



COUNCIL MEETING

MINUTES

Monday, October 7, 2024, 5:00 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 Richard T. Lee
Councillor Maita Santiago
Councillor Daniel Tetrault
Councillor James Wang

ABSENT: Councillor Joe Keithley

STAFF: Leon Gous, Chief Administrative Officer (CAO)
Noreen Kassam, Deputy CAO / Chief Financial Officer
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
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 Open Council meeting to order at 5:05 p.m.

2. **LAND ACKNOWLEDGEMENT**

Mayor Hurley recognized the ancestral and unceded homelands of the hən̓q̓əmi̓n̓əm̓ and Sk̓w̓x̓w̓ú7mesh speaking peoples, and extended appreciation for the opportunity to hold a meeting on this territory.

3. ADOPTION OF AGENDA

3.1 Open Council Meeting Agenda for October 7, 2024

THAT the agenda for the Open Council meeting of Monday, October 7, 2024, be adopted, as presented.

CARRIED UNANIMOUSLY

4. ADOPTION OF MINUTES

4.1 Open Council Meeting Minutes held September 23, 2024

Resolution No. 2024 - 414

THAT the minutes of the Open Council meeting held on September 23, 2024, be now adopted.

CARRIED UNANIMOUSLY

5. DELEGATIONS AND INVITED PRESENTATIONS

No delegation or presentation requests were received.

6. ADMINISTRATIVE REPORTS

6.1 PROPOSED HEIGHT-BASED DEVELOPMENT FRAMEWORK

The General Manager Planning and Development submitted a report introducing a height-based development framework and considering amendments to the inclusionary rental policy as well as the community benefit bonusing policy.

The original recommendation was moved and seconded, and Councillor Gu then introduced an amendment which was seconded be added as follows and indicated with underline:

THAT staff achieve a minimum of 15% inclusionary housing (10% at 20% below CMHC median, and 5% at CMHC median rents) for R6 to R9 zonings;

THAT staff explore and report back to Council with tools not yet explored to improve viability of development;

THAT staff consider market strata density transfer from Edmonds to the rest of Burnaby, in order to achieve at least 5% of inclusionary zoning (CMHC median) in Edmonds with the goal of equalizing the percentage of inclusionary zoning with the rest of Burnaby;

THAT Southgate be excluded from Edmonds and aligned with the rest of Burnaby in inclusionary zoning requirements; and

THAT staff initiate proforma analysis on inclusionary zoning in two years, or upon major housing market changes, whichever comes first, with the goal of increasing inclusionary zoning percentages.

CARRIED UNANIMOUSLY

The amended motion was then put to a final vote:

Resolution No. 2024 - 415

THAT the proposed height-based development framework, as outlined in the report titled “Proposed Height-Based Development Framework” and dated October 07, 2024, be endorsed by Council;

THAT staff be directed to prepare the multi-family residential zoning districts, commercial zoning districts, comprehensive development district regulations, and supplementary zoning regulations in alignment with the proposed height-based development framework, as described in Section 3.4 of the report, and to bring forward a report to Council at a future date describing the proposed amendments to the Zoning Bylaw required to implement the new zoning districts and regulations;

THAT staff be directed to prepare inclusionary rental zoning amendments, as described in Section 3.6 of the report titled “Proposed Height-Based Development Framework” and dated October 07, 2024, and to bring forward a report to Council at a future date describing the proposed amendments to the Zoning Bylaw;

THAT staff bring forward a report at a future date regarding detailed amendments to the Community Benefit Bonus Policy, as described in Section 3.7 of the report titled “Proposed Height-Based Development Framework” and dated October 07, 2024;

THAT staff be directed to apply the new height-based development framework to rezoning applications using the CD rezoning approach described in Section 3.4.5 of the report titled “Proposed Height-Based Development Framework” and dated October 07, 2024;

THAT staff achieve a minimum of 15% inclusionary housing (10% at 20% below CMHC median, and 5% at CMHC median rents) for R6 to R9 zonings;

THAT staff explore and report back to Council with tools not yet explored to improve viability of development;

THAT staff consider market strata density transfer from Edmonds to the rest of Burnaby, in order to achieve at least 5% of inclusionary zoning (CMHC median) in Edmonds with the goal of equalizing the percentage of inclusionary zoning with the rest of Burnaby;

THAT Southgate be excluded from Edmonds and aligned with the rest of Burnaby in inclusionary zoning requirements; and

THAT staff initiate proforma analysis on inclusionary zoning in two years, or upon major housing market changes, whichever comes first, with the goal of increasing inclusionary zoning percentages.

CARRIED UNANIMOUSLY

6.2 UP - 7278 1ST STREET

The General Manager Community Safety submitted an unsightly property (UP) report seeking Council authority for City staff and/or agents to enter onto the property at 7278 1st Street in order to bring the property into compliance with the Burnaby Unsightly Premises Bylaw 1969, No. 5533.

Resolution No. 2024 - 416

THAT City staff and/or agents be authorized to enter the property at 7278 1st Street to remove and dispose of any overgrowth, materials or debris contributing to the unsightliness of the property at the expense of the property owner, as outlined in the report titled "UP - 7278 1st Street" dated October 7, 2024.

CARRIED UNANIMOUSLY

6.3 CA - BURNABY LANEWAY UPGRADES (CA-3302)

The Deputy General Manager Finance submitted a report seeking Council approval for a Contract Award (CA) for the Burnaby Laneway Upgrades project.

Resolution No. 2024 - 417

THAT a contract award to Complete Utility Contractors Ltd. for an estimated total cost of \$3,483,573 including GST in the amount of \$165,885 as outlined in the

report titled “CA – Burnaby Laneway Upgrades (CA-3302)” dated October 7, 2024 be approved; and

THAT final payment be based on the actual quantities of services delivered and unit prices as tendered.

CARRIED UNANIMOUSLY

6.4 CA - RE-ROOFING BONSOR RECREATIONAL COMPLEX

The Deputy General Manager Finance submitted a report seeking Council approval of a Contract Award (CA) for the Re-Roofing of the Bonsor Recreational Complex.

Resolution No. 2024 - 418

THAT a contract award to Alfred Horie Construction Co Ltd., for an estimated total cost of \$1,118,145 including GST in the amount of \$53,245 as outlined in the report titled “CA – Re-Roofing Bonsor Recreational Complex” dated October 7, 2024 be approved; and

THAT final payment be based on the actual quantities of services delivered and unit prices as tendered.

CARRIED UNANIMOUSLY

6.5 CI - ASPHALT PAVING SERVICES - ENGINEERING DEPARTMENT

The Deputy General Manager Finance submitted a report seeking Council approval to award a Contract Increase (CI) for Asphalt Paving Services – Engineering Department.

Resolution No. 2024 - 419

THAT a contract increase to Blackrete Paving Ltd., for an estimated amount of \$1,065,750 including GST in the amount of \$50,750 as outlined in the report titled “CI – Asphalt Paving Services – Engineering Department” dated October 07, 2024 be approved; and

THAT final payment will be based on the actual quantity of goods and services delivered and unit prices as submitted.

CARRIED UNANIMOUSLY

6.6 CI - CONSTRUCTION INSPECTION SERVICES (EA-3221)

The Deputy General Manager Finance submitted a report seeking Council approval to award a Contract Increase (CI) for Construction Inspection Services.

Resolution No. 2024 - 420

THAT a contract increase to ISL Engineering and Land Services Inc., for an estimated cost of \$262,500 including GST in the amount of \$12,500 as outlined in the report titled “CI – Construction Inspection Services (EA-3221)” dated October 7, 2024 be approved; and

THAT final payment will be based on the actual quantity of goods and services delivered and unit prices as submitted.

CARRIED UNANIMOUSLY

6.7 CI - HIRED EQUIPMENT - PIT VIPER CONTRACTING LTD.

The Deputy General Manager Finance submitted a report seeking Council approval to award a Contract Increase (CI) to Pit Viper Contracting Ltd. for hired equipment services.

Resolution No. 2024 - 421

THAT a contract increase to Pit Viper Contracting Ltd. for an estimated cost of \$544,000 including GST in the amount of \$25,905 as outlined in the report titled “CI – Hired Equipment – Pit Viper Contracting Ltd.” dated for October 7, 2024 be approved; and,

THAT final payment will be based on actual quantity of services delivered and hourly rates as submitted.

CARRIED UNANIMOUSLY

7. COMMITTEE REPORTS

7.1 PLANNING AND DEVELOPMENT COMMITTEE (PDC) - RE: PROPOSED ZONING BYLAW AMENDMENTS - CHILD CARE AND R1 DISTRICT HOUSEKEEPING

The Planning and Development Committee submitted a report proposing amendments to the Burnaby Zoning Bylaw to facilitate the creation of new child care spaces, and support implementation of the new R1 District.

Resolution No. 2024 - 422

THAT the proposed amendments to Burnaby Zoning Bylaw, 1965, as described in Section 3.0 of the report titled “Proposed Zoning Bylaw Amendments - Child Care and R1 District Housekeeping” dated September 25, 2024, be approved;

THAT the City Solicitor be authorized to bring forward amendments to Burnaby Zoning Bylaw, 1965, substantially as set out in **Attachment 1** of the report; and

THAT a Public Hearing not be held for the proposed amendments to Burnaby Zoning Bylaw, 1965 described in the report, as they are consistent with the Burnaby Official Community Plan.

CARRIED UNANIMOUSLY

7.2 PLANNING AND DEVELOPMENT COMMITTEE (PDC) - RE: TENANT ASSISTANCE POLICY REVIEW

The Planning and Development Committee submitted a report providing an update on the implementation of the Tenant Assistance Policy and proposing clarifying language for inclusion in the policy.

**Councillor Dhaliwal left at 6:28 p.m. and returned at 6:29 p.m.*

The original recommendation was moved and seconded, and Councillor Gu then introduced an amendment which was seconded to be added as follows and indicated with underline:

THAT Section 4.3 of the “Tenant Assistance Policy” revision specify that in the case of an eviction with cause that is triggered by failure to receive a top-up, tenants remain eligible for TAP and replacement unit provisions.

CARRIED UNANIMOUSLY

The amended motion was then put to a final vote:

Resolution No. 2024 - 423

THAT the addition of the proposed clarifying language in the Tenant Assistance Policy, as outlined in Attachment 2 to the report titled "Tenant Assistance Policy Review" dated September 25, 2024, of the Open meeting of the Planning and Development Committee, be approved;

THAT Section 4.3 of the “Tenant Assistance Policy” revision specify that in the case of an eviction with cause that is triggered by failure to receive a top-up, tenants remain eligible for TAP and replacement unit provisions; and

THAT Section 4.3 of the “Tenant Assistance Policy” revision specify that in the case of an eviction with cause that is triggered by failure to receive a top-up, tenants remain eligible for TAP and replacement unit provisions.

CARRIED UNANIMOUSLY

7.3 PLANNING AND DEVELOPMENT COMMITTEE (PDC) - NOM: SHORT-TERM RENTAL

The Planning and Development Committee submitted a report seeking Council approval for staff to explore the feasibility and advisability of amending the Burnaby Zoning Bylaw to allow short-term rental of a portion of a primary dwelling containing a secondary suite when the secondary suite is rented long-term.

The recommendation in the report was not adopted, and the following motion was introduced:

Resolution No. 2024 - 424

THAT staff explore the feasibility and advisability of amending the Burnaby Zoning Bylaw to allow short-term rental of a portion of a primary dwelling containing a secondary suite when the secondary suite is rented long-term, as outlined in the report titled “NOM: Short-Term Rental”, of the Open meeting of the Planning and Development Committee.

CARRIED UNANIMOUSLY

7.4 PLANNING AND DEVELOPMENT COMMITTEE (PDC) - RE: OCP - BURNABY 2050 PHASE 3A ENGAGEMENT REPORT - WHAT WE LEARNED

The Planning and Development Committee submitted a report providing the "Burnaby 2050 What We Learned Report - Phase 3a: Drafting" and summarizing the key findings from the spring 2024 OCP public engagement campaign.

Resolution No. 2024 - 425

THAT the report titled “OCP – Burnaby 2050 Phase 3a Engagement Report – What We Learned” dated September 25, 2024, of the Open meeting of the Planning and Development Committee, be received for information.

CARRIED UNANIMOUSLY

8. CONSENT AGENDA

Resolution No. 2024 - 426

THAT resolutions for Items 8.1., 8.2., 8.3. and 8.4. on the Consent Agenda on the Regular Council Meeting of October 7, 2024, be approved.

CARRIED UNANIMOUSLY

8.1 SU: NEW REZONING APPLICATIONS SERIES

The General Manager Planning and Development submitted a report with a new rezoning application for Council's information:

REZ #24-19 - 7409 Halifax Street - Purpose: to permit the development of approximately 441 units of non-market housing and a child care facility on the City-owned subject property.

Resolution No. 2024 - 427

THAT the report titled "SU: New Rezoning Applications Series" dated October 7, 2024, be received for information.

CARRIED UNANIMOUSLY

8.2 INTERNATIONAL RELATIONS AND FRIENDSHIP CITIES COMMITTEE (IRFCC) - RE: LEARNING OUTCOMES FROM SISTER CITY VISIT TO MESA, ARIZONA

The International Relations and Friendship Cities Committee submitted a report on the learning outcomes from the Sister City visit to Mesa, Arizona from April 9 to 13, 2024.

Resolution No. 2024 - 428

THAT the report titled "Learning Outcomes from Sister City Visit to Mesa, Arizona" dated July 23, 2024, of the Open meeting of the International Relations and Friendship Cities Committee, be received for information.

CARRIED UNANIMOUSLY

8.3 INTERNATIONAL RELATIONS AND FRIENDSHIP CITIES COMMITTEE (IRFCC) - RE: IRFCC RESPONSE TO INVITATION FROM GUIYANG FOREIGN AFFAIRS OFFICE

The International Relations and Friendship Cities Committee submitted a report providing an update regarding the IRFCC response to the invitation to attend Guizhou's International Sister Cities Exchange Conference and "Friendship Day" Event from September 8 to 9, 2024.

Resolution No. 2024 - 429

THAT the report titled "IRFCC Response to Invitation from Guiyang Foreign Affairs Office" dated October 7, 2024, be received for information.

CARRIED UNANIMOUSLY

8.4 PLANNING AND DEVELOPMENT COMMITTEE (PDC) - RE: SU: RENTAL HOUSING DEVELOPMENT

The Planning and Development Committee submitted a report providing an update on the number and status of market and non-market rental units in the rezoning process, under construction or recently completed within Burnaby as of June 30, 2024.

Resolution No. 2024 - 430

THAT the report titled "SU: Rental Housing Development" dated September 25, 2024, of the Open meeting of the Planning and Development Committee, be received for information.

CARRIED UNANIMOUSLY

9. ITEMS REMOVED FROM CONSENT AGENDA

No items were removed from Consent Agenda.

10. INFORMATION REPORTS

No Information Reports were received.

11. BYLAWS

11.1 THIRD READING

11.1.1 #14589 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 22, 2023 - REZ #21-47 (4472 Hastings Street)

11.1.2 #14689 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 19, 2024 - REZ #22-37 (Portion of 4828 Hastings Street)

Resolution No. 2024 - 431

THAT Bylaw No. 14589 and 14689 be now read a third time.

CARRIED UNANIMOUSLY

11.2 FINAL ADOPTION

11.2.1 #14684 - Burnaby Consolidated Fees and Charges Bylaw, Amendment Bylaw No. 2, 2024

11.2.2 #14685 - Burnaby Fire Services Bylaw 2024, Amendment Bylaw No. 1, 2024

11.2.3 #14686 - Burnaby Sewer Connection Bylaw 1961, Amendment Bylaw No. 1, 2024

11.2.4 #14687 - Burnaby Parking Meter and Electric Vehicle Charging Meter Bylaw 2019, Amendment Bylaw No. 1, 2024

11.2.5 #14691 - Burnaby Taxation Exemption Bylaw 2023, Amendment Bylaw No. 1, 2024

Resolution No. 2024 - 432

THAT Bylaw No. 14684, 14685, 14686, 14687 and 14691 be now read a final time and adopted.

CARRIED UNANIMOUSLY

12. CORRESPONDENCE

The following correspondence was received for Council's decision. All other items of correspondence were published at the Council Correspondence and Public Notice Submissions package dated October 7, 2024:

12.1 Burnaby Artists Guild - Re: Request for Temporary Signs on Public Property

Correspondence was received from James Koll, Treasurer, Burnaby Artists Guild, seeking Council approval to place temporary signs on City rights-of-way and boulevards to publicize the annual Fall Original Art Show to be held at the Shadbolt Centre for the Arts on November 8 - 10, 2024.

Resolution No. 2024 - 433

THAT the request from Burnaby Artists Guild for temporary signs to be placed on public property to advertise the annual Fall Original Art Show to be held at Shadbolt Centre for the Arts on November 8 - 10, 2024, be approved, and that staff work with the organizers to determine appropriate location and number of signs to be placed on City boulevards.

CARRIED UNANIMOUSLY

12.2 Deepak Suri - Re: Request for Temporary Election Signs on Public Property

Correspondence was received from Deepak Suri, Conservative Party of BC, seeking Council approval to place temporary election signs on City rights-of-way and boulevards from October 10 to 19, 2024.

Resolution No. 2024 - 434

THAT the request from Deepak Suri for temporary election signs to be placed on public property from October 10 to 19, 2024, be denied, and that for clarity purposes no election signs be approved for placement on public city lands for the 2024 Provincial Election.

CARRIED UNANIMOUSLY

13. OTHER BUSINESS

13.1 Cancellation of the October 29, 2024, Public Hearing

Resolution No. 2024 - 435

THAT due to there being no items of business, the Public Hearing scheduled to be held on Tuesday, October 29, 2024, at 5:00 p.m. in the Council Chamber, be **CANCELLED**.

CARRIED UNANIMOUSLY

14. RELEASE OF CLOSED MEETING DECISIONS

There were no items for public release.

By unanimous consent and without objection, the Open Council meeting recessed at 6:48 p.m. to allow Council to go back to the Closed meeting to conclude the unfinished business on the agenda.

CARRIED UNANIMOUSLY

Following the conclusion of the Closed portion of the meeting, the Open Council meeting reconvened at 7:40 p.m.

15. ADJOURNMENT

THAT the Open Council meeting adjourn at 7:40 p.m.

CARRIED UNANIMOUSLY

Mike Hurley, MAYOR

Nikki Best, CORPORATE OFFICER