

**PLANNING AND DEVELOPMENT COMMITTEE**

**TO:**            *MAYOR AND COUNCILLORS*

**SUBJECT: REFER TO STAFF: PROPOSED OFF-STREET PARKING SPACES –  
PAYMENT IN-LIEU**

**RECOMMENDATION:**

**THAT** the report titled “Proposed Off-Street Parking Spaces – Payment In-Lieu” dated March 4, 2026, of the Planning and Development Committee meeting, be **REFERRED** to staff for further review.

**REPORT**

The Planning and Development Committee, at its meeting held on March 4, 2026, received the attached report seeking Council approval to access the Off-Street Parking Reserve Fund and initiate rezoning and a feasibility study to support the development of new off-street parking spaces at 4301/4305 and 4171 Pender Street.

Following discussion, the Committee raised concerns regarding designated use of land and feasibility of creating more parking spaces in the proposed area, as opposed to enlivening public space, creating more housing opportunities, or exploring parking options in other areas of the City, and referred the report back to staff for further review.

The recommendation is now before Council for approval.

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 ENGINEERING  
**SUBJECT:** **PROPOSED OFF-STREET PARKING SPACES – PAYMENT IN-LIEU**  
**PURPOSE:** To seek Council approval to access the Off-Street Parking Reserve Fund and initiate rezoning and a feasibility study to support the development of new off-street parking spaces at 4301/4305 and 4171 Pender Street.

## RECOMMENDATION

**THAT** the use of the Off-Street Parking Reserve Fund, as outlined in Section 3.0 of the report titled “Proposed Off-Street Parking Spaces – Payment In-Lieu” dated March 4, 2026, be authorized;

**THAT** the rezoning application for parcel lots 4301/4305 and 4171 Pender Street, as outlined in Section 3.0 of this report be authorized; and

**THAT** the feasibility study for parcel lots 4301/4305 and 4171 Pender Street, as outlined in Section 3.0 of this report be authorized.

## 1.0 POLICY SECTION

The following report responds to the City of Burnaby’s Corporate Strategic Plan and goals for a connected and dynamic community, aligning with our Council-adopted policies, plans, and strategies within the Burnaby Transportation Plan, Connecting Burnaby.

## 2.0 BACKGROUND

The City off-street vehicle parking spaces for different land uses are regulated through the Zoning Bylaw of Burnaby Schedule VIII. Under the Zoning Bylaw Section 800.5.1, Payment In-Lieu (PIL) permits owners under certain land uses to pay the City an amount, as set out in the Burnaby Consolidated Fees and Charges Bylaw Schedule E12, in lieu of providing off-street vehicle spaces. The ‘Burnaby Payment In-Lieu of Parking Reserve Funds Bylaw’ authorized under Section 525 (7) of *the Local Government Act* (LGA) receives City-wide PIL funds that are deposited into two established reserve funds:

1. Off-Street Parking Reserve Fund: finance new and existing off-street parking spaces.

2. Active Transportation Infrastructure Reserve Fund: support transportation infrastructure towards walking, bicycling, public transit or other alternative forms of transportation.

The use of the citywide PIL fund can be considered for the need to construct, expand, and maintain municipal off-street parking facilities, or the development of active transportation infrastructures as it varies in different parts of the City. The two reserves are intended to improve mobility and access in communities, while responding to neighbourhood needs for parking and active transportation.

The following section of the report addresses the use of the Off-Street Parking Reserve Fund.

### **3.0 GENERAL INFORMATION**

Parking is a valuable asset and the lack of off-street parking can reduce neighbourhood livability and business attractiveness. Off-street parking demand and supply should be balanced as it can reduce traffic congestion, which conflicts could arise along the public curbside space. Across Burnaby, the City currently manages a portfolio of vacant lots. It is proposed through the use of the Off-street Parking Reserve Fund that parcel lots 4301/4305 and 4171 Pender Street, existing vacant lots, be reviewed for consideration as City-owned public off-street parking lots.

#### Site Location

The subject properties noted above are located within the Burnaby Heights neighbourhood (the Heights), a vibrant community characterized by a diverse mix of shops, restaurants, professional services, and nearby public amenities that generate consistent activity and parking demand throughout the day. While the properties are not located directly on the primary mixed-use commercial corridor along Hastings Street, they are situated approximately one block south, within close walking distance to a concentration of retail, commercial, and community-serving uses.

The intent of this initiative is to support parking demands in the area through the development of new off-street parking spaces. Providing new off-street parking capacity within walking distance of Hastings Street and surrounding amenities can improve access for visitors and customers, support local businesses, and balance on-street and off-street parking demand within the neighbourhood.

#### Zoning Review

Properties 4301/4305 and 4171 Pender are currently zoned as R1 Small-Scale Multi-Unit Housing District. To accommodate the zoning for parking use, temporary rezoning of the subject properties to P8 Parking District will be required. Rezoning would enable the development and operation of off-street parking lots that comply to City land use policies and regulatory requirements.

### Future Considerations

On April 16, 2025, Transportation Committee received correspondences from the Heights Merchants Association (HMA) and Advancing Cycling for Everyone (ACE) in support for improved cycling infrastructure in the neighbourhood. Feedback highlighted a preference for secure, conveniently located bicycle parking near key destinations. As part of the 4301/4305 and 4171 Pender Street new off-street parking lots design, staff will explore opportunities to incorporate additional mobility-related elements on the subject sites, such as secure bicycle parking, where feasible.

In addition to serving connectivity for different modes of travel, added services including shared mobility (car share) and vehicle and/or bike charging stations will be further explored as part of the lot design. And to bridge the gap between different transportation modes, creating parklets as an amenity for various travelers will also be considered. All the above considerations will be assessed alongside parking demand, site constraints, costs, and alignment with City transportation and climate objectives.

### Next Steps

To support the implementation of the new off-street parking lots in the Heights, the following is recommended:

- Authorize the use of the Off-Street Parking Reserve Fund to support the potential development of new off-street parking spaces at lots 4301/4305 and 4171 Pender Street;
- Authorize staff to initiate rezoning applications for 4301/4305 and 4171 Pender Street to accommodate zone P8 Parking District; and,
- Authorize staff to proceed with a feasibility study to assess site design, costs, implementation considerations, and opportunities to integrate additional mobility-related elements.

## **4.0 COMMUNICATION AND COMMUNITY ENGAGEMENT**

Stakeholder engagement will be incorporated into the planning and delivery of the new off-street parking spaces at lots 4301/4305 and 4171 Pender Street. Staff will continue to keep Council informed of the progress and will bring forward, as needed, future report updates.

## **5.0 FINANCIAL CONSIDERATIONS**

Subject to Council approval, funding for the proposed feasibility study and potential future development of the new off-street parking lots at 4301/4305 and 4171 Pender Street would be supported through the Off-Street Parking Reserve Fund in accordance with the Burnaby Payment In-Lieu of Parking Reserve Funds Bylaw 2021.

Respectfully submitted,

May Phang, P.Eng., General Manager Engineering

## **REPORT CONTRIBUTORS**

This report was prepared by Po Sun, M.Sc., AICP, Senior Transportation Planner, Keera Wang, P.Eng., PMP, Transportation Engineer, and reviewed by Kathy Ho, P.Eng., PTOE, Senior Manager, Transportation, and Amy Choh, P.Eng., PMP, Director Engineering, Transportation.