



COUNCIL MEETING MINUTES

Monday, 2014 November 24

An 'Open' meeting of the City Council was held in the Council Chamber, Burnaby City Hall, 4949 Canada Way, Burnaby, B.C. on Monday, 2014 November 24 at 6:53 PM 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 7:06 PM in the Council Chamber.

1. CALL TO ORDER

PRESENT: His Worship, Mayor D. Corrigan
Councillor P. Calendino
Councillor R. Chang
Councillor S. Dhaliwal
Councillor D. Johnston
Councillor C. Jordan
Councillor A. Kang
Councillor P. McDonell
Councillor N. Volkow

STAFF: Mr. B. Moncur, City Manager
Mr. C. Turpin, Deputy City Manager
Mr. L. Chu, Deputy City Manager
Mr. L. Pelletier, Director Planning and Building
Mr. L. Gous, Director Engineering
Mrs. D. Jorgenson, Director Finance
Mr. D. Ellenwood, Director Parks, Recreation & Cultural Services
Mr. B. Rose, City Solicitor
Mr. D. Back, City Clerk
Ms. E. Prior, Administrative Officer

MOVED BY COUNCILLOR P. CALENDINO
SECONDED BY COUNCILLOR P. MCDONELL

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

CARRIED UNANIMOUSLY

The 'Open' Council meeting reconvened in the Council Chamber at 7:06 p.m.

2. **PROCLAMATIONS**

A) Adoption Awareness Month (2014 November)

Councillor Volkow, on behalf of His Worship, Mayor Derek Corrigan proclaimed the month of November 2014 as "***Adoption Awareness Month***" in the City of Burnaby.

B) Buy Local Week (2014 December 1 - 7)

Councillor Kang, on behalf of His Worship, Mayor Derek Corrigan proclaimed the week of 2014 December 1st - 7th as "***Buy Local Week***" in the City of Burnaby.

C) Jersey Day in Burnaby (2014 November 28)

Councillor Calendino, on behalf of His Worship, Mayor Derek Corrigan proclaimed Friday, 2014 November 28th as "***Jersey Day in Burnaby***".

Councillor Dhaliwal retired from the 'Open' Council meeting at 7:10 p.m.

3. **MINUTES**

A) Open Council Meeting held 2014 November 03

MOVED BY COUNCILLOR A. KANG

SECONDED BY COUNCILLOR N. VOLKOW

THAT the minutes of the 'Open' Council meeting held on 2014 November 03 be now adopted.

CARRIED UNANIMOUSLY

4. **REPORTS**

MOVED BY COUNCILLOR P. MCDONELL

SECONDED BY COUNCILLOR D. JOHNSTON

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

CARRIED UNANIMOUSLY

A) City Clerk Re: Certificate of Sufficiency - Utilities Driven

The City Clerk submitted a report providing Council with the Certificate of Sufficiency covering a 2015 utilities driven Local Area Service Roadwork and Lighting Program.

The City Clerk recommended:

1. THAT Council receive the City Clerk's Certificate of Sufficiency covering a 2015 Roadwork Program and a 2015 Lighting Program.
2. THAT on receipt of the successful petitions, the City Solicitor prepare a Local Area Service Construction Bylaw for each successful project.
3. THAT on receipt of the successful petitions, the City Solicitor prepare a Local Area Service Fund Expenditure Bylaw for each successful project.
4. THAT the owners of the properties on the petitions be advised of the outcome.

MOVED BY COUNCILLOR P. CALENDINO
SECONDED BY COUNCILLOR D. JOHNSTON

THAT the recommendations of the City Clerk be adopted.

CARRIED UNANIMOUSLY

B) City Clerk
Re: Certificate of Sufficiency - City Initiated

The City Clerk submitted a report providing Council with the Certificate of Sufficiency covering a City Initiated 2015 Local Area Service Interim Walks Program.

The City Clerk recommended:

1. THAT Council receive the City Clerk's Certificate of Sufficiency covering a City Initiated 2015 Local Area Service Interim Walks Program.
2. THAT on receipt of the successful petition, the City Solicitor prepare a Local Area Service Construction Bylaw for the successful project.
3. THAT on receipt of the successful petition, the City Solicitor prepare a Local Area Service Fund Expenditure Bylaw for the successful project.
4. THAT the owners of the properties on the petition be advised of the outcome.

MOVED BY COUNCILLOR P. MCDONELL
SECONDED BY COUNCILLOR D. JOHNSTON

THAT the recommendations of the City Clerk be adopted.

CARRIED UNANIMOUSLY

**C) Chief Election Officer
Re: 2014 Local Government Election Report**

The Chief Election Officer submitted a report providing Council with the results of the 2014 November 15 municipal election in accordance with the provisions of Section 148 of the Local Government Act of BC.

The Chief Election Officer recommended:

1. THAT this report be received for information.

MOVED BY COUNCILLOR D. JOHNSTON
SECONDED BY COUNCILLOR N. VOLKOW

THAT the recommendation of the Chief Election Officer be adopted.

CARRIED UNANIMOUSLY

**D) Finance and Civic Development Committee
Re: Sewer Connection Bylaw 1961 - Rate Changes**

The Finance and Civic Development Committee submitted a report seeking Council approval to revise the rates for the Sewer Connection Bylaw 1961 effective 2015 February 1, and to update wording to improve clarity of the bylaw.

The Finance and Civic Development Committee recommended:

1. THAT Council amend the Sewer Connection Bylaw 1961 in order to reflect the rates proposed in this report.

MOVED BY COUNCILLOR D. JOHNSTON
SECONDED BY COUNCILLOR N. VOLKOW

THAT the recommendation of the Finance and Civic Development Committee be adopted.

CARRIED UNANIMOUSLY

Councillor Dhaliwal returned to the 'Open' Council meeting at 7:19 p.m. and took his place at the Council table.

**E) Finance and Civic Development Committee
Re: 2015 Waterworks Utility Rates**

The Finance and Civic Development Committee submitted a report seeking Council approval for a 3% increase to the 2015 Waterworks Utility rates.

The Finance and Civic Development Committee recommended:

1. THAT Council amend the Burnaby Waterworks Regulation Bylaw to provide for the water rates contained in Schedule C, effective 2015 January 01, as outlined in this report.

MOVED BY COUNCILLOR D. JOHNSTON
SECONDED BY COUNCILLOR C. JORDAN

THAT the recommendation of the Finance and Civic Development Committee be adopted.

CARRIED UNANIMOUSLY

F) Finance and Civic Development Committee
Re: 2015 Sanitary Sewer Rates

The Finance and Civic Development Committee submitted a report seeking Council approval for a 3% increase to the 2015 Sanitary Sewer rates.

The Finance and Civic Development Committee recommended:

1. THAT Council amend the Burnaby Sewer System Parcel Tax Bylaw 1994 and the Burnaby Sewer Charge Bylaw 1961 to reflect the 2015 rates found in Schedule C and the amendments, as outlined in this report.

MOVED BY COUNCILLOR D. JOHNSTON
SECONDED BY COUNCILLOR C. JORDAN

THAT the recommendation of the Finance and Civic Development Committee be adopted.

CARRIED UNANIMOUSLY

G) City Manager's Report, 2014 November 24

5. MANAGER'S REPORTS

**1. BURNABY CHRISTMAS BUREAU PROMOTIONAL
SUPPORT 2014**

The City Manager submitted a report from the Director Parks, Recreation & Cultural Services seeking Council approval for a promotional initiative and donation of revenue from Burnaby Village Museum Carousel rides on 2014 December 13 to the Burnaby Christmas Bureau.

The City Manager recommended:

1. THAT approval be granted for a promotional initiative in support of the Burnaby Christmas Bureau at the Burnaby Village Museum at Heritage Christmas 2014 as outlined in the attached report.
2. THAT approval be granted to donate revenue from the Burnaby Village Museum Carousel rides from 5 p.m. to 9 p.m. on Saturday, 2014 December 13, to the Burnaby Christmas Bureau.

MOVED BY COUNCILLOR P. MCDONELL
SECONDED BY COUNCILLOR D. JOHNSTON

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

**2. FIRESIDE ROOM RESTORATION AND ADJACENT
STORAGE AREA IN BURNABY ART GALLERY FUNDING
BYLAW**

The City Manager submitted a report from the Director Parks, Recreation and Cultural Services seeking Council authorization to bring forward a bylaw to appropriate \$20,935 (inclusive of GST) from Capital Reserves to finance the restoration of Fireside Room and adjacent storage area at the Burnaby Art Gallery.

The City Manager recommended:

1. THAT a bylaw be brought forward to appropriate \$20,935 (inclusive of GST) from Capital Reserves to finance the restoration of Fireside Room and adjacent storage area.

MOVED BY COUNCILLOR P. CALENDINO
SECONDED BY COUNCILLOR A. KANG

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

**3. BURNABY ARTS COUNCIL LICENCE AGREEMENT
RENEWAL**

The City Manager submitted a report from the Director Parks, Recreation & Cultural Services seeking Council approval of the renewal of the licence agreement with the Burnaby Arts Council for use of the house at 6584 Deer

Lake Avenue for a further three year term. The Burnaby Arts Council shall pay to the City as a licence fee the sum of \$1 per year in advance on the first day of each and every year during the term.

The City Manager recommended:

1. THAT approval be given for the renewal of the licence agreement with the Burnaby Arts Council for use of the house at 6584 Deer Lake Avenue for a further three year term.

MOVED BY COUNCILLOR P. MCDONELL
SECONDED BY COUNCILLOR D. JOHNSTON

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

4. LOTUS CLUB LICENCE AGREEMENT RENEWAL

The City Manager submitted a report from the Director Parks, Recreation & Cultural Services seeking Council approval of the renewal of a licence agreement with the Lotus Club to occupy a portion of the Texaco warehouse building for an additional three year term. The Club continues to be a conscientious and responsible occupant and provides boating opportunities for Burnaby residents.

The City Manager recommended:

1. THAT approval be granted to renew a licence agreement with the Lotus Club to occupy a portion of the Texaco warehouse building for an additional three year term beginning 2014 December 01 and ending on 2017 November 30 under the terms and conditions outlined in the attached report.

MOVED BY COUNCILLOR P. MCDONELL
SECONDED BY COUNCILLOR N. VOLKOW

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

5. 2015 BC HYDRO BEAUTIFICATION PROGRAM UNDERGROUND WIRING PROJECT – EDMONDS STREET

The City Manager submitted a report from the Director Planning and Building seeking Council approval for an underground wiring project on Edmonds Street for cost share funding under the 2015 BC Hydro Beautification Program.

The City Manager recommended:

1. THAT Council approve the Edmonds Street underground wiring project, as outlined in this report.

MOVED BY COUNCILLOR N. VOLKOW
SECONDED BY COUNCILLOR P. MCDONELL

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

6. DEER LAKE PARK – CIVIC LAND ASSEMBLY AREA

The City Manager submitted a report from the Director Planning and Building seeking Council approval for the phased consolidation of the Deer Lake Park - Civic Land Assembly Area. The completion of the area for civic use provides the opportunity to establish the appropriate zoning for these lands, consistent with the City's plans and land use designations.

The City Manager recommended:

1. THAT Council authorize staff to pursue a City initiated rezoning of the subject area to the Park and Public Use District (P3) in line with the Official Community Plan.
2. THAT Council authorize the phased demolition and/or sale for moving and salvage of structures in the Deer Lake Park - Civic Land Assembly Area, as outlined in this report.

MOVED BY COUNCILLOR P. MCDONELL
SECONDED BY COUNCILLOR N. VOLKOW

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

7. 2015 FEES FOR PLANNING AND BUILDING PERMITS, APPLICATIONS AND OTHER SERVICES

The City Manager submitted a report from the Director Planning and Building providing Council with recommendations for the Planning and Building Department's 2015 fee schedule for various applications for the purpose of cost recovery. Generally, the Planning and Building Department's fees are proposed to increase by 2.5 % to ensure cost recovery and a median fee position relative to other municipalities in the region with similar processes, services, and development conditions.

The City Manager recommended:

1. THAT Council approve the proposed fee adjustments and text changes, as outlined in this report.
2. THAT Council authorize the preparation of a bylaw amending the rezoning application fees in the Burnaby Zoning Bylaw, as outlined in Item 1 of *Appendix A*, and that the bylaw be introduced and advanced to First Reading on 2014 November 24, and to a Public Hearing on 2014 December 09 at 7:00 pm.
3. THAT Council authorize the preparation of the necessary bylaw amendments to effect the remaining fee adjustments and text changes, as outlined in *Appendix A to G* of this report.

MOVED BY COUNCILLOR P. CALENDINO
SECONDED BY COUNCILLOR P. MCDONELL

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

**8. REZONING REFERENCE #13-11
MULTI TENANT INDUSTRIAL DEVELOPMENT AND CANADA
POST DISTRIBUTION FACILITY 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 2014 December 09. The purpose of the proposed zoning bylaw amendment is to permit the construction a multi-tenant industrial building and a Canada Post Distribution Facility.

The City Manager recommended:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 2014 November 24 and to a Public Hearing on 2014 December 09 at 7:00 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.

- c) The submission of a suitable on-site stormwater management plan for the site to the approval of the Director Engineering and in accordance with the guidelines established under Rezoning Reference #10-13 and Subdivision Reference 11-41. The granting of a Section 219 Covenant and deposit of sufficient monies to guarantee the plan's provision and continued operation are required.
- d) The submission of a geotechnical review confirming that the site may be used safely (stability) for the intended use for review by the Chief Building Inspector and granting of a Section 219 Covenant respecting the submitted report.
- e) The granting of Section 219 Covenants restricting uses on the site and respecting flood proofing requirements.
- f) The granting of any necessary statutory rights-of-way, easements and/or covenants.
- g) The submission of a Site Profile and resolution of any arising requirements.
- h) The undergrounding of existing overhead wiring abutting the site.
- i) The subdivision of the site into two legal parcels.

MOVED BY COUNCILLOR P. MCDONELL
SECONDED BY COUNCILLOR D. JOHNSTON

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

**9. REZONING REFERENCE #07-49
TOWNHOUSING
CANADA WAY AND CLAUDE AVENUE AREA PLAN
(RAYSIDE)**

The City Manager submitted a report from the Director Planning and Building seeking Council authorization to forward this application to a Public Hearing on 2014 December 09. The purpose of the proposed zoning bylaw amendment is to permit the construction of a 161 unit townhouse development with under-building and underground parking.

The City Manager recommended:

1. THAT the predecessor Rezoning Bylaw, Amendment Bylaw No. 36/13, Bylaw #13255, be abandoned contingent upon the granting by Council of Second Reading of the subject Rezoning Bylaw.

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2. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 2014 November 24 and to a Public Hearing on 2014 December 09 at 7:00 p.m.
 3. THAT the following be established as prerequisites to the completion of the rezoning:
 - a) The submission of a suitable plan of development.
 - b) The deposit of sufficient monies including, a 4% Engineering Inspection Fee, to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
 - c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
 - d) The removal of 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 approval of the Ministry of Transportation to the rezoning application.
 - f) The dedication of any rights-of-way deemed requisite.
 - g) The consolidation of the net project site into two legal parcels.
 - h) The undergrounding of existing overhead wiring abutting the site.
 - i) The granting of any necessary statutory rights-of-way, easements and/or covenants.
 - j) Compliance with the Council-adopted sound criteria.
 - k) The granting of Section 219 Covenants including:
 - restricting enclosure of balconies;
 - indicating that project surface driveway access will not be restricted by gates;
 - protecting the streamside protection and enhancement areas (SPEA);

- to ensure compliance with the approved geotechnical report;
 - providing that all disabled parking is to remain as common property; and,
 - to ensure compliance with the accepted acoustical evaluation.
- l) Compliance with the guidelines for underground parking for visitors.
- m) The provision of covered car wash stalls and adequately sized and appropriately located garbage handling and recycling material holding space and a commitment to implement the recycling provisions.
- n) The review of a detailed Sediment Control System by the Director Engineering.
- o) The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering.
- p) The review of on-site residential loading facilities by the Director Engineering.
- q) 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.
- r) The provision of facilities for cyclists in accordance with Section 4.5 of the rezoning report.
- s) The deposit of the applicable Parkland Acquisition Charge.
- t) The deposit of the applicable GVS & DD Sewerage Charge.
- u) The deposit of the applicable School Site Acquisition Charge.
- v) The 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 N. VOLKOW
SECONDED BY COUNCILLOR D. JOHNSTON

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

**10. REZONING REFERENCE #14-15
SIX-STOREY MIXED-USE DEVELOPMENT
BRENTWOOD TOWN CENTRE 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 2014 December 09. The purpose of the proposed zoning bylaw amendment is to permit the construction of a six-storey mixed use development with retail at-grade and residential uses above with full underground parking.

The City Manager recommended:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 2014 November 24, and to a Public Hearing on 2014 December 09 at 7:00 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 submission of an undertaking to remove all existing improvements from the site within six months of the rezoning bylaw 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 approval of the Ministry of Transportation to the rezoning application.
 - f) The consolidation of the net site into one legal lot.
 - g) The undergrounding of existing overhead wiring abutting the site.

- h) The granting of any necessary statutory rights-of-way, easements and/or covenants.
- i) The granting of any necessary Section 219 Covenants including restricting enclosure of balconies, providing that all disabled parking remain as common property, provision and maintenance of Electric Vehicles, and to ensure compliance with the approved acoustical study.
- j) Compliance with the Council-adopted sound criteria.
- k) Compliance with the guidelines for underground parking for residential visitors and commercial patrons.
- l) 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 and a commitment to implement the recycling provisions.
- m) The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering.
- n) The pursuance of Storm Water Management Best Practices in line with established guidelines.
- o) The submission of a Site Profile and resolution of any arising requirements.
- p) The submission of a Comprehensive Sign Plan.
- q) The review of a detailed Sediment Control System by the Director Engineering.
- r) The provision of facilities for cyclists in accordance with Section 4.5 of the rezoning report.
- s) The review of on-site residential and commercial loading facilities by the Director Engineering.
- 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 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 D. JOHNSTON
SECONDED BY COUNCILLOR P. CALENDINO

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

11. REZONING REFERENCE #11-54
FOUR-STOREY MIXED-USE DEVELOPMENT
BRENTWOOD TOWN CENTRE 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 2014 December 09. The purpose of the proposed zoning bylaw amendment is to permit the construction of a four-storey mixed use development with retail at-grade, second floor office and residential uses above, including surface and underground parking.

The City Manager recommended:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 2014 November 24, and to a Public Hearing on 2014 December 09 at 7:00 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 dedication of any rights-of-way deemed requisite.
 - e) The undergrounding of existing overhead wiring abutting the site.
 - f) The granting of any necessary statutory rights-of-way, easements and/or covenants.

- g) The granting of any necessary Section 219 Covenants including restricting enclosure of balconies, providing that all disabled parking remain as common property and ensuring compliance with the submitted acoustical analysis.
- h) Compliance with the Council-adopted sound criteria.
- i) The submission of a Comprehensive Sign Plan.
- j) Compliance with the guidelines for underground parking for residential visitors and commercial patrons.
- k) 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 and a commitment to implement the recycling provisions.
- l) The pursuance of Storm Water Management Best Practices in line with established guidelines.
- m) The submission of a Site Profile and resolution of any arising requirements.
- n) The review of a detailed Sediment Control System by the Director Engineering.
- o) The provision of facilities for cyclists in accordance with Section 4.5 of the rezoning report.
- p) The deposit of the applicable Parkland Acquisition Charge.
- q) The deposit of the applicable GVS & DD Sewerage Charge.
- r) The deposit of the applicable School Site Acquisition Charge.
- s) The submission of a written undertaking to distribute area plan notification forms, prepared by the City, with disclosure statements; and, to post area plan notification signs, also prepared by the City, on the development site and in the sales office in prominent and visible locations prior to Third Reading, or at the time marketing for the subject development commences, whichever is first, and remain posted for a period of one year, or until such time that all units are sold, whichever is greater.

MOVED BY COUNCILLOR P. MCDONELL
SECONDED BY COUNCILLOR N. VOLKOW

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

**12. BUILDING PERMIT TABULATION REPORT NO. 10
FROM 2014 OCTOBER 01 – 2014 OCTOBER 31**

The City Manager submitted a report from the Director Planning and Building to provide Council with information on construction activity as reflected by the building permits that have been issued for the subject period.

The City Manager recommended:

1. THAT this report be received for information purposes.

MOVED BY COUNCILLOR N. VOLKOW
SECONDED BY COUNCILLOR P. CALENDINO

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

13. RESIDENTIAL GLASS COLLECTION

The City Manager submitted a report from the Director Engineering advising Council of the delivery of grey boxes to residential curbside properties for the collection of glass.

The City Manager recommended:

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

MOVED BY COUNCILLOR D. JOHNSTON
SECONDED BY COUNCILLOR P. MCDONELL

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

14. FORTISBC PIPELINE, CITY LIAISON

The City Manager submitted a report from the Director Engineering providing Council with background information on the proposed FortisBC gas pipeline project. FortisBC is proposing to replace their existing 500 mm diameter low pressure gas pipeline with a 760 mm diameter intermediate pressure gas pipeline in 2017/18. FortisBC has provided an outline of their process to date on this project. City staff will continue to liaise with Fortis and key stakeholders as this project progresses.

The City Manager recommended:

1. THAT Council receive this report for information.

MOVED BY COUNCILLOR P. CALENDINO
SECONDED BY COUNCILLOR A. KANG

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

15. PEDESTRIAN CROSSWALK

The City Manager received a report from the Director Engineering seeking Council approval for funding for the upgrading of the pedestrian crosswalk on Nelson Ave at the BC Parkway. The works are inclusive of enhanced overhead downlit signage and the construction of curb bulges.

The City Manager recommended:

1. THAT Council authorize expenditures in the amount of \$50,000 for the upgrading of the pedestrian crosswalk on Nelson Ave. at the BC Parkway, as described in this report.

MOVED BY COUNCILLOR D. JOHNSTON
SECONDED BY COUNCILLOR P. CALENDINO

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

Arising from discussion, the Mayor requested that staff review parking on the east side of Nelson Avenue, south of Imperial Street.

16. RENEWAL OF CITY FLEET INSURANCE

The City Manager submitted a report from the Director Finance seeking Council approval for an expenditure of up to \$745,000 to renew the City Vehicle Fleet Insurance Program.

The City Manager recommended:

1. THAT Council approve an expenditure of up to \$745,000 payable to Willis Canada for the City's Fleet Auto Liability, Collision, and Comprehensive insurance programs as outlined in this report.

MOVED BY COUNCILLOR D. JOHNSTON
SECONDED BY COUNCILLOR A. KANG

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

**17. CONTRACT AWARD
TWO WALK-IN STEP VANS**

The City Manager submitted a report from the Director Finance seeking Council approval to award a contract for the supply and delivery of two replacement walk-in step vans.

The City Manager recommended:

1. THAT Council approve a contract award to First Truck Centre Vancouver Inc. for a total cost of \$363,672.96 including taxes in the amount of \$38,964.96 as outlined in this report.

MOVED BY COUNCILLOR D. JOHNSTON
SECONDED BY COUNCILLOR N. VOLKOW

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

**18. CONTRACT AWARD
FIRE DEPARTMENT TURNOUT GEAR**

The City Manager submitted a report from the Director Finance seeking Council approval to award a three year contract for the supply, delivery and maintenance of turnout gear for the Fire Department.

The City Manager recommended:

1. THAT Council approve an award for a three year contract to Associated Fire Safety Equipment Inc. for an estimated cost of \$750,000 including applicable taxes as outlined in this report. Final payment will be based on actual quantities of goods and services provided.

MOVED BY COUNCILLOR N. VOLKOW
SECONDED BY COUNCILLOR P. MCDONELL

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

Arising from discussion, Council requested that staff provide a memo regarding donation of old turnout gear.

19. REZONING APPLICATIONS

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

Item #01

Rez #14-26 Application for the Rezoning of:

Portion of Lot 42, D.L. 53, Group 1, NWD Plan 28569 Except Plans 49756, BCP7569 and BCP34566; Lot 2 Except: Part Dedicated Road On Plan BCP7569, D.L. 53, Group 1, NWD Plan LMP44380

From: M1 Manufacturing District

To: CD Comprehensive Development District (based on RM5 and RM1 Multiple Family Residential Districts, C2 Community Commercial District, Southgate Neighbourhood Master Plan and Edmonds Town Centre Plan guidelines)

Address: Portion of 7679 Eighteenth Street and 7701 Eighteenth Street

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit construction of a 32-storey residential tower and a four-storey low-rise apartment building. The subject site forms part of the multi-phased development of the proposed Southgate neighbourhood.

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 will be submitted at a later date.
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 4.5 of this report, and subject to the applicant pursuing the rezoning proposal to completion.

MOVED BY COUNCILLOR P. CALENDINO
SECONDED BY COUNCILLOR N. VOLKOW

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

Item #02

Rez #14-28 Application for the rezoning of:

Portion of Westerly 200.43 Feet Lot "E", D.L. 53, Group 1, NWD Plan 14210 Having A Frontage On Eleventh Avenue By The Uniform Full Depth & Adjoining The Said Westerly Boundary Except: Part Dedicated Road On Plan BCP9577; Portion of Block "E" Except: The Westerly 200.43 Feet Having A Frontage Of 200.43 Feet On Eleventh Avenue By The Uniform Full Depth Of Block "E" & Adjoining The Said Westerly Boundary, D.L. 53, Group 1, NWD Plan 1420

From: M1 Manufacturing District

To: CD Comprehensive Development District (based on RM5 and RM1 Multiple Family Residential Districts, C2 Community Commercial District, Southgate Neighbourhood Master Plan and Edmonds Town Centre Plan guidelines)

Address: Portions of 7105 and 7205 11th Avenue

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit construction of a 28-storey residential tower and a four-storey low-rise residential building. The subject site forms part of the multi-phased development of the proposed Southgate neighbourhood.

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 will be submitted at a later date.

MOVED BY COUNCILLOR P. MCDONELL

SECONDED BY COUNCILLOR D. JOHNSTON

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

Item #03

Rez #14-32 Application for the Rezoning of:

Lot 19 Except: Firstly: Parcel A (Explanatory Plan 12407) and Secondly: Part Highway Shown on SRW Plan 21112, thirdly: Part Highway Shown on SRW Plan 4800, D.L. 125, Group 1, NWD Plan 3520

From: CD Comprehensive Development District (based on C5 Tourist Commercial District)

To: CD Comprehensive Development District (based on RM3s Multiple Family Residential District and Brentwood Town Centre Plan as guidelines)

Address: 5415 Loughheed Highway

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit the construction of a stacked townhouse development with underground parking.

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 will be submitted at a later date.

MOVED BY COUNCILLOR P. MCDONELL
SECONDED BY COUNCILLOR A. KANG

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

Item #04

Rez #14-36 Application for the rezoning of:

Lot 5, D.L.'s 155C, 166 & 167, Group 1, NWD Plan LMP39018
Except Plan BCP8603, BCP15933, BCP32333 & BCP36851

From: CD Comprehensive Development District (based on the M2 General Industrial District and M5 Light Industrial District)

To: Amended CD Comprehensive Development District (based on the M2 General Industrial District, M5 Light Industrial District and Big Bend Development Plan guidelines)

Address: 8398 North Fraser Way

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit construction of multi-tenant light industrial buildings.

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 will be submitted at a later date.

Lot 21, Block 28, DL. 29, Group 1, NWD Plan 3035; Lot 20, Block 28, DL. 29, Group 1, NWD Plan 3035; Lot 19, Block 28, DL. 29, Group 1, NWD Plan 3035; Lot I, Block 28, DL. 29, Group 1, NWD Plan 3035; Lot 2, Block 28, DL. 29, Group 1, NWD Plan 3035; Lot 3,

Block 28, DL. 29, Group 1, NWD Plan 3035; Lot 4, Block 28, DL. 29, Group 1, NWD Plan 3035; Lot 5, Block 28, DL. 29, Group 1, NWD Plan 4215; Lot 6, Block 28, DL. 29, Group 1, NWD Plan 4215

From: R5 Residential District

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

Address: 7390/7398/7404 16th Avenue, 7510/7516/7526/7536 Kingsway and 7411/7417 15th Avenue

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit construction of a townhouse development with underground parking.

The City Manager recommended:

1. THAT the sale of the City-owned lands at 7390/7398 16th Avenue, 7510/7516/7526/7536 Kingsway and 7411/7417 15th Avenue, including the net lane closure area, be approved in principle, in accordance with the terms outlined in Sections 4.3 and 4.4 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 P. MCDONELL
SECONDED BY COUNCILLOR D. JOHNSTON

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

Item #07

Rez #14-40 Application for the rezoning of:

Lot 1, D.L. 153, Group 1, NWD Plan BCP36875

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

To: Amended CD Comprehensive Development District (based on C3, C3c, C3h General Commercial Districts, P2 Administration and Assembly District and Metrotown Development Plan as guidelines)

Address: 1240 – 4700 Kingsway

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit a Shaw telecommunications hubsite, two rooftop cooling units and renovations to an existing commercial retail unit.

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 will be submitted at a later date.

MOVED BY COUNCILLOR A. KANG
SECONDED BY COUNCILLOR D. JOHNSTON

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

Item #08

Rez #14-41 Application for the Rezoning of:

Lots 82 and 83, D.L. 42, Group 1, NWD Plan 31273

From: R1 Residential District

To: R1a Residential District

Address: 7846 and 7870 Government Road

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit the construction of a single family dwelling with a gross floor area beyond that allowed under the prevailing zoning.

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 will be submitted at a later date.

MOVED BY COUNCILLOR P. MCDONELL
SECONDED BY COUNCILLOR D. JOHNSTON

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

Item #09

Rez #14-43 Application for the rezoning of:

Portion of Lot 68 Except: Part on Plan 34711, D.L. 53, Group 1, NWD Plan 33863; Portion of Parcel "A" (Statutory Right of Way 34711), Lot 68, D.L. 53, Group 1, NWD Plan 33863

From: M1 Manufacturing District

To: CD Comprehensive Development District (based on M1 Manufacturing District, Southgate Neighbourhood Master Plan and Edmonds Town Centre Development Plan guidelines)

Address: Portions of 7650 and 7702 Eighteenth Street

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit the existing milk plant as a conforming interim use within the proposed Southgate neighbourhood, until its eventual redevelopment as part of the Gateway neighbourhood area.

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 will be submitted at a later date.

MOVED BY COUNCILLOR P. CALENDINO
SECONDED BY COUNCILLOR D. JOHNSTON

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR D. JOHNSTON
SECONDED BY COUNCILLOR P. MCDONELL

THAT the Committee now rise and report.

CARRIED UNANIMOUSLY

The Council reconvened.

MOVED BY COUNCILLOR D. JOHNSTON
SECONDED BY COUNCILLOR P. MCDONELL

THAT the report of the Committee be now adopted.

CARRIED UNANIMOUSLY

6. **BYLAWS**

First Reading

Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 37, 2014 - TEXT AMENDMENT	#13417
Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 38, 2014 - Rez. #07-49 (5092,5108/20/32/46/68/80/92 Canada Way and 4981/91 Claude Avenue)	#13418
Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 39, 2014 - Rez. #11-54 (5695 Lougheed Highway)	#13419
Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 41, 2014 - Rez. #14-15 (4305 & 4349 Dawson Street)	#13421
Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 42, 2014 - Rez. #13-11 (4780 Byrne Road and 7447 North Fraser Way)	#13422

MOVED BY COUNCILLOR A. KANG
SECONDED BY COUNCILLOR N. VOLKOW

THAT

Bylaw No. 13417, 13418, 13419, 13421 and 13422

be now introduced and read a first time.

CARRIED UNANIMOUSLY

First, Second and Third Reading

Burnaby Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 27, 2014	#13401
Burnaby Temporary Financing Bylaw 2015	#13403
Burnaby Building Bylaw 2004, Amendment Bylaw 2014	#13404
Burnaby Tree Bylaw 1996, Amendment Bylaw No. 2, 2014	#13405
Burnaby Subdivision Control Bylaw 1971, Amendment Bylaw 2014	#13406
Burnaby Plumbing Bylaw 2000, Amendment Bylaw 2014	#13407

Burnaby Electrical Bylaw 1974, Amendment Bylaw 2014	#13411
Burnaby Sewer Connection Bylaw 1961, Amendment Bylaw 2014	#13412
Burnaby Sewer Parcel Tax Bylaw 1969, Amendment Bylaw 2014	#13413
Burnaby Sewer Charge Bylaw 1961, Amendment Bylaw 2014	#13414
Burnaby Liquor Licence Application Fee Bylaw 2001, Amendment Bylaw 2014	#13415
Burnaby Gas Bylaw 1978, Amendment Bylaw 2014	#13416
Burnaby Waterworks Regulation Bylaw 1953, Amendment Bylaw 2014	#13423

MOVED BY COUNCILLOR A. KANG
SECONDED BY COUNCILLOR N. VOLKOW

THAT

Bylaw No. 13401, 13403, 13404, 13405, 13406, 13407, 13411, 13412, 13413, 13414, 13415, 13416 and 13423

be now introduced and read three times.

CARRIED UNANIMOUSLY

Reconsideration and Final Adoption

Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 7, 2013 - Rez. #11-02 (7200 Cariboo Road)	#13185
Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 15, 2014 - Rez. #12-48 (4700 Imperial Street)	#13344
Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 26, 2014 - Rez. #12-46 (4567 Lougheed Highway)	#13372
Burnaby Park Dedication Bylaw 2014	#13390
Burnaby Local Area Service Construction Bylaw No. 26, 2014	#13398
Burnaby Local Area Service Construction Bylaw No. 27, 2014	#13399
Burnaby Local Area Service Construction Bylaw No. 28, 2014	#13400

MOVED BY COUNCILLOR A. KANG
SECONDED BY COUNCILLOR P. CALENDINO

THAT

Bylaw No. 13185, 13344, 13372, 13390, 13398, 13399, and 13400

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

CARRIED UNANIMOUSLY

7. NEW BUSINESS

Councillor Jordan

Community Development Committee

MOVED BY COUNCILLOR C. JORDAN
SECONDED BY COUNCILLOR P. MCDONELL

THAT the Community Development Committee meeting scheduled for Tuesday, 2014 November 25, be rescheduled for Tuesday, 2014 December 09 in the Council Committee Room.

CARRIED UNANIMOUSLY

Councillor Dhaliwal

Item D) Council Correspondence

Councillor Dhaliwal made reference to Item D) of the Council Correspondence package received to 2014 November 20 from Allen Lee regarding the need for proper sidewalks for Humphries Street and Mary Street between Edmonds and 16th Avenue.

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

MOVED BY COUNCILLOR S. DHALI WAL
SECONDED BY COUNCILLOR C. JORDAN

THAT this item of correspondence be **REFERRED** to the Traffic Safety Committee.

CARRIED UNANIMOUSLY

Councillor Calendino

Item A) Council Correspondence

Councillor Calendino made reference to Item A) of the Council correspondence package received to 2014 November 20 from Jay Gilbert, City Clerk, City of Coquitlam, regarding changes to the RCMP policy with respect to the deployment and engagement of auxiliary constables.

Councillor Volkow expressed concern regarding the cost implications of the changes.

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

MOVED BY COUNCILLOR P. CALENDINO
SECONDED BY COUNCILLOR D. JOHNSTON

THAT this item of correspondence be **REFERRED** to the Community Policing Committee.

CARRIED UNANIMOUSLY

Councillor Jordan

Councillor Jordan expressed concern regarding traffic delays on Boundary Road near Vanness Avenue due to ongoing construction work.

Staff undertook to review this matter with City of Vancouver staff.

Councillor Calendino

Councillor Calendino requested updated information regarding the slope failure which occurred in the Confederation Park area approximately two weeks ago.

Staff undertook to provide a memo to Council regarding this matter.

His Worship, Mayor Derek Corrigan

His Worship, Mayor Derek Corrigan expressed sincere appreciation to Councillor Richard Chang for his service and commitment to the City over the past six years. Mayor Corrigan further thanked Councillor Chang for working to help new immigrants, particularly those who are Mandarin speaking to access information about the City. The Mayor also noted Councillor Chang played a key role in developing Sister City relationships, particularly in China and Taiwan.

Councillor Calendino commended Councillor Chang for his work in the Community and wished him well in his future endeavours.

Mayor Corrigan presented a City of Burnaby medallion and plaque to Councillor Chang in recognition of his two three-year terms as a member of Council.

Councillor Chang

Councillor Chang thanked His Worship, Mayor Derek Corrigan and his fellow Councillors for the opportunity to serve the citizens of Burnaby.

8. INQUIRIES

Councillor Volkow inquired regarding the makeup and command structure of the police presence on Burnaby Mountain near the Kinder Morgan survey site.

Staff undertook to provide a memo to Council regarding this matter.

9. ADJOURNMENT

MOVED BY COUNCILLOR P. MCDONELL
SECONDED BY COUNCILLOR C. JORDAN

THAT the 'Open' meeting do now adjourn.

CARRIED UNANIMOUSLY

The Open Council meeting adjourned at 8:25 p.m.

Confirmed:

Certified Correct:

MAYOR

CITY CLERK