



## **COUNCIL MEETING MINUTES**

**Monday, 2019 October 28**

An Open meeting of the City Council was held in the Council Committee Room, City Hall, 4949 Canada Way, Burnaby, B.C. on Monday, 2019 October 28 at 5:30 p.m. followed immediately by a Closed meeting from which the public was excluded. At the conclusion of the Closed meeting, the Open meeting reconvened in the Council Chamber.

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

PRESENT: His Worship, Mayor Mike Hurley  
Councillor Pietro Calendino  
Councillor Sav Dhaliwal  
Councillor Dan Johnston  
Councillor Colleen Jordan  
Councillor Joe Keithley

ABSENT: Councillor Paul McDonell  
Councillor Nick Volkow (*due to illness*)  
Councillor James Wang

STAFF: Mr. Lambert Chu, City Manager  
Mr. Dipak Dattani, Director Corporate Services  
Mr. Leon Gous, Director Engineering  
Ms. Noreen Kassam, Director Finance  
Mr. Denis Nokony, Acting Director Parks, Recreation & Cultural Services  
Mr. Ed Kozak, Director Planning & Building  
Mr. Dave Critchley, Director Public Safety & Community Services  
Ms. May Leung, City Solicitor  
Ms. Kate O'Connell, City Clerk  
Ms. Blanka Zeinabova, Deputy City Clerk  
Ms. Nikolina Vracar, Administrative Officer 2

**MOVED BY COUNCILLOR KEITHLEY**  
**SECONDED BY COUNCILLOR CALENDINO**

THAT the Open Council meeting do now reconvene.

CARRIED UNANIMOUSLY

The Open Council meeting was called to order at 6:00 p.m.

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

## 2. **MINUTES**

### A) **Open Council Meeting held 2019 October 07**

MOVED BY COUNCILLOR CALENDINO  
SECONDED BY COUNCILLOR KEITHLEY

THAT the minutes of the Open Council meeting held on 2019 October 07 be now adopted.

CARRIED UNANIMOUSLY

### B) **Mayor's Task Force on Community Housing Open Meeting held 2019 July 17**

MOVED BY COUNCILLOR KEITHLEY  
SECONDED BY COUNCILLOR DHALIWAL

THAT the minutes of the Mayor's Task Force on Community Housing Open meeting held on 2019 July 17 be now adopted.

CARRIED UNANIMOUSLY

## 3. **PROCLAMATIONS**

### A) **Adoption Awareness Month (2019 November)**

Councillor Keithley, on behalf of His Worship, Mayor Mike Hurley proclaimed 2019 November as ***"Adoption Awareness Month"*** in the City of Burnaby.

Without any objections, a second proclamation regarding Turkish Republic Day was added to the agenda:

### B) **Turkish Republic Day (2019 October 29)**

Councillor Dhaliwal, on behalf of His Worship, Mayor Mike Hurley proclaimed 2019 October 29 as ***"Turkish Republic Day"*** in the City of Burnaby.

#### 4. **PRESENTATION**

##### A) **2019 Burnaby Local Hero Awards**

**Presenters:** His Worship, Mayor Mike Hurley and  
Councillor Sav Dhaliwal, Chair, Executive Committee of Council

**Award Recipients:**

***Sameer Aslami, Marianne Buesink, Mary Gates, Kathy Richardson,  
Donna Short and Dianne Stevenson***

His Worship, Mayor Mike Hurley presented the Burnaby Local Hero Awards to the 2019 recipients. Councillor Dhaliwal introduced each recipient as they received their award. The text of Councillor Dhaliwal's statement read as follows:

*"Local Heroes are people who have made outstanding contributions to our community's well-being. Tonight, six individuals will be recognized for their significant accomplishments and the positive impacts they have made on the City and citizens of Burnaby."*

*2019 marks the twenty-third year the City has recognized its Local Heroes. The total number of Local Heroes in Burnaby, including the people being recognized this evening, now stands at 270. Local Heroes represent an impressive cross-section of Burnaby citizens.*

*At this time, I would like to thank our schools, libraries, recreation centres and community agencies for helping to spread the word about the program. I would also like to extend a special thank you to the people who took the time and initiative to put together nomination submissions this year. Without the efforts of the nominators, the Local Heroes Award program would not be the success that it is today.*

*I would now like to call upon Mayor Hurley to join me in making the presentations to this year's Local Heroes. As your name is called, I invite each Local Hero or representative to come forward to receive your Certificate of Recognition and to have your photograph taken.*

**Mr. Sameer Aslami**

*Since 2010, Sameer has been an active volunteer in the Edmonds neighbourhood engaging with residents of all ages. He has assisted the City with many major community events such as Canada Day, Festival of Lights, Breakfast with Santa and has also been a regular volunteer at Edmonds Community Centre for 55+. His spirit of volunteerism started early, at age 9, when he volunteered his time by organizing supplies for children's programs and events at Edmonds Community Centre and helping out in the games room. As*

Sameer's nominators note: "Sameer Aslami is a very deserving Burnaby resident who has become an involved citizen in southeast Burnaby. Positive attitude is one of the first characteristics that comes to mind when thinking of Sameer and it has been truly infectious among those volunteering along-side him. Sameer's strong sense of community leads me to believe he will continue to be one of Burnaby's outstanding citizens.

**Ms. Marianne Buesink**

Marianne has shown a commitment to helping vulnerable Burnaby residents throughout her volunteer work within her faith community at Westminster Bible Chapel. In 2010, she helped to establish the Extreme Weather Response Shelter at Westminster Bible Chapel in Burnaby. Since that time, she has continued to volunteer each year as a member of the Extreme Weather Response Committee. She also annually recruits and trains volunteers and organizes help for the provision of meals and supplies to those using the shelter each winter. Marianne is on site to open the church for the shelter every evening it is open. She also plans the meals and assists with shopping for needed supplies. An indication of her commitment is that she has provided meals at the shelter for 363 nights between 2010 and 2019 and contributed nearly 200 volunteer hours during the 2018/2019 shelter season alone. Marianne also volunteers through her faith community every Tuesday to make quilts and assist others with their projects for donating to various agencies that support those in need, including Liberty Place in Burnaby. She also volunteers to deliver the finished products to the agencies and assists with two luncheons annually put on for the quilters. As Marianne's nominators note: "Marianne is an extraordinary individual, giving a significant amount of her personal time as a volunteer to assist others that are vulnerable and homeless. She is caring, humble ... well respected and quietly a true hero to many.

**Ms. Mary Gates**

Mary is a long-standing volunteer in Burnaby and committed to improving public safety. She has volunteered with the Burnaby Citizens Crime Watch since 1990, assisting with events such as Hats Off Day, conducting foot and vehicular patrols directed at crime hot spots, and assists in the recruitment of new members. She has also volunteered at the RCMP Community Policing Office helping out with the Burnaby RCMP inaugural Open House, foot patrols throughout Burnaby and assisting at community events. Since 2011, she has been a Co-Captain of the Burnaby RCMP Block Watch Program in her neighbourhood, observing and reporting incidents to police as well as communicating crime prevention tips and information to neighbours and program participants. As Mary's nominator's state: "Mary is constantly trying to make the world a better place. Dedication, flexibility, and a keen eye to detail are all hallmarks of this outstanding individual. Burnaby is without a doubt a safer and stronger community because of her decades of service.

**Ms. Kathy Richardson**

Kathy has been an active volunteer with her faith community at Deer Lake United Church for over 30 years. She is a board member and participates on the Christian Education Committee, Worship Committee and Pastoral Care Committee. Through these committees she helps with supporting members of the congregation who have lost a loved one or fallen ill, organizing services, and faith education opportunities for the congregation. Kathy has also been an active volunteer at Burnaby Association for the South East Side where she has been a Board Member for the past eight years. For the past six years, she has served in the role of Secretary of the Board. She has volunteered her time with the Administrative Committee for the thrift store ensuring that all store supplies are kept in stock, co-organizing volunteer appreciation events and other administrative tasks such as those related to human resources. Kathy is also an integral part of the Book Giveaway event held every June for the past 13 years. Kathy's nominators say: "Kathy is a real example of a local hero. Kathy has a heart of gold and cares for those around her. When Kathy commits to a project or issue, her focus is so strong that others join in and the dream becomes reality."

**Ms. Donna Short**

Donna Short has been volunteering with both Citizen Support Services and PADS for over ten years. Donna volunteers weekly as a Shop by Phone Shopper to purchase groceries to be delivered to isolated seniors throughout Burnaby. Donna works closely with the seniors she is purchasing for to ensure that their orders are correct and alerts them when a similar product is available for a lower price. Donna started her time with PADS many years ago in the Early Puppy Education program by training very young puppies in preparation for becoming service dogs. She continues to provide a temporary home for dogs going through the PADS training program and ensures that they attend all training sessions. These dogs stay with her up to 100 days until they are matched with a person who needs the dog's service. As Donna's nominator's note: "I cannot say enough about Donna's kindness, consideration and dedication to being dedicated in our community and therefore I truly feel she would make an excellent candidate for a Local Hero award."

Ms. Short could not be here with us tonight. Ms. Geraldine Wall, Ms. Patty Perfecto, and Ms. Michelle Wilson from Citizen Support Services are here to accept the award on Ms. Short's behalf.

**Ms. Dianne Stevenson**

Dianne has been a loyal volunteer at BASES thrift store for over five years. She serves as a cashier at the store as well as assisting with unpacking, sorting and

*organizing book donations. Dianne has also led fundraising activities for the thrift store in addition to her in-store volunteer shifts. Dianne is also a member of the Fraser Valley Quilters' Guild and organizes charity events and makes quilts for various organizations such as Aunt Leah's House, for premature babies at BC Women's Hospital, and the Cops for Cancer Program. Dianne's nominators say: "Dianne puts her heart and soul into her passions - quilting for others and the thrift store. Everyone who knows her finds her smile and commitment infectious."*

5. **DELEGATION**

A) **Royal Canadian Legion**  
**Re: 2019 Poppy Campaign**  
**Speaker: Wilson Gurney, President, Branch #148**

**Ms. Mary Tudor**, Poppy Chair, Royal Canadian Legion Branch #83, appeared before Council and extended appreciation on behalf of the Legions for their ongoing support.

Councillor Jordan brought to the attention of Council that Mr. Tom Waddell, who previously presented to Council on behalf of the Legion, has passed away and will be greatly missed.

Without any objections, a proclamation regarding Poppy Weeks was added to the agenda:

**Poppy Weeks (2019 October 26 – November 11)**

Councillor Calendino, on behalf of His Worship, Mayor Mike Hurley proclaimed 2019 October 26 to November 11 as ***"Poppy Weeks"*** in the City of Burnaby.

His Worship, Mayor Mike Hurley presented framed proclamations to the Royal Canadian Legion Branch #83 representatives.

6. **REPORTS**

A) **His Worship, Mayor Mike Hurley**  
**Re: 2020 Council Boards, Committees, and Commissions**

His Worship, Mayor Mike Hurley submitted a report seeking Council approval to appoint members of Council and resident representatives to various Boards, Committees and Commissions for 2020.

His Worship, Mayor Mike Hurley recommended:

1. THAT Council approve the Council member appointments to the various regional and local organizations, as outlined in the report.

2. THAT Council approve the changes to the select Committees, as outlined in the report.
3. THAT Council approve the Council member appointments to the various select Committees of Council, as outlined in the report.
4. THAT Council approve the reappointment of resident representatives to the various Boards, select Committees and Commissions, as outlined in the report.
5. THAT Council receive for information the changes to the standing Committees, as outlined in the report.
6. THAT Council receive for information the Council appointments to the various standing Committees, as outlined in the report.

MOVED BY COUNCILLOR DHALIWAL  
SECONDED BY COUNCILLOR CALENDINO

THAT the recommendations of His Worship, Mayor Mike Hurley be adopted.

- amended

MOVED BY COUNCILLOR JORDAN  
SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendation be AMENDED to include:

THAT the Social Planning Committee Terms of Reference, Section 3.2 - Membership be amended as follows:

Membership consists of representation from Council (up to 3), Burnaby School Board (1), resident representatives (up to 3), and up to 3 non-voting advisory groups, as recommended by staff.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR CALENDINO  
SECONDED BY COUNCILLOR KEITHLEY

THAT the recommendations of His Worship, Mayor Mike Hurley be adopted, **AS AMENDED.**

CARRIED UNANIMOUSLY

**B) His Worship, Mayor Mike Hurley**  
**Re: Appointment of Municipal Directors to the Metro**  
**Vancouver Regional District Board and Distribution of Votes**

His Worship, Mayor Mike Hurley submitted a report appointing members of Council as municipal directors to the Metro Vancouver Regional District Board and allocating the distribution of 12 votes.

His Worship, Mayor Mike Hurley recommended:

1. THAT the following appointments and respective vote allocations for the Metro Vancouver Regional District Board of Directors and Alternates be approved:

Director:	Mayor Mike Hurley	4 votes
Alternate:	Councillor Joe Keithley	4 votes
Alternate:	Councillor Paul McDonell	4 votes
Director:	Councillor Pietro Calendino	4 votes
Alternate:	Councillor Joe Keithley	4 votes
Alternate:	Councillor James Wang	4 votes
Director:	Councillor Sav Dhaliwal	4 votes
Alternate:	Councillor Joe Keithley	4 votes
Alternate:	Councillor James Wang	4 votes

MOVED BY COUNCILLOR CALENDINO  
SECONDED BY COUNCILLOR DHALIWAL

THAT the recommendation of His Worship, Mayor Mike Hurley be adopted.

CARRIED UNANIMOUSLY

**C) His Worship, Mayor Mike Hurley**  
**Re: Mayor's Task Force on Community Housing - Temporary**  
**Dissolution**

His Worship, Mayor Mike Hurley submitted a report seeking Council temporarily dissolve the Mayor's Task Force on Community Housing.

His Worship, Mayor Mike Hurley recommended:

1. THAT Council dissolve the Mayor's Task Force on Community Housing.
2. THAT a copy of this report be distributed to the members of the Mayor's Task Force on Community Housing.



MOVED BY COUNCILLOR CALENDINO  
SECONDED BY COUNCILLOR KEITHLEY

THAT the recommendations of His Worship, Mayor Mike Hurley be adopted.

CARRIED UNANIMOUSLY

**D) Environment and Social Planning Committee**  
**Re: Retrofitting Civic Buildings with Solar Panels**

The Environment and Social Planning Committee submitted a report seeking Council to authorize staff to prepare a report on the feasibility of advancing the City Hall building as the first city building to be converted to solar power, and outline a strategy to have all other civic buildings use solar power.

The Environment and Social Planning Committee recommended:

**WHEREAS** the City of Burnaby owns a large number of buildings; and

**WHEREAS** it is generally acknowledged that an efficient way of reducing GHGs produced by buildings is to have at least part of their needed energy supplied by solar panels; and

**WHEREAS** a large number of cities in BC have acknowledged that we are in Climate Emergency, and Burnaby is in the process of taking steps to reduce our GHGs;

**THEREFORE BE IT RESOLVED THAT** the Environment and Social Planning Committee request Council to ask staff to prepare a report back to the Environment and Social Planning Committee and Council on the feasibility of advancing the City Hall building as the first city building to be converted to solar power, and outline a strategy to have all other civic buildings use solar power.

MOVED BY COUNCILLOR JORDAN  
SECONDED BY COUNCILLOR KEITHLEY

THAT the recommendation of the Environment and Social Planning Committee be adopted.

CARRIED UNANIMOUSLY

**E) Financial Management Committee**  
**Re: Major Civic Building Projects Status Update**

The Financial Management Committee submitted a report providing Council with an update on the current status of major civic building projects.

The Financial Management Committee recommended:

1. THAT Council receive the report for information purposes.

MOVED BY COUNCILLOR DHALIWAL  
SECONDED BY COUNCILLOR JORDAN

THAT the recommendation of the Financial Management Committee be adopted.

CARRIED UNANIMOUSLY

**F) Financial Management Committee**  
**Re: Laurel Street Works Yard Update**  
**5780 Laurel Street, M2 General Industrial District**

The Financial Management Committee submitted a report providing Council with an update on the current status of the construction progress for the Laurel Street Works Yard Project.

The Financial Management Committee recommended:

1. THAT Council receive the report for information purposes.

MOVED BY COUNCILLOR DHALIWAL  
SECONDED BY COUNCILLOR JORDAN

THAT the recommendation of the Financial Management Committee be adopted.

CARRIED UNANIMOUSLY

**G) Financial Management Committee**  
**Re: 2014 Child Care Facilities Memorandum of Agreement**  
**between the City of Burnaby and Burnaby School District -**  
**Revised Approach**

The Financial Management Committee submitted a report providing Council with information on a revised approach to the Child Care Facilities Memorandum of Agreement with the Burnaby School District, and seeking Council authorization to submit an application for Provincial funding to create new child care spaces.

The Financial Management Committee recommended:

1. THAT Council approve the revised approach to the 2014 City and School District Memorandum of Agreement for Child Care Facilities, as outlined in Section 5.0 of the report.
2. THAT Council authorize City staff to work with School District staff to submit an application to the Ministry of Children and Family Development's (MCFD's) Multi and Large Site Capital fund program to create new child care spaces on a number of school sites throughout Burnaby.
3. THAT should MCFD funding be received, the City complete the necessary site consolidation and rezoning required for the City-owned lots to the immediate northeast of the Marlborough Elementary school site to allow for a portion of the site to be used as a new 37-space child care centre.

MOVED BY COUNCILLOR DHALIWAL  
SECONDED BY COUNCILLOR JORDAN

THAT the recommendations of the Financial Management Committee be adopted.

CARRIED UNANIMOUSLY

**H) Financial Management Committee**  
**Re: 2020 Solid Waste and Recycling Bylaw Amendments -**  
**Charges for Row Housing**

The Financial Management Committee submitted a report seeking Council authorization to bring forward amendments to the Burnaby Solid Waste and Recycling Bylaw 2010.

The Financial Management Committee recommended:

1. THAT Council authorize the City Solicitor to bring forward amendments to the Burnaby Solid Waste and Recycling Bylaw 2010, as outlined in Section 5 of the report, effective 2020 January 1.

MOVED BY COUNCILLOR DHALIWAL  
SECONDED BY COUNCILLOR JORDAN

THAT the recommendation of the Financial Management Committee be adopted.

CARRIED UNANIMOUSLY

**I) Financial Management Committee**  
**Re: 2019 October Engineering Capital Facilities Management**  
**Bylaw Funding Request**

The Financial Management Committee submitted a report seeking Council authorization to bring forward a Capital Reserve Fund Bylaw to finance 2019 Engineering capital Facilities Management improvement projects.

The Financial Management Committee recommended:

1. THAT the Financial Management Committee recommend Council authorize the City Solicitor to bring forward a Capital Reserves Fund Bylaw in the amount of \$1,200,000 to finance the Engineering capital Facilities Management improvement project, as outlined in the report.

MOVED BY COUNCILLOR DHALIWAL  
SECONDED BY COUNCILLOR KEITHLEY

THAT the recommendation of the Financial Management Committee be adopted.

CARRIED UNANIMOUSLY

**J) Financial Management Committee**  
**Re: 2019 October Engineering Capital Transportation Bylaw**  
**Funding Request**

The Financial Management Committee submitted a report seeking Council authorization to bring forward a Capital Reserve Fund Bylaw to finance 2020 Engineering capital Transportation projects.

The Financial Management Committee recommended:

1. THAT the Financial Management Committee recommend Council authorize the City Solicitor to bring forward a Capital Reserves Fund Bylaw in the amount of \$1,000,000 to finance the Engineering capital Transportation projects, as outlined in the report.

MOVED BY COUNCILLOR DHALIWAL  
SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendation of the Financial Management Committee be adopted.

- amended

MOVED BY COUNCILLOR JORDAN  
SECONDED BY COUNCILLOR JOHNSTON

THAT a copy of the report be forwarded to the Traffic Safety Committee for information.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR CALENDINO

THAT the recommendation of the Financial Management Committee be adopted, **AS AMENDED**.

CARRIED UNANIMOUSLY

**K) Financial Management Committee**  
**Re: 2019 October Engineering Capital Infrastructure Funding**  
**Request**

The Financial Management Committee submitted a report seeking Council authorization to bring forward a Capital Reserve Fund Bylaw, and the use of Water and Sanitary Reserves to finance 2019-2021 Engineering capital infrastructure projects.

The Financial Management Committee recommended:

1. THAT the Financial Management Committee recommend Council authorize the City Solicitor to bring forward a Capital Reserves Fund Bylaw in the amount of \$3,800,000, the use of Sanitary Sewer Capital Reserves in the amount of \$950,000 and the use of Waterworks Utility Capital Reserves in the amount of \$1,090,000 to finance Engineering capital infrastructure improvement projects, as outlined in the report.

MOVED BY COUNCILLOR DHALIWAL  
SECONDED BY COUNCILLOR CALENDINO

THAT the recommendation of the Financial Management Committee be adopted.

CARRIED UNANIMOUSLY

**L) Financial Management Committee**  
**Re: Burnaby Local Improvement Charges Bylaw Update**

The Financial Management Committee submitted a report seeking Council approval of proposed updates to the Burnaby Local Improvement Charges Bylaw 1985.

The Financial Management Committee recommended:

1. THAT the Financial Management Committee recommend Council authorize the City Solicitor to bring forward amendments to the Burnaby Local Improvement Charges Bylaw 1985, as set out in the report.

MOVED BY COUNCILLOR DHALIWAL  
SECONDED BY COUNCILLOR JORDAN

THAT the recommendation of the Financial Management Committee be adopted.

CARRIED UNANIMOUSLY

**M) Financial Management Committee**  
**Re: Burnaby North Road Business Improvement Area (BIA)**  
**Renewal 2020-2026**

The Financial Management Committee submitted a report seeking Council approval to proceed with the Burnaby North Road Business Improvement Association's renewal of their business improvement area local service from April 2020 to March 2026.

The Financial Management Committee recommended:

1. THAT Council endorse the Burnaby North Road Business Improvement Association's request to renew the Burnaby North Road Business Improvement Area for the period 2020 April 01 to 2026 March 31.
2. THAT Council authorize the City Solicitor to bring forward a new bylaw to define the terms and conditions for the Burnaby North Road Business Improvement Area local service for the period 2020 April 01 to 2026 March 31.
3. THAT a copy of the report be sent to the Burnaby North Road Business Improvement Association, c/o Hajera Baqi, President, 303-9940 Lougheed Highway, Burnaby, B.C. V3J 1N3.

MOVED BY COUNCILLOR DHALIWAL  
SECONDED BY COUNCILLOR JORDAN

THAT the recommendations of the Financial Management Committee be adopted.

CARRIED UNANIMOUSLY

**N) City Manager's Report, 2019 October 28**

The City Manager submitted a report dated 2019 October 28 on the following matters:

**7. MANAGER'S REPORTS**

**1. BURNABY CHRISTMAS BUREAU PROMOTIONAL SUPPORT**

The City Manager submitted a report from the Director Parks, Recreation and Cultural Services seeking Council approval for a promotional initiative and donation in support of the Burnaby Christmas Bureau at the Burnaby Village Museum Heritage Christmas 2019.

The City Manager recommended:

1. THAT Council approve the promotional initiative in support of the Burnaby Christmas Bureau at the Burnaby Village Museum at Heritage Christmas 2019, as outlined in the attached report.
2. THAT Council approve the donation of revenue from the Burnaby Village Museum Carousel ride sales from 5 p.m. to 9 p.m. on Saturday, 2019 November 30 to the Burnaby Christmas Bureau.

MOVED BY COUNCILLOR DHALIWAL  
SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

**2. REZONING REFERENCE #16-13  
HIGH-RISE STRATA APARTMENT BUILDING WITH RENTAL  
APARTMENT PODIUM  
METROTOWN DOWNTOWN PLAN**

The City Manager submitted a report from Director Planning and Building seeking Council approval to forward this application to a Public Hearing on 2019

November 19. The purpose of the proposed rezoning bylaw amendment is to permit the construction of a 35-storey high-rise strata apartment building and a six-storey rental apartment podium.

The City Manager recommended:

1. THAT the introduction of a Highway Closure Bylaw be authorized in accordance with the terms outlined in Section 4.10 of this report, contingent upon the granting by Council of Second Reading of the subject Rezoning Bylaw.
2. 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 4.10 of this report, and subject to the applicant pursuing the rezoning proposal to completion.
3. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 2019 November 4 and to a Public Hearing on 2019 November 19 at 6:00 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 deposit of sufficient monies including a 4% Engineering Inspection Fee to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
  - c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development (as well as underground switching and transformer/service boxes in town centre locations), and to the point of connection to the existing service where sufficient facilities are available to serve the development.
  - d) The utilization of an amenity bonus through the provision of a cash in-lieu contribution in accordance with Section 4.4 of this report.
  - e) The granting of any necessary statutory rights-of-way, easements and/or covenants in accordance with Section 4.11 of this report.



- f) The registration of a Housing Covenant and a Housing Agreement.
- g) The execution of a Tenant Assistance Plan, to the approval of the Director Planning and Building.
- h) The review of a detailed Sediment Control System by the Director Engineering.
- i) The submission of a stormwater and ground water management plan, the submission of a suitable on-site stormwater management system to the approval of the Director Engineering, the deposit of sufficient monies for its provision, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation.
- j) The submission of a suitable Solid Waste and Recycling plan to the approval of the Director Engineering.
- k) 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.
- l) 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.
- m) The review of on-site residential loading facilities by the Director Engineering.
- n) The submission of a Public Art Plan.
- o) Compliance with the Council-adopted sound criteria.
- p) The provision of facilities for cyclists in accordance with this report.
- q) The undergrounding of existing overhead wiring abutting the site.
- r) Compliance with the guidelines for underground parking for visitors.
- s) The deposit of the applicable Parkland Acquisition Charge.
- t) The deposit of the applicable GVS & DD Sewerage Charge.

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

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR CALENDINO

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

**3. REZONING REFERENCE #17-07**  
**RENTAL APARTMENT BUILDING (SOUTHGATE**  
**NEIGHBOURHOOD)**  
**EDMONDS TOWN CENTRE**

The City Manager submitted a report from Director Planning and Building seeking Council approval to forward this application to a Public Hearing on 2019 November 19. The purpose of the proposed rezoning bylaw amendment is to permit construction of a six-storey rental building in the Gateway neighbourhood of the multi-phased Southgate Master Plan area.

The City Manager recommended:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 2019 November 04 and to a Public Hearing on 2019 November 19 at 6:00 p.m.
2. THAT the following be established as prerequisites to the completion of the rezoning:
  - a) The submission of a suitable plan of development.
  - b) The deposit of sufficient monies including a 4% Engineering Inspection Fee to cover the costs of all services necessary to

serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.

- c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development (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 completion of the necessary subdivision.
- e) The granting of any necessary statutory rights-of-way, easements and Section 219 covenants as described in Section 5.6 of this report.
- f) The registration of a Housing Agreement.
- g) The review of a detailed Sediment Control System by the Director Engineering.
- h) 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 in accordance with the adopted Southgate Master Storm Water Management Plan.
- i) The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering.
- j) The submission of a Site Profile and resolution of any arising requirements.
- k) The design and provision of units adaptable to persons with disabilities.
- l) The provision of one 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.

- m) The review of on-site residential loading facilities by the Director Engineering.
- n) Compliance with the Council-adopted sound criteria.
- o) The deposit of the applicable Parkland Acquisition Charge.
- p) The deposit of the applicable GVS & DD Sewerage Charge.
- q) The deposit of the applicable School Site Acquisition Charge.
- r) The deposit of the applicable Regional Transportation Charge.
- s) The submission of a written undertaking to comply with all the prerequisites of the previous rezoning of the site (Rezoning Reference #14-25).
- t) 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 rental office in prominent and visible locations prior to Third Reading, or at the time leasing 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 initially rented, whichever is greater.

MOVED BY COUNCILLOR DHALIWAL  
SECONDED BY COUNCILLOR CALENDINO

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

**4. REZONING REFERENCE #17-26**  
**HIGH-RISE APARTMENT BUILDING AND LOW RISE RENTAL**  
**APARTMENT BUILDING**  
**METROTOWN DOWNTOWN PLAN**

The City Manager submitted a report from Director Planning and Building seeking Council approval to forward this application to a Public Hearing on 2019 November 19. The purpose of the proposed rezoning bylaw amendment is to permit the construction of a 37-storey market (strata) residential building and a six-storey rental residential building.

The City Manager recommended:

1. THAT the sale be approved in principle of City-owned lane in accordance with Section 4.10 of this report, and subject to the applicant pursuing the rezoning proposal to completion.
2. THAT the predecessor Rezoning Bylaw, Amendment Bylaw No. 15/2018, Bylaw 13877, be abandoned 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 2019 November 4 and to a Public Hearing on 2019 November 19 at 6:00 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 deposit of sufficient monies including a 4% Engineering Inspection Fee to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
  - c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development (as well as underground switching and transformer/service boxes in town centre locations), and to the point of connection to the existing service where sufficient facilities are available to serve the development.
  - d) The utilization of an amenity bonus through the provision of a cash in-lieu contribution in accordance with Section 4.5 of this report.
  - e) The granting of any necessary statutory rights-of-way, easements and/or covenants.
  - f) The granting of Section 219 Covenants in accordance with Section 4.11 of this report.
  - g) The registration of a Housing Covenant and Housing Agreement is required.

- h) The execution of a Tenant Assistance Plan, to the approval of the Director Planning and Building.
- i) Compliance with the Council-adopted sound criteria.
- j) The submission of a stormwater and ground water management plan, the submission of a suitable on-site stormwater management system to the approval of the Director Engineering, the deposit of sufficient monies for its provision, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation.
- k) The review of a detailed Sediment Control System by the Director Engineering.
- l) The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering.
- m) The review of on-site residential loading facilities by the Director Engineering.
- n) The provision of five covered car wash stalls and an adequately sized and appropriately located garbage handling and recycling material holding space to the approval of the Director Engineering and a commitment to implement the recycling provisions.
- o) The provision of facilities for cyclists in accordance with this report.
- p) The design and provision of units adaptable to persons with disabilities, the provision of customized hardware and cabinet work being subject to the sale/lease of the unit to a disabled person and with allocated disabled parking spaces.
- q) The undergrounding of existing overhead wiring abutting the site.
- r) Compliance with the guidelines for underground parking for visitors.
- s) The deposit of the applicable Parkland Acquisition Charge.
- t) The deposit of the applicable GVS & DD Sewerage Charge.
- u) The deposit of the applicable School Site Acquisition Charge.

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

MOVED BY COUNCILLOR DHALIWAL  
SECONDED BY COUNCILLOR KEITHLEY

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

**5. REZONING REFERENCE #17-27**  
**HIGH-RISE APARTMENT BUILDING WITH STREET-ORIENTED TOWNHOUSES AND A LOW-RISE NON-MARKET RENTAL COMPONENT**  
**METROTOWN DOWNTOWN PLAN**

The City Manager submitted a report from Director Planning and Building seeking Council approval to forward this application to a Public Hearing on 2019 November 19. The purpose of the proposed rezoning bylaw amendment is to permit the construction of a single 43-storey apartment building located at the corner of Willingdon Avenue and Maywood Street, townhouse buildings fronting Maywood Street and Cassie Avenue, and a six-storey non-market rental apartment building fronting Willingdon Avenue.

The City Manager recommended:

1. THAT the predecessor Rezoning Bylaw, Amendment Bylaw No. 28/2018, Bylaw 13916, be abandoned contingent upon the granting by Council of Second Reading of the subject Rezoning Bylaw.
2. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 2019 November 04 and to a Public Hearing on 2019 November 19 at 6:00 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 deposit of sufficient monies including a 4% Engineering Inspection Fee to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
- c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development (as well as underground switching and transformer/service boxes in town centre locations), and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- d) The utilization of an amenity bonus through the provision of a cash in-lieu contribution in accordance with Section 4.3 of this report.
- e) The dedication of any rights-of-way deemed requisite.
- f) The granting of any necessary statutory rights-of-way, easements and/or covenants.
- g) The granting of Section 219 Covenants in accordance with Section 4.10 of this report
- h) The registration of a Housing Agreement.
- i) The execution of a Tenant Assistance Plan, to the approval of the Director Planning and Building.
- j) The review of a detailed Sediment Control System by the Director Engineering.
- k) 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.
- l) The submission of a suitable Solid Waste and Recycling plan to the approval of the Director Engineering.



- 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.
- n) The provision of five covered car wash stalls and an adequately sized and appropriately located garbage handling and recycling material holding space to the approval of the Director Engineering and a commitment to implement the recycling provisions.
- o) The review of on-site residential loading facilities by the Director Engineering.
- p) Compliance with the Council-adopted sound criteria.
- q) The undergrounding of existing overhead wiring abutting the site.
- r) Compliance with the guidelines for underground parking for visitors.
- s) The deposit of the applicable Parkland Acquisition Charge.
- t) The deposit of the applicable GVS & DD Sewerage Charge.
- u) The deposit of the applicable School Site Acquisition Charge.
- v) The deposit of the applicable Regional Transportation Charge.
- w) The submission of a written undertaking to distribute area plan notification forms, prepared by the City, with disclosure statements; and, to post area plan notification signs, also prepared by the City, on the development site and in the sales office in prominent and visible locations prior to Third Reading, or at the time marketing for the subject development commences, whichever is first, and remain posted for a period of one year, or until such time that all units are sold, whichever is greater.

MOVED BY COUNCILLOR KEITHLEY  
SECONDED BY COUNCILLOR JORDAN

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

**6. REZONING REFERENCE #17-30  
HIGH-RISE APARTMENT BUILDING WITH RENTAL  
APARTMENT PODIUM  
METROTOWN DOWNTOWN PLAN**

The City Manager submitted a report from Director Planning and Building seeking Council approval to forward this application to a Public Hearing on 2019 November 19. The purpose of the proposed rezoning bylaw amendment is to permit the construction of a 34-storey, mixed-tenure apartment building and a four-storey affordable rental apartment building.

The City Manager recommended:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 2019 November 04 and to a Public Hearing on 2019 November 19 at 6:00 p.m.
2. THAT the following be established as prerequisites to the completion of the rezoning:
  - a) The submission of a suitable plan of development.
  - b) The deposit of sufficient monies including a 4% Engineering Inspection Fee to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
  - c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development (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 utilization of an amenity bonus through the provision of a cash in-lieu contribution in accordance with Section 4.4 of this report.
  - e) The granting of any necessary statutory rights-of-way, easements and/or covenants.
  - f) The granting of any necessary Section 219 Covenants in accordance with Section 4.11 of this report.

- g) The registration of a Housing Agreement and Housing Covenant and Council consideration and approval of a Housing Agreement Bylaw as described in Section 4.12 of this report.
- h) The execution of a Tenant Assistance Plan, to the approval of the Director of Planning and Building.
- i) The review of a detailed Sediment Control System by the Director Engineering.
- j) 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.
- k) The submission of a suitable Solid Waste and Recycling plan to the approval of the Director Engineering.
- l) The design and provision of units adaptable to persons with disabilities, the provision of customized hardware and cabinet work being subject to the sale/lease of the unit to a disabled person.
- m) The provision of covered car wash stalls and an adequately sized and appropriately located garbage handling and recycling material holding space to the approval of the Director Engineering and a commitment to implement the recycling provisions.
- n) The review of on-site residential loading facilities by the Director Engineering.
- o) The submission of a Public Art Plan.
- p) Compliance with Council-adopted sound criteria.
- q) The provision of facilities for cyclists in accordance with this report.
- r) The undergrounding of existing overhead wiring abutting the site.
- s) Compliance with the guidelines for underground parking for visitors.
- t) The 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 Cost Charge. 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.
- x) The submission of a written undertaking to distribute area plan notification forms, prepared by the City, with disclosure statements; and, to post area plan notification signs, also prepared by the City, on the development site and in the sales office in prominent and visible locations prior to Third Reading, or at the time marketing for the subject development commences, whichever is first, and remain posted for a period of one year, or until such time that all units are sold, whichever is greater.

MOVED BY COUNCILLOR DHALIWAL  
SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

**7. REZONING REFERENCE #19-13**  
**TWO-STOREY LIGHT INDUSTRIAL AND OFFICE**  
**DEVELOPMENT**  
**BIG BEND DEVELOPMENT PLAN**

The City Manager submitted a report from Director Planning and Building seeking Council approval to forward this application to a Public Hearing on 2019 November 19. The purpose of the proposed rezoning bylaw amendment is to permit the construction of a two-storey light industrial and office building.

The City Manager recommended:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 2019 November 04 and to a Public Hearing on 2019 November 19 at 6:00 p.m.

2. THAT the following be established as prerequisites to the completion of the rezoning:
- a) The submission of a suitable plan of development.
  - b) The deposit of sufficient monies, including a 4% Engineering Inspection Fee, to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
  - c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
  - d) The review of a detailed Sediment Control System by the Director Engineering.
  - e) The granting of a Section 219 Covenant respecting flood proofing requirements.
  - f) The submission of a geotechnical review regarding stability confirming that the site may be used safely for the intended use, for review by the Chief Building Inspector and granting of a Section 219 Covenant respecting the submitted report.
  - g) The granting of any necessary statutory rights-of-way, easements and/or covenants.
  - h) The deposit of the applicable GVS & DD Sewerage Development Cost Charge.
  - i) The deposit of the applicable Regional Transportation Development Cost Charge.
  - j) The provision of facilities for cyclists in accordance with Sections 5.5 of the rezoning report.
  - k) The submission of a detailed Comprehensive Sign Plan.
  - l) The submission of a Site Profile and resolution of any arising requirements.

- m) The submission of a suitable on-site stormwater management system to the approval of the Director Engineering, the deposit of sufficient monies for its provision, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation.

MOVED BY COUNCILLOR CALENDINO  
SECONDED BY COUNCILLOR KEITHLEY

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

**8. REZONING REFERENCE #19-36**  
**E-SPORTS TRAINING FACILITY**  
**BURNABY LAKE SPORTS COMPLEX**

The City Manager submitted a report from Director Planning and Building seeking Council approval to forward this application to a Public Hearing on 2019 November 19. The purpose of the proposed rezoning bylaw amendment is to one of the units within the Fortius Centre to be utilized for an e-sports training facility.

The City Manager recommended:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 2019 November 04 and to a Public Hearing on 2019 November 19 at 6:00 p.m.
2. THAT the following be established as prerequisites to the completion of the rezoning:
  - a) The submission of a suitable plan of development.
  - b) The approval of the Ministry of Transportation to the rezoning application.

MOVED BY COUNCILLOR KEITHLEY  
SECONDED BY COUNCILLOR CALENDINO

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

**9. REZONING REFERENCE #19-37  
GENERAL COMMERCIAL USES IN AN EXISTING  
SPECIALIZED RETAIL CENTRE  
BIG BEND DEVELOPMENT PLAN**

The City Manager submitted a report from Director Planning and Building seeking Council approval to forward this application to a Public Hearing on 2019 November 19. The purpose of the proposed rezoning bylaw amendment is to permit general commercial uses, based on the C2 Community Commercial District, in the existing specialized retail centre.

The City Manager recommended:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 2019 November 04 and to a Public Hearing on 2019 November 19 at 6:00 p.m.
2. THAT the amendment to the Byrne Road and Marine Way Development Plan to permit general commercial uses, as outlined in Section 4.1 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).
3. THAT the following be established as prerequisites to the completion of the rezoning:
  - a) The submission of a suitable plan of development (statement of uses).
  - b) The amendment or discharge of covenants registered on title restricting C2 Community Commercial District uses.

MOVED BY COUNCILLOR CALENDINO  
SECONDED BY COUNCILLOR KEITHLEY

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

**10. REZONING REFERENCE #19-41  
PROPOSED CHILD CARE USE**

The City Manager submitted a report from Director Planning and Building seeking Council approval to forward this application to a Public Hearing on 2019 November 19. The purpose of the proposed rezoning bylaw amendment is to align the zoning of the subject site with the zoning of 1030 Sperling Avenue, in order to permit a child care use.

The City Manager recommended:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 2019 November 04 and to a Public Hearing on 2019 November 19 at 6:00 p.m.
2. THAT the following be established as prerequisites to the completion of the rezoning:
  - a) The consolidation of the subject site with 1030 Sperling Avenue.
  - b) The deposit of sufficient monies including a 4% Engineering Inspection Fee to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
  - c) The provision of any necessary statutory rights-of-way, easements and/or covenants.

MOVED BY COUNCILLOR CALENDINO  
SECONDED BY COUNCILLOR KEITHLEY

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

## **11. REZONING APPLICATIONS**

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

**Item #01**      Application for the rezoning of:  
**Rez #18-27**    Lot 1, DL 32, 152 and 153, Group 1, NWD Plan BCP6303 Exc. Part Subdivided by Plan BCP36875; Lot 1, DL 153, Group 1, NWD Plan BCP 36875 Exc. Air Space Plan EPP55506; and Portion of Lot A, District Lot's 32, 152 & 153, Group 1, NWD Plan 80588

**From:**            CD Comprehensive Development District (based on C3, C3h, C3c General Commercial District and P2 Administration and Assembly District)



**To:** Amended CD Comprehensive Development District (based on C3, C3h General Commercial District, RM5s/RM5r Multiple Family Residential District, P2 Administration and Assembly District, and Metrotown Downtown Plan Area as guidelines)

**Address:** 4700 and 4800 Kingsway and a portion of 4750 Kingsway

**Purpose:** To establish a conceptual Master Plan and development guidelines for the subject site, which will provide a framework for future site specific rezoning applications for the development of an integrated mixed-use downtown community. No specific development approvals are sought in connection with the subject rezoning application.

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

MOVED BY COUNCILLOR CALENDINO  
SECONDED BY COUNCILLOR JORDAN

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

**Item #02** Application for the rezoning of:  
**Rez #18-31** Lot B, District Lot 152, Group 1, NWD Plan 1520

**From:** RMS Multiple Family Residential District

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

**Address:** 6540 Marlborough Avenue

**Purpose:** To permit the construction of a high-rise residential building consisting of market strata and affordable rental units.

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

MOVED BY COUNCILLOR DHALIWAL  
SECONDED BY COUNCILLOR CALENDINO

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

**Item #03**      Application for the rezoning of:  
**Rez #18-32**      Schedule A (attached)

**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, RM5r Multiple Family Residential District, Lougheed Core Area Master Plan, and Lougheed Town Centre Plan as guidelines)

**Address:**      9850 Austin Road and 9858/9898 Gatineau Place

**Purpose:**      To permit the construction of three mixed-use buildings that each include a commercial podium and a high-rise apartment component.

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

MOVED BY COUNCILLOR KEITHLEY  
SECONDED BY COUNCILLOR CALENDINO

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

**Item #04**      Application for the rezoning of:  
**Rez #19-38**      See Schedule "A"

**From:**      M1 Manufacturing District, R3 Residential District, CD Comprehensive Development District (based on M1 Manufacturing District, M5, M5I Light Industrial Districts, C2

Community Commercial District and P1 Neighbourhood Institutional District)

**To:** Amended CD Comprehensive Development District (based on RM5s Multiple Family District, RM5r Multiple Family District, C3 General Commercial District)

**Address:** 4612, 4664 Lougheed Highway and 2040, 2140, 2150 Alpha Avenue.

**Purpose:** To establish a conceptual master plan for the subject site, and a community plan amendment for mixed-use development (Sketch #1 attached). No specific development is proposed at this time.

1. THAT Council authorize staff to undertake an amendment to the Brentwood Town Centre Development Plan as outlined in 5.2 of this report.
2. THAT the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

MOVED BY COUNCILLOR CALENDINO  
SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

**Item #05** Application for the rezoning of:  
**Rez #19-39** Lot A, DLs 30 And 95, Group 1, NWD Plan EPP41731 Except: Air Space Plan EPP85984

**From:** CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C3 General Commercial District, P6 Regional Institutional District)

**To:** Amended CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C3 General Commercial District, P6 Regional Institutional District)

**Address:** 7300 Edmonds Street (office building portion of 7364 Edmonds Street)

**Purpose:** To permit the installation of skysigns on the northwest (Edmonds Street) and south (Kingsway) elevations of an office building.

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

MOVED BY COUNCILLOR CALENDINO  
SECONDED BY COUNCILLOR DHALIWAL

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

**Item #06** Application for the rezoning of:  
**Rez #19-40** See Schedule "A"

**From:** M2 General Industrial District

**To:** CD Comprehensive Development District (based on C2 Community Commercial District, C6b Gasoline Service Station District, and Byrne Road and Marine Way Development Plan, and Big Bend Development Plan as guidelines)

**Address:** 5675, 5689, 5701 and 5813 Byrne Road

**Purpose:** To permit the construction of a general commercial retail centre and gas station.

1. THAT the amendment to the Byrne Road and Marine Way Development Plan to permit general commercial uses, as outlined in Section 5.1 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 Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

MOVED BY COUNCILLOR CALENDINO  
SECONDED BY COUNCILLOR DHALIWAL

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

**Item #07** Application for the rezoning of:  
**Rez #19-42** Parcel "A" (Explanatory Plan 24921) Lots 11 And 12 District Lot 153 Group 1 New Westminster District Plan 1191  
Lot 13 District Lot 153 Group 1 New Westminster District Plan 1191  
Lot 14 District Lot 153 Group 1 New Westminster District Plan 1191  
Lot "B" District Lots 151 And 153 Group 1 New Westminster District Plan 6950

**From:** R5 Residential District

**To:** CD Comprehensive Development District (based on RM5s and RM5r Multifamily Residential District)

**Address:** 5970, 5986, and 5994 Kathleen Avenue

**Purpose:** To permit the development of a single high-rise rental residential building with underground parking.

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

MOVED BY COUNCILLOR CALENDINO  
SECONDED BY COUNCILLOR KEITHLEY

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

**Item #08** Application for the rezoning of:  
**Rez #19-43** Lots 12, 13 and 14, Block 17, District Lot 28, Group 1, New Westminster District Plan 627

**From:** C2 Community Commercial District and R5 Residential District

**To:** CD Comprehensive Development District (based on RM3 and RM3r Multiple Family Residential District, C1 Neighbourhood Commercial District, and the Sixth Street Community Plan as guidelines)

**Address:** 7629, 7639 6<sup>th</sup> Street and 7873 14<sup>th</sup> Avenue

**Purpose:** To permit construction of a mixed-use commercial and residential development.

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

MOVED BY COUNCILLOR KEITHLEY  
SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

**Item #09** Application for the rezoning of:  
**Rez #19-44** Parcel "B" (J65071E) of Lot 13 Block 4 District Lot 90 Group 1  
NWD Plan 555

**From:** R5 Residential District

**To:** CD Comprehensive Development District (based on R5  
Residential District)

**Address:** 7860 Rosewood Street

**Purpose:** To permit a category A supportive housing facility containing up to  
ten living units for seniors.

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

MOVED BY COUNCILLOR CALENDINO  
SECONDED BY COUNCILLOR KEITHLEY

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

**Item #10** Application for the rezoning of:  
**Rez #19-45** Lot A, DL 59, Group 1, NWD Plan BCP44468

**From:** CD Comprehensive Development District (based on C1  
Neighbourhood Commercial District)

**To:** Amended CD Comprehensive Development District (based on C1 Neighbourhood Commercial District and C2h Community Commercial District)

**Address:** #102 – 2900 Bainbridge Avenue

**Purpose:** To permit a licensee retail store (private liquor store).

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

MOVED BY COUNCILLOR CALENDINO  
SECONDED BY COUNCILLOR KEITHLEY

THAT the recommendation of the City Manager be adopted.

CARRIED

*(Opposed: Councillors Johnston and Jordan)*

**Item #11** Application for the rezoning of:  
**Rez #19-46** Lot 2 District Lot 153 Group 1 New Westminster District Plan EPP86315

**From:** CD Comprehensive Development District (based on RM5s and RM4 Multiple Family Residential District, C2 Community Commercial District)

**To:** Amended CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C2 Community Commercial District, C3 General Commercial District)

**Address:** 6505 Sussex Avenue

**Purpose:** To replace the currently approved office portion of the development for hotel use, increase commercial density to support hotel use, and to adjust the residential unit count from 327 to 332 units.

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

MOVED BY COUNCILLOR CALENDINO  
SECONDED BY COUNCILLOR DHALIWAL

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

**Item #12** Application for the rezoning of:  
**Rez #19-49** Lots 1, District Lot 77, Group 1, New Westminster District Plan LMP34752 and a portion of Lot A, District Lot 78, Group 1, New Westminster District Plan EPP29512.

**From:** P3 Park and Public Use District

**To:** CD Comprehensive Development District (based on P3 Park and Public Use District and the Burnaby Lake Sports Complex Community Plan as guidelines)

**Address:** 3676 Kensington Avenue and a portion of 3860 Sperling Avenue

**Purpose:** To permit the development of a new aquatics and arena facility within the Burnaby Lake Sports Complex.

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

MOVED BY COUNCILLOR KEITHLEY  
SECONDED BY COUNCILLOR DHALIWAL

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

## 8. BYLAWS

### First, Second and Third Reading

- |    |  |       |
|----|--|-------|
| A) | Burnaby Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 28, 2019 | 14071 |
| B) | Burnaby Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 29, 2019 | 14072 |



- |    |   |       |
|----|---|-------|
| C) | Burnaby Capital Works, Machinery and Equipment Reserve<br>Fund Expenditure Bylaw No. 30, 2019 | 14073 |
| D) | Burnaby Capital Works, Machinery and Equipment Reserve<br>Fund Expenditure Bylaw No. 31, 2019 | 14074 |
| E) | Burnaby Parking Meter Bylaw 1998,<br>Amendment Bylaw No. 1, 2019                              | 14075 |
| F) | Burnaby Temporary Financing Bylaw 2019  | 14076 |
| G) | Burnaby Tax and Utilities Prepayment Bylaw 2019   | 14077 |

MOVED BY COUNCILLOR CALENDINO  
SECONDED BY COUNCILLOR DHALIWAL

THAT Bylaw No. 14071, 14072, 14073, 14074, 14075, 14076 and 14077 be now introduced and read three times.

CARRIED UNANIMOUSLY

**Consideration and Third Reading**

- |    |   |       |
|----|---|-------|
| H) | Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 46,<br>2018 - Rez. #17-10006 (4041 Canada Way) | 13970 |
| I) | Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 20,<br>2019 - Rez. #11-46 (3555 Gilmore Way)   | 14039 |

MOVED BY COUNCILLOR CALENDINO  
SECONDED BY COUNCILLOR DHALIWAL

THAT Bylaw No. 13970 and 14039 be now considered and read a third time.

CARRIED UNANIMOUSLY

**Reconsideration and Final Adoption**

- |    |  |       |
|----|--|-------|
| J) | Burnaby Shadbolt Centre and Burnaby Art Gallery Rental<br>Fees Bylaw 2019, Amendment Bylaw No. 1, 2019 | 14067 |
| K) | Burnaby Village Museum Fees Bylaw 2019,<br>Amendment Bylaw No. 1, 2019                                 | 14068 |
| L) | Burnaby Taxation Exemption Bylaw 2019  | 14069 |

- M) Burnaby Animal Control Bylaw 1991,  
Amendment Bylaw No. 1, 2019

14070

MOVED BY COUNCILLOR CALENDINO  
SECONDED BY COUNCILLOR DHALIWAL

THAT Bylaw No. 14067, 14068, 14069 and 14070 be now reconsidered and Finally Adopted, signed by the Mayor and Clerk and the Corporate Seal affixed thereto.

CARRIED UNANIMOUSLY

**9. NEW BUSINESS**

**Councillor Jordan – Rezoning Applications**

Councillor Jordan referred to the large number of rezoning applications (mostly in the Metrotown area) being forwarded to a Public Hearing, and queried if there is an option to slow down the development in that area.

**10. INQUIRIES**

There were no inquiries brought before Council at this time.

**11. ADJOURNMENT**

MOVED BY COUNCILLOR KEITHLEY  
SECONDED BY COUNCILLOR JORDAN

THAT this Open Council meeting do now adjourn.

CARRIED UNANIMOUSLY

The Open Council meeting adjourned at 7:37 p.m.

Confirmed:

Certified Correct:

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK