

PLANNING AND DEVELOPMENT COMMITTEE

TO: *MAYOR AND COUNCILLORS*

**SUBJECT: PLANNING AND DEVELOPMENT COMMITTEE WORK PLAN UPDATE
2025 – 2026**

RECOMMENDATION:

THAT the report titled “Planning and Development Committee Work Plan Update 2025 – 2026”, dated February 4, 2026, of the Planning and Development Committee meeting, be received for information.

REPORT

The Planning and Development Committee, at its meeting held on February 4, 2026, received and adopted the attached report providing a summary of activities of the Planning and Development Committee during 2025 and proposing a work plan for 2026.

On behalf of the Planning and
Development Committee,

Councillor P. Calendino
Chair

Councillor J. Wang
Vice Chair

TO: PLANNING AND DEVELOPMENT COMMITTEE (PDC)
FROM: GENERAL MANAGER PLANNING AND DEVELOPMENT
SUBJECT: **PLANNING AND DEVELOPMENT COMMITTEE WORK PLAN
UPDATE 2025 - 2026**
PURPOSE: To provide a summary of activities of the Planning and Development Committee during 2025 and to propose a work plan for 2026.

RECOMMENDATION

THAT the report titled “Planning and Development Committee Work Plan Update 2025 – 2026” dated February 4, 2026, be received for information.

EXECUTIVE SUMMARY

This report provides a summary of the Planning and Development Committee’s activities for 2025 and links those activities to the advancement of the City’s planning and development objectives and development outcomes. A brief description of activities for 2026 is also presented for information.

1.0 POLICY SECTION

The proposed amendments outlined in this report align with the following provincial and municipal laws, bylaws, and policies, including:

- *Local Government Act* (2015)
- Metro Vancouver Regional Growth Strategy (2023)
- Corporate Strategic Plan (2022)
- Burnaby Housing Needs Report (2021; interim update 2024)
- HOME: Burnaby’s Housing and Homelessness Strategy (2021)
- Mayor’s Task Force on Community Housing Final Report (2019)
- Burnaby 2050 Official Community Plan (2025)
- Burnaby Transportation Plan (2021)

2.0 BACKGROUND

The Planning and Development Committee (PDC) advises Council on transportation planning, affordable housing, City land leasing for non-market and special needs

housing, planning issues for residential land use, and reports on the impacts of federal and provincial policies on the aforementioned topics.¹

This report outlines progress made in 2025 in meeting the Committee’s mandate and proposes a 2026 work plan. The activities and actions in the report are organized by the following topic areas: Official Community Plan and Community Plans; Housing Policy and Planning; Regulatory and Development Approvals Processes; Development Permit Activity; Building Permit Activity; and Transportation Planning.

3.0 GENERAL INFORMATION

3.1 2025 Work Plan Review

Presented below are highlights of the Committee’s activities for 2025. While the majority of housing, land use and development matters are presented at this committee, there are other related items which were directly reported through Council (e.g. amendments to the R1 Zoning District (Small Scale Multi-Unit Housing (SSMUH)), Housing Accelerator Fund, leases for non-market housing, other land use policy, etc.).

3.1.1 Official Community Plan and Community Plans

Burnaby 2050 Official Community Plan - a new long-range vision for the growth and development of Burnaby to 2050 and beyond was adopted on December 9, 2025, when the Official Community Plan (OCP) bylaw received Final Approval from Council. The Committee oversaw the development of the plan over the plan’s four-year development process, and in 2025 received reports on the final phase of consultation, the draft plan, and progress on the creation of Development Permit Areas (a project arising from the OCP).

In 2025, the Committee reviewed and approved three Community Plans:

Edmonds Community Plan - guides growth in southeast Burnaby, by envisioning it as a vibrant regional town center with three distinct nodes. The plan provides diverse housing choices including support for rental housing, the “Blue-Green” network concept to connect parks, trails, greenways and creeks, and the transformation of Kingsway and Edmonds streets into pedestrian-oriented thoroughfares.

Royal Oak Community Plan - reimagines the neighbourhood as one with more housing options in a transit-friendly "Urban Village" setting. Key ideas for Royal Oak are to establish the Village Centre Node (Kingsway and Royal Oak Avenue) and the Station Node (near Royal Oak SkyTrain Station) as high-density gateways; to create an employment district that will preserve industrial jobs while encouraging "creative" uses like studios, workshops, and a new brewery district;

¹ From Planning and Development Committee Terms of Reference (last date approved by Mayor: April 22, 2025).

and to transform Kingsway into a safer, more pedestrian-friendly boulevard with multi-modal connections.

Cascade Heights Community Plan - establishes a framework to transform the area into a vibrant "Urban Village" that balances its role as a hospital precinct with its identity as a quiet residential neighborhood. Key strategies for Cascade Heights are to establish Sunset Street (east of Smith Avenue) as a pedestrian-oriented "High Street" with street-level retail and medical/health services; expand park and trail opportunities; and provide streets that are safer for pedestrians and cyclists.

BC Parkway Framework - The Committee also received a report titled, "BC Parkway – Boundary to Royal Oak Framework Plan." This report outlined the land use and design concepts for the transformation of the BC Parkway into an active, people-oriented space.

3.1.2 Housing Policies and Programs

Affordable Housing Grants - new criteria for how Community Benefit Bonus Affordable Housing Reserve (CBBHR) grant requests for community-sponsored and City-initiated non-market housing developments would be considered were approved in 2025, in addition to criteria for grants that support the acquisition of existing purpose-built market rental buildings by non-profit organizations. In 2025, the Committee received one grant request for the non-market housing project at 3770 Trinity Street.

Tenant Protection Bylaw and Development Permit - transition to a Tenant Protection Bylaw and designation of the Tenant Protection Development Permit Area with associated Development Permit Guidelines was approved by the Committee in March 2025. While the City's Tenant Assistance Policy (TAP) has been successful in supporting tenants, new provincial legislation in 2024 gave local governments authority to adopt Tenant Protection Bylaws and to designate Development Permit Areas to mitigate the effects of displacement on tenants affected by the redevelopment of existing rental units. The main benefits of this approach are the ability to protect tenants outside of the rezoning process and the authority to enforce tenant protection requirements through the mechanisms of bylaw enforcement to ensure compliance.

HOME Strategy Update - progress on 2024 implementation of HOME: Burnaby's Housing and Homelessness Strategy was shared with the Committee in March 2025. Significant progress was made on Phase 1 and Phase 2 actions, including completion of Housing Choices through the adoption of the R1 zoning district to permit SSMUH throughout low density residential areas of the City, completion of a second review of TAP, improved building permit processes for single and two-family permits, and creation of the Burnaby Housing Authority and selection of its Board of Directors.

Rental Use Zoning Policy Amendment - an amendment to the Rental Use Zoning Policy was completed, which will allow developers to use the full balance of surplus RMr density for purpose-built market rental units, and removed the previous requirement for a CMHC median-market unit for every market rental unit. This change responded to current economic conditions and is intended to improve project viability and encourage additional market rental housing supply.

CMHC Housing Accelerator Fund (HAF) Program Implementation - In 2025, Burnaby completed all seven HAF Action Plan initiatives, including delivering major advances in zoning modernization, streamlined approvals, and digital permitting tools. These system-wide improvements have dramatically reduced residential permitting times, resulting in accelerated delivery of new homes. The City achieved 158% of its Year 2 housing supply target, permitting 6,032 new homes.

3.1.3 Regulatory and Development Approvals Processes

Development Approvals Process (DAP) Program - In 2025, the DAP program made significant progress across major end-to-end and improvement initiatives. Thirteen of 16 projects reached completion or near completion, including substantial enhancements to the rezoning and subdivision Complex E2E redesign, that reduces processing times. Integration of District Energy requirements strengthened coordination across planning, building, and utility teams. Updates to cannabis and liquor policies and the introduction of new EnerGov case types modernized regulatory processes. Transition work on Streamside, Form & Character, and Tenant Assistance Development Permits will align workflows for when these permits come into effect. Enhancements to the My Permits Portal brought nearly 90% of building and trade permit applications online.

Zoning Compliance Tool (Archistar) - In 2025, the City launched a pilot for two new digital tools that streamline the R1 permitting process. *Explore* shows key zoning requirements for R1 residential properties, allowing citizens to quickly find essential details such as permitted dwelling units, parking rules, and technical standards like height and setbacks to support accurate building design. *eCheck* reviews building plans for compliance with the Zoning Bylaw and generates a report highlighting where designs meet or do not meet regulations. During the pilot, participants can submit drawings to receive a compliance report to include with their permit application, helping staff review and process applications faster.

Standardized Approaches for Processing Development Fees and Charges for New Districts - with the introduction of the new height-based zoning framework (June 2025), and a new set of development fees and charges, clarity for applicants was needed to establish a clear, standardized approach for when applicants choose to rezone from the previously approved zoning framework to

the new one. The new approach sets out how applicants can take on new rezoning obligations in place of previous density bonus commitments or other requirements, ensuring their projects align with current development regulations and fees.

3.1.4 Development Approval Activity

In 2025, the rezoning applications that advanced to Council for Final Adoption represented more than 12,000 housing units, including over 1,000 secured non-market units. In 2025, PDC requested a new process whereby new rezoning applications are to be considered by Committee prior to Council consideration.

In total, the PDC considered eleven new rezoning applications last year. These proposals spanned all four quadrants of the city and, if approved and constructed, would deliver a range of housing forms, tenures and affordability levels aligned with Council's housing objectives. A significant milestone among these applications was the Burnaby Housing Authority's first project, located at 10th Avenue and Newcombe Street, which advanced in October 2025. The eleven applications are as follows:

- REZ #18-24 – 4161 Dawson Street – Tower 4, Gilmore Place Phase 2 – High-rise residential building (Gilmore Place Tower 4), with ground level commercial and public open space.
- REZ #23-15 – Portion of 4567 Lougheed Hwy – Brentwood Site Conceptual Master Plan update to align with City's height-based framework.
- REZ #24-22 – 5978 Wilson Avenue – High-rise residential rental tower with childcare and neighbourhood commercial.
- REZ #25-03 – 9500 Erickson Drive – Proposed residential rental towers with new publicly accessible roads and paths through the site.
- REZ #25-19 – 9809-9998 Rathburn Drive – Preliminary four-building concept focused on student housing.
- REZ #25-08 – 8265-8303 10th Avenue – BHA Purpose-Built Rental – Two six-storey rental buildings with shared amenities/parking.
- REZ #25-10 – Portion of 6800 Lougheed Highway – Phase 1A includes three mid-rises with neighbourhood commercial uses and childcare.
- REZ #25-14 – 4269 Hastings Street – Mixed-use six storey development.
- REZ #25-15 – 5889 Barker Avenue – Additional storeys to facilitate a 12-storey market and non-market rental building next to a strata condo tower.
- REZ #25-04 – 1030 Sperling Avenue – Four-storey stacked townhouse development.
- REZ #25-07 – 7305-7317 Buller Avenue – Eight-storey purpose-built rental development.

Many of the rezoning applications introduced to the Planning and Development Committee in 2025 are expected to advance to Third Reading and Final Adoption

in the first half of 2026, while those applications that were not authorized by the Committee or Council to proceed to bylaw readings may return to PDC at a later date (i.e. 9809–9998 Rathburn Drive).

3.1.5 Building Permit Activity

2025 was a record year for building permit activity. The total construction value of permits issued was \$3.1 billion. The previous record was in 2022 at \$2.5 billion. The 2024 value of construction was \$1.8 billion.

In 2025, the City issued 1225 permits for all construction, including the following: 392 permits were issued for new construction with the following breakdown:

TYPE	NUMBER
Single-family	209
Two-family	113
Multi-family	45
Commercial	17
Industrial	8

Permits for a total of 4,919 new dwelling units were issued in 2025.

Once completed, the residential building permits total over 4,500+ dwelling units.

Additionally, the City issued the following number of trade permits:

TYPE	NUMBER
Electrical	3,528
Plumbing	1,305
Gas	1,419

3.1.6 Transportation Planning

The Brentwood Pedestrian and Cyclist Linkage Project was presented to the Committee, outlining the needs of the Brentwood Town Centre for a sustainable transportation option across the rail corridors and the highway to connect to the City broader active transportation network. The three project phases from initial review to conceptual design were highlighted with the first public engagement to commence in early 2026. The Project Team will be reporting back to the Committee on the results of the public engagement and technical findings in 2026.

3.1.3.2 Proposed Work Program for 2026

A number of key planning documents and strategies are anticipated to be finalized in 2026: the repeal and replacement of Burnaby Zoning Bylaw 1965 with an entirely updated Burnaby Zoning Bylaw; the adoption of Development Permit Guidelines for

three Development Permit Areas, namely, Form and Character, Streamside Protection, and Tenant Protection.

3.2.1 Official Community Plan and Community Plans

OCP Implementation Action Plan - with the adoption of the new OCP, an implementation action plan will be created to outline the monitoring framework, implementation strategy and reporting plan to ensure progress on achieving the objectives and policies in the OCP. An initial framework to set direction on the implementation action plan is anticipated to be brought forward to the Committee in spring 2026.

Development Permit Areas and Guidelines - Burnaby2050 introduced three new Development Permit Areas (DPAs) in the City to provide additional protection to tenants, safeguard sensitive ecosystems and ensure high quality urban design in new buildings and the public realm. As part of early implementation, work is already underway on these three DPAs and associated guidelines, with staff seeking Council approval in spring 2026 to transition to a Development Permit (DP) system. In mid-2026, a preliminary framework on creating a Natural Hazard DPA is anticipated to come forward to Committee, outlining how staff propose to approach this work based on Council direction to date and actions in the OCP. This work ties in closely with the City's larger climate action goals.

3.2.2 Housing Policy and Programs

Provincial Legislation - new provincial housing legislation came into effect in 2024 and 2025. Most recently, on August 18, 2025 Ministerial Order No. M256 under the provincial Housing Supply Act set a Housing Target Order of 10,240 net new housing units over a five-year period for the City of Burnaby. The Housing Target Order introduces new annual reporting requirements for the City, which staff anticipate bringing forward in Q2 2026. This reporting is in addition to new provincial Housing Needs Report (HNR) update timelines that came into effect in 2024, with the City completing an interim update of the HNR in December 2024.

HOME Strategy Implementation - the City will continue to implement actions from the HOME strategy. Example actions include: in conjunction with the Civic Innovation Lab, a project to investigate social inclusion in multi-family buildings; a research project to investigate the feasibility of including City wi-fi in new City Lands Projects; development of a standards of maintenance bylaw; review of accessible/adaptable housing requirements and guidelines; and policy initiatives to advance climate-friendly, sustainable housing options.

Inclusionary Zoning Policy - the new Inclusionary Zoning policy requires annual review, reporting and updating to ensure its efficacy.

City Lands and Non-Market Housing Projects - staff will continue to work with partners in the development of affordable housing units, and will bring forward Housing Agreement, Lease Agreement and Housing Grant reports as required.

Tenant Protection and Supports - as indicated above, staff are working to create the Tenant Protection Bylaw and updating the guidelines as appropriate. Staff will also bring forward a funding request in 2026 Q4 in consideration of the Burnaby Rent Bank.

3.2.3 Regulatory and Development Approvals Processes

Development Procedures Bylaw - an update to this bylaw to incorporate approval processes for the newly introduced Development Permit requirements and guidelines, along with other minor procedural changes, is expected in 2026 Q2.

Works and Services Bylaw - the replacement of the existing Subdivision and Development Control Bylaw (last updated on an interim basis in 2024), this bylaw will modernize and provide greater clarity on the standards for roadworks, utilities, boulevard trees, and other frontage upgrades required with development. The new bylaw is intended to offer more certainty to applicants and the public about the City's expectations for improvements to public infrastructure connected to development on private land. This work is anticipated to be presented in 2026 Q2.

Fees and Charges Bylaw / Financing Growth - an update to this bylaw to implement a fee structure for the City's new end-to-end development process. The new and amended fees would take effect concurrently with the transition to new Form and Character, SPEA, and TAP Development Permits. Staff will also be reviewing Development Cost Charge Waivers for affordable housing and reviewing Amenity Cost Charges for administrative clarity.

Tree Bylaw - an update to this bylaw to implement aspects of the Urban Forest Strategy adopted in 2025, this review will include such items as aligning tree replacement costing and related payment in-lieu amounts with actual costs, and requirements for tree protection and replacement on boulevards adjacent to development. This work is anticipated to be presented to PDC in 2026 Q2-3 and will be coordinated with landscaping requirements in the Zoning Bylaw and Works and Services Bylaw.

DAP Program - In 2026, the program will continue to advance coordinated policy, workflow, and system improvements to deliver sustainable, scalable solutions aligned with service-level expectations across the City's development approvals system. Ongoing large-scale transformation efforts include process improvements for Residential Additions & Alterations and streamlining Commercial New and Tenant Improvements. Key digital modernization initiatives,

including online residential inspection booking and residential e-review deployment, will also progress.

3.2.4 Development Activity

Staff anticipate the advancement of a number of site-specific rezoning applications for Committee's consideration, with over 15 development files being actively being worked on to date. A number of Master Plan projects are anticipated to come forward to align with the new height-based framework. Anticipated applications include amendments to the Burnaby Lake Heights Master Plan (6800 Lougheed Hwy) and the Gilmore Place Master Plan, as well as new Master Plans such as the Lochdale Driving Range site (6555 Hastings St). Other Master Plan applications remain active, including the Amazing Brentwood, Hall Towers, and Metropolis.

3.2.5 Transportation Planning

Results from the public engagement and technical findings of the Brentwood Pedestrian and Cyclist Linkage Project will be presented to the Committee by summer 2026.

4.0 COMMUNICATION AND COMMUNITY ENGAGEMENT

Not applicable.

5.0 FINANCIAL CONSIDERATIONS

Not applicable.

Respectfully submitted,

E.W. Kozak, General Manager Planning and Development

REPORT CONTRIBUTORS

This report was prepared by Lee-Ann Garnett, Deputy General Manager Planning and Development and reviewed by Jesse Dill, Director Development; Jason Watt, Chief Building Inspector; Wendy Tse, Director Community Planning; Carl Isaak, Director Neighbourhood Planning and Urban Design; Karin Hung, Director Strategic Initiatives; and Amy Choh, Director Engineering Transportation.