



SPECIAL COUNCIL MEETING

MINUTES

Thursday, January 25, 2024, 1:00 p.m.

Council Chamber, City Hall

4949 Canada Way, Burnaby, BC

PRESENT:

Mayor Mike Hurley
Councillor Pietro Calendino
Councillor Sav Dhaliwal
Councillor Alison Gu
Councillor Joe Keithley (*participated electronically*)
Councillor Richard T. Lee
Councillor Maita Santiago
Councillor Daniel Tetrault
Councillor James Wang

STAFF:

Leon Gous, Chief Administrative Officer (CAO)
Noreen Kassam, Deputy CAO / Chief Financial Officer (*participated electronically*)
Dave Critchley, General Manager Community Safety
Juli Halliwell, General Manager Corporate Services
May Phang, General Manager Engineering
James Lota, General Manager Lands & Facilities
Mary Morrison-Clark, General Manager Parks, Recreation & Culture
Ed Kozak, General Manager Planning & Development
Beth Davies, Chief Librarian (*participated electronically*)
May Leung, City Solicitor
Nikki Best, Director Legislative Services / Corporate Officer
Blanka Zeinabova, Sr. Manager Legislative Services

1. **CALL TO ORDER**

Mayor Hurley called the Special Open Council meeting to order at 1:02 p.m.

2. LAND ACKNOWLEDGEMENT

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

3. CLOSED

THAT Council, in accordance with the *Community Charter*, do now resolve itself into a Closed meeting from which the public is excluded to consider matters concerning:

- 90(1)(d) the security of the property of the municipality; and
- 90(1)(j) information that is prohibited, or information that if it were presented in a document would be prohibited, from disclosure under section 21 of the *Freedom of Information and Protection of Privacy Act*.

The Special Open Council meeting recessed at 1:03 p.m., and following the conclusion of the Closed portion of the meeting, reconvened at 2:01 p.m.

4. INFORMATION REPORT

4.1 VERBAL REPORT: DEVELOPMENT FUNDING PROGRAM

The General Manager Planning and Development provided introduction of the Development Funding Program that will be discussed over the three meetings. Mr. Kozak introduced the consultants from the Urban Systems – Anita Chambers, Community Consultant, Jessica Wang, DCC Specialist, and Shaun Heffernan, Project Lead, who are helping the City of Burnaby with the Official Community Plan (OCP) work.

Anita Chambers advised that the City is reviewing its development funding approach due to changes in Legislation (Bills 44, 46 and 47), and therefore a revised approach to funding growth-related infrastructure is required to promote financial sustainability. The consultants and staff will be looking for directions from Council on the approach for land use categories and units of charge for Development Cost Charges (DCCs) and Amenity Cost Charges (ACCs) as well as preliminary program categories for DCCs and ACCs.

Jessica Wong provided an overview of the current development finance tools and noted that DCCs are charges levied on development to help pay for the costs of transportation and utility infrastructure; fire, police and solid waste facilities; and parkland acquisition and development, to meet the needs of growth. It was noted that DCC Bylaws require approval from the Inspector of Municipalities. DCCs help to ensure growth pays for growth, provide certainty to developers, ensures consistency, fairly distribute growth costs across developers, and help communities finance future growth-related infrastructure.

The speaker advised that DCCs have recoverable costs which include: planning, public consultation, engineering design, right-of-way, legal costs, interim financing, contract administration, construction, contingencies and land acquisition.

**Councillor Santiago left at 2:30 p.m. and returned at 2:33 p.m.*

Ms. Wong provided an overview of benefit allocation noting that each project is assigned a benefit allocation which can range from 0% to 100%. It was noted that municipal assist factor (MAF) is an amount the municipality contributes (in addition to the portion of the benefit allocation), minimum is 1%, and can vary by program only. Higher MAF means lower DCCs, but greater burden on existing residents. MAF allocation is entirely at the discretion of Council.

**Councillor Santiago left at 2:40 p.m. and did not return*

**Councillor Dhaliwal left at 2:40 and returned at 2:42 p.m.*

The speaker noted that new DCC rates will be effective at bylaw adoption; however, legislation provides protection to in-stream: building permit applications, subdivision applications and precursor applications (rezoning and Development Permit).

It was noted that the *Local Government Act* identifies conditions where statutory DCC exemptions apply: buildings for public worship, development does not impose a new capital cost burden, and where DCCs have been previously charged.

Ms. Wong noted that the following developments can qualify for waivers/reductions: not-for-profit rental housing (including supportive living housing), for-profit affordable rental housing, small lot subdivision designed for low GHG emissions, and development designed to result in low environmental impact. When Council chooses to waive or reduce DCCs, the City must fund it, and waivers and reductions can be established in a separate bylaw that does not require Inspector approval.

Ms. Chambers provided an overview of ACCs, which are charges levied on development to help pay for the costs of facilities or features that provide social, cultural, heritage, recreational, or environmental benefits to a community, including, without limitation: community, youth or seniors' centre; recreation or athletic facility; library; daycare facility; and public square. It was noted that expected park development components ineligible for DCCs are eligible for ACCs.

The speaker noted that the ACC process identify areas where more housing supply is planned and what amenities are needed to support that supply, determine the ACC amounts following the rules set out in legislation, conduct consultations, and adopt a bylaw that implement the charges.

Ms. Chambers noted that fulsome development funding program is required as existing DCC Bylaw is limited and outdated and does not reflect all applicable categories, and best practice is to complete major updates every 3 – 5 years to account for changes in growth and project costs.

The speaker provided an overview of land use categories and units of charge, DCC categories and ACC categories.

Arising from discussion, the following motions were introduced, with Councillor Gu amending the Land Use Categories to reflect 'per m² of gross floor area' instead of 'per unit':

LAND USE CATEGORIES

Resolution No. S2024 - 001

THAT the advancement of the following Land Use Categories and Units of calculation with respect to future Burnaby Development Cost Charges and Amenity Cost Charges be approved:

LAND USE CATEGORIES	UNITS
Low Density Residential (SFD/TFD)	<u>per m² of gross floor area</u>
Medium Density Residential (TH/RH)	per unit
High Density Residential (APT)	per unit
Commercial	per m ² of gross floor area
Industrial	per m ² of gross floor area
Institutional	per m ² of gross floor area

CARRIED
(Opposed: Councillor Lee)

DCCs

Resolution No. S2024 - 002

THAT the advancement of the following preliminary Development Cost Charges (DCC) program categories as a basis for moving the funding growth framework forward in an expedited manner be approved:

DEVELOPMENT COST CHARGE PROGRAM	EXPLORING FOR INCLUSION
Transportation (Roads and Active Transportation)	✓
Water Infrastructure	✓
Sewer Infrastructure	✓
Drainage Infrastructure	✓
Parkland Acquisition & Improvements	✓
Police Stations	✓
Fire Protection Facilities	✓
Solid Waste & Recycling Facilities	✓

CARRIED UNANIMOUSLY

ACCs

Resolution No. S2024 - 003

THAT the advancement of the following preliminary Amenity Cost Charges (ACC) program categories as a basis for moving the funding growth framework forward in an expedited manner be approved:

AMENITY COST CHARGE PROGRAM	EXPLORING FOR INCLUSION
Recreation Centres	✓
Cultural Amenities	✓
Libraries	✓
Civic Facilities	✓
Park Development for Specific User Groups (e.g., dog/skate parks)	✓
Childcare Facilities	✓

CARRIED UNANIMOUSLY

5. RELEASED OF CLOSED DECISIONS

There were no items for public release at this time.

6. ADJOURNMENT

By unanimous consent, and without objection, the Special Open Council meeting adjourned at 4:07 p.m.

Mike Hurley, MAYOR

Nikki Best, CORPORATE OFFICER

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