



## COUNCIL MEETING

## MINUTES

**Tuesday, December 9, 2025, 5:00 pm**  
**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 (*participated electronically*)  
Councillor Daniel Tetrault  
Councillor James Wang
- STAFF: Leon Gous, Chief Administrative Officer (CAO)  
Noreen Kassam, Deputy CAO / Chief Financial Officer  
Dan Layng, Acting General Manager Community Safety  
Juli Halliwell, General Manager Corporate Services / Corporate Officer (CO)  
May Phang, General Manager Engineering  
Charles Allen, Acting General Manager Lands & Facilities  
Carmen Gonzales, Acting General Manager Parks, Recreation & Culture  
Ed Kozak, 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 pm.

2. **TERRITORIAL ACKNOWLEDGEMENT**

Mayor Hurley respectfully acknowledged that the City of Burnaby is located on the unceded territories of the xʷməθkʷəy̓əm (Musqueam), Sk̓wx̓wú7mesh (Squamish),

səlilwətał (Tsleil-Waututh), and kwikwəłəm (Kwikwetlem) 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. **ANNOUNCEMENTS**

There were no announcements.

4. **ADOPTION OF AGENDA**

4.1 **Open Council Meeting Agenda for December 9, 2025**

MOVED AND SECONDED  
**Resolution No. 2025 – 612**

**THAT** the agenda for the Open Council meeting of Tuesday, December 9, 2025, be adopted, as **AMENDED**, to include a Notice of Motion from Councillor Lee under Other Business.

CARRIED UNANIMOUSLY

5. **ADOPTION OF MINUTES**

- 5.1 **Special Open Council Meeting November 19, 2025**
- 5.2 **Public Hearing (Zoning) Minutes November 24, 2025**
- 5.3 **Open Council Meeting Minutes November 25, 2025**
- 5.4 **Special Open Council Meeting November 27, 2025**

MOVED AND SECONDED  
**Resolution No. 2025 - 613**

**THAT** the minutes of the Special Open Council meeting held on November 19, 2025, the Public Hearing (Zoning) held on November 24, 2025, the Open Council meeting held on November 25, 2025, and the Special Open Council meeting held on November 27, 2025, be now adopted.

CARRIED UNANIMOUSLY

*\*Councillor Santiago arrived at 5:02 pm and participated electronically*

## **6. DELEGATIONS AND INVITED PRESENTATIONS**

### **6.1 Invited Presentation: Metro Vancouver - Second Narrows Tunnel Project Update**

**Presenters: Murray Gant, Director Major Projects; Keith Threadkell, Project Manager, Major Projects; and Lena Zordan, Supervisor, Community Engagement**

Murray Gant, Director Major Projects, Metro Vancouver, appeared before Council and provided an update on the Second Narrows Water Supply Tunnel project. The speaker advised that the project consists of a 1.1 km long tunnel with 3 shafts which is 30 meters below bottom of Burrard Inlet and meets current seismic standards and increases capacity of the drinking water system.

M. Gant advised that the project has reached several milestones including:

- substantial completion of construction as of July 2025;
- successful connection to Capilano Water Main 7 now in service; and
- substantial completion of phase one of the site restoration in Montrose Park.

The speaker provided additional information on the connection timeline noting that connection to Seymour 2 and Seymour 5 water mains are expected to be completed in 2026 to 2027; and 2028 will see the commissioning and completion of site restoration.

The speaker noted that access at Montrose Park would still be required although the project footprint will be decreased and park trails and paths remain open. The gravel access road will remain closed until project completion in 2028.

M. Gant provided renderings of the restoration and planting work that would take place in Montrose Park. The speaker advised that Metro Vancouver is keeping the community updated on work in Montrose Park, noting there is a project webpage and new site signage as well as keeping communication open with City staff and extending the dedicated community liaison until project completion.

In conclusion, the speaker shared a short video with project highlights and emphasized that the project is now award winning having received the 2024 Tunnelling Association of Canada's Canadian Project of the Year Award, as well as the 2025 Award of Excellence from the Association of Consulting Engineers.

**6.2 Delegation: Movement: Metro Vancouver Transit Riders - Keep Rapid Transit in Burnaby Heights**

**Speaker: Michelle Scarr, Director of Operations and Strategy**

Michelle Scarr, Director of Operations and Strategy, Movement, and Cuthbert Klippenstein, Burnaby Heights resident and Movement volunteer, appeared before Council presenting the importance of maintaining rapid transit in Burnaby Heights.

M. Scarr outlined several benefits of public transit, noting that households can save approximately \$10,000 annually compared to car ownership. M. Scarr added that buses improve road safety, provide independence for seniors and youth, foster social connections regardless of income, and support continued growth without gridlock.

C. Klippenstein shared feedback from North Burnaby transit riders, highlighting the lack of a consistent north-south route, which affects both residents and visitors.

M. Scarr stated that the Hastings/Willingdon corridor experiences the worst delays in Burnaby, estimating cumulative delays equal to approximately one month daily.

C. Klippenstein described Movement's vision for median bus rapid transit (BRT), where a bus lane replaces one general travel lane in the center of the road. He noted this design minimizes traffic conflicts, improves efficiency and safety, and allows for wider sidewalks while preserving curb lanes for parking or pedestrian space.

The speakers emphasized that BRT should increase road capacity while reducing congestion, as buses carry more passengers than private vehicles. The delegation concluded that this approach would prevent Hastings Street from becoming overcrowded with cars and preserve space for other uses.

**7. ADMINISTRATIVE REPORTS**

**7.1 MAYOR HURLEY - PROPOSED MOTION: PROPOSED ZONING BYLAW AMENDMENTS - R1 SSMUH DISTRICT**

Mayor Hurley submitted a Proposed Motion seeking Council approval to direct staff to further amend the Burnaby Zoning Bylaw with respect to the R1 small-scale multi-unit housing (SSMUH) District.

MOVED AND SECONDED  
**Resolution No. 2025 - 614**

**THAT** staff be directed to further amend the Burnaby Zoning Bylaw to affect the following changes for the R1 District:

1. A minimum of one (1) parking space per unit is required.
2. No more than four (4) units per parcel with a lot area less than 623 m<sup>2</sup>.

DEFEATED

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

**7.2 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 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. 2025 - 615**

**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 9, 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

**7.3 RENEWAL OF CITY FLEET INSURANCE**

The General Manager Community Safety submitted a report seeking Council approval for an expenditure of up to \$1,042,000 to renew the City's Vehicle Fleet Insurance Program.

MOVED AND SECONDED  
**Resolution No. 2025 - 616**

**THAT** an expenditure of up to \$1,042,000, payable to Aon Reed Stenhouse, to fund the City's Fleet Auto Liability, Collision, and Comprehensive Insurance

Programs effective January 1, 2026, as further detailed in the report titled “Renewal of City Fleet Insurance” dated December 9, 2025, be approved.

CARRIED UNANIMOUSLY

**7.4 5980 KATHLEEN AVENUE - PROPOSED AMENDMENTS TO HOUSING AGREEMENT TERMS**

The General Manager Planning and Development submitted a report seeking Council approval to amend and restate the Housing Agreement for 5980 Kathleen Avenue (Broadview) to implement the unit-transfer proposal advanced on July 22, 2025 (REZ #24-22) as it relates to Broadview.

MOVED AND SECONDED  
**Resolution No. 2025 - 617**

**THAT** the proposed amendments to the Housing Agreement for 5980 Kathleen Avenue, including repeal and replacement of the existing Housing Agreement Bylaw through an Amended and Restated Housing Agreement, as set out in Section 3.0 of the report titled “5980 Kathleen Avenue – Proposed Amendments to Housing Agreement Terms,” dated December 9, 2025, be approved.

CARRIED UNANIMOUSLY

**7.5 SALMON HABITAT EXPANSION IN BURNABY FRASER FORESHORE PARK**

The General Manager Planning and Development, and the Deputy General Manager Parks, Recreation and Culture submitted a report seeking Council authorization to work with Raincoast Conservation Foundation and the Department of Fisheries and Oceans on the proposed expansion of salmon habitat in Burnaby Fraser Foreshore Park.

MOVED AND SECONDED  
**Resolution No. 2025 - 618**

**THAT** staff be authorized to work with the Raincoast Conservation Foundation and the Department of Fisheries and Oceans on the proposed salmon habitat enhancement project in Burnaby Fraser Foreshore Park, as detailed in Section 3.0 and Attachment 2 of the report titled “Salmon Habitat Expansion in Burnaby Fraser Foreshore Park,” dated December 9, 2025.

CARRIED UNANIMOUSLY

**7.6 METRO VANCOUVER SOLID WASTE LICENCE APPLICATION - 5210 BYRNE ROAD**

The General Manager Planning and Development submitted a report providing recommendations on a Metro Vancouver Solid Waste Licence Application from Anaconda Systems Limited to build an organic waste composting facility at 5210 Byrne Road.

MOVED AND SECONDED  
**Resolution No. 2025 - 619**

**THAT** the report titled “Metro Vancouver Solid Waste Licence Application – 5210 Byrne Road” dated December 9, 2025, be now **TABLED**.

CARRIED

*(Opposed: Mayor Hurley and Councillors Dhaliwal, Keithley and Wang)*

**7.7 TUP #25-07 - 7825 EDMONDS STREET - 2ND FLOOR**

The General Manager Planning and Development submitted a report seeking Council approval for Temporary Use Permit (TUP) #25-07 to permit a billiard hall at 7825 Edmonds Street.

MOVED AND SECONDED  
**Resolution No. 2025 – 620**

**THAT** Temporary Use Permit #25-07 included as Attachment 2 to the report titled “TUP #25-07 – 7825 Edmonds Street – 2<sup>nd</sup> Floor” dated December 9, 2025, be approved, and

**THAT** the City Solicitor be directed to register notice of Temporary Use Permit #25-07 with the New Westminster Land Title Office.

CARRIED UNANIMOUSLY

**7.8 TUP #25-08 - UNIT 207-3751 NORTH FRASER WAY**

The General Manager Planning and Development submitted a report seeking Council approval for Temporary Use Permit (TUP) 25-08 to permit a security service office with storage and support workshop at 3751 North Fraser Way in unit 207.

MOVED AND SECONDED

**Resolution No. 2025 - 621**

**THAT** Temporary Use Permit #25-08 included as Attachment 2 to the report titled “TUP #25-08 – Unit 207-3751 North Fraser Way” dated December 9, 2025, be approved, and

**THAT** the City Solicitor be directed to register notice of Temporary Use Permit #25-08 with the New Westminster Land Title Office.

CARRIED UNANIMOUSLY

**7.9 MURAL FUNDING PROPOSAL - BUS SHELTER PILOT**

The General Manager Community Safety submitted a report seeking Council approval of funding for the application of artistic vinyl murals as a pilot project for graffiti vandalism prevention of City of Burnaby glass bus shelters.

MOVED AND SECONDED

**Resolution No. 2025 - 622**

**THAT** the cost of \$11,000 for the application of artistic vinyl murals on six Burnaby bus shelters, to be funded from the 2025 Mural Grant Program, as outlined in the report titled “Mural Funding Proposal – Bus Shelter Pilot” dated December 9, 2025, be approved.

CARRIED UNANIMOUSLY

**7.10 CA - BURNABY ANIMAL SHELTER**

The Deputy General Manager Finance submitted a report seeking Council approval for a Contract Award (CA) for the design and construction services for the Burnaby Animal Shelter replacement project.

MOVED AND SECONDED

**Resolution No. 2025 - 623**

**THAT** a contract award to Vasto Builders Inc. for an estimated cost of \$5,000,000 including taxes, as outlined in the report titled “CA - Burnaby Animal Shelter” dated December 9, 2025, be approved for the pre-construction, design and construction services for the Burnaby Animal Shelter project.

CARRIED UNANIMOUSLY

**7.11 CA - DRIVING RANGE TECHNOLOGY**

The Deputy General Manager Finance submitted a report seeking Council approval for a Contract Award (CA) for the provision of a comprehensive Driving Range Technology solution.

MOVED AND SECONDED

**Resolution No. 2025 - 624**

**THAT** a contract award to Trackman Inc./ TrackMan A/S (Denmark), for an estimated cost of \$1,940,298 including taxes, as outlined in the report titled “CA – Driving Range Technology” dated December 9, 2025 be approved; and

**THAT** final payment will be based on the actual quantity of goods and services delivered, and unit prices as proposed.

CARRIED UNANIMOUSLY

**7.12 CA - EILEEN DAILY POOL AHU2 & BOILERS REPLACEMENT**

The Deputy General Manager Finance submitted a report seeking Council approval for a Contract Award (CA) for replacing existing air handling unit and boilers at Eileen Dailly Pool.

MOVED AND SECONDED

**Resolution No. 2025 – 625**

**THAT** a contract award to RAM Mechanical Ltd. for an estimated cost of \$757,050 including taxes, as outlined in the report titled “CA – Eileen Dailly Pool AHU2 & Boilers Replacement” dated December 9, 2025, be approved;

**THAT** a contingency for an estimated amount of \$84,000 including tax is approved for the recent environmental regulations imposed; and

**THAT** final payment will be based on the actual quantity of goods and services delivered and hourly rates submitted.

CARRIED UNANIMOUSLY

**7.13 CC - NON-MARKET HOUSING ROADWORKS AT FOUR SITES**

The Deputy General Manager Finance submitted a report seeking Council approval to award a Contract Change (CC) for the Non-Market Housing Roadworks at four sites project.

MOVED AND SECONDED

**Resolution No. 2025 - 626**

**THAT** a contract change to Crown Contracting Ltd. for an estimated cost of \$1,247,157 including taxes, as outlined in the report titled “CC - Non-Market Housing Roadworks at Four Sites” dated December 9, 2025; and

**THAT** final payment will be based on the actual quantity of goods and services delivered and unit prices as submitted.

CARRIED UNANIMOUSLY

**8. COMMITTEE REPORTS**

**8.1 ECC- FESTIVALS BURNABY GRANT FALL INTAKE 2025**

The Executive Committee of Council (ECC) submitted a report seeking Council approval for Festivals Burnaby Grant Program Fall 2025 intake recommendation.

MOVED AND SECONDED

**Resolution No. 2025 - 627**

**THAT** the disbursement of the Festivals Burnaby Grant totaling up to \$50,300 for the fall intake, as outlined in Attachment 2 of the report titled "Festivals Burnaby Grant Fall Intake 2025" dated December 1, 2025, be approved.

CARRIED UNANIMOUSLY

**8.2 ECC - COMMUNITY GRANT REQUEST - BURNABY SENIORS RESOURCE SOCIETY (25.05.O, 25.24.I)**

The Executive Committee of Council (ECC) submitted a report providing additional information and seeking Council approval of the Burnaby Seniors Resource Society's grant requests.

MOVED AND SECONDED

**Resolution No. 2025 - 628**

**THAT** the following Operating (O) grant be approved:

- 25.05.O - \$2,250 - Burnaby Seniors Resource Society for 2026 operating expenses; and

**THAT** the following Initiative (I) grant be approved:

- 25.24.1 - \$6,900 - Burnaby Seniors Resource Society for their Healthy Aging Series.

CARRIED UNANIMOUSLY

**8.3 IRFCC - VISIT OF THE KUSHIRO HOCKEY TEAM TO BURNABY**

The International Relations and Friendship Cities Committee (IRFCC) submitted a report seeking Council approval for an allocation of up to \$18,500 from the Gaming Reserve to support the visit of the Kushiro hockey team to Burnaby.

MOVED AND SECONDED  
**Resolution No. 2025 - 629**

**THAT** up to \$18,500 be allocated from the Gaming Reserve to accommodate the visit of Kushiro hockey team to Burnaby.

CARRIED UNANIMOUSLY

**9. CONSENT AGENDA**

Council requested to vote on Items 9.3 and 9.4 separately.

MOVED AND SECONDED

**THAT** resolutions for Items 9.1, 9.2, 9.5, 9.6, 9.7, 9.8 and 9.9 on the Consent Agenda on the Regular Council Meeting of December 9, 2025, be approved.

CARRIED UNANIMOUSLY

**9.1 CUSTOMER SERVICE CENTRE AND NON-EMERGENCY CALL CENTRE - PROJECT UPDATE AND NEXT STEPS**

The Deputy Chief Administrative Officer/Chief Financial Officer and the General Manager Community Safety submitted a report providing Council with an update on the development, performance, and planned next steps for the City's Customer Service Centre (CSC) and Non-Emergency Call Centre (NECC), including progress on departmental onboarding, service improvements, and technology modernization.

**Resolution No. 2025 - 630**

**THAT** the report titled “Customer Service Centre and Non-Emergency Call Centre – Project Update and Next Steps” dated December 9, 2025, be received for information.

CARRIED UNANIMOUSLY

**9.2 2025 LIVING WAGE RATE UPDATE**

The Deputy Chief Administrative Officer/Chief Financial Officer submitted a report providing Council with information on changes to the 2025 Living Wage Rate – Metro Vancouver.

**Resolution No. 2025 - 631**

**THAT** the report titled “2025 Living Wage Rate Update” dated December 9, 2025, be received for information.

CARRIED UNANIMOUSLY

**9.5 ECC - PARKS, RECREATION AND CULTURE COMMITTEE TERMS OF REFERENCE**

The Executive Committee of Council (ECC) submitted a report providing revised Terms of Reference (TOR) for the Parks, Recreation and Culture Committee (PRCC) for Council information. As per S.14.10. of the Burnaby Procedure Bylaw, Bylaw No. 14610, the revisions will be brought to the PRCC for input, and any input will be provided to Council for final approval.

**Resolution No. 2025 - 632**

**THAT** the updated Terms of Reference for Parks, Recreation and Culture Committee, as discussed at the Executive Committee of Council meeting on December 1, 2025, and outlined in Attachment 1 of this report titled "Parks, Recreation and Culture Committee Terms of Reference", dated December 9, 2025, be received for information.

CARRIED UNANIMOUSLY

**9.6 FMC - FINANCIAL REPORT AS AT 2025 PERIOD 11**

The Financial Management Committee (FMC) submitted a report providing Council with an overview of the City’s financial activity as of the end of Period 11

and to compare that activity with the amended 2025 - 2029 Financial Plan adopted by Council on October 28, 2025.

**Resolution No. 2025 – 633**

**THAT** the report titled “Financial Report as at 2025 Period 11” dated December 2, 2025, of the Financial Management Committee meeting, be received for information.

CARRIED UNANIMOUSLY

**9.7 FMC - SU: KEY IT INITIATIVES - JULY TO DECEMBER 2025**

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

**Resolution No. 2025 - 634**

**THAT** the report titled "SU: Key IT Initiatives – July to December 2025" dated December 2, 2025, of the Financial Management Committee meeting, be received for information.

CARRIED UNANIMOUSLY

**9.8 FMC - SU: SIGNIFICANT CIVIC PROJECTS (DECEMBER 2025)**

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

**Resolution No. 2025 - 635**

**THAT** the report titled "SU: Significant Civic Projects" dated December 2, 2025, of the Financial Management Committee meeting, be received for information.

CARRIED UNANIMOUSLY

**9.9 FMC - SU: MAJOR ENGINEERING PROJECTS (DECEMBER 2025)**

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

**Resolution No. 2025 - 636**

**THAT** the report titled "SU: Major Engineering Projects" dated December 2, 2025, of the Financial Management Committee meeting, be received for information.

CARRIED UNANIMOUSLY

**9.4 SU: PARK DEDICATION AT DISCOVERY PLACE PARK, CARIBOO CONSERVATION AREA AND BRUNETTE RIVER CONSERVATION AREA**

The Deputy General Manager Parks, Recreation and Culture and the Approving Officer submitted a report providing Council with a status update (SU) on the implementation of park dedication for Discovery Place Park, Cariboo Conservation Area, and Brunette River Conservation Area, following Council's direction to proceed with formal dedication for long-term protection.

MOVED AND SECONDED  
**Resolution No. 2025 - 637**

**THAT** the report title "SU: Park Dedication at Discovery Place Park, Cariboo Conservation Area and Brunette River Conservation Area" dated December 9, 2025, be received for information.

CARRIED UNANIMOUSLY

**9.3 LEWARNE PARK CONCEPT PLAN**

The Deputy General Manager Parks, Recreation and Culture submitted a report informing Council of the plan and timeline for development of the Lewarne Park project.

MOVED AND SECONDED  
**Resolution No. 2025 - 638**

**THAT** the report titled "Lewarne Park Concept Plan" dated December 9, 2025, be **REFERRED** to the Parks, Recreation and Culture Committee.

CARRIED  
(Opposed: Councillors Gu, Tetrault and Keithley)

**10. INFORMATION REPORTS**

No Information Reports were received.

**11. BYLAWS**

**11.1 THIRD READING**

Council requested to vote on Bylaw #14779 and Bylaw #14782 separately.

11.1.2 #14780 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 17, 2025 -  
REZ #25-08 (8265/69/73/77/81/87/89/93 and 8303 10th Avenue)

**Resolution No. 2025 - 639-1**

**THAT** Bylaw No. 14780 be now read a third time.

CARRIED UNANIMOUSLY

11.1.3 #14781 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 18, 2025 -  
REZ #25-10 (Ptn. of 6800 Lougheed Highway)

**Resolution No. 2025 - 639-2**

**THAT** Bylaw No. 14781 be now read a third time.

CARRIED UNANIMOUSLY

11.1.1 #14779 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 16, 2025 -  
REZ #23-15 (Ptn. of 4567 Lougheed Hwy)

MOVED AND SECONDED

**Resolution No. 2025 - 640**

**THAT** Bylaw No. 14779 be now read a third time.

CARRIED  
(Opposed: Councillor Dhaliwal)

11.1.4 #14782 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 19, 2025 -  
REZ #25-15 (5889 Barker Avenue)

MOVED AND SECONDED

**Resolution No. 2025 - 641**

**THAT** Bylaw No. 14782 be now read a third time.

CARRIED  
(Opposed: Councillors Lee and Wang)

**11.2 FINAL ADOPTION**

11.2.1 #14762 - Burnaby 2050 Official Community Plan Bylaw

**Resolution No. 2025 - 642-1**

**THAT** Bylaw No. 14762 be now read a final time and adopted.

CARRIED UNANIMOUSLY

11.2.2 #14784 - Burnaby Waterworks Regulation Bylaw 1953, Amendment Bylaw No. 1, 2025

**Resolution No. 2025 - 642-2**

**THAT** Bylaw No. 14784 be now read a final time and adopted.

CARRIED UNANIMOUSLY

11.2.3 #14785 - Burnaby Sewer Charge Bylaw 1961, Amendment Bylaw No. 1, 2025

**Resolution No. 2025 - 642-3**

**THAT** Bylaw No. 14785 be now read a final time and adopted.

CARRIED UNANIMOUSLY

11.2.4 #14786 - Burnaby Consolidated Fees and Charges Bylaw, Amendment Bylaw No. 4, 2025

**Resolution No. 2025 - 642-4**

**THAT** Bylaw No. 14786 be now read a final time and adopted.

CARRIED UNANIMOUSLY

11.2.5 #14788 - Burnaby Housing Agreement (6479 Selma Avenue) Bylaw 2025

MOVED AND SECONDED

**Resolution No. 2025 - 642-5**

**THAT** Bylaw No. 14788 be now read a final time and adopted.

CARRIED UNANIMOUSLY

**11.3 THIRD READING AND FINAL ADOPTION**

Council requested to vote on Bylaw #14783 and Bylaw #14787 separately.

11.3.1 #14783 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 20, 2025 - Text Amendment (R1 District - SSMUH)

Arising from discussion, the following amendment was introduced:

MOVED AND SECONDED  
**Resolution No. 2025 – 643**

**THAT** under s. 101.4, the row under Maximum Lot Coverage titled "Rear Principal Buildings" be deleted in its entirety, in order to remove the requirement that Rear Principal Buildings be limited to 33.3% of maximum lot coverage for all buildings.

CARRIED UNANIMOUSLY

MOVED AND SECONDED  
**Resolution No. 2025 – 644**

**THAT** Bylaw No. 14783 be now read a third time and final time and adopted, **AS AMENDED.**

CARRIED UNANIMOUSLY

11.3.2 14787 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 21, 2025 - Text Amendment (Community Benefit Rates and Capital Cost Rates)

MOVED AND SECONDED  
**Resolution No. 2025 – 645**

**THAT** Bylaw No. 14787 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 December 9, 2025.

**13. OTHER BUSINESS**

**13.1 COUNCILLOR LEE: NOTICE OF MOTION RE: 5389 IMPERIAL STREET BC HOUSING PROPOSAL**

Councillor Lee introduced a Notice of Motion regarding the BC Housing Proposal at 5389 Imperial Street.

There being no objection, the Notice of Motion was waived and the Motion was before Council.

Arising from discussion, the following amendment was introduced:

MOVED AND SECONDED

WHEREAS BC Housing has proposed to lease the City-owned property at 5389 Imperial Street for the purpose of developing a complex care and supportive housing facility; and

WHEREAS Considerable concerns have been raised regarding public safety and the appropriateness of the venue; and

WHEREAS BC Housing has announced that it will not “host public hearings, panels or town hall type events”; and

WHEREAS On November 28, 2025 staff was authorized by Council to enter negotiations with the Provincial Rental Housing Corporation for a 60-year ground lease of this land;

BE IT RESOLVED THAT the Burnaby City Council

(1) Acknowledges the concerns we have received from the residents; and

(2) Urges BC Housing to undertake a more public-oriented, comprehensive, transparent and accountable engagement process, including broader opportunities for residents to participate.; and

~~(3) Directs staff to stop negotiations with BC Housing for the lease of this City owned property UNTIL a clear majority of the expanded neighborhood is supportive of this facility.~~

CARRIED  
(Opposed: Councillor Lee)

The motion, **AS AMENDED**, was now before Council for a final vote:

MOVED AND SECONDED

**Resolution No. 2025 - 646**

WHEREAS BC Housing has proposed to lease the City-owned property at 5389 Imperial Street for the purpose of developing a complex care and supportive housing facility; and

WHEREAS Considerable concerns have been raised regarding public safety and the appropriateness of the venue; and

WHEREAS BC Housing has announced that it will not “host public hearings, panels or town hall type events”; and

WHEREAS On October 28, 2025 staff was authorized by Council to enter negotiations with the Provincial Rental Housing Corporation for a 60-year ground lease of this land;

BE IT RESOLVED THAT the Burnaby City Council

(1) Acknowledges the concerns we have received from the residents; and

(2) Urges BC Housing to undertake a more public-oriented, comprehensive, transparent and accountable engagement process, including broader opportunities for residents to participate-

CARRIED UNANIMOUSLY

**14. RELEASE OF CLOSED MEETING DECISIONS**

**14.1 Resolution No. C2025 - 175**

*THAT the Council members' appointments and respective vote allocation for the Metro Vancouver Regional District Board of Directors and Alternates, as outlined in Attachment 1 of this report, be received for information;*

*THAT the Council members' appointments to the various regional and local organizations, as outlined in Attachment 2 of this report, be approved;*

*THAT the Council members' appointments to the various Standing Committees, as outlined in Attachment 3 of this report, be received for information;*

*THAT the Council members' and resident representatives' appointments and reappointments to the various Advisory Bodies, as outlined in Attachment 4 of this report, be approved; and*

*THAT the recommendation and Attachments 1, 2, 3 and 4 of this report be released to the Open Council meeting on December 9, 2025.*

CARRIED UNANIMOUSLY

**Resolution No. C2025 - 187**

*THAT the appointment of Council members and representatives to the Mayor's Task Force on Burnaby Economic Growth and Resilience, as identified in Section 3.0 and Attachment 2 of this report, be approved; and*

*THAT the recommendation and Attachment 2 of this report be immediately released to the Open Council meeting on December 9, 2025.*

CARRIED UNANIMOUSLY

**15. ADJOURNMENT**

**THAT** the Open Council meeting adjourn at 6:47 pm.

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Mike Hurley  
MAYOR

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Blanka Zeinabova  
DEPUTY CORPORATE OFFICER

DRAFT