



## **COUNCIL MEETING M I N U T E S**

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

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

**STAFF:** Mr. Lambert Chu, City Manager  
Mr. Dipak Dattani, Director Corporate Services  
Mr. Leon Gous, Director Engineering  
Ms. Noreen Kassam, Director Finance  
Mr. Dave Ellenwood, Director Parks, Recreation and Cultural Services  
Ms. Lee-Ann Garnett, Assistant Director Planning and Building  
Mr. Dave Critchley, Director Public Safety and Community Services  
Ms. May Leung, City Solicitor  
Ms. Blanka Zeinabova, City Clerk  
Ms. Eva Prior, Acting Deputy City Clerk

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

His Worship, Mayor Mike Hurley, called the Open meeting to order at 5:00 p.m. and conducted the roll call. Due to the COVID-19 pandemic, Councillors Johnston and Jordan participated electronically.

For the benefit of the Council members that were participating by electronic means, Mayor Mike Hurley reviewed the staff members present at the meeting.

MOVED BY COUNCILLOR KEITHLEY  
SECONDED BY COUNCILLOR CALENDINO

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

CARRIED UNANIMOUSLY

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

## 2. **MINUTES**

### 2.1 **Open Council Meeting held 2020 December 07**

MOVED BY COUNCILLOR DHALIWAL  
SECONDED BY COUNCILLOR JORDAN

THAT the minutes of the City Council meeting held on 2020 December 07 be now adopted.

CARRIED UNANIMOUSLY

## 3. **PROCLAMATIONS**

### 3.1 **Alzheimer's Awareness Month (2021 January)**

Councillor Joe Keithley, on behalf of His Worship, Mayor Mike Hurley, proclaimed 2021 January as “***Alzheimer's Awareness Month***” in the City of Burnaby.

### 3.2 **International Migrants Day (2020 December 18)**

Councillor Pietro Calendino, on behalf of His Worship, Mayor Mike Hurley, proclaimed 2020 December 18 as “***International Migrants Day***” in the City of Burnaby.

## 4. **PRESENTATION**

### 4.1 **Youth Citizenship Awards**

His Worship, Mayor Mike Hurley, introduced Youth Week, an annual event to celebrate and acknowledge the contributions of young people to the community. Following is the text of the Mayor's remarks:

"26 years ago, instead of just asking for a day to celebrate youth, they asked for a week, and the simple idea has formulated into an international celebration. Here in British Columbia, Youth Week takes place during the first week of May. It is a

fun filled week of interaction and celebration intended to build a strong connection between young people and their communities, as well as to profile the issues, accomplishments and diversity of youth.

2020 has been one of the most challenging years for many – it has affected all of us in so many ways; emotionally, socially, mentally, financially, academically and the list goes on....Youth Week 2020 was also impacted – in person events were all cancelled. All the planners had to go back to the drawing board and think of new creative ways to celebrate youth (from a distance). Burnaby had postponed the Youth Citizenship Awards with the hopes that by fall things would be different and our hardworking youth would receive their well-earned recognition where the Awards are presented by the Mayor with the youth's family in presence. Due to the current situation, it is still not possible, so we take this opportunity here, on December 14, 2020 to recognize all the youth who have volunteered to make Burnaby a better city to live, work and play in. Each of the youth will have received their awards in the mail.

Wherever Youth Week is celebrated, the idea behind it is the same: young people are important and need to be recognized in a constructive and positive manner. Their contributions need to be acknowledged and celebrated.

Youth can often be criticized and stereotyped and this year's group has once again proven otherwise. We have a diverse bunch of young people on this list today, who have volunteered in many different areas and capacities in their community.

There are those who sit on clubs and committees in their schools; such as Student Government, Youth Advisory Council, Mental Health Club, Youth Sustainability Network; all supporting their school communities by planning special events, mentoring their peers.

There is youth in this group who focus their energies on our vulnerable populations: helping children with reading, homework and being role models at camps. They help the seniors by engaging them in games, recreation and conversations while providing a friendly social environment. These amazing youth provide services to all ages.

We have youth here today who have assisted with countless community recreation events; from Bonsor Boot camps to fairs and preteen programs.

There are Youth Voice Committee members here today who helped with Youth Week, hospital volunteers supporting patients and administration, along with members of the Model United Nations. There are individuals who have helped with school gardens, community events, and environmental initiatives.

A phenomenal bunch indeed. But what is common between all of these nominees is that they care about their city and community, they want to be actively involved,

and make a difference. If this is what our youth of today are involved with in Burnaby, I am excited to see what our adults of tomorrow will do next.

The Burnaby Youth Voice Committee has created citizenship awards to recognize young people in Burnaby who have volunteered their time, skills, and made a difference in our community. I would like to take the time to recognize the following youth who have been nominated and are receiving a citizenship award:

Youth Citizenship Award Winners:

<b>Abdi Mohamed</b>	<b>Ivy Haung</b>
<b>Amy Ricker</b>	<b>Jacqueline Lai</b>
<b>Andre Wong</b>	<b>Jasmin Eliseeff</b>
<b>Arnauld Alandou</b>	<b>Kibalo Mvano</b>
<b>Azzam Haq</b>	<b>Kobe Kisin</b>
<b>Brandon Lee</b>	<b>Mac Chomboko</b>
<b>Chantelly Yu</b>	<b>Meidan Rustemi</b>
<b>Dania Abdul Jabbar</b>	<b>Nadia Rezvie</b>
<b>Dora Caglar</b>	<b>Nick Mytkowicz</b>
<b>Dylan Chin</b>	<b>Olivia Racanelli</b>
<b>Elias Zachary</b>	<b>Savannah Arndt</b>
<b>Emily Laprise</b>	<b>Scott Hansen</b>
<b>Emily Ng</b>	<b>Virginia Bui</b>
<b>Ga Phat Huynh</b>	<b>Wala Osman</b>
<b>Gresham Jed S. Acierda</b>	<b>Yura Schlegel</b>
<b>Isabella Montes</b>	

The next five youth have been selected and received a \$100 bursary in addition to their citizenship award. These youth have gone over and above to make a difference in Burnaby and beyond while maintaining personal, academic, extracurricular involvement. Please join me in appreciation and recognition of:

**Joe Xu**  
**Junho Seo**  
**Natasha Rolleston**  
**Shivam Sharma**  
**Sophie Liu"**

**5. REPORTS**

**5.1 His Worship, Mayor Mike Hurley - Re: 2021 Council and Committee Appointments and Reappointments**

His Worship, Mayor Mike Hurley submitted a report announcing Council members appointments to regional and local organizations, and Council members and resident representatives appointments and reappointments to Boards, Committees and Commissions of Council for 2021.

His Worship, Mayor Mike Hurley recommended:

1. THAT Council receive the report for information.

MOVED BY COUNCILLOR KEITHLEY

SECONDED BY COUNCILLOR CALENDINO

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

CARRIED UNANIMOUSLY

**5.2 His Worship, Mayor Mike Hurley - Re: City Manager Selection Committee - Terms of Reference**

His Worship, Mayor Mike Hurley submitted a report seeking Council approval of the Terms of Reference for the City Manager Selection Committee.

His Worship, Mayor Mike Hurley recommended:

1. THAT Council approve the Terms of Reference for the City Manager Selection Committee.

MOVED BY COUNCILLOR DHALIWAL

SECONDED BY COUNCILLOR JORDAN

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

**5.3 Executive Committee of Council - Re: McPherson Park Renaming to Lewarne Park**

The Executive Committee of Council submitted a report providing information on the renaming of McPherson Park to Lewarne Park.

The Executive Committee of Council recommended:

1. THAT Council receive the report for information.

2. THAT a copy of the report be forwarded to the Parks, Recreation and Culture Commission for information.

3. THAT a copy of the report be forwarded to Mr. Bob Lewarne.

MOVED BY COUNCILLOR WANG

SECONDED BY COUNCILLOR CALENDINO

THAT the recommendations of the Financial Management Committee be adopted.

CARRIED UNANIMOUSLY

**5.4 Financial Management Committee - Re: Bylaw to Appropriate Funds for the Parkland Acquisition Program**

The Financial Management Committee submitted a report seeking Council authorization for a Parkland Acquisition Development Cost Charge (DCC) Reserve Fund Bylaw to finance the Parkland Acquisition Program.

The Financial Management Committee recommended:

1. THAT Council authorize the City Solicitor to bring forward a Parkland Acquisition DCC Reserve Fund Bylaw in the amount of \$6,000,000 to finance the Parkland Acquisition Program.

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 Supplementary Utility Fee Declaration Program**

The Financial Management Committee submitted a report providing an update on the 2021 Supplementary Utility Fee Declaration Program.

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 City Manager's Report, 2020 December 14**

The City Manager submitted a report dated 2020 December 14 on the following matters:

**6. MANAGER'S REPORTS**

**6.1 2021 FCM MEMBERSHIP DUES**

The City Manager submitted a report from the City Clerk seeking Council approval for payment of the Federation of Canadian Municipalities 2021-2022 membership dues.

The City Manager recommended:

1. THAT Council approve payment of the invoice from the Federation of Canadian Municipalities for the 2021-2022 membership dues in the amount of \$49,821.75 (including GST in the amount of \$2,372.46).

MOVED BY COUNCILLOR WANG

SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendation of the City Manager be adopted.

CARRIED  
(Opposed: Councillor Jordan)

**6.2 REPEAL OF STORM EXTENSION BYLAW 2017 AND AMENDMENT OF SEWER CONNECTION BYLAW 1961**

The City Manager submitted a report from the Director Engineering seeking Council authorization to repeal the Storm Sewer Extension Contribution and Fee Bylaw 2017 and update the Sewer Connection Bylaw 1961.

The City Manager recommended:

1. THAT Council authorize the City Solicitor to repeal the Storm Sewer Extension Contribution and Fee Bylaw 2017.
2. THAT Council authorize the City Solicitor to bring forward a bylaw amendment to the Sewer Connection Bylaw 1961 and corresponding Schedule "A", as outlined in Section 3.1 of the report.
3. THAT Council authorize partial refunds for properties that have already paid contributions and fees under the Storm Sewer Extension Contribution and Fee Bylaw 2017, as outlined in Section 3.2 of the report.
4. THAT a copy of the report be sent to all residents who wrote in regarding this matter.

MOVED BY COUNCILLOR KEITHLEY  
SECONDED BY COUNCILLOR CALENDINO

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

**6.3 REQUEST FOR COMMUNITY BENEFIT BONUS AFFORDABLE HOUSING RESERVE GRANTS - DEVELOPMENT OF NON-MARKET HOUSING ON VARIOUS CITY-OWNED SITES IN PARTNERSHIP WITH SENIOR GOVERNMENT**

The City Manager submitted a report from the Director Planning and Building seeking Council approval of Community Benefit Bonus Affordable Housing Reserve Grants to support development of non-market housing units on various City-owned sites.

The City Manager recommended:

1. THAT Council approve a grant from the Community Benefit Bonus Affordable Housing Reserve in the amount of \$1,307,924 towards Site #1, as described in the report.
2. THAT Council approve a grant from the Community Benefit Bonus Affordable Housing Reserve in the amount of \$3,796,214 towards Site #2, as described in the report.
3. THAT Council approve a grant from the Community Benefit Bonus Affordable Housing Reserve in the amount of \$875,966 towards Site #3, as described in the report.
4. THAT Council approve a grant from the Community Benefit Bonus Affordable Housing Reserve in the amount of \$5,287,614 towards Site #4, as described in the report.
5. THAT Council approve a grant from the Community Benefit Bonus Affordable Housing Reserve in the amount of \$1,233,586 towards Site #5, as described in the report.
6. THAT Council approve a grant from the Community Benefit Bonus Affordable Housing Reserve in the amount of \$8,025,380 towards Site #6, as described in the report.
7. THAT a copy of the report be sent to the selected non-profit housing partners for the various sites (Catalyst Community Developments Society, Vancouver Native Housing Society, and M'akola Housing Society), and to the selected development partner and non-profit housing operator for Site #6 (Mosaic Homes and the Community Land Trust, respectively).



MOVED BY COUNCILLOR DHALIWAL  
SECONDED BY COUNCILLOR JORDAN

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

**6.4 REZONING REFERENCE #15-10 - SIX-STOREY MIXED-USE DEVELOPMENT  
- SIXTH STREET COMMUNITY PLAN**

The City Manager submitted a report from the Director Planning and Building seeking Council authorization to forward this application to a Public Hearing on 2021 January 26. The purpose of the proposed zoning bylaw amendment is to permit the construction of a six-storey mixed-use commercial/rental residential development.

The City Manager recommended:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 2020 December 14 and to a Public Hearing on 2021 January 26 at 5:00 p.m.
2. THAT the predecessor Rezoning Bylaw, Amendment Bylaw No. 15/2016, Bylaw 13597, be abandoned contingent upon the granting by Council of Second Reading of the Subject Rezoning Bylaw.
3. THAT the sale be approved in principle of City-owned property at 7923 Edmonds Street in accordance with Section 4.5 of this report and subject to the applicant pursuing the rezoning to completion.
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 dedication of any rights-of-way deemed requisite.

- e) The granting of any necessary statutory rights-of-way, easements and/or covenants.
- f) The granting of any necessary Section 219 Covenants as described in Section 4.8 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 4.6 of this report.
- h) The completion of the sale of City property.
- i) The consolidation of the development site into one legal lot.
- j) Compliance with the guidelines for surface and underground parking for residential visitors and commercial patrons.
- 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 and the provision of customized hardware and cabinet work being subject to the lease of the unit to a disabled person, with allocated disabled parking spaces protected by a Section 219 Covenant.
- m) 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.
- n) The review of on-site residential/commercial loading facilities by the Director Engineering.
- o) Compliance with the City's Groundwater Management for Multi-Family Development guidelines is required.
- p) The submission of a Site Profile and resolution of any arising requirements.
- q) The pursuance of Storm Water Management Best Practices in line with established guidelines.
- r) The provision of facilities for cyclists in accordance with this report.
- s) Compliance with the Council-adopted sound criteria.
- t) The undergrounding of existing overhead wiring abutting the site.
- u) The submission of a detailed comprehensive sign plan.
- v) The deposit of the applicable Parkland Acquisition Charge.
- w) The deposit of the applicable GVS & DD Sewerage Charge.
- x) The deposit of the applicable School Site Acquisition Charge.
- y) The deposit of the applicable Regional Transportation 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 WANG

SECONDED BY COUNCILLOR CALENDINO

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

**6.5 REZONING REFERENCE #17-10009 - HIGH-RISE MARKET RESIDENTIAL, RETAIL, AND OFFICE BUILDING AND HIGH RISE RENTAL RESIDENTIAL BUILDING - METROTOWN DOWNTOWN PLAN**

The City Manager submitted a report from the Director Planning and Building seeking Council authorization to forward this application to a Public Hearing on 2021 January 26. The purpose of the proposed zoning bylaw amendment is to permit the construction of a high-rise market residential building atop a retail and office podium, and a high-rise rental residential building.

The City Manager recommended:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 2020 December 14 and to a Public Hearing on 2021 January 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 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 Housing Agreement.
- g) The execution of a Tenant Assistance Plan, to the approval of the Director Planning and Building.
- h) Compliance with the Council-adopted sound criteria.
- 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 review of a detailed Sediment Control System by the Director Engineering.
- k) The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering.
- l) The review of on-site loading facilities by the Director Engineering.
- 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 provision of facilities for cyclists in accordance with this report.
- o) The design and provision of units adaptable to persons with disabilities, the provision of customized hardware and cabinet work being subject to the sale/lease of the unit to a disabled person and with allocated disabled parking spaces.
- p) The undergrounding of existing overhead wiring abutting the site.
- q) Compliance with the guidelines for underground parking for visitors and commercial patrons.
- r) The submission of a Public Art Plan.
- s) The submission of a detailed Comprehensive Sign Plan.
- t) The submission of a Green Building Strategy.
- u) The deposit of the applicable Parkland Acquisition Charge.
- v) The deposit of the applicable School Site Acquisition Charge.

- w) The deposit of the applicable GVS & DD Sewerage Charge.
- x) The deposit of the applicable Regional Transportation Development Cost Charge.
- y) The deposit of the applicable Metrotown Open Space 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 City Manager be adopted.

CARRIED UNANIMOUSLY

**6.6 REZONING REFERENCE #18-08 - THREE-STOREY WAREHOUSE AND OFFICE DEVELOPMENT**

The City Manager submitted a report from the Director Planning and Building seeking Council authorization to forward this application to a Public Hearing on 2021 January 26. The purpose of the proposed zoning bylaw amendment is to permit the construction of a three-storey warehouse with supporting office and amenity space.

The City Manager recommended:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 2020 December 14 and to a Public Hearing on 2021 January 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 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 on Still Creek Avenue will be required.
- e) The granting of any necessary statutory rights-of-way, easements and covenants.
- f) The review of a detailed Sediment Control System by the Director Engineering.
- g) The approval of the Ministry of Transportation to the rezoning application.
- 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.
- i) The submission of a geotechnical review 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.
- j) The provision of facilities for cyclists in accordance with Sections 5.5 of the rezoning report.
- k) The submission of a Site Profile and resolution of any arising requirements.
- l) The submission of a suitable Solid Waste and Recycling plan to the approval of the Director Engineering.
- m) The review of on-site loading facilities by the Director Engineering.
- n) The submission of a detailed Comprehensive Sign Plan.
- o) The deposit of the applicable Regional Transportation Development Cost Charge.
- p) The deposit of the applicable GVS & DD Sewerage Development Cost Charge.

MOVED BY COUNCILLOR DHALIWAL

SECONDED BY COUNCILLOR JORDAN

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

**6.7 REZONING REFERENCE #19-06 - LICENSED CHILDCARE FACILITY**

The City Manager submitted a report from the Director Planning and Building seeking Council authorization to forward this application to a Public Hearing on 2021 January 26. The purpose of the proposed zoning bylaw amendment is to permit the operation of a child care facility with up to 156 spaces for infants, toddlers, and preschool aged children.

The City Manager recommended:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 2020 December 14, and to a Public Hearing on 2021 January 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 granting of any necessary statutory rights-of-way, easements and/or covenants.

MOVED BY COUNCILLOR WANG

SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

**6.8 REZONING REFERENCE #19-45 - LICENSEE RETAIL STORE (PRIVATE LIQUOR STORE)**

The City Manager submitted a report from the Director Planning and Building seeking Council authorization to forward this application to a Public Hearing on 2021 January 26. The purpose of the proposed zoning bylaw amendment is to permit a private liquor store (licensee retail store) within two existing commercial retail units (CRUs).

The City Manager recommended:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 2020 December 14 and to a Public Hearing on 2021 January 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 provision of any necessary statutory rights-of-way deemed requisite.

- c) The granting of a Section 219 Covenant to ensure that operating hours are maintained as described in Section 4.4.3 of this report and to clarify that the only permitted C2h District use on the subject site would be the proposed private liquor store use.
- d) The submission of a letter of undertaking to ensure removal of the existing private liquor store as described in Section 4.7 of this report.

MOVED BY COUNCILLOR KEITHLEY

SECONDED BY COUNCILLOR CALENDINO

THAT the recommendations of the City Manager be adopted.

CARRIED

*(Opposed: Councillors Johnston and Jordan)*

Council requested that staff investigate the possibility of filing a covenant on title regarding the cease of operation no later than six months after obtaining Final Occupancy at the proposed new location.

Staff undertook to investigate.

#### **6.9 REZONING REFERENCE #20-25 - AMENDMENTS TO CONCORD METROTOWN PHASE 1 - METROTOWN DOWNTOWN PLAN**

The City Manager submitted a report from the Director Planning and Building seeking Council authorization to forward this application to a Public Hearing on 2021 January 26. The purpose of the proposed zoning bylaw amendment is to revise the previously approved development concept to permit a reduction in commercial floor area, an amendment to the proposed on-site amenity, and an adjustment to the size and number of residential units.

The City Manager recommended:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 2020 December 14 and to a Public Hearing on 2021 January 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 Inspection Fee, to cover the costs of all additional services necessary to serve the site and the completion of a servicing agreement covering all requisite additional services. All services are to be designed to City standards and constructed



in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.

- c) The granting of any necessary statutory rights-of-way, easements, and/or covenants.
- d) The submission of an updated Solid Waste and Recycling Plan to the approval of Director Engineering.
- e) The review of revised on-site residential and commercial loading facilities by the Director Engineering.
- f) The deposit of the applicable School Site Acquisition Charge.
- g) The deposit of the applicable Regional Transportation Development Cost Charge.
- h) The submission of a written undertaking to distribute area plan notification forms, prepared by the City, with disclosure statements; and, to post area plan notification signs, also prepared by the City, on the development site and in the sales office in prominent and visible locations prior to Third Reading, or at the time marketing for the subject development commences, whichever is first, and remain posted for a period of one year, or until such time that all units are sold, whichever is greater.

MOVED BY COUNCILLOR DHALIWAL

SECONDED BY COUNCILLOR JORDAN

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

## **6.10 REZONING APPLICATIONS**

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

### **6.10.1 Rez #17-34 (6433 McKay Avenue, 6366 Cassie Avenue)**

The City Manager recommended:

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

MOVED BY COUNCILLOR WANG  
SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendation of the City Manager be adopted.

CARRIED  
*(Opposed: Councillor Jordan)*

**6.10.2 Rez #17-39 (6444 Silver Avenue)**

The City Manager recommended:

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

MOVED BY COUNCILLOR KEITHLEY  
SECONDED BY COUNCILLOR CALENDINO

THAT the recommendation of the City Manager be adopted.

CARRIED  
*(Opposed: Councillors Johnston and Jordan)*

**6.10.3 Rez #18-21 (4355 Maywood Street)**

The City Manager recommended:

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

MOVED BY COUNCILLOR DHALIWAL  
SECONDED BY COUNCILLOR WANG

THAT the recommendation of the City Manager be adopted.

CARRIED  
*(Opposed: Councillors Johnston and Jordan)*

**6.10.4 Rez #18-23 (6630 Telford Avenue)**

The City Manager recommended:

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

MOVED BY COUNCILLOR WANG  
SECONDED BY COUNCILLOR KEITHLEY

THAT the recommendation of the City Manager be adopted.

CARRIED

*(Opposed: Councillors Johnston and Jordan)*

## **7. BYLAWS**

### **7.1 FIRST READING**

7.1.1 #14266 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 54, 2020 - Rez. #17-10009 (6450/86/88 and 6508 Telford Avenue)

7.1.2 #14267 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 55, 2020 - Rez. #18-08 (3945 Myrtle Street)

7.1.3 #14268 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 56, 2020 - Rez. #20-25 (4754 Kingsway)

7.1.4 #14269 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 57, 2020 - Rez. #19-06 (Portion of 8900 Glenlyon Pkwy)

7.1.5 #14270 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 58, 2020 - Rez. #19-45 (#102 - 2900 Bainbridge Avenue)

7.1.6 #14271 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 59, 2020 - Text Amendment

7.1.7 #14278 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 60, 2020 - Rez. #15-10 (7911/15/23 Edmonds Street and 7908 Wedgewood Street)

7.1.8 #14279 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 61, 2020 - Rez. #19-45 (#102-2900 Bainbridge Avenue)

MOVED BY COUNCILLOR KEITHLEY  
SECONDED BY COUNCILLOR CALENDINO

THAT the Bylaw No. 14266, 14267, 14268, 14269, 14270, 14271, 14278 and 14279 be now introduced and read a first time.

DIVIDED

MOVED BY COUNCILLOR KEITHLEY  
SECONDED BY COUNCILLOR CALENDINO

THAT the Bylaw No. 14270 and 14271 be now introduced and read a first time.

CARRIED

*(Opposed: Councillors Johnston and Jordan)*

MOVED BY COUNCILLOR KEITHLEY  
SECONDED BY COUNCILLOR CALENDINO

THAT the Bylaw No. 14266, 14267, 14268, 14269, 14278 and 14279 be now introduced and read a first time.

CARRIED UNANIMOUSLY

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

7.2.1 #14272 - Burnaby Business Licence Bylaw 2017, Amendment Bylaw No. 3, 2020

7.2.2 #14273 - Burnaby Business Licence Fees Bylaw 2017, Amendment Bylaw No. 3, 2020

7.2.3 #14274 - Burnaby Bylaw Notice Enforcement Bylaw 2009, Amendment Bylaw No. 4, 2020

7.2.4 #14275 - Burnaby Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 34, 2020

7.2.5 #14276 - Burnaby Local Improvement Fund Expenditure Bylaw No. 8, 2020

7.2.6 #14277 - Burnaby Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 35, 2020

MOVED BY COUNCILLOR DHALIWAL  
SECONDED BY COUNCILLOR JORDAN

THAT the Bylaw No. 14272, 14273, 14274, 14275, 14276 and 14277 be now introduced and read three times.

DIVIDED

MOVED BY COUNCILLOR DHALIWAL  
SECONDED BY COUNCILLOR JORDAN

THAT the Bylaw No. 14272, 14273 and 14274 be now introduced and read three times.

CARRIED  
(Opposed: Councillors Johnston and Jordan)

MOVED BY COUNCILLOR DHALIWAL  
SECONDED BY COUNCILLOR JORDAN

THAT the Bylaw No. 14275, 14276 and 14277 be now introduced and read three times.

CARRIED UNANIMOUSLY

### **7.3 CONSIDERATION AND THIRD READING**

7.3.1 #14040 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 21, 2019 - Rez. #15-41 (3810 Pender Street)

MOVED BY COUNCILLOR WANG  
SECONDED BY COUNCILLOR JOHNSTON

THAT the Bylaw No. 14040 be now read a third time.

CARRIED UNANIMOUSLY

### **7.4 THIRD READING, RECONSIDERATION AND FINAL ADOPTION**

7.4.1 #14229 - Burnaby Heritage Revitalization Agreement Bylaw No. 1, 2020

7.4.2 #14233 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 40, 2020 - Rez. #19-57 (7510/16/26/36 Kingsway; 7390/98, 7404 16th Avenue; 7411/17 15th Avenue)

MOVED BY COUNCILLOR KEITHLEY  
SECONDED BY COUNCILLOR CALENDINO

THAT the Bylaw No. 14229 and 14233 be now read a third time, reconsidered and finally adopted, signed by the Mayor and Clerk and the Corporate Seal affixed thereto.

CARRIED UNANIMOUSLY

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

7.5.1 #13899 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 20, 2018 - Rez. #17-13 (2421 Alpha Avenue)

7.5.2 #14177 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 17, 2020 - Rez. #20-02 (5942 Winch Street and portion of 6055 Halifax Street)

7.5.3 #14254 - Burnaby Voting Opportunities Bylaw 2020

7.5.4 #14255 - Burnaby Automated Vote Counting System Bylaw, Amendment Bylaw No. 1, 2020

- 7.5.5 #14256 - Burnaby Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 31, 2020
- 7.5.6 #14257 - Burnaby Local Improvement Fund Expenditure Bylaw No. 6, 2020
- 7.5.7 #14258 - Burnaby Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 32, 2020
- 7.5.8 #14259 - Burnaby Local Improvement Fund Expenditure Bylaw No. 7, 2020
- 7.5.9 #14260 - Burnaby Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 33, 2020
- 7.5.10 #14261 - Burnaby Sewer Parcel Tax Bylaw 1994, Amendment Bylaw No. 1, 2020
- 7.5.11 #14262 - Burnaby Sewer Connection Bylaw 1961, Amendment Bylaw No. 1, 2020
- 7.5.12 #14263 - Burnaby Sewer Charge Bylaw 1961, Amendment Bylaw No. 2, 2020
- 7.5.13 #14264 - Burnaby Waterworks Regulation Bylaw 1953, Amendment Bylaw No. 2, 2020
- 7.5.14 #14265 - Burnaby Development Costs Charges Reserve Fund Expenditure Bylaw No. 1, 2020

MOVED BY COUNCILLOR DHALIWAL

SECONDED BY COUNCILLOR JORDAN

THAT the Bylaw No. 13899, 14177, 14254, 14255, 14256, 14257, 14258, 14259, 14260, 14261, 14262, 14263, 14264 and 14265 be now introduced and read three times.

CARRIED UNANIMOUSLY

## **7.6 ABANDONMENT**

- 7.6.1 #13569 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 2, 2016 - Rez. #14-26 (Portion of 7679 Eighteenth Street and 7701 Eighteenth Street)
- 7.6.2 #14100 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 44, 2019 - Rez. #19-57 (7510/16/26/36 Kingsway, 7411 15th Avenue, 7390/98 16th Avenue)

MOVED BY COUNCILLOR WANG

SECONDED BY COUNCILLOR JOHNSTON

THAT the Bylaw No. 13569 and 14100 be now abandoned.

CARRIED UNANIMOUSLY

**8. NEW BUSINESS**

**Council – Holidays Wishes**

His Worship, Mayor Hurley and members of Council wished residents a Merry Christmas, Happy Chanukah, and a safe New Year in various languages.

Council thanked frontline employees for their selfless dedication to keeping residents safe during 2020, and encouraged citizens to stay in their 'bubble'.

**His Worship, Mayor Hurley – Trans Mountain Expansion Project**

His Worship, Mayor Hurley reiterated that the City has consistently opposed the Trans Mountain Expansion Project due to its impact on public safety and the environment. The City strongly objected at the National Energy Board to tree removal in the Brunette River corridor, without success. The current removal of trees along the Brunette River corridor is on private lands owned by BNSF, and has been authorized by the Federal Regulator. In conclusion, the Mayor advised that Trans Mountain has always had a choice to take its pipeline along Lougheed Highway to avoid the loss of trees.

**9. INQUIRIES**

There were no inquiries brought before Council at this time.

**10. ADJOURNMENT**

Without objection, the Open Council meeting adjourned at 6:15 p.m.

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MAYOR

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CITY CLERK