



COMMITTEE OF THE WHOLE M I N U T E S

Monday, March 31, 2025, 1:30 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
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
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 Committee of the Whole meeting to order at 1:30 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. ADOPTION OF AGENDA

3.1 Open Committee of the Whole Agenda for March 31, 2025

THAT the agenda for the Committee of the Whole meeting of Monday, March 31, 2025 be adopted, as presented.

CARRIED UNANIMOUSLY

4. INVITED PRESENTATIONS & DELEGATIONS

No delegation or presentation requests were received.

5. INFORMATION REPORTS

Johannes Schumann, Director Community Planning, Jesse Dill, Director Development, Carl Isaak, Director Neighbourhood Planning and Urban Development, and Mark Norton, Manager Planning and Development, provided a PowerPoint presentation which included an overview of Community Benefit Bonus and Inclusionary Zoning proposed policy approaches.

5.1 REFERRED FROM COUNCIL: PROPOSED AMENDMENTS TO COMMUNITY BENEFIT BONUS POLICY

Council, at the March 11, 2025, Open Council meeting, received a report from the General Manager Planning and Development 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, Council adopted the following recommendation:

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)

The Director Community Planning provided an implementation timeline for the Local Government Housing Initiatives, advised on the work completed, and the touchpoints to Council to date.

The speaker noted that the next steps would see the Draft OCP forwarded to the April 8 Council meeting.

The speaker provided an outline of the Amenity Provision Process and advised that the Community Benefit Bonus (CBB) is intended as a voluntary tool. The speaker noted that Provincial guidance speaks to proportionality in the use of CBB.

The speaker cautioned that if CBB is applied to density above TOA minimums;

- inclusionary rental may not be viable in base density;
- some higher density sites may no longer be financially viable;
- potential impacts to application processing timelines; and
- less certainty for applicants and the public.

5.2 REFERRED FROM COUNCIL: PROPOSED INCLUSIONARY RENTAL REQUIREMENTS

Council, at the March 11, 2025, Open Council meeting, received a report from the General Manager Planning and Development seeking Council endorsement of proposed updated inclusionary rental requirements as the basis for related amendments to the Zoning Bylaw.

Arising from discussion, Council adopted the following recommendation:

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: Councillors Calendino, Dhaliwal and Wang)

The Director Development provided information on the Inclusionary Zoning amendment and clarified concerns and questions that Council members had.

In conclusion, the Director noted that staff have a commitment to report annually on Inclusionary Housing Bylaw and any recommended changes, and make sure that the regulations are in line with the market.

6. **OTHER BUSINESS**

There was no other business brought before the Committee.

7. **CLOSED**

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)(i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose; and
- 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.

CARRIED UNANIMOUSLY

By unanimous consent, and without objection, the Open Committee of the Whole meeting recessed at 2:05 p.m. and, following the conclusion of the Closed portion of the meeting reconvened at 4:25 p.m.

8. ADJOURNMENT

By unanimous consent, and without objection, the Open Committee of the Whole meeting adjourned at 4:25 p.m.

Mike Hurley
MAYOR

Blanka Zeinabova
DEPUTY CORPORATE OFFICER