

2007 JANUARY 22

An 'Open' meeting of the City Council was held in the Council Committee Room, City Hall, 4949 Canada Way, Burnaby, B.C. on Monday, 2007 January 22 at 6:00 p.m. followed immediately by a 'Closed' meeting from which the public was excluded. At the conclusion of the 'Closed' meeting, the 'Open' meeting was reconvened at 7:00 p.m. in the Council Chamber.

PRESENT: His Worship, Mayor D.R. Corrigan In the Chair
Councillor G. Begin
Councillor P. Calendino
Councillor S. Dhaliwal
Councillor G. Evans
Councillor D. Johnston
Councillor C. Jordan
Councillor L.A. Rankin
Councillor N.M. Volkow

STAFF: Mr. R.H. Moncur, City Manager
Mr. W.C. Sinclair, Director Engineering
Mr. R. Earle, Director Finance
Mr. D. Ellenwood, Assistant Director, Strategic & Business Planning
Mr. B. Luksun, Director Planning & Building
Mr. B. Rose, City Solicitor
Ms. A.R. Skipsey, Deputy City Clerk
Mrs. B. Zeinabova, A/Administrative Officer 1

MOVED BY COUNCILLOR DHALIWAL:
SECONDED BY COUNCILLOR JORDAN:

"THAT the 'Open' Council meeting do now reconvene."

CARRIED UNANIMOUSLY

The 'Open' Council meeting reconvened in the Council Chamber at 7:05 p.m.

His Worship, Mayor Derek R. Corrigan announced the passing of Gladys Hautala, loving companion to Burnaby Freeman Jim Lorimer. Mayor Corrigan noted that the family would be holding a celebration of Gladys' life in the Banquet Room at Bonsor Recreation Centre on Saturday, January 27th between 1:00 p.m and 5:00 p.m. On behalf of Council, and the citizens of Burnaby, His Worship Mayor Corrigan extended sincere condolences to Freeman Jim Lorimer and family.

PROCLAMATION

His Worship Mayor Derek R. Corrigan proclaimed 2007 February as '**Heart Month**' in the City of Burnaby.

1. MINUTES

MOVED BY COUNCILLOR DHALIWAL:

SECONDED BY COUNCILLOR JOHNSTON:

"THAT the minutes of the 'Open' Council meeting held on 2006 January 15 be now adopted."

CARRIED UNANIMOUSLY

2. DELEGATIONS

A) Mayor's Task Force on Graffiti
Re: Presentation of an Anti-Graffiti
Strategy for the City of Burnaby

B) West Coast Liquor Company
Re: Rezoning Application for 7509 Market Crossing
Speaker: John Teti

MOVED BY COUNCILLOR JOHNSTON:

SECONDED BY COUNCILLOR CALENDINO:

"THAT the delegations be heard."

CARRIED UNANIMOUSLY

A) Councillor Colleen Jordan and staff person, Joan Selby, appeared before Council to present an anti-graffiti strategy for the City of Burnaby on behalf of the Mayor's Task Force on Graffiti. Councillor Jordan advised that in 2006 March Council approved the establishment of a Task Force with a mandate to examine best practices and innovative ideas on the prevention and eradication of graffiti. The members of the Task Force who were in attendance at the meeting were then introduced.

The delegation advised that their graffiti strategy is based on four inter-related and intersecting elements: graffiti eradication, public education on graffiti, graffiti prevention, and identification and deterrence of graffiti vandals. The following three goals are proposed by the strategy:

- To engage the entire community as partners in combating graffiti
- To demonstrate City leadership in the fight against graffiti
- To eliminate graffiti in Burnaby

The Task Force identified eleven objectives and twenty-three actions for achieving these goals which are all contained within their report *Help Keep Burnaby Beautiful: One Tag at a Time*. The cornerstone of the strategy is a proposed Graffiti Bylaw which requires that property owners remove graffiti from their property and provides for penalties for property owners who do not comply with the bylaw and for those graffiti vandals who are caught.

MOVED BY COUNCILLOR JOHNSTON:

SECONDED BY COUNCILLOR JORDAN:

"THAT Item 4 A), Reports be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

A) Mayor's Task Force on Graffiti

Re: An Anti-Graffiti Strategy for Burnaby

The Mayor's Task Force on Graffiti submitted a report seeking Council approval for the strategy outlined in the *Report of the Mayor's Task Force on Graffiti: Help Keep Burnaby Beautiful: One Tag at a Time*. It is anticipated that implementation of the strategy will take at least one year. The Task Force suggested that it continue to meet during strategy implementation to submit a progress report to Council at the end of the first implementation year.

The Mayor's Task Force on Graffiti recommended:

1. THAT Council approve the anti-graffiti strategy outlined in the *Report of the Mayor's Task Force on Graffiti: Help Keep Burnaby Beautiful: One Tag at a Time*.
2. THAT following Council adoption of the strategy, copies be forwarded to those who corresponded with Council and Committees of Council on the issue of graffiti.

MOVED BY COUNCILLOR JORDAN:

SECONDED BY COUNCILLOR DHALIWAL:

"THAT the recommendations of the Mayor's Task Force on Graffiti be adopted."

CARRIED UNANIMOUSLY

B) John Teti, West Coast Liquor Company, appeared before Council to speak to rezoning reference #06-63 for 7509 Market Crossing. Mr. Teti noted his family has had a long history in this industry as his family has been selling liquor in Burnaby since the turn of the century. With respect to this project, the

delegation distributed a timeline of events from Westbank Projects to the members of Council outlining that in 2000 a liquor store was specifically named as a use that would be included for this site and in 2004 his company became involved as the Liquor Distribution Branch passed on this location as they did again in 2005.

Mr. Teti referred to the City's framework for liquor distribution and suggested it is an attempt to prohibit private liquor retail stores. In conclusion, the delegation read from a number of community organizations in support of the application and asked Council to support small business and consider this rezoning application.

MOVED BY COUNCILLOR RANKIN:

SECONDED BY COUNCILLOR EVANS:

"THAT Item #1 of Item 10, City Manager's Report, 2007 January 22 be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

Item #1 Application for the rezoning of:
Rez #06-63 Parcel M, D.L. 155B, Group 1, NWD Plan BCP 25486

From: CD Comprehensive Development District (based on C2 Community Commercial District)

To: Amended CD Comprehensive Development District (based on C2 and C2h Community Commercial District and Byrne Road and Marine Way Commercial Precinct Development Plan guidelines)

Address: **7509 Market Crossing**

Purpose: To permit the establishment of a new licensee retail store (LRS)

The City Manager recommended:

1. THAT Council reject this rezoning request.
2. THAT copies of this report be sent to the rezoning applicant, the property owner and to the General Manager, Liquor Control and Licensing Branch.

MOVED BY COUNCILLOR JORDAN:

SECONDED BY COUNCILLOR JOHNSTON:

"THAT the recommendations of the City Manager be adopted."

CARRIED
OPPOSED: COUNCILLORS BEGIN,
EVANS AND RANKIN

Arising from consideration of the discussion, Councillor Jordan was granted leave by Council to introduce the following motion:

MOVED BY COUNCILLOR JORDAN:

SECONDED BY COUNCILLOR JOHNSTON:

"THAT a letter be written to the Liquor Control and Licensing Branch to request information on their current policy regarding Signature Stores."

CARRIED UNANIMOUSLY

3. CORRESPONDENCE AND PETITIONS

MOVED BY COUNCILLOR DHALIWAL:

SECONDED BY COUNCILLOR JOHNSTON:

"THAT all of the following listed items of correspondence be received and those items of the City Manager's Report dated 2007 January 22 which pertain thereto be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

His Worship, Mayor Derek R. Corrigan read the following items of correspondence:

- A) Area Manager, Heart & Stroke Foundation of BC & Yukon, 2006 November 28
Re: Request permission to conduct door-to-door Campaign in February in City of Burnaby and Assistance in Raising Awareness

A letter was received from the Heart & Stroke Foundation requesting support by proclaiming February as Heart Month in the City of Burnaby and providing approval to hold their annual door-to-door fundraising campaign during the month of February 2007.

MOVED BY COUNCILLOR DHALIWAL:

SECONDED BY COUNCILLOR JOHNSTON:

"THAT permission be granted for the Heart & Stoke Foundation of B.C. & Yukon to conduct its annual door-to-door fundraising campaign in Burnaby during the month of 2007 February."

CARRIED UNANIMOUSLY

- B) Chair, GVRD Board, 2006 December 01
Re: Invitation to Submit Nominations to GVRD
Agriculture Advisory Committee

A letter was received from Lois Jackson, Chair of the GVRD Board, inviting the City of Burnaby to submit nominations for GVRD Agriculture Advisory Committee.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR VOLKOW:

"THAT Item 4 B), Reports be brought forward for consideration at this time."

CARRIED UNANIMOUSLY

- B) His Worship, Mayor Derek R. Corrigan**
Re: Nomination for GVRD Agricultural Advisory Committee

In response to the GVRD Board's request for the submission of nominations from the City for appointments to the GVRD Agriculture Advisory Committee, His Worship, Mayor Derek R. Corrigan submitted a request that Council nominate Mr. Derek May. Mr. May is the current member nominated by Council and has considerable hands-on farming experience in the region. He has expressed a continuing interest in participating in the work of the Committee to support the enhancement of the agricultural community in the Lower Mainland.

His Worship, Mayor Derek R. Corrigan recommended:

1. THAT Council nominate Mr. Derek May to the GVRD Agricultural Advisory Committee.
2. THAT a copy of this report be sent to the GVRD Board, 4330 Kingsway, Burnaby, BC V5H 4G8 and to Mr. Derek May, Mayberry Farms, 2400 #7 Road, Richmond, BC V6V 1R2."

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR CALENDINO:

"THAT the recommendations of His Worship, Mayor Derek R. Corrigan be adopted."

CARRIED UNANIMOUSLY

4. REPORTS

MOVED BY COUNCILLOR CALENDINO:

SECONDED BY COUNCILLOR VOLKOW:

"THAT Council do now resolve itself into a Committee of the Whole."

CARRIED UNANIMOUSLY

A) Mayor's Task Force on Graffiti

Re: An Anti-Graffiti Strategy for Burnaby

This item was dealt with previously in the meeting in conjunction with Delegation 2 A).

B) His Worship, Mayor Derek R. Corrigan

Re: Nomination for GVRD Agricultural Advisory Committee

This item was dealt with previously in the meeting in conjunction with Correspondence 3 B).

C) Executive Committee of Council

Re: Grant Applications

The Executive Committee of Council submitted the following recommendations for Council's consideration:

#1/07 Burnaby Senior's Outreach Services Society

The Executive Committee of Council recommended:

1. THAT a grant in the amount of \$2,000 be awarded to Burnaby Senior's Outreach Services Society for 2006.

MOVED BY COUNCILLOR CALENDINO:

SECONDED BY COUNCILLOR DHALIWAL:

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

Councillor Jordan retired from the Council Chamber at 8:23 p.m.

CARRIED UNANIMOUSLY

#2/07 Burnaby Family Life

The Executive Committee of Council recommended:

1. THAT a grant in the amount of \$16,000 be awarded to Burnaby Family Life for 2006.

MOVED BY COUNCILLOR CALENDINO:
SECONDED BY COUNCILLOR DHALIWAL:

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

Councillor Jordan returned to the Council Chamber at 8:23 p.m. and took her place at the Council table.

CARRIED UNANIMOUSLY

#3/07 2007 Wine, Food and Music Festival

The Executive Committee of Council recommended:

1. THAT Council authorize the City to print posters, banners, programs and book marks and install the banners at appropriate locations for the 2007 Wine, Food and Music Festival at a value not to exceed \$2,000.

MOVED BY COUNCILLOR CALENDINO:
SECONDED BY COUNCILLOR VOLKOW:

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

CARRIED UNANIMOUSLY

#4/07 Willingdon Park Hospital

The Executive Committee of Council recommended:

1. THAT this grant application be denied.

MOVED BY COUNCILLOR CALENDINO:
SECONDED BY COUNCILLOR DHALIWAL:

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

CARRIED
OPPOSED: COUNCILLOR RANKIN

D) Community Policing Committee
Re: Community Policing – Update

The Community Policing Committee submitted a report outlining updates regarding budgets for the community police offices, detachment contingency, discovery of a meth lab and apprehension of break and enter suspects.

The Community Policing Committee recommends:

1. THAT Council receive this report for information.

MOVED BY COUNCILLOR CALENDINO:
SECONDED BY COUNCILLOR DHALIWAL:

"THAT the recommendation of the Community Policing Committee be adopted."

Councillor Rankin retired from the Council Chamber at 8:28 p.m.

Councillor Rankin returned to the Council Chamber at 8:29 p.m. and took his place at the Council table.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR VOLKOW:

"THAT the 'Open' Council meeting do now recess"

CARRIED UNANIMOUSLY

The 'Open' Council meeting recessed at 8:38 p.m.

MOVED BY COUNCILLOR CALENDINO:
SECONDED BY COUNCILLOR VOLKOW:

"THAT the 'Open' Council meeting do now reconvene"

CARRIED UNANIMOUSLY

The 'Open' Council meeting reconvened at 8:48 p.m.

- E)** The City Manager presented Report dated 2007 January 22 on the matters listed following as Items 01 to 10 either providing the information shown or recommending the courses of action indicated for the reasons given:

1. PROPOSED RESIDENTIAL DEVELOPMENT
3830 Lozells Avenue

The City Manager submitted a report from the Director Planning and Building to provide information in response to issues raised by a delegation received at the 2007 January 15 Council meeting. The siting and size of the proposed development of the property at 3830 Lozells Avenue meets the requirements of the Bylaw for the R1 Residential District. In addition, the existing pool and pool enclosure are permitted to be retained as they were installed under permit.

The City Manager recommended:

1. THAT a copy of this report be forwarded to Mr. Mark Kaustinen, 7640 Kentwood Street, Burnaby, V5A 2E7, for informational purposes.

MOVED BY COUNCILLOR CALENDINO:
SECONDED BY COUNCILLOR VOLKOW:

“THAT the recommendation of the City Manager be adopted.”

CARRIED UNANIMOUSLY

2. REZONING REFERENCE #06-32
48-Unit Stacked Townhouse Development
Metrotown Development Plan, Sub-Area 11

The City Manager submitted a report from the Director Planning and Building seeking Council authorization to forward this application to a Public Hearing on 2007 February 20. The purpose of the proposed rezoning bylaw amendment is to permit the construction of a 48-unit stacked townhouse development with full underground parking.

The City Manager recommended:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 2007 February 5, and to a Public Hearing on 2007 February 20 at 7:30 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 submission of an undertaking to remove all existing improvements from the site prior to Final Adoption of the Bylaw. Demolition of any improvements will be permitted after Second Reading of the Rezoning Bylaw has been granted, provided that the applicant acknowledges that such permission does not fetter Council's ability to grant or not to grant Third Reading and/or Final Adoption of the Rezoning Bylaw. In addition, the demolition of any improvements will be permitted at any time if they are vacant and considered by staff to be subject to misuse and vandalism.
- e. The consolidation of the net project site into one legal parcel.
- f. The undergrounding of existing overhead wiring abutting the site.
- g. The granting of a Section 219 Covenant restricting enclosure of balconies.
- h. Compliance with the Council-adopted sound criteria.
- i. Compliance with the guidelines for underground parking for visitors.
- j. The provision of a covered car wash stall and adequately sized and appropriately located garbage handling and recycling material holding space and a commitment to implement the recycling provisions.
- k. The pursuance of Storm Water Management Best Practices in line with established guidelines.
- l. The provision of facilities for cyclists in accordance with Section 4.5 of the rezoning report.
- m. The deposit of the applicable Parkland Acquisition Charge.

- n. The deposit of the applicable GVS & DD Sewerage Charge.
- o. The deposit of the applicable School Site Acquisition Charge.
- p. The utilization of an amenity bonus through the deposit of funds equal to the estimated value of the density bonus in accordance with Section 3.2 of this report.
- q. 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 CALENDINO:

SECONDED BY COUNCILLOR VOLKOW:

"THAT the recommendations of the City Manager be adopted."

CARRIED UNANIMOUSLY

3. REZONING REFERENCE #06-15
41-Unit Apartment Development
Metrotown Development Plan, Sub-Area 11

The City Manager submitted a report from the Director Planning and Building seeking Council authorization to forward this application to a Public Hearing on 2007 February 20. The purpose of the proposed rezoning bylaw amendment is to permit the construction of a 41-unit apartment development with full underground parking.

The City Manager recommended:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 2007 February 5, and to a Public Hearing on 2007 February 20 at 7:30 pm.
2. THAT the following be established as prerequisites to the completion of the rezoning:
 - a. The submission of a suitable plan of development.

- b. The deposit of sufficient monies including, a 4% Engineering Inspection Fee, to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
- c. The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- d. The submission of an undertaking to remove all existing improvements from the site prior to Final Adoption of the Bylaw. Demolition of any improvements will be permitted after Second Reading of the Rezoning Bylaw has been granted, provided that the applicant acknowledges that such permission does not fetter Council's ability to grant or not to grant Third Reading and/or Final Adoption of the Rezoning Bylaw. In addition, the demolition of any improvements will be permitted at any time if they are vacant and considered by staff to be subject to misuse and vandalism.
- e. The consolidation of the net project site into one legal parcel.
- f. The undergrounding of existing overhead wiring abutting the site.
- g. The granting of any Section 219 Covenants, including restricting enclosure of balconies and to protect the drip line of off-site trees.
- h. Compliance with the Council-adopted sound criteria.
- i. Compliance with the guidelines for underground parking for visitors.
- j. The provision of a covered car wash stall and adequately sized and appropriately located garbage handling and recycling material holding space and a commitment to implement the recycling provisions.
- k. The pursuance of Storm Water Management Best Practices in line with established guidelines.
- l. The provision of facilities for cyclists in accordance with Section 4.5 of the rezoning report.
- m. The deposit of the applicable Parkland Acquisition Charge.

- n. The deposit of the applicable GVS & DD Sewerage Charge.
- o. The deposit of the applicable School Site Acquisition Charge.
- p. The utilization of an amenity bonus through the deposit of funds equal to the estimated value of the density bonus in accordance with Section 3.2 of this report.
- q. 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

**4. REZONING REFERENCE #06-51
MIXED-USE DEVELOPMENT
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 2007 February 20. The purpose of the proposed rezoning bylaw amendment is to permit a mixed-use commercial/multiple-family residential development.

The City Manager recommended:

- 1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 2007 February 05, and to a Public Hearing on 2007 February 20 at 7:30 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 submission of an undertaking to remove all existing improvements from the site within six months of the rezoning being effected, but not prior to Third Reading of the Bylaw.

Demolition of any improvements will be permitted after Second Reading of the Rezoning Bylaw has been granted provided that the applicant acknowledges that such permission does not fetter Council's ability to grant or not to grant Third Reading and/or Final Adoption of the Rezoning Bylaw. In addition, the demolition of any improvements will be permitted at any time if they are vacant and considered by staff to be subject to misuse and vandalism.

- e. The granting of any necessary easements and covenants, including, but not necessarily limited to, Section 219 Covenants restricting the enclosure of balconies, the installation of gates at surface driveways and respecting provision of affordable rental units.
- f. The dedication of any rights-of-way deemed requisite.
- g. The provision of a covered car wash stall and adequately sized and appropriately located garbage handling and recycling material holding space to the approval of the Director Engineering within the residential portions of the development and a commitment to implement the recycling provisions.
- h. The pursuance of Storm Water Management Best Practices in line with established guidelines.
- i. The deposit of the applicable GVS & DD Sewerage Charge.
- j. The deposit of the applicable Parkland Acquisition Charge.

- k. The deposit of the applicable School Site Acquisition Charge.
- l. The undergrounding of existing overhead wiring adjacent to the site.
- m. Compliance with the Council-adopted sound criteria.
- n. The submission of a Site Profile and resolution of any arising requirements.
- o. The submission of a written undertaking to distribute area plan notification forms, prepared by the City, with disclosure statements; and, to post area plan notification signs, also prepared by the City, on the development site and in the sales office in prominent and visible locations prior to Third Reading, or at the time marketing for the subject development commences, whichever is first, and remain posted for a period of one year, or until such time that all units are sold, whichever is greater.

MOVED BY COUNCILLOR DHALIWAL:

SECONDED BY COUNCILLOR CALENDINO:

"THAT the recommendations of the City Manager be adopted."

CARRIED UNANIMOUSLY

Arising from consideration of the report, Councillor Calendino was granted leave by Council to introduce the following motion:

MOVED BY COUNCILLOR CALENDINO:

SECONDED BY COUNCILLOR EVANS:

"THAT the issue of zoning bylaw restrictions regarding frontages be **REFERRED** to the Community Development Committee for review."

CARRIED UNANIMOUSLY

**5. REZONING REFERENCE #06-19
MIXED-USE DEVELOPMENT
Edmonds Street Village 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 2007 February 20. The purpose of the proposed

rezoning bylaw amendment is to permit development of a mixed-use project with retail at-grade and three levels of residential above.

The City Manager recommended:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 2007 February 05, and to a Public Hearing on 2007 February 20 at 7:30 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 submission of an undertaking to remove all existing improvements from the site within six months of the rezoning being effected but not prior to Third Reading of the Bylaw.

Demolition of any improvements will be permitted after Second Reading of the Rezoning Bylaw has been granted provided that the applicant acknowledges that such permission does not fetter Council's ability to grant or not to grant Third Reading and/or Final Adoption of the Rezoning Bylaw. In addition, the demolition of any improvements will be permitted at any time if they are vacant and considered by staff to be subject to misuse and vandalism.

- e. The granting of any necessary easements and covenants, including, but not necessarily limited to, Section 219 Covenants restricting the enclosure of balconies and the installation of gates at surface driveways.
- f. The dedication of any rights-of-way deemed requisite.

- g. The provision of covered car wash stalls and adequately sized and appropriately located garbage handling and recycling material holding space to the approval of the Director Engineering within the residential portions of the development and a commitment to implement the recycling provisions.
- h. Compliance with the guidelines for underground parking for residential visitors.
- i. The pursuance of Storm Water Management Best Practices in line with established guidelines.
- j. The deposit of the applicable GVS & DD Sewerage Charge.
- k. The deposit of the applicable Parkland Acquisition Charge.
- l. The deposit of the applicable School Site Acquisition Charge.
- m. The undergrounding of existing overhead wiring adjacent to the site.
- n. Compliance with the Council-adopted sound criteria.
- o. The submission of a Site Profile and resolution of any arising requirements.
- p. 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

6. REZONING REFERENCE #06-25
Light Industrial and Distribution Warehouse Buildings
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 2007 February 20. The purpose of the proposed rezoning bylaw amendment is to permit the development of a mult-tenant light industrial building and a distribution warehouse.

The City Manager recommended:

1. THAT the introduction of a Highway Closure Bylaw be authorized according to the terms outlined in Section 3.3 of this report, 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 2007 February 05 and to a Public Hearing on 2007 February 20 at 7:30 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, 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, Subdivision Reference #04-69, and all requirements arising therefrom.
 - e. Completion of the Highway Closure Bylaw.

- f. The submission of a geotechnical review regarding the stability of the site to accommodate the proposed development, to the approval of the Chief Building Inspector and granting of a Section 219 Covenant respecting the approved report.
- g. The deposit of the applicable GVS&DD Sewerage Charge.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR VOLKOW:

"THAT the recommendations of the City Manager be adopted."

CARRIED UNANIMOUSLY

**7. PROPOSED EXPANDED SITE, NEW ROAD LINK
AND SALE OF CITY LAND
5607, 5625, 5641 & PTN. 5587 CHAFFEY AVENUE
REZONING REFERENCE #03-46
METROTOWN DEVELOPMENT PLAN, SUB-AREA 11**

The City Manager submitted a report from the Director Planning and Building to inform Council of a proposed expanded site and density increase for Rezoning Reference #03-46.

The City Manager recommended:

- 1. THAT the Planning and Building Department be authorized to work with the applicant towards the preparation of a plan of development in line with this report that is suitable for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.
- 2. THAT the sale of a portion of City-owned property as described in Section 3.2 of this report, be approved in principle, for inclusion within the subject development site, subject to the applicant pursuing the rezoning proposal to completion.

MOVED BY COUNCILLOR DHALIWAL :
SECONDED BY COUNCILLOR VOLKOW:

"THAT the recommendations of the City Manager be adopted."

CARRIED UNANIMOUSLY

8. BYLAW TO FUND PARKS, RECREATION AND CULTURAL SERVICES 2007 CAPITAL PROJECTS

The City Manager submitted a report from the Director Parks, Recreation and Cultural Services requesting Council to bring down a bylaw to appropriate funds from Capital Reserves to finance fifteen projects.

The City Manager recommended:

1. THAT a bylaw be brought down to appropriate \$2,029,900 (inclusive of 6% GST) from Capital Reserves to finance fifteen projects as outlined in the attached report.

MOVED BY COUNCILLOR VOLKOW:

SECONDED BY COUNCILLOR DHALIWAL:

"THAT the recommendation of the City Manager be adopted."

CARRIED UNANIMOUSLY

9. WARNER LOAT PARK – DEMOLITION OF CITY OWNED STRUCTURES AT 4048, 4048 AND 4122 PIPER AVENUE

The City Manager submitted a report from the Director Parks, Recreation and Cultural Services requesting Council authorization to sell, move or demolish structures for Warner Loat Park.

The City Manager recommended:

1. THAT authorization be given for the sale for moving or salvage or demolition of the structures, including all outbuildings, fences and miscellaneous debris, at 4048, 4082 and 4122 Piper Avenue.

MOVED BY COUNCILLOR JOHNSTON:

SECONDED BY COUNCILLOR DHALIWAL:

"THAT the recommendation of the City Manager be adopted."

CARRIED UNANIMOUSLY

10. REZONING APPLICATIONS

The City Manager submitted a report from the Director Planning and Building submitting the current series of noted otherwise in the individual reports.

The City Manager recommended:

1. THAT Council set a Public Hearing for this group of rezonings on 2007 February 20 at 7:30 p.m. except where noted otherwise in the individual reports.

MOVED BY COUNCILLOR JOHNSTON:

SECONDED BY COUNCILLOR JORDAN:

"THAT the recommendation of the City Manager be adopted."

CARRIED UNANIMOUSLY

Item #1 Application for the rezoning of:
Rez #06-63 Parcel M, D.L. 155B, Group 1, NWD Plan BCP 25486

From: CD Comprehensive Development District (based on C2 Community Commercial District)

To: Amended CD Comprehensive Development District (based on C2 and C2h Community Commercial District and Byrne Road and Marine Way Commercial Precinct Development Plan guidelines)

Address: **7509 Market Crossing**

Purpose: To permit the establishment of a new licensee retail store (LRS)

This item was dealt with previously in the meeting in conjunction with Delegation 2 B)

Item #2 Application for the Rezoning of:
Rez #06-64 Lot 4, D.L.'s 70 & 119, Group 1, NWD Plan BCP 25458

From: CD Comprehensive Development District (based on M1 Manufacturing District and M5 Light Industrial District)

To: Amended CD Comprehensive Development District (based on M1 Manufacturing District and M5 Light Industrial District)

Address: **4451 Still Creek Drive**

Purpose: For the phased development of two new car dealerships on the site

The City Manager recommended:

1. THAT this report be received for information purposes.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR JORDAN:

"THAT the recommendation of the City Manager be adopted."

CARRIED UNANIMOUSLY

Item #3 Application for the rezoning of:
Rez #06-65 Ptn. of Lot 1 Except: Part in Plan BCP25760, D.L.'s 31, 101, 102,
 141, 144, 147, 209, 210 & 211, Group 1, NWD Plan BCP6258

From: P11e SFU Neighbourhood District

To: CD Comprehensive Development District (based on P11e SFU
 Neighbourhood District and SFU Community Plan guidelines)

Address: **Ptn. of 8888 University Drive**

Purpose: To establish development guidelines, including density transfer.

The City Manager recommended:

1. THAT this report be received for information purposes.

MOVED BY COUNCILLOR CALENDINO:
SECONDED BY COUNCILLOR JORDAN:

"THAT the recommendation of the City Manager be adopted."

CARRIED UNANIMOUSLY

Item #4 Application for the Rezoning of:
Rez #06-66 Lot A, D.L. 72, Group 1, NWD Plan LMP 5294

From: CD Comprehensive Development District (based on P6 Regional
 Institutional District)

To: P6 Regional Institutional District

Address: 4705 Wayburne Drive

Purpose: To permit education institution use by BCIT and integration of the site into the main BCIT campus

The City Manager recommended:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 2007 February 5 and to a Public Hearing on 2007 February 20 at 7:30 p.m.
2. THAT the following be established as prerequisite to the completion of the rezoning:
 - a. The consolidation of the subject property with the main BCIT campus at 3700 Willingdon Avenue and satisfaction of any arising subdivision approval requirements.

MOVED BY COUNCILLOR CALENDINO:

SECONDED BY COUNCILLOR JOHNSTON:

"THAT the recommendations of the City Manager be adopted."

CARRIED UNANIMOUSLY

Item #5 Application for the rezoning of:
Rez #06-67 Parcel A, D.L. 166A, Group 1, NWD plan 77603

From: CD Comprehensive Development District (based on M1 Manufacturing District and M5 Light Industrial District)

To: Amended CD Comprehensive Development District (based on M1 Manufacturing District, M5 Light Industrial District and Big Bend Development Plan guidelines and in accordance with the development plan entitled "Flora Manufacturing and Distribution Ltd. - Manufacturing and Warehouse Addition" prepared by Farpoint Architectural Inc.)

Address: 7400 Fraser Park Drive

Purpose: To permit an expansion to the existing manufacturing/warehouse facility

The City Manager recommended:

1. THAT a Rezoning Bylaw be prepared and advanced to First

Reading on 2007 February 5 and to a Public Hearing on 2007 February 20 at 7:30 p.m..

2. THAT the following be established as prerequisites to the completion of the rezoning:
 - a. The completion of the necessary subdivision.
 - 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 Site Profile and resolution of any arising requirements.
 - f. The deposit of the applicable GVS & DD Sewerage Charge.
 - g. The pursuance of Storm Water Management Best Practices in line with established guidelines.

MOVED BY COUNCILLOR JOHNSTON:

SECONDED BY COUNCILLOR CALENDINO:

"THAT the recommendations of the City Manager be adopted."

CARRIED UNANIMOUSLY

Item #6 Application for the Rezoning of:
Rez #06-68 See attached Schedule A

From: R5 Residential District

To: CD Comprehensive Development District (based on RM5 Multiple Family Residential District and Metrotown Development Plan guidelines)

Address: **6208, 6194, 6182, 6172 Wilson Avenue and 6207, 6193, 6181 and 6171 Kathleen Avenue**

Purpose: To permit development of a high-rise apartment tower and street-fronting townhouses

The City Manager recommended:

1. THAT copies of this report be sent to the owners at 6160, 6150, 6130 Wilson Avenue, and 6159, 6149 Kathleen Avenue.
2. THAT the sale be approved in principle of redundant road right-of-way for inclusion within the subject development site in accordance with Section 3.3 of this report, and subject to the applicant pursuing the rezoning proposal to completion.
3. THAT the Planning and Building Department be authorized 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 JOHNSTON:
SECONDED BY COUNCILLOR JORDAN:

“THAT the recommendations of the City Manager be adopted.”

CARRIED UNANIMOUSLY

Item #7 Application for the Rezoning of:
Rez #06-69 See attached Schedule A

From: P5 Community Institutional District and R5 Residential District

To: CD Comprehensive Development District (based on P5 Community Institutional District, RM3 Multiple Family Residential District and Community Plan Eight guidelines)

Address: **4125, 4205, 4213, 4223 & 4227 Canada Way, 4206, 4214 & 4224 Norfolk Street and 3249 Gilmore Diversion**

Purpose: To permit the reconstruction of a seniors complex care facility along with supportive housing for seniors

The City Manager recommended:

1. THAT the sale be approved in principle of vacant City-owned properties at 4214, 4224 Norfolk Street and the remnant parcel at 3249 Gilmore Diversion in accordance with Section 4.2 of this report and subject to the applicant pursuing the rezoning proposal to completion.
2. THAT the Planning and Building Department be authorized 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 recommendations of the City Manager be adopted.”

CARRIED UNANIMOUSLY

Item #8 Application for the rezoning of:
Rez #06-70 East Half Lot 39 Except: Firstly: the South 10 ft., Secondly: Parcel “J” (RP32313), D.L. 94, Plan 720; West Half Lot 40 Except: Firstly: the South 10 ft. shown on Plan 7928, Secondly: Parcel “K” (RP33213), D.L. 94 Group 1, NWD Plan 720

From: P8 Parking District and M4 Special Industrial District

To: CD Comprehensive Development District (based on C9 Urban Village Commercial District and Royal Oak Community Plan guidelines)

Address: 5389 & 5411 Imperial Street

Purpose: To permit construction of a four-storey mixed-use commercial/residential development with underground parking

The City Manager recommended:

1. THAT a copy of this report be sent to the property owners of 5369 and 5455 Imperial Street.

- 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 4.3 of this report, and subject to the applicant pursuing the rezoning proposal to completion.

- 3. THAT the Planning and Building Department be authorized 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 recommendations of the City Manager be adopted."

CARRIED UNANIMOUSLY

Item #9 Application for the Rezoning of:
Rez #06-71 Lot 295 Except: Part Subdivided by Plan 42805, D.L. 56, Group 1,
 NWD Plan 41353

From: CD Comprehensive Development District (based on RM1 Multiple Family Residential District)

To: Amended CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Lougheed Town Centre Plan guidelines)

Address: **8750 Centaurus Circle**

Purpose: To permit a low-rise multiple-family development

The City Manager recommended:

- 1. THAT the Planning and Building Department be authorized 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 be submitted at a later date.

- 2. THAT a copy of this report be sent to the abutting property owner to the south, the Strata Council, Owners Strata Corporation NWS97, c/o Vancouver Condominium Management Ltd., Suite 400, 1281 West Georgia Street, Vancouver, B.C. V6E 3J7 (Attention: Charlene Brunoro).

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR CALENDINO:

"THAT the recommendations of the City Manager be adopted."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR CALENDINO:
SECONDED BY COUNCILLOR JORDAN :

"THAT the Committee now rise and report."

CARRIED UNANIMOUSLY

The Council reconvened.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR JORDAN:

"THAT the report of the Committee be now adopted."

CARRIED UNANIMOUSLY

5. BYLAWS

CONSIDERATION AND THIRD READING:

12180 4488 Halifax

Rez #04-08

MOVED BY COUNCILLOR RANKIN:
SECONDED BY COUNCILLOR VOLKOW:

"THAT

Burnaby Zoning Bylaw 1965, Amendment
Bylaw No. 54, 2006

#12180

be now read a third time."

CARRIED UNANIMOUSLY

RECONSIDERATION AND FINAL ADOPTION:

MOVED BY COUNCILLOR RANKIN:

SECONDED BY COUNCILLOR VOLKOW:

"THAT

Burnaby Development Cost Charges Reserve #12220
Fund Expenditure Bylaw No. 2, 2007

Burnaby Building Bylaw 2004, Amendment Bylaw 2007 #12221

be now reconsidered and Finally Adopted, signed by the Mayor and Clerk and the Corporate Seal affixed thereto."

CARRIED UNANIMOUSLY

6. NEW BUSINESS

Councillor Calendino:

Councillor Calendino referred to an item of correspondence he had received from the Progressive Housing Society and noted that they have been selected as a partner for the "Raising the Roof" fundraising campaign.

Arising from consideration of the letter, Councillor Calendino was granted leave by Council to introduce the following motion:

MOVED BY COUNCILLOR CALENDINO:

SECONDED BY COUNCILLOR EVANS:

"THAT His Worship Mayor Derek R. Corrigan write a letter of congratulations to the Progressive Housing Society and THAT the item of correspondence be **REFERRED** to the Executive Committee of Council for consideration."

CARRIED UNANIMOUSLY

7. INQUIRIES

Councillor Johnston:

Councillor Johnston referred to Item (C) of the Council Correspondence Received to 2007 January 19 from the North Road Business Improvement Association requesting Council consider increasing its contribution toward the

ICBC Bike Patrol Program and inquired as to whether City staff have approached the Association about forming a Business Improvement Area.

The Director Planning & Building advised staff have had discussions with the North Road Business Improvement Association about this possibility. The Association had then conducted a survey of their members to determine the level of support. It was concluded that there was not as much interest as required and the Association has therefore been taking measures to try to increase the level of support for such an initiative.

Councillor Begin:

Councillor Begin inquired about the status of a staff report on the possibility of continued free parking for veterans with the veteran plates on their vehicle.

The Director Engineering advised a report would be forthcoming.

Councillor Jordan:

Councillor Jordan referred to Item (J) from the Council Correspondence Received to 2007 January 19 from the Honourable George Abbott, Minister of Health regarding the Provincial launch of the Conversation on Health – a year-long provincial discussion with British Columbians on every facet of health care to help prepare the health care system for future generations.

Arising from consideration of the matter, Councillor Jordan was granted leave by Council to introduce the following motion:

MOVED BY COUNCILLOR JORDAN:

SECONDED BY COUNCILLOR JOHNSTON:

“THAT this item of correspondence be **REFERRED** to the Social Issues Committee for consideration.”

CARRIED UNANIMOUSLY

Councillor Begin:

Councillor Begin referred to reports that Carleton Hospital would be replaced and asked whether an inquiry had been made of the Fraser Health Authority (FHA) as to whether Burnaby would be losing extended health care beds.

The Director Planning & Building advised that of the 78 beds Burnaby currently has that, due to increased costs, the FHA would be funding 53 beds.

8. ADJOURNMENT

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR JORDAN:

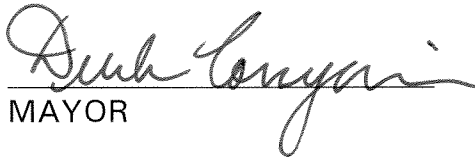
"THAT this 'Open' Council Meeting do now adjourn."

CARRIED UNANIMOUSLY

The 'Open' Council Meeting adjourned at 9:27 p.m.

Confirmed:

Certified Correct:


MAYOR


DEPUTY CITY CLERK