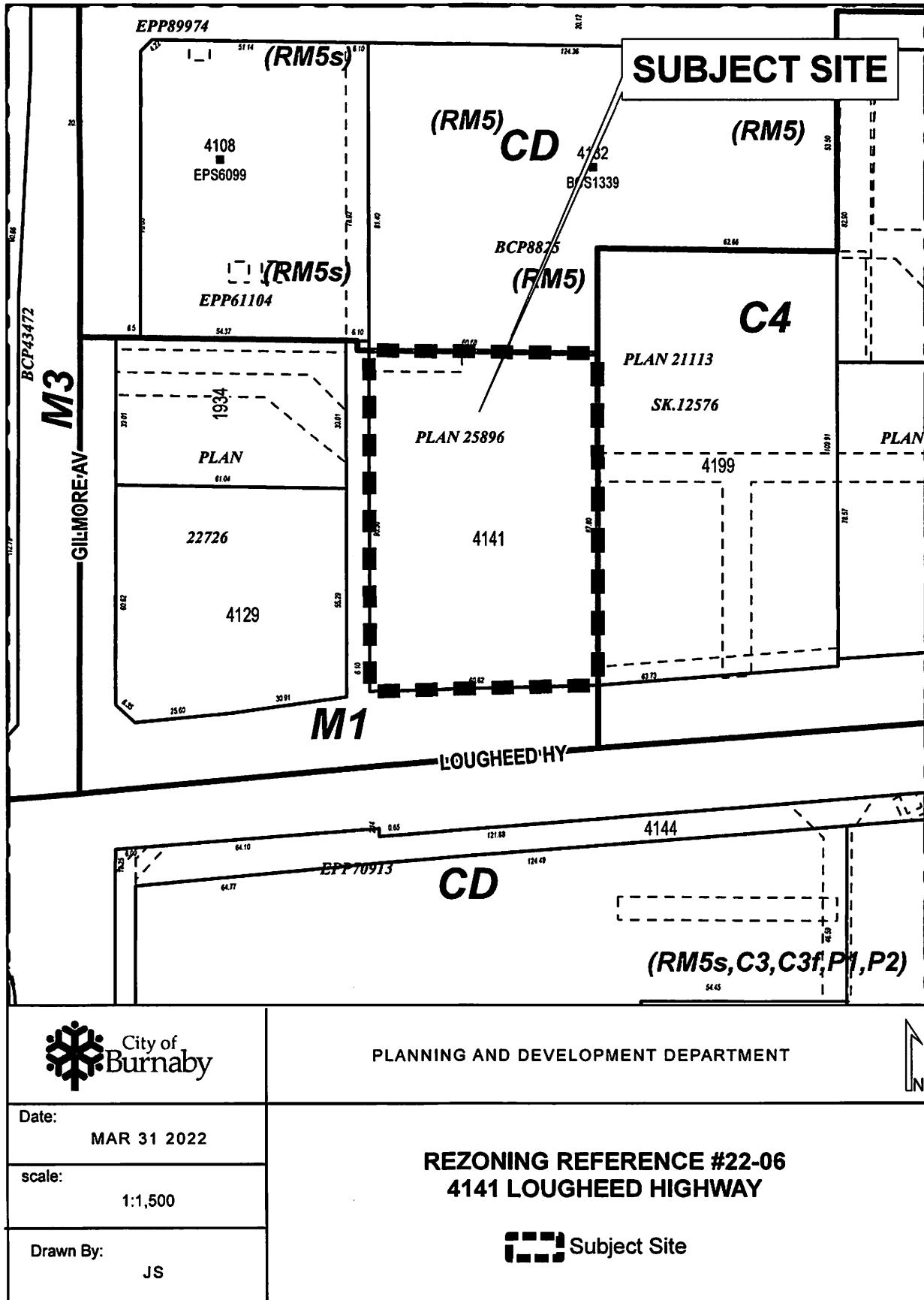


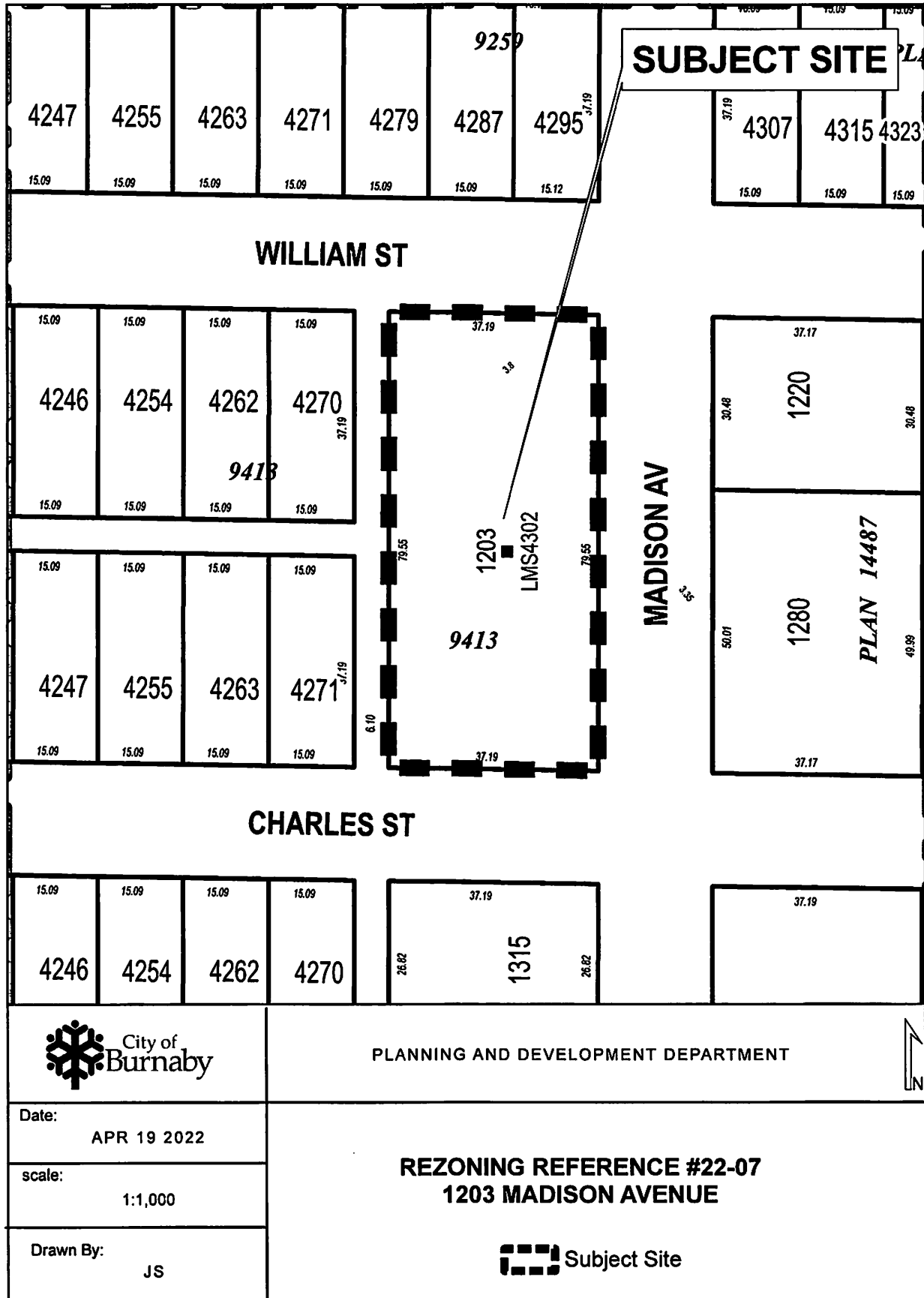
E.W. Kozak, General Manager  
 PLANNING AND DEVELOPMENT

JBS:tn  
*Attachments*

cc: Lands and Facilities Department, Attn: Realty and Lands

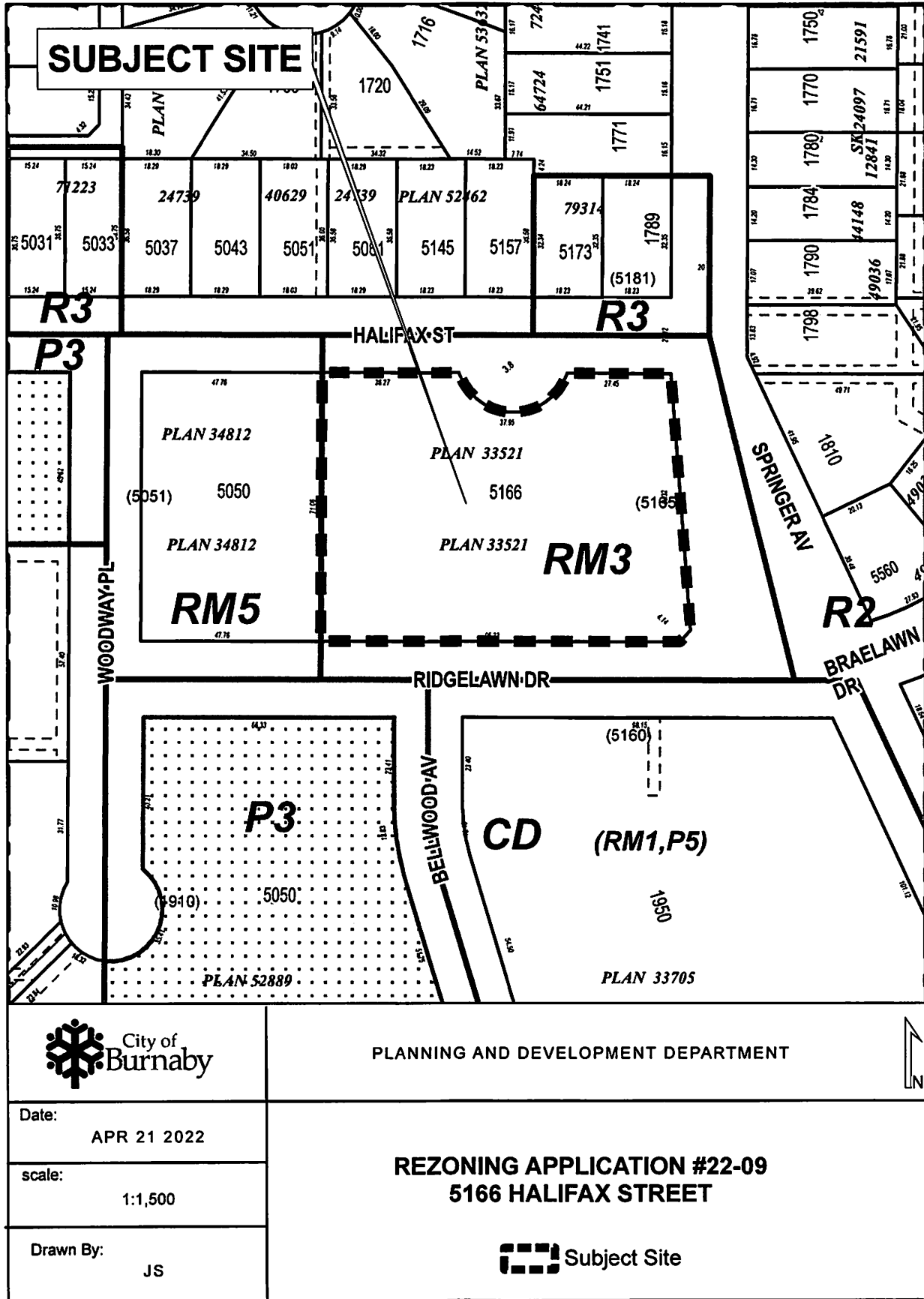
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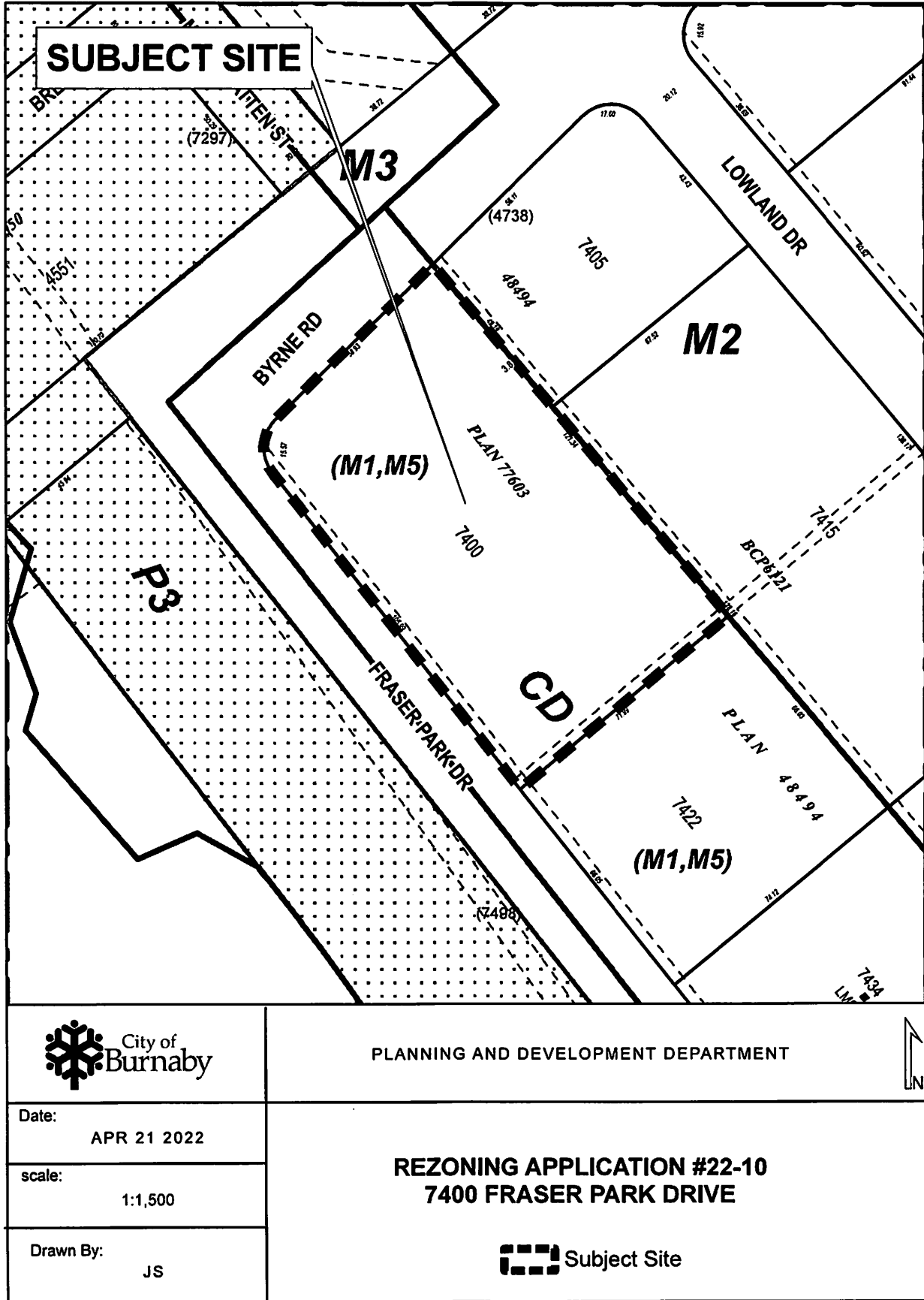


### Sketch #3





Sketch #4



**CITY OF BURNABY****BYLAW NO. 14465**

A BYLAW to amend the Zoning Bylaw provisions  
to various sections

The Council of the City of Burnaby ENACTS as follows:

1. This Bylaw may be cited as **BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 25, 2022.**
2. Burnaby Zoning Bylaw 1965, as amended, is further amended:
  - (a) at Section 6.26, subsection (1), by deleting the words “2022 June 01” and replacing them with “2023 March 31”.
  - (b) at Section 800.4.2, by deleting the words “2022 June 01” and replacing them with “2023 March 31”.

Read a first time this	day of	2022
Read a second time this	day of	2022
Read a third time	day of	2022
Reconsidered and adopted this	day of	2022

MAYOR

CLERK

**CITY OF BURNABY****BYLAW NO. 14466**

A BYLAW to repeal  
Burnaby Commercial Vehicle  
Licensing Bylaw 1962

The Council of the City of Burnaby ENACTS as follows:

1. This Bylaw may be cited as **BURNABY COMMERCIAL VEHICLE LICENSING BYLAW 1962, REPEAL BYLAW 2022.**
2. Bylaw No. 4418, being Burnaby Commercial Vehicle Licensing Bylaw 1962, and all subsequent amendments are hereby repealed.

Read a first time this	day of	2022
Read a second time this	day of	2022
Read a third time	day of	2022
Reconsidered and adopted this	day of	2022

MAYOR

CLERK

**CITY OF BURNABY****BYLAW NO. 14467**

A BYLAW to repeal  
Burnaby Discotheque  
Regulation Bylaw 1966

The Council of the City of Burnaby ENACTS as follows:

1. This Bylaw may be cited as **BURNABY DISCOTHEQUE REGULATION BYLAW 1966, REPEAL BYLAW 2022.**
2. Bylaw No. 5047, being Burnaby Discotheque Regulation Bylaw 1966, and all subsequent amendments are hereby repealed.

Read a first time this	day of	2022
Read a second time this	day of	2022
Read a third time	day of	2022
Reconsidered and adopted this	day of	2022

MAYOR

CLERK

**CITY OF BURNABY****BYLAW NO. 14468**

A BYLAW to repeal  
Burnaby Health Bylaw 1926

The Council of the City of Burnaby ENACTS as follows:

1. This Bylaw may be cited as **BURNABY HEALTH BYLAW 1926, REPEAL BYLAW 2022.**
2. Bylaw No. 509, being Burnaby Health Bylaw 1926, and all subsequent amendments are hereby repealed.

Read a first time this	day of	2022
Read a second time this	day of	2022
Read a third time	day of	2022
Reconsidered and adopted this	day of	2022

MAYOR

CLERK

**CITY OF BURNABY****BYLAW NO. 14469**

A BYLAW to repeal  
 Burnaby Pool Room  
 Regulation Bylaw 1975

The Council of the City of Burnaby ENACTS as follows:

1. This Bylaw may be cited as **BURNABY POOL ROOM REGULATION BYLAW 1975, REPEAL BYLAW 2022.**
2. Bylaw No. 6616, being Burnaby Pool Room Regulation Bylaw 1975, and all subsequent amendments are hereby repealed.

Read a first time this	day of	2022
Read a second time this	day of	2022
Read a third time	day of	2022
Reconsidered and adopted this	day of	2022

MAYOR

CLERK

**CITY OF BURNABY****BYLAW NO. 14470**

A BYLAW to repeal  
Burnaby Slot Machine Parlour  
Regulation Bylaw 1998

The Council of the City of Burnaby ENACTS as follows:

1. This Bylaw may be cited as **BURNABY SLOT MACHINE PARLOUR REGULATION BYLAW 1998, REPEAL BYLAW 2022.**
2. Bylaw No. 10707, being Burnaby Slot Machine Parlour Regulation Bylaw 1998, and all subsequent amendments are hereby repealed.

Read a first time this	day of	2022
Read a second time this	day of	2022
Read a third time	day of	2022
Reconsidered and adopted this	day of	2022

MAYOR

CLERK



**CITY OF BURNABY**  
**BYLAW NO. 14362**

A BYLAW to designate Captain William Eyres Residence at  
6079 Canada Way a protected heritage property

WHEREAS the Captain William Eyres Residence (hereinafter referred to as the “Heritage House”) is located at 6079 Canada Way, and more particularly legally described as:

Parcel Identifier: 001-132-261

Lot “A”, District Lot 86, Group 1, New Westminster District, Plan 21367

(hereinafter referred to as the “Lands”);

AND WHEREAS the registered owners of the Lands, having entered into a heritage revitalization agreement in relation to the Lands as authorized by Burnaby Heritage Revitalization Agreement Bylaw No. 1, 2021, have requested that Council designate the Heritage House as protected heritage property, and have released the City from any obligation to compensate the registered owners of the Lands for the effect of such designation pursuant to section 613 of the *Local Government Act*;

AND WHEREAS Council considers the Heritage House has heritage value and heritage character, and that designation of the house 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, 2021.**

2. Council hereby designates the Heritage House as protected heritage property under section 611 of the *Local Government Act*.

Read a first time this	2022	
Read a second time this	2022	
Read a third time this	2022	
Reconsidered and adopted this	day of	2022

MAYOR

CLERK

**CITY OF BURNABY**  
**BYLAW NO. 14363**

A BYLAW to authorize a heritage revitalization agreement  
for Captain William Eyres Residence

WHEREAS Council has identified the Captain William Eyres Residence (hereinafter referred to as the “Heritage House”) located at 6079 Canada Way, having the legal description:

Parcel Identifier: 001-132-261

Lot “A”, District Lot 86, Group 1, New Westminster District, Plan 21367

(hereinafter referred to as the “Lands”)

as a heritage property;

AND WHEREAS the owners of the Lands have agreed to conserve the Heritage House in good repair and appearance in accordance with, and, upon the subdivision of the Lands, to develop two newly created lots in accordance with development guidelines as set out in, a heritage revitalization agreement.

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

1. This Bylaw may be cited as **BURNABY HERITAGE REVITALIZATION AGREEMENT BYLAW NO. 1, 2021.**
2. The City is authorized to enter into a heritage revitalization agreement in respect to the Lands, substantially in the form attached to this Bylaw as Schedule “A” (the “Heritage Revitalization Agreement”).

3. The City Clerk is authorized to execute the Heritage Revitalization Agreement on behalf of the City.

Read a first time this	2022	
Read a second time this	2022	
Read a third time this	2022	
Reconsidered and adopted this	day of	2022

MAYOR

CLERK

**SCHEULE “A”****HERITAGE REVITALIZATION AGREEMENT****CAPTAIN WILLIAM EYRES RESIDENCE (6079 CANADA WAY)**

THIS AGREEMENT dated for reference the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

BETWEEN:

**JUSTINJIT SINGH RAKHRA**  
6079 Canada Way, Burnaby, B.C. V5E 3N9

(the “Owner”)

AND:

**CITY OF BURNABY**  
4949 Canada Way, Burnaby, B.C. V5G 1M2

(the “City”)

WHEREAS:

- A. The Owner is the registered owner in fee simple of the land and all improvements located at 6079 Canada Way, Burnaby, BC V5E 3N9, legally described as PID: 001-132-261, Lot A District Lot 86 Group 1 New Westminster District Plan 21367 (the “Lands”);
- B. The residential building known as the Captain William Eyres Residence (the “Heritage House”) is situated on the Lands;
- C. The City and the Owner agree that the Heritage House has *heritage value* and *heritage character* and should be conserved;
- D. The improvements or features on the Lands which have *heritage value* and *heritage character* which both the Owner and the City desire to conserve have been described by text, photographs, plans, and drawings attached to this Agreement as Appendix “B” (the “Conservation Plan”).
- E. The Owner and the City wish to, *inter alia*, preserve and protect the heritage value of the Heritage House, and to provide certain variances to Burnaby Zoning Bylaw 1965 to allow for the future subdivision and development of the Lands, on the terms and conditions more particularly set out in this Agreement;

- F. Section 610 of the *Local Government Act* authorizes a local government to enter into a Heritage Revitalization Agreement with the owner of a heritage property, and to allow variations of, and supplements to, the provisions of a bylaw or a permit issued under Part 14 or Part 15 of the *Local Government Act*;
- G. The Owner and the City have agreed to enter into this Heritage Revitalization Agreement setting out the terms and conditions by which the heritage value of the Heritage House is to be preserved and protected, in return for specified supplements and variances to City bylaws;

THIS AGREEMENT is evidence that in consideration of the sum of ten (\$10.00) dollars now paid by the Owner to the City, and for other good and valuable consideration (the receipt of which is hereby acknowledged) the Owner and the City each covenant with the other, pursuant to Section 610 of the *Local Government Act*, as follows:

#### **Subdivision of Lands**

- 1. The Owner wishes to subdivide the lands into two single-family lots (referred to as “Proposed Lot 1” and “Proposed Lot 2”) and to develop a new single-family dwelling on Proposed Lot 2. Proposed Lot 1 will retain and designate by bylaw the Heritage House that will require variation of certain provisions of Burnaby Zoning Bylaw 1965.
- 2. The parties acknowledge that the Owner has applied for approval to subdivide the Lands and received tentative approval, subject to the conditions set out in a letter from the Approving Officer to the Owner dated 15 March 2021.
- 3. The proposed subdivision plan is attached at Appendix “A”.

#### **Conservation of Heritage House**

- 4. The Owner shall complete the restoration, renovation and conservation of the Heritage House (the “Work”) in accordance with approved architectural drawings, plans, and specifications as set out in the Conservation Plan.
- 5. The Conservation Plan includes the following sections. Part I of the Conservation Plan identifies, details, and describes the character, extent and nature of the improvements and features on the Lands that have heritage value and heritage character. Part II of the Conservation Plan provides a brief summary of the resource, and Part III describes the current condition of the resource and describes the proposed conservation strategies. Part IV describes the plans and specifications for restoration, rehabilitation, replication, repair, replacement or maintenance to be undertaken and completed pursuant to this agreement, including, but not limited to: relocation of the building; reconstruction of the granite piers and porch restoration; building envelope upgrades including window and door restoration; installation of a new cedar shingle roof surface; interior conditions; and site and

landscaping works. The Conservation Plan includes elevations and plans that provide further detail of the Work.

6. Prior to commencement of the Work, the Owner shall obtain from the City all necessary permits and licenses.
7. The Work shall be done at the Owner's sole expense in accordance with generally accepted engineering, architectural, and heritage conservation practices. If any conflict or ambiguity arises in the interpretation of the Conservation Plan, the parties agree that the conflict or ambiguity shall be resolved in accordance with the "Standards and Guidelines for the Conservation of Historic Places in Canada", published by Parks Canada in 2003.
8. The Owner agrees to pay the City's full cost of the manufacturing and installation on the Lands of a standard bronze heritage building plaque for the Heritage House.

### **Construction and Maintenance**

9. Wherever under this Agreement the Owner relocates, restores, rehabilitates, replicates, repairs, replaces, maintains or in any way alters improvements on or features of the Lands identified in the Conservation Plan as having *heritage value* and/or *heritage character* or constructs or maintains other works to protect or conserve such improvements or features, all such work shall be done at the Owner's sole expense strictly in accordance with the Conservation Plan and as agreed by the City in writing and all improvements or features shall be diligently and continuously maintained in good repair and efficient operating condition by the Owner at the Owner's sole expense in accordance with good engineering, design, heritage and conservation practice.

### **Timing and Phasing of Restoration**

10. The Owner shall commence and complete all actions required for the completion of the Work, as set out in the Conservation Plan in Appendix "B", within three (3) years following the execution of this Agreement.

### **Owner's Obligation to Maintain**

11. No improvements on the Lands identified in the Conservation Plan as having *heritage value* or *heritage character* shall be altered, including alterations required or authorized by this Agreement, except as agreed to in writing by the City.
12. All improvements identified in the Conservation Plan as having *heritage value* or *heritage character* shall be maintained to the minimum standards and in accordance with the guidelines and requirements set out in the Conservation Plan.

**Heritage Designation**

13. The Owner irrevocably agrees to the designation by bylaw (the “Heritage Designation Bylaw”) of the Lands and the Heritage House as a City heritage site, in accordance with Section 612 of the *Local Government Act*, and releases the City from any obligation to compensate the Owner in any form for any reduction in the market value of the Lands or improvements on the Lands that may result from such designation.
14. The Owner acknowledges that notice of this Agreement and amendments thereto, and of the Heritage Designation Bylaw, will be registered on title to the Lands in the Land Title Office and once registered, this Agreement and amendments thereto will be binding on all persons who acquire an interest in the Lands.

**Reasonable Care and Risk**

15. The Owner shall at all times, in complying with the restrictions or requirements of the Agreement, take reasonable care not to injure any person or cause or allow damage to any property, and shall take reasonable care not to cause, suffer, permit, or allow any condition to exist that might reasonably lead to, cause, or result in injury to any person or property including persons and property on adjacent lands. It shall be the sole responsibility of the Owner to comply and maintain compliance with the restrictions and requirements in a safe manner, and without reasonably foreseeable risk to person or property. Compliance with the restrictions and requirements in this Agreement shall be at the sole and exclusive risk and cost of the Owner.

**Modification**

16. If, in fulfilling its responsibilities and obligations pursuant to this Agreement, the Owner perceives or becomes aware of any unreasonable risk of injury to persons or damage to property or other potential loss that cannot be reasonably avoided, alleviated, reduced, or eliminated except by measures that would be a breach of the restrictions or requirements of this Agreement, the Owner shall notify the City in writing of the nature and extent of the risk and of the measures proposed by the Owner to be undertaken at its sole cost to reduce, alleviate, avoid, or eliminate the risk. The risk shall remain with the Owner.

**Variations to City’s Zoning Bylaw**

17. Burnaby Zoning Bylaw 1965 is varied and supplemented in its application to the Lands in the manner and to the extent provided and attached as Appendix “C”.

**Conformity with City Bylaws**

18. The Owner acknowledges and agrees that, except as expressly varied by this Agreement, any development or use of the Lands, including any construction, restoration and repairs of the Heritage House, must comply with all applicable bylaws of the City.



**Future Alterations**

19. Following completion of the Work in accordance with this Agreement, the Owner shall not alter the *heritage character* or the exterior appearance of the Heritage House, except as permitted by a heritage alteration permit issued by the City.
20. The Owner acknowledges and agrees that, except as expressly varied by this Agreement, any development, subdivision, or use of the Lands will be at the discretion of the City, including City Council and the City's Approving Officer, and be subject to, and must comply with, all applicable federal, provincial, and municipal statutes, regulations, and bylaws, including without limitation, the *British Columbia Building Code*, the *Zoning Bylaw*, and all other City bylaws, regulations, and requirements.

**Statutory Authority Retained**

21. Nothing in this Agreement shall limit, impair, fetter or derogate from the statutory powers of the City, all of which powers may be exercised by the City from time to time and at any time to the fullest extent that the City is enabled.

**Indemnity**

22. The Owner hereby releases, indemnifies and saves the City, its officers, employees, elected officials, agents and assigns harmless from and against any and all actions, causes of action, losses, damages, costs, claims, debts and demands whatsoever by any person, arising out of or in any way due to the existence or effect of any of the restrictions or requirements in this Agreement, or the breach or non-performance by the Owner of any term or provision of this Agreement, or by reason of any work or action of the Owner in performance of its obligations under this Agreement or by reason of any wrongful act or omission, default, or negligence of the Owner.
23. In no case shall the City be liable or responsible in any way for:
  - (a) any personal injury, death or consequential damage of any nature whatsoever, howsoever caused, that be suffered or sustained by the Owner or by any other person who may be on the Land; or
  - (b) any loss or damage of any nature whatsoever, howsoever caused to the Land, or any improvements or personal property thereon belonging to the Owner or to any other person,

arising directly or indirectly from compliance with the restrictions and requirements in this Agreement, wrongful or negligent failure or omission to comply with the restrictions and requirements in this Agreement or refusal, omission or failure of the City to enforce or require compliance by the Owner with the restrictions or requirements in this Agreement or with any other term, condition, or provision of this Agreement.

**No Waiver**

24. No restrictions, requirements, or other provisions of this Agreement shall be deemed to have been waived by the City unless a written waiver signed by an officer of the City has first been obtained, and without limiting the generality of the foregoing, no condoning, excusing or overlooking by the City on previous occasions of any default, nor any previous written waiver, shall be taken to operate as a waiver by the City of any subsequent default or in any way defeat or affect the rights and remedies of the City.

**Inspection**

25. Without limiting the City's power of inspection conferred by statute and in addition to that power, the City may, at all reasonable times and upon reasonable notice to the Owner, enter onto the Lands from time to time for the purpose of ensuring that the Owner is fully observing and performing all of the restrictions and requirements in this Agreement to be observed and performed by the Owner, and carrying out all work in compliance with the requirements set out in the Agreement.

**Enforcement of Agreement**

26. In addition to any remedies available to the City under the *Local Government Act*, if the Owner defaults in observing or performing any obligation under this Agreement, the Owner will rectify such default within thirty (30) days after receipt of notice from the City, except that if the Owner, by reason of the nature of the default, cannot in the opinion of the City, rectify such default within thirty (30) days, the Owner will have a further reasonable period to rectify so long as the Owner proceeds promptly and diligently. If the Owner fails to rectify such default within the permitted time period or if the City, in case of emergency, does not consider that it has time to deliver such notice, the City may rectify the default on the Owner's behalf, although the City will be under no obligation to do so. If any default by the Owner results in the need for the Owner to take positive action to rectify such default, the Owner will take such positive action as the City considers necessary, and if the Owner fail so do so, the City may apply to court for a mandatory injunction requiring the Owner take such action.
27. The Owner will pay to the City on demand the aggregate of all the City's costs and expenses of rectifying any default of the Owner, plus a sum equal to 20% of those costs and expenses on account of the City's overhead, plus any other amounts the Owner may owe to the City from time to time pursuant to this Agreement. If the Owner does not pay the City within thirty (30) days after the date the Owner receives demand from the City, the arrears will bear interest from the date the demand to the date of payment at the Prime Rate plus 3% per annum, calculated and compounded monthly not in advance. If any amount due and owing by the Owner to the City pursuant to this Section 24 are unpaid on the 31<sup>st</sup> day of December in the year such amounts came due, the City may, without limiting the City's other remedies, add such amounts to the taxes payable in respect of the Lands as taxes in arrear.

28. The Owner further acknowledges and agrees that in any action to enforce this Agreement in which any court determines that the position of the City will prevail, the City will be entitled to any court costs on a solicitor and client basis.

### **Alternative Remedies**

29. Any performance by the City pursuant to a statutory right to perform the obligations of an Owner arising out of this Agreement may be exercised fully in accordance with the *Local Government Act* and the *Community Charter*, and shall be without prejudice to any and all other remedies at law and equity available to the City, and no reference in this Agreement to, or exercise of any specific right or remedy by the City, shall preclude the City from exercising any other right or remedy.

### **Damages**

30. The Owner covenants and agrees that the measure of damages for any breach of the restrictions or requirements of this Agreement shall include, but shall not be limited to, the actual cost and expense of all administration, labour, materials, equipment, services and work required for all remedial acts necessary to fully restore, rehabilitate, repair, or maintain the building, structure, improvements on or features of the Lands having *heritage value* and/or *heritage character* to be protected, conserved, preserved, or kept in its natural state. The nature and extent of any breach of the said restrictions and requirements, and the nature and extent of any restoration, rehabilitation, replacement, maintenance, or remedial work or action of any nature required to remedy such breach shall be determined by the City by reference to the Conservation Plan, and sections 9, 11, and 12 of this Agreement.

### **Successors Bound**

31. All restrictions, rights and liabilities herein imposed upon or given to the respective parties shall extend to and be binding upon their respective heirs, executors, administrators, successors and assigns.

### **Interpretation**

32. The following provisions apply to this Agreement:
- (a) In this Agreement, "Owner" shall mean all registered owners of the Lands or subsequent registered owners of the Lands, as the context requires or permits;
  - (b) The headings in this Agreement are inserted for convenience only and shall not affect the interpretation of this Agreement or any of its provisions;
  - (c) Time is of the essence;

- (d) This Agreement represents the entire agreement between the City and Owner regarding the matters set out in this Agreement, and supersedes all prior agreements, letters of intent, or understandings about such matters;
- (e) Any reference to a statute or bylaw is to the statute or bylaw and the regulations made pursuant thereto in force on the reference date, and to subsequent amendments to or replacements of the statute, bylaw, or regulations;
- (f) All appendices to this Agreement are incorporated into and form part of this Agreement;
- (g) Whenever the singular or masculine or neuter is used in this Agreement, the same shall be construed to mean the plural or feminine or body corporate where the context so requires; and
- (h) No amendment or modification is to have any force or effect unless the City and the Owner have signed.

## Notice

32. Any notice to be given under this Agreement shall be in writing and may be either delivered personally or sent prepaid mail or facsimile and if so mailed shall be deemed to have been given five (5) days following the date upon which it was mailed and on the following business day after transmission if sent by facsimile. The address of the parties for the purpose of notice shall be:

- (a) To the City:

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

Attention: City Clerk  
Fax: 604.294.7537

with a copy to the General Manager Planning and Development and the City Solicitor

- (b) To the Owner, to the address as set out on the title for the Lands,

or to such other address or fax number as any party may in writing advise.

If title to the Lands is transferred to a new Owner, the new Owner shall provide notice in writing to the City within fifteen (15) days of such a transfer providing the name of the

new Owner, the contact for notice if it is different than the Owner and the new address to which notices are to be sent.

IN WITNESS WHEREOF the Owner and the City have executed this Agreement as of the date written above.

Signed, Sealed and Delivered in the )  
presence of: )

)  
\_\_\_\_\_)  
Name )

\_\_\_\_\_  
**JUSTINJIT SINGH RAKHRA**

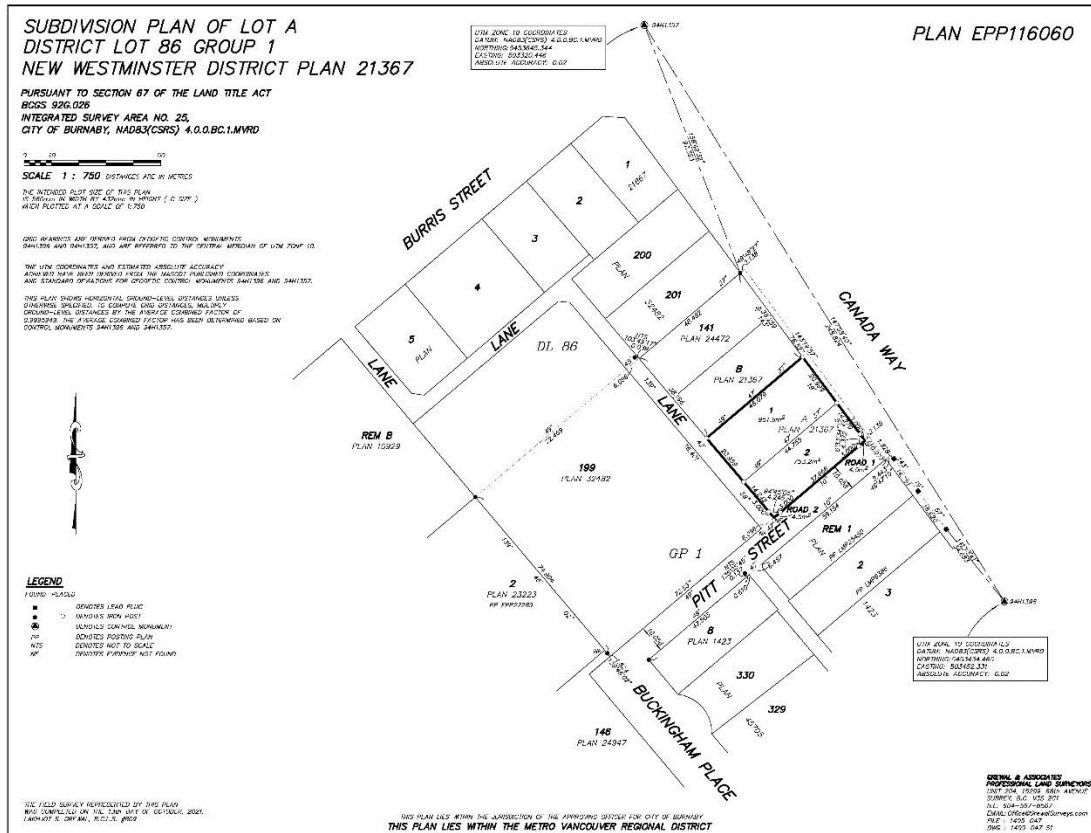
)  
\_\_\_\_\_)  
Address )

)  
\_\_\_\_\_)  
Occupation )

**CITY OF BURNABY**, by its authorized )  
signatory: )

)  
\_\_\_\_\_)  
CITY CLERK )

)  
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**APPENDIX B**  
**CONSERVATION PLANS**



## 6079 CANADA WAY

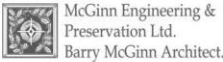
Burnaby, BC V5E 3N9

MARCH 2022



McGinn Engineering &  
Preservation Ltd.  
Barry McGinn Architect.





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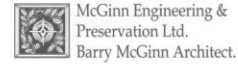
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## 1 HERITAGE VALUE ASSESSMENT

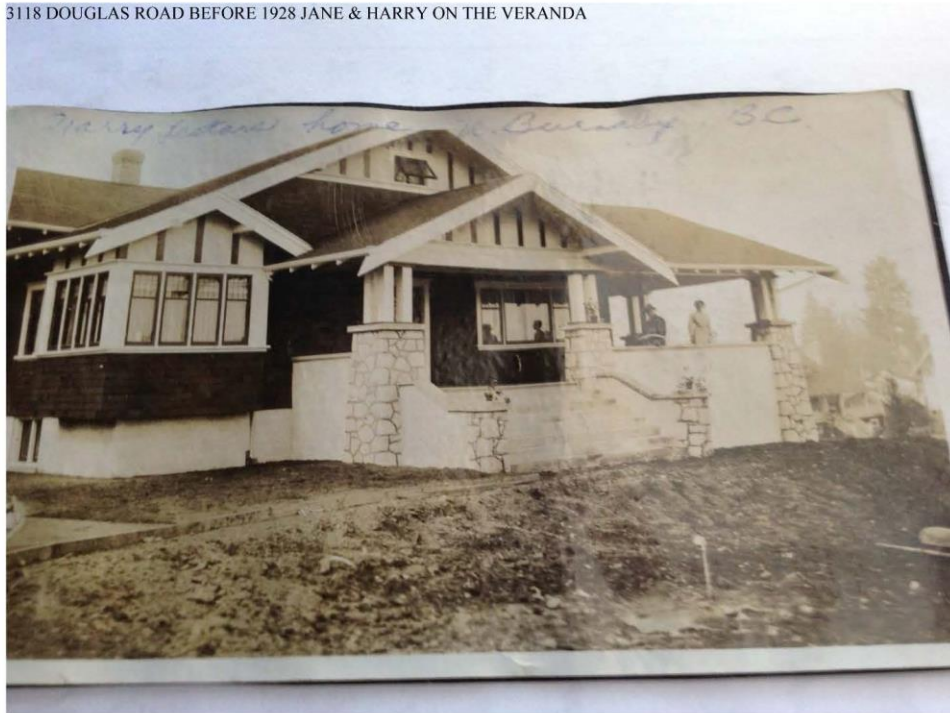
### 1.1 History/Description

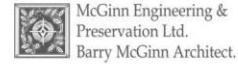
The Captain William Eyres Residence at 6079 Canada Way is a large well-preserved Craftsmen Style bungalow on a spacious lot at the corner of Canada Way and Pitt Street. As stated in the City of Burnaby's Heritage Registry:

"This home was built by Captain William J. Eyres. It was reported in The British Columbian: "Captain Eyres of Seattle is remodeling the front of his house on Douglas Road and otherwise improving it". The house was later sold to William A. Mawhinney, who subsequently built houses at 6011 Buckingham Avenue and 7616 Burris Avenue. This spacious, high-quality Craftsman bungalow remains in excellent condition. It features a cross-gabled roof with multiple half-timbered front gables with large exposed purlins, in contrast to the shingle cladding on the rest of the house. At the front corner is a glazed sun-room. The entrance porch features tripled squared columns. The property still has a beautiful garden, but once included large vegetable gardens, an orchard and a large chicken house."

Subsequent to Captain Eyre's ownership, Harry and Jane Testar owned the house. An image of the couple from a private collection is below :

3118 DOUGLAS ROAD BEFORE 1928 JANE & HARRY ON THE VERANDA





## 1.2 Summary of Heritage Value

The house is valuable for being an excellent example of Craftsman Bungalow style on a prominent corner in the historic neighbourhood of Burnaby Lake in Burnaby.

## 1.3 Character Defining Elements

The character-defining elements of the Captain William Eyre Residence at 6079 Canada Way, Burnaby, include its:

- Low-pitched cross gabled roof half-timbered front gables and exposed ridge and eave purlins and exposed eave rafters;
- Cedar shingle wall cladding with bell-cast bottoms over a concrete foundation wall;
- Large open wrap-around verandah featuring five high canted random ashlar granite masonry piers with original raised tuck-pointing, each supporting twinned 8"X8" timber posts supporting the perimeter verandah beam;
- Original wood windows throughout all levels of the house, with the single exception of one contemporary 2<sup>nd</sup> floor wood window; many main floor windows are arranged in banks of windows consisting of casement sash of a single horizontal wood muntin dividing, at a 60/40 configuration, a lower single pane from an upper leaded light, while most of the basement windows are arranged in banks of casement windows in a similar single horizontal muntin and three upper vertically-muntined panes. There are variations of the above configurations consisting of banks of small single casement windows, a pair of double-hung windows, and some fixed windows, all original,
- A sunroom, defined on the exterior by a bank of four casement windows on either side of the southeast corner of the house, is a distinctive fenestration element,
- Original wood frame and panel doors, some with half lights, and all with original door hardware,
- Brick chimney with corbelled top,
- Rock terraced sloping site with mature trees and shrubs,
- Original interiors through the ground floor, excepting the kitchen, including a central front entry hall with high wainscot, beamed ceiling, and pocket doors on either side giving on to the front room on the north side and the dining room/sun room on the south side, beamed ceilings and wainscot in both the front room and the dining room, a built-in china cabinet with leaded lights and original hardware in the dining room, original door and window casings and baseboards throughout the ground floor principal rooms and basement, and original balustrade to the 2<sup>nd</sup> floor.




**2 POLICY FRAMEWORK**

**2.1 Heritage Designation**



The Captain William Eyres Residence is listed on the Burnaby Heritage Registry and is situated within the Burnaby Lake [Historic Neighbourhood] and the Morley-Buckingham Area. It is considered a contributing resource.



**3 CONDITION ASSESSMENT**

CONDITION ASSESSMENT TABLE			
REF.	ELEMENT	DESCRIPTION/CONDITION	IMAGE REFERENCE
3.1.1	Form, Scale & Massing	The building's form, scale and massing are entirely intact, with no additions and only a single new window on the rear elevation.	  

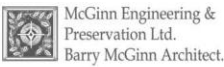



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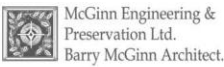
CONDITION ASSESSMENT TABLE			
REF.	ELEMENT	DESCRIPTION/CONDITION	IMAGE REFERENCE
			
3.1.2	Cladding, Fascia & Soffits	<p>The historic house retains all of its original sawn cedar shingle cladding, exterior window and door casings, deep barge board and shingle moldings, open eave detailing and porch soffit cladding, fascia, and related wood detailing, all in good condition, albeit in need of a new weather coat [paint].</p> <p>The house has been painted with a thick sand-textured paint which is not historically appropriate, but would be very difficult to remove and likely damage the wood surfaces in the removal process. The best approach is to apply two or more additional coats of paint to 'smooth' out this inappropriate surface texture.</p>	

CONDITION ASSESSMENT TABLE			
REF.	ELEMENT	DESCRIPTION/CONDITION	IMAGE REFERENCE
			
3.1.3	Doors	Four of the original five exterior wood frame and panel doors, three with half lights, have survived. The front door is a slab door replacement of an original frame and panel door, possibly with the original leaded light and rear basement door also features a leaded light. The front door retains its original pulls, but the hardware on the other doors has been changed out.	





CONDITION ASSESSMENT TABLE			
REF.	ELEMENT	DESCRIPTION/CONDITION	IMAGE REFERENCE
			



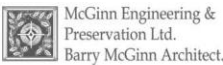
CONDITION ASSESSMENT TABLE			
REF.	ELEMENT	DESCRIPTION/CONDITION	IMAGE REFERENCE
			





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CONDITION ASSESSMENT TABLE			
REF.	ELEMENT	DESCRIPTION/CONDITION	IMAGE REFERENCE
3.1.4	Windows	<p>Almost all of the original windows are intact and in good condition. Many of these windows are excellent quality casements in a 60/40 arrangement separated by a heavy muntin bar, and with the upper light in leaded panes. There are a set of double hung windows in the kitchen, again with a leaded upper light, and the front room windows bank is comprised of a fixed center window with flanking casement. Various smaller casement windows are located singly, in pairs or larger sets around the house.</p> <p>(Refer to the Conservation Plan Window Schedule for more information on the windows condition and remedial action)</p>	 




CONDITION ASSESSMENT TABLE			
REF.	ELEMENT	DESCRIPTION/CONDITION	IMAGE REFERENCE
		<p>A new fixed wood window has been installed under the rear elevation eave, and an aluminum insert windows has been installed at a north elevation basement window.</p>	   





CONDITION ASSESSMENT TABLE			
REF.	ELEMENT	DESCRIPTION/CONDITION	IMAGE REFERENCE
		<p>The original windows have their original knife-plate closures and rod stays.</p>	Three photographs are stacked vertically in the image reference column. The top photo shows a white-framed window with a flower box, partially obscured by green foliage. The middle photo shows a side view of the house with a stone chimney, a white door, and a small outdoor table with chairs. The bottom photo shows an interior room with a white-framed window, a white refrigerator, and some items on the floor.



CONDITION ASSESSMENT TABLE			
REF.	ELEMENT	DESCRIPTION/CONDITION	IMAGE REFERENCE
3.1.5	Roof Surface	The existing asphalt shingle roof surface is nearing the end of its service life and should be replaced in the next few years.	



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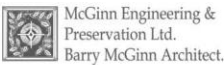
CONDITION ASSESSMENT TABLE			
REF.	ELEMENT	DESCRIPTION/CONDITION	IMAGE REFERENCE
3.1.6	Rainwater Evacuation System	The gutter system is not original, and although in working order, rainwater leader routing is adhoc and detracts from the exterior heritage character.	
3.1.7	Chimney	The original brick chimney with a corbelled top exists, but requires repointing for mortar joint loss and proper regletted step flashing/counter-flashing at the roof penetration.	






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CONDITION ASSESSMENT TABLE			
REF.	ELEMENT	DESCRIPTION/CONDITION	IMAGE REFERENCE
3.1.8	Entry Stairs	<p>The existing concrete stairs are in good condition, but the bottom 'newel piers' are showing mortar joint deterioration below the cap. The wood guardrail/cap is not original or code compliant and will require a compatible design/reconstruction. Photographic evidence indicates a wood framed and stucco wall surface between the granite masonry 'newel piers' and the granite masonry pier it is attached to.</p>	



CONDITION ASSESSMENT TABLE			
REF.	ELEMENT	DESCRIPTION/CONDITION	IMAGE REFERENCE
3.1.9	Porch Masonry Piers	The porch masonry piers raised tuck-pointed mortar joints and a painted concrete cap, are in excellent condition.	





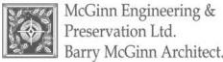
CONDITION ASSESSMENT TABLE			
REF.	ELEMENT	DESCRIPTION/CONDITION	IMAGE REFERENCE
3.1.10	Porch In-fill Cladding	The porch cladding between the granite piers is currently cedar cladding, but photographic evidence indicates it was originally a light-coloured stucco surface.	









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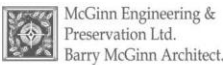
CONDITION ASSESSMENT TABLE			
REF.	ELEMENT	DESCRIPTION/CONDITION	IMAGE REFERENCE
3.1.11	Porch Finishes	<p>The original porch 1"x4" T&amp;G V groove wood cedar soffit cladding is intact and in excellent condition. The original fir 1"x4" T&amp;G floor surface is intact and in good condition, including the stair nosing.</p> <p>The single porch fixture over the front entry is a replacement of the original, of which there is no surviving photograph.</p>	
3.1.12	Roof Vents	Roof vents have been installed on the roof to vent the shallow attic space.	



CONDITION ASSESSMENT TABLE			
REF.	ELEMENT	DESCRIPTION/CONDITION	IMAGE REFERENCE
3.1.13	Porch Accessories	<p>Original spun sheet metal escutcheon bases for porch surface-mounted light fixtures have survived on the west side of the front porch and will be retained and fit with a new suitable period glass shades. The existing east front porch contemporary light fixture will be replaced to match the west front porch light fixtures described above.</p> <p>The brass period pull/deadbolt will be salvaged from the front door and re-installed on a new frame and panel half-light door with a leaded light.</p> <p>Appropriate period hardware will also be installed on the four other doors.</p>	  



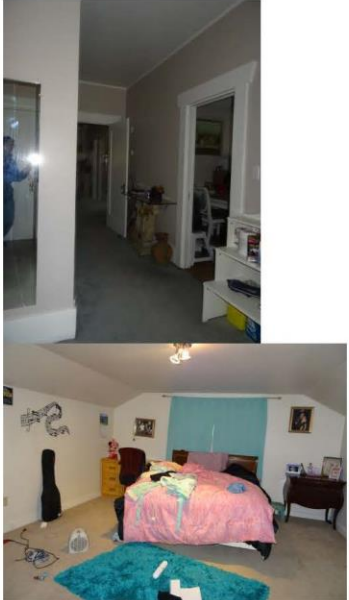


CONDITION ASSESSMENT TABLE			
REF.	ELEMENT	DESCRIPTION/CONDITION	IMAGE REFERENCE
		<p>The period pendent fixture that was installed on the porch a few years ago, and since replaced with a period fixture, was likely an original fixture and can serve as a model for the front porch replacements. The historic image of the rear porch seems to show a shadowy edge to a suspended fixture, which could be this one.</p>	



CONDITION ASSESSMENT TABLE			
REF.	ELEMENT	DESCRIPTION/CONDITION	IMAGE REFERENCE
3.1.14	Interior Features	Vintage Craftsman Bungalow interiors have survived in the principal rooms of the ground floor.	   





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CONDITION ASSESSMENT TABLE			
REF.	ELEMENT	DESCRIPTION/CONDITION	IMAGE REFERENCE
			
3.1.15	Electrical Distribution	The house has been partially re-wired and will require a new service at the relocated position. The circuits will be traced to ensure none are overloaded and any electrical upgrades assessed by an electrician following the building move.	
3.1.16	Structure: Floor	The original 2"x12" joists are intact and supported at the ends the original reinforced concrete foundation wall. Two lines of 6"x10" beams are supported by 6"x6" posts. The end of the beams and the joists bear on the foundation wall. No structural instability is evident. Kan Pava Structural Engineers will review the structure prior to the move. No super-	



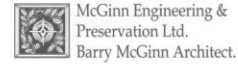


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CONDITION ASSESSMENT TABLE			
REF.	ELEMENT	DESCRIPTION/CONDITION	IMAGE REFERENCE
		structural issues are evident now and engineered temporary support and shoring shop drawings will be required for the move as well as the temporary support and bracing strategy for moving the projecting porch roofs/floor structures.	
3.1.17	Structure: Walls	The existing foundation wall shows no sign of distress or differential settlement.	
3.1.18	Structure: Roof	Access to the attic was not available, but there are no signs of deflection or distress related to the ridge or eave lines.	

### 3.2 Proposed Conservation Strategies

The Parks Canada Standards & Guidelines for the Conservation of Historic Places in Canada (2010) has been adopted by the Government of B.C. and most Federal agencies, for the assessment of the treatment of historic places. Under the Standards and Guidelines, the conservation strategies proposed for the proposed façade restoration of the Captain William Eyres Residence may include aspects of preservation, restoration and rehabilitation, as defined below:



### *Preservation*

The action or process of protecting, maintaining and/or stabilizing the existing materials, form and integrity of an historic place or of an individual component, while protecting its heritage value.

### *Restoration*

The action or process of accurately revealing, recovering, or representing the state of a historic place, or of an individual component, as it appeared in a particular period in its history, while protecting its heritage value.

### *Rehabilitation*

The action or process of making possible a continuing or compatible contemporary use of an historic place or an individual component, through repair, alterations, and/or additions, while protecting its heritage value.

In reality, all three of these conservation approaches will come into play in the proposed rehabilitation and upgrade at the Captain William Eyres Residence.

## **4 UPGRADE PLAN**

The Conservation Plan has been organized under the following categories, based on current condition and performance, owner priorities, code compliance and safety considerations, maintenance of envelope and heritage character integrity, improvements to occupant use and comfort and costs:

### **4.1 Building Relocation/Rehabilitation**

The conservation actions required for this building relocation, the site development, and the necessary building upgrades are defined by this conservation plan, and can be summarized as follows:

- Careful documentation of the resource to allow its accurate restoration at the relocation site, including exact drawings of the stone piers to guide their dismantling, tagging, on-site storage and reconstruction in the exact form for the new building, albeit with some further extensions to grade in conformity with the heritage pier profile and original granite masonry character,
- jacking the wood floor structure, including hewn timber end joists, off of the reinforced concrete foundation wall,
- temporary interior/exterior and porch bracing,
- Temporary post and beam bracing of the porch structure,
- Demolition of the existing concrete foundation,
- Translocation north and east to new site location on the new adjoining lot (Lot 1), and secure shoring to allow the excavation and construction of a new house foundation,
- Reconstruction of the five granite porch piers on new foundations,
- Porch restoration on the new piers, utilizing the original twin posts/porch beams
- Reconstruction of new stairs



- Building envelope upgrades, including limited window restoration, new cedar shingle roof surface, exterior painting, window rehabilitation in accordance with the window schedule, and new door hardware,
- New service systems/connections, including electrical, storm, sewer
- Site development, including tree protection, new trees/shrubs as per a landscape and planting plan, and a new rear two-car garage on Lot1 behind the historic Eyres Residence.

## **4.2 Building Upgrades**

### **4.2.1 Building Relocation – BC Hydro Line Disconnections**

BC Hydro connections, water and sewer connections will be located and removed,

### **4.2.2 Building Relocation Bracing**

The building and porch structure will be temporarily braced in a manner that does not damage the heritage fabric to allow the on-site translocation.

### **4.2.3 Building Jacking and Foundation Demolition**

The building will be jacked and rigged for the translocation, moved and shored to allow for existing building foundation. The granite piers will be carefully tagged, and palletized by pier elevation, as per the restoration drawings, and stored in a secure location on site for reconstruction.

### **4.2.4 Hazardous Material Remediation**

Any asbestos or other hazardous materials will be remediated.

### **4.2.5 New Foundations**

New foundations for the house, piers, and garage will be constructed.

### **4.2.6 Service System Trenching for New Electrical Service /New Electrical Service**

New trenching will be provided to supply electrical service conduit to the building in the new location. A new electrical service connection to the building will feed a sub-panel in the storage room.

### **4.2.7 Chimney Bracing/Restoration**

The chimney above the roof line will be sheeted in plywood as bracing and repointed at the new location. Copper flashing and step flashing will be provided to waterproof the roof penetration.

### **4.2.8 Porch Reconstruction**

The granite piers will be reconstructed at the new location in accordance with the restoration drawings to accurately reflect the original piers. The twinned posts will be re-installed. The existing porch finishes, including the cedar T&G cedar V-groove porch soffit cladding, the fir T&G floor surfacing and edge trim including the original nosing at the stair, will all be retained and carefully moved as part of the house relocation to Lot 1. The existing porch fixture at the entry will be replaced with a new period surface





mounted fixture and period glass shades installed in the other two wrap-around porch surviving escutcheons. The front face of the porch was originally clad in stucco and porch will be reconstructed with a light stucco cladding surface between the stone piers on Lot 1.

#### **4.2.9 Stair Reconstruction**

New front entry stairs will be reconstructed to the original floor height. Granite piers and wood guardrails with handrails will be constructed to meet current code. The sidewalls of this stair were originally clad in stucco, similar to the porch cladding between the stone masonry piers, and this will be restored as part of the stair restoration.

#### **4.2.10 Window and Door Restoration**

The four original exterior doors will be preserved and fitted with appropriate period hardware. A new frame and panel front door with a half-light sized for the existing leaded glass light will be installed, including installation of the salvaged original pull and deadbolt. The original windows are in generally good condition, although some glazing requires paint stripping and some limited re-glazing work. The introduced window at the rear below the eave will be removed and the basement window and front gable sash restored. Refer to the Conservation Plan Window Schedule for a full account of condition and rehabilitation actions for each window.

#### **4.2.11**

A colour analysis will be undertaken to determine the original colour scheme, as a guide for new paint colours. Please refer to the Appendix for the colour analysis and proposed new house colour scheme.

#### **4.2.12 Electrical**

New electrical service will be installed and any non-code compliant electrical distribution rectified.

#### **4.2.13 Interior Features/Upgrades**

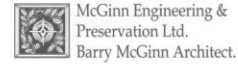
Existing main floor period interior detailing will be preserved, including beam ceilings, wainscot, flooring, window/door casing, baseboard, pocket doors, frame and panel hinged doors and built-ins including the dining room china cabinet. All surviving window and cabinet hardware will be preserved.

#### **4.2.14 New plumbing/heating systems**

New plumbing and heating systems will be installed.

#### **4.2.15 Exterior Painting**

To protect the wood, and increase its longevity, the exterior of the building will be prepared by scraping off of all loose paint, spot primed and repainted. Trim, door and window elements including: fascia, corner trim, window & door trim, window frame, door, and water table, as well as the board and batten cladding, will be painted in accordance with the colour analysis.



#### 4.2.16 Rainwater Evacuation System

Installation of a new rainwater leaders serving all the roofs and a new gutter on the stoop will be provided. Historic photographs will be consulted to locate the rain water leader at their original locations, insofar as can be surmised from the photographic evidence. Where original evidence is lacking, period practice and practical issues respecting the heritage character will be applied for a respectful design of the water evacuation system.

#### 4.2.17 Exterior Lighting

The inappropriate street light will be removed from the south gable ridge, and original porch lights preserved.

#### 4.2.18 New Foundation Drainage System

A new foundation drainage system connected to the City's storm drainage system will be installed to ensure the basement slab remains dry.

### 5 CONSERVATION STANDARDS

The following are the standards that define the principles of good conservation practice, and an assessment of how they relate to the proposed interventions for the Captain William Eyre Residence.

CONSERVATION STANDARD		CONSERVATION STRATEGY
GENERAL STANDARDS FOR ALL PROJECTS		
1	<i>Conserve the heritage value of a historic place. Do not remove, replace or substantially alter its intact or repairable character-defining elements. Do not move a part of a historic place if its current location is a character-defining element.</i>	The building will be moved to a new subdivided adjoining site. This will ensure the building is only moved once, as it is shored up on site above a new foundation that is built directly beneath it. This minimizes the moves and shoring time and represents less risk to the resource. It will be sensitively restored, rehabilitated and preserved in a manner that maintains and enhances its heritage character. The granite piers will be faithfully reconstructed, stone by stone, and repointed in the same projecting tuck pointing as original.
2	<i>Conserve changes to a historic place, which over time, have become character-defining elements in their own right.</i>	No building additions or alterations need to be conserved.
3	<i>Conserve heritage value by adopting an approach calling for minimal intervention.</i>	The proposed interventions will restore the building to its early appearance and allow sensitive rehabilitation in keeping with the building's heritage value.
4	<i>Recognize each historic place as a physical record of its time, place &amp; use. Do not create a false sense of historic development by adding elements from</i>	Proposed interventions will comply with this standard, but also allow respectful rehabilitation to meet modern standards



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	<i>other historic places or other properties, or by combining features of the same property that never coexisted.</i>	for its continued use as a modern residence.
5	<i>Find a use for a historic place that requires minimal or not change to its character-defining elements.</i>	The proposed new use will continue as residential, making full use of the its existing porch, entries and interior layout, and involve minimal change to the building's character-defining elements.
6	<i>Protect, and if necessary, stabilize a historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbance of archaeological resources, take mitigation measures to limit damage and loss of information.</i>	A new building foundation is to be constructed at the new location prior to the building translocation from the current site. No delays are expected in rehabilitating the building once it has been relocated to the new site.
7	<i>Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.</i>	This report identifies deficiencies and proposed interventions which retain or restore character-defining elements, and allow respectful rehabilitation to allow future use.
8	<i>Maintain character-defining elements on an on-going basis. Repair character-defining elements by reinforcing the materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.</i>	A maintenance plan in compliance with this standard should be completed and implemented.
9	<i>Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable upon close inspection. Document any intervention for future reference.</i>	This conservation plan will provide guidance to the rehabilitation design to ensure maintenance of the building's heritage character-defining elements. Implementation measures will include the oversight of an independent heritage consultant.
<b>ADDITIONAL STANDARDS RELATING TO REHABILITATION</b>		
10	<i>Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials, and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.</i>	The proposed intervention approach will comply with this Standard.
11	<i>Conserve the heritage value and character defining elements when creating any new additions to a historic place and any related new construction. Make the new work physically and visually compatible with, subordinate to, and distinguishable from the historic place.</i>	The building exteriors will be preserved and restored.



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12	<i>Create any new additions or related new construction so that the essential form and integrity of a historic place will not be impaired if the new work is removed in the future.</i>	No new additions are proposed at this time. Any future additions proposed should comply with this standard.
ADDITIONAL STANDARDS RELATING TO RESTORATION		
13	<i>Repair rather than replace character-defining elements from the restoration period. Where character defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials, and detailing of sound versions of the same elements.</i>	Careful documentation of the distinctive granite piers, and carefully prescribed approach to tagging, and storing the stones, will allow an accurate restoration of these elements.
14	<i>Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.</i>	The heritage features remain largely intact. Any new bricks used in the chimney reconstruction will match in module, colour and texture and new brick will be used in discreet locations with salvaged brick to be used in more prominent locations.

## 6 REFERENCES

City of Surrey On-line Heritage Registry,

Parks Canada (2010). *Standards and Guidelines for the Conservation of Historic Places in Canada*. Her Majesty the Queen in Right of Canada.

## 7 APPENDICES

- 7.1 Rehabilitation Drawings
- 7.2 Conservation Plan Window Schedule
- 7.3 Paint analysis and Proposed Colour Scheme
- 7.4 Landscape Plan

## MARCH 2022



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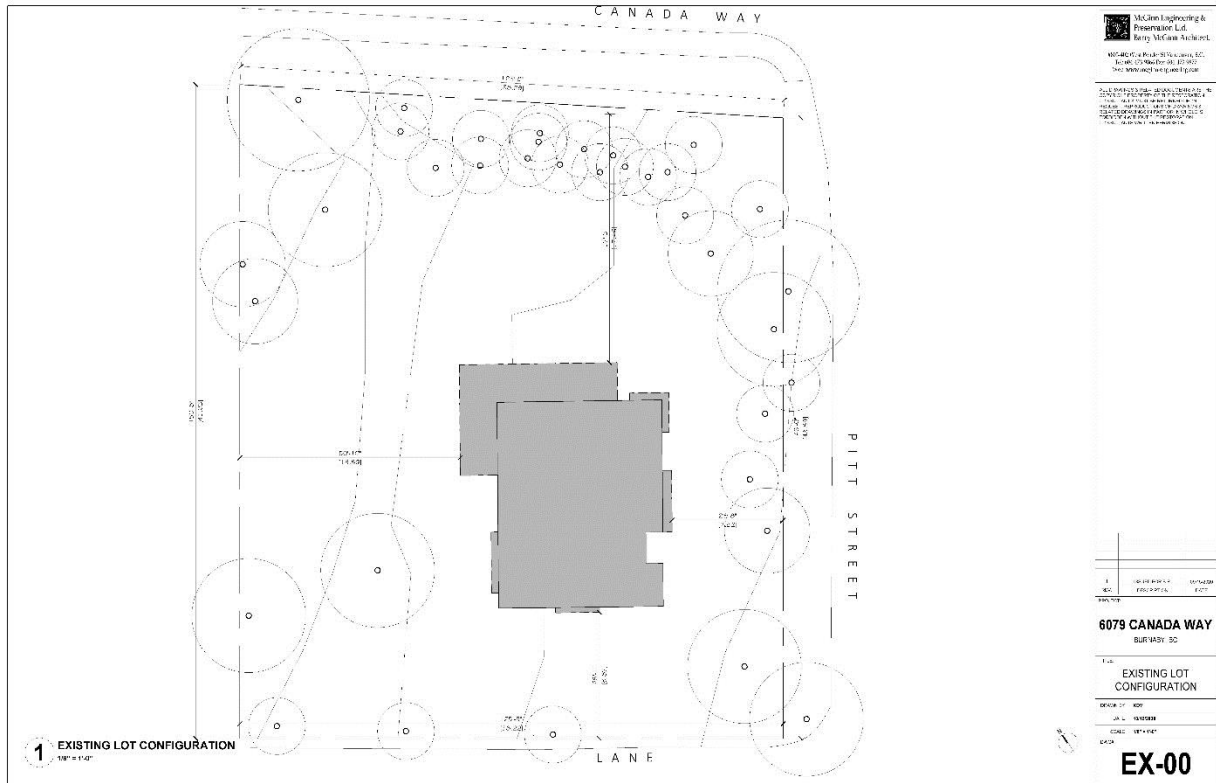
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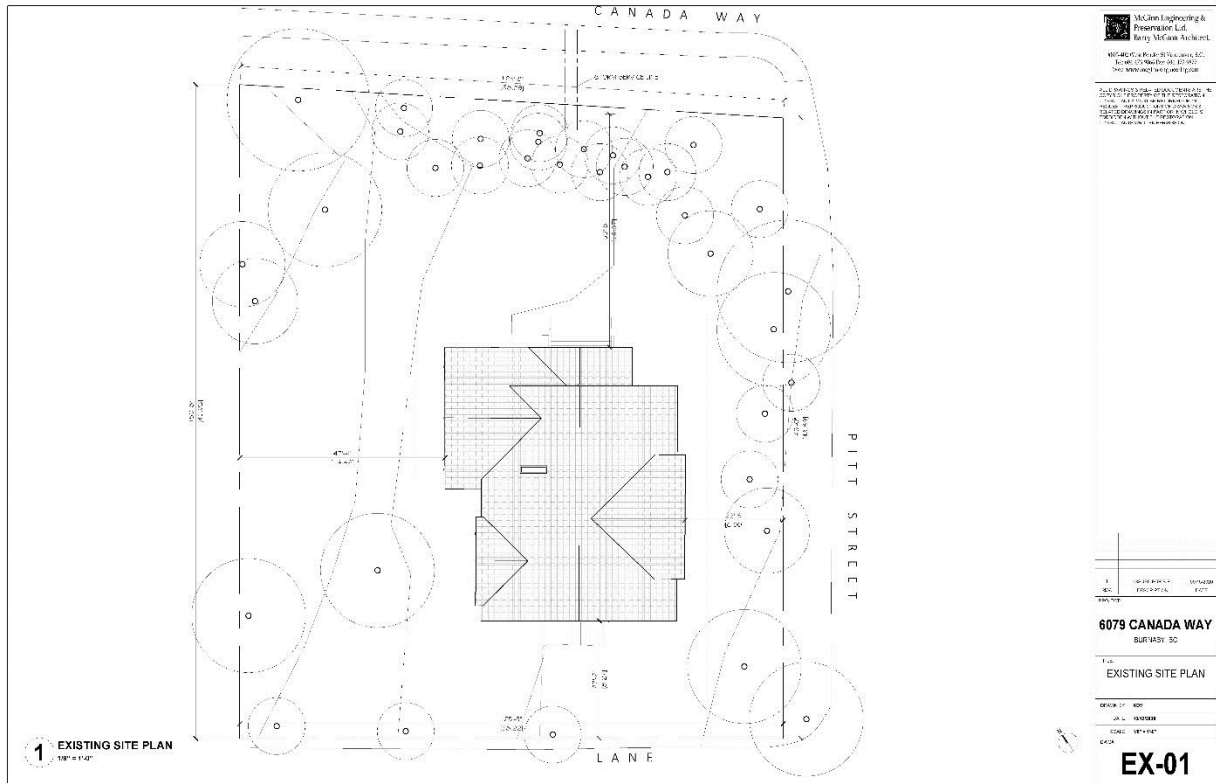
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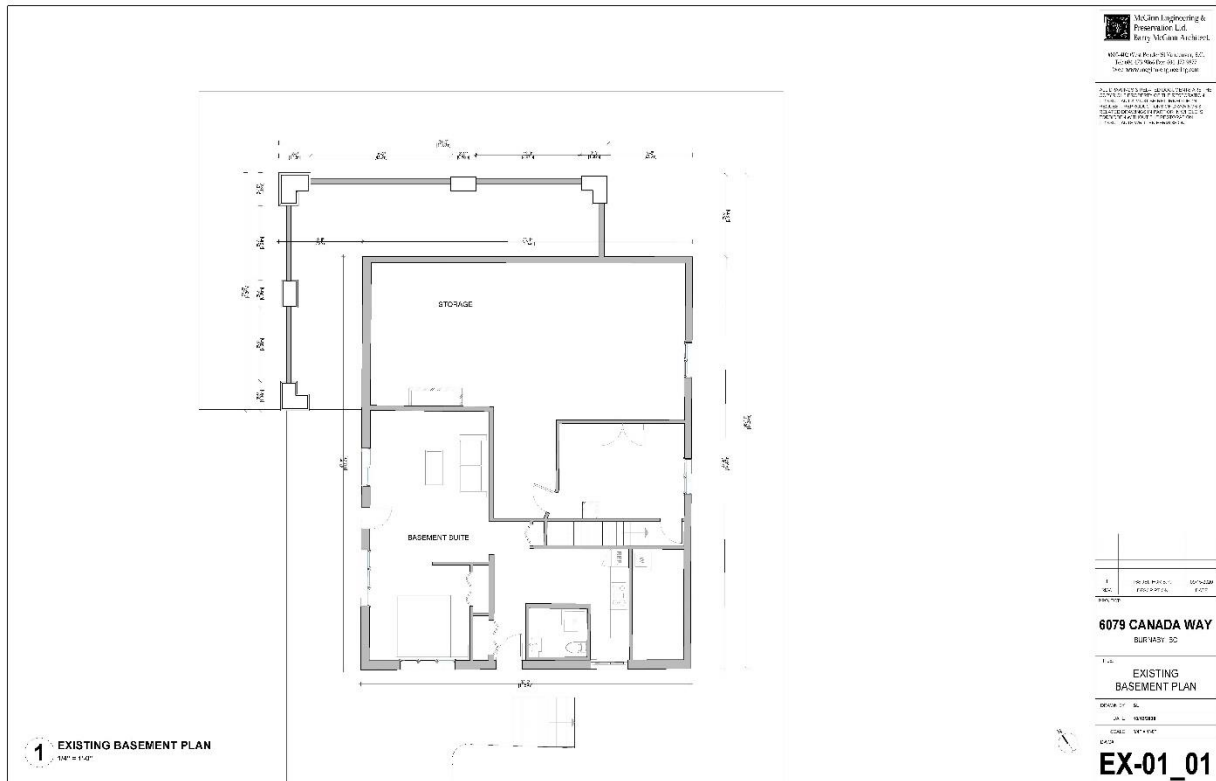
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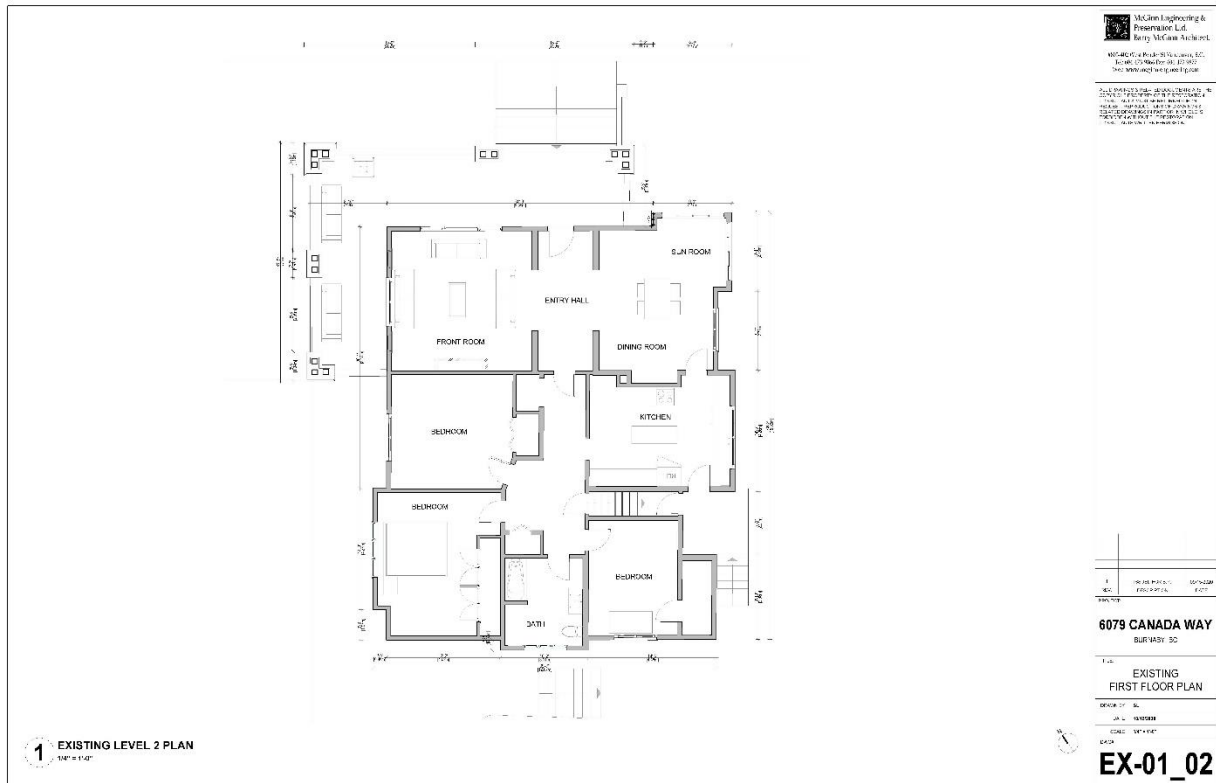


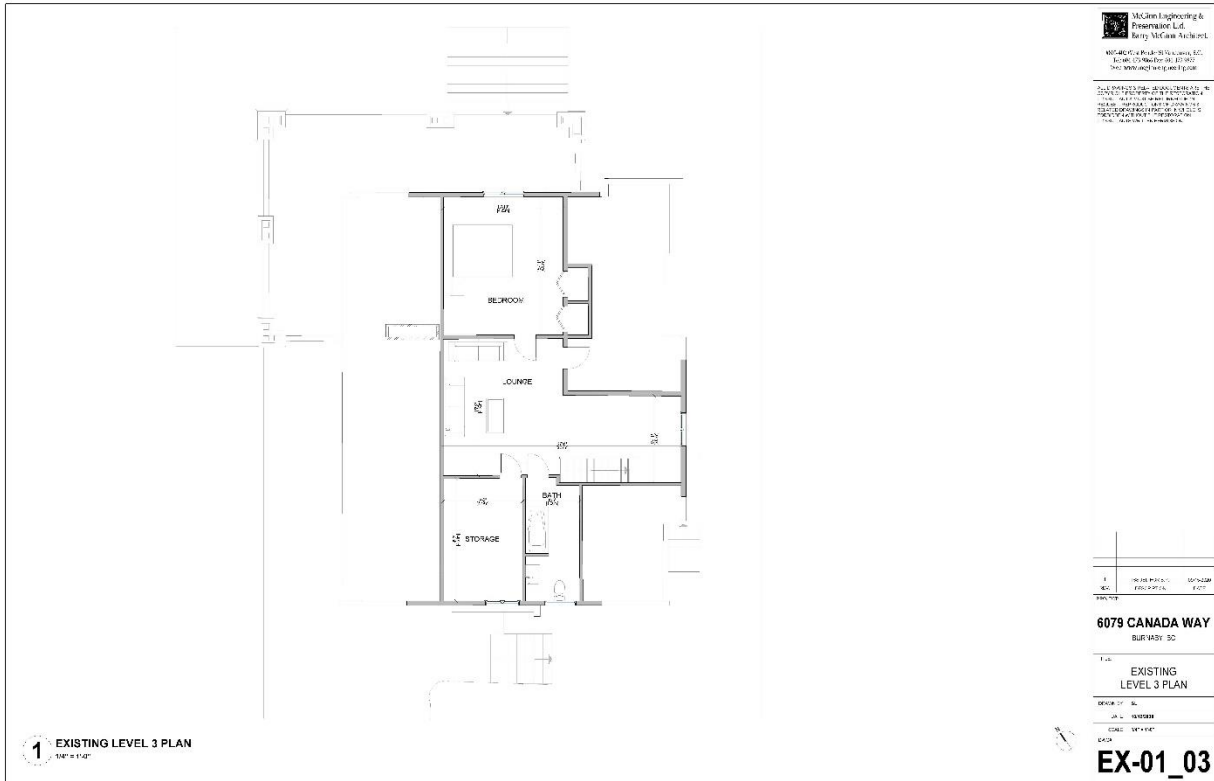


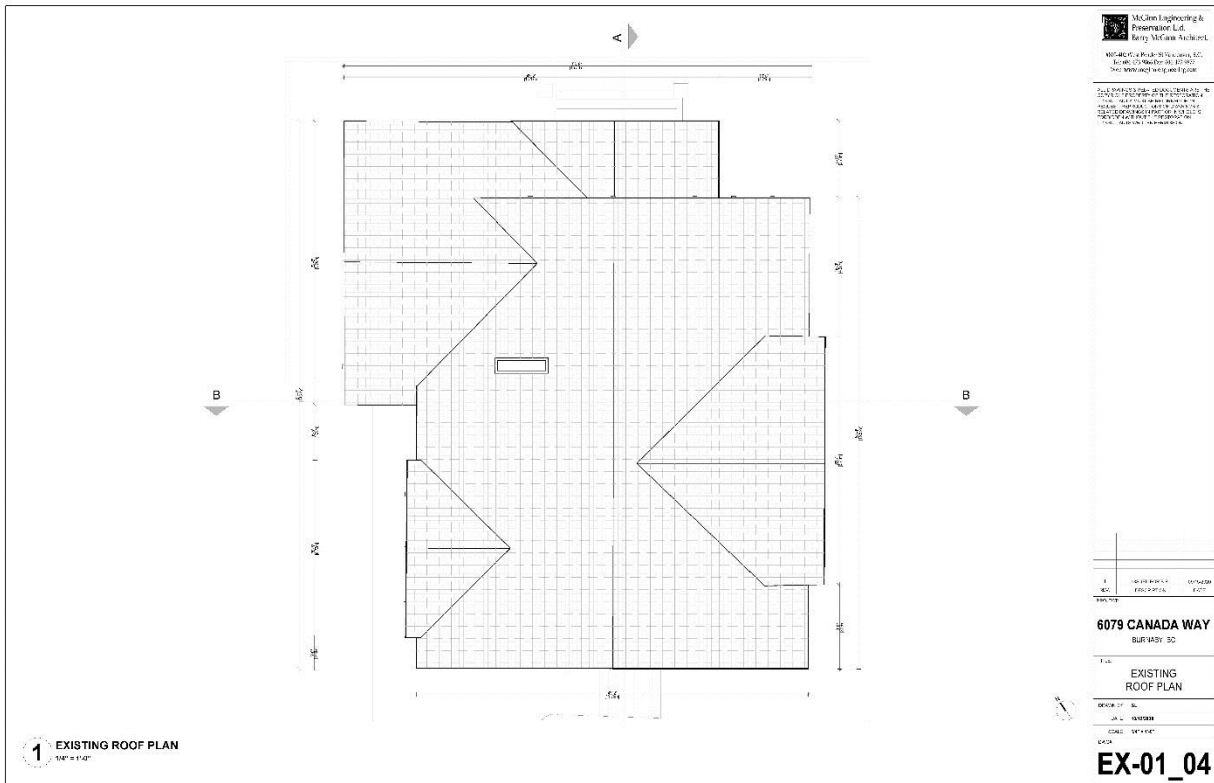


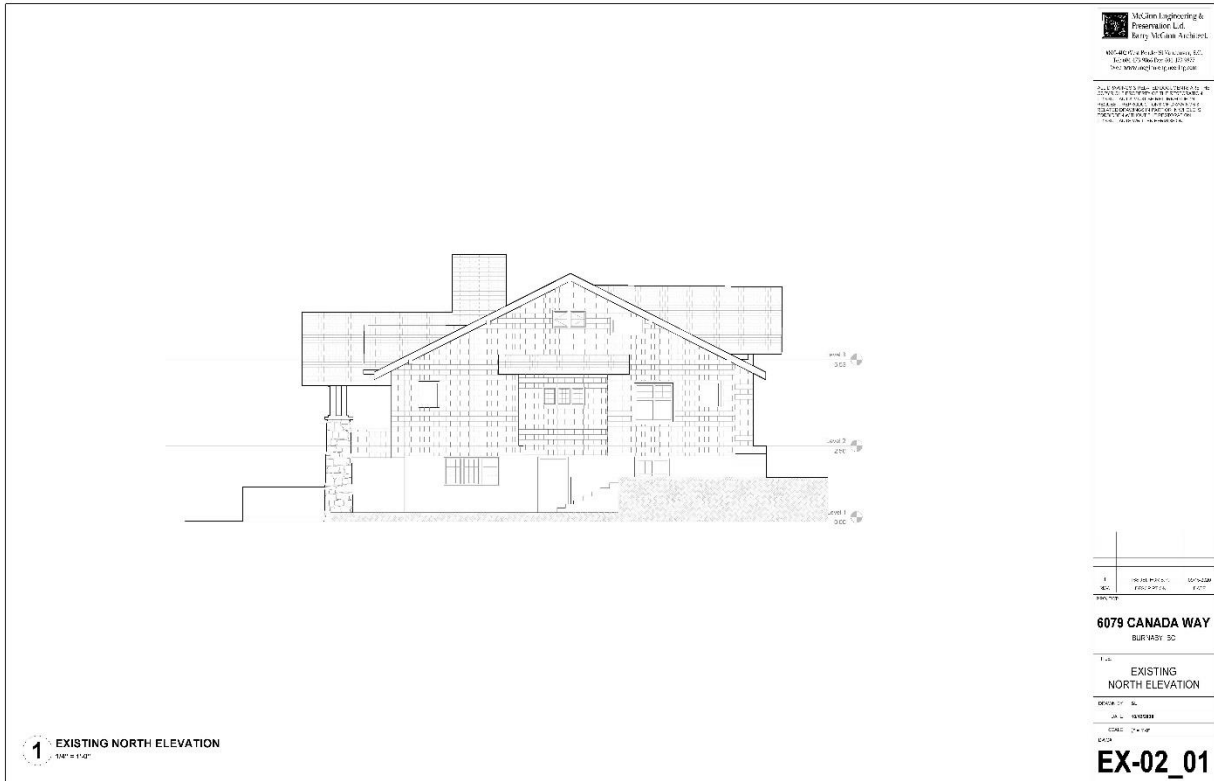






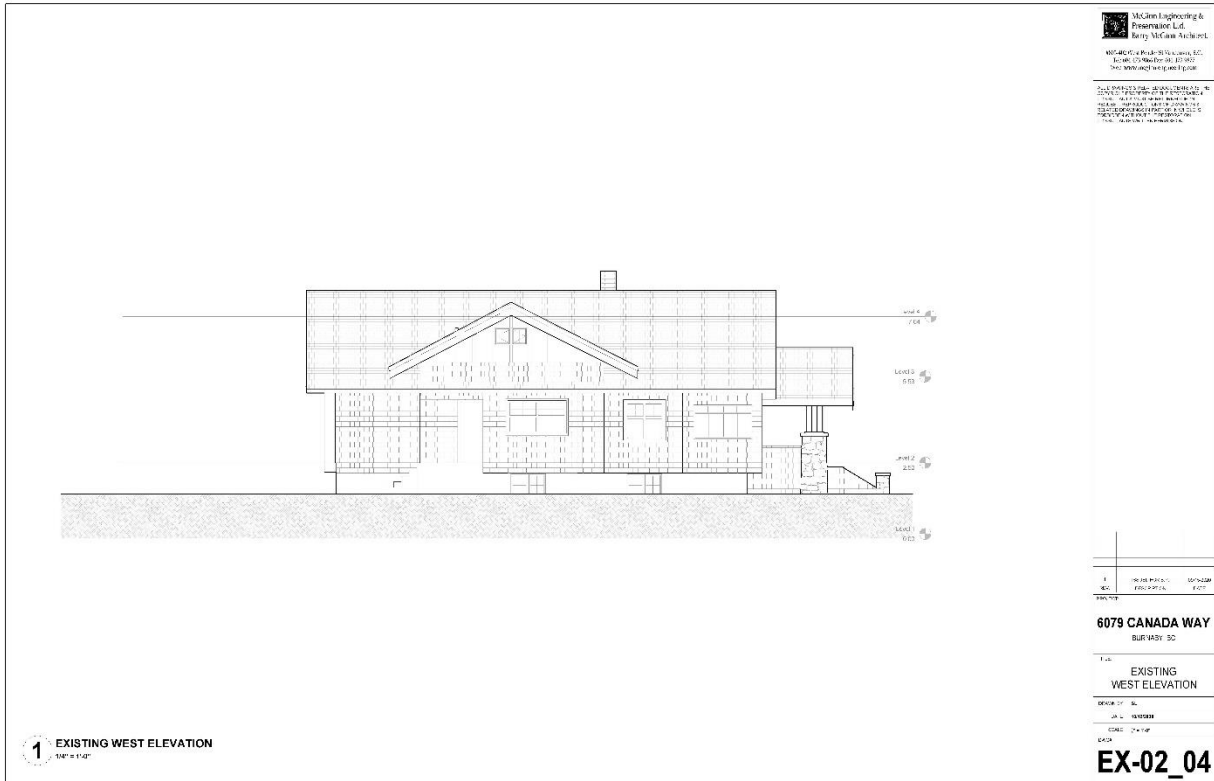


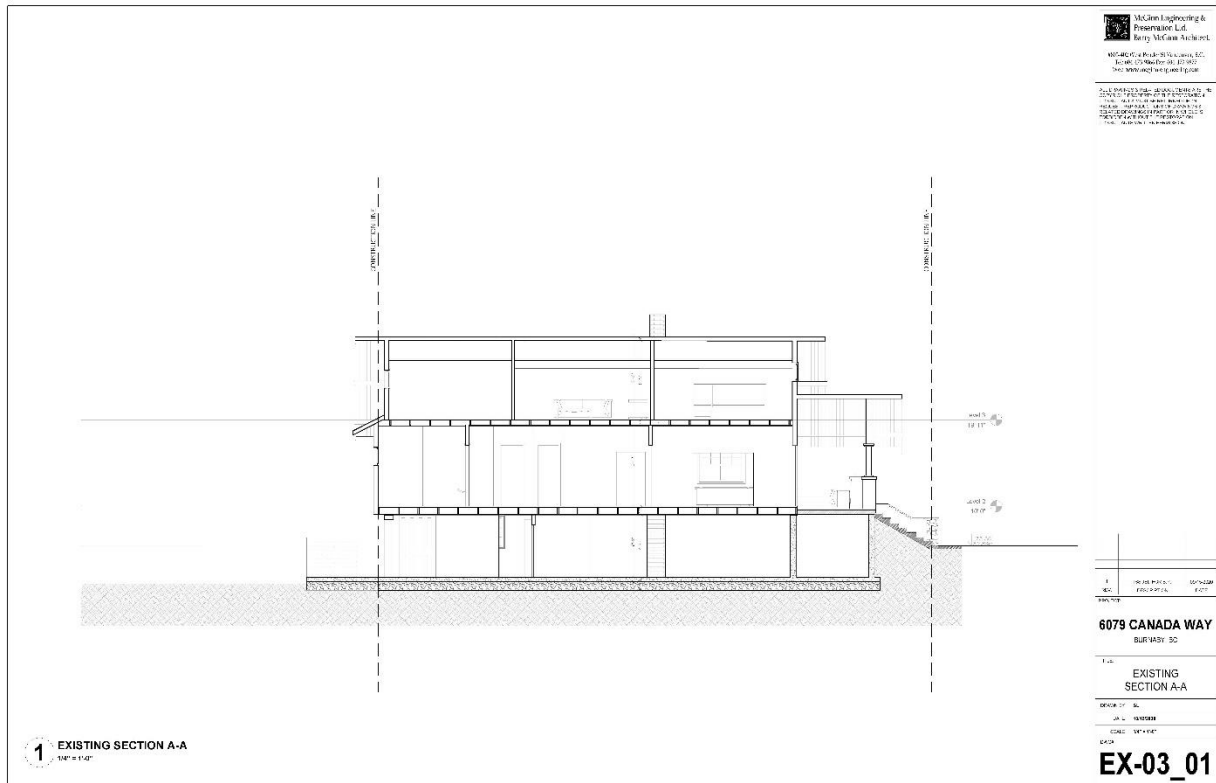




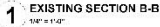












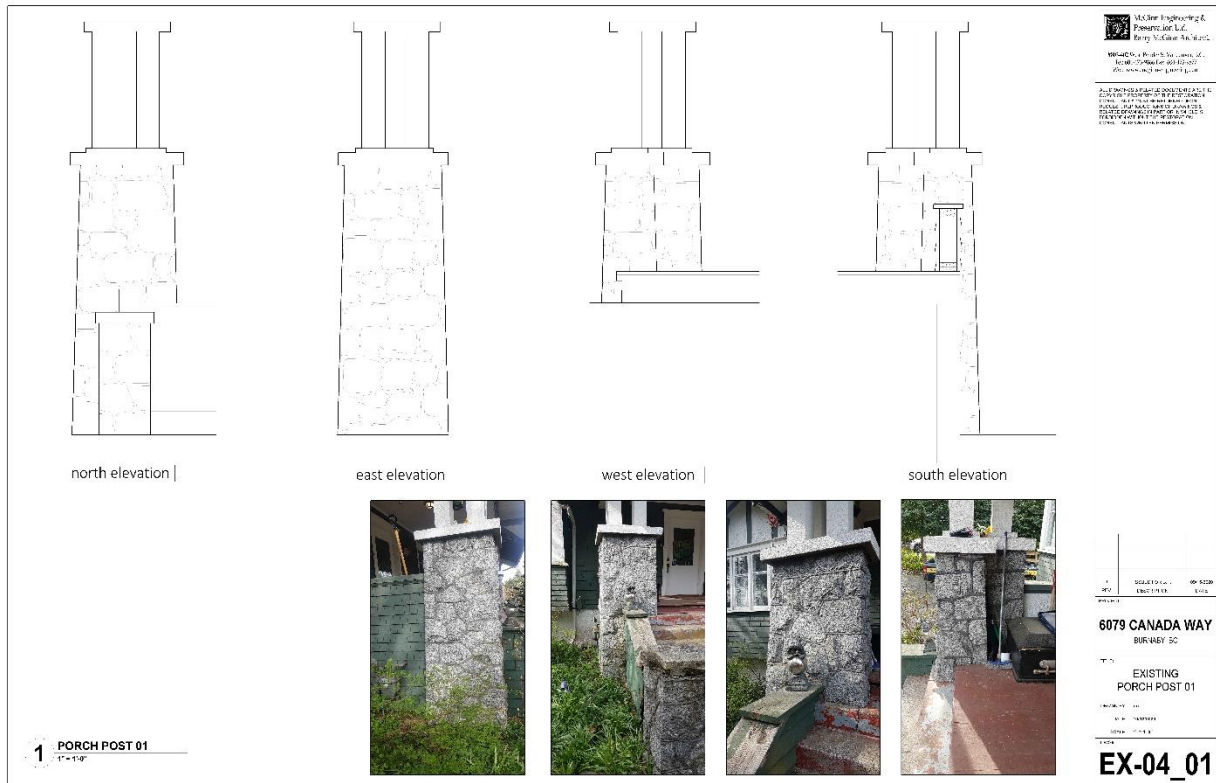
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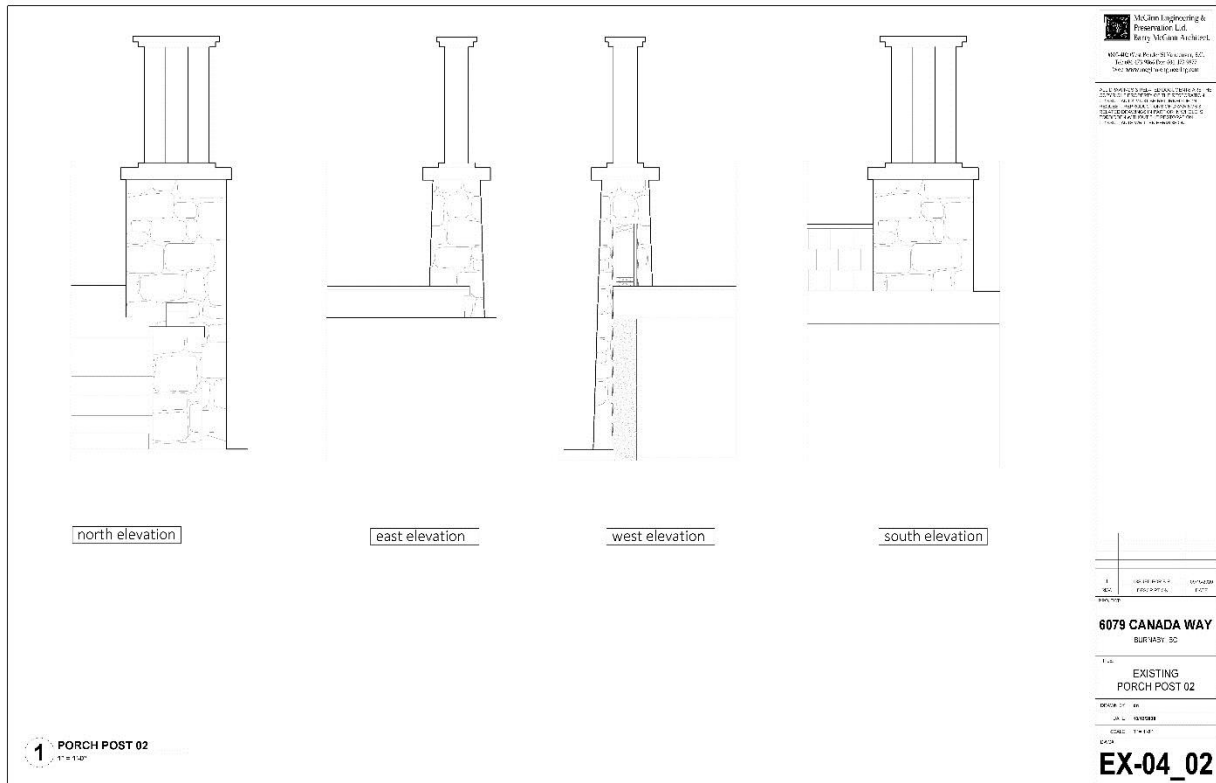
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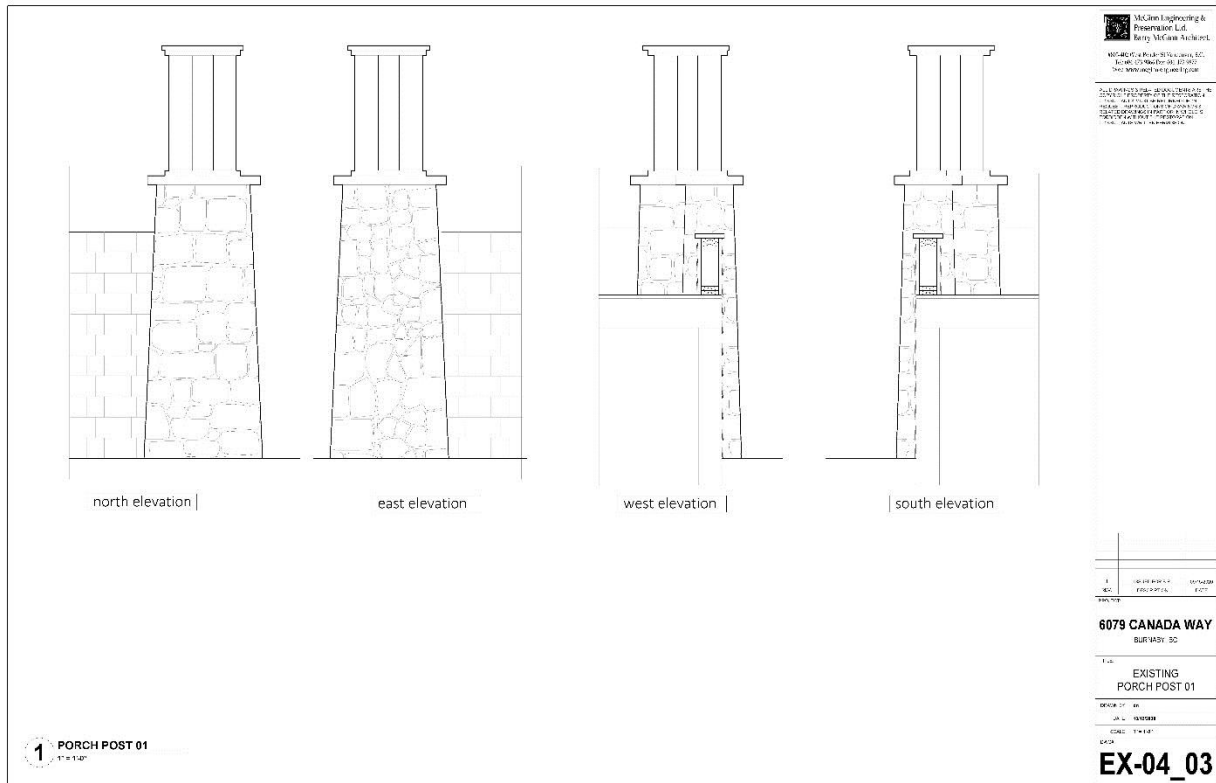
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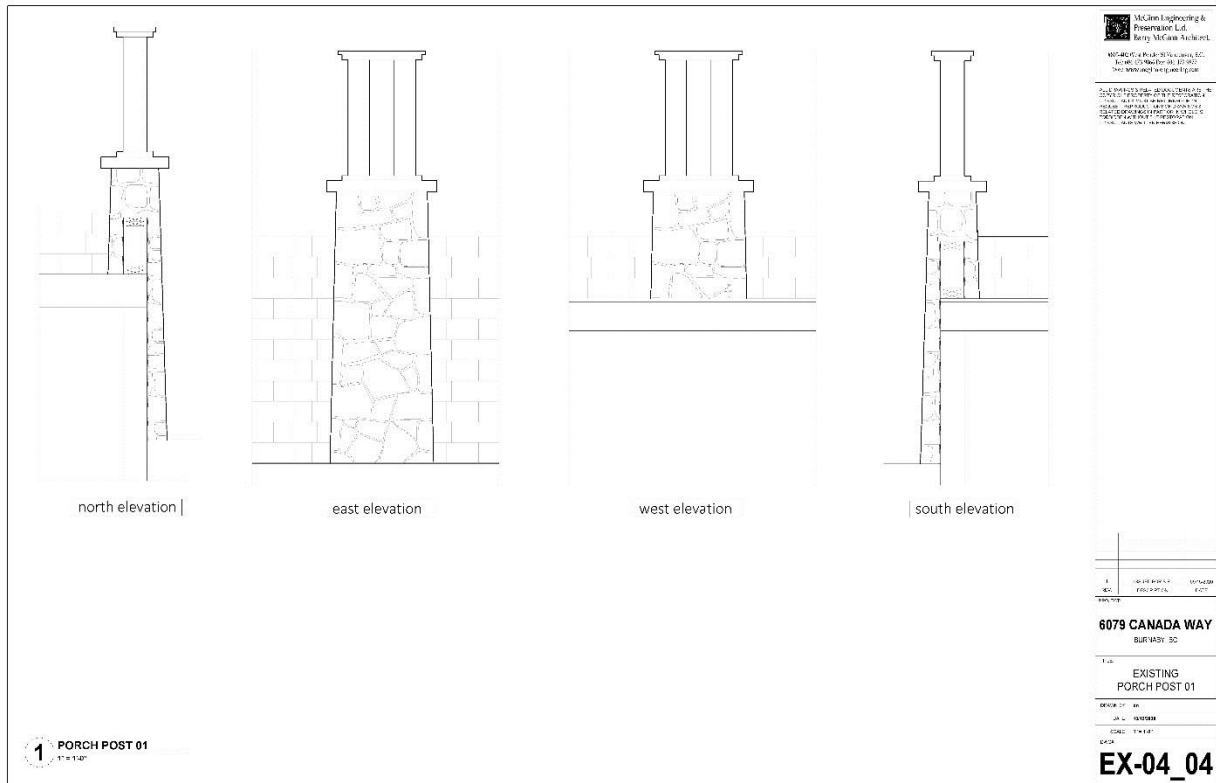
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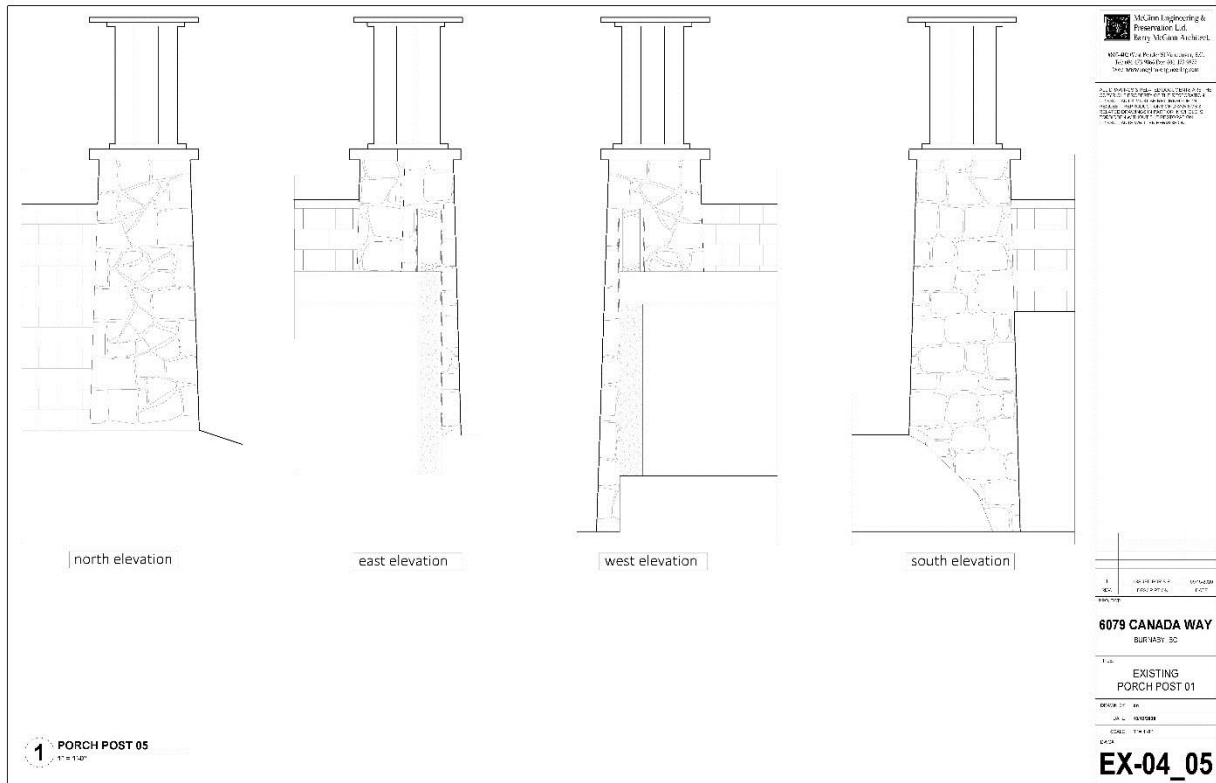
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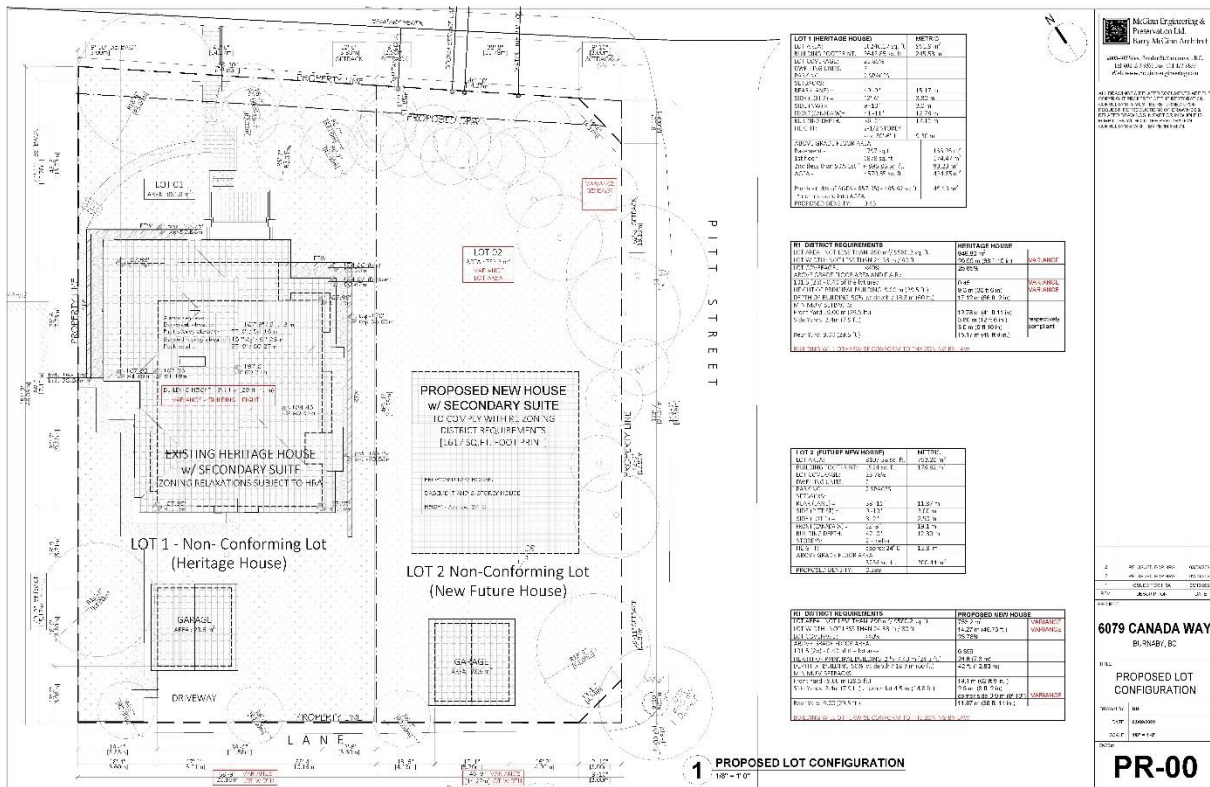


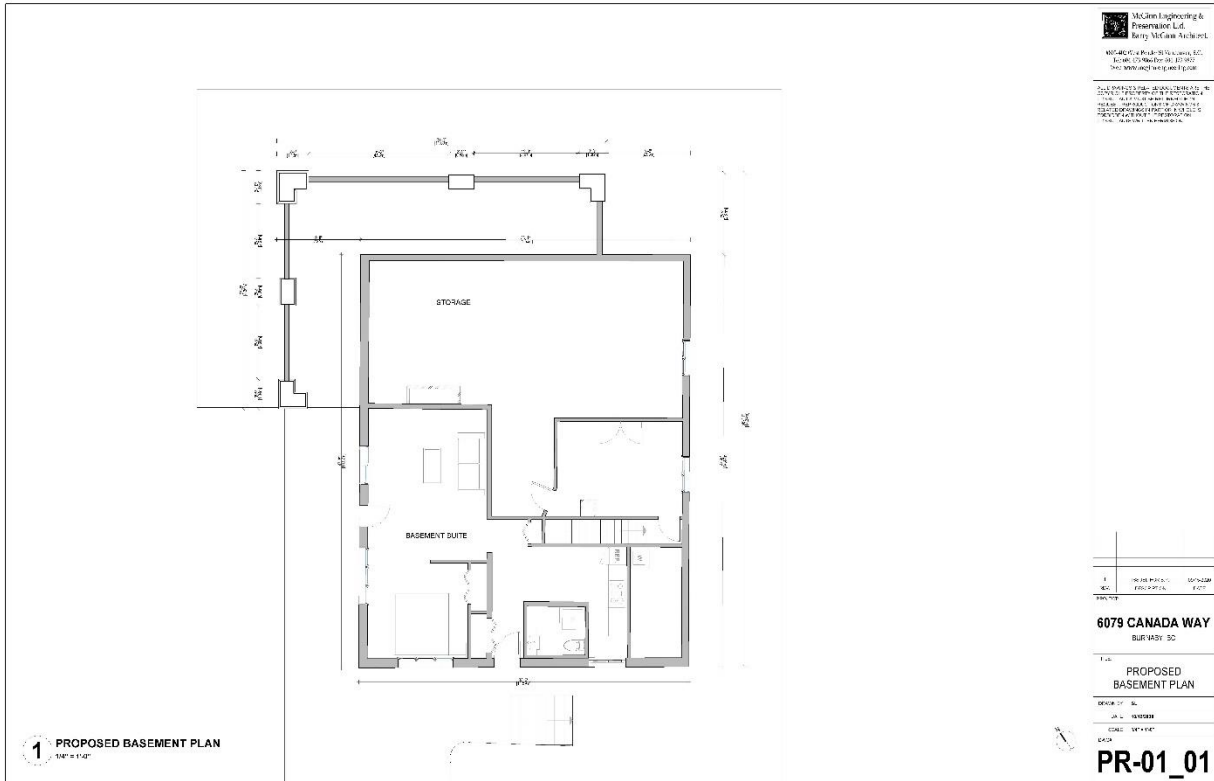




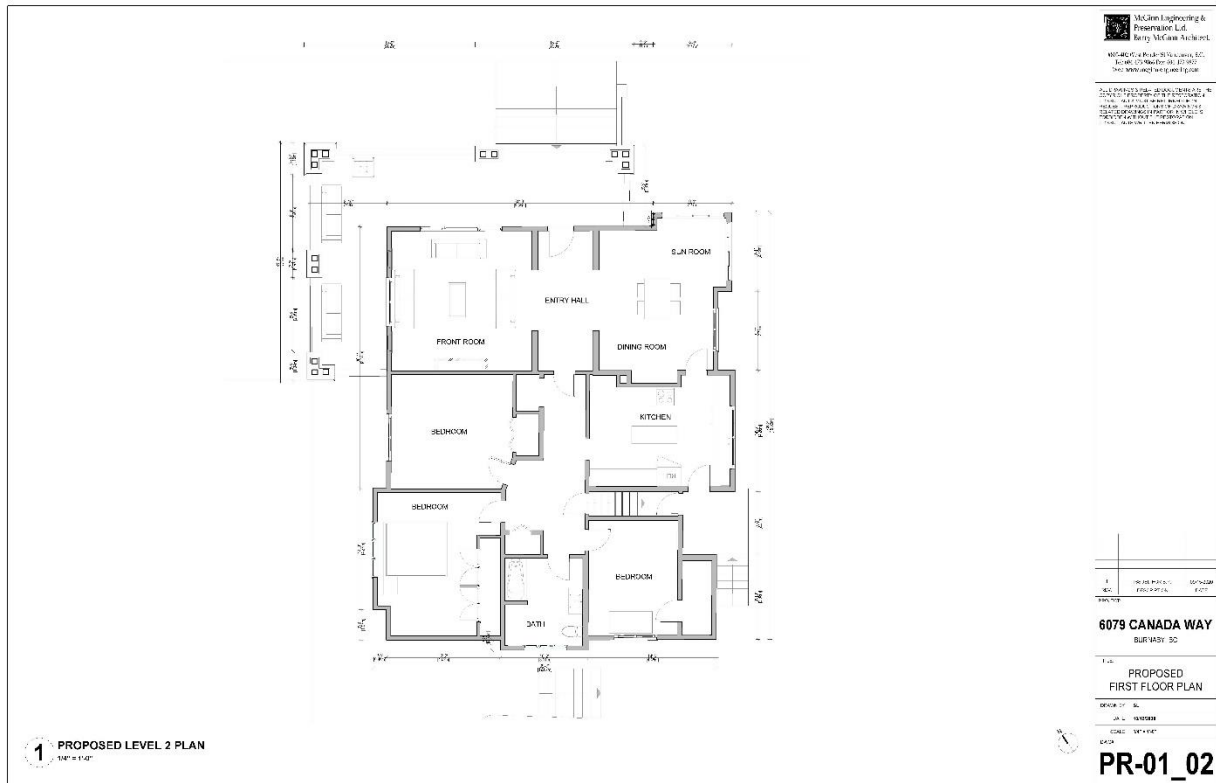


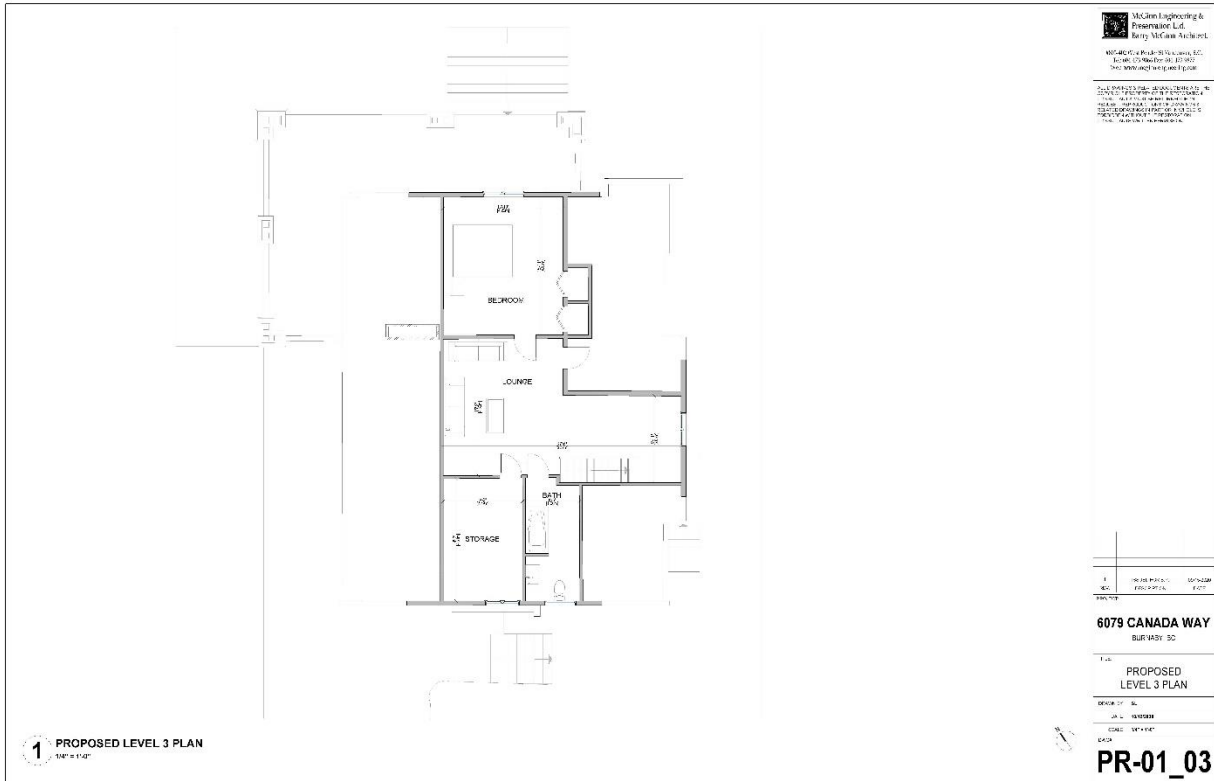


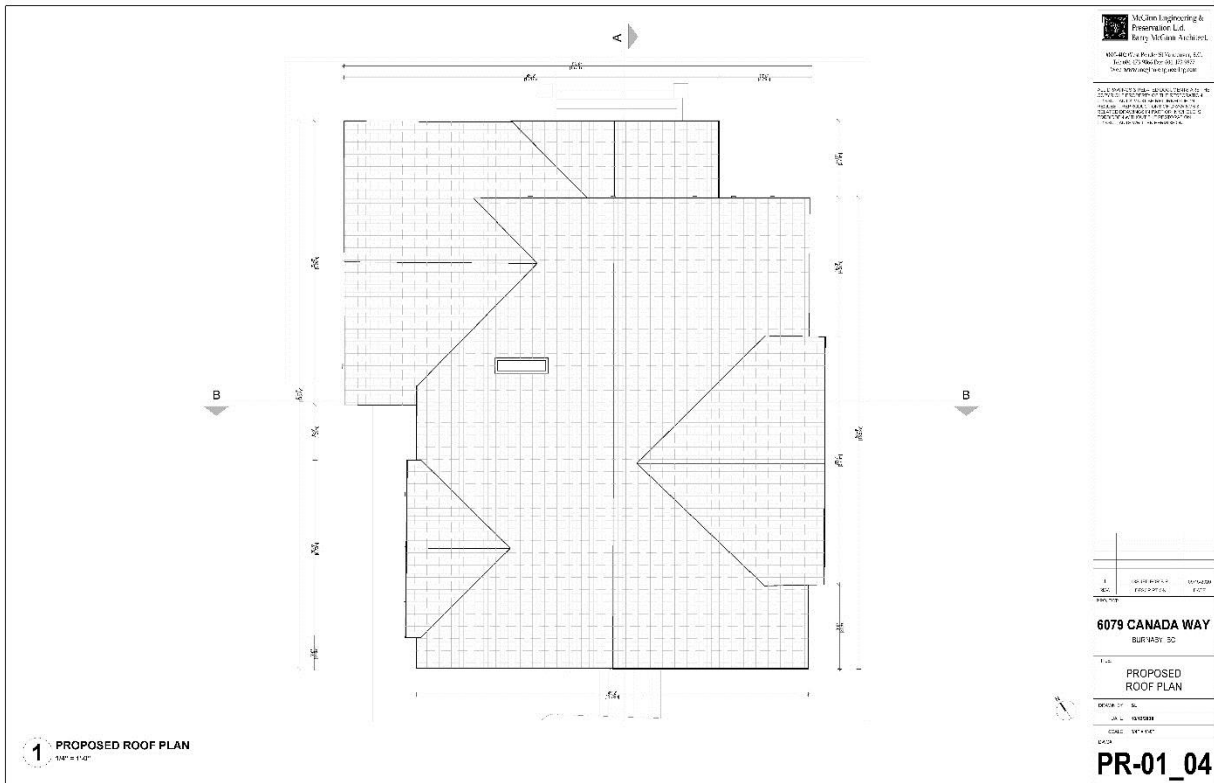




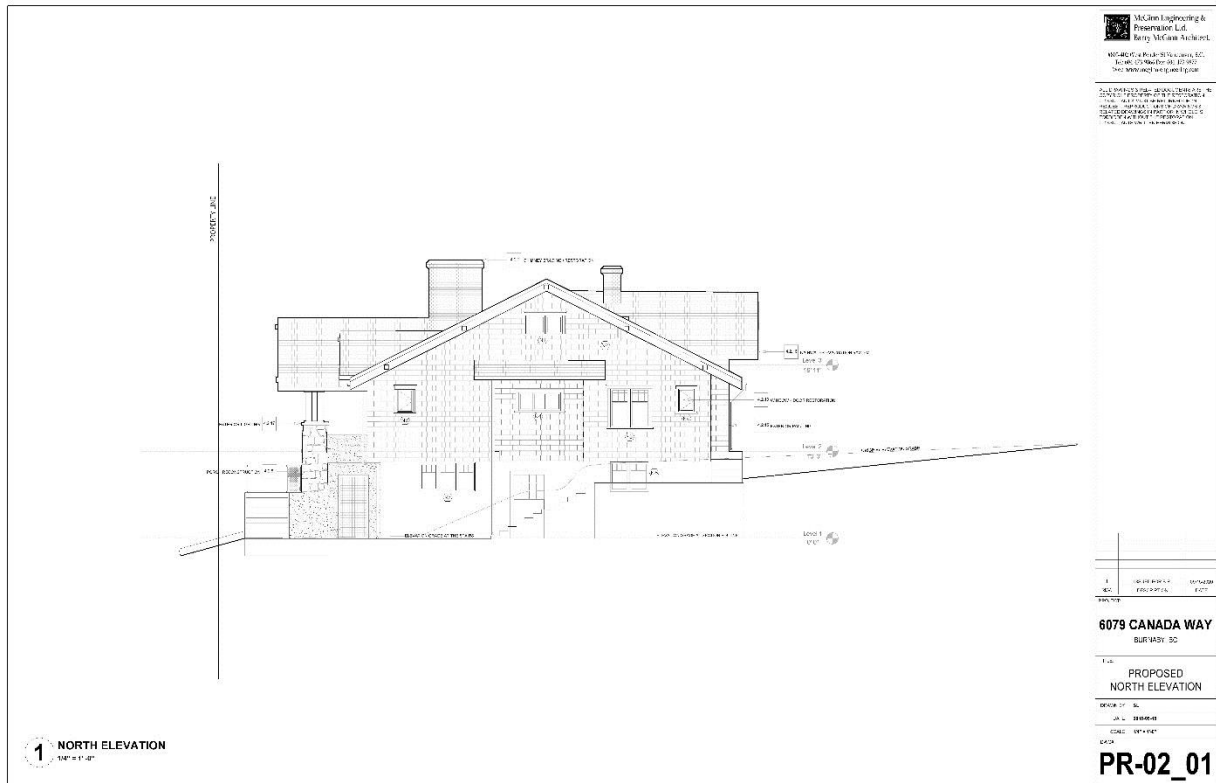


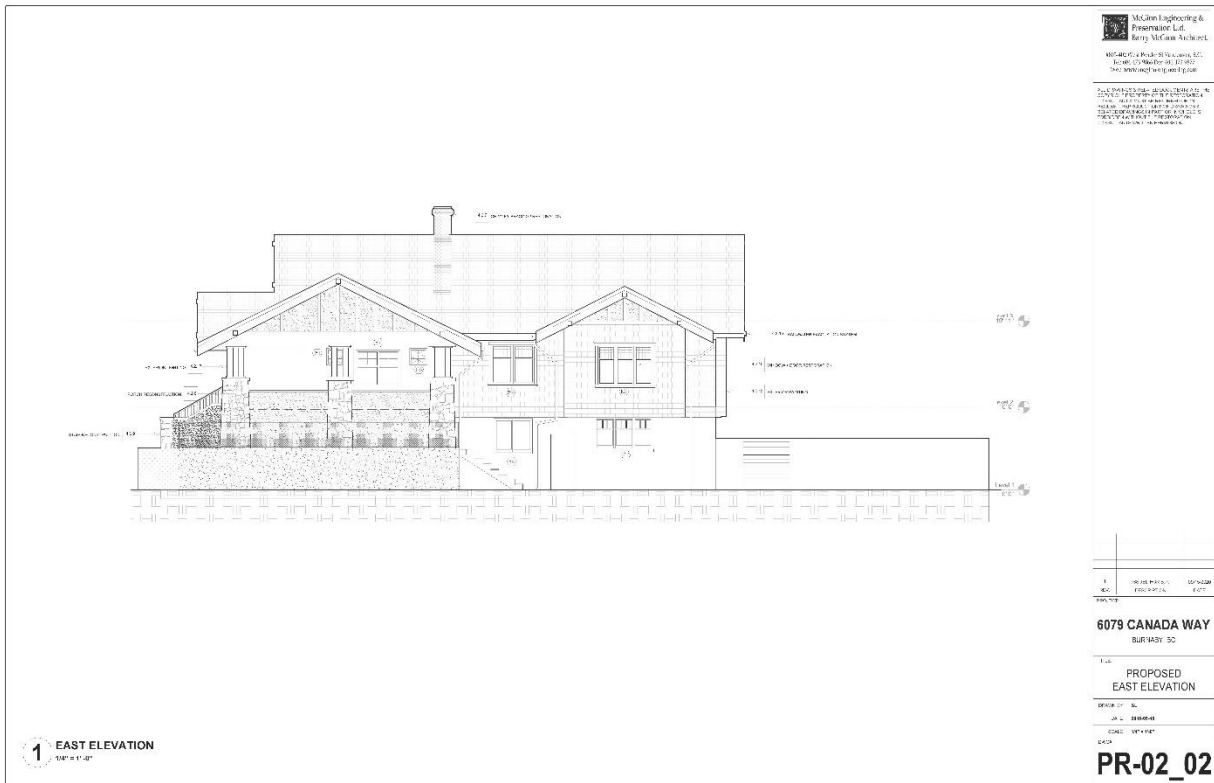


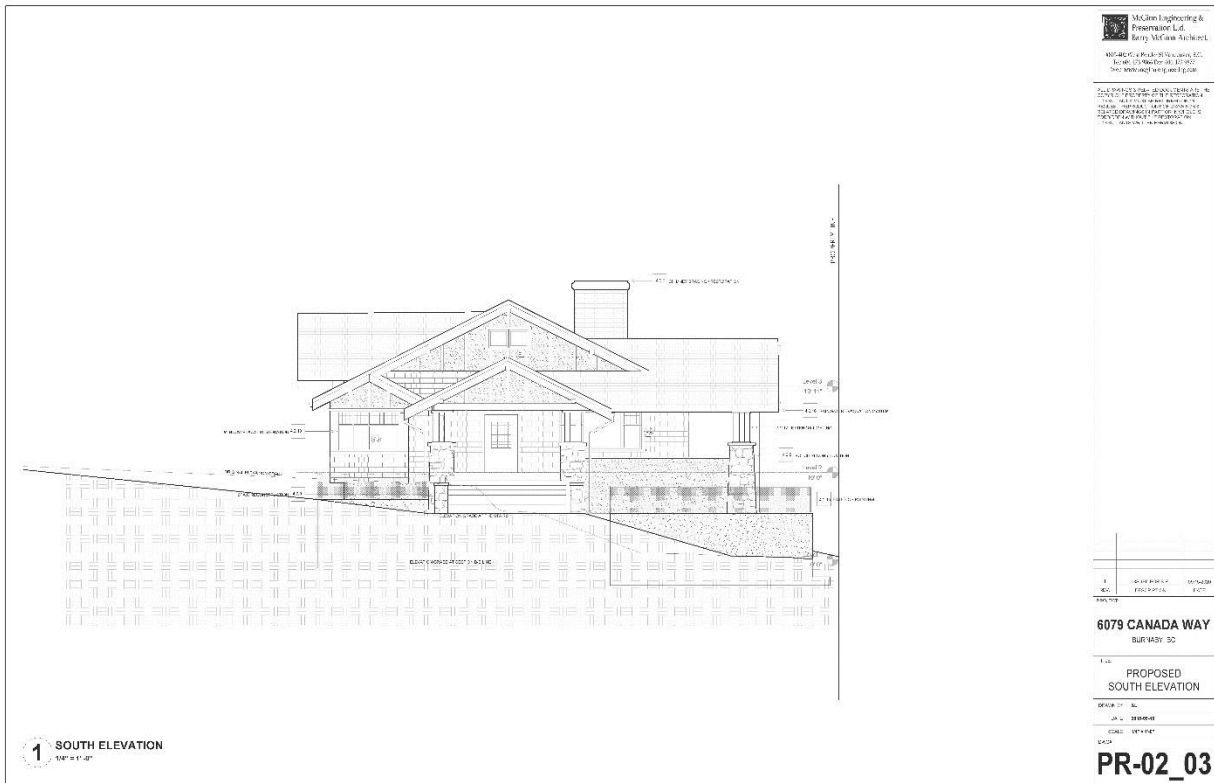


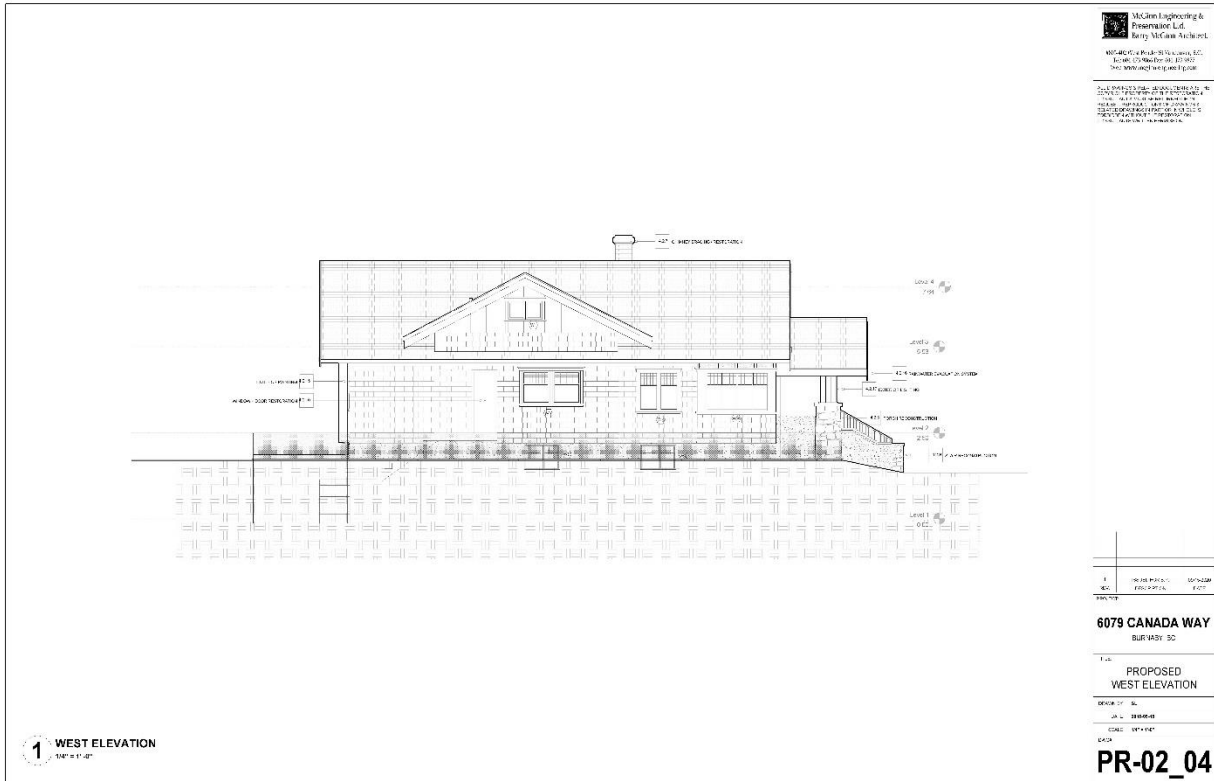




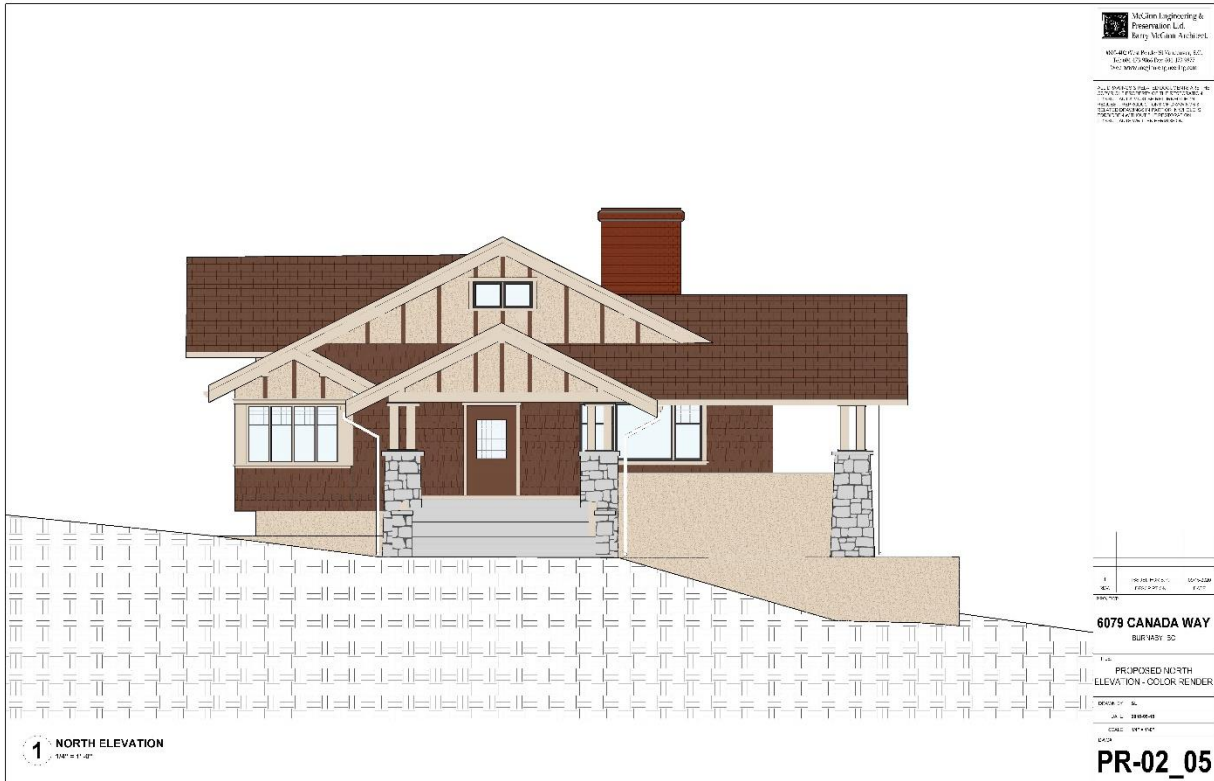


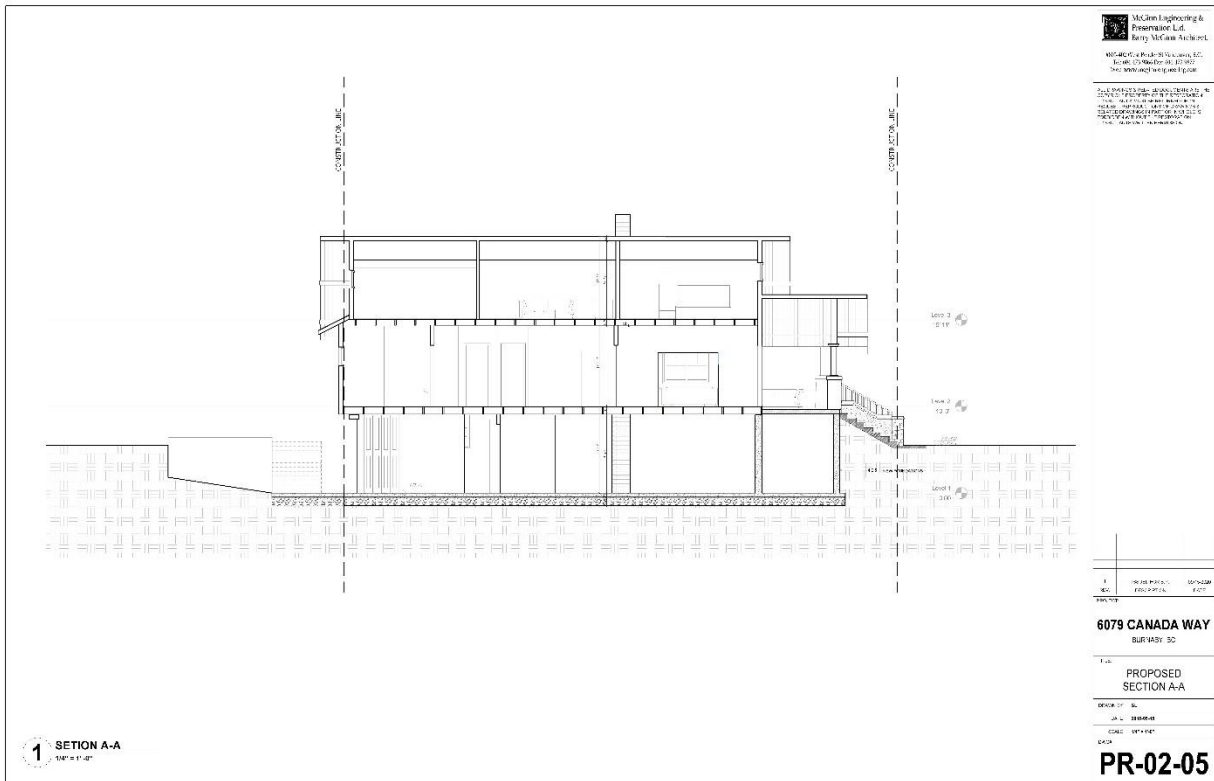


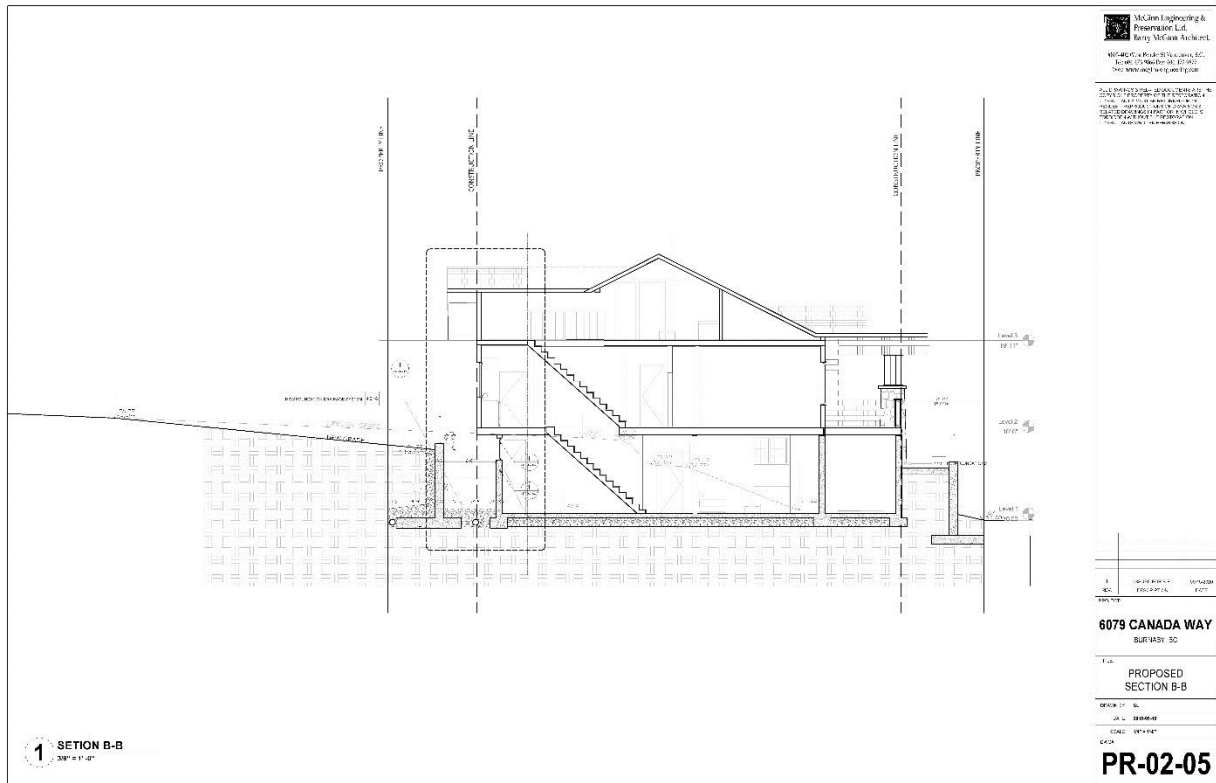


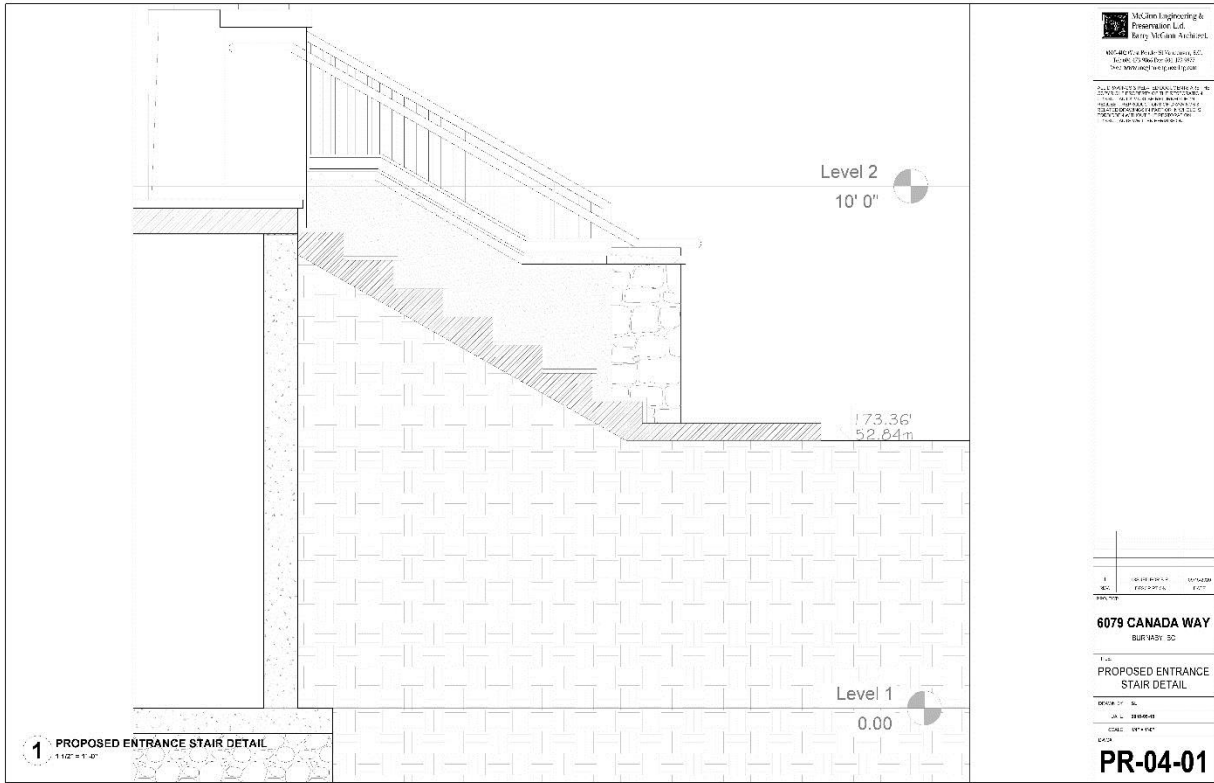




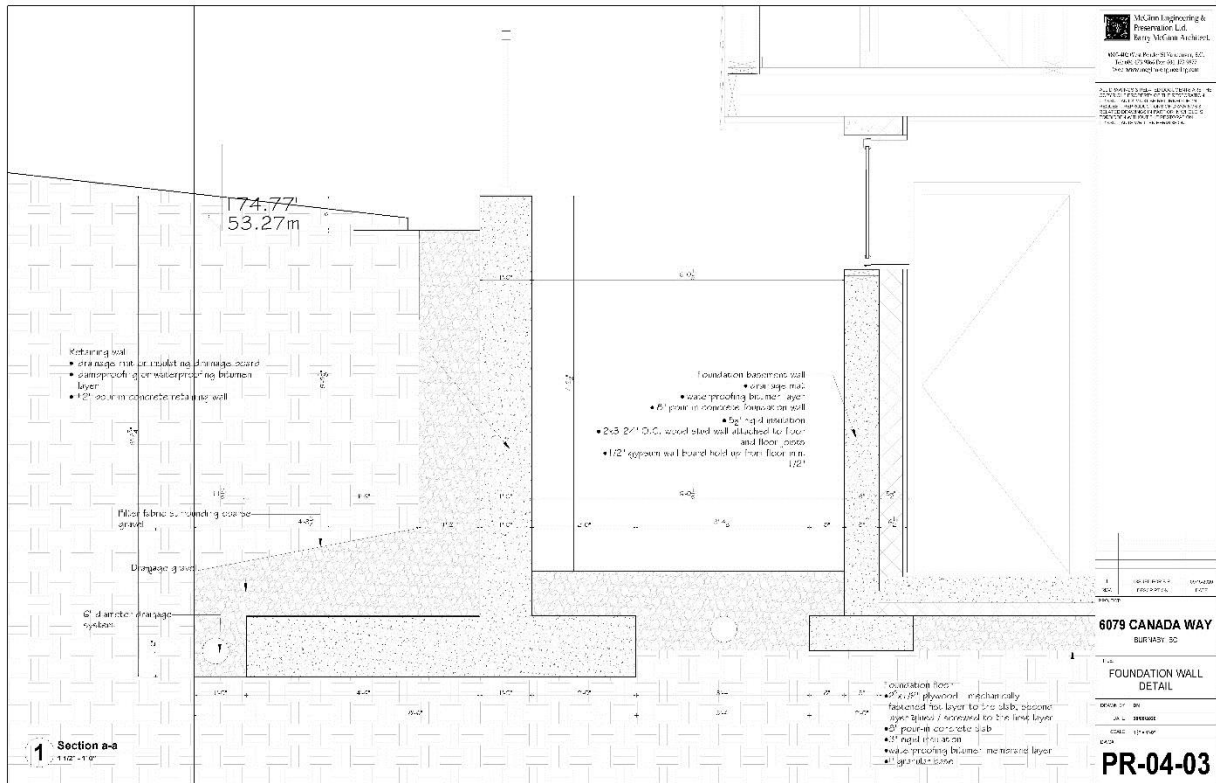


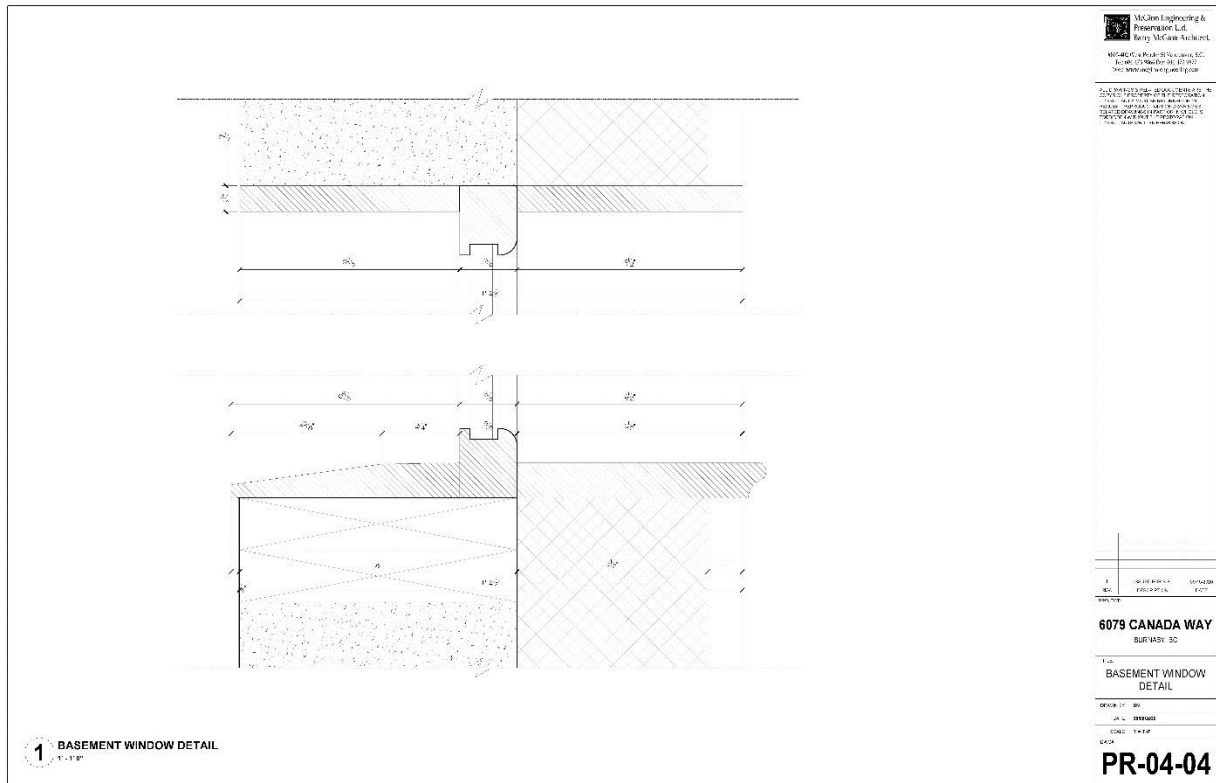


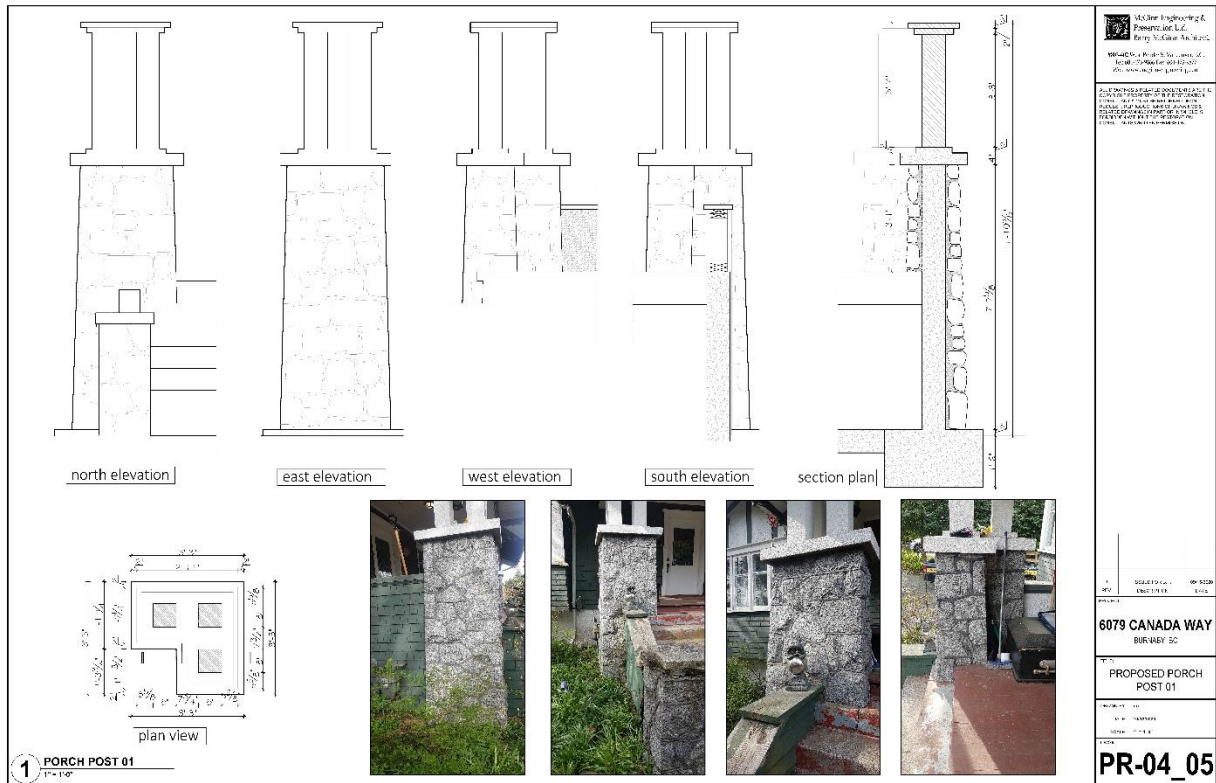




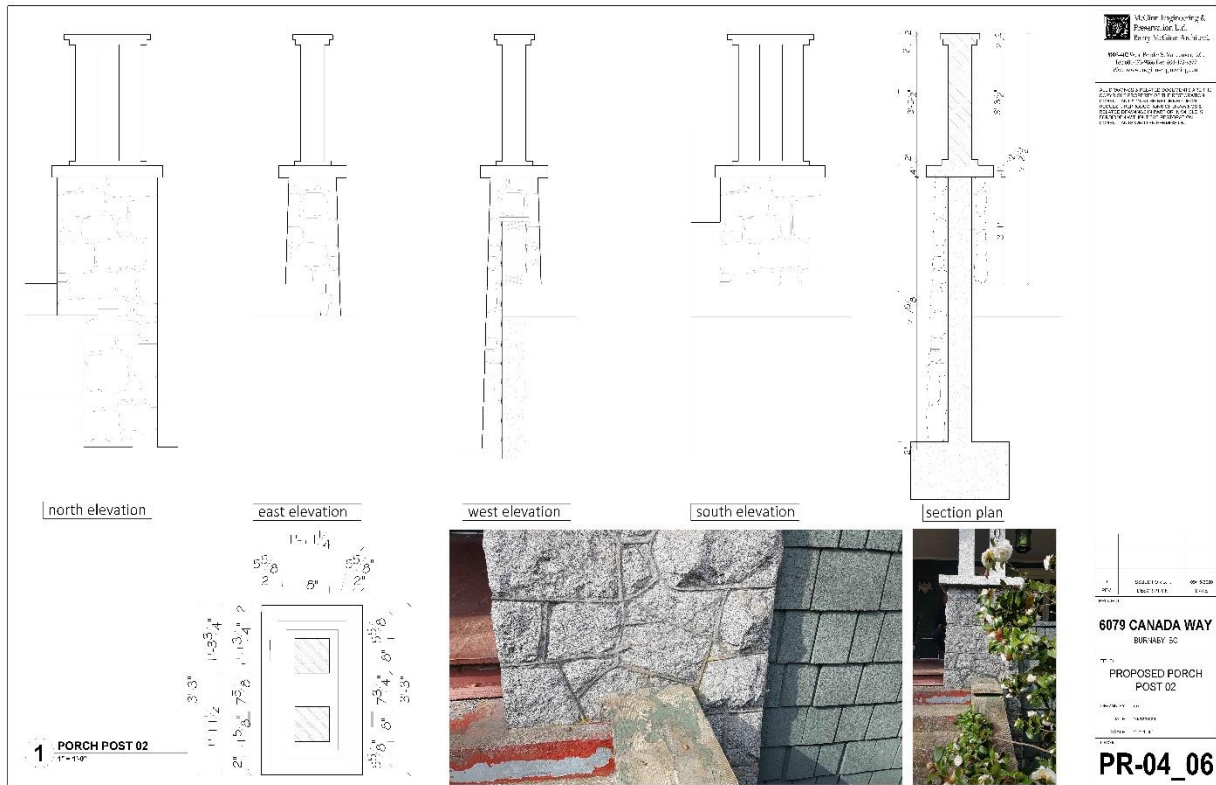


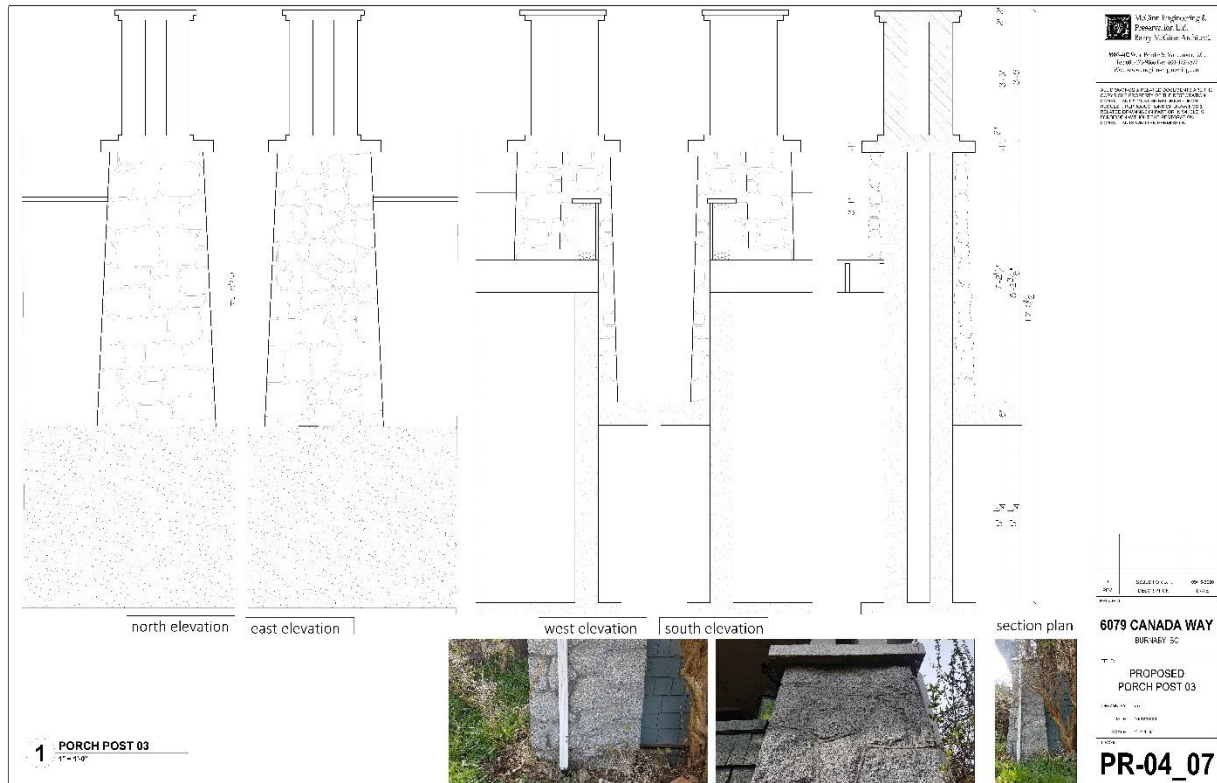


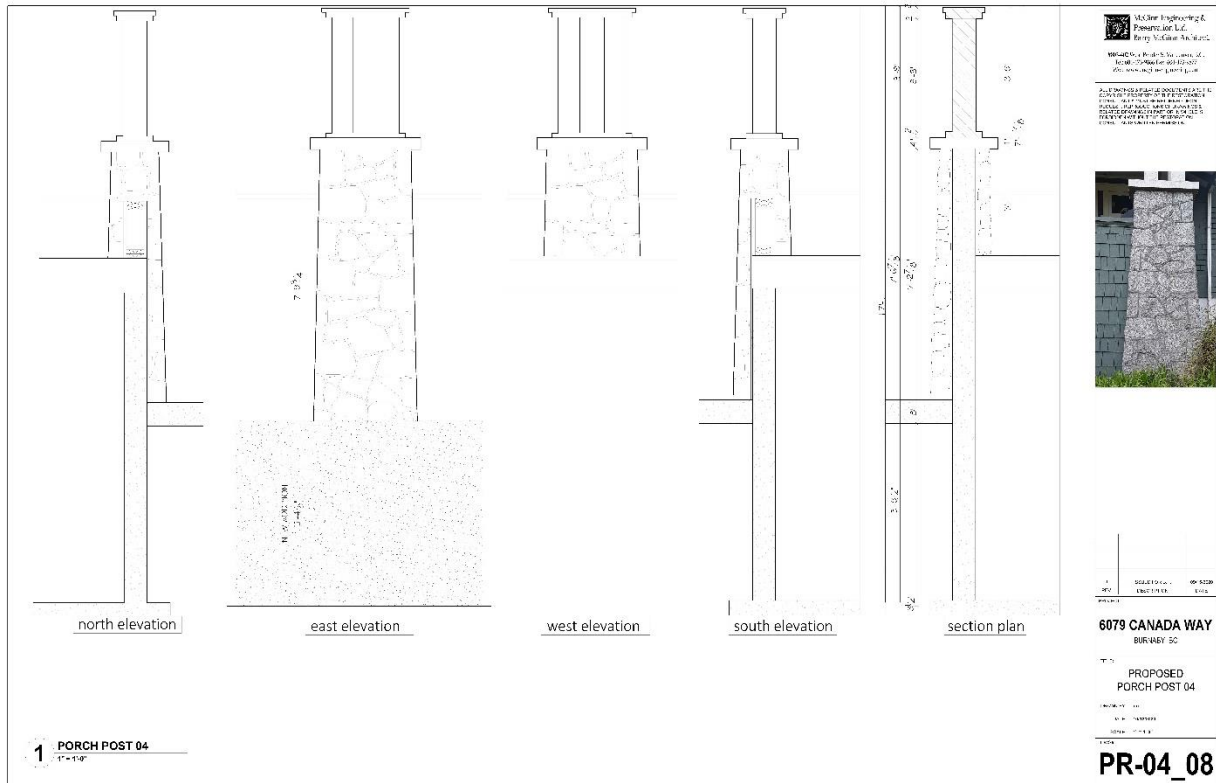


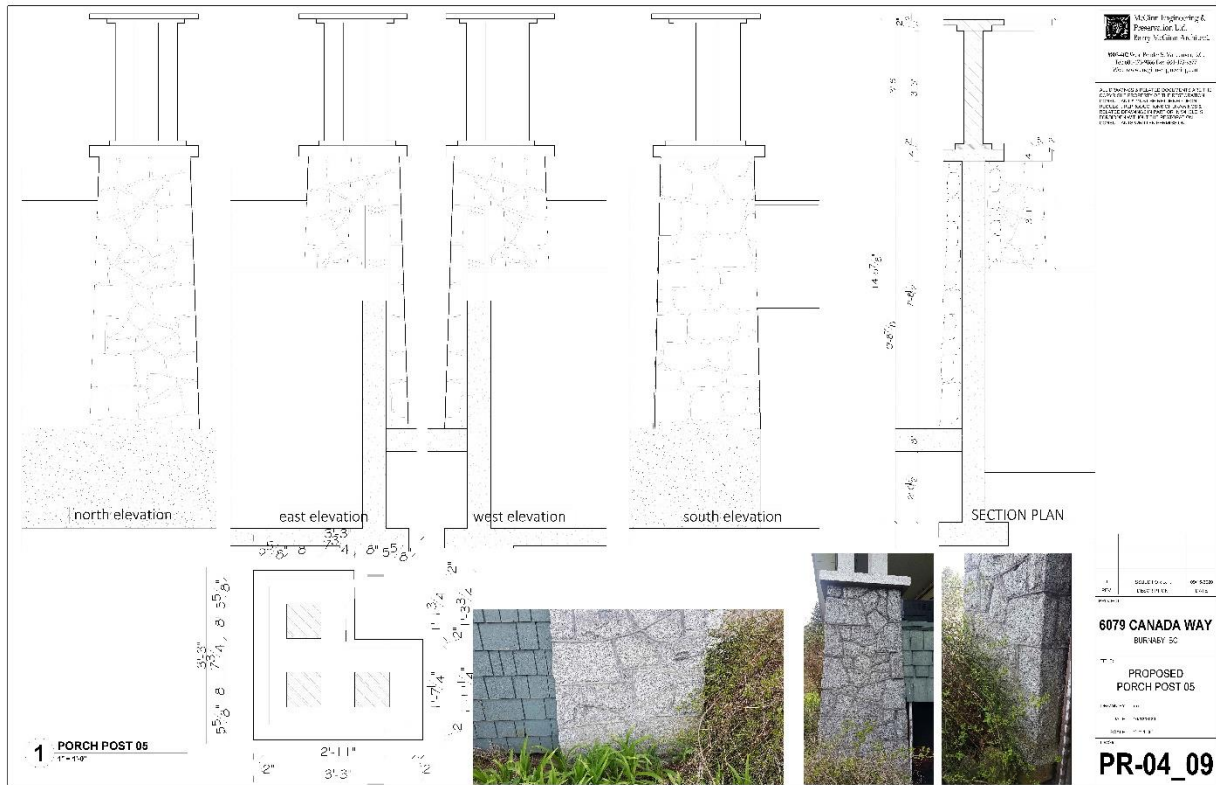


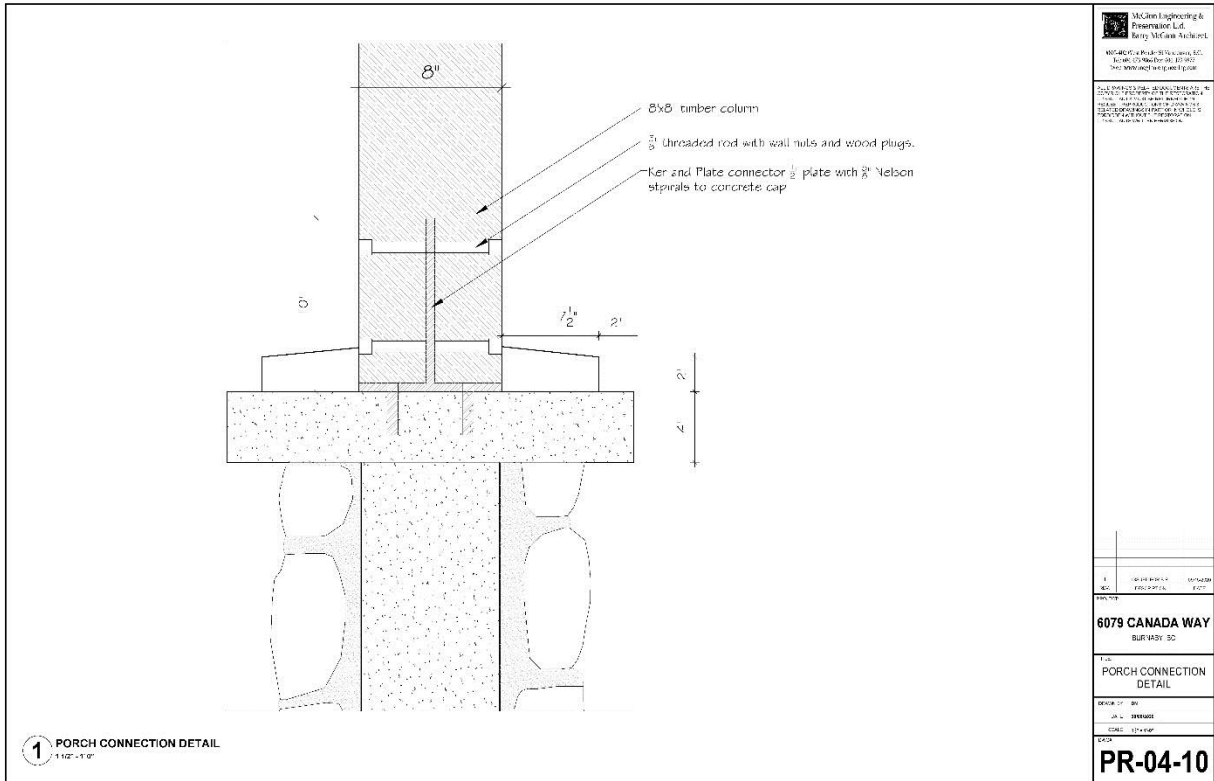















6079 Canada Way, Conservation Plan Window Schedule				
West Elevation				
Tag	Description	Condition	Remediation	Image
W1	Vinyl window double casement set within original frame.	Frame in good condition, center mullion removed.	Remove any vinyl window. Based on original ghost of removed wood mullion, install a new wood mullion of original profile and stop configuration. Install two new wood casement windows, single glazed, and in the same sash profile as existing original windows in the house. Provide new square-rod casement stays and knife-plate catchments on each window – antique brass finish. With respect to the existing frame, scrape loose, aligatoring and curled paint on the sill and frame with a plastic scraper following WorkSafeBC procedures for work in and around lead, prepare and paint.	
W2	Original twinned wood double-hung windows with leaded upper sash.	Fair Condition, isolated loss of original linseed oil glazing compound on both sash and paint loss/deterioration on sash, sill, frame and casing. Both sash have been painted shut.	Remove any loose dry glazing compound by finger only and not a metal scraper and install new linseed oil glazing compound where missing. Rehabilitate the weight and pulley for lower sash operation. Scrape loose, aligatoring and curled paint on the sash, sill and frame with a plastic scraper following WorkSafeBC procedures for work in and around lead, prepare and paint.	



<b>W3</b>	Original twinned wood casement windows with leaded upper sash.	Fair Condition, isolated loss of original linseed oil glazing compound on both sash and paint loss/deterioration on sash, sill, frame and casing.	Remove any loose dry glazing compound by finger only and not a metal scraper and install new linseed oil glazing compound where missing. Scrape loose, aligating and curled paint on the sash, sill and frame with a plastic scraper following WorkSafeBC procedures for work in and around lead, prepare and paint. . Provide new square-rod casement stays and knife-plate catchments on each window – antique brass finish.	
<b>W4</b>	Original window bank of four casement wood windows with leaded upper casement sash.	Fair Condition, isolated loss of original linseed oil glazing compound on both sash and paint loss/deterioration on sash, sill, frame and casing.	Remove any loose dry glazing compound by finger only and not a metal scraper and install new linseed oil glazing compound where missing. Scrape loose, aligating and curled paint on the sash, sill and frame with a plastic scraper following WorkSafeBC procedures for work in and around lead, prepare and paint. . Provide new square-rod casement stays and knife-plate catchments on each window – antique brass finish.	
<b>W5</b>	Original twinned wood casement basement windows with a three upper light and single lower light muntin pattern.	Fair Condition, isolated loss of original linseed oil glazing compound on both sash and paint loss/deterioration on sash, sill, frame and casing.	Salvage frame and sash and re-install in new foundation wall. Remove any loose dry glazing compound by finger only and not a metal scraper and install new linseed oil glazing compound where missing. Scrape loose, aligating and curled paint on the sash, sill and	

			frame with a plastic scraper following WorkSafeBC procedures for work in and around lead, prepare and paint.	
<b>W6</b>	Original twinned wood casement basement windows with a three upper light and single lower light muntin pattern.	Fair Condition, isolated loss of original linseed oil glazing compound on both sash and paint loss/deterioration on sash, sill, frame and casing.	Salvage frame and sash and re-install in new foundation wall. Remove any loose dry glazing compound by finger only and not a metal scraper and install new linseed oil glazing compound where missing. Scrape loose, aligating and curled paint on the sash, sill and frame with a plastic scraper following WorkSafeBC procedures for work in and around lead, prepare and paint.	





South Elevation				
Tag	Description	Condition	Remediation	
S1	Two sash vinyl casement window in original wood frame.	Fair Condition, isolated loss of original linseed oil glazing compound on both sash and paint loss/deterioration on sash, sill, frame and casing.	Remove the vinyl sash and install a single wood awning sash. Scrape loose, aligating and curled paint on the sash, sill and frame with a plastic scraper following WorkSafeBC procedures for work in and around lead, prepare and paint.	
S2	Original window bank of four casement wood windows with leaded upper casement sash.	Fair Condition, isolated loss of original linseed oil glazing compound on both sash and paint loss/deterioration on sash, sill, frame and casing.	Remove any loose dry glazing compound by finger only and not a metal scraper and install new linseed oil glazing compound where missing. Scrape loose, aligating and curled paint on the sash, sill and frame with a plastic scraper following WorkSafeBC procedures	



			for work in and around lead, prepare and paint. . Provide new square-rod casement stays and knife-plate catchments on each window – antique brass finish.	
S3	Original window bank of a fixed wood center sash with flanking wood casement sash with leaded upper lights.	Fair Condition, isolated loss of original linseed oil glazing compound on both sash and paint loss/deterioration on sash, sill, frame and casing.	Remove any loose dry glazing compound by finger only and not a metal scraper and install new linseed oil glazing compound where missing. Scrape loose, aligating and curled paint on the sash, sill and frame with a plastic scraper following WorkSafeBC procedures for work in and around lead, prepare and paint. . Provide new square-rod casement stays and knife-plate catchments on each casement sash – antique brass finish.	

East Elevation				
Tag	Description	Condition	Remediation	
E1	Original fixed windows with a leaded light.	Fair Condition, isolated loss of original linseed oil glazing compound on both sash and paint loss/deterioration on sash, sill, frame and casing.	Remove any loose dry glazing compound by finger only and not a metal scraper and install new linseed oil glazing compound where missing. Scrape loose, aligating and curled paint on the sash, sill and frame with a plastic scraper following WorkSafeBC procedures for work in and around lead, prepare and paint.	
E2	Original fixed centre light window.	Fair Condition, isolated loss of original linseed oil glazing compound on both sash and paint loss/deterioration on sash, sill, frame and casing.	Remove any loose dry glazing compound by finger only and not a metal scraper and install new linseed oil glazing compound where missing. Scrape loose, aligating and curled paint on the sash, sill and frame with a plastic scraper following WorkSafeBC procedures for work in and around lead, prepare and paint.	(As above – Centre Fixed Light)
E3	Original fixed windows with a leaded light.	Fair Condition, isolated loss of original linseed oil glazing compound on both sash and paint loss/deterioration on sash, sill, frame and casing.	Remove any loose dry glazing compound by finger only and not a metal scraper and install new linseed oil glazing compound where missing. Scrape loose, aligating and curled paint on the sash, sill and frame with a plastic scraper following WorkSafeBC procedures for work in and around lead, prepare and paint.	
E4	Original twinned	Fair Condition, isolated	Remove any loose dry glazing	



	wood casement windows with leaded upper sash.	loss of original linseed oil glazing compound on both sash and paint loss/deterioration on sash, sill, frame and casing.	compound by finger only and not a metal scraper and install new linseed oil glazing compound where missing. Scrape loose, aligating and curled paint on the sash, sill and frame with a plastic scraper following WorkSafeBC procedures for work in and around lead, prepare and paint. Provide new square-rod casement stays and knife-plate catchments on each window – antique brass finish.	
E5	Original window bank of a fixed wood center sash with flanking wood casement sash and all sash with leaded upper lights.	Fair Condition, isolated loss of original linseed oil glazing compound on both sash and paint loss/deterioration on sash, sill, frame and casing.	Remove any loose dry glazing compound by finger only and not a metal scraper and install new linseed oil glazing compound where missing. Scrape loose, aligating and curled paint on the sash, sill and frame with a plastic scraper following WorkSafeBC procedures for work in and around lead, prepare and paint.	
E6	Vinyl window insert – jamb has been cased over and the condition of the existing jamb can	Exposed sill is in good condition.	Salvage frame ( if in good condition) install in new foundation wall. Remove any loose dry glazing compound by finger only and not a metal scraper and install new linseed oil glazing compound where	

	not be ascertained. The original wood sill is in good condition.		missing. Scrape loose, aligating and curled paint on the sash, sill and frame with a plastic scraper following WorkSafeBC procedures for work in and around lead, prepare and paint. Install a new double casement sash with new mullion having the same casement profile and muntin configuration of the surviving sash of window E7.	
E7	Original window bank of a fixed wood center sash with flanking wood casement sash and all sash with muntined upper lights.	Fair Condition, isolated loss of original linseed oil glazing compound on both sash and paint loss/deterioration on sash, sill, frame and casing.	Salvage frame and install in new foundation wall. Remove any loose dry glazing compound by finger only and not a metal scraper and install new linseed oil glazing compound where missing. Scrape loose, aligating and curled paint on the sash, sill and frame with a plastic scraper following WorkSafeBC procedures for work in and around lead, prepare and paint.	



North Elevation				
Tag	Description	Condition	Remediation	
N1	Vinyl window double casement set within original frame.	Frame in good condition, center mullion removed.	Remove the vinyl window. Based on original ghost of removed wood mullion, install a new wood mullion of original profile and stop configuration. Install two new wood casement windows, single glazed, and in the same sash profile as existing original windows in the house. Provide new square-rod casement stays and knife-plate catchments on each window – antique brass finish. With respect to the existing frame, scrape loose, aligatoring and curled paint on the sill and frame with a plastic scraper following WorkSafeBC procedures for work in and around lead, prepare and paint.	
N2	Vinyl window within a new wall opening.	Fair condition.	Remove window and patch in sheathing, splice in building paper for a shingled water shed condition, and patch in the sawn cedar shingle wall cladding to exactly match the surrounding cladding.	
N3	Original single wood window	Fair Condition, isolated loss of original linseed	Remove any loose dry glazing compound by finger only and not a	

	with casement sash.	oil glazing compound on both sash and paint loss/deterioration on sash, sill, frame and casing.	metal scraper and install new linseed oil glazing compound where missing. Scrape loose, aligating and curled paint on the sash, sill and frame with a plastic scraper following WorkSafeBC procedures for work in and around lead, prepare and paint.	
N4	Original window bank of two casement wood windows with a fixed center sash.	Fair Condition, isolated loss of original linseed oil glazing compound on both sash and paint loss/deterioration on sash, sill, frame and casing.	Remove any loose dry glazing compound by finger only and not a metal scraper and install new linseed oil glazing compound where missing. Scrape loose, aligating and curled paint on the sash, sill and frame with a plastic scraper following WorkSafeBC procedures for work in and around lead, prepare and paint.	
N5	Original twinned wood casement windows with leaded upper sash.	Fair Condition, isolated loss of original linseed oil glazing compound on both sash and paint loss/deterioration on sash, sill, frame and casing.	Remove any loose dry glazing compound by finger only and not a metal scraper and install new linseed oil glazing compound where missing. Scrape loose, aligating and curled paint on the sash, sill and frame with a plastic scraper following WorkSafeBC procedures for work in and around lead, prepare and paint.	



				
N6	Original single wood window with casement sash.	Fair Condition, isolated loss of original linseed oil glazing compound on both sash and paint loss/deterioration on sash, sill, frame and casing.	Remove any loose dry glazing compound by finger only and not a metal scraper and install new linseed oil glazing compound where missing. Scrape loose, aligating and curled paint on the sash, sill and frame with a plastic scraper following WorkSafeBC procedures for work in and around lead, prepare and paint.	



N7	Original window bank of a fixed wood center sash with flanking wood casement sash and all sash with muntined upper lights.	Fair Condition, isolated loss of original linseed oil glazing compound on both sash and paint loss/deterioration on sash, sill, frame and casing.	Salvage frame and install in new foundation wall. Remove any loose dry glazing compound by finger only and not a metal scraper and install new linseed oil glazing compound where missing. Scrape loose, aligating and curled paint on the sash, sill and frame with a plastic scraper following WorkSafeBC procedures for work in and around lead, prepare and paint.	
N8	Original twinned wood casement basement windows with a three upper light and single lower light muntin pattern.	Fair Condition, isolated loss of original linseed oil glazing compound on both sash and paint loss/deterioration on sash, sill, frame and casing.	Salvage frame and sash and re-install in new foundation wall. Remove any loose dry glazing compound by finger only and not a metal scraper and install new linseed oil glazing compound where missing. Scrape loose, aligating and curled paint on the sash, sill and frame with a plastic scraper following WorkSafeBC procedures for work in and around lead, prepare and paint.	



McGinn Engineering and Preservation / Barry McGinn Architect  
#803-402 West Pender Street  
Vancouver, BC V6B 1T6  
Tel: 604-473-9866  
Fax: 604-473-9877  
e-mail: [mcginneng@telus.net](mailto:mcginneng@telus.net)

6079 Canada Way  
Colour Analysis

November 17, 2020

Based on wood slivers from the building, sanding to base wood, examination under the microscope to determine base paint layers and colour matching the Benjamin Moore Paint Catalogue System, the following paint scheme is recommended.

**Body Colour (wood shingle surfaces)**

Benjamin Moore  
2095-10  
Adirondack Brown



**Wood Trim & Stucco (window/door casing, window frames, wood stairs, barge board/fascia/soffit, eave brackets, belt courses)**

Benjamin Moore  
OC-4  
Brandy Cream



**Window Sash/Stucco Boards**

Benjamin Moore  
HC-25  
Cushing Green





**APPENDIX C**  
**DEVELOPMENT GUIDELINES AND ZONING BYLAW**

**A. Proposed Lot 1 (Heritage House)**

The following development guidelines and variances to Burnaby Zoning Bylaw 1965 in respect of Proposed Lot 1 are included in this Agreement:

1. The Heritage House will be relocated to Proposed Lot 1, to accommodate its preservation. The work will involve demolition of the existing foundation of the heritage house, and construction of a new foundation to include a full basement with a secondary suite.
2. The exterior of the Heritage House will be restored in accordance with the Heritage Conservation Plan by McGinn Engineering & Preservation Ltd. dated March 2022, attached to this Agreement as Appendix “B”.
3. Proposed Lot 1 will meet the minimum lot area for the R1 Residential District, with a total lot area of not less than 890 m<sup>2</sup> (9,580.2 sq. ft.). A reduced minimum lot width of 20.97 m (68.8 ft.) is permitted.
4. The maximum permitted Above Grade Floor Area (AGFA) for the Heritage House is increased to 490.25 m<sup>2</sup> (5,277 sq. ft.).
5. The maximum permitted height the Heritage House is increased to 9.3 m (30.5 ft.).
6. A carport or garage not exceeding 42 m<sup>2</sup> (452.1 sq. ft.) is permitted on Proposed Lot 1. Vehicle access will be from the rear lane.
7. In all other respects, any new development on Proposed Lot 1 will be required to comply with Burnaby Zoning Bylaw 1965.

**B. Proposed Lot 2 (New Residence)**

The following development guidelines and variances to Burnaby Zoning Bylaw 1965 in respect of Proposed Lot 2 are included in this Agreement.

1. Proposed Lot 2 is permitted to have a reduced minimum lot area of 752 m<sup>2</sup> (8,094.46 sq. ft.), and a reduced minimum lot width of 14.25 m (46.75 ft.).
2. A reduced minimum required side yard setback on the eastern side yard of 3.0 m (9.84 ft.) is permitted.
3. A carport or garage not exceeding 42 m<sup>2</sup> (452.1 sq. ft.) will be permitted on Proposed Lot 2. Vehicle access will be from the rear lane.
4. A Section 219 restrictive covenant will be registered on this property to prohibit vehicular access from Canada Way or Pitt Street.
5. In all other respects, any new development on Proposed Lot 2 will be required to comply with Burnaby Zoning Bylaw 1965.

**CITY OF BURNABY****BYLAW NO. 14446**

A BYLAW to amend Bylaw No. 4742, being Burnaby Zoning Bylaw 1965, as amended by Bylaw Nos 7496, 7568, and 12609 being Burnaby Zoning Bylaw 1965, Amendment Bylaw Nos. 14, 1980, 44, 1980, and 09, 2009

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, c.1;

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, 2022.**

2. Bylaw No. 4742, as amended by Bylaw Nos. 7496, 7568, and 12609 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. 4406, annexed to this Bylaw, and in accordance with the explanatory legend, notations, references and boundaries designated, described, delimited and specified in particularity shown upon said Map ‘B’; and the various boundaries and districts shown upon said Map ‘B’ respectively are an amendment of and in addition to the respective districts, designated and marked on said Map ‘A’ insofar as the same are changed, modified or varied

Bylaw No. 14446  
Page 2

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

(b) The Comprehensive Development Plans, more particularly described in Bylaw Nos. 7496, 7568, and 12609 are amended as may be necessary by the development plan entitled “Willingdon Lands Master Plan” prepared by IBI Group and on file in the office of the General Manager Planning and Development; 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	, 2022
Read a second time this	day of	, 2022
Read a third time this	day of	, 2022
Reconsidered and adopted by Council this	day of	, 2022

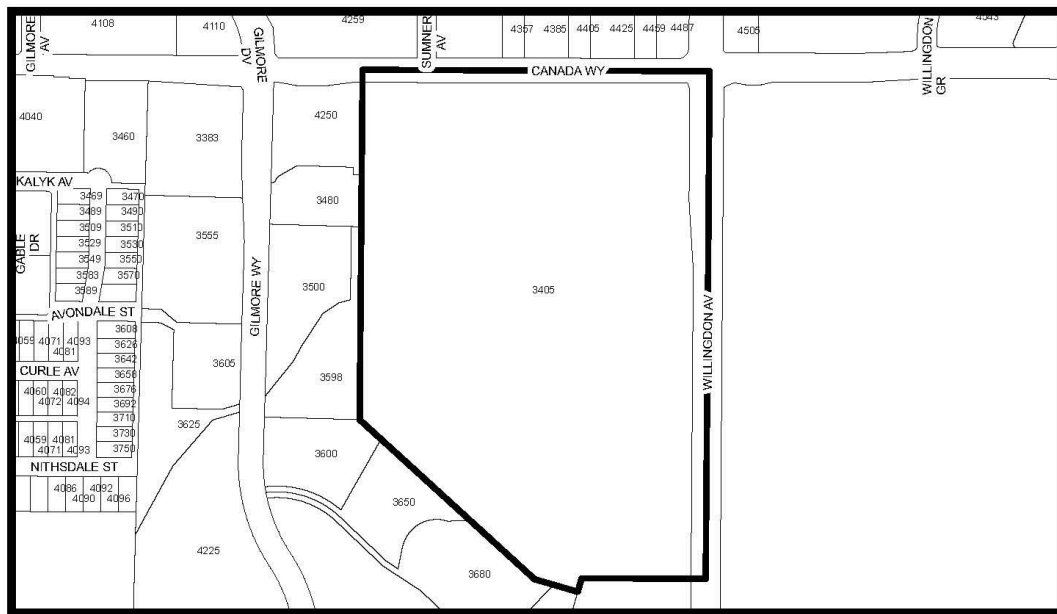
MAYOR

CLERK

BYLAW NUMBER 14446 BEING A BYLAW TO AMEND BYLAW  
NUMBER 4742 BEING BURNABY ZONING BYLAW 1965

**REZ.17-03**



LEGAL: Lot 1 District Lot 71 Group 1 New Westminster District Plan LMP12752, Except Plan EPP6303



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

FROM: CD Comprehensive Development District (based on the P6 Regional Institutional District and B2 Urban Office District)

TO: CD Comprehensive Development District (based on the RM5 and RM5r Multiple Family Residential Districts, C2 Community Commercial District, and B2 Urban Office District as guidelines and in accordance with the master plan entitled "Willingdon Lands Master Plan" prepared by IBI Group)

		PLANNING AND DEVELOPMENT DEPARTMENT			
Date:	APR 20 2022	<b>OFFICIAL ZONING MAP</b>		Map "B" No. REZ. 4406	
Scale:	1:6,000				
Drawn By:	JS				



**CITY OF BURNABY****BYLAW NO. 14447**

A BYLAW to amend Bylaw No. 4742, being Burnaby Zoning Bylaw 1965, as amended by Bylaw Nos. 5568, 6034, 6174 and 13568, being Burnaby Zoning Bylaw 1965, Amendment Bylaw Nos. 49, 1969, 08, 1972, 62, 1972 and 01, 2016

WHEREAS application for rezoning has been made to the Council;

AND WHEREAS the Council has held a public hearing thereon after duly giving notice of the time and place of such hearing as prescribed by Sections 466 and 467 of the *Local Government Act*, R.S.B.C. 2015, c.1;

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. 13, 2022.**

2. Bylaw No. 4742, as amended by Bylaw Nos. 5568, 6034, 6174 and 13568 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. 4407, 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. 14447  
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. 5568, 6034, 6174 and 13568 are amended as may be necessary by the development plan entitled “Pinnacle Loughheed” prepared by JYOM Architecture and on file in the office of the General Manager Planning and Development; and any development on the lands rezoned by this Bylaw shall be in conformity with the said Comprehensive Development Plans as amended.

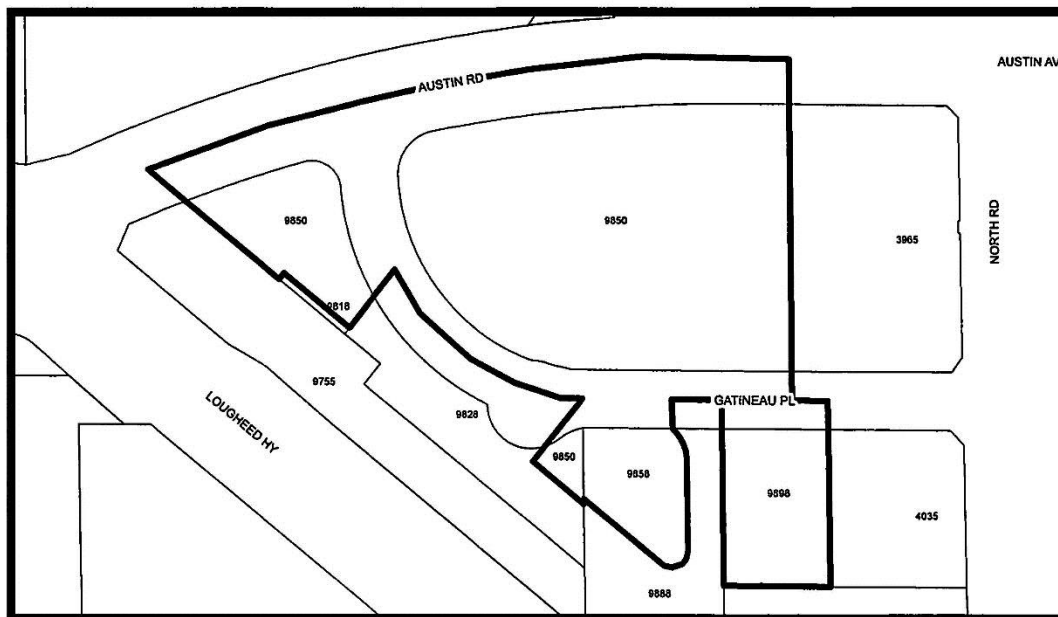
Read a first time this	day of	, 2022
Read a second time this	day of	, 2022
Read a third time this	day of	, 2022
Reconsidered and adopted by Council this	day of	, 2022

MAYOR

CLERK

**BYLAW NUMBER 14447 BEING A BYLAW TO AMEND BYLAW  
NUMBER 4742 BEING BURNABY ZONING BYLAW 1965****REZ.18-32**



**LEGAL:** Lot 101, DLs 2 and 4, Group 1, NWD Plan 43016 Exc. Plans LMP44608, LMP51272, LMP 52074 and Plan EPP15369  
 Lot 2 Exc: Firstly: Part on Statutory ROW Plan 21111; Secondly: Part on Statutory ROW Plan 4829; Thirdly: Part on Statutory ROW Plan LMP52075; DL 2, Group 1, NWD Plan 4286  
 Parcel "A" (Explanatory Plan 11608) of Lot 1, DL 2, Group 1, NWD Plan 4286



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

**FROM:** CD Comprehensive Development District (based on P2 Administration and Assembly District, C3 General Commercial District, RM5s Multiple Family Residential District, Lougheed Core Area Master Plan, and Lougheed Town Centre Plan as guidelines)

**TO:** Amended CD Comprehensive Development District (based on C3 General Commercial District, RM5s Multiple Family Residential District, Lougheed Core Area Master Plan, Lougheed Town Centre Plan as guidelines and in accordance with the development plan entitled "Pinnacle Lougheed" prepared by JYOM Architecture)

		PLANNING AND DEVELOPMENT DEPARTMENT		
Date:	APR 20 2022	<b>OFFICIAL ZONING MAP</b>		Map "B" No. REZ. 4407
Scale:	1:2,000			
Drawn By:	JS			

**CITY OF BURNABY****BYLAW NO. 14448**

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, c.1;

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. 14, 2022.**
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. 4408 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. 14448  
Page 2

3. The Comprehensive Development Plan entitled “Carrigan Court” prepared by Bingham + Hill Architects and on file in the office of the General Manager Planning and Development, 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	, 2022
Read a second time this	day of	, 2022
Read a third time this	day of	, 2022
Reconsidered and adopted by Council this	day of	, 2022

MAYOR

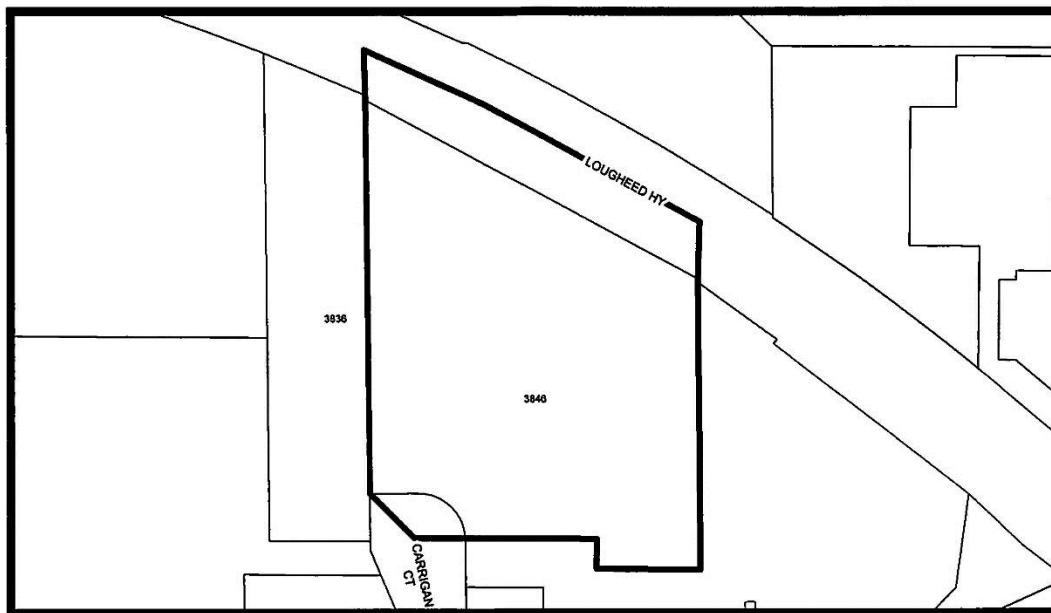
CLERK

Bylaw No. 14448  
Page 3

BYLAW NUMBER 14448 BEING A BYLAW TO AMEND BYLAW  
NUMBER 4742 BEING BURNABY ZONING BYLAW 1965

**REZ.20-18**



LEGAL: Lot 80, District Lot 4, Group 1, NWD Plan 36433



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

FROM: RM3 Multiple Family Residential District

TO: CD Comprehensive Development District (based on RM3s Multiple Family Residential District, RM3r Multiple Family Residential District, RM5r Multiple Family Residential District and Lougheed Town Centre Plan as guidelines and in accordance with the development plan entitled "Carrigan Court" prepared by Bingham + Hill Architects)

		PLANNING AND DEVELOPMENT DEPARTMENT			
Date:	APR 20 2022	<b>OFFICIAL ZONING MAP</b>		Map "B" No. REZ. 4408	
Scale:	1:2,000				
Drawn By:	JS				

**CITY OF BURNABY****BYLAW NO. 14449**

A BYLAW to amend Bylaw No. 4742, being Burnaby Zoning Bylaw 1965, as amended by Bylaw Nos. 10585, 11812, 13489, 13708 being Burnaby Zoning Bylaw 1965, Amendment Bylaw Nos. 26, 1997, 68, 2004, 19, 2015, 04, 2017

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, c.1;

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

1. This Bylaw may be cited as **BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 15, 2022.**

2. Bylaw No. 4742, as amended by Bylaw Nos. 10585, 11812, 13489, 13708 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. 4409, annexed to this Bylaw, and in accordance with the explanatory legend, notations, references and boundaries designated, described, delimited and specified in particularity shown upon said Map ‘B’; and the various boundaries and districts shown upon said Map ‘B’ respectively are an amendment of and in addition to the respective districts, designated and marked on said Map ‘A’ insofar as the same are changed, modified or varied

Bylaw No. 14449  
Page 2

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

(b) The Comprehensive Development Plan(s), more particularly described in Bylaw Nos. 10585, 11812, 13489, 13708 are amended as may be necessary by the development plan entitled “Concord Brentwood 3” prepared by GBL Architects Inc. and on file in the office of the General Manager Planning and Development; 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	, 2022
Read a second time this	day of	, 2022
Read a third time this	day of	, 2022
Reconsidered and adopted by Council this	day of	, 2022

MAYOR

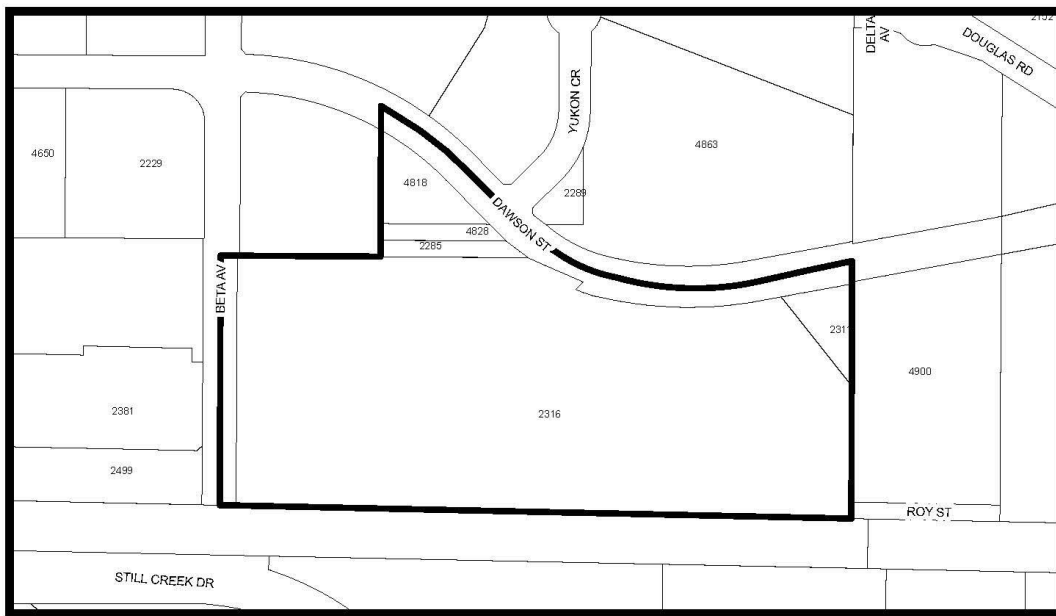
CLERK



BYLAW NUMBER 14449 BEING A BYLAW TO AMEND BYLAW  
NUMBER 4742 BEING BURNABY ZONING BYLAW 1965

**REZ.21-31**



LEGAL: See *attached* Schedule A



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

FROM: CD Comprehensive Development District (based on RM4s, RM5s Multiple Family Residential District and P2 Administration and Assembly District) and P3 Park and Public Use District

TO: CD Comprehensive Development District (based on RM4s Multiple Family Residential District, RM4r Multiple Family Residential District, C1 Neighbourhood Commercial District, P2 Administration and Assembly District and the Brentwood Town Centre Development Plan as guidelines and in accordance with the development plan entitled "Concord Brentwood 3" prepared by GBL Architects Inc.) and P3 Park and Public Use District

		PLANNING AND DEVELOPMENT DEPARTMENT		
Date:	MAY 3 2022	<b>OFFICIAL ZONING MAP</b>		Map "B" No. REZ. 4409
Scale:	1:3,500			
Drawn By:	RW			

**REZONING REFERENCE 21-31  
SCHEDULE A**

<b>ADDRESS</b>	<b>PID</b>	<b>LEGAL DESCRIPTION</b>
2316 Beta Avenue	001-506-986	Parcel "E" (Reference Plan 5276) District Lot 124 Group 1 New Westminster District Except Parcel 1 (Explanatory Plan 13194) and Plan EPP101140
4818 Dawson Street	026-480-077	Lot 4 District Lot 124 Group 1 New Westminster District Plan BCP20675
4828 Dawson Street	025-313-266	Block 86 District Lot 124 Group 1 New Westminster District Plan 3348 Except Plans 13192, BCP20675 and EPP101140
2285 Delta Avenue	010-995-889	Lot "D", Except Part In Plan BCP20675 District Lot 124 Group 1 New Westminster District Plan 3348 Except Plan EPP101140
2311 Delta Avenue	007-313-039	Parcel "One" (Explanatory Plan 13194) of Parcel "E" (Reference Plan 5276) District Lot 124 Group 1 New Westminster District Except Plan EPP101140

**CITY OF BURNABY****BYLAW NO. 14450**

A BYLAW to amend Bylaw No. 4742, being Burnaby Zoning Bylaw 1965, as amended by Bylaw Nos. 5789, 9795, 10544 being Burnaby Zoning Bylaw 1965, Amendment Bylaw Nos. 51, 1970, 47, 1992, 12, 1997

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, c.1;

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

1. This Bylaw may be cited as **BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 16, 2022.**

2. Bylaw No. 4742, as amended by Bylaw Nos. 5789, 9795, 10544 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. 4410, annexed to this Bylaw, and in accordance with the explanatory legend, notations, references and boundaries designated, described, delimited and specified in particularity shown upon said Map 'B'; and the various boundaries and districts shown upon said Map 'B' respectively are an amendment of and in addition to the respective districts, designated and marked on said Map 'A' insofar as the same are changed, modified or varied

Bylaw No. 14450  
Page 2

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

(b) The Comprehensive Development Plan(s), more particularly described in Bylaw Nos. 5789, 9795, 10544 are amended as may be necessary by the development plan entitled “Seton Villa” prepared by Eitaro Hirota Architecture Inc. and on file in the office of the General Manager Planning and Development; 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	, 2022
Read a second time this	day of	, 2022
Read a third time this	day of	, 2022
Reconsidered and adopted by Council this	day of	, 2022

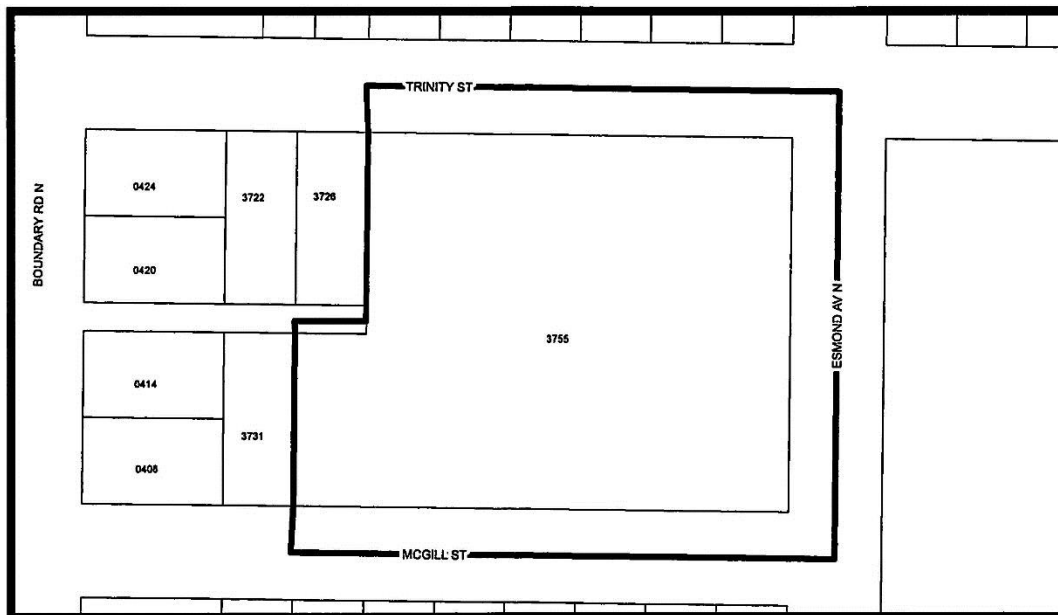
MAYOR

CLERK

BYLAW NUMBER 14450 BEING A BYLAW TO AMEND BYLAW  
NUMBER 4742 BEING BURNABY ZONING BYLAW 1965

**REZ.19-32**



LEGAL: Lot 45 District Lot 186 Group 1 New Westminster District Plan 40140



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

**FROM:** CD Comprehensive Development District (based on RM4 Multiple Family Residential District, P5 Community Institutional District, C1 Neighbourhood Commercial District and R5 Residential District)

**TO:** Amended CD Comprehensive Development District (based on RM5r Multiple Family Residential District, P5 Community Institutional District, C1 Neighbourhood Commercial District, and R5 Residential District, and in accordance with the development plan entitled "Seton Villa 3755 McGill Street Burnaby, BC" prepared by Eitaro Hirota Architecture Inc.)

		PLANNING AND DEVELOPMENT DEPARTMENT		
Date:	APR 20 2022	<b>OFFICIAL ZONING MAP</b>		Map "B" No. REZ. 4410
Scale:	1:1,250			
Drawn By:	JS			

**CITY OF BURNABY**

**BYLAW NO. 14451**

A BYLAW to amend the  
Burnaby Official Community Plan

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. 2015, c. 1

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

1. This bylaw may be cited as **BURNABY OFFICIAL COMMUNITY PLAN BYLAW 1998, AMENDMENT BYLAW NO. 1, 2022.**

2. Burnaby Official Community Plan Bylaw 1998, as amended, is further amended:

(a) at section 4.4, page 5, in respect to the Residential Policy Framework map, according to the plan entitled “Amendment to Section 4.4 of the OCP 3405 Willingdon Avenue” and attached to this bylaw as Schedule “A” (the “Amendment Plan”), and in accordance with the legend, designations, notations, references and boundaries designated, described, delimited and specified in the Amendment Plan, and the various boundaries and designations shown upon the Amendment Plan are an amendment of and in addition to those in the Official Community Plan insofar as the same are changed, modified or varied thereby, and the Amendment Plan is hereby declared to be and shall form a part of the Official Community Plan as if originally incorporated therein;

(b) at Section 4.4.2, by deleting the first sentence and substituting the following:  
“The Residential Framework provides for fourteen Urban Village areas.”;

(c) at Section 4.4, page 7, by deleting the table entitled “Residential Policy

Framework Locations” in its entirety and substituting the table attached to this bylaw as Schedule “B”;

- (d) at Section 5.4.2, by deleting the first sentence of the first paragraph and substituting the following: “The Residential Framework provides for fourteen Urban Village areas which provide for non-town centre multi-family development associated with a commercial service area.”;
- (e) at Section 5.4.2, by deleting the first sentence of the first paragraph and substituting the following: “At present, the fourteen areas designated for Urban Village centre status contain approximately 626,400 square feet of office space and 942,600 square feet of retail space.”;
- (f) at section 6.4, page 6, in respect to the Industrial Policy Framework map, according to the plan entitled “Amendment to Section 6.4 of the OCP 3405 Willingdon Avenue” and attached to this bylaw as Schedule “C” (the “Amendment Plan”), and in accordance with the legend, designations, notations, references and boundaries designated, described, delimited and specified in the Amendment Plan, and the various boundaries and designations shown upon the Amendment Plan are an amendment of and in addition to those in the Official Community Plan insofar as the same are changed, modified or varied thereby, and the Amendment Plan is hereby declared to be and shall form a part of the Official Community Plan as if originally incorporated therein; and
- (g) at Section 6.4.2, by deleting the last two sentences in the first paragraph and substituting the following: “Each of the eight business centre areas identified in the Industrial Policy Framework map has been, or will be, the subject of a plan preparation process involving a comprehensive zoning approach to define specific development parameters. These eight are the same as eight of the nine business centres designated in the Commercial Framework, given the merging of these two land use types within the business centre environment.”

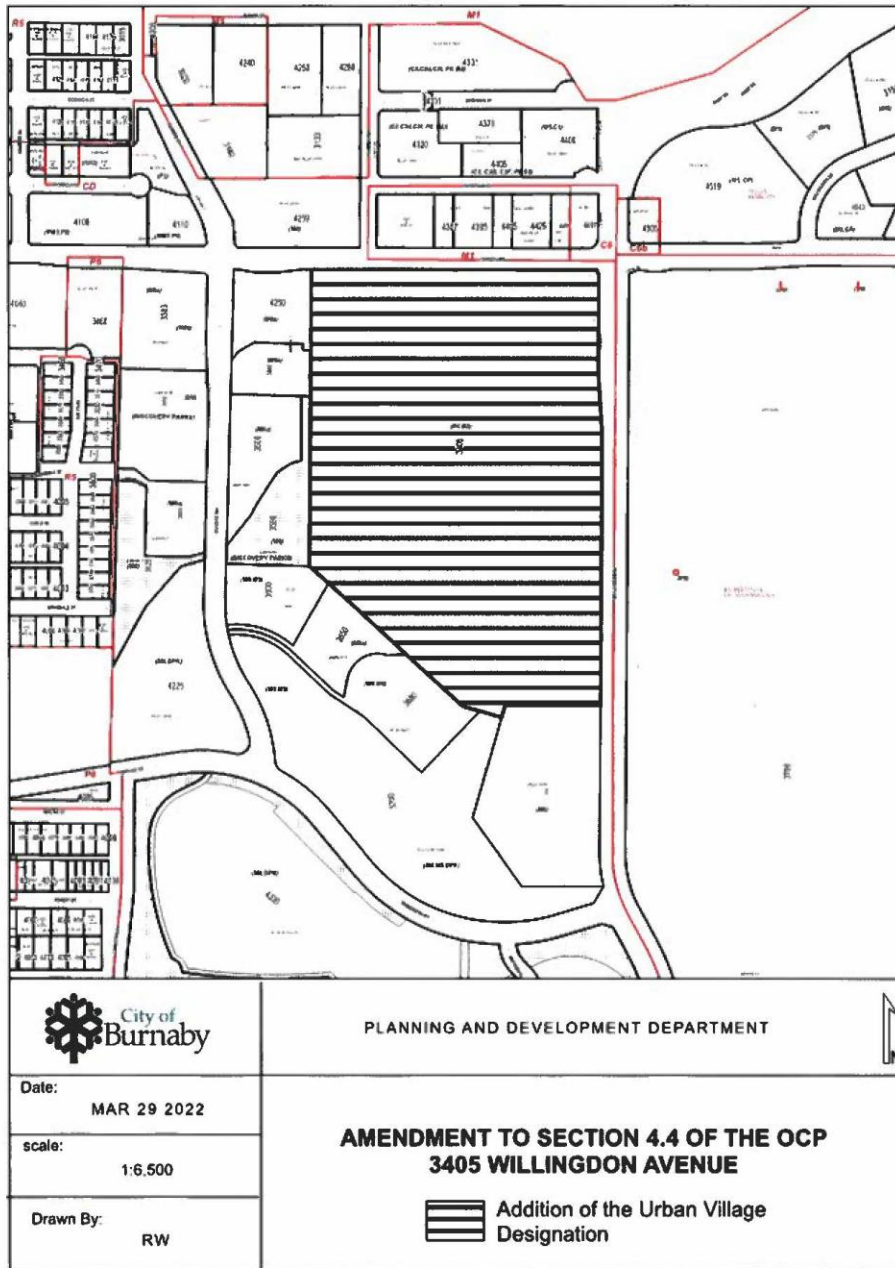
Read a first time this	day of	, 2022
Read a second time this	day of	, 2022
Read a third time this	day of	, 2022
Reconsidered and adopted by Council this	day of	, 2022

MAYOR

CLERK



## SCHEDULE "A"

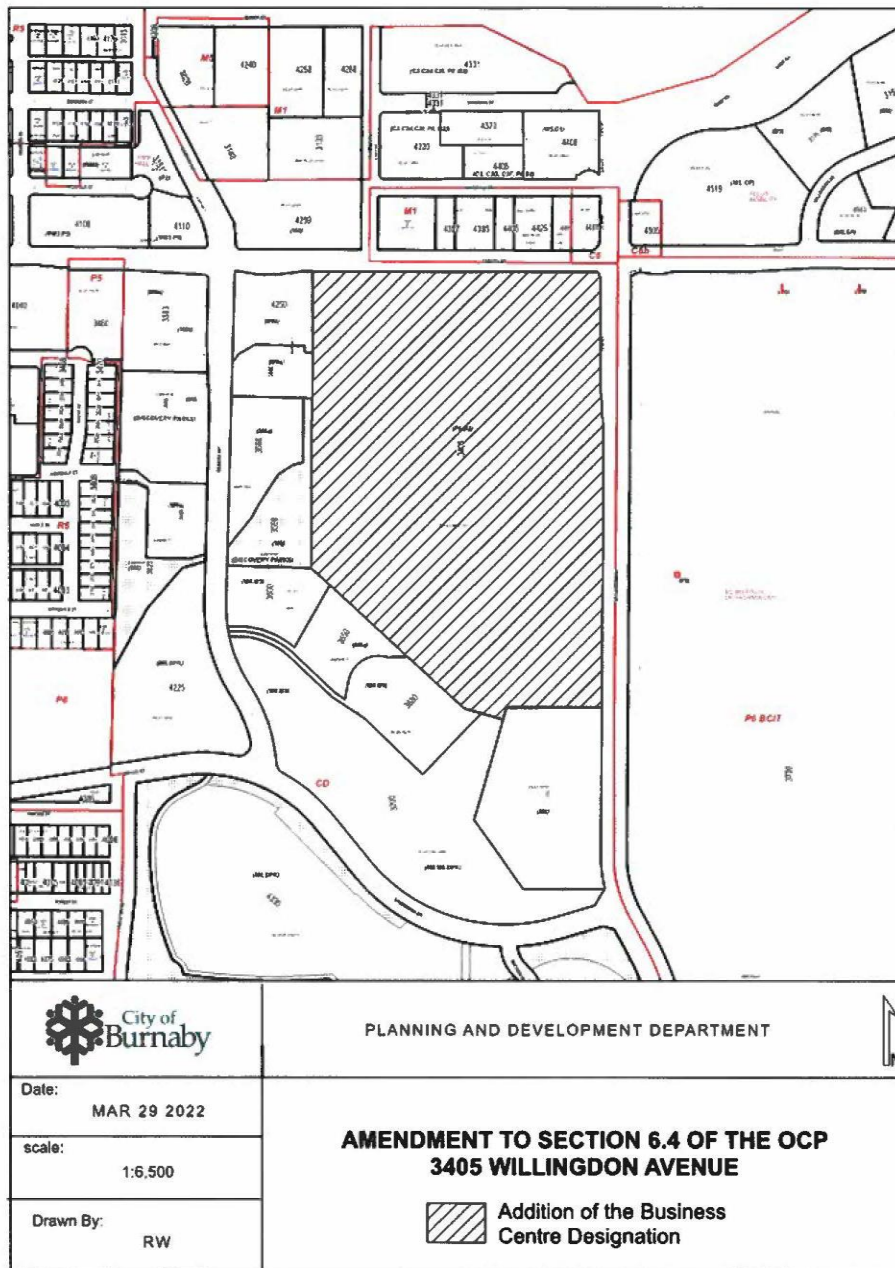


SCHEDULE “B”

## Residential Policy Framework Locations

Location		Implementation Action				
		Adopted Plan	Plan Amendment Required	New Plan Required	Plan Under Review	Development Complete
<b>Town Centres</b>	Metrotown	▲			Maywood Neighbourhood	
	Lougheed	▲				
	Edmonds	▲				
	Brentwood	▲				
<b>Urban Villages</b>	Montecito	▲	minor			
	Canada Way / Boundary Rd.	▲	minor			
	Hastings Village	▲				
	SFU E. Neighbourhood	▲				
	Hastings St./ Holdom Ave.	▲				
	Holdom/ Lougheed LRT Station Area			▲		
	Bainbridge / Lougheed LRT Station Area			▲		
	Brighton / Lougheed LRT Station Area			▲		
	Sixth St / ( 17 Ave. to 14th Ave)			▲		
	Royal Oak / Rumble				▲	
	Madison Ave. / William St.			▲		
	Sunset St. / Smith Ave.			▲		
	Hastings St. / Sperling Ave.			▲		
	Willingdon Lands				▲	
<b>Suburban Multi-Family Communities</b>	Oaklands	▲				
	Cariboo Heights	▲				
	George Derby	▲				
	SFU South Neighbourhood	▲				
	Forest Grove					▲
	One Arbour Lane					▲
	Newcombe St. and Tenth Ave.	▲				
	Greentree Village					▲

# SCHEDULE "C"



**CITY OF BURNABY****BYLAW NO. 14452**

A BYLAW to amend the  
Burnaby Official Community Plan

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, c.1;

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

1. This Bylaw may be cited as **BURNABY OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW NO. 2, 2022.**
  
2. The Official Community Plan of the City of Burnaby as adopted under Bylaw No.10709 (hereinafter called the "Official Community Plan") is amended according to the plan entitled "Official Community Plan (OCP) Beresford Industrial Area" annexed to this Bylaw (hereinafter called the "Amendment Plan"), and in accordance with the legend, designations, notations, references and boundaries designated, described, delimited and specified in the Amendment Plan, and the various boundaries and designations shown upon the Amendment Plan are an amendment of and in addition to those in the Official Community Plan insofar as the same are changed, modified or varied thereby, and the Amendment Plan is hereby declared to be and shall form a part of the Official Community Plan as if originally incorporated therein.

Read a first time this

day of

, 2022

Bylaw No. 14452  
Page 2

Read a second time this	day of	, 2022
Read a third time this	day of	, 2022
Reconsidered and adopted by Council this	day of	, 2022

MAYOR

CLERK



**CITY OF BURNABY****BYLAW NO. 14299**

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. 4, 2021.**
  
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. 4365 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. 14299  
Page 2

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

Read a first time this	day of	, 2021
Read a second time this	day of	, 2021
Read a third time this	day of	, 2021
Reconsidered and adopted by Council this	day of	, 2021

MAYOR

CLERK



BYLAW NUMBER 14299 BEING A BYLAW TO AMEND BYLAW  
NUMBER 4742 BEING BURNABY ZONING BYLAW 1965

**REZ.18-43**



LEGAL: Lot 1, Blk 22, DL 95, Grp 1, NWD Plan 1930A  
Lot A, DL 95 Grp 1, NWD Plan 5795  
Lot 1, Blk 22, DL 95, Grp 1, NWD Plan 1930A  
Lot B, Blk 22, DL 95, Grp 1, NWD Plan 1930A  
Lot 8, Except Part on Plan A44067, Blk 22, DL 95, Grp 1, NWD Plan 1930A



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

FROM: C4 Service Commercial District and M2 General Industrial District

TO: CD Comprehensive Development District (based on C2 Community Commercial District, RM4s Multiple Family Residential District, RM4r Multiple Family Residential District and the Edmonds Town Centre Plan as guidelines and in accordance with the development plan entitled "Kingsway Honda Redevelopment" prepared by IBI Group Architects)

		PLANNING & BUILDING DEPARTMENT			
Date:	Feb 18 2021	<b>OFFICIAL ZONING MAP</b>		<b>Map "B"</b> <b>No. REZ.4365</b>	
Scale:	1:2,800				
Drawn By:	RW				



## INTER-OFFICE COMMUNICATION

**TO:** CITY CLERK **DATE:** 2022 June 15

**FROM:** GENERAL MANAGER  
PLANNING AND DEVELOPMENT

**SUBJECT:** **REZONING REFERENCE # 18-43**  
**BYLAW 14299 AMENDMENT BYLAW NO. 04/2021**  
**Residential low-rise non-market rental building with a commercial podium and a residential tower with townhouses at grade**  
**Third Reading**

**ADDRESS:** 6958 and 6984 Kingsway,  
7243 Greenford Avenue,  
6957 and 6961 Beresford Street

**LEGAL:** Lot 1, Blk 22, DL 95, Grp 1, NWD Plan 1930A  
Lot A, DL 95 Grp 1, NWD Plan 5795  
Lot A, Blk 22, DL 95, Grp 1, NWD Plan 1930A  
Lot B, Blk 22, DL 95, Grp 1, NWD Plan 1930A  
Lot 8, Except Part on Plan A44067, Blk 22, DL 95, Grp 1, NWD Plan 1930A

**FROM:** C4 Service Commercial District and M2 General Industrial District

**TO:** CD Comprehensive Development District (based on C2 Community Commercial District, RM4s Multiple Family Residential District, RM4r Multiple Family Residential District and the Edmonds Town Centre Plan as guidelines and in accordance with the development plan entitled "Kingsway Honda Redevelopment" prepared by IBI Group Architects)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2021 March 08;
- b) Public Hearing held on 2021 March 30; and,
- c) Second Reading given on 2021 June 14.

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 2022 January 10 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 2022 January 10.*
- d) The utilization of an amenity bonus through the provision of a cash in-lieu contribution in accordance with Section 4.5 of this report.
  - *The applicant has agreed in a letter dated 2022 January 10 to the provision of \$17,584,270.00 (subject to detailed survey) cash in-lieu contribution, in accordance with the terms and condition approved by Council. 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 4.10 of this report.
  - *The applicant has agreed to this prerequisite in a letter dated 2022 January 10, and the necessary statutory rights-of-way, easements and/or covenants will be deposited in the Land Title Office prior to Final Adoption.*
- f) The registration of a Housing Agreement.
  - *The applicant has agreed to this prerequisite in a letter dated 2022 January 10. A Housing Covenant and Housing Agreement will be registered on title prior to the issuance of an Occupancy Permit for the low rise rental building. A Section 219 Covenant guaranteeing this provision will be deposited in the Land Title Office prior to Final Adoption.*

- g) The submission of a suitable on-site stormwater management system to the approval of the Director Engineering, the deposit of sufficient monies for its provision, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation.
  - *The applicant has agreed to this prerequisite in a letter dated 2022 January 10. 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.*
- h) Compliance with the City's Groundwater Management for Multi-Family Development guidelines is required.
  - *The applicant has agreed to this prerequisite in a letter dated 2022 January 10.*
- i) 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 2022 January 10 agreeing to meet this prerequisite.*
- j) The design and provision of units adaptable to persons with disabilities, the provision of customized hardware and cabinet work being subject to the sale/lease of the unit to a disabled person and with allocated disabled parking spaces.
  - *The applicant has agreed to this prerequisite in a letter dated 2022 January 10 and the necessary provisions are indicated on the development plans.*
- k) The provision of covered car wash stalls and an adequately sized and appropriately located garbage handling and recycling material holding space to the approval of the Director Engineering and a commitment to implement the recycling provisions.
  - *The applicant has agreed to this prerequisite in a letter dated 2022 January 10 and the necessary provisions are indicated on the development plans.*
- l) The review of on-site residential loading facilities by the Director Engineering.
  - *The applicant has agreed to this prerequisite in a letter dated 2022 January 10 and the necessary provisions are indicated on the development plans.*
- m) The submission of a Public Art Plan is required in conjunction with this rezoning application.
  - *The applicant has agreed to this prerequisite in a letter dated 2022 January 10.*

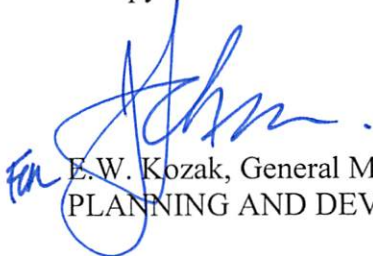
- n) Due to the site's location on Kingsway, the applicant is required to provide an acoustical study showing that the proposed development would meet Council-adopted noise criteria.
  - *An acoustic study has been submitted for review by the Climate Action and Energy Division, and the requisite covenant will be deposited in the Land Title Office prior to Final Adoption.*
- o) The provision of facilities for cyclists in accordance with this report.
  - *The applicant has agreed to this prerequisite in a letter dated 2022 January 10 and the necessary provisions are indicated on the development plans.*
- p) The undergrounding of existing overhead wiring abutting the site.
  - *The applicant has agreed to this prerequisite in a letter dated 2022 January 10 and will deposit the necessary funds prior to Final Adoption.*
- q) Compliance with the guidelines for underground parking for visitors.
  - *The applicant has agreed to this prerequisite in a letter dated 2022 January 10.*
- r) The submission of a detailed Comprehensive Sign Plan.
  - *The applicant has agreed to this prerequisite in a letter dated 2022 January 10.*
- s) The review of a detailed Sediment Control System by the Climate Action and Energy Division.
  - *The applicant has agreed to this prerequisite in a letter dated 2022 January 10.*
- t) The submission of a Site Disclosure and resolution of any arising requirements.
  - *The applicant has submitted the required Site Disclosure for the development site and has committed to obtaining a Certificate of Compliance from the Ministry of Environment prior to release of any Occupancy Permits.*
- u) The deposit of the applicable Parkland Acquisition Charge.
  - *The applicant has agreed in a letter dated 2022 January 10 to make the necessary deposit prior to Final Adoption.*

City Clerk  
 Rezoning Reference #18-43  
 Third Reading  
 2022 June 15.....Page 5

- v) The deposit of the applicable GVS & DD Sewerage Charge.
  - *The applicant has agreed in a letter dated 2022 January 10 to make the necessary deposit prior to Final Adoption.*
- w) The deposit of the applicable School Site Acquisition Charge.
  - *The applicant has agreed in a letter dated 2022 January 10 to make the necessary deposit prior to Final Adoption.*
- x) The deposit of the applicable Regional Transportation Development Cost Charge.
  - *The applicant has agreed in a letter dated 2022 January 10 to make the necessary deposit prior to Final Adoption.*
- y) 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 2021 March 10 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 2022 June 20, 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, General Manager  
 PLANNING AND DEVELOPMENT

KL:ll  
**Attachment**

cc: Chief Administrative Officer

**PUBLIC HEARING MINUTES  
HELD ON: 2021 March 30  
PAGE 1 OF 3**

**BURNABY ZONING BYLAW 1965  
AMENDMENT BYLAW NO. 04, 2021 - BYLAW NO. 14299**

**Rez. #18-43**

**6958 and 6984 Kingsway, 7243 Greenford Avenue, 6957 and 6961 Beresford Street**

**From:** C4 Service Commercial District and M2 General Industrial District

**To:** CD Comprehensive Development District (based on C2 Community Commercial District, R4s Multiple Family Residential District, RM4r Multiple Family Residential District and the Edmonds Town Centre Plan as guidelines and in accordance with the development plan entitled "Kingsway Honda Redevelopment" prepared by IBI Group Architects)

**Purpose:** to permit construction of a single 40-storey high-rise strata apartment building with two-storey townhouses at grade, and a six-storey mixed-use rental and commercial retail building fronting Kingsway

**Applicant:** IBI Group Architects (Canada) Inc.

Eight (8) letters, including a petition with 118 signatures, were received in response to the proposed rezoning application:

1. Aigerim Tashibay, Magzhan Tashibay, Murat Tashibayev, #1001-7077 Beresford Street, Burnaby
2. Yin Ling Chan, #501-7077 Beresford Street, Burnaby
3. Shirin Dehghan, Ali Pouroskoui, #1207-7077 Beresford Street, Burnaby
4. Niniek Hadisantoso, #1703-7077 Beresford Street, Burnaby
5. Victor (Guang) Shao, Xue Hua Sun, #1501-7077 Beresford Street, Burnaby
6. Peter Leong, on behalf of the owners of 7077 Beresford Street & 7220 Greenford Avenue, Burnaby (*petition containing 118 signatures*)
7. Sylvia Dixon, William Dixon, Kerry Dixon, #10-7077 Beresford Street, Burnaby
8. Alex and Danielle Kwok, #905-7077 Beresford Street, Burnaby

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

**Anthony Mendes**, #202-7220 Greenford Avenue, Burnaby, advised that Greenford Avenue is very narrow and cannot accommodate the extra vehicular and pedestrian traffic resulting from a 40-storey high-rise. Mr. Mendes also expressed concern regarding the retention of the greenspace at Greenford Avenue and Beresford Street.

PUBLIC HEARING MINUTES  
HELD ON: 2021 March 30  
PAGE 2 OF 3

**John Madzeg**, #13-7220 Greenford Avenue, Burnaby, spoke in opposition to the proposed development and expressed concern regarding the development of a 40-storey apartment building in the neighbourhood.

**Niniekh Hadisantoso**, 7077 Beresford Street, Burnaby, expressed concern for the senior and disabled residents that reside at 7077 Beresford Street. The speaker referred to correspondence that was submitted on behalf of the owners/occupants of Strata Plan LMS 2195.

**Anthony Mendes**, #202-7220 Greenford Avenue, Burnaby, spoke for a second time to provide clarification regarding egress and ingress to the strata units, townhouses and commercial units, advising that both Beresford Street and Greenford Avenue are utilized by vehicles and pedestrians.

**Sashi di Silva**, 7220 Greenford Avenue, Burnaby, expressed concern regarding the overcrowding and potential loss of access to the greenspace located at the corner of Greenford Avenue and Beresford Street. The speaker also expressed concerns regarding: an increase in traffic; construction noise and dust; and residents' safety.

**Ritchie Chow**, 7077 Beresford Street, Burnaby, expressed concern regarding increased traffic congestion on Kingsway and the effects on resident pedestrians.

**Peter Leong**, 7077 Beresford Street, Burnaby, Chairman of the Special Project Sub-Committee for Strata Plan LMS 2195, advised that a preliminary vehicle study was conducted indicating that approximately 70 to 100 cars a day using Greenford Avenue. If the development were to proceed, Mr. Leung believes that the number of vehicles is estimated to increase by 450 cars, and requested that the City conduct a traffic study to mitigate future issues. Further, the speaker expressed concern regarding possible foundation damage, lack of commercial amenities, and illegal dumping at 7079 Beresford Street.

**Alaidiah McGlynn**, 6630 Sussex, Burnaby, advised that it is very difficult living in the vicinity of major construction due to pedestrian and vehicular traffic pattern disruptions, increased noise, dirt, and dust.

**Niniekh Hadisantoso**, 7077 Beresford Street, Burnaby, spoke for a second time, urging Council to reconsider the development due to the negative impact it will have on seniors, people with disabilities, and families that live in the area.

**Ritchie Chow**, 7077 Beresford Street, Burnaby, spoke for a second time reiterating traffic and pollution concerns, and impacts the construction will have on the current residents.

**Kerry Dixon**, 7077 Beresford Street, Burnaby, spoke in opposition to the rezoning application expressing concerns regarding the overdevelopment of the area which will result in: much higher volumes of traffic and congestion; possible damage to nearby retaining walls and building membranes; loss of sunlight; excess noise; and negative effects on the Ron McLean Park Watershed.



**PUBLIC HEARING MINUTES  
HELD ON: 2021 March 30  
PAGE 3 OF 3**

**MOVED BY COUNCILLOR CALENDINO  
SECONDED BY COUNCILLOR KEITHLEY**

**THAT this Public Hearing for Rez. #18-43, Bylaw No. 14299 be terminated.**

**CARRIED UNANIMOUSLY**

**MOVED BY COUNCILLOR JORDAN  
SECONDED BY COUNCILLOR JOHNSTON**

**THAT staff report back to Council on the issues raised by the delegations at the Public Hearing for Rezoning Reference #18-43, prior to second reading of the bylaw.**

**CARRIED UNANIMOUSLY**

**CITY OF BURNABY****BYLAW NO. 14386**

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

WHEREAS application for rezoning has been made to the Council;

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

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

1. This Bylaw may be cited as **BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 29, 2021.**
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. 4385 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. 14386  
Page 2

3. The Comprehensive Development Plan entitled “Bassano Concept Book” 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	, 2021
Read a second time this	day of	, 2021
Read a third time this	day of	, 2021
Reconsidered and adopted by Council this	day of	, 2021

MAYOR

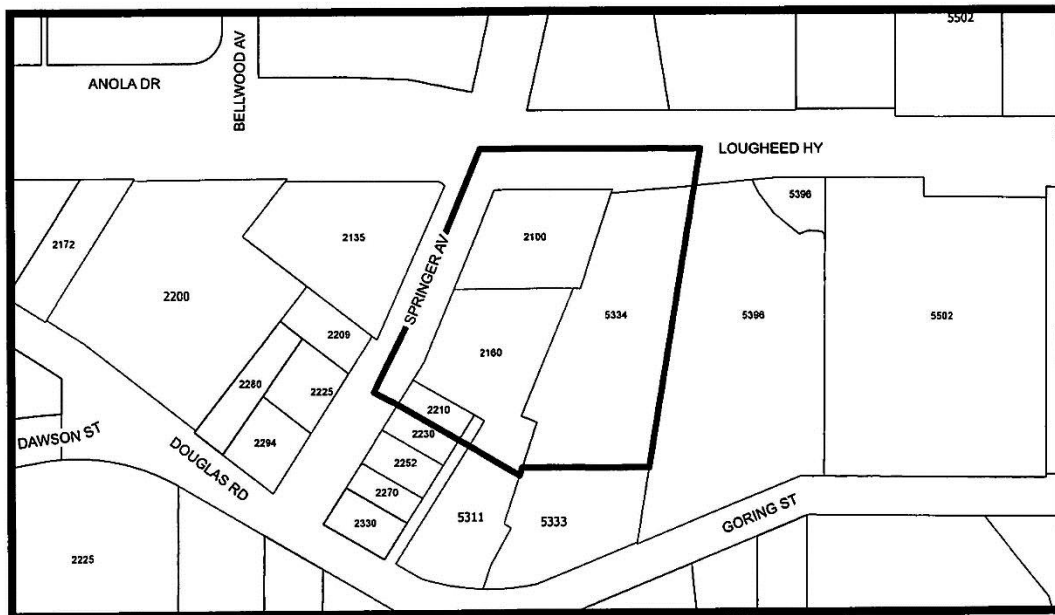
CLERK

Bylaw No. 14386  
Page 3

BYLAW NUMBER 14386 BEING A BYLAW TO AMEND BYLAW  
NUMBER 4742 BEING BURNABY ZONING BYLAW 1965

**REZ.17-14**



LEGAL: Schedule A (attached)



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

FROM: M2 General Industrial District, C6 Gasoline Service Station District and R2 Residential District

TO: CD Comprehensive Development District (based on RM5s Multiple Family Residential District, RM5r Multiple Family Residential District and Brentwood Town Centre Development Plan as guidelines, and in accordance with the development plan entitled "Bassano Concept Book" prepared by IBI Group)

		PLANNING & BUILDING DEPARTMENT			
Date:	OCT 6 2021	<b>OFFICIAL ZONING MAP</b>		Map "B" 4385 No. REZ.	
Scale:	1:3,000				
Drawn By:	RW				

**SCHEDULE A**  
**REZONING REFERENCE #17-14**

<b>ADDRESS</b>	<b>LTO PID</b>	<b>LEGAL DESCRIPTION</b>
<b>2100 Springer Avenue</b>	<b>006-499-201</b>	Lot 8 District Lot 125 Group 1 New Westminster District Plan 22106
<b>2160 Springer Avenue</b>	<b>003-053-784</b>	Lot 51 Except Part Subdivided By Plan 43624 District Lot 125 Group 1 New Westminster District Plan 40102
<b>2210 Springer Avenue</b>	<b>001-469-797</b>	Lot 1 District Lot 125 Group 1 New Westminster District Plan 12069
<b>5334 Lougheed Hwy</b>	<b>003-053-890</b>	Lot 54 District Lot 125 Group 1 New Westminster District Plan 43624



## INTER-OFFICE MEMORANDUM

**TO:** CITY CLERK **DATE:** 2022 June 15

**FROM:** GENERAL MANAGER  
PLANNING AND DEVELOPMENT

**SUBJECT:** **REZONING REFERENCE #17-14**  
**BYLAW 14386, AMENDMENT BYLAW NO. 29/21**  
**Bassano Site – Conceptual Master Plan**  
**Brentwood Town Centre Development Plan**  
**Third Reading**

**ADDRESS:** 2100, 2160, 2210 Springer Avenue, and 5334 Lougheed Highway

**LEGAL:** See Schedule A (*attached*)

**FROM:** M2 General Industrial District, C6 Gasoline Service Station District and R2 Residential District

**TO:** CD Comprehensive Development District (based on RM5s Multiple Family Residential District, RM5r Multiple Family Residential District and Brentwood Town Centre Development Plan as guidelines, and in accordance with the development plan entitled “Bassano Concept Book” prepared by IBI Group)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2021 October 25;
- b) Public Hearing held on 2021 November 23; and,
- c) Second Reading given on 2021 December 06.

The prerequisite conditions have been partially satisfied as follows:

- a. The submission of a suitable plan of development.
  - *A virtually complete suitable plan of development has been submitted. A few remaining details will be resolved prior to Final Adoption.*
- b. The submission of an Engineering Master Plan.
  - *The applicant has agreed to this prerequisite in a letter dated 2022 May 30, and a Master Servicing and Phasing Plan has been submitted.*
- c. The submission of a Master Conceptual Stormwater Management Plan.
  - *The applicant has agreed to this prerequisite in a letter dated 2022 May 30, and a Master Conceptual Stormwater Management Plan has been submitted.*
- d. The submission of a Master Subdivision Plan and Phasing Plan.

City Clerk  
 General Manager Planning and Development  
 Third Reading  
 2022 June 15.....Page 2

- *The applicant has agreed to this prerequisite in a letter dated 2022 May 30, and a Master Subdivision and Phasing Plan has been submitted.*
- e. The submission of a Green Building Strategy.
- *The applicant has agreed to this prerequisite in a letter dated 2022 May 30, and a Green Building Strategy has been submitted.*
- f. The dedication of any rights-of-way deemed requisite.
- *The applicant has agreed to this prerequisite in a letter dated 2022 May 30. A Master Conceptual Subdivision Plan has been submitted indicating the requisite road dedications. Specific road dedications will be a requirement of the site specific rezoning of each phase.*
- g. The granting of any necessary statutory rights-of-way, easements, and/or covenants as outlined in Section 5.7 of the Public Hearing report.
- *The applicant has agreed to this prerequisite in a letter dated 2022 May 30, and the requisite statutory rights-of-way, easements, and/or covenants will be deposited in the Land Title Office prior to Final Adoption.*
- h. The submission of a Site Disclosure Statement and resolution of any arising requirements.
- *The applicant has submitted the required Site Disclosure Statement, which is being processed to determine if remediation measures are required.*
- i. The submission of a Construction Management and Access Plan.
- *The applicant has agreed to this prerequisite in a letter dated 2022 May 30. A Master Construction Management and Access Plan will be submitted for approval prior to Final Adoption.*

As the prerequisite conditions to this rezoning are now substantially complete, please arrange to return this amendment bylaw to Council for Consideration and Third Reading on 2022 June 20, 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, General Manager  
 PLANNING AND DEVELOPMENT

MN:tn

**Attachments**

cc: Chief Administrative Officer

P:\49500 Rezoning\20 Applications\2017\17-14 Springer & Loughheed (Master Plan)\Council Reports\Third Reading\Rezoning Reference 17-14 Third Reading 2022.06.20.docx

**SCHEDULE A**

**REZONING REFERENCE #17-14**

ADDRESS	PID	LEGAL DESCRIPTION
2100 Springer Avenue	006-499-201	Lot 8 District Lot 125 Group 1 New Westminster District Plan 22106
2160 Springer Avenue	003-053-784	Lot 51 Except Part Subdivided By Plan 43624 District Lot 125 Group 1 New Westminster District Plan 40102
2210 Springer Avenue	001-469-797	Lot 1 District Lot 125 Group 1 New Westminster District Plan 12069
5334 Lougheed Hwy	003-053-890	Lot 54 District Lot 125 Group 1 New Westminster District Plan 43624

P:\49S00 Rezoning\20 Applications\2017\17-14 Springer & Lougheed (Mnter Plan)\Council Rcports\ThirdReading\REZ 17-14 Schedule A.docx



**PUBLIC HEARING MINUTES  
HELD ON: 2021 Nov 23  
PAGE 1 OF 1**

**BURNABY ZONING BYLAW 1965  
AMENDMENT BYLAW NO. 29, 2021 - BYLAW NO. 14386**

**Rez. #17-14**

**2100, 2160, 2210 Springer Avenue, and 5334 Lougheed Highway**

**From:** M2 General Industrial District, C6 Gasoline Service Station District and R2 Residential District

**To:** CD Comprehensive Development District (based on RM5s Multiple Family Residential District, RM5r Multiple Family Residential District and Brentwood Town Centre Development Plan as guidelines, and in accordance with the development plan entitled "Bassano Concept Book" prepared by IBI Group)

**Purpose:** to establish a Conceptual Master Plan and Design Guidelines for the subject site (Bassano Site), in order to guide further site specific rezoning applications for the future construction of a high-density strata and non-market rental development over three main phases. Resulting from the findings and recommendations of the Mayor's Task Force on Community Housing, and other adopted and emerging housing policies, the proposed Conceptual Master Plan also includes an innovative approach to the provision of non-market rental housing for Council's consideration, involving the development of a 'swing site' to temporarily house tenants displaced by development in the Metrotown area while their replacement homes are being constructed. No specific development is being proposed by the subject rezoning application

**Applicant:** Boffo Developments Ltd.

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

1. Josh Batterink, 2225 Holdom Avenue, Burnaby

No speakers appeared before Council in support or opposition to the proposed rezoning application.

**MOVED BY COUNCILLOR GU  
SECONDED BY COUNCILLOR WANG**

**THAT this Public Hearing for Rez. #17-14, Bylaw No. 14386 be terminated.**

**CARRIED UNANIMOUSLY**

**CITY OF BURNABY****BYLAW NO. 14438**

A BYLAW to amend Bylaw No. 4742, being Burnaby Zoning Bylaw 1965, as amended by Bylaw Nos. 11077, 13568, 13650, 13651, 13754, 13785 and 13828 being Burnaby Zoning Bylaw 1965, Amendment Bylaw Nos. 12, 2000, 01, 2016, 43, 2016, 44, 2016, 20, 2017, 29, 2017 and 43, 2017

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, c.1;

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. 09, 2022.**

2. Bylaw No. 4742, as amended by Bylaw Nos. 11077, 13568, 13650, 13651, 13754, 13785 and 13828, 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. 4403, annexed to this Bylaw, and in accordance with the explanatory legend, notations, references and boundaries designated, described, delimited and specified in particularity shown upon said Map ‘B’; and the various boundaries and districts shown upon said Map ‘B’ respectively are an amendment of and in addition to the respective districts, designated and marked on said Map ‘A’ insofar as the same are changed, modified or varied

Bylaw No. 14438  
Page 2

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

(b) The Comprehensive Development Plan(s), more particularly described in Bylaw Nos. 11077, 13568, 13650, 13651, 13754, 13785 and 13828, are amended as may be necessary by the development plan entitled “Burnaby Lougheed” prepared by Liquor Distribution Branch and on file in the office of the General Manager Planning and Development; 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	, 2022
Read a second time this	day of	, 2022
Read a third time this	day of	, 2022
Reconsidered and adopted by Council this	day of	, 2022

MAYOR

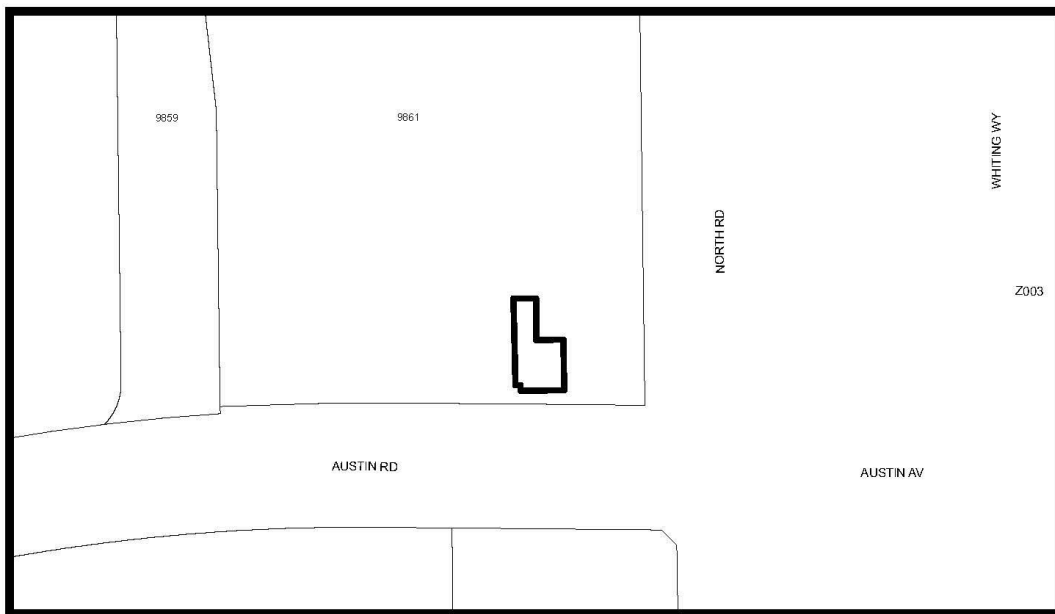
CLERK

Bylaw No. 14438  
Page 3

BYLAW NUMBER 14438 BEING A BYLAW TO AMEND BYLAW  
NUMBER 4742 BEING BURNABY ZONING BYLAW 1965

**REZ.21-42**



LEGAL: Lot 1 District Lot 4 Group 1 New Westminster District Plan EPP60170



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

**FROM:** CD Comprehensive Development District (based on C3 General Commercial District, RM5s Multiple Family Residential District, Lougheed Core Area Master Plan, and Lougheed Town Centre Plan as guidelines)

**TO:** Amended CD Comprehensive Development District (based on C3 and C3i General Commercial Districts, Lougheed Core Area Master Plan and Lougheed Town Centre Plan as guidelines, and in accordance with the development plan entitled "Burnaby Lougheed" prepared by Liquor Distribution Branch)

		PLANNING AND DEVELOPMENT DEPARTMENT		
Date:	MAR 14 2022	<b>OFFICIAL ZONING MAP</b>		Map "B" No. REZ. 4403
Scale:	1:1,500			
Drawn By:	RW			



## INTER-OFFICE COMMUNICATION

**TO:** CITY CLERK 2022 June 15

**FROM:** GENERAL MANAGER PLANNING AND DEVELOPMENT

**SUBJECT:** **REZONING REFERENCE # 21-42**  
**AMENDMENT BYLAW NO. 09/22, BYLAW 14438**  
**Government Cannabis Store**  
**Third Reading**

**ADDRESS:** Portion of 9861 Austin Road

**LEGAL:** Lot 1 District Lot 4 Group 1 New Westminster District Plan EPP60170

**FROM:** CD Comprehensive Development District (based on C3 General Commercial District, RM5s Multiple Family Residential District, Lougheed Core Area Master Plan, and Lougheed Town Centre Plan as guidelines)

**TO:** Amended CD Comprehensive Development District (based on C3 and C3i General Commercial Districts, Lougheed Core Area Master Plan and Lougheed Town Centre Plan as guidelines, and in accordance with the development plan entitled "Burnaby Lougheed" prepared by Liquor Distribution Branch)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2022 April 04;
- b) Public Hearing held on 2022 April 26; and,
- c) Second Reading given on 2022 May 09.

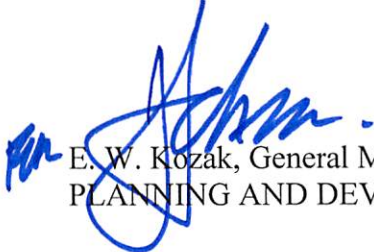
The prerequisite conditions have been partially satisfied as follows:

- a. The submission of a suitable plan of development.
  - *A virtually complete suitable plan of development has been submitted. A few remaining details will be resolved prior to Final Adoption.*
- b. The granting of a Section 219 Covenant to ensure that operating hours are maintained as described in Section 4.3 of the Public Hearing report.
  - *The applicant has agreed to this prerequisite in a letter dated 2022 June 09, and the requisite covenant will be deposited in the Land Title Office prior to Final Adoption.*

City Clerk  
General Manager Planning and Development  
Third Reading  
2022 June 15 .....Page 2

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 2022 June 20, 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, General Manager  
PLANNING AND DEVELOPMENT

AY:tn  
***Attachment***

cc: Chief Administrative Officer

P:\49500 Rezoning\20 Applications\2021\21-42 9861 Austin Road\3rd Reading\Rezoning Reference 21-42 Third Reading Memo 2022.06.20.Docx

**Burnaby Zoning Bylaw 1965**  
**Amendment Bylaw No. 9, 2022 - Bylaw No. 14438**

**Rez. #21-42**

**Portion of 9861 Austin Road**

**From:** CD Comprehensive Development District (based on C3 General Commercial District, RM5s Multiple Family Residential District, Lougheed Core Area Master Plan, and Lougheed Town Centre Plan as guidelines)

**To:** Amended CD Comprehensive Development District (based on C3 and C3i General Commercial Districts, Lougheed Core Area Master Plan and Lougheed Town Centre Plan as guidelines, and in accordance with the development plan entitled "Burnaby Lougheed" prepared by Liquor Distribution Branch)

**Purpose:** to permit a government cannabis store within a commercial retail unit (CRU) that is currently under construction

**Applicant:** British Columbia Liquor Distribution Branch

No correspondence was received in response to the proposed rezoning application.

No speakers appeared before Council in support or opposition to the proposed rezoning application.

**MOVED BY COUNCILLOR CALENDINO**  
**SECONDED BY COUNCILLOR WANG**

**THAT this Public Hearing for Rez. #21-42, Bylaw No. 14438 be terminated.**

**CARRIED UNANIMOUSLY**

**CITY OF BURNABY**

**BYLAW NO. 14019**

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. 13, 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. 4171 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. 14019  
Page 2

3. The Comprehensive Development Plan entitled “7149 17<sup>th</sup> Avenue” prepared by Cornerstone Architecture and on file in the office of the Director Planning and Building, is deemed to be attached to and form part of this Bylaw and any development on the lands rezoned by this Bylaw shall be in conformity with the said Comprehensive Development Plan.

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

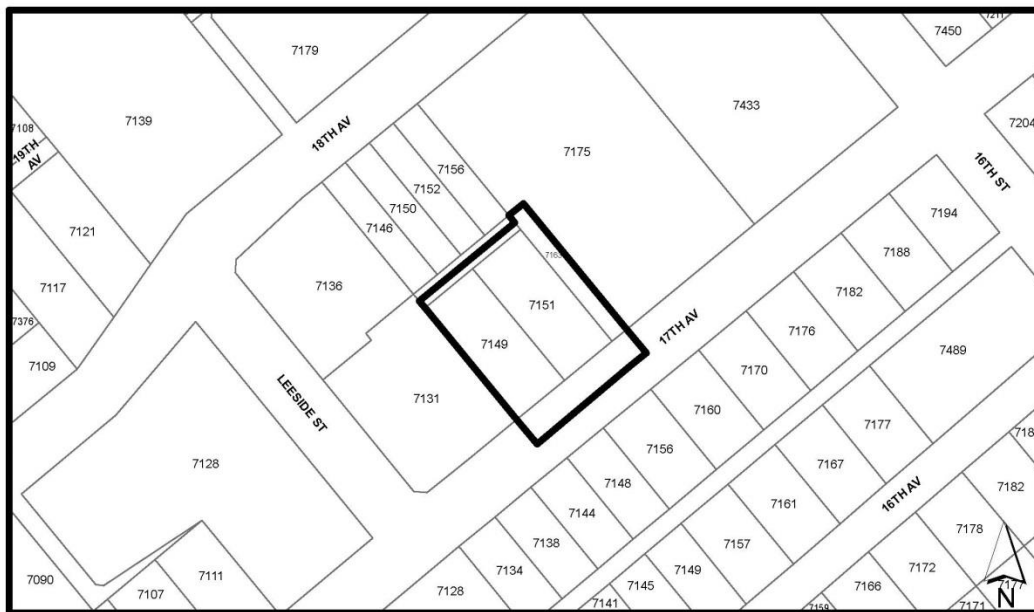
MAYOR

CLERK

BYLAW NUMBER 14019 BEING A BYLAW TO AMEND BYLAW  
NUMBER 4742 BEING BURNABY ZONING BYLAW 1965

**REZ.18-11**


LEGAL: Lot 56 District Lot 95 Group 1 New Westminster District Plan 1152, Lot 57 Except:  
North Westerly 10 Feet, District Lot 95 Group 1 New Westminster District Plan  
1152, and Lot 2 District Lot 95 Group 1 New Westminster District Plan LMP5577



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

FROM: R5 Residential District

TO: CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Edmonds Town  
Centre Plan guidelines and in accordance with the development plan entitled "7149 17th Avenue" prepared by  
Cornerstone Architecture)

	PLANNING AND BUILDING DEPARTMENT	
Date: MAR 25 2019	<b>OFFICIAL ZONING MAP</b>	
scale: 1:1,892		
Drawn By: AY		
	Map "B" No. REZ. 4171	



## INTER-OFFICE COMMUNICATION

**TO:** CITY CLERK 2022 June 15

**FROM:** GENERAL MANAGER  
PLANNING AND DEVELOPMENT

**SUBJECT:** **REZONING REFERENCE #18-11**  
**BYLAW #14019; AMENDMENT BYLAW NO. 13/19**  
**Townhouse Development with Underground Parking**  
**Edmonds Town Centre Plan**  
**Final Adoption**

**ADDRESS:** 7149, 7151 and 7163 17<sup>th</sup> Avenue

**LEGAL:** Lot 56 District Lot 95 Group 1 New Westminster District Plan 1152, Lot 57 Except: North Westerly 10 Feet, District Lot 95 Group 1 New Westminster District Plan 1152, and Lot 2 District Lot 95 Group 1 New Westminster District Plan LMP5577

**FROM:** R5 Residential District

**TO:** CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Edmonds Town Centre Plan guidelines, and in accordance with the development plan entitled "7149 17<sup>th</sup> Avenue" prepared by Cornerstone Architecture)

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The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2019 May 13;
- b) Public Hearing held on 2019 May 28;
- c) Second Reading given on 2019 June 10; and,
- d) Third Reading given on 2021 February 08.

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.*

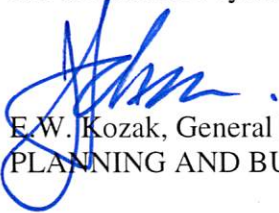
City Clerk  
 Rezoning Reference #18-11  
 Final Adoption  
 2022 June 15..... Page 2

- 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 October 23.*
- d) The utilization of an amenity bonus through the provision of a cash in-lieu contribution in accordance with Section 4.2 of this report.
  - *The applicant has provided a \$590,643.20 cash-in-lieu contribution in accordance with the terms approved by Council.*
- e) The completion of the sale of City property.
  - *The sale of City property has been completed according to the terms approved by Council.*
- f) The consolidation of the net site into one legal parcel.
  - *The requisite subdivision plan of consolidation has been submitted in a registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- g) The review of a detailed Sediment Control System by the General Manager of Engineering.
  - *The applicant has agreed to this prerequisite in a letter dated 2020 October 23. An Erosion and Sediment Control Plan has been submitted to the Engineering Department for approval prior to Building Permit issuance.*
- h) The pursuance of Storm Water Management Best Practices in line with established guidelines.
  - *A suitable Storm Water Management Strategy has been approved by the General Manager Engineering, and a Section 219 Covenant with the approved measures has been submitted in a registerable form, and will be deposited in the Land Title Office prior to Final Adoption.*
- i) The granting of any necessary Section 219 covenants, including but not limited to:
  - a Section 219 Covenant restricting the enclosure of balconies;
  - a Section 219 Covenant ensuring that all disabled parking remain as common property; and,
  - a 6.0 metre statutory right of way for vehicular access.
  - *The requisite covenants have been submitted in a registerable form and will be deposited in the Land Title Office prior to Final Adoption.*

City Clerk  
 Rezoning Reference #18-11  
 Final Adoption  
 2022 June 15..... Page 3

- j) The provision of a covered car wash stall and an adequately sized and appropriately located garbage handling and recycling material holding space to the approval of the Director Engineering and a commitment to implement the recycling provisions.
  - *The applicant has agreed to these prerequisites in a letter dated 2020 October 23 and the necessary provisions are indicated on the development plans.*
- k) The deposit of the applicable Parkland Acquisition Charge.
  - *The required deposits have been made to meet this prerequisite.*
- l) The deposit of the applicable GVS & DD Sewerage Charge.
  - *The required deposits have been made to meet this prerequisite.*
- m) The deposit of the applicable School Site Acquisition Charge.
  - *The required deposits have been made to meet this prerequisite.*
- n) The provision of facilities for cyclists in accordance with Section 5.5 of the rezoning report.
  - *The applicant has agreed in a letter dated 2020 October 23 and the necessary provisions are indicated on the development plans.*
- o) The submission of a written undertaking to distribute area plan notification forms, prepared by the City, with disclosure statements; and, to post area plan notification signs, also prepared by the City, on the development site and in the sales office in prominent and visible locations prior to Third Reading, or at the time marketing for the subject development commences, whichever is first, and remain posted for a period of one year, or until such time that all units are sold, whichever is greater.
  - *The applicant has agreed to this prerequisite in a letter dated 2020 October 23 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 2022 June 20.

  
 E.W. Kozak, General Manager  
 PLANNING AND BUILDING

MP:tn

cc: Chief Administrative Officer

**CITY OF BURNABY****BYLAW NO. 14182**

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

WHEREAS application for rezoning has been made to the Council;

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

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

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

3. The Comprehensive Development Plan entitled “4330 Maywood Street” prepared by GBL Architects and on file in the office of the Director Planning and Building, is deemed to be attached to and form part of this Bylaw and any development on the lands rezoned by this Bylaw shall be in conformity with the said Comprehensive Development Plan.

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

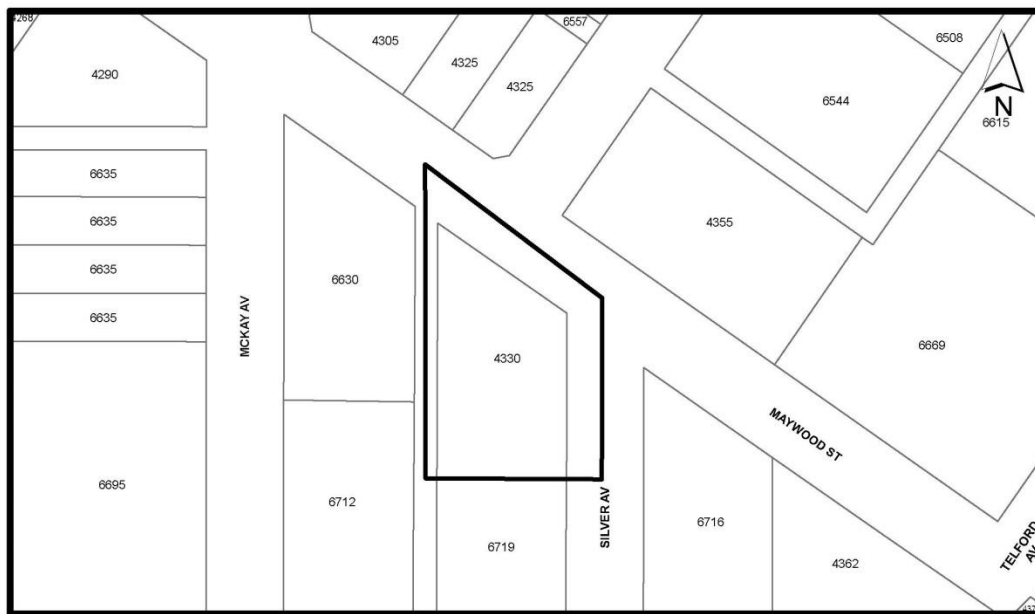
MAYOR

CLERK

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

**REZ.17-10004**


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



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

FROM: RM3 Multiple Family Residential District

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

	PLANNING AND BUILDING DEPARTMENT
Date: JUN 16 2020	<b>OFFICIAL ZONING MAP</b> <div data-bbox="1161 1732 1323 1795" data-label="Text"> <p>Map "B" No. REZ. 4227</p> </div>
Scale: 1:1,500	
Drawn By: RW	





## INTER-OFFICE COMMUNICATION

**TO:** CITY CLERK **DATE:** 2022 June 15

**FROM:** GENERAL MANAGER  
PLANNING AND DEVELOPMENT

**SUBJECT:** **REZONING REFERENCE #17-10004**  
**BYLAW 14182, AMENDMENT BYLAW NO. 22/2022**  
**High-Rise Mixed-Tenure Apartment Building and Commercial Podium**  
**Reconsideration and Final Adoption**

**ADDRESS:** 4330 Maywood Street

**LEGAL:** Lot 78 District Lot 153 Group 1 New Westminster District Plan 29417

**FROM:** RM3 Multiple Family Residential District

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

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2020 July 06;
- b) Public Hearing held on 2020 July 28;
- c) Second Reading given on 2020 August 24; and,
- d) Third Reading 2022 January 24.

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.

To: City Clerk  
 From: General Manager - Planning and Development  
 Re: REZONING REFERENCE #17-10004  
 2022 June 15..... Page 2

- *The applicant has submitted the necessary funds including a 4% inspection fee to cover the costs of all services necessary to serve the site and the servicing agreement has been completed.*
- c. The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development (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 2021 September 22.*
- d. The utilization of an amenity bonus through the provision of a cash in-lieu contribution in accordance with Section 4.4 of this report.
  - *The applicant has agreed to the provision of a \$5,671,120 (subject to detailed survey) cash in-lieu contribution, in accordance with the terms and conditions approved by Council. The applicant will deposit the funds prior to issuance of Preliminary Planning Approval. A Section 219 Covenant to guarantee this provision, including restricting the issuance of Preliminary Planning Approval and Building Permit for the proposed development has been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- e. The granting of any necessary statutory rights-of-way, easements and/or covenants.
  - *The requisite statutory rights-of-way and covenants have been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- f. The granting of any necessary Section 219 Covenants in accordance with Section 4.10 of this report.
  - *The requisite Section 219 Covenants have been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- g. The registration of a Housing Agreement and Housing Covenant and Council consideration and approval of a Housing Agreement Bylaw as described in Section 4.11 of this report.
  - *The applicant has agreed to this prerequisite in a letter dated 2021 September 22. A Housing Covenant and Housing Agreement will be registered on title prior to above ground construction commencing. A Section 219 Covenant guaranteeing this provision has been submitted in registrable form and will be deposited in the Land Title Office prior to Final Adoption.*
- h. The execution of a Tenant Assistance Plan, in accordance with Council adopted policies.
  - *The applicant has agreed to this prerequisite in a letter dated 2021 September 22.*

To: City Clerk  
 From: General Manager - Planning and Development  
 Re: REZONING REFERENCE #17-10004  
 2022 June 15..... Page 3

- i. Compliance with the City's Groundwater Management for Multi-Family Development guidelines is required.
  - *The applicant has agreed to this prerequisite in a letter dated 2021 September 22. A suitable on-site Groundwater Management Report will require approval of the General Manager Engineering, the required covenant has been submitted in registerable form and 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 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 2021 September 22 to install the system as approved prior to commencing construction.*
- k. The submission of a suitable on-site stormwater management system to the approval of the General Manager Engineering, the deposit of sufficient monies for its provision, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation.
  - *A suitable on-site stormwater management system has been approved by the General Manager Engineering, the required covenant has been submitted in registerable form and will be deposited in the Land Title Office and the required funds to guarantee this provision have been deposited.*
- l. The submission of a suitable Solid Waste and Recycling Plan by the Director Engineering.
  - *This provision is indicated on the development plans and the applicant has submitted a letter dated 2021 September 22 agreeing to meet this prerequisite.*
- m. The design and provision of units adaptable to persons with disabilities, the provision of customized hardware and cabinet work being subject to the sale/lease of the unit to a disabled person, and allocated disabled persons parking spaces.
  - *This provision is indicated on the development plans and the applicant has submitted a letter dated 2021 September 22 agreeing to meet this prerequisite.*
- n. The provision of covered car wash stalls and an adequately sized and appropriately located garbage handling and recycling material holding space to the approval of the Director Engineering and a commitment to implement the recycling provisions.
  - *This provision is indicated on the development plans and the applicant has submitted a letter dated 2021 September 22 agreeing to meet this prerequisite.*

To: City Clerk  
 From: General Manager - Planning and Development  
 Re: REZONING REFERENCE #17-10004  
 2022 June 15..... Page 4

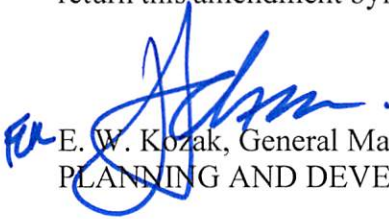
- o. The review of on-site residential loading facilities by the Director Engineering.
  - *This provision is indicated on the development plans and the applicant has submitted a letter dated 2021 September 22 agreeing to meet this prerequisite.*
- p. The submission of a Public Art Plan.
  - *The applicant has agreed to this prerequisite in a letter dated 2021 September 22.*
- q. Compliance with the Council-adopted sound criteria.
  - *This provision is indicated on the development plans and the applicant has submitted a letter dated 2021 September 22 agreeing to meet this prerequisite.*
- r. The provision of facilities for cyclists in accordance with Section 5.7 of this report.
  - *This provision is indicated on the development plans and the applicant has submitted a letter dated 2021 September 22 agreeing to meet this prerequisite.*
- s. The undergrounding of existing overhead wiring abutting the site.
  - *The applicant has agreed to this prerequisite in a letter dated 2021 September 22.*
- t. Compliance with the guidelines for underground parking for residential visitors.
  - *This provision is indicated on the development plans and the applicant has submitted a letter dated 2021 September 22 agreeing to meet this prerequisite.*
- u. The deposit of the applicable Parkland Acquisition Charge.
  - *The required deposit has been made to meet this prerequisite.*
- v. The deposit of the applicable GVS & DD Sewerage Charge.
  - *The required deposit has been made to meet this prerequisite.*
- w. The deposit of the applicable School Site Acquisition Charge.
  - *The required deposit has been made to meet this prerequisite.*
- x. The deposit of the applicable Regional Transportation Development Charge.
  - *The required deposit has been made to meet this prerequisite.*

To: City Clerk  
 From: General Manager - Planning and Development  
 Re: REZONING REFERENCE #17-10004  
 2022 June 15.....Page 5

- y. 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 2021 September 22 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 2022 June 20.



E. W. Kozak, General Manager  
 PLANNING AND DEVELOPMENT

SMN:tn

cc: Chief Administrative Officer

**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

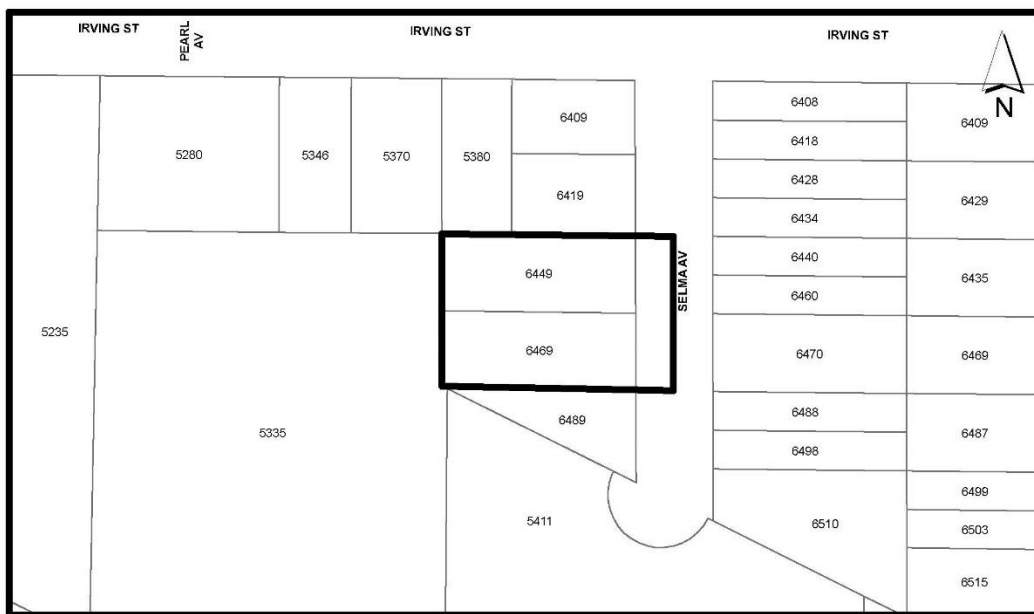
CLERK

Bylaw No. 14234  
Page 3

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  <b>OFFICIAL ZONING MAP</b>  Map "B" No. REZ. 4342
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## INTER-OFFICE COMMUNICATION

**TO:** CITY CLERK **DATE:** 2022 June 15

**FROM:** GENERAL MANAGER  
PLANNING AND DEVELOPMENT

**SUBJECT:** **REZONING REFERENCE #16-33**  
**BYLAW 14234, AMENDMENT BYLAW NO. 41/2020**  
**New Multiple-Family Rental Development**  
**Reconsideration and Final Adoption**

**ADDRESS:** 6449 and 6469 Selma Avenue

**LEGAL:** Lot 5 Block 9 District Lot 94 Group 1 New Westminster District Plan 1117; and,  
Lot 6 Block 9 District Lot 94 Group 1 New Westminster District Plan 1117

**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.)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2020 November 09;
- b) Public Hearing held on 2020 November 24;
- c) Second Reading given on 2021 February 22; and,
- d) Third Reading on 2022 January 24.

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.

To: City Clerk  
 From: General Manager Planning and Development  
 Re: Rezoning Reference #16-33  
 2022 June 15 ..... Page 2

- *The applicant has submitted the necessary funds including a 4% inspection fee to cover the costs of all services necessary to serve the site and the servicing agreement has been completed.*
- c. The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- *The applicant has agreed to this prerequisite in a letter dated 2021 November 10.*
- d. The granting of any necessary statutory rights-of-way, easements and/or covenants in accordance with Section 4.7 of this report.
- *The requisite statutory rights-of-way and covenants have been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- 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.
- *The applicant has agreed to this prerequisite in a letter dated 2021 September 28. 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 has been submitted in registrable form and will be deposited in the Land Title Office prior to Final Adoption.*
- f. The completion of the sale of City property.
- *Council has approved the sale and purchase price of City property to be acquired by the applicant. The sale will be completed prior to Final Adoption.*
- 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.
- *The applicant has agreed to this prerequisite in a letter dated 2021 November 10.*

To: City Clerk  
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 Re: Rezoning Reference #16-33  
 2022 June 15 ..... Page 3

- 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.
  - *This provision is indicated on the development plans and the applicant has submitted a letter dated 2021 November 10 agreeing to meet this prerequisite.*
- i. The review of a detailed Sediment Control System by the Director Engineering.
  - *The applicant has agreed to this prerequisite in a letter dated 2021 November 10 and has submitted the required Sediment Control System plans to the Engineering Department for approval prior to Building Permit issuance.*
- j. The submission of a suitable Solid Waste and Recycling Plan by the Director Engineering.
  - *This provision is indicated on the development plans and the applicant has submitted a letter dated 2021 November 10 agreeing to meet this prerequisite.*
- k. The pursuance of Storm Water Management Best Practices in line with established guidelines.
  - *A suitable Storm Water Management Strategy has been approved by the General Manager Engineering and a Section 219 Covenant with the approved measures has been submitted in registrable form and will be deposited in the Land Title Office prior to Final Adoption.*
- l. The consolidation of the development site into one legal lot.
  - *The requisite subdivision plan of consolidation has been submitted and will be deposited in the Land Title Office prior to Final Adoption.*
- m. Compliance with the City's Groundwater Management for Multi-Family Development guidelines is required.
  - *A suitable on-site Groundwater Management System has been approved by the General Manager Engineering, the required Section 219 Covenant has been deposited in the Land Title Office and the required funds to guarantee this provision have been deposited.*
- 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.

To: City Clerk  
 From: General Manager Planning and Development  
 Re: Rezoning Reference #16-33  
 2022 June 15 ..... Page 4

- *This provision is indicated on the development plans and the applicant has submitted a letter dated 2021 November 10 agreeing to meet this prerequisite.*
- o. The deposit of the applicable Parkland Acquisition Charge.
  - *The required deposit has been made to meet this prerequisite.*
- p. The deposit of the applicable GVS & DD Sewerage Charge.
  - *The required deposit has been made to meet this prerequisite.*
- q. The deposit of the applicable School Site Acquisition Charge.
  - *The required deposit has been made to meet this prerequisite.*
- r. The deposit of the applicable Regional Transportation Development Charge.
  - *The required deposit has been made to meet this prerequisite.*
- 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.
  - *The applicant has provided a letter of undertaking dated 2021 November 10 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 2022 June 20.

  
 E. W. Kozak, General Manager  
 PLANNING AND DEVELOPMENT

SMN:tn

cc: Chief Administrative Officer

**CITY OF BURNABY****BYLAW NO. 14271**

A BYLAW to amend the Zoning  
Bylaw to address short term rentals

The Council of the City of Burnaby ENACTS as follows:

1. This Bylaw may be cited as **BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 59, 2020.**

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

- (a) at Section 3, Definitions, by repealing the definitions of “BOARDING, LODGING OR ROOMING HOUSE”, “DWELLING, MULTIPLE FAMILY”, and “DWELLING UNIT” in their entirety and replacing them with the following in alphabetical order:

“**BOARDING, LODGING OR ROOMING HOUSE**” means a dwelling in which more than 2 sleeping units are rented, with or without meals being provided, to more than 2 and not exceeding 15 persons, other than members of the family of the lessee, tenant or owner, and excludes the preparation of meals within the rented units. Boarding, lodging and rooming house does not include a short-term rental, or a club or lodge.

“**DWELLING, MULTIPLE FAMILY**” means any building consisting of three or more dwelling units, but does not include a supportive housing facility.

“**DWELLING UNIT**” means one or more habitable rooms constituting one self-contained unit with a separate entrance, which is occupied or intended to be occupied as a principal residence of one family only. A dwelling unit shall not contain more than one cooking facility.”

- (b) at Section 3, Definitions, by adding the following in alphabetical order:

“**BOARDING USE**” means the use of one or more sleeping units within a dwelling unit for the accommodation of a maximum of two boarders or lodgers, for a duration of not less than 30 days at any one time. Boarding use may include the provision of meal services, but does not include a short-term rental.

“**FLEX-UNIT**” means an accessory dwelling unit within a multi-family flex-unit.

**“PRINCIPAL RESIDENCE”** means a dwelling unit in which one or more occupants of the dwelling unit make their home, and from which occupant or occupants conduct their daily affairs, including, without limitation, paying bills and receiving mail, and is generally the dwelling unit with the residential address used on documentation related to billing, identification, taxation and insurance purposes, including, without limitation, income tax returns, Medical Services Plan documentation, driver’s licenses, personal identification, vehicle registration and utility bills.

**“SHORT-TERM RENTAL”** means a dwelling unit or a portion of a dwelling unit used for the temporary accommodation of transient public, not exceeding four unrelated persons, or six persons related by blood, marriage, adoption or foster care, at any one time. Short-term rental does not include a boarding use, or a boarding, lodging or rooming house.”

- (c) at Section 3, Definitions, under the definition for “HOME OCCUPATION” by repealing subsection (b) in its entirety and replacing it with the following:

“(b) a boarding use,”

- (d) at Section 6.7.1, by repealing subsection (1)(h) in its entirety and replacing it with the following:

“(h) neither a boarding use, the operation of a boarding, lodging or rooming house, the operating of a child care facility or home-based child care facility, the operation of a group home, private hospital or supportive housing facility, nor the operation of a home occupation that includes on-site client services shall be permitted in a single family dwelling that contains a secondary suite, including within the secondary suite.”

- (e) at Section 6.8A subsection (4)(a) by repealing it in its entirety and replacing it with the following:

“(a) a boarding use.”

- (f) by adding the following as Section 6.28:

**“6.28 Short-term Rentals:**

- (1) short-term rental may be permitted as an accessory use to a single family dwelling, two-family dwelling, row housing dwelling, town house dwelling, and multiple family dwelling in R, RM, C8, C9, P11, and A Districts, all of their sub-

districts, and the Comprehensive Development District, or portion thereof, based on the above noted Districts, subject to the following conditions:

- (a) short-term rental shall only be permitted in the principal residence of a registered owner of the dwelling unit;
- (b) short-term rental shall not be permitted in:
  - (i) a rental unit;
  - (ii) a single family dwelling containing a secondary suite, including within the secondary suite;
  - (iii) a multi-family flex unit, including within the flex-unit;
  - (vi) a dwelling unit that is primarily used for a caretaker, watchman, or other persons employed for similar purposes;
  - (v) a dwelling unit that contains an in-law suite, a boarding use, a boarding, lodging or rooming house, a child care facility, a home-based child care facility, a group home, a private hospital, a supportive housing facility, or a home occupation that includes on-site client services; and
  - (iv) an accessory building or structure.”
- (g) at Section 7.3 by adding the following as subsection (1)(h):
 

“(h) Short-term rental.”
- (h) at Section 800.4 by adding the following as subsection (4.1):
 

<p>“(4.1) Boarding use within single family dwellings, two family dwellings, and row housing dwellings.</p>	<p>1 for each 2 sleeping units. Parking spaces may be provided in tandem with parking space provided for the principal residential use, provided that the City Engineer is satisfied that such arrangement will not interfere with pedestrian and vehicular movement, fire truck and fire hydrant, or any other access.”</p>
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- (i) at Section 800.4 by adding the following as subsection (42):
 

<p>“(42) Short-term rental within single family dwellings, two family dwellings, and row housing dwellings</p>	<p>1 for each dwelling unit, or a portion of a dwelling unit that is used for short-term rentals, in addition to the required parking space for the principal residential use. Parking space for short-term rental may be provided in tandem with parking space provided for the principal residential use, provided that the City Engineer is satisfied that such arrangement will not interfere with pedestrian and vehicular movement, fire truck and fire hydrant, or any other access.”</p>
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(j) at Section 800.6 by adding the following as subsection (7):

“(7) Notwithstanding anything in this section contained, the required off-street parking space for a short-term rental may be located within a required front yard or a side yard.”

3. This Bylaw shall come into force and effect on August 1, 2022.

Read a first time this	day of	2020
Read a second time this	day of	2021
Read a third time	day of	2022
Reconsidered and adopted this	day of	2022

MAYOR

CLERK



**CITY OF BURNABY****BYLAW NO. 14272****A BYLAW to amend the Business Licence Bylaw**

The Council of the City of Burnaby ENACTS as follows:

1. This Bylaw may be cited as **BURNABY BUSINESS LICENCE BYLAW 2017, AMENDMENT BYLAW NO. 3, 2020.**
2. The Burnaby Business Licence Bylaw 2017, as amended, is further amended by adding the schedule attached to this Bylaw as Schedule “G”.
3. This Bylaw comes into force and effect on August 1, 2022.

Read a first time this	day of	, 2020
Read a second time this	day of	, 2021
Read a third time this	day of	, 2022
Reconsidered and adopted this	day of	, 2022

MAYOR

CLERK

## SCHEDULE “G” SHORT-TERM RENTAL REGULATIONS

### 1.0 Definitions

#### 1.1 In this Schedule,

- “**dwelling unit**” has the same meaning as in the *Zoning Bylaw*;
- “**market**” means to offer for sale, promote, canvass, solicit, advertise, or facilitate **short-term rental**, and includes placing, posting or erecting advertisements physically or online, but does not include the mere provision of a neutral space or location for such marketing in newspapers, bulletin boards, or online;
- “**multiple family dwelling**” has the same meaning as in the *Zoning Bylaw*;
- “**neighbour**” means an owner or occupier of a property located within a 30 meter (100 feet) radius of the **short-term rental operator’s principal residence unit**, where such distance is measured from the perimeter property lines of such **principal residence unit**, provided that where a property located within such 30 meter (100 feet) radius of the **short-term rental operator’s principal residence unit** is a multiple family dwelling that is managed and controlled by a **strata corporation**, “**neighbour**” means the **strata corporation** of such multiple family dwelling;
- “**notification**” means the information that a **short-term rental operator** delivers to their **neighbours** in accordance with section 4.1 of this Schedule;
- “**principal residence unit**” means the **dwelling unit** which a registered owner of the **dwelling unit** makes their home and from which such registered owner conducts their daily affairs, including, without limitation, paying bills and receiving mail, and is generally the **dwelling unit** with the residential address used on documentation related to billing, identification, taxation and insurance purposes, including, without limitation, income tax returns, Medical Services Plan documentation, driver’s licenses, personal identification, vehicle registration and utility bills;
- “**responsible person**” means a person designated by the **short-term rental operator** who, at all times that the **short-term rental** is operated, has access to the **short-term rental** and authority to make decisions in relation to the **short-term rental** and the rental agreement;
- “**row housing dwelling**” has the same meaning as in the *Zoning Bylaw*;
- “**short-term rental**” has the same meaning as in the *Zoning Bylaw*;
- “**short-term rental operator**” means a person who carries on the business of providing **short-term rental**;

“single family dwelling”	has the same meaning as in the <i>Zoning Bylaw</i> ;
“strata corporation”	has the same meaning as in the <i>Strata Property Act</i> ;
“strata lot”	has the same meaning as in the <i>Strata Property Act</i> ;
“ <i>Strata Property Act</i> ”	means the <i>Strata Property Act</i> , as amended or replaced from time to time,
“two family dwelling”	has the same meaning as in the <i>Zoning Bylaw</i> ; and
“ <i>Zoning Bylaw</i> ”	means the <i>Burnaby Zoning Bylaw, 1965</i> , as amended or replaced from time to time.

## 2.0 Licence Required

- 2.1 No person shall carry on business as a **short-term rental operator** without having first obtained a **business licence** to do so from the **Chief Licence Inspector**.
- 2.2 No person shall **market** any **short-term rental** unless they hold a **business licence** as a **short-term rental operator** for that **short-term rental**.
- 2.3 The **Chief Licence Inspector** may not issue more than one **business licence** for a **short-term rental operator** for a **dwelling unit**.
- 2.4 Without limiting the generality of section 4.1(d) of this **Bylaw**, a person applying for the issuance or renewal of a **business licence** to carry on business as a **short-term rental operator** shall:
  - (a) provide, in the form satisfactory to the **Chief Licence Inspector**, evidence that the **dwelling unit** in which the **short-term rental** will be operated is the applicant’s **principal residence unit**; and
  - (b) if the short-term rental is located within a **strata lot**, provide authorization from the **strata corporation** in the form satisfactory to the **Chief Licence Inspector**.

## 3.0 Regulations

- 3.1 No person shall carry on business as a **short-term rental operator** unless the **short-term rental** being provided is in the **principal residence unit** of that person.
- 3.2 No person may hold more than one **business licence** as a **short-term rental operator**.
- 3.3 No corporation may carry on the business of a **short-term rental operator**.
- 3.4 A **short-term rental operator** shall not **market** the **short-term rental** they are licensed to provide without including their City of Burnaby **business licence** number in a conspicuous place in any medium or material used to **market** the **short-term rental**.
- 3.5 A **short-term rental operator** shall not **market** more than one **short-term rental** under their **business licence**.
- 3.6 A **short-term rental operator** shall not operate a **short-term rental** for more than 90 nights in a

calendar year, provided further that of those 90 nights, a **short-term rental operator** may not be absent from their **principal residence unit** for more than 28 nights. For clarity, the aforementioned 90 nights and 28 nights do not need to be consecutive nights.

#### 4.0 Short-Term Rental Operator Obligations

4.1 A **short-term rental operator** whose **principal residence unit** is a **single family dwelling**, **two family dwelling**, or **row housing dwelling**, shall deliver the following information to their **neighbours** on an annual basis at least 10 days prior to the first day in a calendar year that a **short-term rental operator** operates a **short-term rental**:

- (a) the name and telephone contact information of the **short-term rental operator** and a **responsible person**; and
- (b) such other information as may be required by the **Chief Licence Inspector**, all in form and content satisfactory to the **Chief Licence Inspector**.

4.2 A **short-term rental operator** shall:

- (a) maintain for each calendar year in which they operate a **short-term rental**:
  - (i) a copy of the **notification** provided to their **neighbours**; and
  - (ii) a record of every address to which the **short-term rental operator** delivered the **notification**, and the date the **notification** was delivered to each address; and
- (b) upon request, provide to an **Inspector** the documents referred to in sections 4.2(a)(i) and 4.2(a)(ii) of this Schedule.

4.3 A **short-term rental operator** shall at all times post a copy of their **short-term operator business licence** in a conspicuous place within the **short-term rental**.

4.4 A **short-term rental operator** shall provide the following information to guests in a **short-term rental**:

- (a) the name and telephone number of the **short-term rental operator** and a **responsible person** for emergency contact purposes;
- (b) information on relevant City bylaws, including those regarding quiet hours, parking restrictions, and garbage and recycling; and
- (c) such other information as required by the **Chief Licence Inspector**.

4.5 A **short-term rental operator** or **responsible person** shall attend at the **short-term rental** within two hours of being requested to do so and be available at all times to respond to complaints received in respect of the **short-term rental**.

4.6 A **short-term rental operator** shall:

- (a) maintain a written record, in English, of:
  - (i) the dates they operated a **short-term rental**;
  - (ii) whether the **short-term rental operator** was present at or absent from the **principal residence unit** on each of those dates; and
  - (iii) the number of guests for each **short-term rental** booking;
- (b) maintain copies of receipts or invoices for each **short-term rental** booking; and
- (c) upon request, provide to an **Inspector** the documents referred to in sections 4.6(a) and (b) of this Schedule.

4.7 A **short-term rental operator** shall post a fire safety plan by all entrances and exits to the **short-term rental**.

**BYLAW NO. 14273**

2. The Burnaby Business Licence Fees Bylaw 2017, as amended, is further amended at Schedule “A” by adding the following in alphabetical order:

<b>Business Category</b>	<b>Initial Licence Fee</b>	<b>Prorated Initial Licence Fee (effective July 1)</b>	<b>Renewal Licence Fee</b>	<b>Shared Location Fee</b>
<b>Short-Term Rental</b>	\$250	N/E	\$250	N/E

- “

3. This Bylaw shall come into force and effect on August 1, 2022.

Read a first time this \_\_\_\_\_ day of \_\_\_\_\_, 2020

Read a second time this \_\_\_\_\_ day of \_\_\_\_\_, 2021

Read a third time this \_\_\_\_\_ day of \_\_\_\_\_, 2022

Reconsidered and adopted this                      day of                      , 2022

MAYOR

CLERK

**CITY OF BURNABY****BYLAW NO. 14274**

A BYLAW to amend the  
Bylaw Notice Enforcement Bylaw

The Council of the City of Burnaby ENACTS as follows:

1. This Bylaw may be cited as **BURNABY BYLAW NOTICE ENFORCEMENT BYLAW 2009, AMENDMENT BYLAW NO. 4, 2020.**

2. Burnaby Bylaw Notice Enforcement Bylaw, 2009, as amended, is further amended:

- a) under the heading “**Burnaby Business Licence 2017**” in Schedule A, by adding the following as the penalties for Schedule “G” – Short-Term Rentals:

“

Section		Penalty Amount \$	Discounted Penalty \$ (within 15 days)	Compliance agreement available (50% reduction)
<b>SCHEDULE “G” – SHORT-TERM RENTALS</b>				
2.1	Failure to obtain a valid business licence	500	400	NO
2.2	Market short-term rental without a business licence	500	400	NO
3.1	Operate short-term rental on property that is not principal residence	500	400	NO
3.4	Failure to list business licence number in marketing material	300	240	YES
3.5	Market more than one short term rental	300	240	YES
3.6	Operate short-term rental for more than 90 nights or be absent for more than 28 nights	500	400	NO

“

Read a first time this	day of	, 2020
Read a second time this	day of	, 2021
Read a third time this	day of	, 2022
Reconsidered and adopted this	day of	, 2022

CLERK

**CITY OF BURNABY****BYLAW NO. 14461**

A bylaw to regulate diversion  
of construction and demolition waste

The Council of the City of Burnaby ENACTS as follows:

**PART 1: CITATION**

- 1.1 This Bylaw may be cited as **BURNABY CONSTRUCTION AND DEMOLITION WASTE DIVERSION BYLAW**.

**PART 2: DEFINITIONS**

- 2.1 In this Bylaw, unless the context otherwise requires:

“ <b>accessory building</b> ”	means (1) a <b>building</b> , the use or intended use of which is ancillary to that of a principal <b>building</b> situated on the same lot, or (2) a <b>building</b> which is ancillary to a principal use being made of a lot upon which such <b>building</b> is located
“ <b>agent</b> ”	has the meaning set out in the <b>Building Bylaw</b>
“ <b>building</b> ”	has the meaning set out in the <b>Building Bylaw</b> , and for certainty, includes an <b>accessory building</b> or structure
“ <b>Building Bylaw</b> ”	means Burnaby Building Bylaw 2016, as amended or replaced from time to time
“ <b>building permit</b> ”	has the meaning set out in the <b>Building Bylaw</b>
“ <b>bylaw</b> ”	means this bylaw, including all schedules attached hereto
“ <b>City</b> ”	means the City of Burnaby
“ <b>completion</b> ”	means the date of issuance of a certificate of completion for the <b>demolition work</b> as determined in accordance with the <b>Building Bylaw</b>
“ <b>compliance report</b> ”	means a report, in form and content established by the <b>General Manager Planning and Development</b> , setting out



and attaching, as applicable:

- (a) type and weight of materials recycled and non-hazardous materials disposed at a **recycling facility** or **disposal facility**;
- (b) name of **recycling facility** or **disposal facility**;
- (c) all receipts, weigh bills and other documentation relating to the recycling or disposal of materials that are the subject of a waste diversion plan required by this bylaw; and
- (d) such other information required by the **City**

**“demolition work”** means the demolition, deconstruction, or systematic disassembly of a **building** regulated by the **Building Bylaw**

**“disposal facility”** means a facility that:

- (a) has a valid and subsisting permit, licence, or operational certificate issued by **GVS&DD** for the operation of a disposal facility;
- (b) is approved as a disposal facility under **GVS&DD’s** Integrated Solid Waste and Resource Management Plan, as amended or replaced from time to time; or
- (c) destroys or landfills **waste** in the course of conducting an industry, trade or business

**“General Manager Planning and Development”** means the head of the **City’s** Planning and Development Department, or designate

**“GVS&DD”** means the Greater Vancouver Sewerage and Drainage District

**“hazardous materials”** means any material, product, or substance regulated as a controlled product or hazardous waste under the *Workers Compensation Act* (BC) and *Environmental Management Act* (BC), respectively, that is present on a **site** or is produced, originates or results from **demolition work**

**“multi-family dwelling”** means any **building** consisting of three or more dwelling units

**“non-residential”** means any **building** that is not a **single family dwelling**,

<b>building”</b>	<b>two family dwelling</b> or <b>multi-family dwelling</b>
<b>“owner”</b>	has the meaning set out in the <b>Building Bylaw</b>
<b>“recyclable materials”</b>	<p>means a material, substance, or object, other than <b>hazardous materials</b>, that is produced, originates or results from <b>demolition work</b> and is one or more of the following:</p> <ul style="list-style-type: none"> <li>(a) organic material and is capable of being composted;</li> <li>(b) managed as a marketable commodity with an established market by the operator of a <b>recycling facility</b>;</li> <li>(c) being used in the manufacture of a new product that has an established market or is being processed as an intermediate stage of an existing manufacturing process;</li> <li>(d) being <b>reused</b> by the <b>owner</b> or <b>agent</b> for construction, whether on or off the <b>site</b>; or</li> <li>(e) a material, product or substance identified as a recyclable material in Schedule “A” of this <b>bylaw</b>.</li> </ul>
<b>“recycling facility”</b>	<p>means a facility or licensed business, other than a <b>disposal facility</b> or an incinerator facility, that:</p> <ul style="list-style-type: none"> <li>(a) has a valid and subsisting permit, licence, or operational certificate issued under the <b>GVS&amp;DD’s</b> Municipal Solid Waste and Recyclable Material Regulatory Bylaw, as amended or replaced from time to time;</li> <li>(b) is required to provide information on quantities of received and transferred material to the <b>GVS&amp;DD</b> under the <b>GVS&amp;DD’s</b> Municipal Solid Waste and Recyclable Material Regulatory Bylaw, as amended or replaced from time to time;</li> <li>(c) is approved as (i) a new organics processing facility; or (ii) a publicly-owned transfer station or landfill, under <b>GVS&amp;DD’s</b> Integrated Solid Waste and Resource Management Plan for purposes other than disposal;</li> <li>(d) is a drop off depot which is owned or operated by a charitable organization registered under the <i>Income Tax Act</i> (Canada) or a non-profit organization to which section 149 of the <i>Income Tax Act</i> applies;</li> <li>(e) is a facility where the owner or operator purchases</li> </ul>

or otherwise pays valuable consideration for all **recyclable materials** received, cleaned, sorted, baled or packaged at the facility;

- (f) accepts only asphalt and concrete for the purposes of reprocessing, resale and **reuse**; or
- (g) builds products using recycled or **reused** building materials or resells salvaged building materials under a valid business licence.

“ <b>reuse</b> ”, “ <b>reusing</b> ” or “ <b>reused</b> ”	means further or repeated use of building materials
“ <b>single family dwelling</b> ”	means any <b>building</b> consisting of one dwelling unit
“ <b>site</b> ”	means any land, <b>building</b> , structure, or improvements where <b>demolition work</b> is or is intended to be performed
“ <b>two family dwelling</b> ”	means any <b>building</b> divided into two dwelling units
“ <b>waste</b> ”	means any discarded or abandoned material, substance, or object that is produced, originates, or results from <b>demolition work</b> , excluding <b>recyclable materials</b>
“ <b>waste diversion plan</b> ”	means a plan, in form and content established by the <b>General Manager Planning and Development</b> , setting out: <ul style="list-style-type: none"> <li>(a) type of <b>building</b> being demolished;</li> <li>(b) total area (in square feet) of <b>building</b> being demolished;</li> <li>(c) breakdown of demolition materials by type and estimated weight;</li> <li>(d) whether each type of materials will be recycled, <b>reused</b>, donated or disposed; and</li> <li>(e) such other information required by the <b>City</b>.</li> </ul>

### PART 3: GENERAL

3.1 This **bylaw** shall apply as follows:

- (a) to **multi-family dwellings** and **non-residential buildings**, including related **accessory buildings**, effective October 1, 2022; and
  - (b) to **single family dwellings** and **two family dwellings**, including related **accessory buildings**, effective March 1, 2023.
- 3.2 No person shall commence or continue, or cause or allow the commencement or continuation of, any **demolition work** except in accordance with this **bylaw**.
- 3.3 Upon application by an **owner** or **agent**, the **General Manager Planning and Development** may exempt **demolition work** from the application of this **bylaw** where such **demolition work** is for the purpose of public health and safety or required to be carried out immediately in the case of emergency.
- 3.4 Nothing in the **bylaw** precludes or relieves a person from complying with any provision of the **Building Bylaw**, other **City** bylaws, or any federal, provincial, or local government laws or regulations that apply to the **demolition work**.
- 3.5 Neither the review nor acceptance of a **waste diversion plan** or **compliance report** constitutes a representation, warranty, assurance or statement by the **City** that the person has complied with the **Building Bylaw**, this **bylaw**, or any other law, regulation or order respecting public health and safety.

#### **PART 4: WASTE DIVERSION**

- 4.1 At the time of submitting an application for a **building permit** for **demolition work**, an **owner** or **agent** shall submit an application to the **City** for approval of a **waste diversion plan**.
- 4.2 No person shall commence or continue, or cause or allow the commencement or continuation of any **demolition work** unless the **City** has approved a **waste diversion plan** for the **demolition work**.
- 4.3 An **owner** or **agent** shall remove, or cause to be removed, **recyclable materials** from **demolition work**:
  - (a) to a **recycling facility**; or
  - (b) in accordance with a **waste diversion plan** approved by the **City**.
- 4.4 An **owner** or **agent** shall remove, or cause to be removed, **waste** from **demolition work** to a **disposal facility** in accordance with a **waste diversion plan** approved by the **City**.
- 4.5 No person shall submit to the **City** a **waste diversion plan** that contains false or inaccurate information.

**PART 5: RECORDS AND REPORTING**

- 5.1 An **owner** or **agent** shall, for a period of two (2) years from the date of submission of the **compliance report** to the **City**, maintain records relating to the surveying, removal, handling, management, and disposal of **recyclable materials** and **waste** from **demolition work**, in form and content satisfactory to the **General Manager Planning and Development**, including:
- (a) payment receipts, donation receipts, weigh bills, inspection reports, clearance letters, sampling reports, waste transport manifests, and recycling verification letters from mixed load **recycling facilities** detailing the percentage of materials recycled, **reused** or **disposed**;
  - (b) photographs, if applicable, recording the removal of **recyclable materials** in accordance with the **waste diversion plan**; and
  - (c) any other records that the **City** specifies, at the time of application for a **building permit** for the **demolition work**, must be maintained.
- 5.2 Within ninety (90) days after **completion** of the **demolition work**, the **owner** or **agent** shall submit, or cause to be submitted, the following to the **City**:
- (a) **compliance report** completed to the satisfaction of the **City**; and
  - (b) copies of the records required to be maintained pursuant to section 5.1 of this **bylaw**.
- 5.3 No person shall submit to the **City** records or a **compliance report** that contains false or inaccurate information.

**PART 6: APPLICATION FEE AND DEPOSIT**

- 6.1 When submitting an application to the **City** for approval of a **waste diversion plan**, an **owner** or **agent** shall pay to the **City**:
- (a) a non-refundable application fee; and
  - (b) waste diversion deposit,
- both as set out in the Burnaby Planning and Building Fees Bylaw;
- 6.2 An **owner** or **agent** may apply for a refund of all or a portion of the waste diversion

deposit, in the proportion set out in the Burnaby Planning and Building Fees Bylaw, after complying with section 5.2 of this **bylaw**.

- 6.3 In reviewing an application for a refund of all or a portion of a waste diversion deposit, the **City** may request further records or information and audit the records or information submitted to the **City**.

## **PART 7: OFFENCES AND PENALTIES**

- 7.1 Every person who violates any of the provisions of this Bylaw, or who suffers or permits any act or thing to be done in contravention of any of the provisions of this Bylaw, or who neglects to do or refrains from doing anything required to be done by any of the provisions of this Bylaw, is guilty of an offence and is liable, on summary conviction, to a minimum fine of five thousand dollars (\$5,000) and a maximum fine of fifty thousand dollars (\$50,000.00).
- 7.2 If an offence continues for more than one day, a separate offence occurs on each day or part of a day, and separate fines may be issued for each day or part of a day in respect of which the offence occurs or continues.
- 7.3 A violation of any of the provisions identified in this Bylaw shall result in liability for penalties and late payment amounts established in Schedule A of BURNABY BYLAW NOTICE ENFORCEMENT BYLAW, 2009, and be subject to the procedures, restrictions, limits, obligations and rights established in BURNABY BYLAW NOTICE ENFORCEMENT BYLAW, 2009 and the *Local Government Bylaw Notice Enforcement Act*.

## **PART 8: SEVERABILITY**

- 8.1 If a portion of this **bylaw** is held invalid by a Court of competent jurisdiction, the invalid portion must be severed and the remainder of this **bylaw** is deemed to have been adopted without the severed section, subsection, paragraph, subparagraph, clause or phrase.

Read a first time this	day of	, 2022
Read a second time this	day of	, 2022
Read a third time this	day of	, 2022
Reconsidered and adopted this	day of	, 2022

Bylaw No. 14461  
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MAYOR

CLERK

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Bylaw REVISED.docx

**SCHEDULE “A”****RECYCLABLE MATERIALS**

1. Appliances
2. Architectural detail elements (decorative trim, finials, railings, etc.)
3. Asphalt
4. Asphalt roofing shingles
5. Bricks, blocks, ceramic tile
6. Cabinetry
7. Cardboard
8. Concrete
9. Doors
10. Drywall
11. Fixtures and hardware (lighting, plumbing, bathtubs, sinks, doorknobs, etc.)
12. Glass
13. Glass windows in frames
14. Green waste (shrubs, trees, sod, etc.)
15. Metal (steel, aluminum, coppers, brass, etc.)
16. Metal – cable and wiring
17. Metal – window frames
18. Paper
19. Plastic – ridged (buckets, pails, etc.)
20. Plastic – soft (wrapping, bags, etc.)
21. Wood – structural (including pallets)
22. Wood – plywood, particle board, OSB, etc.
23. Wood – shingles/siding (shakes, etc.)
24. Wood – flooring



**CITY OF BURNABY****BYLAW NO. 14462**

A BYLAW to amend the  
Planning and Building Fees

The Council of the City of Burnaby ENACTS as follows:

1. This Bylaw may be cited as **BURNABY PLANNING AND BUILDING FEES BYLAW 2017, AMENDMENT BYLAW NO. 2, 2022.**
2. Burnaby Planning and Building Fees Bylaw 2017, as amended, is further amended:
  - (a) at Section 2, Table of Contents, by adding the following in alphabetical order:  
**“SCHEDULE F-1 - DEMOLITION WASTE DIVERSION FEE  
AND DEPOSITS”**
  - (b) by adding the schedule attached to this Bylaw after Schedule F.

Read a first time this	day of	, 2022
Read a second time this	day of	, 2022
Read a third time this	day of	, 2022
Reconsidered and adopted this	day of	, 2022

MAYOR

CLERK

## Schedule to Bylaw No. 14462

**Schedule F-1-Demolition Waste Diversion Fee and Deposits****Burnaby Construction and Demolition Waste Diversion Bylaw**

<b>SCHEDULE OF DEMOLITION WASTE DIVERSION FEE AND DEPOSITS</b>		
Section 6.1(a)	Demolition Waste Permit Application Fee (non-refundable)	\$250.00
Section 6.1(b)	<b>Waste Diversion Deposits (refundable)</b>	
	Waste Diversion Deposit	\$2.25 per square foot (net square footage) of building being demolished, to a maximum deposit of \$50,000
Section 6.2	<b>Refund of Waste Diversion Deposit</b>	
	70% or greater diversion	Full Refund of Deposit
	Less than 70% diversion	Refund = (Level of Compliance (i.e. diversion rate) / 70) x (Waste Diversion Deposit)

**CITY OF BURNABY****BYLAW NO. 14463**

A BYLAW to amend the  
Bylaw Notice Enforcement Bylaw

The Council of the City of Burnaby ENACTS as follows:

1. This Bylaw may be cited as **BURNABY BYLAW NOTICE ENFORCEMENT BYLAW 2009, AMENDMENT BYLAW NO. 1, 2022.**
2. Burnaby Bylaw Notice Enforcement Bylaw, 2009, as amended, is further amended:
  - (a) at Section 8, by adding the following after (xxxxxiii):
    - “(xxxxxiv) General Manager Planning and Development
    - (xxxxxv) Deputy General Manager Planning and Development
    - (xxxxxvi) Director Community Planning
    - (xxxxxvii) Manager Climate Action and Energy
    - (xxxxxviii) Climate Action and Energy Officers
  - (b) at Section 10, by deleting subsection (g) and substituting the following:
    - “(g) General Manager Planning and Development, Deputy General Manager Planning and Development, Director Community Planning, Chief Building Inspector, Deputy Chief Building Inspector, Manager Climate Action and Energy, and Climate Action and Energy Officers; and
  - (h) officers, employees, contractors and other persons acting on behalf of the City for the purpose of enforcement of one or more of its bylaws.”

“

<b>Section</b>	<b>Offence</b>	<b>Penalty Amount</b>	<b>Discount ed Penalty (within 15 days)</b>	<b>Compliance Agreement Available (50% reduction)</b>
4.1	Failure to submit a Waste Diversion Plan	\$500	\$400	YES
4.2	Commencing demolition work without an approved Waste Diversion Plan	\$500	\$400	NO
4.3	Failure to remove recyclable materials from demolition work to a recycling facility or in accordance with Waste Diversion Plan	\$500	\$400	NO
4.4	Failure to remove waste from demolition work to a disposal facility	\$500	\$400	NO
4.5	Submission of a Waste Diversion Plan containing false or inaccurate information	\$500	\$400	YES
5.1	Failure to maintain records from demolition work	\$500	\$400	YES
5.2	Failure to submit a compliance report or records	\$500	\$400	YES
5.3	Submission of a compliance report containing false or inaccurate information	\$500	\$400	NO

“

CLERK