



COUNCIL MEETING MINUTES

Monday, 2016 December 12

An Open meeting of the City Council was held in the Council Committee Room, Burnaby City Hall, 4949 Canada Way, Burnaby, B.C. on Monday, 2016 December 12 at 6:30 p.m. followed immediately by a Closed meeting from which the public was excluded. At the conclusion of the Closed meeting, the Open meeting was reconvened at 7:00 p.m. in the Council Chamber.

1. CALL TO ORDER

PRESENT: His Worship, Mayor Derek R. Corrigan
Councillor Pietro Calendino
Councillor Sav Dhaliwal
Councillor Dan Johnston
Councillor Colleen Jordan
Councillor Anne Kang
Councillor Paul McDonell
Councillor James Wang

ABSENT: Councillor Nick Volkow *(due to illness)*

STAFF: Mr. Lambert Chu, City Manager
Mr. Chad Turpin, Deputy City Manager
Mr. Leon Gous, Director Engineering
Ms. Denise Jorgenson, Director Finance
Mr. Dave Ellenwood, Director Parks, Recreation & Cultural Services
Mr. Lou Pelletier, Director Planning and Building
Mr. Dave Critchley, Director Public Safety & Community Services
Ms. May Leung, City Solicitor
Mr. Dennis Back, City Clerk
Ms. Kate O'Connell, Deputy City Clerk

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR CALENDINO

THAT the Open Council meeting do now reconvene.

CARRIED UNANIMOUSLY

The Open Council meeting reconvened at 7:04 p.m.

2. PRESENTATION

A) 2016 Year-End Address

Presenter: His Worship, Mayor Derek R. Corrigan

His Worship, Mayor Derek R. Corrigan delivered the following 2016 Year-End Address:

"On behalf of Burnaby City Council, it's my pleasure tonight to deliver our year-end address to talk a bit about some of 2016's many successful projects and initiatives in the City of Burnaby and to look ahead to 2017 and beyond.

The past year saw significant growth and achievements in Burnaby.

After last year's record amount of building in the City, development slowed, but only slightly – with \$679 million in building permits issued by the end of November, compared to \$729 million at this time last year. We welcome this development because it accommodates thousands of new residents without using more land, while adding valuable community amenities, protecting parkland and single-family neighbourhoods, supporting rapid transit, and creating the sustainable communities we planned more than 20 years ago.

In everything we do in the City, we respect our longstanding commitment to sustainability. We're guided by our Official Community Plan and our award-winning Economic Development and Social Sustainability strategies and we're confident that we're moving in a direction that meets the needs and expectations of our citizens, businesses and non-government organizations because they work with us to create our plans.

In November, we adopted our new community-driven Environmental Sustainability Strategy and the complementary Community Energy and Emissions Plan that looks at specific opportunities to: improve air quality; make buildings more efficient; shift toward more sustainable transportation, and look for clean and affordable sources of energy. Together, I know that these two plans will make Burnaby an even more livable and resilient city.

One of the great benefits of our long-range planning is the exceptional recreation opportunities we are able to provide for Burnaby citizens. In 2016, Burnaby Mountain Golf Course and Driving Range was presented with the PGA of BC's "Golf Facility of the Year Award" for the Lower Mainland region. We're particularly proud of this award, as it is the first time a municipal-owned facility has earned this title.

The year also saw the replacement of the artificial turf field and the paving of an asphalt track at the Cariboo Hill School Park, and completion of a new water play area in Edmonds Park.

Our City's focus on community initiatives and benefits is unwavering. Twenty sixteen was our exceptional library's 60th anniversary, which gave us a special opportunity to highlight the invaluable services Burnaby libraries offer to all citizens, including more than 100 mobile-unit visits to City events – many of which featured our pop-up library. We are continuously improving our libraries and their services. In 2017, we'll be renovating and upgrading areas in the Bob Prittie branch.

Work is also advancing on the Transportation Plan update, which will explore innovative and sustainable ways to manage the City's transportation needs.

Upgrades to optimize existing assets and create new infrastructure continued throughout the year, including significant improvements to the Riverside Area, where we focused on better accommodating buses and pedestrians, improving drainage, and upgrading water mains.

We also enhanced our technology, to improve access to City services. As part of our commitment to engagement, transparency and accountability, we launched an Open Data portal on GIS Day in November. The site allows users to analyze information, build apps, combine open datasets using maps, develop new web and mobile applications, and meet their specific data needs.

Also on the technology front, in early 2017, we plan to release an updated version of Burnaby Map that will be mobile compatible, allowing users to view geographic data specific to Burnaby on any device, including desktop computers, phones and tablets.

In all areas, we continue to work with residents to ensure that our shared vision for the future of all of our town centres is realized.

In Brentwood Town Centre, Phase I of the Gilmore Station Plan will soon advance to the public hearing stage. This plan will ensure citizens' expectations are front and centre as the land surrounding the station is redeveloped to provide an inviting gateway to Brentwood, with significant open areas among the many new residential and commercial buildings.

Design and construction plans are also underway for the Willingdon Linear Park that will link Brentwood Town Centre to Confederation Park.

The Woodlands Site Conceptual Master Plan and Design Guidelines in the Brentwood Town Centre received final adoption in June 2016. The Master Plan includes a new neighbourhood park, a variety of housing options, new vehicle, cycling and pedestrian connections, and environmental improvements.

In the Lougheed Town Centre, the Core Area Conceptual Master Plan was adopted in August and I'm proud to note that it won the Planning Institute of British Columbia's Gold Award for Excellence in Planning Practice. Implementation of the plan is now under way and Phase I (four towers, a commercial podium, and a pocket park) advanced to Public Hearing in October.

Development on Burnaby Mountain continues at a steady pace, with recent completion of the Centreblock high-rise development. Construction is under way for three additional multi-family residential developments and a community park expansion.

The University Highlands Elementary School has funding for a new two-storey, eight-classroom expansion, which will create 195 new student spaces. Simon Fraser University and SFU Community Trust are also advancing a new district energy utility project that will replace – with green energy from renewable sources – 85% of the thermal energy that would otherwise be needed for the SFU Burnaby campus and new UniverCity developments.

In Edmonds Town Centre, Phase I of the 48-acre Southgate Neighbourhood is under way and will see the construction of the *Precedence* high-rise development, as well as the *Island Neighbourhood* that will feature an iconic residential tower, partially surrounded by water, a naturalized environment, and a mix of low and mid-rise residential buildings.

The Value Village redevelopment *Kings Crossing* has recently broken ground. This development will include three high-rise apartment towers, a six-storey office building, and commercial space at street level, complemented by attractive public spaces.

The 60-acre Riverbend Business Park Master Plan includes a mix of light and general industrial uses, along with a public access trail and amenity wharf along the riverfront. It achieved final adoption in July 2016 and Phases I and II of the rezoning processes are now well under way.

In Metrotown, Development Plan Review Phase I consultation was completed in September. It focused on: accommodating future growth within the town centre and in locations close to rapid transit; enhancing community benefits; improving

access to services; creating inviting public gathering places; encouraging active forms of transportation for all ages and abilities; and supporting and reflecting the City's sustainability strategies. Public consultation on the draft plan continues.

While we've welcomed all of this development, we've also consistently and aggressively focused on doing everything we can as a city to ensure that Burnaby citizens have access to affordable housing, including acquisition of more than \$42 million in the City's Community Benefit Bonus Housing Fund and over \$2 million granted from the Fund to support the development of 276 units of non-profit housing in the City. Twenty per cent of all contributions made via Burnaby's Community Benefit Bonus Policy are deposited in the Housing Fund to support housing-related projects.

In 2016, the City of Burnaby significantly increased the number of rental units in the development approval process across the full range of rental unit types, including rental units in apartment buildings, strata rentals, secondary suites rentals, seniors' housing and other non-market rental housing.

The City has the third largest inventory of non-market housing in the Region with over 5,900 social, non-profit, special needs, and co-op housing units – and this inventory of non-market and special needs rental housing is also increasing with:

- 90 replacement and 91 new family and seniors housing units for Cedar Place in the Edmonds Town Centre;
- Seniors' housing under construction at George Derby with 122 non-market units;
- 11 units of non-market accessible rental housing on Hastings Street developed by the Vancouver Resources Society;
- 145 units of seniors' rental housing advancing for the Fair Haven site in South Burnaby;
- a new application in Metrotown for a mixed market and non-market project on Beresford and Sussex with 80 to 120 units;
- 105 units of seniors' housing at Carleton Gardens on Canada Way;
- the recent announcement of proposals to construct 57 units of non-market special needs and seniors' housing in two additional projects on Canada Way;
- a new non-market seniors' housing and care facility proposal on Mary Avenue in the Edmonds Town Centre.

This represents more than 600 new non-market and special-needs housing units.

In June 2016, the City issued a request for expressions of interest for the City Lands Program for non-market housing. The program supports the development of new non-market housing on two City-owned properties. We'll move forward with this process early in 2017.

And secondary suites continue to provide a valuable rental housing option for Burnaby residents. In addition to the 400 new suites already constructed in 2014 and 2015, 391 new suites are under construction and 137 more have pending applications.

2016 also saw increased interest in the development of purpose-built rental housing, with 1,407 market rental units undergoing rezoning or under construction, including:

- 645 new rental apartment units in Lougheed Town Centre
- 203 new rental apartment units for Lougheed Mall
- 238 new rental apartment units in Metrotown Town Centre
- 300 new rental apartment units at Brentwood Mall; and
- 21 new rental apartment units in the Hastings Street Urban Village

Between 2011 and 2015, the City also saw completion of 4,942 strata units; and an additional 4,946 strata units have been completed or are under construction in 2016. It's estimated that of these 9,888 new strata apartment units, more than 2,400 units will be rental units.

All of the recent development in the City is contributing to growing our rental inventory by more than 5,300 units, adding to the existing 32,000 rental units that accommodate 36% of Burnaby's households.

Some of this new inventory of over 5,300 rental housing units is achieved through redevelopment of older residential buildings in the City. Between 2011 and 2015, 365 rental units were replaced by new development that's primarily located in our Town Centres, adjacent to rapid transit. This new development is supported by the City's Official Community Plan and the more detailed community plans established for the City's Town Centres and smaller Urban Village areas.

Virtually all of the actions taken by the City are detailed in our 2016 Housing Profile, completed in September of this year and available for viewing on our

website. In addition to offering a comprehensive look at the City's housing initiatives, it also sets out the challenging context for developing affordable housing in the Metro Vancouver region, noting the limitations that municipalities have on their ability to address housing-affordability issues in the absence of provincial and federal funding and policy support. At every turn, we have encouraged the Federal and Provincial Governments to work with us to create housing solutions. Because Council is determined to ensure that the critically important issue of affordable housing is addressed in a meaningful and sustainable way, we'll continue to lobby the Federal and Provincial Governments both to fulfill their mandates and to follow through on their recent commitments – to work with us to address this issue appropriately.

Our ongoing focus on efficiency, partnerships and innovation continues to ensure that the City's fiscal position remains strong. The investment portfolio averaged \$930 million during the year and will provide investment income of more than \$43 million to City revenues, an annualized return of just over 3.6%. For 2017, investment income is expected to remain stable at approximately \$40 million. This income helps to reduce city taxes and provides funding for the City's capital investment in infrastructure replacement.

Our many 2016 achievements are built on our strong history of planning and partnerships. Because our community is central to all of our planning processes, Burnaby City Council remains confident that future city initiatives will further enhance Burnaby's livability and appeal for citizens and businesses.

Thank you to all of our citizens, business leaders and non-profit organizations for the exceptional contributions you make to the development of Burnaby every day. Thank you too to City staff – including those in our safety-focused police and fire departments – for your unfailing commitment to excellence that ensures we continue to meet our City's lofty goals. Together with all of you, Burnaby Council looks forward to realizing our exceptional vision for our City's future.

3. MINUTES

A) Open Council Meeting held 2016 December 12

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR MCDONELL

THAT the minutes of the Open Council meeting held on 2016 December 05 be now adopted.

CARRIED UNANIMOUSLY

4. **REPORTS**

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR WANG

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

CARRIED UNANIMOUSLY

A) **His Worship, Mayor Derek R. Corrigan**
Re: Appointment of Municipal Directors to the
Greater Vancouver Regional District Board of Directors
And Distribution of Votes - 2017

His Worship, Mayor Derek R. Corrigan submitted a report regarding the appointment of Municipal Directors to the Greater Vancouver Regional District Board of Directors and distribution of votes.

His Worship, Mayor Derek R. Corrigan recommended:

1. THAT the following appointments and respective vote allocations for the Great Vancouver Regional District Board of Directors and Alternates be approved for a term of one year:

Director:	Mayor Derek Corrigan	4 Votes
Alternate:	Councillor Pietro Calendino	
Alternate:	Councillor Dan Johnston	
Alternate:	Councillor Paul McDonell	
Director:	Councillor Colleen Jordan	4 Votes
Alternate:	Councillor Dan Johnston	
Alternate:	Councillor Pietro Calendino	
Alternate:	Councillor Paul McDonell	
Director:	Councillor Sav Dhalwal	4 Votes
Alternate:	Councillor Pietro Calendino	
Alternate:	Councillor Dan Johnston	
Alternate:	Councillor Paul McDonell	

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR KANG

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

CARRIED UNANIMOUSLY

B) Executive Committee of Council
Re: Grant Applications

The Executive Committee of Council submitted the following grant applications for Council approval:

#16.34. Big Sisters of BC Lower Mainland
Mentoring Programs

The Executive Committee of Council recommended:

1. THAT a grant in the amount of \$5,000 be awarded to Big Sisters of BC Lower Mainland to support mentoring services provided by the organization to girls in Burnaby for 2016.

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR MCDONELL

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

CARRIED UNANIMOUSLY

#16.45. AIESEC SFU
Coastal Conference 2017

The Executive Committee of Council recommended:

1. THAT this grant request be denied.

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR MCDONELL

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

CARRIED UNANIMOUSLY

C) Executive Committee of Council
Re: Festivals Burnaby Grant Program Applications

The Executive Committee of Council submitted the following Festivals Burnaby grant applications for Council approval:

#17-N-003 Rotary Club of Burnaby
Rotary Gravity Grand Prix 2017

The Executive Committee of Council recommended:

1. THAT this grant request be denied.

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR MCDONELL

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

CARRIED UNANIMOUSLY

#17-S-003 National Congress of Black Women Foundation
Black History Month

The Executive Committee of Council recommended:

1. THAT a *Festivals Burnaby* grant – *Small Scale Event* in the amount of \$5,000 be awarded to the National Congress of Black Women Foundation for Black History Month.

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR JOHNSTON

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

CARRIED UNANIMOUSLY

D) Financial Management Committee
Re: Storm Sewer Extension Contribution and Fee Bylaw

The Financial Management Committee submitted a report seeking Council authority to bring forward a bylaw to implement a cost recovery mechanism for the City's costs of extending storm sewer mains to residential lots without this service.

The Financial Management Committee recommended:

1. THAT Council authorize staff to bring forward a bylaw to recover, from developers and benefitting property owners, the City's costs of extending storm sewer service to residential lots without this service.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR WANG

THAT the recommendation of the Financial Management Committee be adopted.

CARRIED UNANIMOUSLY

E) Financial Management Committee
Re: Moneris Solutions - Credit Card Merchant Services

The Financial Management Committee submitted a report seeking Council approval to award a contract to Moneris Solutions for the provision of merchant credit card and debit card services. The current contract with Moneris Solutions expires 2017 February 28.

The Financial Management Committee recommended:

1. THAT a contract be awarded to Moneris Solutions for merchant credit card and debit card services for a five year period commencing 2017 January 01 to 2021 December 31 as outlined in this report.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR JORDAN

THAT the recommendation of the Financial Management Committee be adopted.

CARRIED UNANIMOUSLY

F) Financial Management Committee
Re: Renewal of City Fleet Insurance

The Financial Management Committee submitted a report seeking Council approval for an expenditure of up to \$910,000 to renew the City Vehicle Fleet Insurance Program.

The Financial Management Committee recommended:

1. THAT Council approve an expenditure up to \$910,000 payable to Willis Towers Watson to fund the City's Fleet Auto Liability, Collision, and Comprehensive insurance programs as further specified in this report.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR JORDAN

THAT the recommendation of the Financial Management Committee be adopted.

CARRIED UNANIMOUSLY

G) Financial Management Committee
Re: Rainwater Management Amenity and Public Art Funds

The Financial Management Committee submitted a report seeking Council approval to establish two operating funds, one for the maintenance of Rainwater Management Amenities and one for the maintenance of Public Art.

The Financial Management Committee recommended:

1. THAT Council create a Rainwater Management Amenity Operating Fund and a Public Art Operating Fund.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR JORDAN

THAT the recommendation of the Financial Management Committee be adopted.

CARRIED UNANIMOUSLY

H) Financial Management Committee
Re: SAP Treasury Management System - Update

The Financial Management Committee submitted a report providing Council with a status update on the SAP Treasury Management System implementation.

The Financial Management Committee recommended:

1. THAT Council receive this report for information.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR WANG

THAT the recommendation of the Financial Management Committee be adopted.

CARRIED UNANIMOUSLY

I) Traffic Safety Committee
Re: 2017 Local Area Service Program for Speed Humps

The Traffic Safety Committee submitted a report providing Council with a review of applications for the 2017 speed hump program and recommending streets that should proceed to the Local Area Service Program (LASP) process.

The Traffic Safety Committee recommended:

1. THAT Council advance the requested speed humps, as discussed and recommended in this report, to the 2017 LASP process.
2. THAT Council send a copy of this report to the residents who requested speed humps as part of the 2017 LASP.

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendations of the Traffic Safety Committee be adopted.

CARRIED UNANIMOUSLY

J) Traffic Safety Committee
Re: Mid-Block Crossings along Willingdon Avenue
between Kingsway and Kingsborough Street

The Traffic Safety Committee submitted a report seeking Council approval of the installation of a centre median fence along Willingdon Avenue between Kingsway and Kingsborough Street to discourage pedestrian mid-block crossings.

The Traffic Safety Committee recommended:

1. THAT Council approve the installation of a fence in the median along Willingdon Avenue between Kingsway and Kingsborough Street, as described in this report, to discourage mid-block pedestrian crossings at an estimated cost of \$25,000 to be funded from the 2016 Capital Budget (Minor Traffic Management Project EMF.0051).

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR CALENDINO

THAT the recommendation of the Traffic Safety Committee be adopted.

CARRIED UNANIMOUSLY

K) Traffic Safety Committee
Re: Road Fatalities and Enforcement in British Columbia

The Traffic Safety Committee submitted a report seeking Council approval to forward correspondence submitted by Mr. John Ratard on road fatalities and enforcement, to the B.C. Minister of Transportation and Infrastructure.

The Traffic Safety Committee recommended:

1. THAT a copy of this correspondence be sent to the B.C. Minister of Transportation and Infrastructure.

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR CALENDINO

THAT the recommendation of the Traffic Safety Committee be adopted.

CARRIED UNANIMOUSLY

L) City Manager's Report, 2016 December 12

The City Manager submitted a report dated 2016 December 12 on the following matters:

5. MANAGER'S REPORTS

1. SOUTH BURNABY ARENA FEASIBILITY STUDY

The City Manager submitted a report from the Major Civic Building Project Coordination Committee advising Council of the advancement of the arena feasibility study.

The City Manager recommended:

1. THAT this report be received for information purposes.

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR CALENDINO

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

**2. ROAD CLOSURE REFERENCE #16-06
SUBDIVISION REFERENCE #16-30
REZONING REFERENCE #14-44
PROPOSED CLOSURE OF A 46.80 SQ.M. (503 SQ.FT.)
PORTION OF MCMURRAY AVENUE**

The City Manager submitted a report from the Director Planning and Building seeking Council authority to introduce a Highway Closure Bylaw for the closure, sale and consolidation of a portion of McMurray Avenue.

The City Manager recommended:

1. THAT Council authorize staff to introduce a Highway Closure Bylaw for the closure, sale and consolidation of a 46.80 m² (503 sq.ft.) portion of McMurray Avenue, subject to the conditions outlined in this report.

MOVED BY COUNCILLOR CALENDINO
SECONDED BY COUNCILLOR MCDONELL

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

3. **ROAD CLOSURE REFERENCE #16-07**
SUBDIVISION REFERENCE #16-46
REZONING REFERENCE #15-49
PROPOSED CLOSURE OF A 36.88 M (121 FT.)
PORTION OF LANE BETWEEN 6695 DUNBLANE AVENUE
AND 4971 IMPERIAL STREET

The City Manager submitted a report from the Director Planning and Building seeking Council authority to introduce a Highway Closure Bylaw for the closure, sale and consolidation of a portion of lane between 6695 Dunblane Avenue and 4971 Imperial Street.

The City Manager recommended:

1. THAT Council authorize staff to introduce a Highway Closure Bylaw for the closure and consolidation of a 36.88 m (121 ft) portion of lane between 6695 Dunblane Avenue and 4971 Imperial Street, subject to the conditions outlined in this report.

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

4. **BUILDING PERMIT TABULATION REPORT NO. 11**
FROM 2016 NOVEMBER 01 - 2016 NOVEMBER 30

The City Manager submitted a report from Director Planning and Building providing 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 MCDONELL
SECONDED BY COUNCILLOR WANG

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

**5. 2017 ENGINEERING CAPITAL VEHICLE –
FRONT LOADER REFUSE PACKER**

The City Manager submitted a report from the Director Engineering seeking Council approval to request funding for the purchase of a front load refuse packer in advance of the 2017 Capital Plan.

The City Manager recommended:

1. THAT Council approve capital expenditures of \$315,782 for Capital Infrastructure projects outlined in this report.
2. THAT Council authorize staff to bring down a Capital Reserves Bylaw in the amount of \$353,676 (inclusive of GST) to finance the capital projects as outlined in this report.

MOVED BY COUNCILLOR CALENDINO
SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

**6. CONTRACT AWARD 2016-34
2016 PARKS FACILITIES PAVEMENT REHABILITATION PROGRAM
PACKAGE 2**

The City Manager submitted a report from the Director Finance seeking Council approval to award a contract for the 2016 Parks Facilities Pavement Rehabilitation Program Package 2. The work of this contract includes asphalt roadway rehabilitation, installation of watermain and appurtenances and installation of fibre optic communication duct and appurtenances.

The City Manager recommended:

1. THAT Council approve a contract award to Jack Cewe Ltd. for an estimated total cost of \$578,723.67 including GST in the amount of \$27,558.27 as outlined in this report.

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR WANG

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

7. CONTRACT AWARD
CENTRAL PARK TRAIL CONSTRUCTION
BOUNDARY ROAD FRONTAGE

The City Manager submitted a report from the Director Finance seeking Council approval to award a contract for Central Park Trail Construction - Boundary Road Frontage. The scope of this project includes select tree removal, clearing and grubbing, removal/disposal of existing pavement and curbs, excavation with offsite disposal, supply and installation of granular materials, pedestrian lighting system and traffic signal relocation, fiber optic system conduit, trail construction, landscape grid tile, and all related work.

The City Manager recommended:

1. THAT Council approve a contract award to Arsalan Construction Ltd. for a total cost of \$1,384,404.00 including GST in the amount of \$65,925.00 as outlined in this report.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR WANG

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

8. CONTRACT AWARD
SAP HANA SOFTWARE LICENCE AND MAINTENANCE SUPPORT

The City Manager submitted a report from the Director Finance seeking Council approval to award a contract for SAP HANA software licence and maintenance support.

The City Manager recommended:

1. THAT Council approve a contract award to SAP Canada Inc. for a total cost of \$916,252.51 including GST and PST in the amount of \$98,170 as outlined in this report.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR DHALIWAL

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

9. REZONING REFERENCE #15-04
FOUR-STOREY MIXED-USE DEVELOPMENT
CAPITOL HILL AREA PLAN, APARTMENT STUDY "B"

The City Manager submitted a report from the Director Planning and Building seeking Council approval to forward this application to a Public Hearing on 2017 January 31. The purpose of the proposed rezoning bylaw amendment is to permit the construction of a four-storey mixed-use development with a live-work component.

The City Manager recommended:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 2016 December 12 and to a Public Hearing on 2017 January 31 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 prior to or within six months of the rezoning bylaw being effected. Demolition of any improvements will be permitted at any time, provided that the applicant acknowledges that such permission does not fetter Council's ability to grant or not to grant Second Reading, Third Reading and/or Final Adoption of the Rezoning Bylaw.
- e) The undergrounding of existing overhead wiring abutting the site.
- f) The consolidation of the net project site into one legal parcel.
- g) The granting of any necessary statutory rights-of-way and easements.
- h) The granting of any necessary Section 219 Covenants including, but not limited to:
 - restricting enclosure of balconies;
 - restricting uses permitted within the live-work components;
 - ensuring continued use of the outdoor amenity space for non-commercial recreational, social, or meeting space purposes only;
 - ensuring compliance with the approved acoustic study; and,
 - ensuring that handicap accessible parking stalls in the underground residential parking areas be held in common property to be administered by the Strata Corporation.
 - Statutory Right of Way (1.0 m on Hastings Street, and a 3.0 m x 3.0 m corner truncation) for separated sidewalk and enhanced boulevard provisions.
- i) The provision of facilities for cyclists in accordance with Section 4.5 of the rezoning report.
- j) The design and provision of units adaptable to persons with disabilities and the provision of customized hardware and cabinet work being subject to the sale/lease of the unit to a disabled person, with allocated disabled parking spaces protected by a Section 219 Covenant.
- k) The review of a detailed Sediment Control System by the Director Engineering.
- l) The submission of a Site Profile and resolution of any arising requirements.
- m) The pursuance of Storm Water Management Best Practices in line with established guidelines.

- n) The submission of an acoustical study to ensure compliance with the Council-adopted sound criteria.
- o) Compliance with the guidelines for underground parking for residential visitors and commercial patrons.
- p) 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.
- q) The submission of a suitable Solid Waste and Recycling plan to the approval of the Director Engineering.
- r) The submission of a detailed comprehensive sign plan.
- 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 MCDONELL
SECONDED BY COUNCILLOR WANG

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

10. REZONING REFERENCE #15-27
PROPOSED SINGLE-FAMILY RESIDENCE

The City Manager submitted a report from the Director Planning and Building seeking Council approval to forward this application to a Public Hearing on 2017 January 31. 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 permitted under the prevailing zoning.

The City Manager recommended:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 2016 December 12 and to a Public Hearing on 2017 January 31 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 registration of a Section 219 Covenant requiring the land to be developed in accordance with the approved building and landscape plans.

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendations of the City Manager be adopted.

CARRIED

(Mayor Corrigan and Councillor Calendino opposed)

Council voiced concerns regarding R3a zoning and the potential maximum home size.

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR JOHNSTON

THAT the R3a District zoning provision be **REFERRED** to the Planning and Development Committee for review of the maximum permitted house size.

CARRIED UNANIMOUSLY

11. REZONING REFERENCE #15-34
NEW RESTAURANT PATIO

The City Manager submitted a report from the Director Planning and Building seeking Council approval to forward this application to a Public Hearing on 2017 January 31. The purpose of the proposed rezoning bylaw amendment is to

permit the construction of a new restaurant patio at the Grand Villa Casino / Delta Burnaby Hotel complex.

The City Manager recommended:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 2016 December 12, and to a Public Hearing on 2017 January 31 at 7:00 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 approval of the Ministry of Transportation approval to the rezoning application.
3. THAT a copy of this report be sent to Brad Desmarais, Vice President, Casino and Community Gaming, British Columbia Lottery Corporation, 74 West Seymour Street, Kamloops, BC, V2C 1E2.

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR JOHNSTON

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

MOVED BY COUNCILLOR JORDAN
SECONDED BY COUNCILLOR CALENDINO

THAT the report of the Committee be now adopted.

CARRIED UNANIMOUSLY

6. BYLAWS

First Reading

- A) Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 52, #13684
2016 - Rez. #15-04 (5521/23/25 Hastings Street)

- | | | |
|----|---|--------|
| B) | Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 58,
2016 - Rez. #15-34 (4331 Dominion Street) | #13702 |
| C) | Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 59,
2016 - Rez. #15-27 (7611 Mayfield Street) | #13703 |

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR JOHNSTON

THAT Bylaw No. 13684, 13702 and 13703 be now introduced and read a first time.

CARRIED UNANIMOUSLY

First, Second and Third Reading

- | | | |
|----|---|--------|
| D) | Burnaby Highway Closure Bylaw No. 4, 2016
(Road Closure #16-06) | #13681 |
| E) | Burnaby Highway Closure Bylaw No. 5, 2016
(Road Closure #16-01) | #13699 |
| F) | Burnaby Street and Traffic Bylaw 1961, Amendment Bylaw
No. 1, 2016 | #13701 |

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR JOHNSTON

THAT Bylaw No. 13681, 13699 and 13701 be now introduced and read three times.

CARRIED UNANIMOUSLY

Consideration and Third Reading

- | | | |
|----|--|--------|
| G) | Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 5, 2016
- Rez. #15-31 (2425 Beta Avenue) | #13577 |
|----|--|--------|

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR MCDONELL

THAT Bylaw No. 13577 be now considered and read a third time.

CARRIED UNANIMOUSLY

Third Reading, Reconsideration and Final Adoption

- | | | |
|----|--|--------|
| H) | Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 28,
2015 - Rez. #14-33 (5108 North Fraser Way) | #13504 |
| I) | Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 35,
2016 - Text Amendment | #13639 |
| J) | Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 46,
2016 - Text Amendment | #13665 |

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR CALENDINO

THAT Bylaw No. 13504, 13639 and 13665 be now read a third time, reconsidered and Finally Adopted, signed by the Mayor and Clerk and the Corporate Seal affixed thereto.

CARRIED UNANIMOUSLY

Reconsideration and Final Adoption

- | | | |
|----|--|--------|
| K) | Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 17,
2015 - Rez. #14-19 (6380 & 6420 Silver Avenue) | #13482 |
| L) | Burnaby Capital Works, Machinery and Equipment Reserve
Fund Expenditure Bylaw No. 39, 2016 | #13690 |
| M) | Burnaby Capital Works, Machinery and Equipment Reserve
Fund Expenditure Bylaw No. 40, 2016 | #13691 |
| N) | Burnaby Waterworks Regulation Bylaw 1953, Amendment
Bylaw No. 1, 2016 | #13692 |
| O) | Burnaby Sewer Parcel Tax Bylaw 1994, Amendment Bylaw
No. 1, 2016 | #13693 |
| P) | Burnaby Sewer Charge Bylaw 1961, Amendment Bylaw No.
1, 2016 | #13694 |
| Q) | Burnaby Solid Waste and Recycling Bylaw 2010,
Amendment Bylaw No. 2, 2016 | #13695 |
| R) | Burnaby Fire Services Bylaw 2004, Amendment Bylaw No.
2, 2016 | #13696 |
| S) | Burnaby Board of Variance Bylaw 1971, Amendment Bylaw
No. 1, 2016 | #13697 |

T) Burnaby Routine Transaction Authority Bylaw 1999, #13698
Amendment Bylaw No. 1, 2016

U) Burnaby Parking Meter Bylaw 1998, Amendment Bylaw No. #13700
1, 2016

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR JOHNSTON

THAT Bylaw No. 13482, 13690, 13691, 13692, 13693, 13694, 13695, 13696, 13697, 13698 and 13700 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 – BC Assessment Advance Notices

MOVED BY COUNCILLOR JORDAN
SECONDED BY COUNCILLOR JOHNSTON

THAT Council write to Premier Christy Clark in support of Metro Vancouver's call for a review of the Provincial portion of the property tax; and

THAT Council further call on the Province to freeze property tax assessments at the 2015 level in light of the significant increase in values again this year; plus the potential of actual reduced values because of the Province's 15% Tax introduced after the 2016 July 01 assessment date; and

THAT a copy be forwarded to Metro Vancouver, Metro Vancouver member municipalities and Burnaby MLAs.

CARRIED UNANIMOUSLY

Happy Holidays and Merry Christmas

Council wished City of Burnaby staff a Merry Christmas and Happy Holidays, thanking them for all of their hard work and dedication during the past year.

Council also extended season's greetings to Burnaby citizens, thanking them for their continued support and engagement.

8. INQUIRIES

There were no inquiries brought before Council at this time.

9. ADJOURNMENT

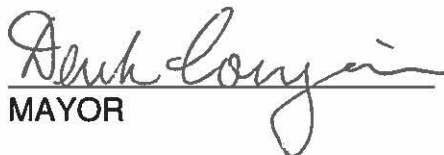
MOVED BY COUNCILLOR CALENDINO
SECONDED BY COUNCILLOR JOHNSTON

THAT this Open Council meeting do now adjourn.

CARRIED UNANIMOUSLY

The Open Council meeting adjourned at 8:45 p.m.

Confirmed:


MAYOR

Certified Correct:


CITY CLERK