



SPECIAL COUNCIL MEETING

M I N U T E S

**Monday, February 26, 2024, 2:00 p.m.
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
Councillor Daniel Tetrault
Councillor James Wang (*participated electronically*)

STAFF: Leon Gous, Chief Administrative Officer
Bob Klimek, Acting Chief Financial Officer
Dave Critchley, General Manager Community Safety
Juli Halliwell, General Manager Corporate Services
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
May Leung, City Solicitor
Nikki Best, Director Legislative Services / Corporate Officer
Blanka Zeinabova, Sr. Manager Legislative Services

1. CALL TO ORDER

Mayor Hurley called the Special Open Council meeting to order at 2:00 p.m.

2. LAND ACKNOWLEDGEMENT

Mayor Hurley recognized the ancestral and unceded homelands of the hən̓dəmin̓əm̓ and Skwxwú7mesh speaking peoples, and extended appreciation for the opportunity to hold a meeting on this territory.

3. INFORMATION REPORT

3.1 DEVELOPMENT FUNDING PROGRAM (DFP) - PROPOSED DEVELOPMENT COST CHARGES AND AMENITY COST CHARGES

The Deputy Chief Administrative Officer / Chief Financial Officer submitted a report providing Council with preliminary information regarding proposed Development Cost Charges (DCC) and Amenity Cost Charges (ACC), seeking approval of draft DCC and ACC rates, and a proposed DCC and ACC communications plan.

The General Manager Planning and Development introduced the Urban Systems consultants - Jessica Wang, Anita Chambers and Shaun Heffernan.

**Councillor Dhaliwal left at 2:02 p.m. and returned at 2:04 p.m.*

**Councillor Calendino arrived at 2:03 p.m.*

The General Manager provided a PowerPoint presentation summarizing the report by outlining the overview of DCC and ACC, financing tools available to municipalities, providing growth estimates for the next 25 years, program assumptions, summary of key inputs, benefit allocation approaches, and Municipal Assist Factor (MAF).

**Councillor Santiago left at 2:14 p.m. and returned at 2:15 p.m.*

Ed Kozak further outlined DCC and ACC program categories, DCC and ACC capital cost summary (over \$1.8 billion in DCCs, and 678 million in amenities - total \$2.5 billion with \$1.6 billion recoverable), single family dwelling (SFD) and two-family dwelling (TFD) unit calculation (recommending 'per unit charge'), and draft DCC and ACC charges.

Jessica Wang, Urban Systems consultant, provided comparisons with other Metro Vancouver municipalities - high density (apartment) per unit, medium density (townhouse) per unit, and low density (SFD/TFD) per unit charges.

Council inquired regarding DCC and ACC categories charges clarifications.

**Councillor Santiago left at 2:29 p.m.*

**Councillor Wang arrived at 2:30 p.m.*

**Councillor Keithley left at 2:39 p.m. and returned at 2:42 p.m.*

**Councillor Wang left at 2:44 p.m. and returned at 2:45 p.m.*

**Councillor Calendino left at 2:56 p.m. and returned at 2:57 p.m.*

**Councillor Santiago returned at 2:58 p.m.*

**Councillor Wang left at 3:00 p.m. and returned in-person at 3:16 p.m.*

Jessica Wang continued with the comparisons of the commercial per m² gross floor area, industrial per m² gross floor area, and institutional per m² gross floor area charges.

In conclusion, the General Manager provided an overview of the City's communication strategy and next steps, noting that at the Special Council meeting on March 12, 2024, Council will be reviewing the final rates and on March 25, 2024, sending the DCC charges to the Ministry for approval, and expecting the DCC Bylaw be finally adopted by end of June.

**Councillor Tetrault left at 3:34 p.m. and returned at 3:37 p.m.*

Resolution No. S2023 - 004

THAT the report titled "Development Funding Program (DFP) - Proposed Development Cost Charges and Amenity Cost Charges", dated February 26, 2024, be received for information;

THAT DCC and ACC calculations for Single Family Dwellings and Two Family Dwellings on a per unit basis be reconsidered;

THAT the DRAFT ACC and DCC rates, as identified in Section 3.4 of the report, be approved; and

THAT the communications plan, as identified in Section 4.0 of the report, be approved.

CARRIED UNANIMOUSLY

Arising from discussion, Councillor Dhaliwal introduced the following motion:

Resolution No. S2023 - 005

THAT staff include industrial and institutional development for ACCs contributions in the Community Engagement.

CARRIED UNANIMOUSLY

4. **ADJOURNMENT**

By unanimous consent, and without objection, the Special Open Council meeting adjourned at 3:43 p.m.


Mike Hurley, MAYOR


Nikki Best, CORPORATE OFFICER