



SPECIAL COUNCIL MEETING

MINUTES

Wednesday, December 3, 2025, 2:00 p.m.

Council Chamber, City Hall

4949 Canada Way, Burnaby, BC

PRESENT:

Mayor Mike Hurley
Councillor Pietro Calendino
Councillor Sav Dhaliwal (*participated electronically*)
Councillor Alison Gu
Councillor Joe Keithley (*participated electronically*)
Councillor Richard T. Lee
Councillor Maita Santiago (*participated electronically*)
Councillor Daniel Tetrault
Councillor James Wang

STAFF:

Leon Gous, Chief Administrative Officer
Juli Halliwell, General Manager Corporate Services / Corporate Officer (CO)
May Phang, General Manager Engineering
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 Special Council meeting to order at 2:00 pm.

2. **TERRITORIAL ACKNOWLEDGEMENT**

Mayor Hurley respectfully acknowledged that the City of Burnaby is located on the unceded territories of the *xʷməθkʷəy̓əm* (Musqueam), *Sḵwx̱wú7mesh* (Squamish), *səlilwətaʔ* (Tsleil-Waututh), and *kʷikwəʔəm* (Kwkwetlem) Peoples. Each Nation has distinct histories and distinct traditional territories that fully or partially encompass the city. The City encourages 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. **ADMINISTRATIVE REPORTS**

3.1 **WITHHOLDING OF BUILDING PERMIT APPLICATIONS UNDER S. 463 OF THE LOCAL GOVERNMENT ACT**

The General Manager Planning and Development submitted a report seeking Council resolutions for withholding of building permit applications under Section 463 of the *Local Government Act* pending Final Adoption of the bylaw to amend the Zoning Bylaw in respect to the R1 SSMUH District and related regulations.

MOVED AND SECONDED

Resolution No. S2024 - 026

THAT the Building Permit applications set out in Table 1 of the report titled “Withholding of Building Permit Applications under S. 463 of the *Local Government Act*” dated December 3, 2025, be withheld for a period of 30 days from the application date of each Building Permit application due to the conflict(s) with amendments to the Zoning Bylaw in respect to the R1 SSMUH District and related regulations that are under preparation, as identified in Table 1.

CARRIED UNANIMOUSLY

3.2 **FURTHER 60-DAY WITHHOLDING PERIOD FOR BUILDING PERMIT APPLICATIONS UNDER S. 463 OF THE LOCAL GOVERNMENT ACT**

The General Manager Planning and Development submitted a report seeking Council resolution for withholding of building permit applications for further 60 days under Section 463 of the *Local Government Act* pending Final Adoption of the bylaw to amend the Zoning Bylaw in respect to the R1 SSMUH District and related regulations.

The following items of correspondence were received in regards to the building permits:

- BLD25-01612 - 5849 Royal Oak (1 letter)
- BLD25-01684 - 6530 Sperling Avenue (1 letter)
- BLD25-01694 - 7230 Sussex Avenue (1 letter)
- BLD25-01716 - 3752 Warren Street (1 letter)
- BLD25-01720 - 7866 Elwell Street (1 letter)

MOVED AND SECONDED

Resolution No. S2024 - 027

THAT the Building Permit applications set out in Table 1 of the report titled “Further 60-Day Withholding Period for Building Permit Applications under S. 463 of the *Local Government Act*” dated December 3, 2025, be withheld for a period of a further 60 days, for a total of 90 days from the application date for each Building Permit application, due to conflict(s) with amendments to the Zoning Bylaw in respect to the R1 SSMUH District and related regulations that are under preparation.

CARRIED UNANIMOUSLY

4. ADJOURNMENT

MOVED AND SECONDED

THAT the Special Council meeting adjourn at 2:04 pm.

CARRIED UNANIMOUSLY

Mike Hurley
MAYOR

Blanka Zeinabova
DEPUTY CORPORATE OFFICER