



COUNCIL MEETING

MINUTES

Tuesday, March 11, 2025, 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 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
Dave Critchley, General Manager Community Safety
Juli Halliwell, General Manager Corporate Services / Corporate Officer (CO)
May Phang, General Manager Engineering
James Lota, General Manager Lands & Facilities
Mary Morrison-Clark, General Manager Parks, Recreation & Culture
Lee-Ann Garnett, Acting General Manager Planning & Development
May Leung, City Solicitor
Blanka Zeinabova, Sr. Manager Legislative Services / Deputy CO
Kathryn Matts, Administrative Officer 2

1. **CALL TO ORDER**

Mayor Hurley called the Open Council meeting to order at 5:00 p.m.

2. **LAND ACKNOWLEDGEMENT**

Mayor Hurley recognized the ancestral and unceded homelands of the hə́nq̓əmiḥə́m and Sḱw̓xwú7mesh 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 March 11, 2025

Resolution No. 2025 - 099

THAT the agenda for the Open Council meeting of Tuesday, March 11, 2025, be adopted, **AS AMENDED**, to include the following items under Other Business:

- an announcement;
- Notice of Motion regarding small-scale food vendors; and
- Notice of Motion regarding supportive housing.

CARRIED UNANIMOUSLY

4. ADOPTION OF MINUTES

4.1 Open Committee of the Whole Minutes February 24, 2025

4.2 Open Council Meeting Minutes February 25, 2025

4.3 Special Open Council Meeting Minutes March 4, 2025

Resolution No. 2025 - 100

THAT the minutes of the Open Committee of the Whole meeting held on February 24, 2025, the Open Council meeting held on February 25, 2025, and the Special Open Council meeting held on March 4, 2025, be now adopted.

CARRIED UNANIMOUSLY

5. DELEGATIONS AND INVITED PRESENTATIONS

5.1 Invited Presentation: Burnaby Hospital Redevelopment Project - Re: Project Update

Presenters: Noor Esmail, Chief Project Officer and Executive Director; and Leanne Appleton, Executive Director, Burnaby Hospital and Burnaby Community Health Services

Noor Esmail, Chief Project Officer and Executive Director; and Leanne Appleton, Executive Director, Burnaby Hospital and Burnaby Community Health Services, appeared before Council providing an update on the Burnaby Hospital Redevelopment Project Phase 1 and Phase 2.

6. ADMINISTRATIVE REPORTS

6.1 PROPOSED INCLUSIONARY RENTAL REQUIREMENTS

The General Manager Planning and Development submitted a report seeking Council endorsement of proposed updated inclusionary rental requirements as the basis for related amendments to the Zoning Bylaw.

Katelyn Given, Planner 2, and Mark Norton, Planner 3, provided a PowerPoint presentation summarizing the report.

THAT the proposed inclusionary rental requirements described in Section 3.1.1 of the report titled “Proposed Inclusionary Rental Requirements”, dated March 11, 2025, be endorsed as the basis for advancing related amendments to the Zoning Bylaw; and

THAT staff be directed to process development applications as described in Section 3.1.2 of the report.

After Council discussed the original recommendation, Councillor Gu brought forward the following amendment, which was seconded:

THAT the proposed changes to purpose-built market rental units be adopted into bylaw and that staff be directed to move purpose-built market rental projects forward; and,

THAT staff establish timeline requirements for all projects that submit an application to proceed to the next stage and complete rezoning; and,

THAT staff report back to Council on additional tools not yet explored, in order to increase the percentage of inclusionary zoning units, including but not limited to: amending the public art policy, parking maximums, TDM policy, an inclusionary zoning levy on R1-R4, and reductions in ACC and DCC fees.

Council unanimously agreed to first vote on the original recommendations prior to considering the amendment.

Councillor Dhaliwal brought forward the following motion, which was seconded:

THAT the report titled “Proposed Inclusionary Rental Requirements” dated March 11, 2025, be **REFERRED** to staff to provide a workshop for Council to review all options available.

DEFEATED
(Opposed: Mayor Hurley, Councillors Gu, Keithley, Lee, Santiago, Tetrault)

As the referral motion was defeated, the original motion in the report was brought forward for a vote:

THAT the proposed inclusionary rental requirements described in Section 3.1.1 of the report titled “Proposed Inclusionary Rental Requirements”, dated March 11, 2025, be endorsed as the basis for advancing related amendments to the Zoning Bylaw; and

THAT staff be directed to process development applications as described in Section 3.1.2 of the report.

DEFEATED

(Opposed: Councillors Calendino, Dhaliwal, Gu, Lee, Santiago, Tetrault, Wang)

Arising from discussion, Councillor Gu introduced the following motion, which was seconded:

THAT the proposed changes to purpose-built market rental units be adopted into bylaw and that staff be directed to move purpose-built market rental projects forward; and,

THAT staff establish timeline requirements for all projects that submit an application to proceed to the next stage and complete rezoning;

THAT staff report back to Council on additional tools not yet explored, in order to increase the percentage of inclusionary zoning units, including but not limited to: amending the public art policy, parking maximums, TDM policy, an inclusionary zoning levy on R1-R4, and reductions in ACC and DCC fees; and,

AMENDED

Councillor Tetrault introduced the following amendment, which was seconded:

and; **THAT** a workshop with Council be planned to discuss these additional tools to explore.

CARRIED UNANIMOUSLY

Councillor Dhaliwal then called for an amendment to the motion which was seconded, to remove the third recommendation, as noted below:

THAT the proposed changes to purpose-built market rental units be adopted into bylaw and that staff be directed to move purpose-built market rental projects forward; and,

THAT staff establish timeline requirements for all projects that submit an application to proceed to the next stage and complete rezoning;

~~**THAT** staff report back to Council on additional tools not yet explored, in order to increase the percentage of inclusionary zoning units, including but not limited to: amending the public art policy, parking maximums, TDM policy, an inclusionary zoning levy on R1-R4, and reductions in ACC and DCC fees; and,~~

THAT a workshop with Council be planned to discuss these additional tools to explore.

Council noted that this amendment removed the meaning of the proposed motion. As a result, Councillor Dhaliwal's amendment was withdrawn and the original motion, **AS AMENDED**, was brought forward for a final vote:

Resolution No. 2025 - 101

THAT the proposed changes to purpose-built market rental units be adopted into bylaw and that staff be directed to move purpose-built market rental projects forward; and,

THAT staff establish timeline requirements for all projects that submit an application to proceed to the next stage and complete rezoning;

THAT staff report back to Council on additional tools not yet explored, in order to increase the percentage of inclusionary zoning units, including but not limited to: amending the public art policy, parking maximums, TDM policy, an inclusionary zoning levy on R1-R4, and reductions in ACC and DCC fees; and,

THAT a workshop with Council be planned to discuss these additional tools to explore.

CARRIED

(Opposed: Councillor Calendino, Dhaliwal and Wang)

6.2 PROPOSED AMENDMENTS TO COMMUNITY BENEFIT BONUS POLICY

The General Manager Planning and Development submitted a report seeking Council endorsement of an updated framework for the Community Benefit Bonus Policy as the basis for related amendments to the Zoning Bylaw consistent with recent changes to the *Local Government Act*.

Kyra Lubbell, Planner 2, and Johannes Schumann, Director Community Planning, provided a PowerPoint presentation summarizing the report.

**Councillor Tetrault left at 6:36 p.m. and returned at 6:38 21 p.m.*

**Councillor Santiago left at 6:39 p.m. and returned at 6:41 p.m.*

Arising from discussion, the original recommendation in the report was not brought forward, and Councillor Dhaliwal introduced the following motion, which was seconded:

Resolution No. 2025 - 102

THAT the report titled “Proposed Amendments to Community Benefit Bonus Policy”, dated March 11, 2025, be **REFERRED** to staff to organize a workshop with Council for further discussion.

CARRIED
(Opposed: Councillors Gu and Tetrault)

6.3 PROPOSED REMOVAL OF AREA PLAN NOTIFICATION REQUIREMENTS THROUGH REZONING APPLICATIONS

The General Manager Planning and Development submitted a report seeking Council authorization to repeal the Area Plan Notification Policy.

Resolution No. 2025 - 103

THAT the proposed rezoning process change, outlined in the report titled “Proposed Removal of Area Plan Notification Requirement Through Rezoning Applications”, dated March 11, 2025 with respect to eliminating the requirement for area plan notifications, be authorized.

CARRIED UNANIMOUSLY

6.4 PROPOSED PDC EXEMPTION FOR IN-STREAM REZONING APPLICATIONS

The General Manager Planning and Development submitted a report seeking Council authorization to advance rezoning reports for in-stream applications directly to Council for introduction.

Resolution No. 2025 - 104

THAT staff be authorized to advance active rezoning applications based on the current Zoning Bylaw directly to Council, as outlined in Section 3.0 of the report entitled "Proposed PDC Exemption for In-stream Rezoning Applications" dated March 11, 2025.

CARRIED UNANIMOUSLY

7. COMMITTEE REPORTS

7.1 ECC - RE: UPDATED LAND ACKNOWLEDGEMENT

The Executive Committee of Council (ECC) submitted a report seeking Council approval to finalize an updated land acknowledgement.

Resolution No. 2025 - 105

THAT the updated land acknowledgement, as outlined in Section 3.0 of the report titled "Updated Land Acknowledgement" dated March 3, 2025, of the Executive Committee of Council meeting, be approved; and

THAT staff be directed to develop a transition plan and communication strategy to implement the new land acknowledgement.

CARRIED UNANIMOUSLY

7.2 ECC - RE: BURNABY PLAZA PAVER DEDICATION CEREMONY

The Executive Committee of Council (ECC) submitted a report providing information regarding the Plaza Paver Dedication Ceremony and seeking Council direction on planning a Paver Ceremony in 2025.

Resolution No. 2025 - 106

THAT staff be directed to plan and execute a Plaza Paver Dedication Ceremony in September 2025, as outlined in the report titled "Burnaby Plaza Paver Dedication Ceremony", of the Executive Committee of Council meeting, dated March 3, 2025.

CARRIED UNANIMOUSLY

7.3 ECC - RE: INTERIM GUIDELINES AND PROCEDURES FOR NAMING CIVIC ASSETS

The Executive Committee of Council (ECC) submitted a report seeking Council approval to request an amendment to the Interim Guidelines and Procedures for Naming Civic Assets.

Resolution No. 2025 - 107

THAT the Interim Guidelines and Procedures for Naming Civic Assets be amended so that all reports, discussions and recommendations must occur in closed meetings until Council has approved a name.

CARRIED UNANIMOUSLY

7.4 ECC - RE: BURNABY COUNCIL CODE OF CONDUCT

The Executive Committee of Council (ECC) submitted a report seeking Council approval to request staff report on the feasibility of amending the Burnaby Council Code of Conduct.

Resolution No. 2025 - 108

THAT staff report on the feasibility of amending the Burnaby Council Code of Conduct to include a requirement for City of Burnaby elected officials who are registered lobbyists to disclose their clients to the Corporate Officer for public records.

CARRIED UNANIMOUSLY

7.5 ECC - RE: TERMS OF REFERENCE FOR ECC (APPROVAL OF WORDING ON PLAQUES)

The Executive Committee of Council (ECC) submitted a report seeking Council approval to amend the Terms of Reference for the Executive Committee of Council (ECC).

Resolution No. 2025 - 109

THAT the Terms of Reference for the Executive Committee of Council be changed to include the following under Section 2.4:

(f) To review and recommend to council the wording and content for the commemorative plaques to be installed in parks, civic buildings and facilities.

CARRIED UNANIMOUSLY

7.6 FMC - RE: REDUCE SEWER PARCEL TAX INCREASE ON 2025 PROPERTY TAX BILL

The Financial Management Committee (FMC) submitted a report seeking Council approval to remove the previously approved 20% increase for the sewer parcel tax for 2025.

**Councillor Calendino left at 6:47 p.m. and returned at 6:49 p.m.*

**Councillor Wang left at 6:55 p.m. and returned at 6:58 p.m.*

Resolution No. 2025 - 110

WHEREAS property taxes are a significant financial burden for residents and businesses, impacting affordability and economic stability; and

WHEREAS rising municipal service and infrastructure costs must be managed responsibly to balance financial pressures on property owners, particularly amid inflationary challenges; and

WHEREAS Burnaby continues to charge a sewer parcel tax that other municipalities have eliminated, and this tax appears on property tax bills, often being conflated with the general property tax levy, creating the perception of a higher overall property tax increase; and

WHEREAS Burnaby City Council approved a 20% sewer utility cost increase in response to Metro Vancouver's 49.48% hike, further adding to financial strain on taxpayers;

BE IT RESOLVED THAT the approved 20% increase for the sewer parcel tax be removed for 2025.

DEFEATED

(Opposed: Mayor Hurley, Councillors Gu, Keithley, Santiago, Tetrault, Wang)

7.7 FMC - RE: ELIMINATE SEWER PARCEL TAX IN 2026

The Financial Management Committee (FMC) submitted a report seeking Council approval to request staff to review the elimination of the sewer parcel tax and add sewer utility charges on the utility bill.

Arising from discussion, Councillor Gu brought forward the following amendment to the original motion, which was seconded, as indicated with underline:

WHEREAS Burnaby continues to charge a sewer parcel tax that other municipalities have eliminated, and this tax appears on property tax bills, often being conflated with the general property tax levy, creating the perception of a higher overall property tax increase;

BE IT RESOLVED THAT staff be directed to review the elimination of the sewer parcel tax in 2027, and that all sewer utility charges appear on the utility bill versus the property tax bill.

CARRIED

(Opposed: Councillors Calendino, Dhaliwal, and Lee)

The amended motion was then put to a final vote:

Resolution No. 2025 - 111

WHEREAS Burnaby continues to charge a sewer parcel tax that other municipalities have eliminated, and this tax appears on property tax bills, often being conflated with the general property tax levy, creating the perception of a higher overall property tax increase;

BE IT RESOLVED THAT staff be directed to review the elimination of the sewer parcel tax in 2027, and that all sewer utility charges appear on the utility bill versus the property tax bill.

CARRIED UNANIMOUSLY

8. CONSENT AGENDA

Resolution No. 2025 - 112

THAT resolutions for Items 8.1., 8.2., 8.3., 8.4., 8.5., 8.6., 8.7. and 8.8. on the Consent Agenda on the Regular Council Meeting of March 11, 2025, be approved.

CARRIED UNANIMOUSLY

8.1 ECC - RE: POLICY DRAFT - MANAGING UNSOLICITED PARTNERSHIP PROPOSALS

The Executive Committee of Council (ECC) submitted a report providing Council with information on the Policy Draft - Managing Unsolicited Partnership Proposals.

Resolution No. 2025 - 113

THAT the report titled "Policy Draft - Managing Unsolicited Partnership Proposals" dated March 3, 2025, of the Executive Committee of Council meeting, be received for information.

CARRIED UNANIMOUSLY

8.2 FMC - RE: CITY INVESTMENTS - 2024 YEAR END REPORT

The Financial Management Committee (FMC) submitted a report providing Council with an update on the 2024 Investment Program and presenting a forecast for 2025.

Resolution No. 2025 - 114

THAT the report titled "City Investments - 2024 Year End Report", dated March 4, 2025, of the Financial Management Committee meeting, be received for information.

CARRIED UNANIMOUSLY

8.3 FMC - RE: GAMING RESERVE & OPERATING GAMING (INTEREST) RESERVE

The Financial Management Committee (FMC) submitted a report providing Council with information on the Gaming Reserve and Gaming Interest Reserve as of December 31, 2024.

Resolution No. 2025 - 115

THAT the report titled "Gaming Reserve & Operating Gaming (Interest) Reserve", dated March 4, 2025, of the Financial Management Committee, be received for information.

CARRIED UNANIMOUSLY

8.4 FMC - RE: SU: MAJOR CIVIC BUILDING PROJECTS - AS OF MARCH 2025

The Financial Management Committee (FMC) submitted a report providing Council with a status update (SU) on the current status of major civic building projects.

Resolution No. 2025 - 116

THAT the report titled "SU: Major Civic Building Projects - As of March 2025" dated March 4, 2025, of the Financial Management Committee meeting, be received for information.

CARRIED UNANIMOUSLY

8.5 FMC - RE: SU: MAJOR ENGINEERING PROJECTS

The Financial Management Committee (FMC) submitted a report providing Council with a status update (SU) on select Engineering projects.

Resolution No. 2025 - 117

THAT the report titled "SU: Major Engineering Projects" dated March 4, 2025, of the Financial Management Committee meeting, be received for information.

CARRIED UNANIMOUSLY

8.6 PSC - RE: SU: RCMP STATUS REPORT (OCTOBER - NOVEMBER 2024) AND ANNUAL PERFORMANCE PLAN QUARTERLY REPORT (JULY - SEPTEMBER 2024)

The Public Safety Committee (PSC) submitted a report providing Council with a status update (SU) on policing operations covering October to November 2024 and the Annual Performance Plan quarterly report covering July to September 2024.

Resolution No. 2025 - 118

THAT the report titled "SU: RCMP Status Report (October - November 2024) and Annual Performance Plan Quarterly Report (July - September 2024)", of the Public Safety Committee meeting, dated February 26, 2025, be received for information.

CARRIED UNANIMOUSLY

8.7 PSC - RE: SU: FIRE DEPARTMENT STATUS REPORT

The Public Safety Committee (PSC) submitted a report providing Council with the Burnaby Fire Department's status update (SU) available to the end of December 2024.

Resolution No. 2025 - 119

THAT the report titled "SU: Fire Department Status Report" of the Public Safety Committee meeting, dated February 26, 2025, be received for information.

CARRIED UNANIMOUSLY

8.8 PSC - RE: SU: BURNABY COMMUNITY SAFETY PLAN 2024 PROGRESS REPORT

The Public Safety Committee (PSC) submitted a report providing Council with a progress report on the 2024 Community Safety Plan.

Resolution No. 2025 - 120

THAT the report titled "SU: Burnaby Community Safety Plan 2024 Progress Report" of the Public Safety Committee meeting, dated February 26, 2025, be received for information.

CARRIED UNANIMOUSLY

9. INFORMATION REPORTS

No Information Reports were received.

10. BYLAWS

Mayor Hurley advised that the rezoning bylaws for final adoption will permit over 5,000 new housing units across the City, including over 550 non-market rental housing units, and thanked staff for their efforts to coordinate with applicants and to facilitate the advancement of these applications, as the City continues to make great strides towards the City-wide housing targets.

10.1 FIRST, SECOND AND THIRD READING

10.1.1 #14732 - Burnaby Highway Closure Bylaw No. 1, 2025

10.1.2 #14734 - Burnaby Procedure Bylaw 2024, Amendment Bylaw No. 1, 2025

Resolution No. 2025 - 121

THAT Bylaw No. 14732 and 14734 be now read a first, second and third time.

CARRIED UNANIMOUSLY

10.2 THIRD READING

10.2.1 #14693 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 21, 2024 -
REZ #21-33 (3819 and 3841 Canada Way)

10.2.2 #14696 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 24, 2024 -
REZ #21-41 (4955 Newton Street)

Resolution No. 2025 – 122

THAT Bylaw No. 14693 and 14696 be now read a third time.

CARRIED UNANIMOUSLY

10.3 FINAL ADOPTION

10.3.1 #14553 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 5, 2023 -
REZ #21-24 (4049 Hastings Street)

10.3.2 #14566 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 10, 2023 -
REZ #20-35 (2300 Madison Avenue and BC Hydro 165 Right-of-Way)

10.3.3 #14581 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 17, 2023 -
REZ #20-30 (4701 and 4705 Hastings Street)

10.3.4 #14614 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 36, 2023 -
REZ #22-31A (Master Plan Amendment - 7201 11th Avenue & 7208 14th
Avenue)

10.3.5 #14615 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 37, 2023 -
REZ #22-31B (Site Specific Rezoning - Phase 1A and 1B - Courtyard -
Portion of 7201 11th Avenue)

10.3.6 #14631 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 43, 2023 -
REZ #20-09 (3777 and 3791 Kingsway)

Resolution No. 2025 – 123

THAT Bylaw No. 14553, 14566, 14581, 14614, 14615 and 14631 be now read final time and adopted.

CARRIED UNANIMOUSLY

11. CORRESPONDENCE

The following item of correspondence was received for Council's decision. All other items of correspondence were published at the Council Correspondence and Public Notice Submissions package dated March 11, 2025.

11.1 Burnaby Artists Guild - Re: Request to Place Temporary Event Signs on Burnaby Public Property

Correspondence was received from James Koll, Treasurer, Burnaby Artists Guild, seeking Council approval for temporary signs to be placed on public property to advertise the annual Spring Original Art Show to be held at the Shadbolt Centre for the Arts on April 11 to 13, 2025.

Resolution No. 2025 – 124

THAT the request from Burnaby Artists Guild for temporary signs to be placed on public property to advertise the annual Spring Original Art Show to be held at Shadbolt Centre for the Arts on April 11 to 13, 2025, 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. OTHER BUSINESS

12.1 Councillor Santiago - NOM: Small-Scale Food Vendors

Councillor Santiago submitted a Notice of Motion (NOM) seeking Council direct staff to explore the feasibility and advisability of a new business licence category for small-scale food vendors at community events.

THAT the Notice of Motion be waived.

CARRIED UNANIMOUSLY

Resolution No. 2025 – 125

THAT staff research the feasibility and advisability of creating and implementing a new business licence category and corresponding fee in order to encourage more small-scale food vendors to operate at festivals, farmers markets, craft fairs and other similar types of venues; and

THAT staff report back to Council regarding the costs, impacts and timelines for any proposed implementation.

CARRIED UNANIMOUSLY

12.2 Councillor Tetrault - BC Housing

Councillor Tetrault submitted a Notice of Motion (NOM) seeking Council direct staff to work with BC Housing to secure funding for supportive housing in Burnaby and identify a potential site.

THAT the Notice of Motion be waived.

CARRIED UNANIMOUSLY

Resolution No. 2025 – 126

THAT staff work with BC Housing to secure funding for supportive housing in Burnaby and identify a potential site; and

THAT staff work with relevant stakeholders to ensure wraparound services for supportive housing.

CARRIED UNANIMOUSLY

12.3 50th Anniversary – Bus No. 49

Mayor Hurley announced the 50th Anniversary of Bus No. 49. The following were the remarks of the Mayor:

“I would like to take a moment to announce the 50th Anniversary of Bus No. 49.

Bus No. 49 was the first bus to connect Metrotown to the University of British Columbia.

Both Burnaby and Vancouver City Councils supported the new bus route after a petition of 30,000 names was submitted.

The late Jim Lorimer who was a lawyer and politician in British Columbia serving in the Legislative Assembly of British Columbia from 1969 to 1975, approved the new route.”

13. RELEASE OF CLOSED MEETING DECISIONS

There were no items for public release at this time.

14. ADJOURNMENT

THAT the Open Council meeting adjourn at 7:26 p.m.

CARRIED UNANIMOUSLY

Mike Hurley
MAYOR

Blanka Zeinabova
DEPUTY CORPORATE OFFICER