



COMMITTEE OF THE WHOLE M I N U T E S

Monday, February 24, 2025, 9:00 a.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 Financial Officer (CAO)
Noreen Kassam, Deputy CAO / Chief Financial Officer
Dan Layng, Acting 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
Jennifer Wong, Acting City Solicitor
Beth Davies, Chief Librarian
Anita Bhandari, Chief Human Resources Officer
Blanka Zeinabova, Sr. Manager Legislative Services / Deputy Corporate Officer
Kathryn Matts, Administrative Officer 2

1. CALL TO ORDER

Mayor Hurley called the Open Committee of the Whole meeting to order at 9:05 a.m.

2. **LAND ACKNOWLEDGEMENT**

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

3. **ADOPTION OF AGENDA**

3.1 **Committee of the Whole Agenda for February 24, 2025**

THAT the agenda for the Committee of the Whole meeting of Monday, February 24, 2025, be adopted, **AS AMENDED**, to resolve into the Closed portion of the meeting after adoption of the agenda.

CARRIED UNANIMOUSLY

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)(c) labour relations or other employee relations;
- 90(1)(e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;
- 90(1)(i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;
- 90(1)(k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public;
- 90(1)(l) discussions with municipal officers and employees respecting municipal objectives, measures and progress reports for the purposes of preparing an annual report under section 98 [annual municipal report]; and
- 90(2)(b) the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party.

CARRIED UNANIMOUSLY

By unanimous consent, and without objection, the Open Committee of the Whole meeting recessed at 9:06 a.m. and, following the conclusion of the Closed portion of the meeting, reconvened at 10:15 a.m.

CARRIED UNANIMOUSLY

4. INVITED PRESENTATIONS & DELEGATIONS

No invited presentations or delegations requests were received.

5. INFORMATION REPORTS

5.1 VERBAL REPORT: CAPITAL AND OPERATING BUDGET

** May Phang and Ed Kozak arrived at 10:16 a.m.*

** Mary Morrison Clark and James Lota arrived at 10:17 a.m.*

The following documents were provided to Council:

- 5.1.1 Capital: Draft 2025-2029 Capital Plan Overview
- 5.1.2 Capital: Corporate and Tax Sale Land (CTSL) Reserve Fund
- 5.1.3 Capital: Capital Asset Works Financing Fund (CAWFF) Reserve Fund
- 5.1.4 Capital: Amenity and Development Cost Charges (A/DCC)
- 5.1.5 Capital: Community Benefit Bonus (CBB)
- 5.1.6 Capital: Draft 2025-2029 Capital Plan Details
- 5.1.7 Reserves and Reserve Funds
- 5.1.8 Operating: Draft 2025-2029 Operating Budget Overview
- 5.1.9 Operating: Operating Reserves

Noreen Kassam, the Deputy CAO / Chief Financial Officer (DCAO), provided a PowerPoint presentation and a general overview of the draft budget information.

The DCAO noted the following 2025 budget pressures:

- growing community;
- workforce and capacity;
- external Contract Increases;
- City Labour Contract Increases;
- downloading of responsibilities such as affordable housing, unhoused and child care services;
- geo political / economic uncertainty; and
- increased fixed costs.

The DCAO advised that tax increases in Burnaby have been the lowest in the region in the past 10-years and there is a 23% gap on average with other communities, and provided a comparison of 2025 tax rate increases for other Lower Mainland municipalities, noting an average of 5.80% tax increase.

The speaker advised that additional tax support to sustain ongoing capital asset needs, Council adopted initiatives, and ongoing operational requirements from capital projects would be the total proposed 2025 Property Tax Levy Increase of 5.37% (approximately \$108 per average household).

The DCAO advised as to the general revenue services provided and noted that \$123/month covers municipal services (garbage collection public safety, library, parks & recreation, etc.), and noted the objective of the financial plan is to maintain a balance between affordability and long-term sustainability and provided the 2025 Proposed Taxation Summary, and further provided a five-year outlook for the Operating Reserves.

** Councillor Tetrault left at 10:39 a.m. and returned at 10:40 a.m.*

** Councillor Dhaliwal left at 11:25 a.m. and returned at 11:28 a.m.*

** Dan Layng left at 11:28 a.m. and returned at 11:30 a.m.*

** Juli Halliwell left at 11:38 a.m. and returned at 11:40 a.m.*

THAT the Committee of the Whole meeting recess at 11:55 a.m.

CARRIED UNANIMOUSLY

The Committee of the Whole recessed for a meal break.

THAT the Committee of the Whole meeting resumed at 12:45 p.m.

CARRIED UNANIMOUSLY

**Mayor Hurley rescinded the Chair to Councillor Dhaliwal and left at 12:59 p.m.*

**Mayor Hurley returned at 1:29 p.m. and resumed the Chair*

The DCAO spoke to the municipal landscape and noted the following challenges:

- post-covid high inflation / cost escalations;
- delivery of high-profile projects;
- Provincial legislation to address housing & infrastructure funding;
- contribution to capital projects has not kept up with cost increases; and
- high impacts to and use of City reserves.

The speaker advised that the Draft 2025-2029 Capital Plan is an estimated \$2 billion and provided an overview of the funding sources for the Plan.

The DCAO noted a funding shortfall for Capital Maintenance of \$10 million and funding for capital enhancement required, and noted the need for a \$3.5 million (1% tax impact) increase per year imbedded within the general property tax levy to help mitigate annual inflationary increases.

In conclusion, the speaker provided information on the Amenity Cost Charges (ACC) and Development Cost Charges (DCC) 25 Year overview.

The General Manager Parks, Recreation and Culture, General Manager Engineering, General Manager Lands and Facilities, and the Chief Information Officer provided a PowerPoint presentation providing information on the capital program for each department.

**Ed Kozak left at 2:05 p.m. and returned at 2:08 p.m.*

**Councillor Dhaliwal left at 2:13 p.m. and returned at 2:18 p.m.*

7. CLOSED

THAT Council, in accordance with Sections 90(1)(c), 90(1)(e), 90(1)(i), 90(1)(k), 90(1)(l) and 90(2)(b) the *Community Charter*, do now resolve itself into a Closed meeting from which the public is excluded.

CARRIED UNANIMOUSLY

By unanimous consent, and without objection, the Open Committee of the Whole meeting recessed at 2:35 p.m. and, following the conclusion of the Closed portion of the meeting, reconvened at 2:55 p.m.

CARRIED UNANIMOUSLY

8. ADJOURNMENT

By unanimous consent, and without objection, the Open Committee of the Whole meeting adjourned at 2:55 p.m.

CARRIED UNANIMOUSLY

Mike Hurley, MAYOR

Blanka Zeinabova, DEPUTY
CORPORATE OFFICER