



## **COUNCIL MEETING**

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

**Monday, February 22, 2021, 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  
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  
Mr. Ed Kozak, 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.

For the benefit of Councillor Johnston who participated electronically, 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 hən̓q̓əmi̓n̓əm and Skwxwú7mesh speaking peoples, and extended appreciation for the opportunity to hold a meeting on this territory.

### **Announcement – Mr. Lambert Chu's Retirement**

His Worship, Mayor Mike Hurley formally thanked and congratulated Lambert Chu, City Manager, on his retirement. Following is the text of the Mayor's remarks:

“Lambert joined the City of Burnaby more than 30 years ago, in September of 1990. Since that time, Lambert has played a key role in helping to shape the City's growth – first as Deputy Director, Engineering; then as Director Engineering; next as Deputy City Manager; and, beginning in 2016, as City Manager.

Many of the facilities Burnaby citizens enjoy today benefitted directly from Lambert's engineering expertise and leadership.

And significant projects such as:

- the development of the Still Creek Works Yard;
- the rejuvenation of Burnaby Lake;
- the development and operationalization of our Solid Waste and Green Waste Collection system; and
- our highly regarded recycling operations.

These are all exemplary beneficiaries of Lambert's leadership and engineering expertise. He also took the lead in managing the City's response to the 2007 Trans Mountain oil spill, ensuring that the City did everything within its power to mitigate the damage caused to citizens and the environment.

In addition to his work at City Hall, Lambert has represented the City on hundreds of multi-jurisdictional initiatives, including the development of the Still Creek Integrated Stormwater Management Plan that guides protection of this critical watershed while addressing flooding and drainage challenges.

Most recently, Lambert has taken the lead on the introduction of City warming centres and on the City's response to the COVID-19 pandemic, always with a focus on maximizing the wellbeing of Burnaby citizens, businesses, and City staff during a time that is presenting such significant challenges for so many.

He has also led the operationalization of our new housing policies and zero-carbon targets, and has overseen the City's work toward completion of a new Transportation Plan.

Of course, it is impossible to acknowledge the myriad of achievements that comprise 30 years of dedicated public service, but I hope the few highlights of Lambert's career I have

mentioned tonight give a sense of how his 30 years of dedication to Burnaby citizens have benefitted our community.

Lambert, I know that the legacy of your service will continue to benefit Burnaby citizens and our entire region for many years to come. On behalf of Council and the citizens of Burnaby, congratulations on your retirement, and we hope that as Burnaby continues to benefit from your many contributions, that you will be enjoying a long, happy and healthy retirement.

Thank you for your service – and congratulations, Lambert! Enjoy your retirement!”

Individually, Council members thanked Mr. Chu for his dedication, leadership and support, his honesty and empathy, and the legacy of projects and initiatives he leaves with the City and the residents of Burnaby.

## **2. MINUTES**

### **2.1 Open Council Meeting held 2021 February 08**

MOVED BY COUNCILLOR DHALIWAL

SECONDED BY COUNCILLOR JORDAN

THAT the minutes of the City Council meeting held on 2021 February 08 be now adopted.

CARRIED UNANIMOUSLY

## **3. REPORTS**

### **3.1 City Manager Selection Committee - Re: Appointment of an Interim City Manager**

The City Manager Selection Committee submitted a report providing information on the appointment of Mr. Chad Turpin, as the Interim City Manager as of 2021 March 01.

The City Manager Selection Committee recommended:

1. THAT Council receive the report for information.

MOVED BY COUNCILLOR WANG

SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendation of the City Manager Selection Committee be adopted.

CARRIED UNANIMOUSLY

**3.2 Community Heritage Commission - Re: Heritage Program Update for 2021**

The Community Heritage Commission submitted a report outlining the activities of the Heritage Program for 2020, and identifying work plan initiatives for 2021.

The Community Heritage Commission 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.

MOVED BY COUNCILLOR KEITHLEY

SECONDED BY COUNCILLOR CALENDINO

THAT the recommendations of the Community Heritage Commission be adopted.

CARRIED UNANIMOUSLY

**3.3 Financial Management Committee - Re: 2021 - 2025 Provisional Financial Plan**

The Financial Management Committee submitted a report providing the 2021 - 2025 Provisional Financial Plan.

The Financial Management Committee recommended:

1. THAT Council receive the 2021 - 2025 Provisional Financial Plan.

MOVED BY COUNCILLOR DHALIWAL

SECONDED BY COUNCILLOR JORDAN

THAT the recommendation of the Financial Management Committee be adopted.

Staff provided a PowerPoint presentation summarizing the report.

CARRIED UNANIMOUSLY

**3.4 Financial Management Committee - Re: Change to the Burnaby Routine Transaction Authority Bylaw 1999**

The Financial Management Committee submitted a report seeking Council approval to change the Routine Transaction Authority Bylaw to increase the City Manager's spend and approval limits.

The Financial Management Committee recommended:

1. THAT Council approve an increase to the City Manager's authority to approve an award of contract and execute legal agreements for procurement of

municipal goods, services and construction where the authorized level does not exceed \$1,000,000.

2. THAT Council authorize the City Solicitor to prepare a bylaw amendment to the Burnaby Routine Transaction Authority Bylaw 1999 to implement the proposed spend and approval limits increase for the City Manager.

MOVED BY COUNCILLOR WANG

SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendations of the Financial Management Committee be adopted.

CARRIED UNANIMOUSLY

Arising from discussion, Council requested a summary report on contract awards, extensions and over-runs.

Staff undertook to provide a report on an annual basis.

### **3.5 Financial Management Committee - Re: Assessment Appeal Costs**

The Financial Management Committee submitted a report providing an update on the assessment appeal costs impacting City finances in 2020, and recommending that the Mayor call on the Minister of Finance to conduct a review of the assessment appeal process.

The Financial Management Committee recommended:

1. THAT the Mayor, on behalf of City Council, write to the BC Minister of Finance, with a copy to all Metro Vancouver municipalities, and Burnaby Members of the Legislature, requesting a review of the assessment appeal process and respective legislation, as outlined in Section 4 of the report.

MOVED BY COUNCILLOR KEITHLEY

SECONDED BY COUNCILLOR CALENDINO

THAT the recommendation of the Financial Management Committee be adopted.

CARRIED UNANIMOUSLY

### **3.6 Financial Management Committee - Re: 2021 February Engineering Capital Facilities Management Bylaw Funding Request**

The Financial Management Committee submitted a report seeking Council authorization for the use of a Capital Reserve Fund Bylaw to finance 2021 - 2022 Engineering capital Facilities Management improvement projects.

The Financial Management Committee recommended:

1. THAT Council authorize the City Solicitor to bring forward a Capital Reserve Fund Bylaw in the amount of \$2,345,000 to finance the Engineering capital Facilities Management improvement projects, as outlined in the report.

MOVED BY COUNCILLOR DHALIWAL

SECONDED BY COUNCILLOR JORDAN

THAT the recommendation of the Financial Management Committee be adopted.

CARRIED UNANIMOUSLY

**3.7 Financial Management Committee - Re: 2021 February Engineering Capital Vehicle and Equipment Purchase Bylaw Funding Request**

The Financial Management Committee submitted a report seeking Council authorization for a Capital Reserve Fund Bylaw to finance 2021 - 2025 Engineering capital vehicle and equipment purchases.

The Financial Management Committee recommended:

1. THAT Council authorize the City Solicitor to bring forward a Capital Reserve Fund Bylaw in the amount of \$4,642,600 and the use of Sanitary Sewer Capital Funds in the amount of \$122,000 to finance Engineering capital vehicle and equipment purchases, as outlined in the report.

MOVED BY COUNCILLOR WANG

SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendation of the Financial Management Committee be adopted.

CARRIED UNANIMOUSLY

**3.8 Financial Management Committee - Re: 2021 February Engineering Capital Infrastructure Bylaw Funding Request**

The Financial Management Committee submitted a report seeking Council authorization for the use of Waterworks Utility and Sanitary Sewer Fund Capital Reserves and a Capital Reserve Fund Bylaw to finance 2021 - 2025 Engineering capital infrastructure projects.

The Financial Management Committee recommended:

1. THAT Council authorize the City Solicitor to bring forward a Capital Reserve Fund Bylaw in the amount of \$3,150,000, the use of Sanitary Sewer Fund Capital Reserves in the amount of \$4,250,000 and the use of Waterworks Utility Capital Reserves in the amount of \$3,163,000 to finance Engineering capital infrastructure improvement projects, as outlined in the report.

MOVED BY COUNCILLOR KEITHLEY  
SECONDED BY COUNCILLOR CALENDINO

THAT the recommendation of the Financial Management Committee be adopted.

CARRIED UNANIMOUSLY

**3.9 Financial Management Committee - Re: 2021 February Engineering Capital Transportation Bylaw Funding Request**

The Financial Management Committee submitted a report seeking Council authorization for a Capital Reserve Fund Bylaw to finance 2021 - 2022 Engineering capital transportation projects.

The Financial Management Committee recommended:

1. THAT Council authorize the City Solicitor to bring forward a Capital Reserve Fund Bylaw in the amount of \$3,320,000 to finance Engineering capital transportation improvement projects, as outlined in the report.

MOVED BY COUNCILLOR DHALIWAL  
SECONDED BY COUNCILLOR JORDAN

THAT the recommendation of the Financial Management Committee be adopted.

CARRIED UNANIMOUSLY

**3.10 Financial Management Committee - Re: 2021 February Engineering Capital Facilities Management Gaming Funding Request**

The Financial Management Committee submitted a report seeking Council authorization for the use of the Gaming Reserve to finance 2021 - 2022 Engineering Capital Facilities Management improvement projects.

The Financial Management Committee recommended:

1. THAT Council authorize the use of the Gaming Reserve in the amount of \$500,000 to finance the Component Life Cycle Renewal for Heritage & Cultural Buildings projects, as outlined in the report.

MOVED BY COUNCILLOR WANG  
SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendation of the Financial Management Committee be adopted.

CARRIED UNANIMOUSLY

**3.11 Financial Management Committee - Re: Metrotown Events Centre Project (MEC) - Phase One Feasibility Study**

The Financial Management Committee submitted a report providing Council with a summary of the findings of the Phase One - Feasibility Study for the Metrotown Event Centre project.

The Financial Management Committee recommended:

1. THAT Council receive the report for information purposes.

MOVED BY COUNCILLOR KEITHLEY

SECONDED BY COUNCILLOR CALENDINO

THAT the recommendation of the Financial Management Committee be adopted.

CARRIED UNANIMOUSLY

**3.12 Planning and Development Committee - Re: Burnaby Housing Needs Report**

The Planning and Development Committee submitted a report providing key insights into housing needs in the community, and projecting the number and type of units, which will be needed to meet housing demand over the next five to ten years.

The Planning and Development Committee recommended:

1. THAT Council receive Burnaby's Housing Needs Report, as presented in Attachment A of the report.
2. THAT the Housing Needs Report be published on the City of Burnaby's website as required in the Local Government Act.
3. THAT the Housing Needs Report be forwarded to the Social Planning Committee for information.

MOVED BY COUNCILLOR DHALIWAL

SECONDED BY COUNCILLOR JORDAN

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

Staff provided a PowerPoint presentation summarizing the report.

CARRIED UNANIMOUSLY

**3.13 City Manager's Report, 2021 February 22**

The City Manager submitted a report dated 2021 February 22 on the following matters:



#### **4. MANAGER'S REPORTS**

##### **4.1 2021 UBCM RESOLUTIONS**

The City Manager submitted a report from the Director Planning and Building presenting resolutions for submission to the 2021 Lower Mainland Local Government Association Annual General Meeting and the Union of BC Municipalities.

The City Manager recommended:

1. THAT Council endorse the new resolutions outlined in Section 3.0 of the report for submission to the 2021 LMLGA AGM and the 2021 UBCM Convention.
2. THAT staff be authorized to forward a copy of this report, accompanied by any applicable background reports and information, to the UBCM, located at Suite 60-10551 Shellbridge Way, Richmond, BC V6X 2W9.
3. THAT copies of the report be forwarded for information to Burnaby MLAs.

MOVED BY COUNCILLOR WANG

SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

##### **4.2 BURNABY SAILING ASSOCIATION LICENCE AGREEMENT**

The City Manager submitted a report from the Director Parks, Recreation and Cultural Services seeking Council approval for a new licence agreement with the Burnaby Sailing Association for the operation and maintenance of a small boat compound at Barnet Marine Park.

The City Manager recommended:

1. THAT approval be granted for a new licence agreement with the Burnaby Sailing Association for the operation and maintenance of a small boat compound at Barnet Marine Park, for an additional five-year term beginning 2021 March 01 and ending on 2026 February 28, under the terms and conditions outlined in the report.
2. THAT Council authorize the City Solicitor to prepare and finalize for execution a new licence agreement with the Burnaby Sailing Association for the operation and maintenance of a small boat compound at Barnet Marine Park, as outlined in the report.

MOVED BY COUNCILLOR KEITHLEY  
SECONDED BY COUNCILLOR CALENDINO

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

**4.3 PLAYGROUND DEVELOPMENT GRANT REQUESTS FROM BUCKINGHAM, GLENWOOD, CLINTON ELEMENTARY SCHOOLS**

The City Manager submitted a report from the Director Parks, Recreation and Cultural Services seeking Council authorization for the City to enter into an agreement for contribution to the cost of playground upgrades at Buckingham, Glenwood, and Clinton elementary schools.

The City Manager recommended:

1. THAT Council authorize the City enter into an agreement with the Burnaby School District for contribution to the cost of the playground upgrades at Buckingham Elementary School, Glenwood Elementary School, and Clinton Elementary School, as detailed in the report.

MOVED BY COUNCILLOR DHALIWAL  
SECONDED BY COUNCILLOR JORDAN

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

**4.4 2021 FEBRUARY - PARKS, RECREATION AND CULTURAL SERVICES CAPITAL FUNDING BYLAW**

The City Manager submitted a report from the Director Parks, Recreation and Cultural Services seeking Council authorization for a Capital Reserve Fund Bylaw to finance 2021 Parks projects: Barnet Marine Park Access Bridges, Confederation Park Artificial Turf Field, and Ron McLean Park Field Improvements.

The City Manager recommended:

1. THAT Council authorize the City Solicitor to bring forward a Capital Reserve Fund Bylaw in the amount of \$1,100,000 to finance the projects outlined in the report.

MOVED BY COUNCILLOR WANG  
SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

**4.5 STRATA TITLE CONVERSION APPLICATION #18-02 - 4695 CANADA WAY**

The City Manager submitted a report from the Director Planning and Building seeking Council final approval to stratify the existing occupied commercial building at 4695 Canada Way.

The City Manager recommended:

1. THAT Strata Titling of 4695 Canada Way be approved subject to complete satisfaction of the requirements of the Strata Title Conversion Application STR#18-02, to permit the conversion of the existing units within an occupied commercial building into three Strata Title Units.

MOVED BY COUNCILLOR KEITHLEY  
SECONDED BY COUNCILLOR CALENDINO

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

**4.6 LIQUOR LICENCE APPLICATION #20-06 - V-SHOW KARAOKE - UNIT B - 6681 MACPHERSON AVENUE**

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

The City Manager recommended:

1. THAT Council support the subject liquor primary licence application, as described in Section 4.0 of this report.
2. THAT a copy of this report be forwarded to the General Manager, Liquor and Cannabis Regulation Branch, P.O. Box 9292, Stn. Provincial Government, Victoria, BC V8W 9J8; and to the applicant, Susan Mander, Rising Tide Consultants, Suite 1620-1130 West Pender Street, Vancouver, BC V6E 4A4.

MOVED BY COUNCILLOR DHALIWAL  
SECONDED BY COUNCILLOR JORDAN

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

**4.7 REZONING REFERENCE #16-33 - 6449 AND 6469 SELMA AVENUE -  
APARTMENT DEVELOPMENT - ROYAL OAK COMMUNITY PLAN -  
RESPONSE TO PUBLIC HEARING ISSUES**

The City Manager submitted a report from the Director Planning and Building responding to issues raised at the Public Hearing for Rezoning Reference #16-33.

The City Manager recommended:

1. THAT a copy of the report be sent to the applicant and those who spoke at, or submitted correspondence to, the Public Hearing for Rezoning Reference #16-33.

MOVED BY COUNCILLOR WANG  
SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

**4.8 REZONING REFERENCE #18-20 - HIGH-RISE STRATA TOWER AND LOW  
RISE NON-MARKET RENTAL 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 March 30. The purpose of the proposed zoning bylaw amendment is to permit the construction of a single 30-storey high-rise strata apartment building, and a four-storey non-market rental apartment building.

The City Manager recommended:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 2021 March 08 and to a Public Hearing on 2021 March 30 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 4.5 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 Agreement.
- g) The execution of a Tenant Assistance Plan, to the approval of the Director Planning and Building.
- 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) Compliance with the City's Groundwater Management for Multi-Family Development guidelines is required.
- 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 is required in conjunction with this rezoning application.

- o) Compliance with 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 review of a detailed Sediment Control System by the Climate Action and Energy Division.
- 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.
- 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 KEITHLEY

SECONDED BY COUNCILLOR CALENDINO

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

**4.9 REZONING REFERENCE #18-43 - RESIDENTIAL LOW-RISE NON-MARKET RENTAL BUILDING WITH A COMMERCIAL PODIUM AND A RESIDENTIAL TOWER WITH TOWNHOUSES AT GRADE - EDMONDS TOWN CENTRE**

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 March 30. The purpose of the proposed zoning bylaw amendment is to permit the construction of a single 40-storey high-rise strata apartment building with two-storey townhouses at grade, and a six-storey mixed-use rental and commercial retail building fronting Kingsway.

The City Manager recommended:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 2021 March 08 and to a Public Hearing on 2021 March 30 at 5:00 p.m.

2. THAT the amendment to the Edmonds Town Centre Plan as outlined in Sections 3.2 - 3.6 of this report be approved (to take effect upon the granting by Council of Second Reading of the Rezoning Bylaw amendment).
3. THAT the introduction of a Highway Closure Bylaw be authorized according to the terms outlined in Section 4.13 of this report, contingent upon the granting by Council of Second Reading of the subject Rezoning Bylaw.
4. THAT the sale of City-owned lane right-of-way for inclusion within the subject development site, in accordance with the terms outlined in Section 4.13 of this report, be approved in principle and subject to the applicant pursuing the rezoning proposal to completion.
5. THAT the following be established as prerequisites to the completion of the rezoning:
  - a) The submission of a suitable plan of development.
  - b) The deposit of sufficient monies including a 4% Engineering 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 in accordance with Section 4.10 of this report.
  - f) The registration of a Housing Agreement.
  - g) The submission of a suitable on-site stormwater management system to the approval of the Director Engineering, the deposit of sufficient monies for its provision, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation.
  - h) Compliance with the City's Groundwater Management for Multi-Family Development guidelines is required.

- i) The submission of a suitable Solid Waste and Recycling plan to the approval of the Director Engineering.
- j) The design and provision of units adaptable to persons with disabilities, the provision of customized hardware and cabinet work being subject to the sale/lease of the unit to a disabled person.
- k) The provision of covered car wash stalls and an adequately sized and appropriately located garbage handling and recycling material holding space to the approval of the Director Engineering and a commitment to implement the recycling provisions.
- l) The review of on-site residential and commercial loading facilities by the Director Engineering.
- m) The submission of a Public Art Plan is required in conjunction with this rezoning application.
- n) Due to the site's location on Kingsway, the applicant is required to provide an acoustical study showing that the proposed development would meet Council-adopted noise criteria.
- o) The provision of facilities for cyclists in accordance with this report.
- p) The undergrounding of existing overhead wiring abutting the site.
- q) Compliance with the guidelines for underground parking for visitors.
- r) The submission of a detailed Comprehensive Sign Plan.
- s) The review of a detailed Sediment Control System by the Climate Action and Energy Division.
- t) The submission of a Site Disclosure and resolution of any arising requirements.
- u) The deposit of the applicable Parkland Acquisition Charge.
- v) The deposit of the applicable GVS & DD Sewerage Charge.
- w) The deposit of the applicable School Site Acquisition Charge.
- x) The deposit of the applicable Regional Transportation Cost Charge.
- y) The submission of a written undertaking to 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

**4.10 REZONING REFERENCE #19-11 - ONE-STOREY LIGHT INDUSTRIAL DEVELOPMENT - BIG BEND DEVELOPMENT PLAN**

The City Manager submitted a report from the Director Planning and Building seeking Council authorization to forward this application to a Public Hearing on 2021 March 30. The purpose of the proposed zoning bylaw amendment is to permit the construction of a one-storey light industrial building.

The City Manager recommended:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 2021 March 08 and to a Public Hearing on 2021 March 30 at 5:00 p.m.
2. THAT the following be established as prerequisites to the completion of the rezoning:
  - a) The submission of a suitable plan of development.
  - b) The deposit of sufficient monies, including a 4% Engineering Inspection Fee, to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
  - c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
  - d) The granting of a Section 219 Covenant respecting flood proofing requirements.
  - e) 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.

- f) The granting of any necessary statutory rights-of-way, easements and/or covenants.
- g) The deposit of the applicable GVS & DD Sewerage Development Cost Charge.
- h) The deposit of the applicable Regional Transportation Development Cost Charge.
- i) The provision of facilities for cyclists in accordance with Section 5.5 of the rezoning report.
- j) The submission of a detailed Comprehensive Sign Plan.
- k) The submission of a Site Disclosure Statement 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 submission of a suitable on-site stormwater management system to the approval of the Climate Action and Energy Division, 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 WANG

SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

**4.11 REZONING REFERENCE #19-29 - FOUR LOW TO MID-RISE RESIDENTIAL BUILDINGS WITH TWO LEVELS OF UNDERGROUND PARKING**

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 March 30. The purpose of the proposed zoning bylaw amendment is to permit the construction of four low to mid-rise residential buildings, and two levels of underground parking.

The City Manager recommended:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 2021 March 08 and to a Public Hearing on 2021 March 30 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 granting of any necessary statutory rights-of-way, easements and/or covenants.
- e) The review of a detailed Sediment Control System by the Climate Action and Energy Division.
- f) 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.
- g) The design and provision of units adaptable to persons with disabilities, the provision of customized hardware and cabinet work being subject to the sale/lease of the unit to a disabled person.
- h) The provision of covered car wash stalls and an adequately sized and appropriately located garbage handling and recycling material holding space to the approval of the Director Engineering and a commitment to implement the recycling provisions.
- i) The review of on-site residential loading facilities by Director Engineering.
- j) The provision of facilities for cyclists in accordance with this report.
- k) Compliance with the guidelines for underground parking for visitors.
- l) The deposit of the applicable GVS & DD Sewerage Charge.
- m) The deposit of the applicable Regional Transportation Cost Charge.
- n) 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

**4.12 REZONING REFERENCE #20-01 - REDUCTION OF UNDERGROUND PARKING AND INCREASE OF RESIDENTIAL FLOOR AREA - HASTINGS STREET AREA 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 March 30. The purpose of the proposed zoning bylaw amendment is to amend the approved Comprehensive Development plan in order to reduce the number of resident parking stalls on the subject property from 31 to 27 to allow for additional secured underground bicycle parking, and to increase the total floor area within the existing multiple-family residential building by 37 m<sup>2</sup> (398.3 sq. ft.).

The City Manager recommended:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 2021 March 08, and to a Public Hearing on 2021 March 30.
2. THAT the following be established as prerequisites to the completion of the rezoning:
  - a) The submission of a suitable plan of development.

MOVED BY COUNCILLOR DHALIWAL

SECONDED BY COUNCILLOR JORDAN

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

**4.13 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:

**4.13.1 Rez #21-03 (8305 11th 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 UNANIMOUSLY

**4.13.2 Rez #21-04 (8303 10th Avenue)**

The City Manager recommended:

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

MOVED BY COUNCILLOR DHALIWAL

SECONDED BY COUNCILLOR JORDAN

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

**4.13.3 Rez #21-05 (7355 Canada Way)**

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 UNANIMOUSLY

**5. BYLAWS**

**5.1 FIRST, SECOND AND THIRD READING**

- 5.1.1 #14289 - Burnaby Street and Traffic Bylaw 1991, Amendment Bylaw No. 1, 2021
- 5.1.2 #14290 - Burnaby Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 6, 2021
- 5.1.3 #14291 - Burnaby Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 7, 2021
- 5.1.4 #14292 - Burnaby Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 8, 2021
- 5.1.5 #14293 - Burnaby Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 9, 2021
- 5.1.6 #14294 - Burnaby Routine Transaction Authority Bylaw 1999, Amendment Bylaw No. 1, 2021
- 5.1.7 #14295 - Burnaby Voting Opportunities Bylaw 2020, Amendment Bylaw No. 1, 2021

MOVED BY COUNCILLOR KEITHLEY

SECONDED BY COUNCILLOR CALENDINO

THAT the Bylaw No. 14289, 14290, 14291, 14292, 14293, 14294 and 14295 be now introduced and read three times.

DIVIDED

MOVED BY COUNCILLOR DHALIWAL

SECONDED BY COUNCILLOR CALENDINO

THAT the Bylaw No. 14289, 14290, 14291, 14292, 14293 and 14294 and be now introduced and read three times.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR DHALIWAL

SECONDED BY COUNCILLOR DHALIWAL

THAT the Bylaw No. 14295 be now introduced and read three times.

CARRIED UNANIMOUSLY

Arising from discussion, Council requested that staff investigate the feasibility of mail-in and/or curbside voting options for residents in care homes.

Staff undertook to provide Council with information regarding these options.

## **5.2 SECOND READING**

5.2.1 #14234 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 41, 2020 - Rez. #16-33 (6449 & 6469 Selma Avenue)

MOVED BY COUNCILLOR WANG

SECONDED BY COUNCILLOR JOHNSTON

THAT the Bylaw No. 14234 be now read a second time.

CARRIED

*(Opposed: Councillors Johnston and Jordan)*

## **5.3 RECONSIDERATION AND FINAL ADOPTION**

5.3.1 #14163 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 9, 2020 - Rez. #17-32 (5977 Wilson Avenue)

5.3.2 #14164 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 10, 2020 - Rez. #19-42 (5970/86/94 Kathleen Avenue)

5.3.3 #14223 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 37, 2020 - Rez. #19-63 (7755 6th Street)

5.3.4 #14284 - Burnaby Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 1, 2021

5.3.5 #14285 - Burnaby Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 2, 2021

5.3.6 #14286 - Burnaby Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 3, 2021

5.3.7 #14287 - Burnaby Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 4, 2021

5.3.8 #14288 - Burnaby Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 5, 2021

MOVED BY COUNCILLOR KEITHLEY  
SECONDED BY COUNCILLOR CALENDINO

THAT the Bylaw No. 14163, 14164, 14223, 14284, 14285, 14286, 14287 and 14288 be now reconsidered and finally adopted, signed by the Mayor and Clerk and the Corporate Seal affixed thereto.

DIVIDED

MOVED BY COUNCILLOR DHALIWAL  
SECONDED BY COUNCILLOR KEITHLEY

THAT the Bylaw No. 14163 and 14164 be now reconsidered and finally adopted, signed by the Mayor and Clerk and the Corporate Seal affixed thereto.

CARRIED

*(Opposed: Councillors Johnston and Jordan)*

MOVED BY COUNCILLOR WANG  
SECONDED BY COUNCILLOR JOHNSTON

THAT the Bylaw No. 14223, 14284, 14285, 14286, 14287 and 14288 be now be now reconsidered, finally adopted, signed by the Mayor and Clerk and the Corporate Seal affixed thereto.

CARRIED UNANIMOUSLY

#### **5.4 ABANDONMENT**

5.4.1 #11335 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 2, 2002 - Rez. #00-29 (4201/19A/19B/47A/47B Lougheed Highway)

5.4.2 #11814 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 70, 2004 - Rez. #04-26 (4270 Dawson Street)

5.4.3 #12364 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 47, 2007 - Rez. #06-70 (5389 & 5411 Imperial Street)

5.4.4 #13518 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 29, 2015 - Rez. #14-34 (3600 Norland Avenue)

5.4.5 #13641 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 36, 2016 - Rez. #15-46 (8526 11th Avenue)

5.4.6 #13898 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 19, 2018 - Rez. #18-14 (7038 Broadway)



MOVED BY COUNCILLOR KEITHLEY  
SECONDED BY COUNCILLOR CALENDINO

THAT the Bylaw No. 11335, 11814, 12364, 13518, 13641 and 13898 be now abandoned.

CARRIED UNANIMOUSLY

6. **NEW BUSINESS**

**His Worship Mayor Hurley - Indigenous History in Burnaby Resource Guide**

His Worship, Mayor Hurley announced that the City of Burnaby has been awarded the **2020 Canadian Museums Association Award for Outstanding Achievement in Education** for the Indigenous History in Burnaby Resource Guide. This national award recognizes one exceptional museum project, which advances knowledge and understanding by reaching new audiences or enhancing existing ones. Mayor Hurley congratulated Burnaby Village Museum staff, local First Nations communities, and Burnaby School District staff.

**His Worship Mayor Hurley and Councillor Keithley – HUB Cycling Award**

His Worship, Mayor Hurley announced that the City of Burnaby has been recognized with a **HUB Cycling Award**. The City placed first overall in HUB's 20-in-20 Infrastructure Challenge. Each year, HUB challenges municipalities to improve safety for cyclists by making quick fixes to bike infrastructure. These fixes usually involve placing additional signs, making pavement markings, trimming trees or fixing potholes. Mayor Hurley congratulated staff for their work.

Councillor Keithley as well congratulated staff for their hard work.

7. **INQUIRIES**

There were no inquiries brought before Council at this time.

8. **ADJOURNMENT**

Without objection, the Open Council meeting adjourned at 7:33 p.m.

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MAYOR

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CITY CLERK