



## COUNCIL MEETING

## MINUTES

**Tuesday, April 8, 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  
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  
Ed Kozak, General Manager Planning & Development  
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), səliłwətał (Tsleil-Waututh), and kwikwəłəm (Kwkwetlem) 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. ANNOUNCEMENTS**

There were no announcements.

**4. ADOPTION OF AGENDA**

**4.1 Open Council Meeting Agenda for April 8, 2025**

**THAT** the agenda for the Open Council meeting of Monday, April 8, 2025, be adopted, as presented.

CARRIED UNANIMOUSLY

**5. ADOPTION OF MINUTES**

**5.1 Open Committee of the Whole Minutes March 24, 2025**

**5.2 Open Council Meeting Minutes March 25, 2025**

**Resolution No. 2025 - 161**

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

CARRIED UNANIMOUSLY

**6. DELEGATIONS AND INVITED PRESENTATIONS**

**6.1 Invited Presentation: BC Hydro - Re: Powering Progress**

**Presenters: Diana Stephenson, Sr. Vice President, Customer & Corporate Affairs, and Maureen Daschuk, Executive Vice President, Integrated Planning**

Diana Stephenson, Sr. Vice President, Customer & Corporate Affairs, and Maureen Daschuk, Executive Vice President, Integrated Planning, BC Hydro, appeared before Council and provided an update on powering progress and outlined BC Hydro's plan for growth, security and sustainability.

\*Councillor Tetrault left at 5:42 p.m.

## **7. ADMINISTRATIVE REPORTS**

### **7.1 OCP - DRAFT OCP AND PHASE 4 ENGAGEMENT PROGRAM**

The General Manager Planning and Development submitted a report presenting the draft Official Community Plan (OCP) and seeking authorization to advance the Phase 4 engagement program.

Johannes Schumann, Director Community Planning, and Sarah Crawford, Planner 3, provided a PowerPoint presentation summarizing the report and showcased a short video on the OCP.

\*Councillor Tetrault returned at 5:44 p.m.

\*Councillor Keithley left at 5:45 p.m. and returned at 5:47 p.m.

#### **Resolution No. 2025 - 162**

**THAT** the draft Official Community Plan be received for information and staff be authorized to launch the Phase 4 engagement program, as described in Section 4.0 of the report titled "OCP – Draft OCP and Phase 4 Engagement Program" dated April 8, 2025.

CARRIED UNANIMOUSLY

\*Councillor Santiago left at 5:55 p.m. and returned at 5:56 p.m.

Councillor Calendino requested that staff include in the OCP prior to finalization a special study area for connectivity between the Edmonds residential nodes (Edmonds and Kingsway Area, Southgate, and Edmonds SkyTrain station area) and consider a character street on 16<sup>th</sup> Avenue from Southgate to Kingsway, to create more amenities and more of an inviting cityscape.

### **7.2 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*.

Arising from discussion, Councillor Gu brought forward the following amendment to the original recommendation, which was seconded:

**THAT** staff be directed to target affordable housing and childcare as amenities to be provided through the Community Benefit Bonus Policy in the Eastern quadrants of Burnaby.

CARRIED

*(Opposed: Councillors Calendino, Dhaliwal and Lee)*

In addition, Councillor Dhaliwal brought forward the following amendment, which was seconded:

**THAT** staff be directed to eliminate R9 District in Table 1; replace working subject to discretionary approval with permitted up to 10 storeys in the CBB column for District R6 in Table 1; and replace up to 10 storeys with permitted unlimited storeys in CBB height column for District R8 in Table 1.

CARRIED UNANIMOUSLY

The amended motion was brought forward for a final vote:

**Resolution No. 2025 - 163**

**THAT** an updated framework for the Community Benefit Bonus Policy as a basis for advancing related bylaw amendments, as outlined in the report titled “Proposed Amendments to Community Benefit Bonus Policy”, dated April 8, 2025, be endorsed;

**THAT** staff be directed to target affordable housing and childcare as amenities to be provided through the Community Benefit Bonus Policy in the Eastern quadrants of Burnaby; and

**THAT** staff be directed to eliminate R9 District in Table 1; replace working subject to discretionary approval with permitted up to 10 storeys in the CBB column for District R6 in Table 1; and replace up to 10 storeys with permitted unlimited storeys in CBB height column for District R8 in Table 1.

CARRIED UNANIMOUSLY

**7.3 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.

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

**THAT** the inclusionary zone rentals requirement is mandatory if the applicant chooses the height-based approach to development.

DEFEATED

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

As the amendment was defeated, the original motion in the report was now brought forward for a final vote:

**Resolution No. 2025 - 164**

**THAT** the proposed inclusionary rental requirements described in Section 3.1.1 of the report titled “Proposed Inclusionary Rental Requirements”, dated April 8, 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.

CARRIED

*(Opposed: Councillor Dhaliwal)*

**7.4    REZ #24-13 - KWASEN VILLAGE PARKS AND OPEN SPACE STRATEGY  
(PORTION OF 3405 WILLINGDON AVENUE)**

The General Manager Planning and Development and the Deputy General Manager Parks, Recreation and Culture submitted a report seeking Council endorsement of a parks and open space strategy, as an alternative to park dedication or cash in-lieu within the Kwasen Village Master Plan area.

**Resolution No. 2025 - 165**

**THAT** the proposed strategy for securing and maintaining the parks and open space within the Kwasen Village Master Plan area, as outlined in Sections 3.2, 3.3, and 3.4 of the report titled “REZ #24-13 – Kwasen Village Parks and Open Space Strategy (Portion of 3405 Willingdon Avenue)” dated April 08, 2025, be approved.

CARRIED UNANIMOUSLY

**7.5 PROPOSED DEVELOPMENT FINANCING AMENDMENTS**

The Chief Administrative Officer submitted a report informing Council on recent correspondence submitted to the Province related to proposed amendments to legislated Development Finance Tools.

**Resolution No. 2025 - 166**

**THAT** the report titled “Proposed Development Financing Amendments”, dated April 8, 2025, be received for information; and

**THAT** a copy of this report be forwarded to all Metro Vancouver member municipalities requesting that they submit similar requests directly to the Province of British Columbia.

CARRIED UNANIMOUSLY

**7.6 2025 LOCAL SERVICE TAX BYLAW**

The Deputy Chief Administrative Officer/Chief Financial Officer submitted a report seeking Council approval to bring forward a Local Service Tax Bylaw to impose parcel taxes for new local improvement works completed as of December 31, 2024.

**Resolution No. 2025 - 167**

**THAT** City Solicitor be authorized to bring forward a Local Service Tax Bylaw to impose parcel taxes for local area service works completed as of December 31, 2024, as outlined in the report titled “2025 Local Service Tax Bylaw” dated April 8, 2025.

CARRIED UNANIMOUSLY

**7.7 FILM SCREENINGS OF DISABLED AT THE BURNABY PUBLIC LIBRARY**

The Chief Librarian and the General Manager Corporate Services submitted a report seeking Council approval to hold screening of the film entitled "disABLEd" at the Burnaby Public Library.

**Resolution No. 2025 - 168**

**THAT** staff be authorized to proceed with screenings of the film entitled “disABLEd” at the Burnaby Public Library for the general public to attend; and

**THAT** a licensing fee of up to \$350 for three screenings be approved.

CARRIED UNANIMOUSLY

**8. COMMITTEE REPORTS**

**8.1 FMC - RE: 2025 INSURANCE PROGRAM - CONTRACT RENEWALS**

The Financial Management Committee (FMC) submitted a report seeking Council approval to award insurance contracts for the annual property and liability insurance programs.

**Resolution No. 2025 - 169**

**THAT** the total amount of \$4,278,241 payable to Aon Reed Stenhouse Inc. for insurance premiums for all twelve insurance contracts, as outlined in the report titled "2025 Insurance Program - Contract Renewals" dated April 1, 2025, of the Financial Management Committee, be approved.

CARRIED UNANIMOUSLY

**9. CONSENT AGENDA**

**9.1 EC - RE: DEER LAKE ECOSYSTEM REMEDIATION STUDY FINDINGS**

The Environment Committee (EC) submitted a report sharing findings with Council stemming from a recent ecosystem study completed at Deer Lake.

**Resolution No. 2025 - 170**

**THAT** the report titled "Deer Lake Ecosystem Remediation Study Findings" dated March 31, 2025, of the Environment Committee meeting, be received for information.

CARRIED UNANIMOUSLY

**9.2 EC - RE: 2025 ENVIRONMENT WEEK, ENVIRONMENTAL AWARDS AND WORLD RIVERS DAY**

The Environment Committee (EC) submitted a report summarizing the activities, events and communications that are proposed for 2025 Environment Week, Environmental Awards and World Rivers Day.

**Resolution No. 2025 - 171**

**THAT** the report titled "2025 Environment Week, Environmental Awards and World Rivers Day" dated March 31, 2025, of the Environment Committee meeting, be received for information.

CARRIED UNANIMOUSLY

**9.3 EC - RE: SOLID WASTE AND RECYCLING 2024 ANNUAL REPORT**

The Environment Committee (EC) submitted a report providing a summary of the City of Burnaby solid waste and recycling collection system performance.

**Resolution No. 2025 - 172**

**THAT** the report titled "Solid Waste and Recycling 2024 Annual Report" dated March 31, 2025, of the Environment Committee meeting, be received for information.

CARRIED UNANIMOUSLY

**9.4 FMC - RE: SU: KEY IT INITIATIVES - JANUARY TO MARCH 2025**

The Financial Management Committee (FMC) submitted a report providing Council with a status update (SU) on the major IT initiatives for January to March 2025.

**Resolution No. 2025 - 173**

**THAT** the report titled "SU: Key IT Initiatives - January to March 2025" dated April 1, 2025, of the Financial Management Committee meeting, be received for information.

CARRIED UNANIMOUSLY

**9.5 FMC - RE: SU: MAJOR CIVIC BUILDING PROJECTS - AS OF APRIL 2025**

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



**Resolution No. 2025 - 174**

**THAT** the report titled “SU: Major Civic Building Projects – As of April 2025” dated April 1, 2025, of the Financial Management Committee meeting, be received for information.

CARRIED UNANIMOUSLY

**10. INFORMATION REPORTS**

No Information Reports were received.

**11. BYLAWS**

**11.1 FIRST, SECOND AND THIRD READING**

11.1.1 #14736 - Burnaby Housing Agreement (6420 Willingdon Avenue) Bylaw 2025

**Resolution No. 2025 - 175**

**THAT** Bylaw No. 14736 be now read a first, second and third time.

CARRIED UNANIMOUSLY

**11.2 THIRD READING AND FINAL ADOPTION**

11.2.1 #14733 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 5, 2025 - Text Amendment

**Resolution No. 2025 - 176**

**THAT** Bylaw No. 14733 be now read a third time and final time and adopted.

CARRIED UNANIMOUSLY

**12. 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 April 8, 2025.

13. **OTHER BUSINESS**

13.1 **Cancellation of the April 10, 2025, Community Heritage Commission Meeting**

**Resolution No. 2025 - 177**

**THAT** due to there being no items of business, the Community Heritage Commission meeting scheduled to be held on Thursday, April 10, 2025, at 5:00 p.m. in the Council Chamber, be **CANCELLED**.

CARRIED UNANIMOUSLY

14. **RELEASE OF CLOSED MEETING DECISIONS**

14.1 **Resolution No. C2025 - 044**

**THAT** Shiraz Ramji be appointed to the Burnaby Public Library Board for a term ending in December 2025; and

**THAT** this information be released to the Open Council meeting on April 8, 2025.

CARRIED UNANIMOUSLY

15. **ADJOURNMENT**

**THAT** the Open Council meeting adjourn at 7:24 p.m.

CARRIED UNANIMOUSLY

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Mike Hurley  
MAYOR

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Blanka Zeinabova  
DEPUTY CORPORATE OFFICER