



## **COUNCIL MEETING MINUTES**

**Monday, October 26, 2020, 5:00 p.m.  
Council Chamber, City Hall  
4949 Canada Way, Burnaby, BC**

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

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

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

His Worship, Mayor Mike Hurley, called the Open meeting to order at 5:00 p.m.

**MOVED BY COUNCILLOR WANG**

**SECONDED BY COUNCILLOR JOHNSTON**

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

**CARRIED UNANIMOUSLY**

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

2. **MINUTES**

2.1 **Open Council Meeting held 2020 October 05**

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR KEITHLEY

THAT the minutes of the City Council meeting held on 2020 October 05 be now adopted.

CARRIED UNANIMOUSLY

3. **PROCLAMATIONS**

3.1 **Poppy Weeks (2020 October 30 - November 11)**

Councillor Sav Dhaliwal, on behalf of His Worship, Mayor Mike Hurley, proclaimed 2020 October 30 - November 11 as ***"Poppy Weeks"*** in the City of Burnaby.

Grace Lui, Burnaby high school student, performed her song entitled "Soldier" in commemoration of Veterans and their sacrifices.

3.2 **Taoist Tai Chi Arts 50th Anniversary Day (2020 November 7)**

Councillor Colleen Jordan, on behalf of His Worship, Mayor Mike Hurley, proclaimed 2020 November 07 as ***"Taoist Tai Chi Arts 50th Anniversary Day"*** in the City of Burnaby.

4. **PRESENTATION**

4.1 **Burnaby Public Library Annual Report**

**Mr. Jeffrey Yu**, Library Board Chair, and **Ms. Beth Davies**, Chief Librarian, appeared before Council via Zoom to provide information regarding the Burnaby Public Library Annual Report 2019.

A presentation (<https://vimeo.com/469970568/ed92602a56>) provided an overview of the Burnaby Public Library's 2019 Annual Report and highlighted Library accomplishments, outlining initiatives undertaken through the City to engage Burnaby residents.

The 2019-2022 Strategic Plan developed in 2018, was implemented in 2019 with a focus on community. The Library staff have been able to use the community relationships built in 2019 to reach out to community members isolated by the pandemic and connect them with services and information. The community was

also able to benefit from the 2019 investment in digital resources such as e-books and audiobooks.

The 2019 Annual Report provided highlights from the four goals of Strategic Plan:

- Invigorate People and Culture
- Connect with Community
- Encourage Curiosity and Exploration
- Create Welcoming and Innovative Spaces

In conclusion, the delegation thanked Council for their continued support, and acknowledged staff, Library Board members and donors.

## **5. DELEGATION**

### **5.1 Oula Hamadeh - Re: Proposed Bylaw to Ban Smoking in Business Premises**

**Ms. Oula Hamadeh**, owner of Kayan Shisha Café located at 5593 Kingsway, appear before Council via Zoom, and expressed concerns regarding the proposed bylaw amendment to regulate smoking in business premises, and the adverse effect this would have on her business and livelihood.

The Kayan Shisha Café is a family run business that Ms. Hamadeh established in Burnaby in 2013. Ms. Hamadeh advised that she has abided by all mandatory bylaws, passed all property use inspections, and has not received any complaints or fines for violations.

Ms. Hamadeh appraised Council that she has invested a substantial amount of time and money into building her business. If the proposed amendments are adopted, Ms. Hamadeh and her family would suffer significant financial and personal losses.

In conclusion, the speaker requested that Council reconsider the proposed bylaw amendments.

## **6. REPORTS**

### **6.1 Acting City Clerk - Re: Certificate of Sufficiency - Resident Initiated**

The City Clerk submitted a report of the Resident Initiated Local Area Service Project petitions. Sufficient petitions were received for Resident Initiated Local Area Service Projects: #21-007 (street upgrade on Curragh Avenue, from Neville

Street to Rumble Street) and #21-601 (paving of lanes East of Dundonald Avenue and South of Woodsworth Street).

The City Clerk recommended:

1. THAT Council receive the City Clerk's Certificate of Sufficiency validating the Resident Initiated 2021 Local Area Service Program - Street Upgrade Project and Lane Paving Project.
2. THAT on receipt of the successful petitions, the City Solicitor prepare a Local Area Service Construction Bylaw for the successful projects.
3. THAT on receipt of the successful petitions, the City Solicitor prepare a Local Area Service Fund Expenditure Bylaw of \$24,972.70 (owners' share) for the successful projects.
4. THAT on receipt of the successful petitions, the City Solicitor prepare a Capital Reserve Fund Bylaw in the amount of \$662,027.30 (City share) for the successful projects.
5. THAT the owners of the properties on the petitions be advised of the outcome.

MOVED BY COUNCILLOR DHALIWAL

SECONDED BY COUNCILLOR JORDAN

THAT the recommendations of the Acting City Clerk be adopted.

CARRIED UNANIMOUSLY

## **6.2 Executive Committee of Council - Re: Community Grant Applications**

The Executive Committee of Council submitted a report recommending the following grants for Council's approval:

**#20.29. - DENIED - Burnaby Hospital Foundation**

*(Annual Gala)*

**#20.30. - DENIED - Social Diversity for Children Foundation**

*(Education Through Creativity)*

**#20.31., #20.32, #20.33 . - \$20,000 - Burnaby Community services Society**

*(Operating Costs, Christmas Bureau and Seniors Transportation Programs)*

The Executive Committee of Council recommended:

1. THAT Council approve the grant recommendations, as outlined in the report.

MOVED BY COUNCILLOR DHALIWAL  
SECONDED BY COUNCILLOR CALENDINO

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

CARRIED UNANIMOUSLY

**6.3 Financial Management Committee - Re: Temporary Financing Bylaw**

The Financial Management Committee submitted a report seeking Council authorization for borrowing authority to temporarily finance expenditures.

The Financial Management Committee recommended:

1. THAT Council authorize the City Solicitor to bring forward a Temporary Financing Bylaw to permit borrowing of up to \$10 million as required, during the period 2021 January 01 to December 31, repayable 2021 December 31.

MOVED BY COUNCILLOR DHALIWAL  
SECONDED BY COUNCILLOR CALENDINO

THAT the recommendation of the Financial Management Committee be adopted.

CARRIED UNANIMOUSLY

**6.4 Financial Management Committee - Re: Amendments to Solid Waste and Recycling Bylaw 2010**

The Financial Management Committee submitted a report seeking Council authorization for amendments to the fee schedules relating to waste receptacles and multi-family garbage disposal services in the Solid Waste and Recycling Bylaw 2010.

The Financial Management Committee recommended:

1. THAT Council authorize the City Solicitor to bring forward a bylaw to amend the fee schedules in the Solid Waste and Recycling Bylaw 2010, as set out in Sections 4.1 and 4.2 of the report.

MOVED BY COUNCILLOR DHALIWAL  
SECONDED BY COUNCILLOR WANG

THAT the recommendation of the Financial Management Committee be adopted.

CARRIED UNANIMOUSLY

**6.5     Financial Management Committee - Re: 2020 & 2021 Information Technology Capital Program**

The Financial Management Committee submitted a report seeking Council authorization for a Capital Reserve Fund Bylaw to finance the 2020 - 2021 Information Technology capital program - Infrastructure Replacement, Infrastructure Required for Growth, and Business Solutions Program.

The Financial Management Committee recommended:

1. THAT Council authorize the City Solicitor to bring forward a Capital Reserve Fund Bylaw in the amount of \$2,982,000 to finance the Information Technology capital program, as outlined in the report.

MOVED BY COUNCILLOR DHALIWAL

SECONDED BY COUNCILLOR KEITHLEY

THAT the recommendation of the Financial Management Committee be adopted.

CARRIED UNANIMOUSLY

**6.6     Financial Management Committee - Re: 2020 October - Parks, Recreation and Cultural Services Gaming Reserve Projects**

The Financial Management Committee submitted a report seeking Council authorization for the use of the Gaming Reserve to finance the Accessibility Improvements, Water Conservation Devices, Trail System Development, and the Burnaby Mountain Conservation Area projects.

The Financial Management Committee recommended:

1. THAT Council authorize the use of the Gaming Reserve in the amount of \$575,000 to finance the projects outlined in the report.

MOVED BY COUNCILLOR DHALIWAL

SECONDED BY COUNCILLOR WANG

THAT the recommendation of the Financial Management Committee be adopted.

CARRIED UNANIMOUSLY

**6.7 Financial Management Committee - Re: Repeal of Taxicab Bylaw Regulations and Reduction of the Business Licence Fees Charged for Taxicabs**

The Financial Management Committee submitted a report recommending Council repeal the Burnaby Cab Regulations Bylaw 2009 and related penalties in the Burnaby Bylaw Notice Enforcement Bylaw 2009, and amend the Burnaby Business Licence Fees Bylaw 2017 to reduce licence fees for taxicabs. Further, the report is seeking Council authorization for a partial refund to Bonny's Taxi Ltd.

The Financial Management Committee recommended:

1. THAT Council authorize the City Solicitor to bring forward a bylaw to repeal the Burnaby Cab Regulation Bylaw 2009 in response to Provincial legislative changes related to Passenger Directed Vehicles.
2. THAT Council authorize the City Solicitor to bring forward an amendment to the Burnaby Bylaw Notice Enforcement Bylaw 2009 to repeal the portion of the bylaw relating to the Burnaby Cab Regulation Bylaw 2009.
3. THAT Council authorize the City Solicitor to bring forward an amendment to the Burnaby Business Licence Fees Bylaw 2017 to align business licence fees for taxicabs with the fees for Transportation Network Services vehicles (TNS or ride-sharing vehicles) under Burnaby Inter-Municipal TNS Business Licence Bylaw 2020.
4. THAT Council authorize a partial refund to Bonny's Taxi Ltd. for its 2020 business licence fees based on the reduced fees set out in the report.

MOVED BY COUNCILLOR DHALIWAL  
SECONDED BY COUNCILLOR WANG

THAT the recommendations of the Financial Management Committee be adopted.

CARRIED UNANIMOUSLY

**6.8 City Manager's Report, 2020 October 26**

The City Manager submitted a report dated 2020 October 26 on the following matters:

**7. MANAGER'S REPORTS**

**7.1 2021 MEETING SCHEDULES FOR COUNCIL, PUBLIC HEARINGS, BOARDS, COMMITTEES AND COMMISSIONS**

The City Manager submitted a report from the Acting City Clerk seeking Council approval of the 2021 meeting dates for Regular Council, Public Hearings, Boards, Committees and Commissions.

The City Manager recommended:

1. THAT Council approve the 2021 meeting schedules for Council (*Appendix A*), Public Hearings (*Appendix B*), Boards, Committees and Commissions (*Appendix C*).
2. THAT Council approve 5:00 p.m. start time for Regular Council meetings and Public Hearings in 2021 due to the COVID-19 pandemic.
3. THAT Council receive the 2021 meeting schedules for the Public Library Board (*Appendix D*) and the Burnaby Parks, Recreation and Culture Commission (*Appendix E*) for information.

MOVED BY COUNCILLOR DHALI WAL

SECONDED BY COUNCILLOR CALENDINO

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

**7.2 CITY OF BURNABY BY-ELECTION**

The City Manager submitted a report from the Acting City Clerk providing update on work done to date in preparing for the City's by-election.

The City Manager recommended:

1. THAT Council receive the report for information.

MOVED BY COUNCILLOR DHALI WAL

SECONDED BY COUNCILLOR CALENDINO

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY



Arising from discussion, Council introduced the following motion:

MOVED BY COUNCILLOR JORDAN

SECONDED BY COUNCILLOR JOHNSTON

THAT Council direct staff to advise on the advisability and feasibility of mail ballot voting, and report back in a future Council report.

CARRIED UNANIMOUSLY

**7.3     205 HYTHE AVE, BURNABY, BC V5B 3J1 - LOT B DL 127 GROUP 1 NWD  
PLAN 21395**

The City Manager submitted a report from the Director Planning and Building seeking Council resolution to file a Notice in the Land Title Office pursuant to Section 57 of the Community Charter, with respect to a property in contravention of City Bylaws.

The City Manager recommended:

1. THAT Council direct the City Clerk to file a Notice in the Land Title Office stating that:
  - (a) a resolution relating to the land has been made under Section 57 of the Community Charter, and
  - (b) further information respecting the resolution may be inspected at the offices of the City Clerk, City of Burnaby.
2. THAT a copy of the report be sent to the following owner:
  - (a) William Edward Steemson, 205 Hythe Avenue, Burnaby, BC V5B 3J1

MOVED BY COUNCILLOR KEITHLEY

SECONDED BY COUNCILLOR WANG

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

**7.4     7262 CURTIS STREET, BURNABY, BC V5A 1K3 - LOT 149 DL 135 PLAN  
NWP25592**

The City Manager submitted a report from the Director Planning and Building seeking Council resolution to file a notice in the Land Title Office pursuant to

Section 57 of the Community Charter, with respect to a property in contravention of City Bylaws.

The City Manager recommended:

1. THAT Council direct the City Clerk to file a Notice in the Land Title Office stating that:
  - (a) a resolution relating to the land has been made under Section 57 of the Community Charter, and
  - (b) further information respecting the resolution may be inspected at the offices of the City Clerk, City of Burnaby.
2. THAT a copy of this report be sent to the following owners:
  - (a) Mykell Shane Lodjn, 12445 Wilan Road, Prince George, BC V2N 5A6
  - (b) Renate Lodin, 7262 Curtis Street, Burnaby, BC V5A 1K3

MOVED BY COUNCILLOR CALENDINO  
SECONDED BY COUNCILLOR KEITHLEY

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

#### **7.5 BURNABY LAKE - HIGHWAY 1 PEDESTRIAN OVERPASS FUNDING AND GRANT APPLICATION REQUEST**

The City Manager submitted a report from the Major Civic Building Project Coordination Committee seeking authorization for funding and for a grant application to the *Investing in Canada Infrastructure Program - Community, Culture and Recreation*, to assist with the construction of the Burnaby Lake - Highway 1 Pedestrian Overpass Project.

The City Manager recommended:

1. THAT Council authorize the use of Community Benefit Bonus Reserves in the amount of \$20,450,000 for the Burnaby Lake - Highway 1 Pedestrian Overpass Project.
2. THAT Council authorize the grant application to the *Investing in Canada Infrastructure Program - Community, Culture and Recreation*, to assist with the construction of the Burnaby Lake - Highway 1 Pedestrian Overpass Project.
3. THAT a copy of the report be sent to the Financial Management Committee for information purposes.

4. THAT a copy of the report be sent to the Parks, Recreation and Culture Commission for information purposes.

MOVED BY COUNCILLOR CALENDINO  
SECONDED BY COUNCILLOR KEITHLEY

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

#### **7.6 MURAL GRANT FUNDING FOR 2150 ALPHA AVENUE**

The City Manager submitted a report from the Director Engineering seeking Council approval of funding for the mural at 2150 Alpha Avenue as part of the 2020 Burnaby Mural Grant Program.

The City Manager recommended:

1. THAT the cost of \$3,500 for the mural at 2150 Alpha Avenue, Burnaby, BC be funded from the Mural Grant Program.
2. THAT a copy of this report be forwarded to Kimberly Barwich of the Burnaby Neighbourhood House at 4460 Beresford Street, Burnaby, BC V5H 0B8.
3. THAT \$3,500 be paid to Grosvenor Brentwood Development Limited, 20<sup>th</sup> Floor, 1040 West Georgia Street, Vancouver, BC V6E 4H1.

MOVED BY COUNCILLOR KEITHLEY  
SECONDED BY COUNCILLOR WANG

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

#### **7.7 MURAL GRANT FUNDING FOR 5575 SHORT STREET**

The City Manager submitted a report from the Director Engineering seeking Council approval of funding for the mural at 5575 Short Street as part of the 2020 Burnaby Mural Grant Program.

The City Manager recommended:

1. THAT the cost of \$3,307.50 for the mural at 5575 Short Street, Burnaby, BC be funded from the Mural Grant Program.
2. THAT a copy of this report be forwarded to Kimberly Barwich of the Burnaby Neighbourhood House at 4460 Beresford Street, Burnaby, BC V5H 0B8.

3. THAT \$3,307.50 be paid to Raluca Maftei and Mihai Darvasa, artists of the mural, at #704-525 Eleventh Street, New Westminster, BC V3M 4G5.

MOVED BY COUNCILLOR JORDAN

SECONDED BY COUNCILLOR WANG

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

**7.8     2020 OCTOBER - PARKS, RECREATION AND CULTURAL SERVICES**  
**CAPITAL FUNDING BYLAW**

The City Manager submitted a report from the Director Parks, Recreation and Cultural Services seeking Council authorization for a Capital Reserve Fund Bylaw to finance 2020 projects outlined in the report.

The City Manager recommended:

1. THAT Council authorize the City Solicitor to bring forward a Capital Reserve Fund Bylaw in the amount of \$1,660,000 to finance the projects outlined in the report.

MOVED BY COUNCILLOR JORDAN

SECONDED BY COUNCILLOR KEITHLEY

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

**7.9     ASSESSMENT APPEALS - 2020 COST IMPLICATIONS**

The City Manager submitted a report from the Director Finance providing information regarding the significant charges incurred by the City and other taxing authorities from recent assessment appeal decisions.

The City Manager recommended:

1. THAT Council receive the report for information.

MOVED BY COUNCILLOR JORDAN

SECONDED BY COUNCILLOR KEITHLEY

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

Arising from discussion, Council introduced the following motion:

MOVED BY COUNCILLOR JORDAN  
SECONDED BY COUNCILLOR KEITHLEY

THAT this report be **REFERRED** to the Financial Management Committee for further review.

CARRIED UNANIMOUSLY

**7.10 BUILDING PERMIT TABULATION REPORT NO.9 - FROM 2020 SEPTEMBER 01 - 2020 SEPTEMBER 30**

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

The City Manager recommended:

1. THAT the report be received for information purposes.

MOVED BY COUNCILLOR CALENDINO  
SECONDED BY COUNCILLOR WANG

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

**7.11 REZONING REFERENCE #16-33 - MULTIPLE-FAMILY DEVELOPMENT - ROYAL OAK COMMUNITY PLAN**

The City Manager submitted a report from the Director Planning and Building seeking Council authorization to forward this application to a Public Hearing on 2020 November 24. The purpose of the proposed zoning bylaw amendment is to permit the construction of a 74 unit multiple-family rental development.

The City Manager recommended:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 2020 November 09 and to a Public Hearing on 2020 November 24 at 5:00 p.m.
2. THAT the sale of City-owned property be approved in principle for inclusion within the subject development site in accordance with the terms outlined in Section 4.3 of this report, and subject to the applicant pursuing the rezoning proposal to completion.
3. THAT the following be established as prerequisites to the completion of the rezoning:

- (a) The submission of a suitable plan of development.
- (b) The deposit of sufficient monies including a 4% Engineering Inspection Fee to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
- (c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- (d) The granting of any necessary statutory rights-of-way, easements and/or covenants as outlined in Section 4.7 of this report.
- (e) The registration of a Housing Agreement and Housing Covenant, and Council consideration and approval of a Housing Agreement Bylaw as described in Section 4.5 of this report.
- (f) The completion of the sale of City property.
- (g) The submission of an undertaking to remove all improvements prior to Final Adoption of the Bylaw. If requested, demolition may also be delayed to more closely coincide with approval of building permits.
- (h) The design and provision of units adaptable to persons with disabilities, with the provision of customized hardware and cabinet work being subject to the renting of the unit to a disabled person.
- (i) The review of a detailed Sediment Control System by the Director Engineering.
- (j) The submission of a suitable Solid Waste and Recycling plan to the approval of the Director Engineering.
- (k) The pursuance of Storm Water Management Best Practices in line with established guidelines.
- (l) The consolidation of the development site into one legal lot.
- (m) Compliance with the City's Groundwater Management for Multi-Family Development guidelines is required.
- (n) The provision of a covered car wash stall and an adequately sized and appropriately located garbage handling and recycling material holding

space to the approval of the Director Engineering and a commitment to implement the recycling provisions.

- (o) The deposit of the applicable Parkland Acquisition Charge.
- (p) The deposit of the applicable GVS & DD Sewerage Charge.
- (q) The deposit of the applicable School Site Acquisition Charge.
- (r) The deposit of the applicable Regional Transportation Development Cost 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 DHALIWAL  
SECONDED BY COUNCILLOR WANG

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

**7.12 REZONING REFERENCE #17-40 - 5985 BARKER AVENUE - RESPONSE TO ISSUES RAISED AT PUBLIC HEARING**

The City Manager submitted a report from the Director Planning and Building providing information on the issues raised at the Public Hearing for Rezoning Reference #17-40.

The City Manager recommended:

1. THAT a copy of the report be sent to the applicant and to those who spoke at, or submitted correspondence to, the Public Hearing for Rezoning Reference #17-40.

MOVED BY COUNCILLOR DHALIWAL  
SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

**7.13 REZONING REFERENCE #19-03 - MIXED-USE DEVELOPMENT - HASTINGS STREET 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 2020 November 24. The purpose of the proposed zoning bylaw amendment is to permit the construction of a mixed-use affordable housing development, with commercial uses and ancillary child care and adult day care uses at grade.

The City Manager recommended:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 2020 November 09 and to a Public Hearing on 2020 November 24 at 5:00 p.m.
2. THAT the following be established as prerequisites to the completion of the rezoning:
  - (a) The submission of a suitable plan of development.
  - (b) The deposit of sufficient monies, including a 4% Engineering Inspection Fee, to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
  - (c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
  - (d) The granting of any necessary statutory rights-of-way, easements and/or covenants in accordance with Section 4.0 of this report.
  - (e) The registration of a Housing Agreement and Housing Covenant, and Council consideration and approval of a Housing Agreement Bylaw as described in Section 4.6 of this report.
  - (f) The deposit of the applicable Parkland Acquisition Charge.
  - (g) The deposit of the applicable GVS & DD Sewerage Charge.
  - (h) The deposit of the applicable School Site Acquisition Charge.
  - (i) The deposit of the Regional Transportation Development Charge.
  - (j) The provision of facilities for cyclists in accordance with Section 5.7 of the rezoning report.



- (k) An acoustical study is required to ensure compliance with the Council-adopted sound criteria.
- (l) Compliance with the guidelines for underground parking for residential visitors and commercial patrons.
- (m) The submission of a Site Profile and resolution of any arising requirements.
- (n) The submission of a detailed comprehensive sign plan.
- (o) The submission of a suitable on-site stormwater management system to the approval of the Director Engineering, and the granting of a Section 219 Covenant and deposit of sufficient monies to guarantee its provision and continuing operation.
- (p) Compliance with the City's Groundwater Management for Multi-Family Development guidelines is required.
- (q) The design and provision of units adaptable to persons with disabilities and the provision of customized hardware and cabinet work.
- (r) The submission of a suitable Solid Waste and Recycling plan to the approval of the Director Engineering.
- (s) The provision of a public pedestrian walkway statutory right-of-way from from Hastings Street to the rear lane, and its construction to the approval of the Director Engineering.
- (t) The review of a detailed Sediment Control System by the Director Engineering.

MOVED BY COUNCILLOR KEITHLEY  
SECONDED BY COUNCILLOR JORDAN

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

**7.14 REZONING REFERENCE #19-57 - PRE-ZONING FOR NON-MARKET HOUSING DEVELOPMENT**

The City Manager submitted a report from the Director Planning and Building seeking Council authorization to forward this application to a Public Hearing on 2020 November 24. The purpose of the proposed zoning bylaw amendment is to establish development guidelines for the subject site to facilitate development of affordable housing.

The City Manager recommended:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 2020 November 09 and to a Public Hearing on 2020 November 24 at 5:00 p.m.
2. THAT an amendment to the Edmonds Town Centre Plan, as outlined in Section 4.1 of the report, be approved to take effect upon the granting by Council of Second Reading of the Rezoning Bylaw.
3. THAT the predecessor Rezoning Bylaw, Amendment Bylaw No. 44, 2019, Bylaw No. 14100, be abandoned contingent upon the granting by Council of Second Reading of the Rezoning Bylaw.

MOVED BY COUNCILLOR JORDAN

SECONDED BY COUNCILLOR KEITHLEY

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

**7.15 REZONING REFERENCE #19-71 - TWO-STOREY LIGHT INDUSTRIAL AND OFFICE DEVELOPMENT - BIG BEND DEVELOPMENT PLAN**

The City Manager submitted a report from the Director Planning and Building seeking Council authorization to forward this application to a Public Hearing on 2020 November 24. The purpose of the proposed zoning bylaw amendment is to permit additions to the existing building.

The City Manager recommended:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 2020 November 09 and to a Public Hearing on 2020 November 24 at 5:00 p.m.
2. THAT the following be established as prerequisites to the completion of the rezoning:
  - (a) The submission of a suitable plan of development.
  - (b) The deposit of sufficient monies, including a 4% Engineering Inspection Fee, to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
  - (c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of

connection to the existing service where sufficient facilities are available to serve the development.

- (d) The review of a detailed Sediment Control System by the Director Engineering.
- (e) The granting of a Section 219 Covenant respecting flood proofing requirements.
- (f) The submission of a geotechnical review regarding stability confirming that the site may be used safely for the intended use, for review by the Chief Building Inspector and granting of a Section 219 Covenant respecting the submitted report.
- (g) The granting of any necessary statutory rights-of-way, easements and/or covenants.
- (h) The deposit of the applicable GVS & DD Sewerage Development Cost Charge.
- (i) The deposit of the applicable Regional Transportation Development Cost Charge.
- (j) The provision of facilities for cyclists in accordance with Section 5.5 of the rezoning report.
- (k) The submission of a detailed Comprehensive Sign Plan.
- (l) The submission of a Site Profile and resolution of any arising requirements.
- (m) The submission of a suitable Solid Waste and Recycling plan to the approval of the Director Engineering.
- (n) 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.

MOVED BY COUNCILLOR CALENDINO  
SECONDED BY COUNCILLOR WANG

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

## **7.16 REZONING APPLICATIONS**

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

### **7.16.1 Rez #20-09 (3777 and 3791 Kingsway)**

The City Manager recommended:

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

MOVED BY COUNCILLOR KEITHLEY  
SECONDED BY COUNCILLOR WANG

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

### **7.16.2 Rez #20-21 (5000 Glenlyon Place)**

The City Manager recommended:

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

MOVED BY COUNCILLOR WANG  
SECONDED BY COUNCILLOR CALENDINO

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

## **8. BYLAWS**

### **8.1 FIRST READING**

8.1.1 #14229 - Burnaby Heritage Revitalization Agreement Bylaw No. 1, 2020

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR JORDAN

THAT the Bylaw No. 14229 be now introduced and read a first time.

CARRIED UNANIMOUSLY

**8.2 FIRST, SECOND AND THIRD READING**

8.2.1 #14222 - Burnaby Highway Closure Bylaw No. 4, 2020

8.2.2 #14230 - Burnaby Cab Regulation Bylaw 2009, Repeal Bylaw 2020

8.2.3 #14231 - Burnaby Notice Enforcement Bylaw 2009,  
Amendment Bylaw No. 3, 2020

8.2.4 #14232 - Burnaby Business Licence Fees Bylaw 2017,  
Amendment Bylaw No. 2, 2020

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR CALENDINO

THAT the Bylaw No. 14222, 14230, 14231 and 14232 be now introduced and read three times.

CARRIED UNANIMOUSLY

**8.3 SECOND READING**

8.3.1 #14181 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 21, 2020 -  
Rez. #17-40 (5895 Barker Avenue, Portion of Olive Avenue ROW and  
Lane ROW)

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR CALENDINO

THAT the recommendation of the City Manager be adopted.

CARRIED  
(Opposed: Councillor Jordan)

**8.4 CONSIDERATION AND THIRD READING**

8.4.1 #14164 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 10, 2020 -  
Rez. #19-42 (5970/86/94 Kathleen Avenue)

8.4.2 #14177 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 17, 2020 - Rez. #20-02 (5942 Winch Street and portion of 6055 Halifax Street)

MOVED BY COUNCILLOR JOHNSTON

SECONDED BY COUNCILLOR WANG

THAT the Bylaw No. 14164 and 14177 be now read a third time.

DIVIDED

MOVED BY COUNCILLOR JOHNSTON

SECONDED BY COUNCILLOR WANG

THAT the Bylaw No. 14164 be now read a third time.

CARRIED

*(Opposed: Councillors Johnston and Jordan)*

MOVED BY COUNCILLOR JOHNSTON

SECONDED BY COUNCILLOR WANG

THAT the Bylaw No. 14177 be now read a third time.

CARRIED UNANIMOUSLY

Council requested that staff provide the value of density transfer regarding 5970/86/94 Kathleen Avenue.

Staff undertook to provide this information.

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

8.5.1 #14206 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 32, 2020 - Text Amendment

MOVED BY COUNCILLOR JOHNSTON

SECONDED BY COUNCILLOR CALENDINO

THAT the Bylaw No. 14206 be now read a third time, reconsidered and finally adopted, signed by the Mayor and Clerk and the Corporate Seal affixed thereto.

CARRIED UNANIMOUSLY

## **8.6 RECONSIDERATION AND FINAL ADOPTION**

8.6.1 #13585 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 9, 2016 - Rez. #14-28 (Portion of 7201 11th Avenue [Islands 1 & 2])

8.6.2 #13973 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 49, 2018 - Rez. #17-38 (4455 Alaska Street and portion of lane and Willingdon Avenue)

8.6.3 #14215 - Burnaby Highway Closure Bylaw No. 3, 2020

8.6.4 #14226 - Burnaby Taxation Exemption Bylaw 2020

8.6.5 #14227 - Burnaby Street and Traffic Bylaw 1961, Amendment Bylaw No. 2, 2020

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR DHALIWAL

THAT the Bylaw No. 13585, 13973, 14215, 14226 and 14227 be now reconsidered and finally adopted, signed by the Mayor and Clerk and the Corporate Seal affixed thereto.

CARRIED UNANIMOUSLY

## 9. **NEW BUSINESS**

### **His Worship, Mayor Hurley – Acknowledgement of Provincial Candidate**

His Worship, Mayor Hurley, congratulated the successful Provincial candidates and also thanked and recognized all other candidates for participating in the democratic process.

### **Councillor Calendino – Greentree Village Park – Support for Community Garden**

Councillor Calendino referred to Item 1.4. of the 2020 October 22 Council Correspondence package from Mr. Jugoslav Bajkin regarding a request that the Council support a community garden at 4540 Wayburne Drive.

Arising from discussion, the following motion was introduced:

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR DHALIWAL

THAT Item 1.4 of the 2020 October 22 Council Correspondence, regarding community garden at 4540 Wayburne Drive, be **REFERRED** to the Planning and Development Committee.

CARRIED UNANIMOUSLY

**10. INQUIRIES**

There were no inquiries brought before Council at this time.

**11. ADJOURNMENT**

MOVED BY COUNCILLOR KEITHLEY  
SECONDED BY COUNCILLOR WANG

THAT the City Council meeting adjourn at 6:50 p.m.

CARRIED UNANIMOUSLY

  
MAYOR

  
ACTING CITY CLERK