



## COUNCIL MEETING

## MINUTES

Tuesday, February 24, 2026, 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 (*participated electronically*)  
Councillor Joe Keithley  
Councillor Richard T. Lee  
Councillor Maita Santiago  
Councillor Daniel Tetraut  
Councillor James Wang

STAFF:

Leon Gous, Chief Administrative Officer  
Bob Klimek, Acting Chief Financial Officer  
Dan Layng, Acting 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 and 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), Sḵwx̱wú7mesh (Squamish), səliłwətał (Tsleil-Waututh), and kʷikʷəł̓əm (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. **ANNOUNCEMENTS**

#### **Tumbler Ridge Tragedy**

Mayor Hurley addressed the tragedy that occurred in Tumbler Ridge on February 10, 2026. The following were the Mayor's remarks:

*"Good evening, everyone. I would like to begin tonight by addressing the tragic event that occurred in the small BC community of Tumbler Ridge, just 2 weeks ago today.*

*On behalf of all City Council and all City staff, I want to express our deepest condolences to the victims, their families, and friends affected by this senseless act.*

*We hold the people of Tumbler Ridge in our thoughts, especially the families who are grieving, and the first responders who were there as events unfolded - responding with courage, care and professionalism, and who continue to stand with the community in its time of need.*

*Canada is such a vast country, and for us in Burnaby, Tumbler Ridge may be hundreds of kilometres away. But we are all neighbours. That's what we've seen here in Burnaby and nationwide, as Canadians have shown an outpouring of love and support.*

*Now, I would like everyone to please join me as we observe a moment of silence and reflection for the victims of this tragic event.*

*[moment of silence was observed]*

*Thank you."*

#### **Gilmore Shelter Petition**

Mayor Hurley addressed the petition received regarding Shelter on 3020 Gilmore Diversion. The following were the Mayor's remarks:

*"I would just like to say a few words regarding the petition from folks with concerns about the BC Housing shelter at 3020 Gilmore Diversion.*

*We appreciate the time you took to gather signatures, and to share this community feedback with us at the City. We will ensure this petition is also shared with the team at BC Housing.*

*This is also a good time to clarify a few important facts about 3020 Gilmore Diversion.*

*First – BC Housing owns this property. The organization announced plans to convert the property into a shelter space in 2025 – and hosted some public engagement events to share this news with residents. The City does not have a role in approving or blocking the development of this shelter project. There is no rezoning required to convert this property to shelter space. Instead, BC Housing asked to give feedback and input on the project – and we did. Through Council's input, BC Housing agreed to lower the number of shelter beds from 80 to 60.*

*Again, because I want to be clear on this point – this is a BC Housing-led project – not a City initiative.*

*We recognize that there are people who have their concerns about the project, and we invite them to share those concerns directly with BC Housing. and your MLA's and the BC Government.*

*Thank you all again for taking the time to gather this community feedback, it is noted and received for information."*

**4. ADOPTION OF AGENDA**

**4.1 Open Council Meeting Agenda for February 24, 2026**

MOVED AND SECONDED

**THAT** the agenda for the Open Council meeting of Tuesday, February 24, 2026, be adopted, as presented.

CARRIED UNANIMOUSLY

**5. ADOPTION OF MINUTES**

**5.1 Open Council Meeting February 10, 2026**

MOVED AND SECONDED

**Resolution No. 2026 - 081**

**THAT** the minutes of the Open Council meeting held on February 10, 2026, be now adopted.

CARRIED UNANIMOUSLY

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

### 6.1 **INVITED PRESENTATION: Metro Vancouver - Capital Projects - Update on Construction in Burnaby**

**Presenters: Colin Meldrum, Director of Engineering Design and Construction, Liquid Waste Services, and Joel Melanson, Director of Engineering, Design and Construction, Water Services**

Colin Meldrum, Director of Engineering Design and Construction, Liquid Waste Services, and Joel Melanson, Director of Engineering, Design and Construction, Water Services, Metro Vancouver, appeared before Council providing an update on the Metro Vancouver capital projects in Burnaby in 2025, and an overview of the projects in 2026.

C. Meldrum advised that significant project milestones were achieved in 2025, such as:

- Second Narrows Water Supply Tunnel –one of the three water mains are in service with the remaining two scheduled to be in service by 2027
- Douglas Road Watermain – completed main line work
- Winston Street Sewer Project – substantially complete

C. Meldrum provided information on 2026 Burnaby projects, such as:

- Westridge Sewer System Upgrades – early 2026 to mid- 2027
- North Road Sewer Upgrade – construction schedule late 2026 to mid-2028
- Stoney Creek Sewer Upgrade – construction schedule early 2027 to late 2029

J. Melanson provided information on the Central Park Water Main project noting the construction schedule is from late 2024 to late 2028. The speaker advised there had been regular updates and a community liaison in place to advise residents of traffic impacts and provide mitigation efforts to reduce impacts.

J. Melanson advised on the Annacis Water Main North & Glenbrook Sewer Replacement project and noted construction schedule is from late 2026 to mid-2028. The speaker noted Metro Vancouver is coordinating with stakeholders to ensure proper community engagement.

J. Melanson also noted there are a number of lower impact projects where instruments will be replaced within existing infrastructure.

J. Melanson advised that in terms of mitigating impacts to community and commuters, the following measures are taken: ongoing adjustment to traffic management plans; increased Metro Vancouver staff presence on site; and coordination with City of Burnaby staff to address issues and consider cumulative impacts of projects.

In conclusion, the speaker noted that keeping residents informed is a crucial part of being a good neighbour and Metro Vancouver does this by having dedicated community liaisons, early and active engagement with residents and businesses to develop tailored mitigation measures, ongoing community updates, and ensuring that sites are left in the same or better condition.

*\*Councillor Keithley left at 5:22 pm and returned at 5:26 pm*

## **7. ADMINISTRATIVE REPORTS**

### **7.1 REQUEST TO DISCHARGE CITY-IMPOSED RESTRICTIVE COVENANTS ON PRIVATE PROPERTIES**

The General Manager Planning and Development submitted a report seeking Council approval for the discharge of outdated restrictive covenants imposed by the City on private properties.

MOVED AND SECONDED  
**Resolution No. 2026 - 082**

**THAT** the proposed discharge of restrictive covenants, as described in Section 3.0 of the report titled "Request to Discharge City-Imposed Restrictive Covenants on Private Properties" dated February 24, 2026, be approved; and

**THAT** the City Solicitor be authorized to discharge the restrictive covenants upon request.

CARRIED UNANIMOUSLY

### **7.2 BURNABY CONSOLIDATED FEES AND CHARGES BYLAW - PLUMBING PERMIT FEES AMENDMENT**

The Deputy Chief Administrative Officer/Chief Financial Officer submitted a report proposing minor amendments to the Burnaby Consolidated Fees and Charges Bylaw.

MOVED AND SECONDED

**Resolution No. 2026 - 083**

**THAT** the proposed changes to fees and charges, as outlined in the report titled “Burnaby Consolidated Fees and Charges Bylaw – Plumbing Permit Fee Amendment”, dated February 24, 2026, be approved, and

**THAT** the City Solicitor be authorized to bring forward a bylaw to amend the Burnaby Consolidated Fees and Charges Bylaw to implement the provisions as set out in the report.

CARRIED UNANIMOUSLY

**7.3 BURNABY NORTH ROAD BUSINESS IMPROVEMENT AREA (BIA) RENEWAL**

The Deputy Chief Administrative Officer/Chief Financial Officer submitted a report seeking Council’s approval to proceed with the Burnaby North Road Business Improvement Association (BIA) request to renew the Burnaby North Road Business Improvement Area for the period 2026-2031.

MOVED AND SECONDED  
**Resolution No. 2026 - 084**

**THAT** staff be authorized to work with the Burnaby North Road Business Improvement Association towards the renewal of the Burnaby North Road Business Improvement Area, as outlined in the report titled “Burnaby North Road Business Improvement Area (BIA) Renewal”, dated February 24, 2026.

**THAT** the City Solicitor be authorized to bring forward Burnaby Business Improvement Area (Burnaby North Road) Bylaw 2026, substantially as set out in Attachment 4 to the report; and

**THAT** a copy of this report be sent to the Executive Director, Burnaby North Road BIA.

CARRIED UNANIMOUSLY

**7.4 REGULATING THE SALE OF BEAR SPRAY**

The General Manager Community Safety submitted a report seeking Council approval to bring forward proposed amendments to the Business Licence Bylaw and Bylaw Notice Enforcement Bylaw to regulate the sale of bear spray in Burnaby.

MOVED AND SECONDED

**Resolution No. 2026 - 085**

**THAT** the City Solicitor be authorized to bring forward amendments to Burnaby Business Licence Bylaw 2017, substantially as set out in Attachment 1 to the report titled “Regulating the Sale of Bear Spray” dated February 24, 2026; and

**THAT** the City Solicitor be authorized to bring forward amendments to Burnaby Bylaw Notice Enforcement Bylaw 2009, substantially as set out in Section 3.3 of the report.

CARRIED UNANIMOUSLY

**7.5 NATURAL HAZARD DEVELOPMENT PERMIT AREA AND GUIDELINES AND LOWER WESTRIDGE ASSESSMENT - PROJECT INITIATION**

The General Manager Planning and Development submitted a report seeking Council direction regarding the development of a Natural Hazard Development Permit Area (DPA) and Guidelines program for Burnaby, and approval of a new budget item to advance a hazard assessment of the Lower Westridge neighbourhood.

MOVED AND SECONDED  
**Resolution No. 2026 - 086**

**THAT** staff be directed to initiate the City-Wide Natural Hazard Development Permit Area and Guidelines project;

**THAT** staff be directed to initiate the Lower Westridge Hazard Assessment to determine whether properties in the Lower Westridge area may be exempt from Small Scale Multi-Unit Housing mandates due to a hazardous condition; and

**THAT** additional funding of \$120,000 from the Gaming Reserve be approved to fund the Lower Westridge Hazard Assessment.

CARRIED UNANIMOUSLY

Arising from discussion, the Mayor introduced the following motion:

MOVED AND SECONDED  
**Resolution No. 2026 - 087**

**THAT** the Mayor, on behalf of Council, send a letter to the BC Minister of Housing and Municipal Affairs, requesting that the City of Burnaby be granted permission

to not allow processing of new construction permits in the Lower Westridge area, until the Lower Westridge Hazard Assessment is completed.

CARRIED UNANIMOUSLY

**7.6 STATUTORY RIGHT-OF-WAY - 3860 SPERLING AVENUE (BURNABY LAKE RECREATION CENTRE)**

The General Manager Planning and Development submitted a report seeking Council approval to grant a Statutory Right-of-Way over a portion of 3860 Sperling Avenue to permit the installation, operations and maintenance of works.

MOVED AND SECONDED  
**Resolution No. 2026 - 088**

**THAT** the granting and execution of any required Statutory Right-of-Way over a portion of 3860 Sperling Avenue in favour of third-party utility providers for the installation of infrastructure necessary to service the Burnaby Lake Recreation Centre project, as outlined in the report titled “Statutory Right-of-Way – 3860 Sperling Avenue, dated February 24, 2026, be approved.

CARRIED UNANIMOUSLY

**7.7 DVP #25-01 - 8888 UNIVERSITY DRIVE - VARIANCES TO BUILDING FACE COVERAGE AND HEIGHT FOR EXISTING AND FUTURE ANTENNAE EQUIPMENT**

The General Manager Planning and Development submitted a report seeking Council approval for Development Variance Permit (DVP) #25-01.

Arising from discussion, the original recommendation, as noted in the report, was not brought forward, and the following motion was introduced:

MOVED AND SECONDED  
**Resolution No. 2026 - 089**

**THAT** the report titled "DVP #25-01 - 8888 University Drive – Variances to Building Face Coverage and Height for Existing and Future Antennae Equipment”, dated February 24, 2026, be **REFERRED** back to staff for further review.

CARRIED UNANIMOUSLY

**7.8 DVP #25-02 - 9001 UNIVERSITY CRES - VARIANCES TO BUILDING FACE COVERAGE AND HEIGHT FOR EXISTING AND FUTURE ANTENNAE EQUIPMENT**

The General Manager Planning and Development submitted a report seeking Council approval for Development Variance Permit (DVP) #25-02.

Arising from discussion, the original recommendation, as noted in the report, was not brought forward, and the following motion was introduced:

MOVED AND SECONDED  
**Resolution No. 2026 - 090**

**THAT** the report titled “DVP #25-02 - 9001 University Cres – Variances to Building Face Coverage and Height for Existing and Future Antennae Equipment”, dated February 24, 2026, be **REFERRED** back to staff for further review.

CARRIED UNANIMOUSLY

**7.9 TUP #26-01 (RENEWAL) - 7000 LOUGHEED HIGHWAY**

The General Manager Planning and Development submitted a report seeking Council approval for Temporary Use Permit (TUP) 26-01 renewal for commercial fleet vehicle parking and rentals.

MOVED AND SECONDED  
**Resolution No. 2026 - 091**

**THAT** Temporary Use Permit #26-01, included as Attachment 2 to the report titled “TUP #26-01 (Renewal) – 7000 Lougheed Highway” dated February 24, 2026, be approved, and

**THAT** the City Solicitor be directed to register notice of Temporary Use Permit #26-01 with the Land Title Office.

CARRIED UNANIMOUSLY

**7.10 2026-2027 FCM MEMBERSHIP DUES**

The General Manager Corporate Services submitted a report seeking Council approval for payment of the Federation of Canadian Municipalities (FCM) 2026-2027 membership dues.

MOVED AND SECONDED

**THAT** payment of the invoice from the Federation of Canadian Municipalities for the 2026-2027 membership dues in the amount of \$63,005.33, including taxes, be approved.

AMENDED

Arising from discussion, the Mayor introduced the following amendment to the original motion:

MOVED AND SECONDED

**THAT** payment of the invoice from the Federation of Canadian Municipalities for the 2026-2027 membership dues in the amount of \$63,005.33, including taxes, be suspended until the City of Burnaby receives a place on the Big City Mayors' Caucus.

CARRIED UNANIMOUSLY

The motion, **AS AMENDED**, was than put to a final vote:

MOVED AND SECONDED

**Resolution No. 2026 - 092**

**THAT** payment of the invoice from the Federation of Canadian Municipalities for the 2026-2027 membership dues in the amount of \$63,005.33, including taxes, be suspended until the City of Burnaby receives a place on the Big City Mayors' Caucus.

CARRIED UNANIMOUSLY

#### **7.11 LANDMARK BURNABY SIGN**

The General Manager Parks, Recreation and Culture submitted a report providing Council with an update on the Landmark Burnaby Sign initiative following Council's previous direction.

MOVED AND SECONDED

**Resolution No. 2026 - 093**

**THAT** staff be authorized to proceed with Option B, as outlined in the report titled "Landmark Burnaby Sign", dated February 24, 2026.

CARRIED UNANIMOUSLY

**7.12 AUTHORIZATION FOR SPECIAL OUTDOOR EVENTS 2026**

The General Manager Parks, Recreation and Culture submitted a report seeking Council authorization, under the Burnaby Noise or Sound Abatement Bylaw, for outdoor events at specific locations.

MOVED AND SECONDED  
**Resolution No. 2026 - 094**

**THAT** approval be given for up to 84 events at Deer Lake Park, Central Park and Swangard Stadium between March 15, 2026, and November 1, 2026, as outlined in the report titled “Authorization for Special Outdoor Events 2026, dated February 24, 2026.

CARRIED UNANIMOUSLY

**7.13 CR - PORTABLE RENTAL TOILETS**

The Deputy General Manager Finance submitted a report seeking Council approval for a Contract Renewal (CR) for Portable Rental Toilets.

*\*Councillor Tetrault left at 6:27 pm*

MOVED AND SECONDED  
**Resolution No. 2026 - 095**

**THAT** a contract renewal to Jiffy John Rentals Ltd., for an estimated cost of \$162,400 including taxes, as outlined in the report titled “CR – Portable Rental Toilets”, dated February 24, 2026, be approved; and

**THAT** final payment will be based on actual quantities of rentals delivered and unit rates submitted.

CARRIED UNANIMOUSLY

**7.14 CR - SECURITY OFFICER SERVICES**

The Deputy General Manager Finance submitted a report seeking Council approval for a Contract Renewal (CR) for Security Officer Services at various City locations and Special Events.

MOVED AND SECONDED  
**Resolution No. 2026 - 096**

**THAT** a one (1) year contract renewal to Guardteck Security Corp for an estimated cost of \$670,000 including taxes, as outlined in the report titled “CR – Security Officer Services” dated February 24, 2026, be approved; and

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

CARRIED UNANIMOUSLY

**8. COMMITTEE REPORTS**

**8.1 CHC - HAP FOR 6490 DEER LAKE AVENUE**

The Community Heritage Commission (CHC) submitted a report seeking Council approval for the issuance of a Heritage Alteration Permit (HAP) for proposed alterations to the chimneys at the W.J. Mathers House "Altnadene", located at 6490 Deer Lake Avenue.

MOVED AND SECONDED  
**Resolution No. 2026 - 097**

**THAT** the issuance of a Heritage Alteration Permit for the W.J. Mathers House "Altnadene", as outlined in the report titled "HAP for 6490 Deer Lake Avenue" dated February 12, 2026, of the Community Heritage Commission meeting, be approved.

CARRIED UNANIMOUSLY

*\*Councillor Tetrault returned at 6:29 pm*

**8.2 FMC - ON-STREET PUBLIC PAY PARKING UPDATE**

The Financial Management Committee (CHC) submitted a report providing Council information regarding public pay parking meter spaces and to seek Council approval for the proposed on-street public parking fee rate increase.

MOVED AND SECONDED  
**Resolution No. 2026 - 098**

**THAT** the proposed parking fee rate detailed in Section 3.3 of the report titled "On-Street Public Pay Parking Update" dated February 17, 2026, of the Financial Management Committee meeting, be approved.

CARRIED UNANIMOUSLY

**8.3 FMC - PUBLIC ELECTRIC VEHICLE CHARGING NETWORK - ENERGY-BASED USER FEE**

The Financial Management Committee (FMC) submitted a report proposing new energy-based user fees system for City-owned public electric vehicle charging stations.

MOVED AND SECONDED  
**Resolution No. 2026 - 099**

**THAT** the proposed energy-based user fees, as detailed in the report titled “Public Electric Vehicle Charging Network – Energy-Based User Fees” dated February 17, 2026, of the Financial Management Committee, be approved for City-owned public electric vehicle charging stations.

**THAT** staff be authorized to apply for Temporary Dispensation from Measurement Canada for the sale of electricity for electric vehicle charging; and

**THAT** the City Solicitor be authorized to bring forward amendments to the following bylaws to implement energy-based fees for electric vehicle charging:

- Burnaby Parking Meter and Electric Vehicle Charging Meter Bylaw 2019
- Burnaby Consolidated Fees and Charges Bylaw
- Burnaby Bylaw Notice Enforcement Bylaw 2009

in accordance with Attachment 1 of the report.

CARRIED UNANIMOUSLY

**8.4 PDC - REZ #25-13 - 5058 IMPERIAL STREET - MIXED USE DEVELOPMENT**

The Planning and Development Committee (PDC) submitted a report seeking Council authorization to forward REZ #25-13 to First and Second Reading at a future Council meeting. The purpose of the proposed zoning bylaw amendment is to permit the construction of a 20-storey mixed-use multiple-family market rental residential development fronting Imperial Street with a double-height commercial storey at street level. The proposed development concept supersedes a previously approved plan for a six-storey market and non-market rental apartment building on the site approved through REZ #20-36.

MOVED AND SECONDED  
**Resolution No. 2026 - 100**

**THAT** a Rezoning Bylaw for REZ #25-13 be prepared and advanced to First and Second Reading at a future Council meeting;

**THAT** the items listed in Attachment 3 to the report titled “REZ #25-13 – 5058 Imperial Street – Mixed Use Development”, dated February 4, 2026, of the Planning and Development Committee meeting, be established as prerequisites to consideration of Final Adoption of the Rezoning Bylaw for REZ #25-13; and

**THAT** upon Council granting Final Adoption of the Rezoning Bylaw for REZ #25-13, the City Solicitor be directed to bring forward a bylaw to repeal Burnaby Housing Agreement (5058 Imperial Street) Bylaw 2023, and to discharge Covenant CB1022856, as set out in Section 3.3 of the report.

CARRIED UNANIMOUSLY

**8.5 PDC - REZ #25-18 - 6800 LOUGHEED HIGHWAY - BLAKE VILLAGE CONCEPTUAL MASTER PLAN UPDATE**

The Planning and Development Committee (PDC) submitted a report seeking Council authorization to forward REZ #25-18 to First and Second Reading at a future Council meeting. The purpose of the zoning bylaw amendment is to advance a Master Plan (MP) amendment to the Burnaby Lake Village Conceptual MP to establish a revised site plan with updated height and massing in alignment with the recently adopted OCP 2050 and associated height-based zoning districts (R6 and CM1), as well as expanded open space provisions for the site. No development or subdivision is proposed through the subject MP amendment.

MOVED AND SECONDED  
**Resolution No. 2026 - 101**

**THAT** a Rezoning Bylaw for REZ #25-18 be prepared and advanced to First and Second Reading at a future Council meeting;

**THAT** the Parks and Open Space strategy, as outlined in Section 3.10 of the report titled “REZ #25-18 – 6800 Lougheed Highway – BLAKE Village Conceptual Master Plan Update”, dated February 4, 2026, of the Planning and Development Committee meeting, be endorsed; and

**THAT** the items listed in Attachment 3 of the report be established as prerequisites to consideration of Final Adoption of the Rezoning Bylaw for REZ #25-18.

CARRIED UNANIMOUSLY

**8.6 PDC - REZ #25-20 - 2209 AND 2225 SPRINGER AVENUE - MIXED USE MULTIPLE FAMILY RESIDENTIAL DEVELOPMENT WITH COMMERCIAL**

The Planning and Development Committee (PDC) submitted a report seeking Council authorization to forward REZ #25-20 to First and Second Reading at a future Council meeting. The purpose of the zoning bylaw amendment is to permit the construction of a single high-rise apartment tower of up to 49 storeys inclusive of 9 storey terraced podium with street fronting retail.

MOVED AND SECONDED  
**Resolution No. 2026 - 102**

**THAT** a Rezoning Bylaw for REZ #25-20 be prepared and advanced to First and Second Reading at a future Council meeting;

**THAT** a Housing Agreement be authorized if applicable according to the terms outlined in Section 3.5 of the report titled “REZ #25-20 – 2209 and 2225 Springer Avenue – Mixed Use Multiple Family Residential Development with Commercial,” dated February 4, 2026, of the Planning and Development Committee meeting, and the City Solicitor be authorized to bring forward a Housing Agreement Bylaw;

**THAT** the sale be approved in principle of City owned property for inclusion within the subject development site in accordance with the terms outlined in Section 3.7 of the report, and subject to the applicant pursuing the rezoning proposal to completion; and

**THAT** the items listed in Attachment 3 to the report be established as prerequisites to consideration of Final Adoption of the Rezoning Bylaw for REZ #25-20.

CARRIED UNANIMOUSLY

**8.7 TC - 2026 ACTIVE TRANSPORTATION EDUCATION AND PROMOTION**

The Transportation Committee (TC) submitted a report seeking Council approval for active transportation education and promotion initiatives in 2026.

MOVED AND SECONDED  
**Resolution No. 2026 - 103**

**THAT** the initiatives detailed in Section 3.3 of the report titled “2026 Active Transportation Education and Promotion” dated February 11, 2026, of the Transportation Committee meeting, be approved.

CARRIED UNANIMOUSLY

**9. CONSENT AGENDA**

Council requested to vote on Item 9.6 separately.

MOVED AND SECONDED

**THAT** resolutions for Items 9.1., 9.2., 9.3., 9.4, 9.5, 9.7., 9.8., 9.9., 9.10. and 9.11. on the Consent Agenda on the Regular Council Meeting of February 24, 2026, be approved.

CARRIED UNANIMOUSLY

**9.1 EC - 2026 ENVIRONMENTAL STEWARDSHIP EVENTS**

The Environment Committee (EC) submitted a report providing Council with information about 2026 environmental stewardship events.

**Resolution No. 2026 - 104**

**THAT** the report titled "2026 Environmental Stewardship Events" dated February 9, 2026, of the Environment Committee meeting, be received for information.

CARRIED UNANIMOUSLY

**9.2 EC - CLIMATE ACTION AND ENVIRONMENT WORK PLAN UPDATE 2025-2026**

The Environment Committee (EC) submitted a report providing Council with a summary of Climate Action and Environment activities undertaken in 2025 and to propose a workplan for 2026.

**Resolution No. 2026 - 105**

**THAT** the report titled "Climate Action and Environment Work Plan Update 2025-2026" dated February 9, 2026, of the Environment Committee meeting, be received for information.

CARRIED UNANIMOUSLY

**9.3 EC - ZERO EMISSIONS BUILDING RETROFIT STRATEGY UPDATE**

The Environment Committee (EC) submitted a report providing Council with an update on the implementation of the Zero Emissions Building Retrofit Strategy to date.

**Resolution No. 2026 - 106**

**THAT** the report titled "Zero Emissions Building Retrofit Strategy Update" dated February 9, 2026, of the Environment Committee meeting, be received for information.

CARRIED UNANIMOUSLY

**9.4 EC - REFER TO STAFF: CONSTRUCTION IMPACTS ON STONEY CREEK - PROPOSED MITIGATION MEASURES**

The Environment Committee (EC) submitted a report seeking referral of the Environment Committee's delegation regarding Stoney Creek to staff for report.

**Resolution No. 2026 - 107**

**THAT** the recommendation of the delegation at the Environment Committee meeting held on February 9, 2026, in regard to mitigation measures for Stoney Creek, be **REFERRED** to staff to conduct a feasibility review and report back to the Environment Committee at a future meeting.

CARRIED UNANIMOUSLY

**9.5 FMC - VERBAL REPORT: VACANCY MANAGEMENT PROGRAM 2026 - SUPPORTING RESPONSIBLE GROWTH**

The Financial Management Committee (FMC) submitted a report providing Council with an overview of the Vacancy Management Program, including the proposed governance framework, decision-making process, and the intended benefits for fiscal stewardship, service sustainability, and alignment with Council priorities.

**Resolution No. 2026 - 108**

**THAT** the report titled "Verbal Report: Vacancy Management Program 2026 - Supporting Responsible Growth" dated February 17, 2026, of the Financial Management Committee meeting, be received for information.

CARRIED UNANIMOUSLY

**9.7 PDC - OCP RESEARCH - SOCIAL INFRASTRUCTURE NEEDS ASSESSMENT - PROJECT COMPLETION**

The Planning and Development Committee (PDC) submitted a report providing Council with information on the completed Social Infrastructure Needs Assessment and associated Summary Report.

**Resolution No. 2026 - 109**

**THAT** the report titled “OCP Research – Social Infrastructure Needs Assessment – Project Completion”, dated February 4, 2026, of the Planning and Development Committee meeting, be received for information.

CARRIED UNANIMOUSLY

**9.8 PDC - REFER TO STAFF: STONEY CREEK ENVIRONMENT COMMITTEE - STONEY CREEK WATERSHED: ALIGNING DEVELOPMENT WITH UPCOMING PLANNING WORK**

The Planning and Development Committee (PDC) submitted a report seeking referral of the Stoney Creek Environment Committee's concerns regarding Stoney Creek Watershed to staff for report.

**Resolution No. 2026 - 110**

**THAT** the Stoney Creek Environment Committee's request to develop protection for the Stoney Creek watershed and pause new development approvals until protections are in place, dated February 4, 2026, of the Planning and Development Committee, be **REFERRED** to staff.

CARRIED UNANIMOUSLY

**9.9 PDC - BURNABY RENT BANK STATISTICS**

The Planning and Development Committee (PDC) submitted a report providing Council with information on statistics for the Burnaby Rent Bank between 2021 - 2025.

**Resolution No. 2026 - 111**

**THAT** the report titled "Burnaby Rent Bank Statistics", dated February 4, 2026, of the Planning and Development Committee meeting, be received for information.

CARRIED UNANIMOUSLY

**9.10 PDC - PLANNING AND DEVELOPMENT COMMITTEE WORK PLAN UPDATE 2025 - 2026**

The Planning and Development Committee (PDC) submitted a report providing Council with a summary of activities of the PDC during 2025 and proposing a work plan for 2026.

**Resolution No. 2026 - 112**

**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.

CARRIED UNANIMOUSLY

**9.11 TC - 2024-2025 TRANSPORTATION PROJECT HIGHLIGHTS AND UPCOMING MAJOR INITIATIVES**

The Transportation Committee (TC) submitted a report providing Council with an overview of key transportation project highlights for 2024-2025 and to introduce major initiatives planned for 2026.

**Resolution No. 2026 - 113**

**THAT** the report titled "2024-2025 Transportation Project Highlights and Upcoming Major Initiatives" dated February 11, 2026, of the Transportation Committee meeting, be received for information.

CARRIED UNANIMOUSLY

**9.6 PRCC - REFER TO STAFF: BURNABY FOOTBALL CLUB DELEGATION**

The Parks, Recreation and Culture Committee (PRCC) submitted a report seeking referral of the Burnaby Football Club's request to staff for inclusion in the ongoing sports field strategy plan work.

MOVED AND SECONDED

**Resolution No. 2026 - 114**

**THAT** the delegation from Burnaby Football Club received at the January 28, 2026, Parks, Recreation and Culture Committee meeting, be **REFERRED** to staff for inclusion in the ongoing sports field strategy plan work, in collaboration with community stakeholders, including Burnaby Football Club.

CARRIED UNANIMOUSLY

**10. INFORMATION REPORTS**

No Information Reports were received.

**11. BYLAWS**

**11.1 FIRST AND SECOND READING**

11.1.1 #14792 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 2, 2026 -  
Text Amendment

MOVED AND SECONDED

**Resolution No. 2026 - 115-1**

**THAT** Bylaw No. 14792 be now read a first and second time.

CARRIED UNANIMOUSLY

11.1.2 #14794 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 3, 2026 -  
REZ #25-07 (7305 & 7317 Buller Ave.)

MOVED AND SECONDED

**Resolution No. 2026 - 115-2**

**THAT** Bylaw No. 14794 be now read a first and second time.

CARRIED UNANIMOUSLY

**11.2 FIRST, SECOND AND THIRD READING**

11.2.1 #14797 - Burnaby Business Improvement Area (Burnaby North Road)  
Bylaw 2026

MOVED AND SECONDED

**Resolution No. 2026 - 116-1**

**THAT** Bylaw No. 14797 be now read a first, second and third time.

CARRIED UNANIMOUSLY

11.2.2 #14798 - Burnaby Business Licence Bylaw 2017, Amendment Bylaw No.  
1, 2025

MOVED AND SECONDED

**Resolution No. 2025 - 116-2**

**THAT** Bylaw No. 14798 be now read a first, second and third time.

CARRIED UNANIMOUSLY

11.2.3 #14799 - Burnaby Bylaw Notice Enforcement Bylaw 2009, Amendment  
Bylaw No. 1, 2026

MOVED AND SECONDED

**Resolution No. 2026 - 116-3**

**THAT** Bylaw No. 14799 be now read a first, second and third time.

CARRIED UNANIMOUSLY

11.2.4 #14800 - Burnaby Consolidated Fees and Charges Bylaw, Amendment  
Bylaw No. 1, 2026

MOVED AND SECONDED

**Resolution No. 2026 - 116-4**

**THAT** Bylaw No. 14800 be now read a first, second and third time.

CARRIED UNANIMOUSLY

11.2.5 #14801 - Burnaby Procedure Bylaw 2024, Amendment Bylaw No. 1, 2026

MOVED AND SECONDED

**Resolution No. 2026 - 116-5**

**THAT** Bylaw No. 14801 be now read a first, second and third time.

CARRIED UNANIMOUSLY

**11.3 FINAL ADOPTION**

11.3.1 #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)

MOVED AND SECONDED

**Resolution No. 2026 - 117**

**THAT** Bylaw No. 14780 be now read a final time and adopted.

CARRIED UNANIMOUSLY

## 12. **CORRESPONDENCE**

The following item of correspondence was received for Council's decision. All other items of correspondence were published at the Council Correspondence and Public Notice Submissions package dated February 24, 2026.

### 12.1 **PETITION: Proposed Drug-Permitted Shelter at 3020 Gilmore Diversion**

The General Manager Corporate Services submitted a report providing Council with a petition from the WeVote Burnaby Gilmore Shelter Watch regarding the proposed drug-permitted shelter at 3020 Gilmore Diversion, Burnaby.

MOVED AND SECONDED  
**Resolution No. 2026 - 118**

**THAT** the attached Petition from the WeVote Burnaby Gilmore Shelter Watch regarding the proposed drug-permitted shelter at 3020 Gilmore Diversion, Burnaby, received by Council on February 24, 2026, be received for information.

CARRIED UNANIMOUSLY

**Note from Legislative Services:** *The petition from the WeVote Burnaby Gilmore Shelter Watch was provided to BC Housing for information and consideration.*

## 13. **OTHER BUSINESS**

### 13.1 **PROPOSED MOTION: Councillor Lee - 3020 Gilmore Diversion BC Housing Project**

Councillor Lee introduced a Proposed Motion seeking Council approval to proactively address issues related to service provisions, community integration, and effective allocation of City resources associated with shelter operations at 3020 Gilmore Diversion:

MOVED AND SECONDED

**WHEREAS** BC Housing had purchased the two-storey office building at 3020 Gilmore Diversion in Burnaby in March 2025 and is planning to create a new permanent shelter at this site;

**WHEREAS** according to the 2025 Homeless Count Data the majority of unsheltered individuals did not identify addiction nor substance use as the primary cause of homelessness;

**WHEREAS** a petition with nearly 4000 signatures opposing a shelter at this site has been delivered to the City of Burnaby and BC Housing;

**WHEREAS** the petitioners are concerned that since this shelter may accept active drug users it may bring serious safety, crime, and public-disorder risks to the neighbourhood;

**WHEREAS** shelter operations may generate off-site impacts that increase demand on municipal services; and

**WHEREAS** Council has a responsibility to manage public safety, neighbourhood livability, and the effective use of City resources;

**THEREFORE BE IT RESOLVED THAT**

1. prior to occupancy approval of the 3020 Gilmore Shelter, Council requests that BC Housing and the project operator to submit, to the satisfaction and approval of the City, both:
  - a) a Good Neighbour Plan; and
  - b) an Operational Management Plan,  
developed with appropriate consultation of surrounding residents and community stakeholders, addressing measures to mitigate off-site impacts and anticipate demands on municipal services;
2. Council requests BC Housing consider the designation of 3020 Gilmore Diversion as a High-Barrier shelter which provides accommodation to unsheltered individuals who pass background checks and are abstinent from alcohol or drugs; and
3. Staff report back to Council on the progress of these requests.

AMENDED

Arising from discussion, Councillor Dhaliwal introduced the following amendment:

MOVED AND SECONDED

**THEREFORE BE IT RESOLVED THAT**

1. prior to occupancy approval of the 3020 Gilmore Shelter, Council requests that BC Housing and the project operator to submit, to the satisfaction and approval of the City, both:
  - a) a Good Neighbour Plan; and
  - b) an Operational Management Plan,  
developed with appropriate consultation of surrounding residents and community stakeholders, addressing measures to mitigate off-site impacts and anticipate demands on municipal services;

~~—2. Council requests BC Housing consider the designation of 3020 Gilmore Diversion as a High Barrier shelter which provides accommodation to unsheltered individuals who pass background checks and are abstinent from alcohol or drugs; and~~

~~—3. Staff report back to Council on the progress of these requests.~~

CARRIED  
(Opposed: Councillor Lee)

Arising from further discussion, Councillor Tetrault introduced the following amendment:

MOVED AND SECONDED

**THEREFORE BE IT RESOLVED THAT**

1. prior to occupancy approval of the 3020 Gilmore Shelter, Council requests that BC Housing and the project operator to submit, to the satisfaction and approval of the City, both:

a) a Good Neighbour Plan; and

b) an Operational Management Plan,

developed with appropriate consultation of surrounding residents and community stakeholders, addressing measures to mitigate off-site impacts and anticipate demands on municipal services; and

~~—2. Council requests BC Housing consider the designation of 3020 Gilmore Diversion as a High Barrier shelter which provides accommodation to unsheltered individuals who pass background checks and are abstinent from alcohol or drugs; and~~

~~—3. Staff report back to Council on the progress of these requests.~~

**THAT Council recommend to BC Housing and Lookout Society to more comprehensively re-engage with the public as soon as practicable.**

CARRIED UNANIMOUSLY

The motion, **AS AMENDED**, was then put to a final vote:

MOVED AND SECONDED

**Resolution No. 2026 – 119**

**WHEREAS** BC Housing had purchased the two-storey office building at 3020 Gilmore Diversion in Burnaby in March 2025 and is planning to create a new permanent shelter at this site;

**WHEREAS** according to the 2025 Homeless Count Data the majority of unsheltered individuals did not identify addiction nor substance use as the primary cause of homelessness;

**WHEREAS** a petition with nearly 4000 signatures opposing a shelter at this site has been delivered to the City of Burnaby and BC Housing;

**WHEREAS** the petitioners are concerned that since this shelter may accept active drug users it may bring serious safety, crime, and public-disorder risks to the neighbourhood;

**WHEREAS** shelter operations may generate off-site impacts that increase demand on municipal services; and

**WHEREAS** Council has a responsibility to manage public safety, neighbourhood livability, and the effective use of City resources;

**THEREFORE BE IT RESOLVED THAT**

1. prior to occupancy approval of the 3020 Gilmore Shelter, Council requests that BC Housing and the project operator submit, to the satisfaction and approval of the City, both:
  - a) a Good Neighbour Plan; and
  - b) an Operational Management Plan,  
developed with appropriate consultation of surrounding residents and community stakeholders, addressing measures to mitigate off-site impacts and anticipate demands on municipal services; and
2. **THAT** Council recommend to BC Housing and Lookout Society to more comprehensively re-engage with the public as soon as practicable.

CARRIED UNANIMOUSLY

**13.2 Mayor Hurley – Burnaby Hospital – Phase 2**

Mayor Hurley noted the Provincial Government has paused Phase 2 of Burnaby Hospital. The Mayor expressed disappointment, noting the need for the project to move forward for the growing community of Burnaby. The Mayor and Council will

continue to put pressure on the Provincial Government to get this project back on track as quickly as possible.

**13.3 Mayor Hurley – BC Housing Complex Care and Supportive Housing Project at 5389 Imperial Street**

Mayor Hurley advised that BC Housing announced that they will no longer be proceeding with the BC Housing Supportive Housing Project at 5389 Imperial Street.

**14. RELEASE OF CLOSED MEETING DECISIONS**

There were no items for public release at this time.

**15. ADJOURNMENT**

MOVED AND SECONDED

**THAT** the Open Council meeting adjourn at 7:45 pm.

CARRIED UNANIMOUSLY

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Mike Hurley  
MAYOR

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Blanka Zeinabova  
DEPUTY CORPORATE OFFICER