



COUNCIL MEETING

MINUTES

Tuesday, March 25, 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
Sarah Alexander, Acting General Manager Lands & Facilities
Mary Morrison-Clark, General Manager Parks, Recreation & Culture
Ed Kozak, General Manager Planning & Development
Jennifer Wong, Acting 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. TERRITORIAL ACKNOWLEDGEMENT

Mayor Hurley respectfully acknowledged that the City of Burnaby is located on the unceded territories of the xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish),

səlilwətał (Tsleil-Waututh), and kwikwəłəm (Kwikwetlem) Peoples. Each Nation has distinct histories and distinct traditional territories that fully or partially encompass the city. We encourage you to learn more about the Host Nations whose ancestors have occupied and used these lands, including parts of present-day Burnaby, for thousands of years.

3. ADOPTION OF AGENDA

3.1 Open Council Meeting Agenda for Tuesday, March 25, 2025

Resolution No. 2025 - 127

THAT the agenda for the Open Council meeting of Tuesday, March 25, 2025, be **AMENDED**, as follows:

- to remove Item 8.5 - REZ #18-24 - 4161 Dawson Street from the Consent Agenda; and
- to add a Notice of Motion under Other Business.

CARRIED UNANIMOUSLY

4. ADOPTION OF MINUTES

4.1 Open Council Meeting Minutes March 11, 2025

4.2 Parcel Tax Roll Review Panel Minutes March 13, 2025

Resolution No. 2025 - 128

THAT the minutes of the Open Council meeting held on March 11, 2025, and of the Parcel Tax Roll Review Panel held on March 13, 2025, be now adopted.

CARRIED UNANIMOUSLY

5. DELEGATIONS AND INVITED PRESENTATIONS

No delegation or presentation requests were received.

6. ADMINISTRATIVE REPORTS

6.1 AUTHORIZATION FOR SPECIAL OUTDOOR EVENTS 2025

The General Manager Parks, Recreation and Culture submitted a report seeking authorization required under the Burnaby Noise and Sound Abatement Bylaw for outdoor events at specific locations.

Resolution No. 2025 - 129

THAT approval be given for up to 58 events at Deer Lake Park, Central Park and Swangard Stadium between April 1, 2025 and November 1, 2025, as outlined in the report titled, "Authorization for Special Outdoor Events 2025", dated March 25, 2025.

CARRIED UNANIMOUSLY

6.2 REZ #24-23 - 3900 GRAND PROMENADE, 9850 AUSTIN RD AND 9858/9898 GATINEAU PLACE - MIXED-USE COMMERCIAL/RESIDENTIAL DEVELOPMENT - LOUGHEED TOWN CENTRE PLAN

The General Manager Planning and Development submitted a report seeking Council authorization to forward REZ #24-23 to First and Second Reading at a future Council meeting. The purpose of the proposed zoning bylaw amendment is to amend the previous rezoning of the subject lands pursuant to REZ #18-32 (bylaw No. 14447), which received Final Adoption on September 23, 2024, and included two market strata residential buildings of 80 and 73 storeys, inclusive of a 13-storey retail and office podium. The applicant is proposing to remove commercial office use and replace it with additional market strata residential use, which includes the proposal of 292 additional market strata units.

Resolution No. 2025 - 130

THAT a Rezoning Bylaw for REZ #24-23 be prepared and advanced to First and Second Reading at a future Council meeting; and

THAT the items listed in Attachment 3 to the report titled "REZ #24-23 – 3900 Grand Promenade, 9850 Austin Road, and 9858 and 9898 Gatineau Place – Mixed-Use Commercial/Residential Development – Lougheed Town Centre Plan" dated March 25, 2025 be established as prerequisites to consideration of Final Adoption of the Rezoning Bylaw for REZ #24-23.

CARRIED UNANIMOUSLY

6.3 REZ #25-02 - PORTION OF 7000 LOUGHEED HIGHWAY - BURNABY LAKE HEIGHTS MASTER PLAN PHASE 1B - BAINBRIDGE URBAN VILLAGE COMMUNITY PLAN

The General Manager Planning and Development submitted a report seeking Council authorization to forward REZ #25-02 to First and Second Reading at a future Council meeting. The purpose of the proposed zoning bylaw amendment is to advance Phase 1B of the Burnaby Lake Heights Master Plan (approved under REZ #22-15) to permit the construction of two mid-rise residential apartment buildings. The development is comprised of 502 residential units (438 market strata units and 64 non-market rental units) above a common underground parkade. The proposed built form includes two residential mid-rise buildings of 14 and 15 storeys.

Resolution No. 2025 - 131

THAT a Rezoning Bylaw for REZ #25-02 be prepared and advanced to First and Second Reading at a future Council meeting;

THAT a Housing Agreement be authorized according to the terms outlined in Section 3.4 of the report titled “REZ #25-02 – Portion of 7000 Lougheed Highway – Burnaby Lake Heights Master Plan Phase 1B – Bainbridge Urban Village Community Plan” dated March 25, 2025, and the City Solicitor be authorized to bring forward a Housing Agreement Bylaw;

THAT the park and open space strategy outlined in Section 3.9 of the report titled “REZ #25-02 – Portion of 7000 Lougheed Highway – Burnaby Lake Heights Master Plan Phase 1B – Bainbridge Urban Village Community Plan” dated March 25, 2025, be endorsed; and

THAT the items listed in Attachment 3 to the report be established as prerequisites to consideration of Final Adoption of the Rezoning Bylaw for REZ #25-02.

CARRIED UNANIMOUSLY

6.4 DVP #24-22 - 4244 NORLAND AVENUE - SETBACK AND RETAINING WALL HEIGHT VARIANCE

The General Manager Planning and Development submitted a report seeking Council approval for Development Variance Permit (DVP) #24-22.

Resolution No. 2025 - 132

THAT the issuance of Development Variance Permit #24-22 included as Attachment 2 to the report titled “DVP #24-22 – 4244 Norland Avenue - Setback and Retaining Wall Height Variance” dated March 25, 2025, be approved; and

THAT the City Solicitor be directed to register notice of Development Variance Permit #24-22 with the Land Title Office.

CARRIED UNANIMOUSLY

6.5 TUP #24-03 - 5318 IMPERIAL STREET

The General Manager Planning and Development submitted a report seeking Council approval for Temporary Use Permit (TUP) #24-03 to permit indoor recreation use at 5318 Imperial Street.

Resolution No. 2025 - 133

THAT the issuance of Temporary Use Permit #24-03 included as Attachment 2 to the report titled “TUP #24-03 – 5318 Imperial Street” dated March 25, 2025, be approved; and

THAT the City Solicitor be directed to register notice of Temporary Use Permit #24-03 with the Land Title Office.

CARRIED UNANIMOUSLY

7. COMMITTEE REPORTS

7.1 ECC - RE: COMMUNITY GRANT - RAISE YOUR HANDS AGAINST RACISM - I.T. PRODUCTIONS

The Executive Committee of Council submitted a report seeking Council approval to award a grant in the amount of \$1,500 to I.T. Productions in support of their Raise Your Hands Against Racism campaign.

Resolution No. 2025 - 134

THAT a grant in the amount of \$1,500 to I.T. Productions to assist with costs for their 2025 Raise Your Hands Against Racism initiative, as discussed at the Executive Committee of Council meeting on March 3, 2025, be approved.

CARRIED UNANIMOUSLY

7.2 FMC - RE: REDUCE CAO SPEND APPROVAL AUTHORITY

The Financial Management Committee (FMC) submitted a report seeking Council approval to request staff to review financial policies to reflect Council approval for any expenditure exceeding \$500,000.

Resolution No. 2025 - 135

WHEREAS strong financial oversight and accountability are essential for responsible municipal governance, and to increase Council oversight on significant expenditures;

BE IT RESOLVED THAT the staff be directed to review financial policies to reflect Council approval for any expenditure exceeding \$500,000.

CARRIED UNANIMOUSLY

7.3 IRFCC - RE: REVIEW OF NEW AND CURRENT SISTER AND FRIENDSHIP CITY RELATIONSHIPS

The International Relations and Friendship Cities Committee submitted a report seeking Council direction regarding current Sister and Friendship City relationships.

Resolution No. 2025 - 136

THAT the formal Friendship City relationship with the following cities be concluded:

- Dongcheng District of Beijing, People's Republic of China;
- Dongli District of Tianjin, People's Republic of China;
- Changshu, People's Republic of China;
- Kunming, Yunnan Province, People's Republic of China;
- Dalian City, Liaoning Province, People's Republic of China;
- Chongqing City, Yubei District, People's Republic of China; and
- Lin-an City of Zhejiang, People's Republic of China.

CARRIED UNANIMOUSLY

Resolution No. 2025 - 137

THAT the Friendship City relationship with the following cities be re-formalized:

- Taichung, Taiwan; and
- Guiyang City, Guizhou Province, People's Republic of China.

CARRIED UNANIMOUSLY

Resolution No. 2025 - 138

THAT the Sister City relationship with the following cities be concluded:

- El Zapotal, El Salvador.

CARRIED UNANIMOUSLY

Resolution No. 2025 - 139

THAT the Sister City relationship with the following cities be re-formalized:

- Hwaseong, South Korea;
- Mesa, Arizona, USA;
- Kushiro, Japan;
- Loughborough, England; and
- Zhongshan City, People's Republic of China.

CARRIED UNANIMOUSLY

Resolution No. 2025 - 140

THAT special recognition be given to the Sister City relationship with Kushiro, Japan, and Loughborough, England, by creating a new category that symbolizes historical significance.

CARRIED UNANIMOUSLY

Resolution No. 2025 - 141

THAT the Terms of Reference for the International Relations and Friendship Cities Committee be updated to reflect the revised Sister and Friendship City relations.

CARRIED UNANIMOUSLY

7.4 IRFCC - RE: CELEBRATING 60TH YEAR AS A SISTER CITY WITH KUSHIRO, JAPAN

The International Relations and Friendship Cities Committee submitted a report outlining City initiatives to celebrate the 60th year anniversary as a Sister City with Kushiro Japan.

Resolution No. 2025 - 142

THAT the preferred renaming of Hawthorne Lane to Kushiro Sister City Lane be **REFERRED** to the Executive Committee of Council for consideration.

CARRIED UNANIMOUSLY

Resolution No. 2025 - 143

THAT the activities outlined in section 3.0 in the report titled “Celebrating 60th Year as a Sister City with Kushiro, Japan”, of the International Relations and Friendship Cities Committee meeting dated March 10, 2025, be approved.

CARRIED UNANIMOUSLY

7.5 IRFCC - RE: 2025 SISTER CITY VISIT TO KUSHIRO, JAPAN

The International Relations and Friendship Cities Committee submitted a report seeking Council approval for a delegation of Council to visit Sister City Kushiro, Japan.

Resolution No. 2025 - 144

THAT a delegation visit to the Sister City Kushiro, Japan, in 2025 to commemorate the 60th anniversary, be considered.

CARRIED

(Opposed: Mayor Hurley, Councillors Gu, Keithley and Tetrault)

7.6 PDC - RE: CBBAHR GRANT REQUEST FOR NON-MARKET SENIORS' SUPPORTIVE HOUSING DEVELOPMENT AT 3770 TRINITY STREET

The Planning and Development Committee submitted a report seeking Council approval of a Community Benefit Bonus Affordable Housing Reserve (CBBAHR) in the amount of \$451,126 to support the development of 48 units of non-market seniors' supportive housing at 3770 Trinity Street.

Resolution No. 2025 - 145

THAT a CBBAHR grant in the amount of \$451,126 to offset capital costs for a new non-market seniors' supportive housing development at 3770 Trinity Street, of the Planning and Development Committee meeting, dated March 12, 2025, be approved.

CARRIED UNANIMOUSLY

7.7 PDC - RE: FINALIZED EDMONDS, ROYAL OAK AND CASCADE HEIGHTS COMMUNITY PLANS

The Planning and Development Committee submitted a report seeking Council approval of the finalized Edmonds, Royal Oak and Cascade Heights Community Plans.

Resolution No. 2025 - 146

THAT the finalized Edmonds, Royal Oak and Cascade Heights Community Plans, as outlined in the report titled "Finalized Edmonds, Royal Oak and Cascade Heights Community Plans", of the Planning and Development Committee meeting, dated March 12, 2025, be adopted.

CARRIED UNANIMOUSLY

7.8 PDC - RE: PROJECT INITIATION FOR DEVELOPMENT OF A TENANT PROTECTION BYLAW AND DEVELOPMENT PERMIT AREA FOR TENANT PROTECTION

The Planning and Development Committee submitted a report providing an introduction on the proposed scope and process of the Tenant Protection Bylaw and Development Permit Area for tenant protection project.

Resolution No. 2025 - 147

THAT the proposed process to develop a Tenant Protection Bylaw and Development Permit Area for tenant protection, as outlined in the report titled "Project Initiation for Development of a Tenant Protection Bylaw", of the Planning and Development Committee meeting, dated March 12, 2025, be endorsed.

CARRIED UNANIMOUSLY

7.9 PRCC - RE: BCRPA SYMPOSIUM ATTENDANCE

The Parks, Recreation and Culture Commission submitted a report seeking Council authorization of an expenditure of up to \$10,000 to allow for up to five (5) members of the Parks, Recreation and Culture Committee to attend the 2025 BC Recreation and Parks Association (BCRPA) Symposium in Whistler, BC from May 6-9, 2025.

Resolution No. 2025 - 148

THAT an expenditure of up to \$10,000 for up to five (5) Parks, Recreation and Culture Committee members to attend the 2025 BCRPA Symposium in Whistler, BC from May 6-9, 2025, be approved.

CARRIED UNANIMOUSLY

8. CONSENT AGENDA

Note from Legislative Services: Item 8.5. - Rezoning #18-24 - 4161 Dawson Street was withdrawn from the agenda, as the applicant is no longer looking to pursue this application at this time.

Resolution No. 2025 - 149

THAT resolutions for Items 8.1, 8.2, 8.3, 8.4 and 8.6 on the Consent Agenda on the Regular Council Meeting of March 25, 2025, be approved.

CARRIED UNANIMOUSLY

8.1 SU - BUILDING PERMIT TABULATION REPORT NO. 2 FROM FEBRUARY 1 - FEBRUARY 28, 2025

The General Manager Planning and Development submitted a report providing Council with information on construction activity as reflected by the building permits that have been issued for the subject periods.

Resolution No. 2025 - 150

THAT the report titled "SU: Building Permit Tabulation Report No. 02 From February 1 – February 28, 2025" dated March 25, 2025, be received for information.

CARRIED UNANIMOUSLY

8.2 SU: 2024 OPEN RESOLUTIONS AND BYLAW TRACKING

The General Manager Corporate Services submitted a report providing Council with the 2024 Open Council resolutions and Bylaw status update.

Resolution No. 2025 - 151

THAT the report titled "SU: 2024 Open Resolutions and Bylaw Tracking", dated March 25, 2025, be received for information.

CARRIED UNANIMOUSLY

8.3 ECC - REFERRAL TO STAFF - RE: FOOD SECURITY GRANTS

The Executive Committee of Council submitted a report requesting referral of the presentation on Food Security Grants to staff to provide a report on the proposed streams for food security grants and the process required for implementation.

Resolution No. 2025 - 152

THAT the presentation entitled "Food Security Grants" of the Executive Committee of Council meeting of March 3, 2025, be **REFERRED** to staff to provide a report on the proposed streams for food security grants and the process required for implementation.

CARRIED UNANIMOUSLY

8.4 PDC - RE: 2024 ANNUAL PROGRESS REPORT - HOME STRATEGY

The Planning and Development Committee submitted a report providing an update on the progress of implementing Phase 1 & 2 actions of HOME: Burnaby's Housing and Homelessness Strategy.

Resolution No. 2025 - 153

THAT the report titled “2024 Annual Progress Report – HOME Strategy”, of the Planning and Development Committee meeting, dated March 12, 2025, be received for information.

CARRIED UNANIMOUSLY

8.5 PDC - REFERRAL FROM PDC - RE: REZ #18-24 - 4161 DAWSON STREET

This item has been **WITHDRAWN**.

8.6 SPC - RE: SU: BURNABY HEALTHIER COMMUNITY PARTNERSHIP

The Social Planning Committee submitted a report providing a status update (SU) on the activities and initiatives of the Burnaby Healthier Community Partnership from mid-2021 to 2024 and activities planned for the coming years.

Resolution No. 2025 - 154

THAT a copy of the report titled “SU: Burnaby Healthier Community Partnership”, dated March 5, 2025, of the Social Planning Committee meeting, be forwarded to Ms. Baljinder Narang; Dr. Carolyn Wonneck, Medical Health Officer for Burnaby; Ms. Leanne Appleton, Executive Director, Burnaby Hospital and Burnaby Community Health Services, Fraser Health; Mr. Gary Wong, School Trustee, Burnaby Board of Education; Mr. James Musgrave, Executive Director, Burnaby Division of Family Practice; and Ms. Thea Fiddick and Ms. Emma Gauvin of the Burnaby Inter-Agency Council.

CARRIED UNANIMOUSLY

9. INFORMATION REPORTS

9.1 2025 - 2029 FINANCIAL PLAN HIGHLIGHTS

The Deputy Chief Administrative Officer/Chief Financial Officer submitted a report providing the 2025 - 2029 Financial Plan Highlights.

Resolution No. 2025 - 155

THAT the report titled “2025 – 2029 Financial Plan Highlights” dated March 25, 2025, be received for information.

CARRIED UNANIMOUSLY

10. BYLAWS

10.1 FIRST AND SECOND READING

10.1.1 #14733 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 5, 2025 - Text Amendment

Resolution No. 2025 - 156

THAT Bylaw No.14733 be now read a first and second time.

CARRIED UNANIMOUSLY

10.2 FIRST, SECOND AND THIRD READING

10.2.1 #14735 - Burnaby Highway Closure Bylaw No. 2, 2025

Resolution No. 2025 - 157

THAT Bylaw No. 14735 be now read a first, second and third time.

CARRIED UNANIMOUSLY

10.3 THIRD READING

10.3.1 #14722 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 36, 2024 - REZ #24-16 (4900 Kingsway, Ptn. of 4940 Kingsway, and 6446,6450 Nelson Avenue)

10.3.2 #14729 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 2, 2025 - REZ #23-19 (4545 and 4587 Juneau Street)

Resolution No. 2025 - 158

THAT Bylaw No. 14722 and 14729 be now read a third time.

CARRIED UNANIMOUSLY

10.4 FINAL ADOPTION

10.4.1 #14732 - Burnaby Highway Closure Bylaw No. 1, 2025

10.4.2 #14734 - Burnaby Procedure Bylaw 2024, Amendment Bylaw No. 1, 2025

Resolution No. 2025 - 159

THAT Bylaw No. 14732 and 14734 be now read a final time and adopted.

CARRIED UNANIMOUSLY

11. CORRESPONDENCE

No items of correspondence were received for Council's decision. All other items of correspondence were published at the Council Correspondence and Public Notice Submissions package dated March 25, 2025.

12. OTHER BUSINESS

12.1 Councillor Lee - Proposed Motion: Consolidation of Public Compensation for Council Members

Councillor Lee brought forward a Proposed Motion seeking Council approval to prepare a comprehensive annual financial report (starting in the 2024 calendar year) detailing the total compensation received by Council members who serve on regional or provincial/national organizations, including but not limited to, Municipal Finance Authority, TransLink, Metro Vancouver, Union of BC Municipalities, and Federation of Canadian Municipalities, and that the report be accessible to the public.

As there was no seconder to the Proposed Motion, it was not brought forward for debate.

12.2 Councillor Santiago - Notice of Motion: Public Transit

Councillor Santiago submitted a Notice of Motion seeking Council write to the provincial and federal government calling for the establishment of a permanent and stable funding source for public transit.

THAT the Notice of Motion be waived.

CARRIED UNANIMOUSLY

Resolution No. 2025 - 160

WHEREAS public transit is vital for the mobility, economy, and sustainability of Burnaby, providing residents with essential access to work, education, and services; and

WHEREAS Burnaby's Transportation Plan and Climate Action Framework aim for 75% of all trips to be via public transit or active transportation, targeting zero transportation-related greenhouse gas emissions by 2050; and

WHEREAS reliable investment is essential to maintaining and expanding transit services especially as TransLink faces a projected \$600 million annual funding gap starting in 2026 which could result in significant service cuts impacting Burnaby residents;

WHEREAS many Burnaby residents have expressed concerns through various channels, including a recent rally in Burnaby, urging elected officials to advocate against potential transit service reductions;

THEREFORE BE IT RESOLVED THAT the Mayor, on behalf of Burnaby City Council, write to the provincial and federal government calling for the establishment of a permanent and stable funding source for public transit.

THAT Burnaby City Council reaffirms its commitment to collaborating with regional and senior government partners to enhance public transit for all Burnaby residents.

CARRIED UNANIMOUSLY

13. RELEASE OF CLOSED MEETING DECISIONS

13.1 Resolution No. C2025 - 040

THAT Ken Shinozaki and Henry Wakabayashi be approved as Burnaby's 2024 Outstanding Citizens of the Year, and that the Kushiro Cup presentation take place at the 2025 City Appreciation Dinner on May 16, 2025;

THAT the recommendation from the report titled "2024 Citizens of the Year - Kushiro Cup Award", dated March 11, 2025, be released at the March 25, 2025, Open Council meeting; and

THAT staff be authorized to contact the recipients and nominators prior to Council's Open meeting.

CARRIED UNANIMOUSLY

Resolution No. C2025 - 043

THAT the deferral of the parking reservation system and the implementation of time limited parking in the west lot in Barnet Marine Park be approved;

THAT the use of a traffic management company to increase the safety and flow of traffic at Barnet Marine Park be approved;

THAT the costs associated with parking at Barnet Marine Park be managed within the Parks, Recreation and Culture budget, as outlined in section 5.0 of this report; and

THAT the recommendations in this report be released in an Open Council meeting on March 25, 2025.

CARRIED UNANIMOUSLY

14. ADJOURNMENT

THAT the Open Council meeting adjourn at 5:59 p.m.

CARRIED UNANIMOUSLY

Mike Hurley
MAYOR

Blanka Zeinabova
DEPUTY CORPORATE OFFICER