



COMMITTEE OF THE WHOLE

MINUTES

Monday, February 23, 2026, 9:30 am

Council Chamber, City Hall

4949 Canada Way, Burnaby, BC

PRESENT:

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

STAFF:

Leon Gous, Chief Administrative Officer
Bob Klimek, Acting Chief Financial Officer
Juli Halliwell, General Manager Corporate Services / Corporate Officer (CO)
May Phang, General Manager Engineering
James Lota, General Manager Lands & Facilities
Mary Morrison-Clark, General Manager Parks, Recreation & Culture
Ed Kozak, General Manager Planning & Development
Beth Davies, Chief Librarian (*participated electronically*)
Miles Ritchie, Fire Chief (*participated electronically*)
May Leung, City Solicitor
Samantha Pellizzari, Policy and Governance Administrator / Deputy CO
Anastassiya Kulikov, Administrative Officer 1

1. **CALL TO ORDER**

Mayor Hurley called the Open Committee of the Whole meeting to order at 9:31 am.

2. **TERRITORIAL ACKNOWLEDGEMENT**

Mayor Hurley respectfully acknowledged that the City of Burnaby is located on the unceded territories of the xʷməθkʷəyəm (Musqueam), Skwxwú7mesh (Squamish), səliłwətał (Tsleil-Waututh), and kwikwəłəm (Kwkwetlem) Peoples. Each Nation has distinct histories and distinct traditional territories that fully or partially encompass the city. 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.

**Councillor Gu arrived at 9:33 am*

3. **INFORMATION REPORTS**

3.1 **VERBAL REPORT: ZONING BYLAW REWRITE: PROPOSED REPEAL AND REPLACE**

Carl Isaak, Director Neighbourhood Planning and Urban Design; Andrew Macaulay, Senior Planner; Maggy Spence, Tenant Assistance Planner; Mark Sloat, Senior Planner, Climate Action and Environment; and Alex Kolsteren, Planner, Strategic Initiatives, provided a PowerPoint presentation on the Zoning Bylaw Rewrite.

C. Isaak introduced the purpose and objectives of the Zoning Bylaw Rewrite, which include providing more flexible and modern regulations, reducing complexity, enhancing user-friendliness, and implementing key plans, policies, and legislation. The speaker underscored the alignment of the bylaw with the Official Community Plan (OCP).

C. Isaak outlined the project timeline and key milestones, noting that the project commenced in 2023 and is now in the implementation phase. The bylaw is anticipated to be finalized by spring 2026 and come into effect on July 1, 2026.

A. Macaulay reviewed the key changes in the proposed 2026 Zoning Bylaw, highlighting improved formatting, a more intuitive structure, a clearer hierarchy of information, and the inclusion of additional visual aids, such as tables and diagrams.

**Councillor Santiago arrived at 9:40 am*

C. Isaak introduced general regulations related to building separations, which establish baseline separation requirements consistent with current practice. These regulations have been developed to support privacy, access to light, and livability, while promoting opportunities for site circulation.

A. Macaulay spoke to general regulations regarding floor plates, which are intended for mixed-use developments and have been designed to accommodate common commercial floor plate needs.

C. Isaak outlined general regulations on dwelling unit floor area that have been developed with an intent of promoting livability and functionality, align with BC Housing's Design Guidelines and Constructions Standards, and standardize minimum unit sizes for both rental and ownership housing.

C. Isaak introduced landscaping as a new section in the updated Zoning Bylaw. This section establishes permeable area requirements, including definitions, material standards, and minimum area thresholds. The intent is to promote climate-resilient development. The speaker further reviewed the proposed minimum permeable surface requirements for commercial, employment, and residential districts, with the exception of the R1 District.

C. Isaak reviewed current and proposed parking requirements and outlined changes to non-residential loading requirements to provide increased flexibility based on specific needs of a development. Additionally, the speaker introduced the zone reassignment strategy, defined as a City-initiated process to reassign zoning districts to properties in order to implement the broader policy shift associated with the bylaw update.

**Councillor Wang left at 11:03 am and returned at 11:06 am*

**Councillor Dhaliwal left at 11:19 am and returned at 11:22 am*

A. Kolsteren introduced the updated Form and Character Development Permit Area (DPA) guidelines. The speaker noted that, unlike zoning, form and character guidelines cannot be used to permit changes in density, land use, or forms of tenure not already allowed under the Zoning Bylaw.

M. Sloat outlined the streamside protection and enhancement component of the DPA guidelines. The speaker provided historical context and further noted that the Province of British Columbia requires municipalities to incorporate streamside protection provisions into their zoning bylaws.

In conclusion, M. Spence provided an overview of tenant protection measures included in the DPA guidelines, which are intended to minimize the impacts of tenant displacement resulting from redevelopment, and to support tenants throughout the transition process.

Finally, next steps were presented and included introduction of the new Zoning Bylaw in April/May and adoption in June, with a July 1, 2026 effective date.

Following the presentation, the Committee called for a short recess.

MOVED AND SECONDED

THAT the Committee recess at 12:31 pm for a short break.

CARRIED UNANIMOUSLY

MOVED AND SECONDED

THAT the Committee reconvene at 1:03 pm.

CARRIED UNANIMOUSLY

**Councillor Keithley was not present at 1:03 pm*

**Councillor Dhaliwal was not present at 1:03 pm*

3.2 SU: PRC PLAN

The Deputy General Manager Parks, Recreation and Culture submitted a report providing a status update on the draft Making Life Better: Parks, Recreation and Culture (PRC) Plan.

Andre Isakov, Director PRC Planning; John Musil, Manager PRC Policy Planning; and Rebecca Anderson, Research Officer, provided a PowerPoint presentation summarizing the report.

R. Anderson provided an overview of the presentation and outlined the key phases that informed the development of the PRC Plan, including background research and analysis; public and community group engagement, including discussions with Host Nations; and drafting of the PRC Plan.

**Councillor Dhaliwal joined electronically at 1:13 pm*

R. Anderson introduced the vision and values of the PRC Plan, which are intended to guide future policies and decision-making. The Plan establishes an overall strategic approach and provides a roadmap to maintain and, where possible enhance service across the system. These service levels form a key foundation of the Plan by setting expectations for service areas based on Council direction, focusing resources toward defined targets, and supporting consistent and transparent decision-making.

In addition to establishing service levels, the Plan lays the groundwork for a new phase of strategic investment in PRC services. It reflects the City's commitment to sustainable public spaces and to ensure that facilities and services continue to meet the evolving needs of the community.

R. Anderson noted that the PRC Plan fills an important gap by guiding PRC-related decisions City-wide, supporting the new OCP, informing financial planning, and directing the development and prioritization of site-specific projects.

J. Musil spoke to the community engagement process, which was undertaken through a GBA+ lens. Engagement activities included statistically valid telephone surveys, online surveys, in-person events, and consultations with Host Nations, the Parks, Recreation and Culture Committee, and Council.

J. Musil provided an overview of the Action Plan, which translates the strategic direction into actionable steps over the next 25 years. The actions are organized along a planning cycle to support implementation and are designed to be practical and achievable. The Action Plan also categorizes initiatives according to their level of readiness.

R. Anderson concluded by reflecting on lessons learned from previous rounds of public engagement. The speaker noted that strategies to better reach youth, seniors, and immigrant communities will be refined in future phases; additional approaches, such as passive engagement methods, will be introduced; and focus groups will be provided with enhanced opportunities to review and validate draft directions to support effective implementation.

4. **ADJOURNMENT**

MOVED AND SECONDED

THAT the Open Committee of the Whole adjourn at 2:08 pm.

CARRIED UNANIMOUSLY

Mike Hurley
MAYOR

Samantha Pellizzari
DEPUTY CORPORATE OFFICER