



**TO:** MAYOR & COUNCILLORS

**FROM:** GENERAL MANAGER PLANNING AND DEVELOPMENT

**SUBJECT:** **OCP - DRAFT OCP AND PHASE 4 ENGAGEMENT PROGRAM**

**PURPOSE:** To present the draft Official Community Plan (OCP) and request authorization to advance the Phase 4 engagement program.

## RECOMMENDATION

**THAT** the draft Official Community Plan be received for information and staff be authorized to launch the Phase 4 engagement program, as described in Section 4.0 of the report titled “OCP – Draft OCP and Phase 4 Engagement Program” dated April 8, 2025.

## EXECUTIVE SUMMARY

The draft Burnaby Official Community Plan (OCP) is now complete, and the fourth and final phase of public engagement on the OCP is proposed to take place from April 9 to May 11, 2025. The content to be presented for feedback in Phase 4 includes draft policies on the 5 goals, and the land use framework. The public will have different ways to engage on this material, including a survey and a series of in-person and online open houses.

### 1.0 POLICY SECTION

In accordance with the Local Government Act, a local government may establish an Official Community Plan (OCP) to guide decisions on planning and land use management. During the development of an OCP, opportunities must be provided for consultation with people and organizations who may be affected by it.

The Draft OCP generally aligns with the following provincial and municipal laws, bylaws and policies, including:

- Local Government Act (2015);
- Community Charter (2003);
- Metro 2050 - Regional Growth Strategy (2022);
- Burnaby Interim Housing Needs Report (2024);
- Transit Oriented Area Bylaw (2024);
- Corporate Strategic Plan (2022); and
- Burnaby Zoning Bylaw (1965).

## 2.0 BACKGROUND

The project to update Burnaby’s Official Community Plan was initiated in June 2022. This work is being undertaken in four phases, each of which includes an extensive engagement component. Phases 1, 2 and 3 are now complete and input from these phases has helped to shape the draft OCP presented in this report.

Throughout each phase of the OCP, draft OCP content and materials have been provided to Council as information based on public input.

Progress reports have also been provided to Council at project milestones. A summary of key Council reports is given in Table 1.

**Table 1: Official Community Plan: Summary of Council Reports**

Meeting Date	Council Report
Feb 14, 2022	Introduction of Official Community Plan
Jun 20, 2022	OCP - Project Initiation, Process, and Upcoming Next Steps
Feb 27, 2023	OCP - Phase 1 “Surfacing” Engagement Update
May 8, 2023	OCP – Conclusion of Phase 1: Surfacing and Initiation of Phase 2: Visioning
Sep 25, 2023	OCP – Burnaby Citizens’ Assembly on Livable and Resilient Neighbourhoods
Nov 20, 2023	Burnaby 2050 Phase 2 Engagement Report – What We Learned
Nov 20, 2023	OCP Policy Development Approach – Policy Reviews and Growth Modeling (Presentation)
Mar 25, 2024	Burnaby 2050 Project Update Q1 2024
Mar 25, 2024	OCP – Community and Social Infrastructure Needs Assessment – Project Initiation
Apr 15, 2024	Burnaby 2050 Phase 3 Engagement Plan - Drafting
Jul 8, 2024	OCP – Economic Development and Industrial Lands – Employment Lands Needs Assessment
Jul 22, 2024	Burnaby 2050 Draft Land Use Framework Engagement Plan
Oct 7, 2024	Burnaby 2050 Phase 3A Engagement Report – What We Learned
Jan 28, 2025	Burnaby 2050 Phase 3B Engagement Report – What We Learned

## 3.0 DRAFT OFFICIAL COMMUNITY PLAN

The draft Official Community Plan (OCP) is now complete and ready for the final phase of engagement.

The draft OCP (Attachment 1) includes an Executive Summary that provides an overview of the document structure and the plan highlights. Key components of the draft OCP are described below,

### 3.1 Vision

The draft OCP is guided by the community’s vision for Burnaby. This reflects the community’s aspirations and core beliefs about the City, as expressed in surveys, and in-person and online engagement sessions. The vision is:

*“Burnaby is a **green and inclusive City with safe and connected neighborhoods and a vibrant economy** where people want to live, work and play for generations to come.”*

### 3.2 Land Use Framework

The purpose of the OCP land use framework is to map the intended long-term land uses for each parcel of land in the City:

- It sets the vision for how the city will grow in the next 25 years and beyond;
- It allows for infrastructure, utility, and transit planning to align with development, ensuring services are planned in coordination with land use;
- It allows residents, landowners, and city staff to have a shared understanding of Burnaby’s future, and the neighbourhoods within it;
- Land use designations within the Land Use Framework provide an indication of what the potential future uses could be if redevelopment were to occur;
- It shows lands that are protected for environmental or agricultural purposes; and
- It shows lands that are identified to provide for future parks, recreational, institutional, and educational purposes to support a growing city.

The OCP Land Use Framework adopts a height-based development framework, which aims to simplify and modernize the City’s approach to development by focusing on building height and form, simplifying development regulations, and improving the quality and reliability of planning and development outcomes. The draft OCP Land Use Framework was guided by 10 objectives shaped by feedback from public engagement.

In response to public consultation feedback on park and school expansions, the revised OCP Land Use Framework now includes a residential overlay on park and school expansions. This change improves clarity by showing potential alternative residential uses for the community.

### 3.3 The Policy Framework

The draft OCP is structured around five goals that focus on (1) fostering complete communities, (2) creating welcoming spaces, (3) supporting a vibrant economy, (4) maintaining efficient networks, and (5) leading in climate change and environmental protection. Each goal includes a set of objectives and a list of policy actions that have been established through integrating and incorporating community input in previous phases of engagement, and framed through the overarching lenses of Reconciliation, Equity, Diversity and Inclusion and Climate Action.

### 3.4 OCP Development Permit Areas

The draft OCP establishes three new Development Permit Areas (DPAs). These identify areas across the city with specific or additional requirements should the land be developed or altered. The three DPAs include:

- **Form and Character Development Permit Area:** This DPA will guide the planning and design of development proposals, ensuring that outward-facing elements—such as landscaping, access, and building shape—exemplify urban design excellence within the City’s built environment.
- **Streamside Protection and Enhancement Development Permit Area:** This DPA is intended to protect the city’s streamside areas by providing clear guidance on preservation, enhancement, and restoration, and outlining measures to mitigate the impact of new development adjacent watercourses throughout the city.
- **Tenant Protection Development Permit Area:** This DPA establishes an area and process to protect tenants from the impacts of displacement resulting from redevelopment.

While the draft OCP describes the intent of each DPA and includes maps that specify the affected properties, the detailed development permit area guidelines will be housed separately in the Zoning Bylaw. There will be a separate engagement process on these guidelines undertaken as part of the *Zoning Bylaw Rewrite* project later in the year.

### 3.5 Regional Context Statement

As a member of the Metro Vancouver Regional District, Burnaby is required to prepare a *Regional Context Statement* to describe the relationship between Metro Vancouver’s Regional Growth Strategy and the OCP. This is a requirement under the Local Government Act for areas where a regional growth strategy applies.

The land use and policy frameworks in the draft OCP have been developed to align with the goals of Metro Vancouver’s Regional Growth Strategy, ensuring that Burnaby’s plan supports the regional planning framework.

Burnaby’s *Regional Context Statement* is currently being prepared. It will be included as an attachment to the final OCP when it is brought to Council in the fall.

## 4.0 PHASE 4 ENGAGEMENT PROGRAM

The public will have a variety of opportunities to provide feedback on the draft OCP, including a survey and a series of in-person and online open houses.

### 4.1 Phase 4 Engagement Goals

The primary engagement goals for the Phase 4 engagement program are as follows:

- Raise awareness about the draft OCP;
- Gather feedback on the draft OCP before it is finalized;

- Provide the community with relevant information around the draft OCP and how it will impact the community that is easy to understand;
- Demonstrate that the OCP team has listened and incorporated community input received through previous phases of engagement; and
- Use equitable engagement strategies that support participation from all those who live, work, play, or attend school in Burnaby.

#### **4.2 Phase 4 Engagement Content**

In Phase 4, staff will present the draft Burnaby OCP to the public for feedback. This includes a range of policies across 5 goals, along with a refined land use framework, consisting of a land use map and designations. Engagement content has been developed based on public input received in the last three phases of engagement, in combination with staff's internal policy review research efforts, and in alignment with planning best practices.

#### **4.3 Phase 4 Engagement Audiences**

The following engagement audiences have been identified:

- General Public;
- Council and Committees;
- Host Nations and Urban Indigenous Peoples living in Burnaby;
- Community Partner Organizations; and
- Burnaby Staff.

#### **4.4 Phase 4 Engagement Activities**

The activities planned for phase 4 public engagement of the Burnaby OCP include:

- 1 online survey;
- 4 in-person open house events, distributed geographically across the City;
- 1 online open house;
- Letter seeking feedback to Community Partner organizations;
- Targeted workshops for Urban Indigenous Peoples living in Burnaby; and
- A referral letter to host Nations requesting written comments and offering meetings with staff.

#### **4.5 The Community Assembly**

The Community Assembly is a special engagement process led by SFU's Centre for Dialogue under the Urban Resilient Futures Partnership. The Assembly brought together 40 residents, selected by civic lottery, for 7 days between February and June 2024, to have focused discussions about Burnaby's future. The Assembly has provided Council with a set of recommendations for the development of the OCP, which staff has considered and incorporated in the draft OCP. The Assembly members will reconvene on April 26, 2025 to review and provide feedback on the draft OCP. The Assembly will prepare a report with its feedback for presentation to Council at a later date.

#### 4.6 Marketing and Communications

A comprehensive communications strategy has been developed to encourage robust participation in the Burnaby OCP Phase 4 engagement activities, including:

- A city-wide postcard-style flyer mailed to all residential households;
- Posters distributed to community centres, libraries, neighbourhood resource centres, and local community hubs;
- An updated Phase 4 webpage on the Burnaby OCP website;
- An animated promotional video will be produced and distributed online via social media posts and on the project website;
- Social media posts and a news release; and
- Newsletters will be sent to the Burnaby OCP mailing list.

#### 4.7 Engagement Schedule

The draft engagement schedule is shown in Table 2, below.

**Table 2: Phase 4 Engagement Schedule**

Date	Time	Details
Wed, April 9	Noon	Website Launch and Survey Opens
Thurs, April 24	5:30 – 7:30pm	Open House, The Amazing Brentwood (Food Court)
Sat, April 26	1 – 5pm	Community Assembly Reconvening Workshop (led by SFU's Centre for Dialogue)
Sun, April 27	11am – 3pm	Open House, Bob Prittie Metrotown Library
Tues, April 29	6:30 – 8pm	Online Open House via Zoom
Thurs, May 1	4:30 – 6:30pm	Open House, The City of Lougheed Shopping Centre (Ground Level)
Sun, May 4	2:30 – 5:30pm	Open House, Tommy Douglas Library
Tues, May 6	5 – 7pm	Workshop, Indigenous Peoples Living in Burnaby
Thurs, May 8	6 – 7:30pm	Online Workshop, Indigenous Peoples Living in Burnaby
Sun, May 11	11:59pm	Survey Closes

#### 5.0 NEXT STEPS

Subject to Council approval, the Phase 4 engagement program on the draft OCP will launch on April 9, 2025. The engagement will take place from April 9 to May 11, 2025.

Feedback from the Phase 4 engagement program will then be considered and integrated into the draft OCP. It is anticipated that the final draft OCP will be brought to Council for first reading in September.

The draft schedule for the remainder of the OCP Update project is shown in Table 3.

**Table 3: Draft OCP Updated Schedule for Project Completion**

<b>Date</b>	<b>Activity</b>
April/May 2025	Phase 4 engagement on the draft OCP
June 2025	Receive engagement and Community Assembly feedback Update OCP to respond to feedback
June/July 2025	Legal review of the OCP
July 2025	Finalize Regional Context Statement
September 2025	OCP to Council for First and Second Reading
September/October 2025	Public Hearing
October 2025	OCP to Council for Third reading
November 2025	Regional Context Statement to Metro Vancouver Board for acceptance
December 2025	OCP to Council for final reading and consideration for adoption

## **6.0 FINANCIAL CONSIDERATIONS**

Sufficient funding for all OCP-related work in 2025 is included within the Planning & Development department operating budget in the 2024-2028 Financial Plan.

Respectfully submitted,

E. W. Kozak, General Manager Planning and Development

## **ATTACHMENT**

- Attachment 1 – Draft OCP Part A and B
- Attachment 2 – Draft OCP Part C and D
- Attachment 3 – Draft OCP Part E
- Attachment 4 – Draft OCP Appendix

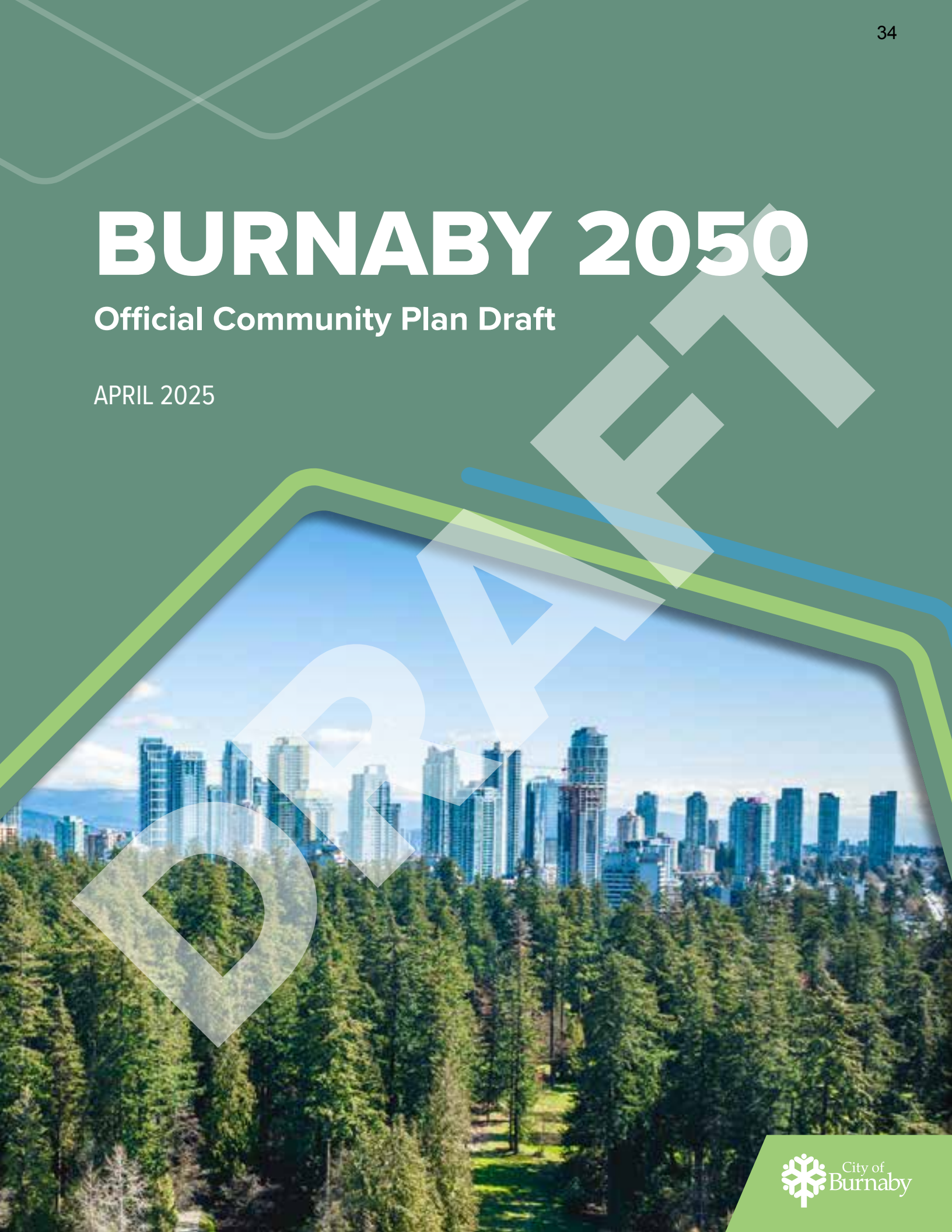
## **REPORT CONTRIBUTORS**

This report was prepared by Hay Go, Planner 1, Shirley Zhong, Planning Assistant 3, and reviewed by Sarah Crawford, Planner 3, Johannes Schumann, Director Community Planning, and Lee-Ann Garnett, Deputy General Manager Planning and Development.

# BURNABY 2050

Official Community Plan Draft

APRIL 2025



# Bylaw Page

## List of Amendments



## Territorial Acknowledgement

We respectfully acknowledge that the City of Burnaby is located on the unceded territories of the *xʷməθkʷəy̓əm* (Musqueam), *Sk̓wxwú7mesh* (Squamish), *səlilwətał* (Tsleil-Waututh), and *kʷikwəłəm* Peoples (Kwikwetlem). Each Nation has distinct histories and distinct traditional territories that fully or partially encompass the city.

We encourage 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.

## Mayor's Message

# Executive Summary

Welcome to Burnaby 2050! If you're reading this, you care – or are at least curious – about the future of our city. Maybe you're one of the thousands of people who attended open houses, sent an email, or filled out an online survey during the creation of the plan. Maybe you're a resident eager to explore the new opportunities available to you and your neighbours. Maybe you're a developer seeking a building site or a realtor helping a client find a new location. Or maybe you're an advocate gauging support for an initiative you hope to bring to Council. Whatever your reason for opening this document, we hope that it gives you the information you need to create your part of Burnaby's future.



## Introduction (Part A)

The Burnaby 2050 Official Community Plan (OCP) presents a long-term vision for the future of Burnaby. It has been inspired and shaped by the people of Burnaby and reflects the community's shared vision and values.

This OCP is a significant update to the 1998 City plan. It reflects a three-year process that included four phases of community engagement to raise awareness and gather information about the community's priorities for the future.

The first section of the OCP introduces the plan and the vision, values, lenses, and public engagement that shaped it. It highlights Burnaby's place within Host Nations territories and the City's commitment to reconciliation, and provides additional context on land use history, demographics, and key strengths and challenges.



## Land Use Framework (Part B)

The land use framework responds to community feedback by providing new features to help simplify and streamline the City's planning processes. These include:

- » a parcel-based land use map to provide more clarity on future development, with fewer, more flexible land use designations;
- » adjusted community plan areas to ensure seamless coverage of the City with fewer plans to maintain and update; and
- » three new Development Permit Areas to provide additional protections to tenants, safeguard sensitive ecosystems, and ensure that the form and character of new buildings reflects high quality design and enhances the public realm.

The land use framework incorporates Metro Vancouver's regional planning framework (Metro 2050, January 2023), and provincial legislation to increase housing supply and protect tenants (Bills 44 and 47, 2023, and Bill 16, 2024). The result is a land use plan with a connected network of urban centres that provides sufficient capacity to accommodate population, housing and job growth to 2050 and beyond.



## Policy Framework (Part C)

The policy framework updates all existing policy topics and emphasizes key City priorities such as addressing climate change; supporting equity, diversity and inclusion; and reconciliation with Indigenous Peoples. These three perspectives serve as plan “lenses” that are reflected throughout the policy framework. The framework is organized into five goals, that focus on fostering complete communities, creating welcoming spaces, supporting a vibrant economy, maintaining efficient networks, and leading in climate change and environmental protection. The five goals are supported by 32 objectives and 263 policy actions.

## Implementation (Part D)

The OCP is more than just another policy document. It is an adopted bylaw used by staff and Council to guide decisions about how land is used in the future. Under the *Local Government Act (LGA Division 4)* all future bylaws and works undertaken by the City must be consistent with the OCP. The OCP works together with the Burnaby Zoning Bylaw, subsidiary plans and other City regulations to provide a decision-making framework. Progress toward achieving the plan goals will be monitored and reported out at regular intervals, using a set of key performance indicators, to ensure that the plan remains accountable in meeting the community’s long-term vision for Burnaby.





# The Plan at a Glance

## Vision

*“Burnaby is a green and inclusive city with safe and connected neighbourhoods and a vibrant economy where people want to live, work, and play for generations to come.”*

## Values

Reflects the community’s core beliefs and shared aspirations



### Land Use Framework

Identifies lands that will meet the residential, employment, environmental and community needs anticipated in the future. Provides clarity on how Burnaby could develop over time

### Urban Structure

A city-wide framework showing the locations and types of urban centres

### Community Plan Areas

A set of planning areas where detailed plans will address neighbourhood-specific issues

### Land Use Map

A map that identifies the land use designations for every property in the City

### Development Permit Areas (DPAs)

Areas where lands are subject to additional development requirements

### Policy Framework

Goals, objectives and policy actions required to meet the community vision. Together they provide guidance on priorities and land use planning decisions



### 5 Goals

Broad statements describing what the City hopes to achieve over time

### 32 Objectives

Specific, measurable, and actionable statements intended to help accomplish each goal

### 263 Policy Actions

Statements about what City will do to achieve the objectives

## Implementation

Actions the City will take to achieve plan goals and monitor and measure progress

## Three Lenses



Perspectives and processes through which policies and objectives are developed and examined

# Plan Highlights

## 1 Housing choices

More land has been designated for low-rise apartments, rowhomes, townhomes and multiplexes. This will help to meet the diverse and changing needs of Burnaby's households.

## 2 Transit oriented development

Higher densities have been allocated around stations and frequent transit bus stops to allow more homes and jobs to be accessible by transit. This helps reduce emissions, improves affordability and lowers infrastructure costs.

## 3 New neighbourhood centres

New neighbourhood centres have been situated at strategic intersections to provide residents with greater access to local services and amenities, such as coffee shops and small grocers.

## 4 Tenant protection

A Tenant Protection Development Permit Area has been established to protect existing tenants if their rental buildings are redeveloped.

## 5 Amenities to support growth

New and expanded amenities such as schools, parks and supporting mixed uses have been proposed in areas that are expected to grow.

## 6 Welcoming public spaces

Land has been designated for parks, open space and urban plazas to support neighbourhood hubs, gathering places and public events.

## 7 Design standards

A Form and Character Development Permit Area has been established to ensure best practices in urban design are reflected in new buildings and public places.

## 8 Improved urban form

The Land Use Framework supports gradual transitions between higher and lower density areas to reduce density "cliffs" and support more variety in building forms.

## 9 Climate action

Pedestrian connections have been added throughout neighbourhoods to improve access to daily needs without driving.

## 10 Streamside protection

A Streamside Development Permit Area has been established to protect and enhance streamside areas when development occurs. These measures will help to improve water quality, control erosion and protect wildlife and fish habitats, making Burnaby greener.

## 11 Actions for reconciliation

Burnaby is committed to reconciliation through land stewardship. Special study areas offer opportunities to dedicate lands for environmental protection, conservation and restoration as part of a long-term transition plan.

## 12 Support for small businesses

Commercial uses have been expanded to all residential designations to support home-based businesses such as local repair shops, barbers and home daycares in more areas of the City.

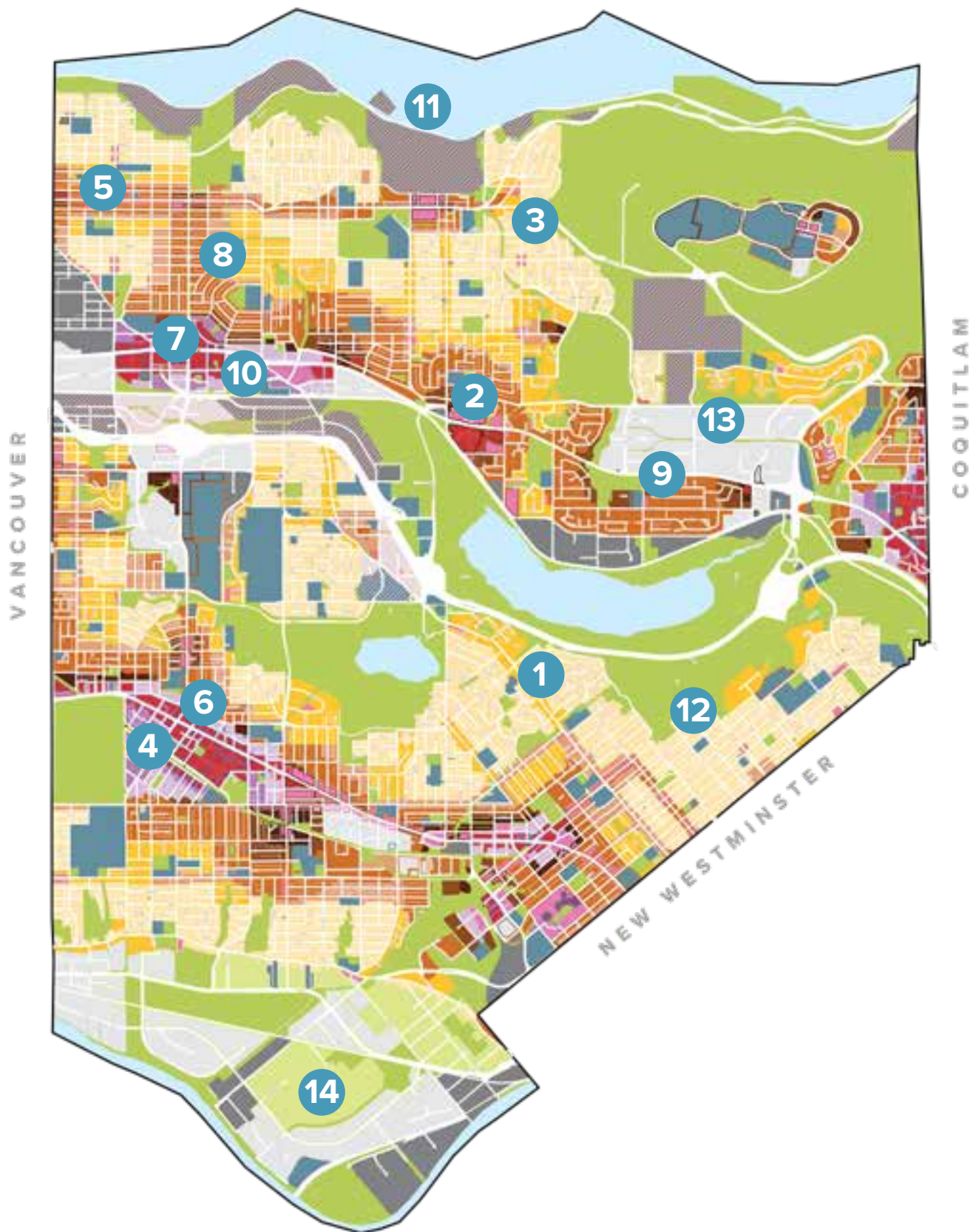
## 13 Job protection

Employment and industrial lands have been protected to support the local economy and retain local job opportunities.

## 14 Protection for agriculture

Agricultural lands in the Big Bend have been protected to support farmers and contribute to easier access to healthy, fresh and locally produced food.

# Plan Highlights



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# Part A: Introduction

## Vision

“Burnaby is a *green* and *inclusive city* with *safe and connected neighbourhoods* and a *vibrant economy* where people want to live, work and play for generations to come.”

# Values

The values guiding the Official Community Plan (OCP) represent the community's shared aspirations and core beliefs about the city, as expressed in surveys, and in-person and online engagement sessions. Shaped by the experiences of residents, the plan's values are integral to Burnaby's identity and help set high-level priorities for the future.



## **Burnaby is connected**

Burnaby values its strong transportation, social, technological and environmental connections.

## **Burnaby is inclusive**

Burnaby is proud to be a friendly and welcoming community that strives, through an equity lens, to create a safe community where everyone feels valued, respected and empowered to contribute to our shared future.

## **Burnaby provides opportunities to thrive**

Burnaby supports a strong business climate, many post-secondary institutions, diverse employment sectors, robust community resources, efficient permitting processes and a highly skilled workforce.

## **Burnaby recognizes the importance of stewardship**

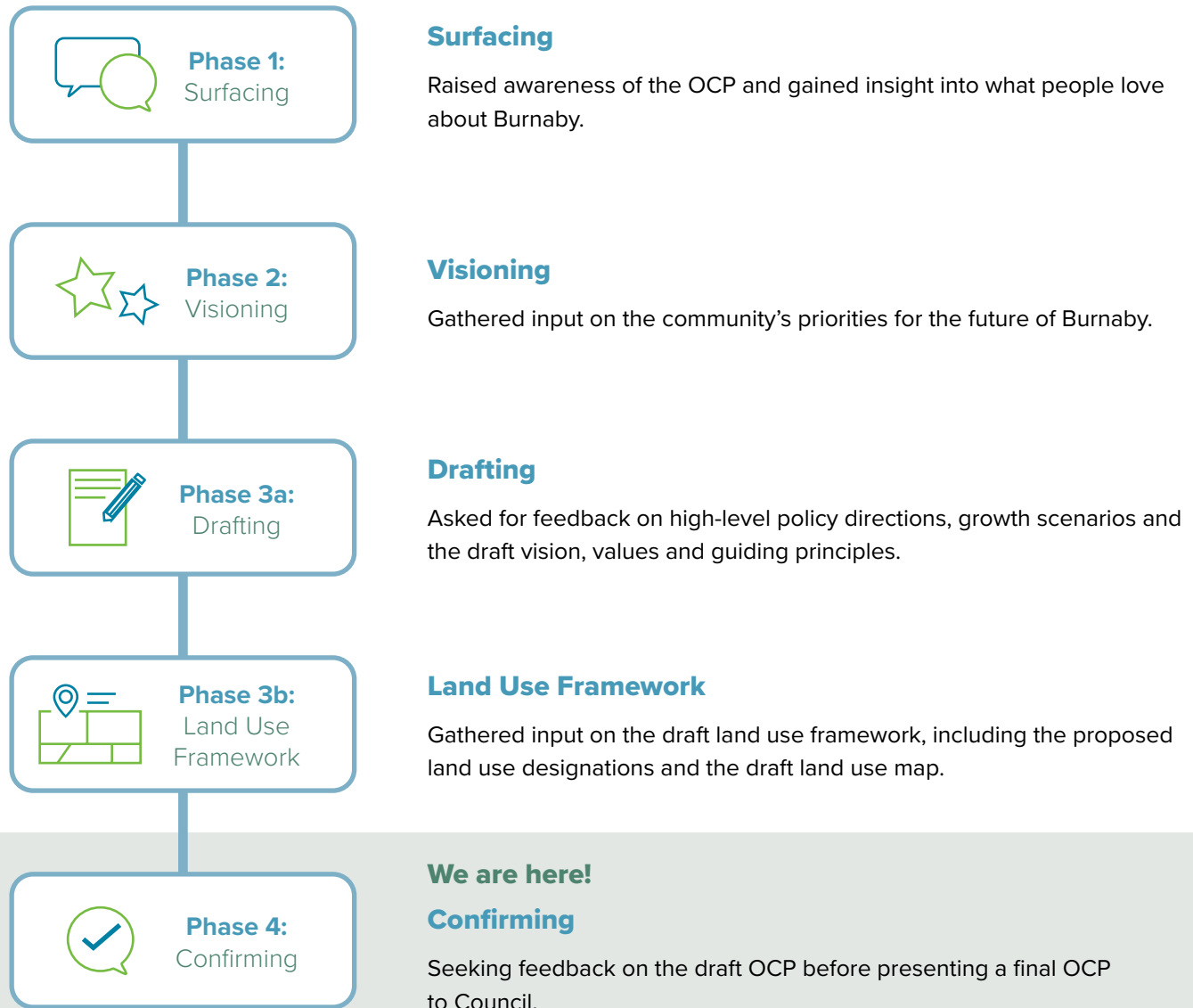
Burnaby prioritizes stewardship and resilience in the planning and management of public assets, infrastructure, facilities, systems and communities and considers the safety, functionality and the cost benefit of long-term investments.

## **Burnaby is sustainable**

Burnaby protects and enhances its lakes, streams, wetlands, parks, trees, natural areas and wildlife habitats and leads efforts to reduce carbon emissions, adapt to climate change and protect the environment for future generations.

# Plan Process and Engagement

Development of the OCP was a multi-year, multi-phased project with four consultation phases. In each phase, input from Host Nations, community partners and the public helped define, craft and confirm the plan's vision, values, policies, and land use framework.



## Consultation results

The City encouraged broad participation by hosting in-person open houses, workshops and pop-ups, virtual sessions, using online surveys and interactive maps, providing transit vouchers, and translating materials into ten languages. The City also partnered with Simon Fraser University’s Centre for Dialogue to host a Community Assembly – a series of in-depth meetings with a representative sample of Burnaby residents to get input on the plan. Engagement events had good turnouts and public interest was high, online features had high response rates, and comments were also received through emails, meetings, petitions, and City Council delegations.



**24** Pop-up events  
**11** Open houses  
**6** Visioning dialogues



**63** Participating community partner organizations



**2,229**  
 People on mailing list



**72,983**  
 Video views



**3,222**  
 Survey responses

**40**

Community assembly participants



**22,590**

Comments received

**5,948** Conversations with community members



**16** Youth Council members  
**3** Youth Advisory Council meetings

**26,883**  
 Website visitors



**28** Written submissions  
**75** Social media posts



**4,013**  
 Map comments

## Plan Lenses

The OCP is guided by three lenses – *Reconciliation; Equity, Diversity and Inclusion; and Climate Action*. Each lens is both a perspective and process through which policies and objectives have been developed and examined.

### Reconciliation

The City of Burnaby occupies the ancestral and unceded territories of the hə́nqəmíhən̓ and Skwxwú7mesh Sníchim speaking peoples, who have stewarded these lands and waters since time immemorial. The four Host Nations are xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), sə́lilwətaʔ (Tsleil-Waututh) and kʷikʷə́ləm (Kwkwetlem).

The OCP strives to build meaningful relationships with Host Nations by supporting their inherent rights and self-determination, addressing the needs and well-being of Indigenous Peoples living in Burnaby, honouring Host Nations' culture and values, and collaborating with Host Nations to Indigenize land use planning processes.

For more information on the City's commitment to Indigenous relations and reconciliation, go to **Part A - Reconciliation with Indigenous Peoples**.

### Equity, diversity and inclusion

Land use policies can inadvertently create barriers and reinforce inequities, disproportionately impacting vulnerable communities. Our goal is to ensure that the OCP does not contribute to that, but rather creates an environment where everyone can thrive

The OCP commits to integrating equity, diversity and inclusion in all land use policies to reduce barriers and disparities, create opportunities and improve access so that everyone can participate and succeed in the community. Using this lens as a process means using engagement methods and accommodations that are meaningful to different people and communities and continually considering the different experiences and points of view of diverse groups.



This icon highlights policies intended to advance reconciliation.



Community Members at National Indigenous Peoples Day, photo credit Sarah Race



This icon highlights policies intended to advance equity, diversity and inclusion.

## Climate action

Climate change is a global issue with local impacts. Burnaby is already experiencing warmer temperatures, drier summers and wetter winters, greater frequency and intensity of storms, flooding, unstable steep slopes, extreme heat, poor air quality, and more. The climate is a highly complex system that we are striving to know more about. Some models show that greenhouse gas (GHG) emissions drive climate change and are produced through the buildings we live and work in, the transportation we use, the production and distribution of things we consume, and the waste we create. Municipalities play a key role in reducing emissions and adapting to climate change locally.

Tackling climate change requires a coordinated global response predicated on science and evidence. Canada’s contribution to overall global GHG emissions is 1.4%\*, and the changes made at a local level can

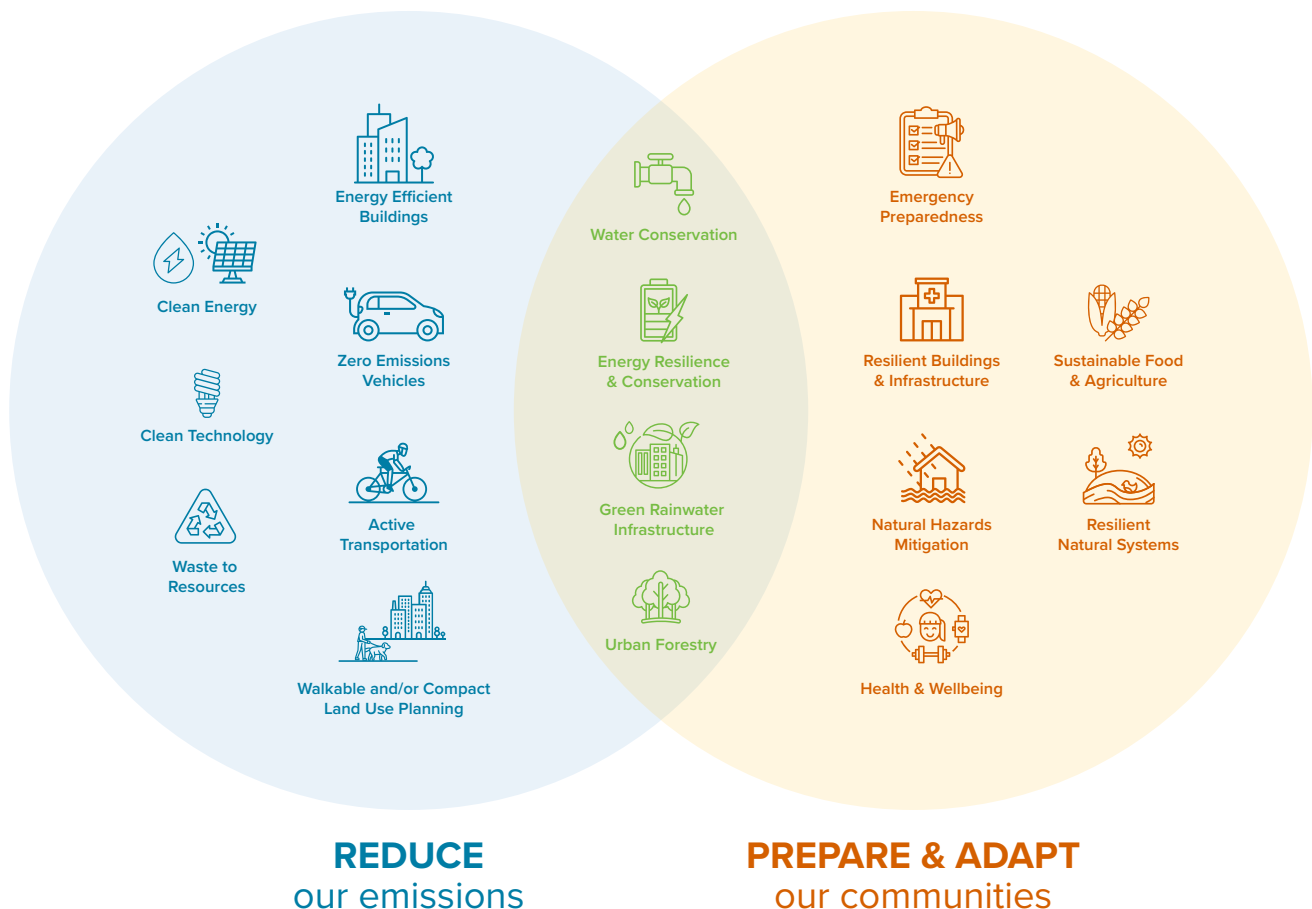
have a meaning and measurable effect on reducing our impact.

Effective land use policies can help reduce GHG emissions, facilitate climate adaptation and decrease the impact of extreme weather events on people and infrastructure. The OCP evaluates all policies through a climate action lens to advance the City’s climate targets and consider policy impacts on climate change. This will help Burnaby become more climate resilient and foster a safe, healthy and thriving community for people, businesses and infrastructure.



This icon highlights policies intended to advance climate action.

**Figure 1. Opportunities to address climate change**



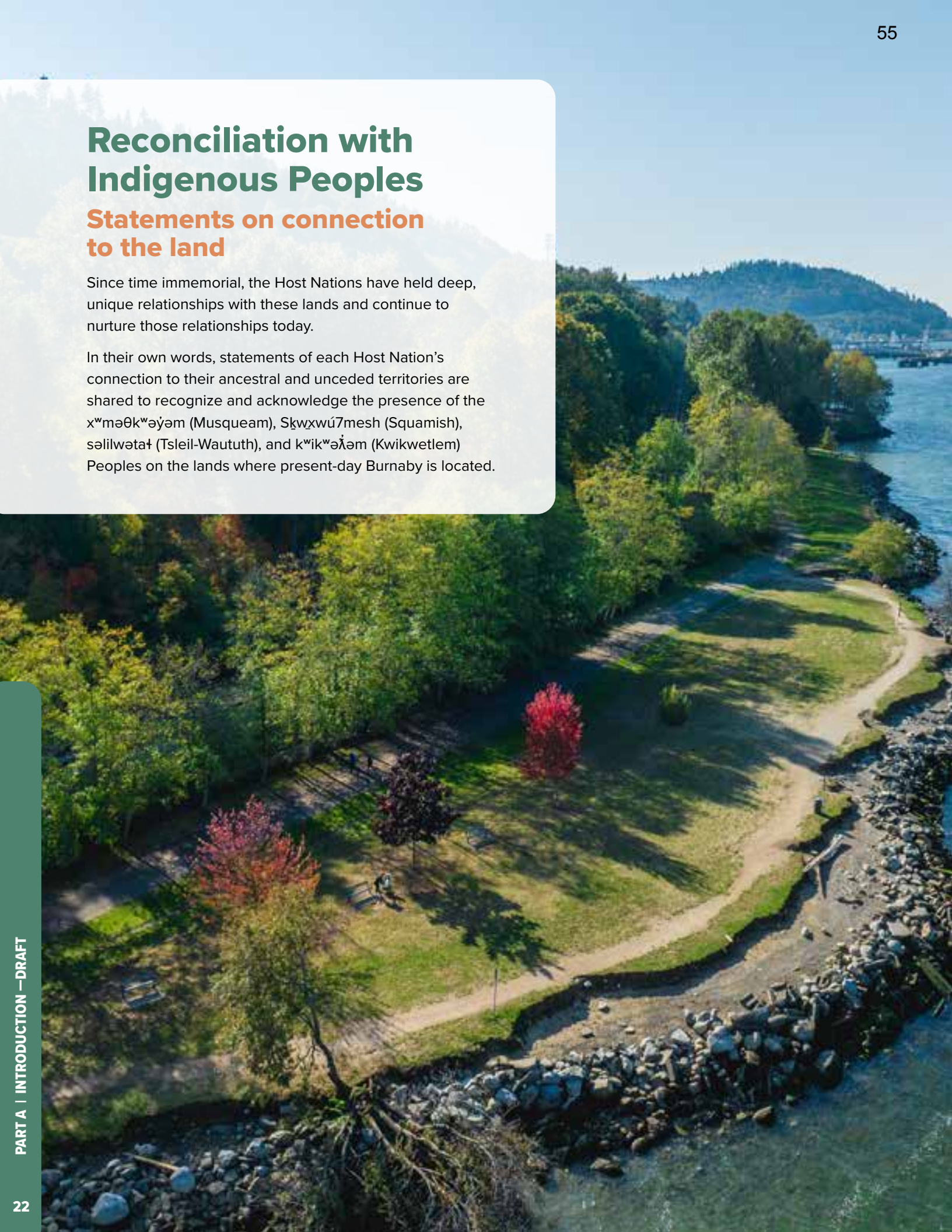
\*Based on 2021 data, Canada reached 676 Mt CO2 eq, which made up 1.4% of total global GHG emissions. This places Canada as the 12th largest emitter in the world. (Government of Canada, Canadian Environmental Sustainability Indicators: Global greenhouse gas emissions)

# Reconciliation with Indigenous Peoples

## Statements on connection to the land

Since time immemorial, the Host Nations have held deep, unique relationships with these lands and continue to nurture those relationships today.

In their own words, statements of each Host Nation's connection to their ancestral and unceded territories are shared to recognize and acknowledge the presence of the x<sup>w</sup>məθk<sup>w</sup>əyəm (Musqueam), Skwxwú7mesh (Squamish), səliłwətał (Tsleil-Waututh), and k<sup>w</sup>ik<sup>w</sup>əłəm (Kwikwetlem) Peoples on the lands where present-day Burnaby is located.



Logo to be provided by Host Nation

## xʷməθkʷəy̓əm (Musqueam)

Musqueam’s ancestors have lived throughout and stewarded the Fraser River estuary for thousands of years. Today, portions of Musqueam’s territory are called Vancouver, Burnaby, Richmond, New Westminster, Delta, North Vancouver, West Vancouver, Surrey, UBC Endowment Lands, YVR Airport and Coquitlam.

On June 10, 1976, Musqueam’s elected leadership and membership signed the Musqueam Declaration, which states that Musqueam people “hold aboriginal title to our land, and aboriginal rights [...] within that territory occupied and used by our ancestors, namely:

The lands, lakes and streams defined and included by a line commencing at Harvey Creek in Howe Sound and proceeding Eastward to the height of land and

continuing on the height of land around the entire watershed draining into English Bay, Burrard Inlet and Indian Arm; South along the height of land between Coquitlam River and Brunette River to the Fraser River, across to the South or left bank of the Fraser River and proceeding downstream taking in the left Bank of the main stream and the South Arm to the sea, including all those intervening lands, islands and waters back along the sea shore to Harvey Creek, AND, the sea its reefs, flats, tidal lands and islands adjacent to the above described land and out to the centre of Georgia Strait.<sup>1</sup>

<sup>1</sup> Musqueam’s Story, Musqueam Territory, [Musqueam Territory - Musqueam](#)



Photo was taken by City staff of dancers performing at a National Indigenous Peoples Day celebration hosted by the City at Edmonds Park.



## S̓k̓w̓x̓w̓ú7mesh (Squamish)

Our traditional territory, located in the Lower Mainland region of British Columbia, stretches from Point Grey in the south to Roberts Creek in the west. It extends north along the height of the land to the Elaho River headwaters, covering all of the islands in Howe Sound, the entire Squamish Valley, and Howe Sound drainages. The territory continues southeast to the confluence of the Soo and Green Rivers north from Whistler, then south along the height of the land to the Port Moody area, including the entire Mamquam River and Indian Arm drainages. It finally extends west along the height of the land to Point Grey.

This vast territory includes parts of present-day cities such as Vancouver, Burnaby, and New Westminster, as well as all of North Vancouver, West Vancouver, Port Moody, the District of Squamish, and the Municipality

of Whistler. The boundaries encompass all of Howe Sound, Burrard Inlet, and English Bay, as well as the rivers and creeks flowing into these bodies of water. Furthermore, it includes the various islands within Howe Sound.

Throughout this expansive territory, numerous S̓k̓w̓x̓w̓ú7mesh place names exist, each carrying unique meanings and significance rooted in our oral traditions. These names help explain the place and our relationship with the land. The land also bears witness to the rich history of our ancestors, with evidence of settlements, resource sites, and spiritual locations, including villages, hunting camps, cedar bark gathering areas, rock quarries, clam processing camps, pictographs, and cemeteries. Some of these village sites date back 3,000 years.<sup>2</sup>

<sup>2</sup> About Squamish Nation/Our Land - [Our Land - Squamish Nation](#)



Heartfelt embraces at a Squamish Nation gathering—celebrating connection, culture, and community. Photo credit: S̓k̓w̓x̓w̓ú7mesh (Squamish Nation)



## səlilwətəł (Tseil-Waututh)

“The heart of our community is now centred on Burrard Inlet, between Maplewood Flats and Deep Cove in North Vancouver. But traditional use studies and archaeological evidence show our ancestors occupied a vast area, about 1,865 square kilometres (190,000 hectares). Our traditional territory encompasses wilderness watersheds northwards to Mount Garibaldi, Coquitlam Lake in the east, and Howe Sound to the west.

This territory was a land of plenty, with abundant fish and game to sustain the Tseil-Waututh and our neighbours, other First Nations we partnered with

through marriage or protocol. We shared resources to provide for all and maintain the area’s abundance.

We never ceded or relinquished our responsibility for this territory. But its resources have been exploited and damaged through industrialization and urbanization. Our nation holds Aboriginal title over what is now a highly urbanized area, which we share with many private and public interests.<sup>3</sup>”

<sup>3</sup> About Tseil-Waututh Nation – Our Territory - [About Tseil-Waututh Nation - Tseil-Waututh Nation \(twnation.ca\)](https://twnation.ca)



Photo was taken by City staff of knowledge keepers, Sam George Jr and Les George, from Tseil-Waututh Nation at Burnaby City Hall after speaking to staff about Tseil-Waututh culture and connections.

Logo to be provided by Host Nation

## kʷikʷəłəm (Kwkwetlem)

“The kʷikʷəłəm people have lived in our traditional territory, known as the Coquitlam Watershed, and the surrounding areas, since before remembered time.

Archaeological findings have confirmed continuous occupation of our traditional territory for at least 9,000 years, or since the most recent ice age.

Our traditional territory centres on the watershed of skʷəl ʔma:ʔ ʔacaʔ (Coquitlam Lake), including the upper and lower skʷəl ʔma:ʔ stál ʔəw (Coquitlam River), and over to the east side of Pitt Lake and either side of the lower Pitt River. To the west, the territory encompasses Mossum Creek and Port Moody Inlet over to Stoney Creek, the lands of Sapperton Heights,

and the north arm of the Fraser River. Our southern territory extends from Barnston Island to Annacis Island and the immediate surrounds, including that portion of the Fraser uplands south of the Fraser River.

These areas correspond to the following BC municipalities: Coquitlam, Port Coquitlam, Port Moody, Pitt Meadows, Burnaby, Surrey, New Westminster, the Village of Anmore and sections of the Provincial Agricultural Land Reserve.

The kʷikʷəłəm First Nation has never ceded, surrendered, nor abandoned our rights and responsibilities to our traditional territory, and our title has never been relinquished.”<sup>4</sup>

<sup>4</sup> Kwkwetlem First Nation – [Our Territory - Kwkwetlem First Nation](#)



A template, *Tree Frogs*, designed by Kwkwetlem artist Sweewa with assistance from his apprentice Michael Stanley, used to make prints with community members at a National Indigenous Peoples Day celebration hosted by the City; photo credit: Sarah Race

## Host Nations and the OCP

Amidst the passage of time, the Host Nations' connection to the land remains steadfast and profound. These four Host Nations assert title over the territories on which the City of Burnaby is now located, and the City is committed to building strong relationships with Host Nations and to better understanding Indigenous rights and title.

The City has invited the Host Nations and Indigenous Peoples living in Burnaby to provide their input throughout the development of the OCP. Throughout the engagement process, Host Nations have expressed capacity issues and have not been able to fully engage on all aspects of the OCP. As such, we would like to emphasize that the OCP is a living document and not a finalized plan set in stone. The OCP will undergo a comprehensive update every 5 years, allowing for regular and ongoing formal engagement and updates from Host Nations, while also being open to informal feedback outside of these engagement periods.

The City engaged with Host Nations and Indigenous Peoples living in Burnaby in various ways, from referral letters to in-person and virtual workshops. Topic areas of interest raised through these engagement sessions included strengthening the protections of the environment and green space, supporting diverse

housing needs, exploring more opportunities for Indigenous placemaking and cultural programming, and greater collaboration with Host Nations and Indigenous Peoples living in Burnaby.

The City acknowledges, however, that the timeframe to provide feedback has been limited and the capacity of Host Nations to respond within this timeframe may have been constrained. The City is committed to ongoing, meaningful engagement with Host Nations, recognizing that their active participation and feedback are essential in developing an OCP that reflects and responds to the priorities, interests and aspirations of Host Nations. As such, the City will continue to engage with Host Nations on updates to the OCP and will strive to facilitate a responsive feedback process that will better accommodate the needs and timeframes of Host Nations. The OCP is a living document and feedback from Indigenous Peoples can be updated or incorporated at any time. Prioritizing these and other opportunities for collaboration will help to ensure more effective engagement while working towards advancing reconciliation through relationship building.

For more information on the public engagement and consultation process of the OCP, go to **Appendix E - Plan Process and Engagement**.



*National Indigenous Peoples Day celebration at Civic Square*

## Host Nations and reconciliation

The City of Burnaby is committed to working towards truth and reconciliation by prioritizing strong and respectful relationships. Working collaboratively with Host Nations and Indigenous Peoples living in Burnaby is integral to fostering inclusive communities grounded in trust and unity. Reconciliation efforts can also help to build awareness of historical impacts among diverse community members, while fostering empathy and greater cultural exchange.

Actions that aim to strengthen relationships with Host Nations to support and advance reconciliation are included below.

- » Continue to co-develop an Indigenous Relations and Reconciliation Framework and Strategy with Host Nations and Indigenous Peoples living in Burnaby to guide the City in advancing reconciliation.
- » Integrate reconciliation efforts and principles into the Burnaby Strategic Plan to facilitate alignment among municipal policies, projects, programs and services.
- » Educate public servants, community members, and newcomers about Host Nation history, culture and language, and promote reconciliation with Indigenous Peoples by partnering with Host Nations, Indigenous organizations and community partners.
- » Support and implement the Truth and Reconciliation Commission (TRC) Calls to Action and the United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP) articles that are within the authority of municipal governments.

Advancing reconciliation has been a key consideration throughout the development of OCP objectives and policies. For more information on how reconciliation has been considered throughout different policy topics, go to **“Plan Lenses.”**



## Collaborative planning with Host Nations

The City recognizes and respects the inherent rights and self-determination of Host Nations, including their constitutionally protected rights and interests within their unceded territories. The inclusion of Host Nations and Indigenous Peoples living in Burnaby in existing and future community and land use planning is necessary to build mutual understanding and ensure planning and development opportunities are reflective of their interests and ways of knowing. The City can also play a role in supporting development on lands owned by the Host Nations within Burnaby, including **fee simple lands**. This can help build trust, capacity and resiliency while furthering shared community benefits.

### Fee simple lands

Ownership of fee simple land by a First Nation is the same as if it were owned by a company, individual or other entities, and permits the same rights and liabilities to develop the land.

Actions that aim to foster collaborative community planning approaches with Host Nations are included below.

- » Collaborate with Host Nations to incorporate Indigenous knowledge and culture into land use planning processes, particularly within Special Study Areas of the Land Use Map.
- » Support Host Nations and the Province in the redevelopment of Crown land and lands owned by Host Nations to facilitate mutually agreeable outcomes.
- » Explore opportunities to align priorities through community planning between the City and Host Nations to meet collective and respective goals and needs, including those related to social, cultural, heritage and environmental issues.

- » Engage with Host Nations to develop infrastructure servicing agreements to provide municipal services to lands owned by the Nations.
- » Continue to implement and update protocols and processes for City project engagement referrals with Host Nations to ensure timely, meaningful and streamlined dialogue.
- » Collaborate with Host Nations to explore and identify archaeologically, environmentally and culturally significant areas, to protect those areas from development and climate change pressures.
- » Explore opportunities to support Indigenous cultural uses within Special Study Areas or other land use designations, where possible.

For more information on Special Study Areas in the Land Use Map and related policies, go to **Part B, Land Use Map**.

Indigenous cultural sites and archaeology, go to **Part C, Objective 2.3 and 2.5**

Environmental stewardship, go to **Part C, Objective 5.6**



*City Council and School Trustees at Westridge Elementary School showcasing the City's first Reconciliation crosswalk.*



*A dugout canoe at Deer Lake in 1900. City of Burnaby Archives 477-753*

## Pathway to the Present

As discussed above, the lands Burnaby is now located on have been part of the unceded territories of First Nations people and include the location of villages, harvesting sites, and places of spiritual and cultural significance.

In the years leading up to contact, many First Nation communities experienced population decline due to diseases carried along sea and overland trade routes.

By the 1850s, colonial governments were implementing systemic racism by encouraging non-Indigenous settlers to live in what became known as

British Columbia through “pre-emption,” which allowed settlers to take ownership of land by clearing trees and building a house but legally excluded First Nations from the process of purchasing and owning land.

As a result, land that had sustained and been stewarded and shared by First Nations since time immemorial became private property owned by settlers. The District Municipality of Burnaby, incorporated in 1892, was a product of this colonial system.

Burnaby prioritized the development of roads and other transportation infrastructure to encourage settlement. Roads and railways played a large part in how Burnaby developed. Early transportation routes, such as present-day Kingsway, Canada Way and Marine Drive, followed the routes of earlier First Nations trails.

Burnaby's population tripled from 30,328 in 1941 to 100,157 in 1961. Thousands of homes were constructed in existing neighbourhoods and in new residential subdivisions to supply housing to returning veterans and their families, and to new residents.



*Suburban houses under construction in Willingdon Heights in 1947. City of Burnaby Archives 010-032*

By the 1970s, Burnaby had a population of approximately 125,000. The community became a destination for new immigrants from a variety of cultural backgrounds, contributing to Burnaby's diverse demographic fabric.

Today, the Host Nations, the x̣ẉməθḳẉəỵəm (Musqueam), Ṣḳẉx̣ẉú7mesh (Squamish), səliwətał (Tsleil-Waututh), and ḳẉiḳẉəł̣əm (Kwkwetlem) Peoples, have reestablished their presence and maintain their ties to the lands and waters of their ancestral territories, including present-day Burnaby, which is now also home to many other Indigenous Peoples from across the country.

Neighbourhoods grew at the intersections of major transportation routes in Burnaby, populated by community members with roots around the globe, displacing the original inhabitants of these lands.. The 1930s and 1940s saw the growth of Burnaby's voluntary sector, as community groups, municipal leaders and churches collaborated to help each other through the lean times of the economic depression of the 1930s, and to contribute to the war effort. Meanwhile, First Nations were forcefully relocated and relegated to Indian reserves, none of which were established in Burnaby, further removing First Nations from their territory.



*Edmonds, 1911. The historical centre of the Edmonds neighbourhood is where Kingsway and Edmonds Street intersected with a B.C. Electric railway line. City of Burnaby Archives 449-006*

In the 1960s, Burnaby began adopting a town centre model to prevent urban sprawl by focusing density and commercial development in local nodes. Brentwood, Lougheed and Metrotown were identified as town centres by 1966, joined by Edmonds in 1987.



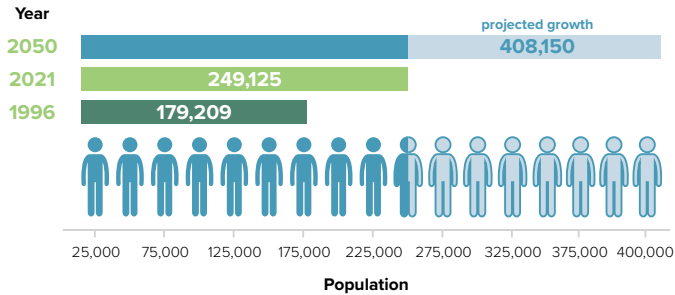
*Focusing density in town centres helped Burnaby preserve parks and green spaces.*

In 2019, the City formally acknowledged that it is located on the unceded and ancestral territories of h̄ən̄d̄əm̄īn̄əm̄ and Ṣḳẉx̣ẉú7mesh Sníichim speaking peoples.

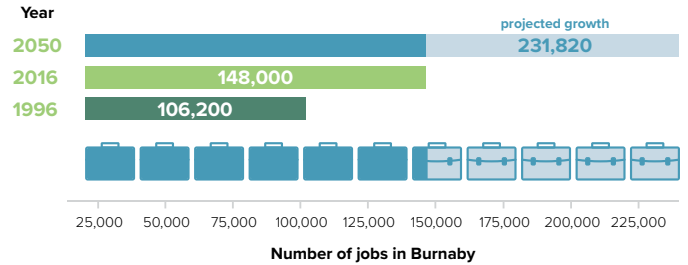
# Community Trends

The OCP responds to recent trends and projections for population, housing and employment. A snapshot of some key trends and projections are provided here:

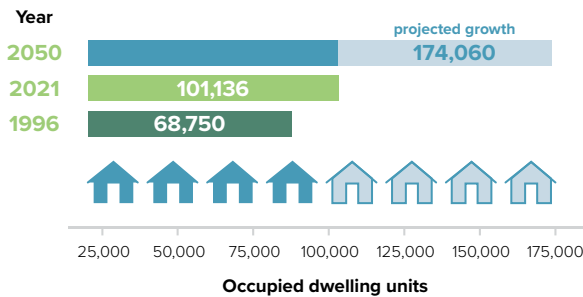
**Figure 2. Burnaby's population growth**



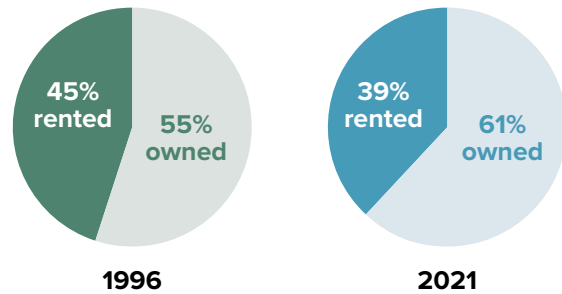
**Figure 3. Burnaby's employment**



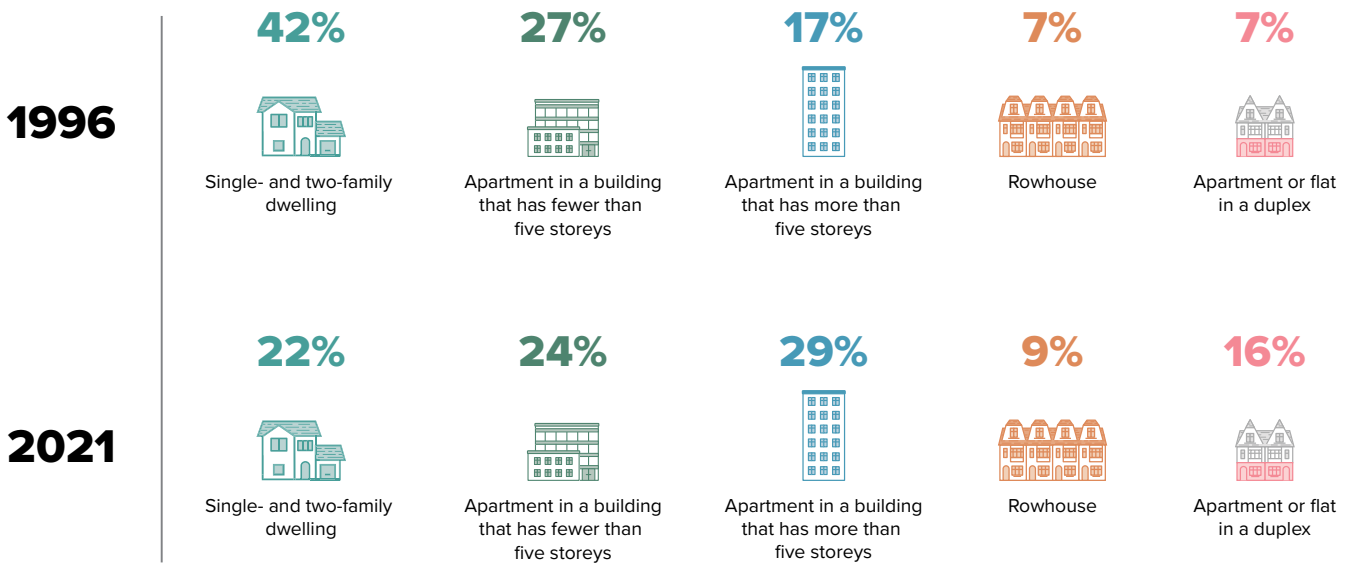
**Figure 4. Burnaby's dwelling units**



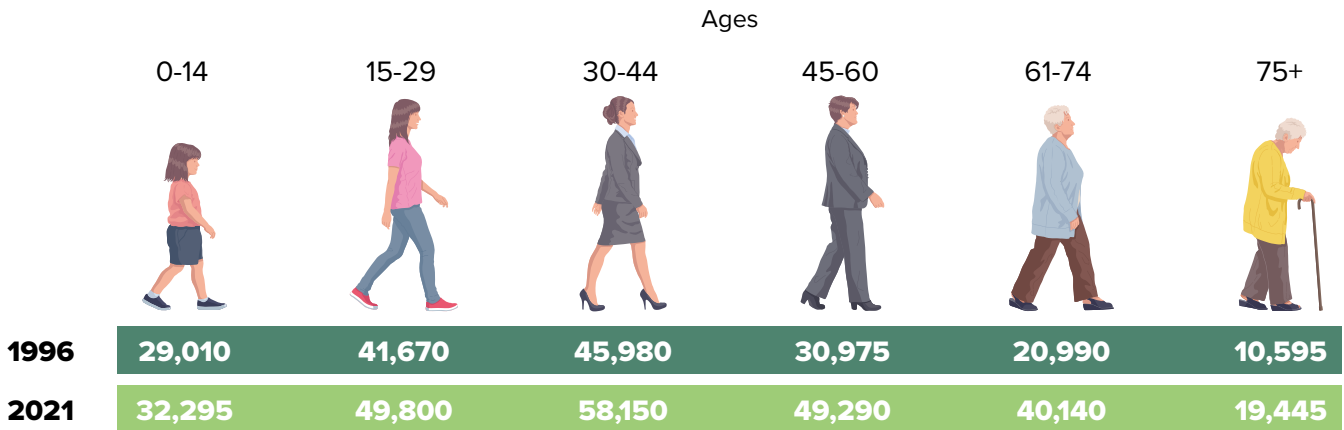
**Figure 5. Proportion of households that own their home**



**Figure 6. Proportion of housing units by housing structure between 1996 and 2021**

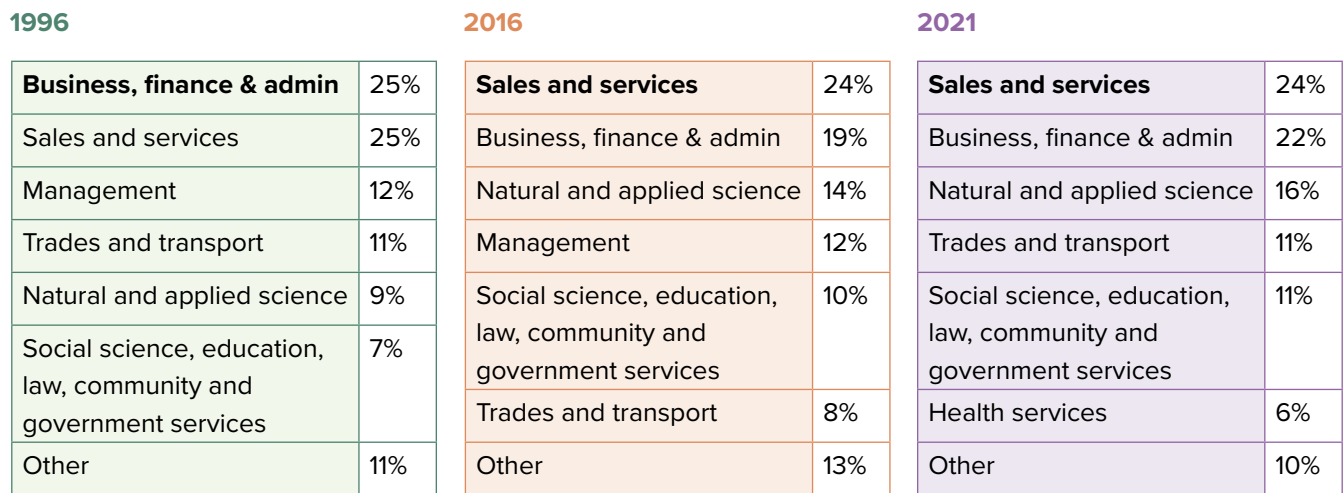


**Figure 7. Age changes in Burnaby's population between 1996 and 2021**

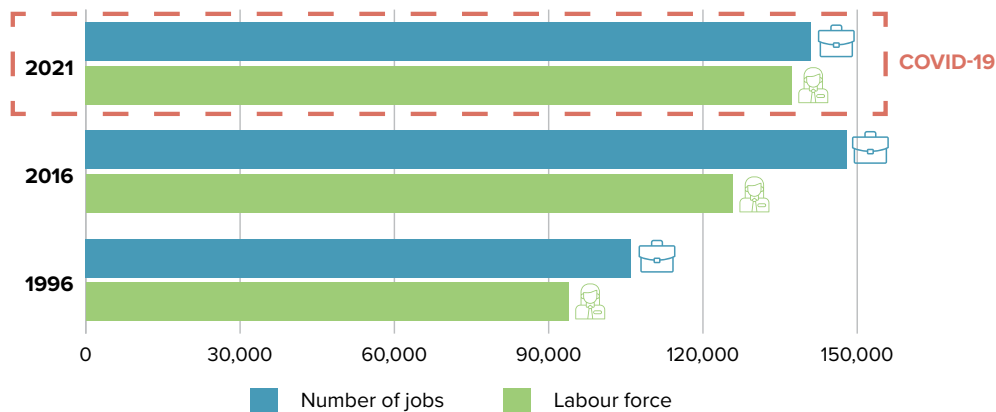


Source: Statistics Canada 1996 and 2021 Census

**Figure 8. Jobs in Burnaby by sector based on Census data**



**Figure 9. Number of jobs compared to labour force**



2021 Census data for employment was skewed by impacts from COVID-19 pandemic.

# Strengths and Challenges

## Strengths

### Strong economy

Burnaby is home to many thriving industries and captures a large share of regional employment. Established sectors such as finance, film and television, information technology, communications and biotechnology continue to grow.

### Learning hub

Simon Fraser University (SFU), British Columbia Institute of Technology (BCIT), and other post-secondary institutions contribute to the city's labour force and foster innovative collaborations between industry and education.

### Skilled labour force

Burnaby has a highly skilled and diverse labour force, with over 50% of the population over 15 years old holding a post-secondary certificate, diploma or degree.

### Diverse population

Burnaby's diversity enlivens the city with cultural events and venues such as places of worship, cultural centres, restaurants, and shops. It also supports tourism, immigration and investment, making Burnaby an attractive and welcoming place to live, work and play.

### Central location

Located in the heart of Metro Vancouver, with good transportation infrastructure, Burnaby has a premium location that gives it a competitive advantage.



*Simon Fraser University opened in 1965. Photograph of a recent convocation ceremony.*

### Natural environment

Burnaby is a regional leader in sustainability with a mission to protect its natural environment, including Burnaby Mountain, rivers, lakes, watersheds and shorelines. The city's many parks, open spaces and natural areas provide opportunities for recreation and relaxation.

## Challenges

### Housing affordability

Like many municipalities in the Lower Mainland, Burnaby has high housing costs that are out of synch with local incomes. Ensuring affordable and appropriate housing that meets a variety of needs across the housing system is an ongoing challenge.

The OCP, along with *HOME: Burnaby's Housing and Homelessness Strategy*, addresses the housing affordability challenge through actions designed to increase the supply of affordable housing units.

### Finite land

The amount of available land in Burnaby is limited, leading to higher land costs and a need for increased density. This can be especially challenging for agricultural, employment and industrial uses, which face high lease, rental and purchase costs and pressures to redevelop with other uses. The OCP's Land Use Framework protects land for these uses and permits sufficient density to support new development.

### Aging infrastructure

Ensuring that infrastructure is up-to-date and keeping pace with growth is a priority. Yet, Burnaby's rapid growth and changing climate are placing added pressure on infrastructure services. The high costs of maintaining and replacing aging infrastructure, while funding new infrastructure to accommodate growth, poses challenges that require long-term planning. The OCP provides direction on infrastructure planning to service anticipated growth.

### Housing options

Burnaby is rapidly growing, yet many residents feel that housing options are still lacking. The OCP provides opportunities for less common types of housing, such as laneway homes, rowhouses, and other **missing middle housing** types.

**Missing middle housing** features multiple units on the same lot, either clustered, stacked, in a row, or in a single building. These developments are smaller than mid-rise or high-rise apartments and can include duplexes, triplexes, fourplexes, townhouses, and low-rise apartments.

### Changing climate

Burnaby is already experiencing some of the effects of climate change. Projections for our region predict an increased risk of extreme weather events and natural hazards. To minimize our contribution to climate change, Burnaby must reduce greenhouse gas emissions, while preparing for and adapting to the impacts of climate change. Through the OCP, Climate Action Framework and participation in the Local Government Climate Action Program, the City is committed to reducing the impacts of climate change.

### Community amenities

Burnaby has many community facilities, parks and open spaces that are well-used and enjoyed by residents and visitors. Yet, there is limited land and funding to build and improve community amenities to serve a growing population. Policies in the OCP and other City strategies create opportunities to build community amenities to meet the growing demand.



# Part B: Land Use Framework

# Planning for Growth

Metro Vancouver anticipates that the region will add 1.6 million residents by 2050. Burnaby's share of that growth is approximately 146,000 people, 68,000 housing units, and 71,000 jobs. This means that the City needs to plan for more housing, services, community amenities, public infrastructure, offices, and commercial and industrial space.

**Figure 1. Growth projections to 2050**

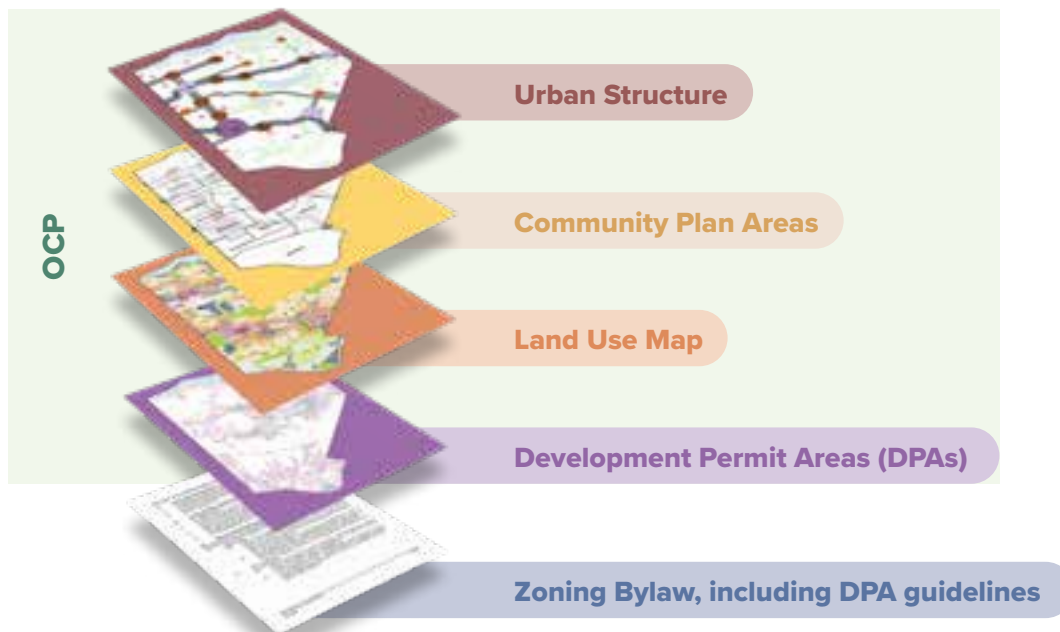
	Forecasted numbers			
	2021	2030	2040	2050
<b>Population</b>	261,810 <sup>1</sup>	311,510	361,630	408,150
<b>Units</b>	106,170 <sup>2</sup>	128,330	151,860	174,060
<b>Jobs</b>	160,330 <sup>3</sup>	185,490	209,940	231,820

*Numbers in the table above reflect Metro Vancouver high-growth scenario forecasts for population, dwelling units and employment for the City of Burnaby.*

The Land Use Framework guides development to meet Burnaby's anticipated residential, employment, environmental and community needs. It also aligns infrastructure, utilities and transportation planning with future development, ensuring that services are planned in coordination with land use. The Land Use Framework provides clarity to residents, property owners and other community members on how Burnaby could develop over time.

The Land Use Framework is made up of four key components: a) Urban Structure, b) Community Plan Areas, c) Land Use Map, and d) Development Permit Areas.

## Structure of the Land Use Framework



<sup>1</sup> 2021 Census population data adjusted by Metro Vancouver to account for Census undercount.

<sup>2</sup> 2021 Census household/unit data adjusted by Metro Vancouver to account for Census undercount

<sup>3</sup> 2021 Census jobs data adjusted by Metro Vancouver to compensate for impacts of COVID-19 on jobs and work patterns.

## Urban Structure

Burnaby has a variety of neighbourhood types, each with different scales of development. The Urban Structure Map aligns these neighbourhood types with the transportation network, to show the planned distribution of growth and development in the city. It also provides a framework to guide community plan areas and Land Use Map designations.

The Urban Structure Map builds upon Burnaby's existing planning framework and aligns with the regional land use framework in Metro Vancouver's **Regional Growth Strategy (RGS)**. Two alternate urban structure scenarios were developed to assess different ways of distributing residential growth. These were refined into one final scenario based on public feedback.

Using a “nodes and corridors” approach (refer to Figure 2) the Urban Structure Map focuses development around frequent transit stops and along transit corridors. It supports a gradual transitioning of density between higher density areas around rapid transit stations and lower density neighbourhoods. The size and scale of different urban centres supports

a range of housing options across the city, while their distribution enables easy access to amenities, addresses climate considerations and supports a sustainable economy.

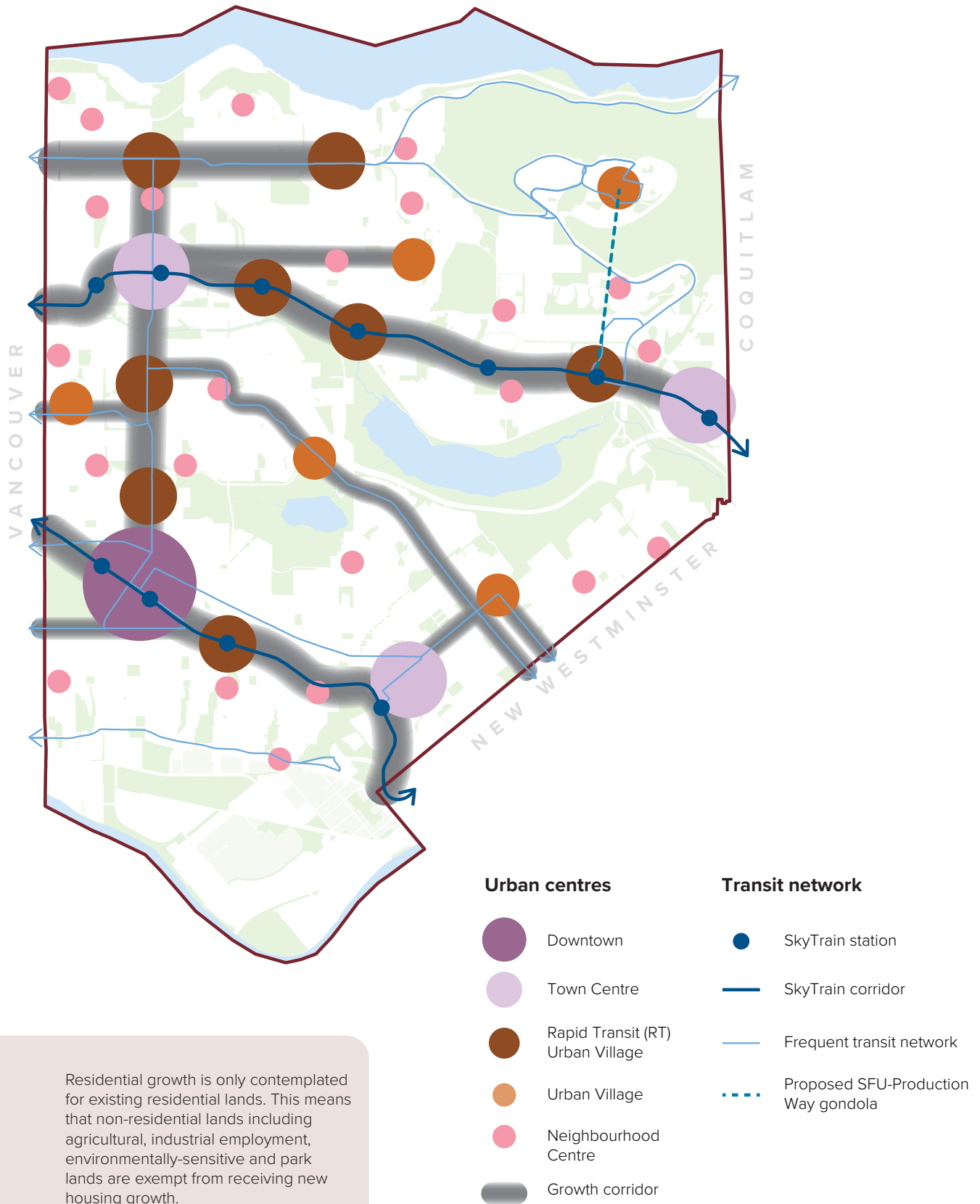
The following pages describe the vision for each of the urban centre types shown in the Urban Structure Map. These include the Downtown, Town Centres, Rapid Transit Urban Villages, Urban Villages and Neighbourhood Centres.

A **Regional Growth Strategy (RGS)** is a long-range strategic plan developed by a regional district. Similar to an OCP, an RGS includes a land use framework and policy directions. Member jurisdictions must demonstrate alignment between the RGS and their local OCPs.

Burnaby is a member of the Metro Vancouver region. The current growth strategy for Metro Vancouver, “Metro 2050,” was adopted in 2023.



Figure 2. Urban Structure Map: Nodes and Corridors

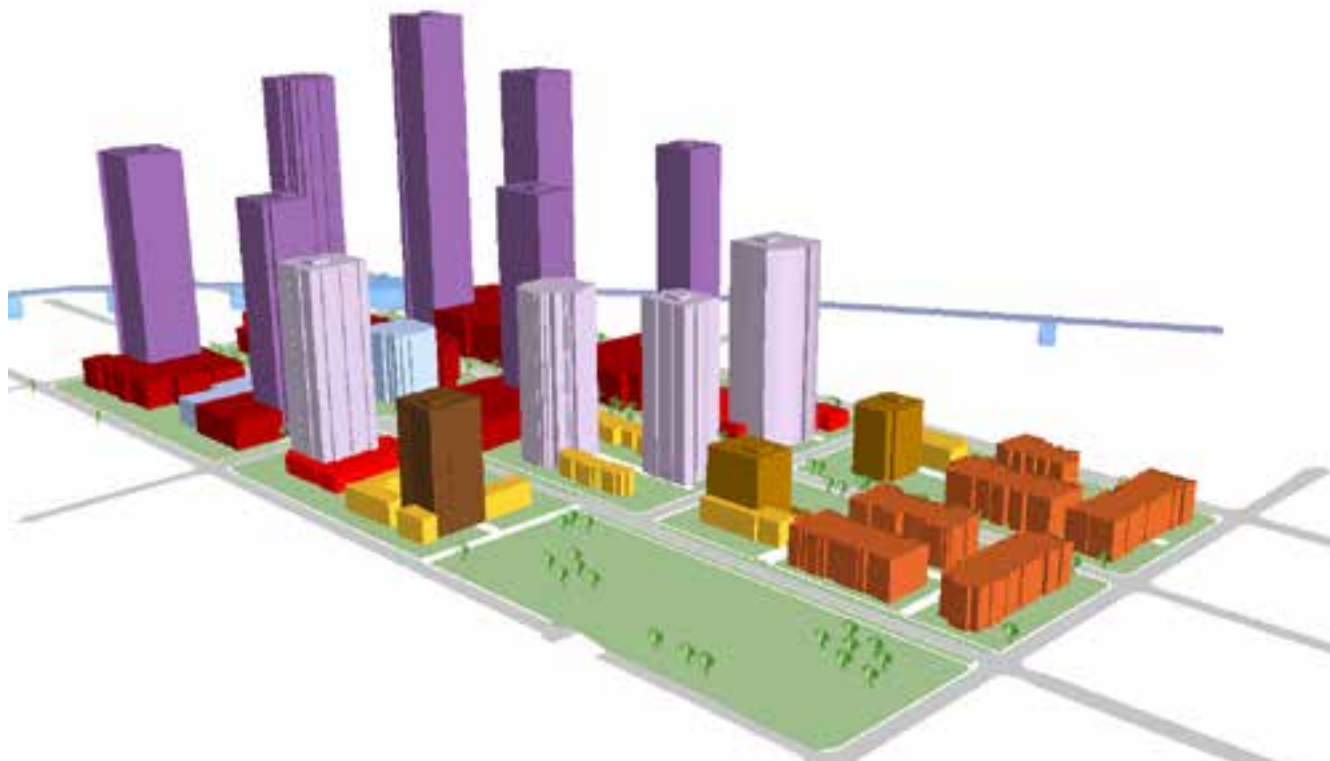


Residential growth is only contemplated for existing residential lands. This means that non-residential lands including agricultural, industrial employment, environmentally-sensitive and park lands are exempt from receiving new housing growth.

## Downtown and Town Centres

**Downtown:** Metrotown, Burnaby's downtown, features the highest density forms of development. It accommodates major institutional uses, community facilities, employment uses, larger scale retail, parks and plazas, and cultural and entertainment uses that serve the whole of Burnaby. Residential development primarily consists of high-rise buildings. Metrotown is served by two SkyTrain stations, as well as a frequent bus service.

**Town Centres:** The Town Centres—Brentwood, Lougheed and Edmonds - feature high- to medium-density forms of development. The Town Centres provide social, recreational and cultural facilities that serve a larger geographic area. Their core areas primarily consist of high-rise buildings, stepping down to mid-rise forms outside of the Town Centre. Each Town Centre is served by a SkyTrain station as well as frequent bus service.



### Residential forms typically include:

#### High-rise Apartment 2 and 3

40 storeys\* /  
50+ storeys\*



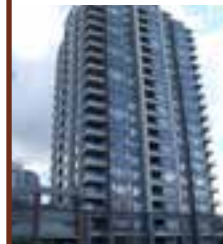
#### High-rise Apartment 1

Up to  
30 storeys\*



#### Mid-rise Apartment 2

Up to  
20 storeys



#### Mid-rise Apartment 1

Up to 12 storeys

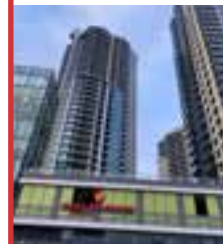


#### Low-rise Apartment 2

Up to 8 storeys



**Commercial**  
uses in lower  
floors of some  
residential  
buildings\*\*



\* Density bonus heights may extend to the height permitted in the next designation.

\*\*Commercial uses could also be in stand-alone buildings like office towers.

## Rapid Transit Urban Village

**Rapid Transit (RT) Urban Village:** The RT Urban Villages are all located in the regional Major Transit Growth Corridors (MTGCs). MTGCs are centred around SkyTrain stations and along future Bus Rapid Transit (BRT) routes.






RT Urban Villages centred around SkyTrain stations generally feature medium- to high-density forms of development. RT Urban Villages centred on BRT corridors include forms of development that are low to medium height and may include a “high street”

style shopping area, with ground-level commercial units and residential apartments above. Public and private amenities may be of a scale to serve multiple neighbourhoods.

RT Urban Villages include Bainbridge, Broadview, Garden Village, the Heights, Holdom, Lake City, Lochdale, and Royal Oak.



### Residential forms typically include:

<p><b>Mid-rise Apartment 2</b></p> <p>Up to 20 storeys</p>	<p><b>Mid-rise Apartment 1</b></p> <p>Up to 12 storeys</p>	<p><b>Low-rise Apartment 2</b></p> <p>Up to 8 storeys</p>	<p><b>Low-rise Apartment 1</b></p> <p>Up to 4 storeys</p>	<p><b>Commercial</b></p> <p>uses in lower floors of some residential buildings*</p>
				

\*Commercial uses could also be in stand-alone buildings like office towers.

## Urban Village






**Urban Village:** These Urban Villages are located outside of the Major Transit Growth Corridor network and have a lower level of density than Rapid Transit Urban Villages. Their core areas feature mostly low- to medium-density buildings, with an overall focus on low-rise and ground-oriented residential development

with public and private amenities serving the local population.

Urban Villages include Burnaby Mountain, Cascade Heights, Montecito, Deer Lake, and Sixth Street.



### Residential forms typically include:

<p><b>Mid-rise Apartment 1</b></p> <p>Up to 12 storeys</p>	<p><b>Low-rise Apartment 2</b></p> <p>Up to 8 storeys</p>	<p><b>Low-rise Apartment 1</b></p> <p>Up to 4 storeys</p>	<p><b>Townhouses/ Rowhouses</b></p> <p>Up to 4 storeys</p>	<p><b>Commercial</b> uses in lower floors of some residential buildings*</p>
				

\*Commercial uses could also be in stand-alone buildings like office towers.

## Neighbourhood Centre

**Neighbourhood Centres:** These areas include ground-oriented forms of development with minimal change to existing densities. Housing forms include a mix of rowhomes, townhomes, sixplexes, fourplexes, triplexes, duplexes, single-family homes and laneway homes. Neighbourhood “hubs” function as local-serving

village centres, with opportunities for small mixed-use buildings with ground floor shops and services below residential apartments.

Neighbourhood centres are found in lower density residential areas throughout the city.



### Residential forms typically include:

<p><b>Townhouses/ Rowhouses</b> Up to 4 storeys</p> 	<p><b>Multiplex</b> Up to 4 storeys</p> 	<p><b>Fourplex</b> Up to 4 storeys</p> 	<p><b>Triplex</b> Up to 4 storeys</p> 	<p><b>Single/Two Family House</b> Up to 4 storeys</p> 	<p><b>Commercial</b> uses in lower floors of some residential buildings</p> 
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## Community Plan Areas

Burnaby's Urban Structure Map classifies the city's urban centres into five types, each with common characteristics such as density, building heights, and type and scale of uses. Community Plan Areas (CPAs) take a complementary approach, focusing not on similarities but on what makes each of Burnaby's areas unique.

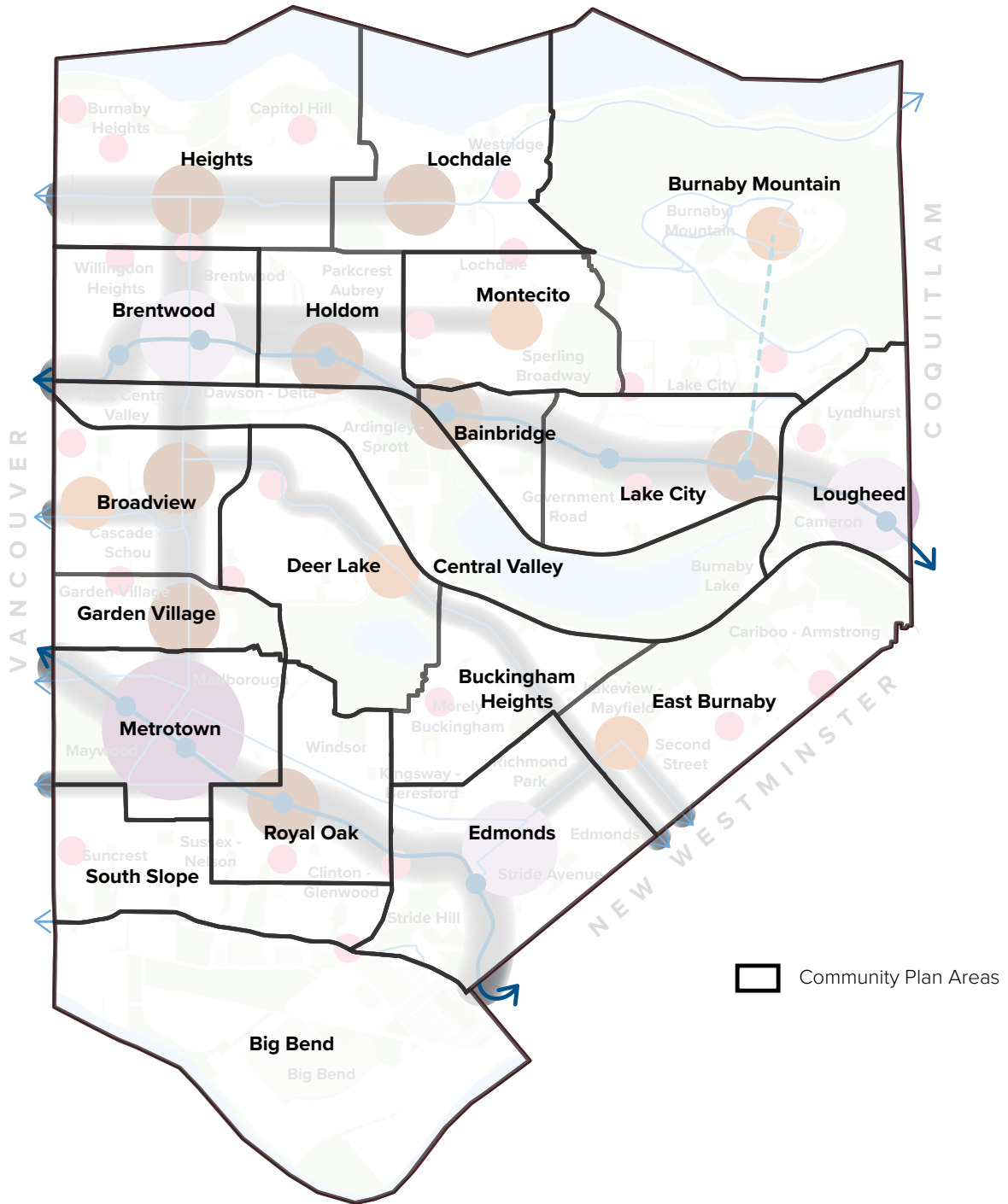
Burnaby is organized into 20 CPAs, each with one or more distinct urban centres and each with a separate community plan. Community plans are policy documents that complement and support the objectives of the OCP, while providing a more

detailed approach to enhancing the character and assets of specific areas. Currently, there are a number of community plans that are several decades old. Where a community plan is outdated or does not align with the OCP, the OCP determines land use and development.

Community Plan Areas are categorized according to the highest order of urban centre that they contain. Figure 3 provides a map of the Community Plan Areas. Table 1 provides an overview of each Community Plan Area.



Figure 3. Community Plan Areas



**Table 1. Community plan areas**

Type*	Description	Name	Key features
<b>Downtown</b>	Burnaby's downtown core, with a significant share of high-density residential and commercial uses as well as major community, cultural, civic and entertainment facilities that serve all Burnaby residents and visitors. Growth and development is focused around the Metrotown Station area, which provides direct access to the Expo SkyTrain Line and other local and regional transit connections.	Metrotown	<ul style="list-style-type: none"> <li>» Central Park, Bonsor Recreation Complex, Bob Prittie Library</li> <li>» Metropolis at Metrotown (Master Plan)</li> <li>» BC Parkway Urban Trail</li> <li>» SkyTrain: Metrotown and Patterson</li> </ul>
<b>Town Centre</b>	The town centres are the primary centres of activity in the northwest, northeast, and southeast quadrants of the City, with a significant concentration of commercial and residential uses complemented by public amenities and major transit and road connections.	Brentwood	<ul style="list-style-type: none"> <li>» Brentwood Community Centre (anticipated completion in 2029)</li> <li>» The Amazing Brentwood (Master Plan)</li> <li>» SkyTrain: Brentwood and Gilmore</li> </ul>
		Edmonds	<ul style="list-style-type: none"> <li>» Edmonds Community Centre, Tommy Douglas Library, Byrne Creek Ravine Park</li> <li>» Southgate City (Master Plan)</li> <li>» SkyTrain: Edmonds</li> </ul>
		Lougheed	<ul style="list-style-type: none"> <li>» Cameron Community Centre and Library (anticipated completion 2028)</li> <li>» City of Lougheed (Master Plan)</li> <li>» SkyTrain: Lougheed</li> </ul>

\* Plan areas have been categorised by the largest urban centre found within each plan area. Employment and Recreation plan areas are the exception as they do not include any urban centres.

Table 1. Community plan areas (continued)

Type	Description	Name	Key features
<b>Rapid Transit Urban Village</b>	Transit-oriented complete communities with unique major employment and institutional uses, significant mid- and high-rise development forms concentrated around SkyTrain stations, and low- and mid-rise development forms generally along corridors with frequent transit service and at other key intersections. Densities will transition from higher to lower densities outward from urban centres.	Bainbridge	<ul style="list-style-type: none"> <li>» Adjacent to Lynndale Park, Burnaby Lake Regional Nature Park and sports complex</li> <li>» Burnaby Lake Village / Heights (Master Plans)</li> <li>» SkyTrain: Sperling</li> </ul>
		Broadview	<ul style="list-style-type: none"> <li>» Burnaby Hospital, Discovery Place Conservation Area, BCIT</li> <li>» Kʷasən Village (Master Plan)</li> <li>» Future rapid transit corridor (Metrotown - North Shore)</li> </ul>
		Garden Village	<ul style="list-style-type: none"> <li>» Forest Glen Park, Wesburn Park, Deer Lake Park</li> <li>» Future rapid transit corridor (Metrotown - North Shore)</li> </ul>
		Heights	<ul style="list-style-type: none"> <li>» Confederation Park, McGill Library, Eileen Dailly Pool and Fitness Centre</li> <li>» Hastings Corridor (walkable shopping street)</li> <li>» Rapid bus service to SFU and downtown Vancouver and future rapid transit corridor (Metrotown - North Shore)</li> </ul>
		Holdom	<ul style="list-style-type: none"> <li>» Andrew Leong Green Trail, Beecher Park</li> <li>» SkyTrain: Holdom</li> </ul>
		Lake City	<ul style="list-style-type: none"> <li>» Eagle Creek Ravine Park, Charles Rummel Park, Warner Loat Park</li> <li>» Lake City Business Centre</li> <li>» SkyTrain: Lake City and Production Way (with future gondola connection to SFU)</li> </ul>
		Lochdale	<ul style="list-style-type: none"> <li>» Kensington Park, Lochdale Community Hall</li> <li>» Kensington Mall and Lochdale Village Centre (Master Plan)</li> <li>» Rapid bus service to SFU and downtown Vancouver</li> </ul>
		Royal Oak	<ul style="list-style-type: none"> <li>» Lewarne Park, BC Parkway, Michael J. Fox Theatre</li> <li>» Potential brewery row on Beresford Street</li> <li>» SkyTrain: Royal Oak</li> </ul>

Table 1. Community plan areas (continued)

Type	Description	Name	Key features
<b>Urban Village</b>	Communities typically outside of Major Transit Growth Corridors, with predominantly low- and mid-rise development forms combined with significant natural areas and public and private amenities that serve the local population. These include existing civic, institutional and cultural facilities that are regional destinations, and neighbourhood commercial areas in key intersections and along existing commercial corridors. Densities will transition from higher to lower densities outward from urban centres.	Burnaby Mountain	<ul style="list-style-type: none"> <li>» Barnet Marine Park, Burnaby Mountain Park</li> <li>» Simon Fraser University, UniverCity</li> <li>» Rapid bus transit to downtown Vancouver, future gondola connection to Millenium Line SkyTrain at Production Way (potential for future rapid transit urban village designation)</li> </ul>
		Deer Lake	<ul style="list-style-type: none"> <li>» Deer Lake Park, Shadbolt Centre for the Arts, City Hall</li> <li>» Municipal Complex (City Hall, RCMP)</li> </ul>
		East Burnaby	<ul style="list-style-type: none"> <li>» Robert Burnaby Park, Brunette River Conservation Area</li> <li>» Sixth Street commercial corridor</li> </ul>
		Montecito	<ul style="list-style-type: none"> <li>» Burnaby Mountain Golf Course</li> <li>» Squint Lake Park, Halifax Park, Montecito Park</li> </ul>
<b>Neighbourhood Centre</b>	Communities with predominantly small-scale development forms, such as townhomes, rowhomes, fourplexes, triplexes, duplexes and single-family housing. These neighbourhoods include local parks and schools, with small-scale, local shopping opportunities.	Buckingham Heights	<ul style="list-style-type: none"> <li>» Malvern Off-Leash Dog Area</li> <li>» Buckingham Park, Lubbock's Wood Park</li> </ul>
		South Slope	<ul style="list-style-type: none"> <li>» Kaymar Creek Ravine Park, Gray Creek Ravine Park</li> <li>» Ocean View Burial Park (cemetery)</li> </ul>

**Table 1. Community plan areas** (continued)

Type	Description	Name	Key features
<b>Employment and Recreation</b>	These plan areas contain a mix of employment uses, including agricultural, industrial, and business centres, as well as rail corridors. They also include large natural areas and parks. They are low lying areas, subject to floods, and are unsuitable for high density development.	Big Bend	<ul style="list-style-type: none"> <li>» Burnaby Fraser Foreshore Park, Burnaby and Region Allotment Gardens Association (BARAGA), Riverway Golf Course and sports complex</li> <li>» Agricultural, employment and industrial uses, Market Crossing shopping centre</li> <li>» Access to New Westminster, Vancouver via Marine Way</li> </ul>
		Central Valley	<ul style="list-style-type: none"> <li>» Still Creek Industrial Area</li> <li>» Burnaby Lake Nature Park and sports complex</li> <li>» Central Valley Greenway</li> </ul>

**Figure 4. Role of Community Plans, Land Use Map, Development Permit areas and the Zoning Bylaw**

### Community plans

Community plans provide neighbourhood-specific policy direction on urban design features, public realm goals, placemaking measures and other considerations for new development in a particular Community Plan Area.

### Development Permit Areas

Development Permit Areas (DPAs) identify areas where there are additional requirements should the land be developed or altered. These areas are identified for various reasons, such as to enhance the form and character of neighbourhoods or to protect sensitive ecosystems.

### Land Use Map

The Land Use Map assigns land use designations to each parcel and provides an overview of the intended uses for each designation.

### Zoning Bylaw

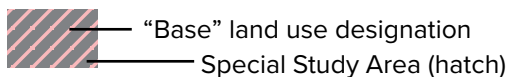
Each land use designation shown on the Land Use Map corresponds to a zoning district in the Zoning Bylaw. The Zoning Bylaw specifies the permitted uses, height and setbacks, and other regulations for each zoning district.

## Land Use Map

The Land Use Map (refer to Figure 5 or Part E, Map 1) establishes parcel-based land use designations and future transportation connections. It is used in conjunction with community plans, Development Permit Areas, and the Zoning Bylaw to inform future development and provide policy guidance for site-specific development proposals (refer to Figure 4).

The Land Use Map includes the following elements:

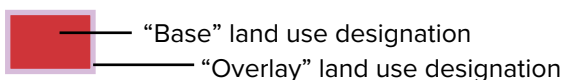
- » **Land Use Designations** are different categories that outline the future intended land use for each parcel in the City. Each parcel on the Land Use Map has a colour corresponding to its land use designation. Table 3 labels and describes each of the land use designations and the proposed intent for each designation.
- » **Future Transportation Connections** indicate where anticipated future streets, lanes, green corridors or other mobility and public realm connections will be required through redevelopment.
- » **Special Study Areas** are shown with pink hatched lines. These areas require further consideration due to environmental concerns, natural hazards, significance to the Host Nations and/or other considerations. Parcels in Special Study Areas retain their “base” land use designations while further work is done to determine the best future land use designation(s).



- » **Mixed-Use Sites** are sites with **two** land use designations:

- The **base land use designation** is shown as a solid colour covering the parcel.
- The **overlay land use designation** is shown as a coloured outline around the parcel.

When a mixed-use site is redeveloped it may include land uses from either the base or the overlay land use designation, or a mix of both, subject to the overlay conditions noted in Table 2.



### What is the difference between a Land Use Designation and a zoning district?

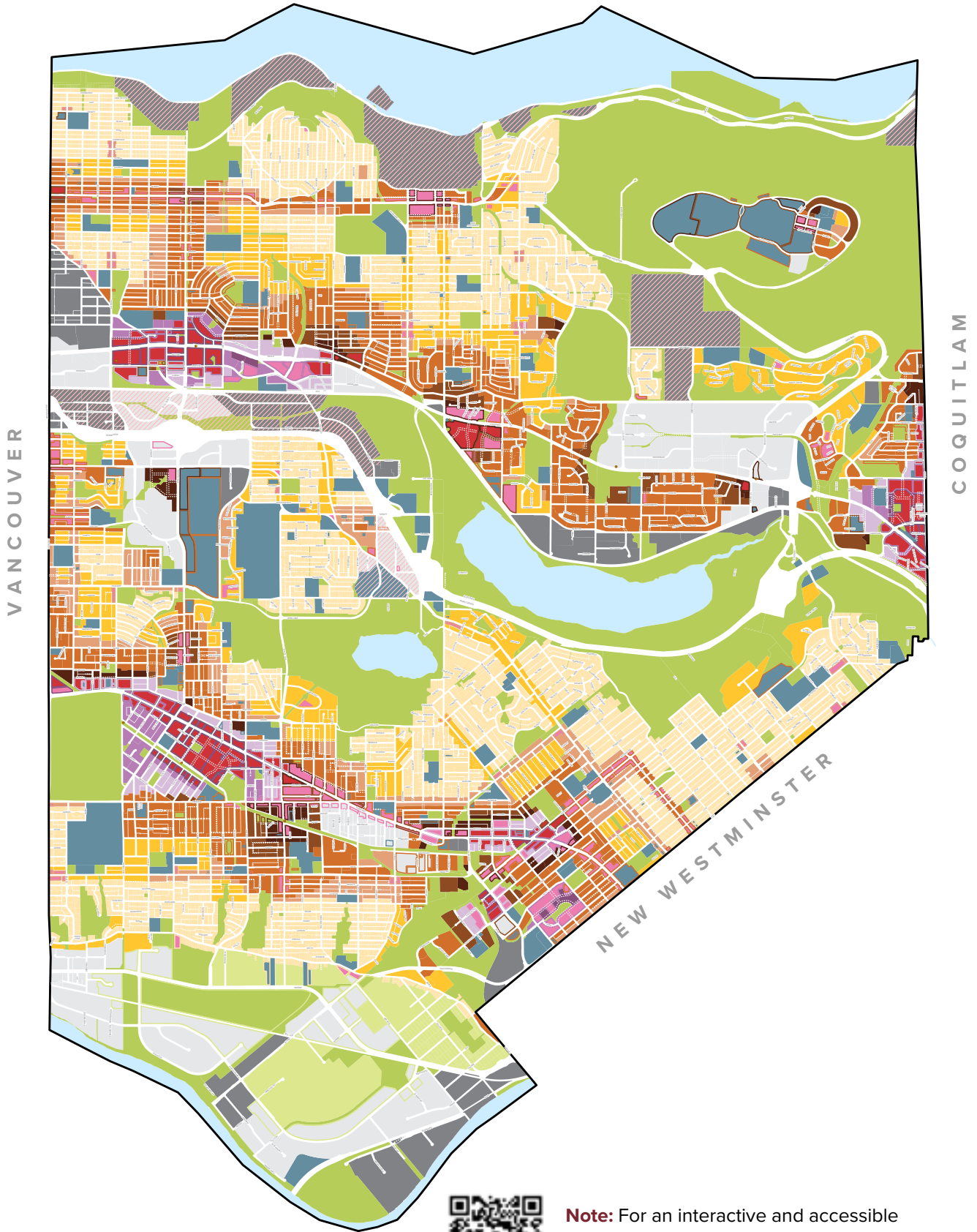
Every property has a zoning district and a land use designation. The zoning district determines what can be built on a property, and specifies the height, setbacks and permitted uses. The land use designation specifies the intended use for the property in the long term. It does not change the zoning district, but it does help determine whether a property can be rezoned, as rezoning applications must be consistent with the land use designation. That said, there is no guarantee that a rezoning application will be permitted, or that a property will be able to develop to the full potential described in the land use designation.

**Table 2. Mixed Use Sites: Overlay Conditions**

Base land use designation	Overlay land use designation	Conditions
Neighbourhood Commercial 	Institutional 	No Conditions - Either designation is possible on the parcel or a mix of both
	Residential* 	Minimum 1 storey Neighbourhood Commercial
General Commercial 	Institutional 	No Conditions - Either designation is possible on the parcel or a mix of both
	Residential* 	Minimum 2 storeys General Commercial
Employment 	Agriculture 	No Conditions - Either designation is possible on the parcel or a mix of both
	Neighbourhood Commercial 	Minimum 1 storey Neighbourhood Commercial
	Institutional 	Primary uses on the parcel must be Employment. No residential uses allowed.
	Residential* 	Minimum of 4 storeys must be Employment. Residential uses must be non-market.
Industrial 	Residential* 	No Conditions - Either designation is possible on the parcel
Institutional 	Neighbourhood Commercial 	Must have Institutional uses on parcel
	General Commercial 	Must have Institutional uses on parcel
	Residential* 	Must have Institutional uses on parcel and include a non-market residential component. If a parcel is identified as part of a new school or a school expansion, there are no conditions, and either designation is possible on the parcel.
Parks, Open Space and Natural Areas 	Agriculture 	No Conditions - Either designation is possible on the parcel or a mix of both
	Residential* 	No Conditions - Either designation is possible on the parcel or a mix of both
Residential* 	Employment 	No Conditions - Either designation is possible on the parcel or a mix of both
	Neighbourhood Commercial 	No Conditions - Either designation is possible on the parcel or a mix of both
	Institutional 	No Conditions - Either designation is possible on the parcel or a mix of both
	Parks, Open Space and Natural Areas 	No Conditions - Either designation is possible on the parcel or a mix of both

\* "Residential" includes Small-scale Multi-unit Housing, Townhouse, Low-rise Apartment 1, Low-rise Apartment 2, Mid-rise Apartment 1, Mid-rise Apartment 2, High-rise Apartment 1, High-rise Apartment 2 and High-rise Apartment 3.

Figure 5. Burnaby Land Use Map

































**Note:** For an interactive and accessible version of the Land Use Map, please visit [Burnaby.ca/Burnaby2050Survey](http://Burnaby.ca/Burnaby2050Survey)

## Burnaby Land Use Map Legend

 SkyTrain stations

 Future transportation connections\*

Land Use Designation	Base designation	Overlay designation
Agriculture		
Neighbourhood commercial		
General commercial		
Employment		
Industrial		
Parks, open space and natural areas		
Small-scale multi-unit housing		
Townhouse		
Low-rise apartment 1		
Low-rise apartment 2		
Mid-rise apartment 1		
Mid-rise apartment 2		
High-rise apartment 1		
High-rise apartment 2		
High-rise apartment 3		
Institutional		
Special study area		

### Map notes:

\*Conceptual only. Location to be determined during redevelopment.

Mixed-use sites: Site may contain either of the designations shown or a mix of both, subject to the conditions shown in Table 3.

Development may be limited on some properties due to requirements for protecting streamside areas. See Appendix C for more information.

Table 3. Land use designations

Type	Land use colour	Height	Land use designation	Intent
Commercial		Varies by use	Neighbourhood Commercial	To support pedestrian-oriented, local-serving commercial uses at a scale and intensity that meets the day-to-day needs of the surrounding neighbourhood, such as corner stores, small grocers and coffee shops.
		Varies by use	General Commercial	To support a wide range of city-serving commercial goods and services at a scale and intensity that meets the needs of multiple neighbourhoods, such as larger format retail, major office space, entertainment venues and limited vehicle-oriented uses.
		Varies by use	Employment	To support compatible light industrial, commercial, and private recreational uses of a form and character that minimizes conflict with neighbouring residential and agricultural areas and provides creative employment opportunities. Limited opportunities for affordable rental housing in proximity to transit may also be supported.
		Varies by use	Industrial	To support a wide range of industrial uses that vary in scale and intensity, including manufacturing and processing of raw and finished materials, distribution and warehousing, and compatible supporting commercial and accessory uses.
		Varies by use	Agriculture	To support for agricultural and other complementary uses on lands within and outside of the Agricultural Land Reserve, including the growing, rearing, producing, harvesting, storage, processing and sale of agricultural products.
		Varies by use	Institutional	To support a wide range of institutional, cultural, recreational, educational, public worship and other community-serving uses at various scales and intensities.
		Varies by use	Parks, open space and natural areas	To preserve and enhance public and private areas of ecological, historic and recreational value including parks, plazas, greenways, and other public facilities and supporting uses.
Ground oriented residential		4	Small-scale multi-unit housing	To support a range of primarily ground-oriented housing, including single-family, duplex, multiplex, and rowhouse dwellings, while providing opportunities for limited neighbourhood-serving commercial uses.
		4	Townhouse	To provide ground-oriented residential townhouse and rowhouse forms of up to 4 storeys that can sensitively integrate with lower-density housing forms, while providing opportunities for limited neighbourhood-serving commercial uses.

**Table 3. Land use designations** (continued)

Type	Land use colour	Height	Land use designation	Intent
Low-rise residential		4	Low-rise apartment 1	To support low-rise residential apartment forms of up to 4 storeys, with opportunities for ground-oriented residential and limited neighbourhood-serving commercial uses.
		6-8	Low-rise apartment 2	To support low-rise residential apartment forms of up to 6 storeys, or up to 8 storeys if located within a Transit Oriented Area (TOA), with opportunities for ground-oriented residential and limited commercial uses.
Mid-rise residential		12	Mid-rise apartment 1	To support mid-rise residential apartment buildings of up to 12 storeys that may include terraced forms and offer a transition in scale between low- and high-rise buildings, with opportunities for ground-oriented residential and commercial uses.
		20	Mid-rise apartment 2	To support for mid-rise residential buildings of up to 20 storeys, typically in the form of apartment towers with podiums that may include terraced forms and offer a transition in scale between low- and high-rise buildings, with opportunities for ground-oriented residential and commercial uses.
High-rise residential		30	High-rise apartment 1	To support high-rise residential buildings of up to 30 storeys, typically in the form of apartment towers with podiums that support ground-oriented residential and commercial uses.
		40	High-rise apartment 2	To support high-rise residential buildings of up to 40 storeys, typically in the form of apartment towers with podiums that support ground-oriented residential and commercial uses.
		50+	High-rise apartment 3	To support high-rise residential buildings of 50 storeys or more, typically in the form of apartment towers with podiums that support ground-oriented residential and commercial uses. This designation supports development of the tallest permitted residential buildings in the city and is intended for buildings with exceptional design that can serve as skyline-defining landmarks.

## Land Use Map Supplementary Notes

As the context and conditions of parcels vary across the city there are a number of supplementary notes that must be considered when viewing the Land Use Map (refer to Figure 5):

### Development limitations

- » Development potential may be limited on some sites, due to factors such as:
  - challenging site configurations
  - provincial or federal regulations
  - riparian protection areas or other environmental constraints
  - natural hazards
  - heritage agreements or designations
  - Development Permit Area guidelines

### Commercial and Institutional Uses

- » **Rezoning Applications:** Institutional, and Neighbourhood and General Commercial designations may be added to any development site, subjected to a rezoning application, and would not trigger an OCP amendment

### Building heights

- » **Residential sites:** Residential land use designations follow a progression based on building form (for the first 3 designations) and height (beginning with the Low-rise Apartment 2 designation). See Figure 6.
- » **Mixed-Use Sites:** On mixed-use sites, the maximum height is determined by the residential land use designation on the site. If there is no residential land use designation, the most permissive land use designation on the site determines the maximum height.
- » **Variations:** The building heights indicated in the Land Use Designation Table (Table 3) are provided as guidelines. Site-specific planning may consider variations to final building heights, to account for site constraints, encourage desirable housing and public realm outcomes, or to facilitate a range of building heights on lots where multiple buildings are planned. Additional height on residential sites obtained through variations cannot exceed the maximum height of the next residential designation in the progression.

- » **Heritage properties:** Properties with heritage buildings listed on the Community Heritage Register may be eligible for incentives to secure their retention, including relaxation of height, setbacks, and other regulations concerning the development of land.
- » **Community Benefits/Density Bonus:** On lands designated for Institutional use with a Residential use overlay, development at a greater height and higher residential land use designation may be supported if the development exclusively provides significant public or community benefit uses, including non-profit rental housing only, community gathering and/or programming space, and accessory commercial and/or childcare use space. Support for additional development potential is assessed on a case-by-case basis during the site-specific planning stage, taking into account the site's location within the neighbourhood, urban design context, and the land use designation of adjacent and nearby lands. In cases where a proposed development meets these conditions and additional height is supported, the site-specific development application may be processed without an Official Community Plan (OCP) Amendment. See Figure 6, showing potential additional density bonus heights.
- » **Rental requirements:** Future residential or mixed-use developments involving a residential component may be required to provide non-market rental unit(s), as stipulated in the Zoning Bylaw. The supported building height ranges are inclusive of requirements for the provision of non-market rental units.
- » **Non-market rental projects:** On sites designated as Townhouse or Low-Rise Apartment 1, additional height may be considered for projects that
  - are operated by the Burnaby Housing Authority, a non-profit organization, BC Housing and/or another government agency, and
  - include non-market rental housing as a primary use.

A building height of up to 6 storeys may be considered for these projects.

- » **Instream Applications:** Some building applications may have been approved prior to the adoption of this OCP. If the approved height is higher than the land use designation permits, they may proceed as approved. However, if the site is redeveloped in the future, the OCP land use designation height will apply.
- » **Buildings that cross boundaries:** Some building proposals may extend across multiple land use designations. In such cases, all uses allowed by the designations may be permitted throughout the building. Regarding residential height, applications must either step the building down at the designation boundary, or use the height specified for the designation on which 50% or more of the building sits, for the entire building.
- » **Multiple buildings:** For sites with multiple buildings, the allocated land uses provide general guidance and may be adjusted to reflect local design needs, as part of a site- specific application. These changes would not trigger an OCP amendment
- » Comprehensive Development rezoning may be utilized for special sites or masterplan sites, uses and heights, provided that the proposed development aligns with the general intent of the OCP

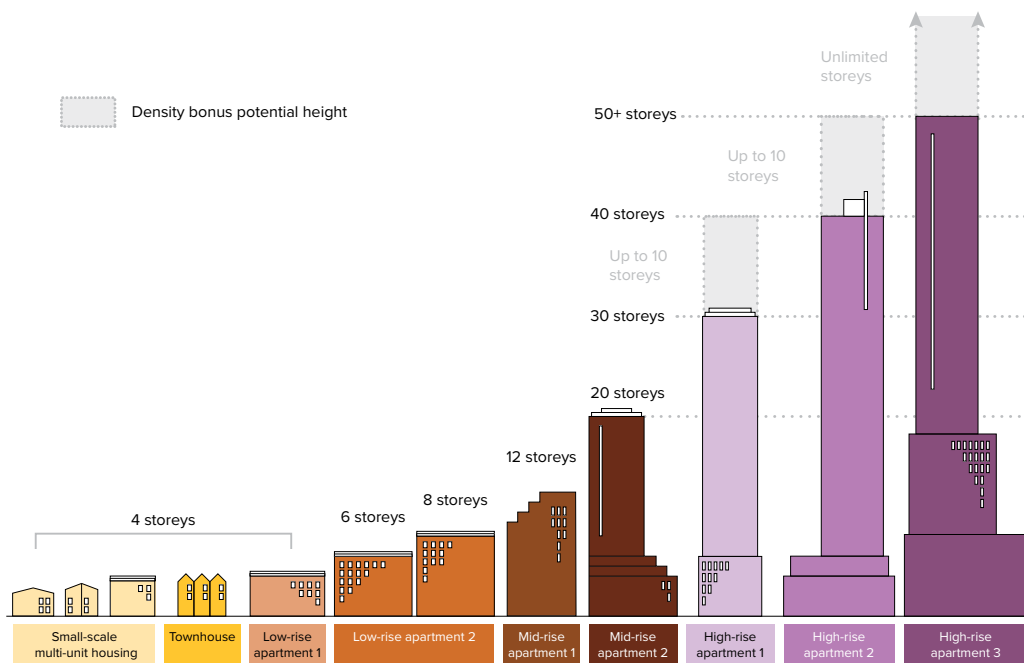
## Parks and school expansions

- » **Property rights:** Some properties have been designated as Parks, Open Space, and Natural Areas or Institutional to accommodate future park or school expansions. These land use designations do not impact a property owner's existing land use rights or ability to redevelop their property under current zoning. Should an owner wish to sell their property in the future, the City or School District would consider the possibility of acquisition. Acquisition would involve a fair market value offer to purchase the property, based on highest and best land use. An owner is under no obligation to sell to the City or School District and may sell to another interested party.

## Transportation connections

- » **Future adjustments:** The proposed streets, lanes, green corridors and other transportation connections shown in the Land Use Map are conceptual and may be adjusted to reflect local needs. These changes do not trigger an OCP amendment.
- » **Land dedication:** New streets, lanes, open spaces and green connections will typically be achieved during redevelopment, through land dedication (transfer of land to the City), or the granting of an easement or right-of-way .

Figure 6. Illustration of all Land Use Map Residential Districts and potential density bonus heights



## Development Permit Areas and Guidelines

Development Permit Areas (DPAs) identify areas where there are additional development requirements. DPAs have specific purposes, such as the protection of ecosystems, the avoidance of natural hazards, and the establishment of design standards for urban areas. Development within a DPA requires a development permit and adherence to specific guidelines.

The City has three DPAs: the Form and Character DPA, the Streamside Protection and Enhancement DPA, and the Tenant Protection DPA. Additional DPAs are being considered.

### Form and Character Development Permit Area

Form and character refer to the outward facing elements of a building, including landscaping, siting, circulation and access, building shape, exterior design and finishes. These features collectively shape the urban landscape and the quality of our surroundings.

The Form and Character DPA informs the planning and design of development proposals, to ensure that the external features of new developments meet community standards. Special considerations for development within the Form and Character DPA are outlined in the Development Permit Guidelines.

Refer to **Appendix B** for more information.





*Silver Creek streamside area was protected and enhanced as a condition of developing a new light industrial park. Invasive plants were removed and successfully replaced with native plants.*

## Streamside Protection and Enhancement Development Permit Area

Burnaby has diverse natural areas and ecosystems, ranging from salmon-bearing streams and their riparian corridors, to mature second-growth forests, wetlands and meadows. Designating development permit areas will help protect riparian areas and support the protection of infrastructure, property, natural areas, and community health and safety, as Burnaby grows and develops.

The Streamside Protection and Enhancement Development Permit Area and guidelines consolidate and update existing streamside protection policies. The DPA and guidelines provide clarity to property

owners on how to protect, enhance and restore streamside areas. The DPA and guidelines are used to mitigate the impacts of new development by meeting or exceeding provincial standards and applying flexible forms of development.

Refer to **Appendix C** for more information.

## Tenant Protection Permit Area

Renters need assistance to offset the impacts of redevelopment. When a purpose-built rental building is redeveloped, Burnaby's Tenant Protection Bylaw requires property owners to support tenants by helping them find a new place to rent, providing financial compensation and offering both relocation assistance and the right to return to the redeveloped building at the same rent, if requested.

The Tenant Protection Development Permit Area requires compliance with the forthcoming Tenant Protection Bylaw, and defines a broad protection area, establishing permit requirements and guidelines to protect tenants of purpose-built multiple-family rental buildings of five or more units. Specific guidelines for the Tenant Protection DPA are outlined in the Zoning Bylaw.

Refer to **Appendix D** for more information.



# Part C: Policy Framework

## The policy framework includes 5 goals, 32 objectives and 263 policy actions.

**Goals** are overarching statements on what the City hopes to achieve over time.

**Objectives** are more specific, measurable and actionable statements that are intended to help accomplish each goal.

**Policy Actions** state what the City will do to help achieve each objective. They provide a basis for decision making and resource allocation on City planning matters.



# Goal 1: Complete Communities



## Goal 1: Foster complete communities that are sustainable, equitable and accessible to everyone

A complete community meets the daily needs of residents within a walking or rolling distance and offers housing for a range of incomes and household sizes. This goal supports objectives and policy actions that promote complete communities and address the key elements that define them, including daily needs such as housing, parks and open spaces, food systems, community facilities and services, and mobility, with an emphasis on sustainability, equity and accessibility.

### Objectives

- » **1.1:** Concentrate growth in complete communities
- » **1.2:** Provide a range of housing choices to meet the needs of all residents
- » **1.3:** Maintain and create community facilities and services to meet the needs of a growing and diverse population
- » **1.4:** Provide quality parks and open spaces through parks protection, planning and programming
- » **1.5:** Protect and strengthen food systems to support healthy communities
- » **1.6:** Promote convenience within and between neighbourhoods

Perspectives and processes through which policies and objectives are developed and examined

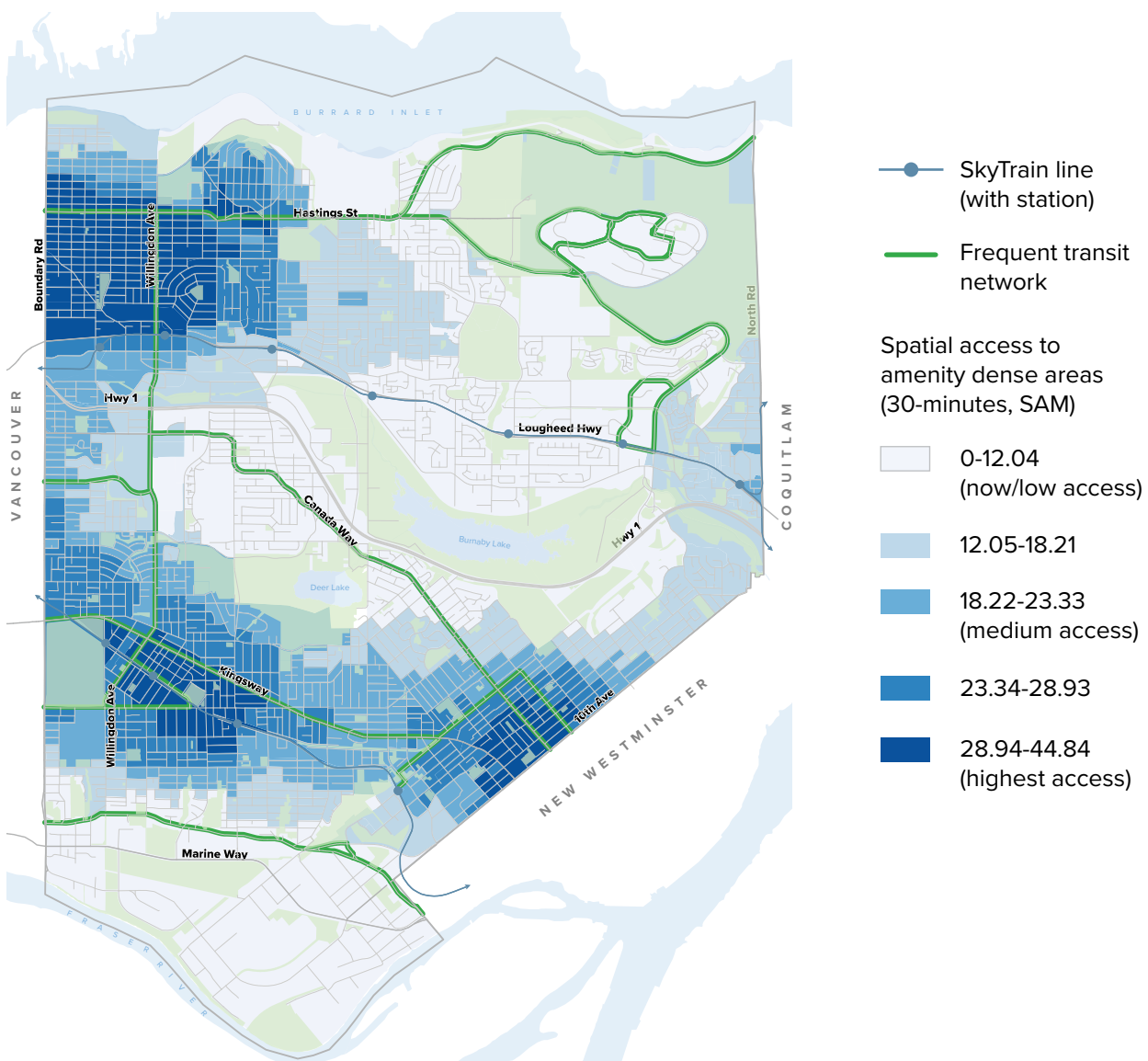
 Reconciliation |  Equity, Diversity and Inclusion |  Climate Action

## Objective 1.1: Concentrate growth in complete communities

Concentrating growth supports climate resilience by reducing greenhouse gas emissions, encouraging transit investment, and directing development away from green spaces and hazard areas. Complete communities improve livability and accessibility by providing shops, services, and public amenities within a walkable and rollable distance. Refer to Figure 1 to learn more about the density of amenities in Burnaby's neighbourhoods.

The Land Use Framework, which coordinates land use and transportation planning, is a key tool for achieving this objective.

**Figure 1. Burnaby's Amenity Density Map**



This heat map shows access to daily needs for a family with children. Areas with higher scores have greater access to a combination of grocery stores, pharmacies, healthcare facilities, child care centres, healthcare facilities, primary schools, libraries, public transit and sources of employment within a 30 minute walking distance.

## Policy Actions

### 1.1.1 Maintain a Land Use Framework that:

- » Supports compact, connected, walkable and rollable mixed-use development with a range of services to meet daily needs.
- » Concentrates growth and density close to transit stations, bus exchanges and along frequent transit routes.
- » Provides a wide range of housing options suitable for different household sizes and needs, especially for medium-density housing.
- » Supports the provision of parks, open spaces, and public amenities for a growing population.
- » Fosters climate resiliency by directing new growth to areas that are the most resilient to the impacts of climate change.
- » Reduces risks by directing new density away from known natural hazards.
- » Protects lands that are designated for agriculture, industrial or employment uses, while continuing to explore new areas for commercial use, primarily in Town Centres and along key transit corridors.
- » Supports a gradual transition between higher and lower densities.
- » Identifies special study areas where further consideration is needed to transition from existing land uses and to protect environmentally and culturally significant areas.

### 1.1.2 Advances reconciliation and builds equitable and complete communities through partnerships with the Host Nations. For more information, go to **Part A - Reconciliation with Indigenous Peoples**.



*Density close to transit routes*



*Mixed-use buildings with commercial units at ground level and apartments above*

## Objective 1.2: Provide a range of housing choices to meet the needs of all residents

Burnaby faces significant housing challenges, including rising housing costs that outpace local incomes and a lack of housing diversity. The policy actions below encourage a varied mix of housing forms, tenures, sizes, and affordability suitable for a range of incomes and needs, with an emphasis on rental housing. These policy actions complement the Land Use Framework's wide range of housing opportunities.

### Policy Actions

- 1.2.1** Update the *Burnaby Housing Needs Report* to assess and respond to local housing needs.
- 1.2.2** Update *HOME: Burnaby's Housing and Homelessness Strategy* to reflect evolving strategic priorities and reflect the needs identified in the *Burnaby Housing Needs Report*.
- 1.2.3** Engage with Host Nations and Indigenous housing providers to better understand Indigenous housing priorities and explore potential partnerships for housing development. **R**
- 1.2.4** Continue to support renters impacted by building redevelopment through the implementation, monitoring and regular review of the City's policies and bylaws.
- 1.2.5** Convert the Tenant Assistance Policy into a tenant protection bylaw.

### Rental housing supply and affordability

- 1.2.6** Update community plans and bylaws to encourage the construction of purpose-built market and non-market rental housing.
- 1.2.7** Update the Rental Use Zoning Policy to create an Inclusionary Zoning Bylaw.
- 1.2.8** Support the delivery of affordable and special needs housing through the Community Benefit Bonus Policy.
- 1.2.9** Protect existing purpose-built rental housing by applying rental use zoning at the time of redevelopment.
- 1.2.10** Continue to lease City-owned land to meet housing needs.
- 1.2.11** Support the Burnaby Housing Authority in pursuing partnerships with other orders of government, non-profit housing providers and Indigenous housing providers to increase the supply of non-market housing. **R**

## Policy Actions (continued)

### Housing types and forms

**1.2.12** Provide opportunities for different forms of housing, tenures and affordability, especially in Town Centres, Urban Villages, and mixed-use areas that are close to transit and have shops and services nearby.

**1.2.13** Encourage a mix of housing types that meet the needs of persons with disabilities, low- and moderate-income households, families, seniors, Indigenous people, recent immigrants, and other groups with specific housing needs. **E**

**1.2.14** Explore opportunities for the development of alternative housing models, such as affordable homeownership and co-operative housing.

**1.2.15** Promote accessible housing by developing inclusive design principles for multi-family housing that serve families with children, people with disabilities, multi-generational households and seniors to allow residents to age in place. **E**

**1.2.16** Explore opportunities to locate affordable and rental housing projects away from major arterial routes and areas of noise and air pollution. **E C**

**1.2.17** Through the zoning bylaw, facilitate the development of more student housing for post-secondary educational institutions, including off-site dormitories close to campus. **E**



Mid-rise seniors housing



Low-rise co-op housing



Townhomes



Towers in Town Centres

## Objective 1.3: Maintain and create community facilities and services to meet the needs of a growing and diverse population

Community facilities are key contributors to livability and well-being. Locating community services in mixed-use buildings, compact neighbourhoods, and close to accessible transit provides opportunities for the delivery of services in places where people need it most. Altogether, these facilities play a critical role in keeping Burnaby a healthy, livable and affordable place to live and work. The policy actions below, along with the Land Use Framework, support the delivery of more community facilities and services to meet the current and future needs of the community.

### Policy Actions

**1.3.1** Deliver and support a broad range of community facilities to serve a growing and changing population, with attention to geographical and service gaps. **E**

Please refer to **Part E, Map 3 - School Planning and Map 4 - Parks Planning.**

**1.3.2** Locate community facilities with a specialized or larger audience in areas with rapid transit.

**1.3.3** Foster high-quality visitor experiences by providing accessible and well-maintained facilities, spaces and programming with an emphasis on multi-purpose use and climate-friendly built design.

**1.3.4** Increase access to City facilities, spaces and services and build a sense of belonging by providing free and low-cost programming and inclusive policies. **E R**

**1.3.5** Maximize co-location of compatible public amenities, such as community facilities, non-market housing, and non-profit office space, on City-owned property.

**1.3.6** Increase collaboration and coordination with other levels of government, Host Nations and local organizations to respond to urgent and emergent service, facility and space needs, and improvements to community resilience.

**1.3.7** Engage and collaborate with Host Nations, Indigenous people living in Burnaby and Indigenous organizations to understand community and cultural space needs. **R**

**1.3.8** Develop strategies, regularly update data, and streamline City processes to ensure the City delivers new and diverse public amenities that serve the needs of a growing and changing population. **E**

**1.3.9** Diversify opportunities to locate or integrate City-owned community facilities and spaces in suitable private developments through in-kind contributions.

**1.3.10** Leverage City-owned property or funding, as appropriate, to support privately operated community facilities and services that provide benefits to the public.

**1.3.11** Through collaboration, continue to explore opportunities to access under-used or off-hour spaces in civic and public facilities and spaces, particularly for school-age care, community meeting space, community services, recreation programs and emergency response (e.g., extreme weather response, epidemic etc.) **E G**

**1.3.12** Through partnerships, encourage the integration of social-serving facilities, such as child care, seniors' centres or other complementary social services, in non-market or secured rental housing developments.

## Policy Actions (continued)

### Addressing needs by facility type

#### Arts and culture

**1.3.13** Support more arts and cultural facilities and uses at neighbourhood and citywide levels.

**1.3.14** Research and define the need for new arts, cultural and heritage facilities and spaces in Burnaby, and identify opportunities for City and non-City-owned facility delivery.

#### Child care

**1.3.15** Pursue the development of larger group child care facilities that provide a continuum of care across age groups where possible.

**1.3.16** Continue incentives to deliver more group child care facilities on residential and employment lands.



Group child care facility

#### Shelters

**1.3.20** Collaborate with other levels of government to provide shelter and housing support for people experiencing homelessness, guided by a **Housing First** approach.

#### Library

**1.3.21** Continue to recognize and plan for libraries as key public places with expansive facility uses that meet various educational, social and cultural purposes.

Refer to **Part E, Maps 5A-F: Community Facilities**, which shows the general locations of City and non-City-owned community facilities that provide services, programming or resources.

#### Community resource centres

**1.3.17** Continue to facilitate the development of Community Resource Centres to support the social service agencies that provide much needed service to community members.

#### Schools

**1.3.18** Work with the Burnaby School District, the provincial government, post-secondary institutions and the child care sector to plan and create new schools and child care facilities in growth areas.

#### Health

**1.3.19** Work with Fraser Health Authority, health providers, non-profits and the provincial government to plan and expand health care services, including mental health and substance use treatment, complex care and services for other specialized health needs.



Supportive housing

**Housing First** is an approach that involves moving people experiencing homelessness rapidly from the street or emergency shelters into stable and long-term housing with supports. Stable housing provides a platform to deliver services to address issues frequently faced among the chronically and episodically homeless. The goal is to encourage housing stability and improved quality of life and, to the extent possible, foster self-sufficiency.

## Objective 1.4: Provide quality parks and open spaces through parks protection, planning and programming

Burnaby is home to a popular parks system, a network of open spaces, and critical natural areas. These spaces inspire community members to play, learn, connect and be healthy. Parks and associated outdoor amenities continue to be permanent and accessible public assets for people to enjoy. Open spaces on public and private lands augment and complement the parks system.






Strategic enhancement and expansion of green space is an integral component of the Land Use Framework objectives. As Burnaby experiences population growth,

demographic shifts and climate change, planning for the parks system, recreational service delivery, and opportunities for open spaces must evolve to meet the dynamic needs of the community.

Burnaby's park classification (refer to Table 1) categorizes parks by type based on key characteristics like size, intended use, and amenities or services on site. Refer to **Part E, Map 6: Municipal Parks** for the locations of municipal parks by park classification.



**Table 1. Burnaby municipal park classification**

<b>Recreation parks</b>				
Primary use is ensuring access to active and passive recreation opportunities, while connecting with nature and the community, for all ages and abilities.				
<b>Park subtype</b>	<b>Characteristics</b>	<b>Examples</b>	<b>Total</b>	<b>Percent</b>
City 	<ul style="list-style-type: none"> <li>» &gt; 100 acres</li> <li>» Established near important natural features (lake, ocean, river or forest)</li> <li>» May include several community facilities and amenities.</li> </ul>	<ul style="list-style-type: none"> <li>» Confederation Park</li> <li>» Barnet Marine Park</li> <li>» Robert Burnaby Park</li> <li>» Central Park</li> </ul>	7	34%
Community 	<ul style="list-style-type: none"> <li>» &gt; 5 acres</li> <li>» May include several community facilities and amenities.</li> </ul>	<ul style="list-style-type: none"> <li>» Kensington Park</li> <li>» Squint Lake Park</li> <li>» Edmonds Park</li> <li>» Bonsor Park</li> </ul>	16	6%
Neighbourhood 	<ul style="list-style-type: none"> <li>» Typically &gt; 2 acres</li> <li>» Walkable and rollable within the neighbourhood</li> <li>» Primarily active or passive recreation space (e.g., playground, sport court, picnic area or grass area)</li> </ul>	<ul style="list-style-type: none"> <li>» Beecher Park</li> <li>» Lyndhurst Park</li> <li>» Ernie Winch Park</li> <li>» Maywood Park</li> </ul>	68	6%
Special purpose 	<ul style="list-style-type: none"> <li>» Provides unique services</li> <li>» Common uses are golf courses, pathways, planted triangles, utility infrastructure with a shared use</li> </ul>	<ul style="list-style-type: none"> <li>» Riverway Golf Course and Driving Range</li> <li>» Tinkerbell Corner</li> <li>» Samples Pathway</li> </ul>	22	7%
<b>Natural parks</b>				
Primary use is protecting, preserving and enhancing biodiversity and natural ecosystems.				
	<b>Characteristics</b>	<b>Examples</b>	<b>Total</b>	<b>Percent</b>
	<ul style="list-style-type: none"> <li>» Preserved for nature, typically limited development of trails or kiosks</li> </ul>	<ul style="list-style-type: none"> <li>» Capitol Hill Conservation Area</li> <li>» Burnaby Mountain Conservation Area</li> <li>» Froggers Creek Ravine Park</li> </ul>	32	47%



In addition to parks, Burnaby has a variety of **open spaces** that contribute to the City's green spaces and community life. The different types of open spaces are shown in Table 2.

Open spaces are found throughout the City and may be as small as a grassy road end or as large as the BC Parkway. Refer to **Part E, Map 7: Open Space** for the locations of existing and proposed open spaces.

In Burnaby, an **open space** is defined as an outdoor area with pedestrian public access other than a:

- » Municipal park
- » Regional park
- » Feature within an open road right-of-way
- » Sidewalk, including boulevards
- » Parking lot
- » Commercial patio
- » Cemetery

Open spaces have “public access” if they allow public use and if the physical conditions permit foot traffic.

Table 2. Burnaby open space typology

Open space subtype	Definition	Example	Photo
Community garden	<ul style="list-style-type: none"> <li>» Garden with plots for community members and organizations</li> </ul>	Ingleton Avenue at Pender	
Green space	<ul style="list-style-type: none"> <li>» Open area with primarily unpaved surfaces</li> <li>» Generally landscaped or vegetated</li> <li>» May include paths, walkways, benches, tables, play equipment or other structures</li> </ul>	Cherry Blossom Lane at Buchanan Street west of Rosser Avenue	
Green path	<ul style="list-style-type: none"> <li>» Paved or dirt path with at least 1 metre of vegetation on one or both sides</li> <li>» May include stairs</li> </ul>	Sperling Avenue Road End, south of Broadway	
Green connection	<ul style="list-style-type: none"> <li>» 8 metre wide rights-of-way for pedestrians and cyclists, for the purposes of providing mid-block connections and making it easier to walk and cycle</li> </ul>	Proposed open space type; refer to Draft Royal Oak Community Plan for examples	
Trail corridor	<ul style="list-style-type: none"> <li>» A named trail and surrounding green space and vegetation</li> </ul>	Burnaby Mountain Urban Trail	
Plaza	<ul style="list-style-type: none"> <li>» Open area with a hard surface and structures such as benches, tables, fountains, canopies, etc.</li> <li>» Intended for pedestrian traffic or public gatherings</li> <li>» Generally surrounded by buildings</li> </ul>	The Amazing Brentwood	
Protected area with public access	<ul style="list-style-type: none"> <li>» Streamside Protection and Enhancement Areas (SPEAs), or other natural areas secured by covenant, that can be accessed by the public</li> </ul>	Trail west and south of Riverbend Business Park	
Shoreline	<ul style="list-style-type: none"> <li>» Areas along Burrard Inlet or the Fraser River that are below the high tide line or high-water mark</li> <li>» Federally or provincially regulated</li> </ul>	Shoreline at Fraser River south of Willard Street road end	

## Policy Actions

**1.4.1** Advance reconciliation with Host Nations through the co-development of agreements and protocols within the park and open space network. **R**

**1.4.2** Prioritize the integration of climate resiliency in park and open space planning, design, development and maintenance. **G**

**1.4.3** Ensure a walkable or rollable proximity to parks and prioritize an equitable distribution of new park land, including natural areas, recreation and cultural spaces. **E C**

**1.4.4** Explore more opportunities for diverse and inclusive recreation and cultural programming in parks and open spaces. **R E**

**1.4.5** Balance protecting natural park land with the need for new recreational park services, public amenities and facilities in high demand areas.

**1.4.6** Ensure high-quality and inclusive open spaces on public and private property that augment the municipal park system.

**1.4.7** Develop an open space strategy to guide the management and development of a variety of open space types.

**1.4.8** Encourage shade features in open spaces, such as deciduous trees in green spaces and canopies in plazas. **G**

**1.4.9** Work with other levels of government and institutions that manage parks and open spaces to ensure an accessible citywide network of green spaces and connected urban trail network.

**1.4.10** Ensure the use of park land for community uses is mutually beneficial and compatible with the intent and purpose of a given park.

For more information on policies related to:

» Public spaces, go to **Part C, Goal 2 - Objective 2.1**

» Environment, go to **Part C - Goal 5**



Byrne Creek Ravine Park, Natural Park



Central Park, City Park



Lobley Park, Neighbourhood Park



Edmonds Park, Community Park

## Objective 1.5: Protect and strengthen food systems to support healthy communities

Food is essential for building healthy and resilient communities. By protecting food assets and supporting both local agriculture and urban farming, the City is committed to fostering a future where everyone can thrive and have access to safe, culturally appropriate, and nutritious foods.

### Policy Actions

**1.5.1** Work with the Host Nations and Indigenous knowledge keepers to strengthen traditional food systems and support cultural food assets, as outlined in the Burnaby Food System Strategy. **R**

**1.5.2** Encourage convenient access to healthy, fresh and culturally appropriate food options by protecting food assets (e.g., groceries and restaurants) and expanding commercial-retail opportunities in more neighbourhoods through permissive zoning.

**1.5.3** Cultivate a diverse and resilient food infrastructure, including groceries, specialty shops, markets, street food vending, free or low-cost food options, food processing and food storage. **E**

**1.5.4** Support food security, increase access to affordable, healthy food and support locally grown, sustainable food production by **E**:

- » Creating and maintaining new and existing community kitchens and community gardens in City and non-City-owned facilities to allow for more local food production, food programming, education and healthy food access.
- » Partnering with community organizations promoting food security, food recovery and local agriculture.
- » Fostering more public and private community gardens throughout the city by considering opportunities in new developments, underused spaces, or on rooftops or vacant lands awaiting redevelopment.

**1.5.5** Continue to advocate to other levels of government to address systemic issues impacting food security, including improvements to affordable housing and poverty reduction. **E**

**1.5.6** Encourage and support events that allow farmers, businesses, Host Nations, Indigenous Peoples living in Burnaby and other community members to showcase local foods.



Community garden

## Objective 1.6: Promote convenience within and between neighbourhoods

Convenient access to public and private amenities, shops and services, and destination venues is an integral part of a livable city. Locating destination venues in high density transit hubs and everyday shops, services and amenities in neighbourhood centres can increase access while supporting sustainable modes of transportation and lower carbon emissions. Mobility improvements can also help shift trips towards more climate-friendly modes of transportation. To make the city more convenient, the Land Use Map locates infrastructure, services and resources across the city to create more walkable and rollable complete communities.

### Policy Actions

#### Complete and compact communities

**1.6.1** Encourage the development of local commercial nodes in all neighbourhoods, especially in underserved areas, to improve walking and rolling access to shops, services and jobs.

**1.6.2** Support the growth of small, local businesses by permitting more zoning flexibility in all neighbourhoods.

**1.6.3** Concentrate **destination facilities** and spaces in Downtown and in the Town Centres.

**1.6.4** When siting community facilities, explore opportunities for clustering with complementary uses and points of interest, such as playgrounds beside outdoor cafes, or the co-location of recreation centres, library facilities, or retail spaces.

**Destination facilities** are spaces that typically provide distinct services, programming or function. These facilities or places will usually, but not necessarily, accommodate a large volume of user groups and visitors. Examples include sports areas, convention centres, hospitals, large parks, or museums and art galleries.



## Policy Actions (continued)

### Convenience around, to and from neighbourhoods

**1.6.5** Prioritize maintenance and enhancement of streets, public spaces and active transportation networks around community facilities and between neighbourhood points of interest to improve safety and accessibility. **E**



**1.6.6** Encourage and facilitate local and regional partnerships to create **mobility hubs** for accessible, safe and user-friendly modes of transportation, including bike share, car share and other micro-mobility methods.

**1.6.7** Work with partners to ensure that transportation hubs are vibrant and convenient places where people can access complementary services like convenience stores, cafes, parcel lockers, washrooms and high-quality off-street bike parking. **E C**

**1.6.8** Develop a **curbside management** strategy that prioritizes multi-modal movement, access for people and goods, and support for businesses through activation and improving public space.

**1.6.9** Provide secure and convenient short-term bike parking infrastructure near active transportation networks and in Urban Villages and Neighbourhood Centres.



A **mobility hub** is a place that provides people a variety of transportation options, including shared bicycles, ride sharing and public transportation.

**Curbside management** refers to strategies that seek to “inventory, optimize, allocate, and manage the curb space to maximize mobility, safety and access for the wide variety of curb demands and users”\*

\*Institute of Transportation Engineers (ITE)



# Goal 2: Welcoming Spaces and Culture



## Goal 2: Create welcoming public spaces, cultural opportunities and a sense of belonging for all

Public spaces and cultural resources are the heart of the community. From parks and plazas to community centres and heritage sites, public spaces offer opportunities to gather, reflect and connect. Some public spaces contain heritage assets, sites that are culturally significant to the Host Nations or places of importance to other cultural or faith communities. All of these spaces help people experience and celebrate a sense of place and interact with others. Integrating these spaces into the fabric of the community is key to Burnaby's vibrancy.

This goal supports public spaces that offer healthy built environments, adaptability and accessibility, as well as the opportunity to engage in community affairs and gain a sense of belonging. It also supports the protection of heritage resources, culturally significant spaces, and archeological sites.

### Objectives

- » **2.1:** Create inclusive public spaces that are accessible and respond to everyday needs
- » **2.2:** Integrate arts, heritage and other aspects of Burnaby's cultural identity into the fabric of daily life, creating a vibrant community for all
- » **2.3:** Raise the visibility of Host Nations' connections to the land and resources, while supporting access to places of cultural significance
- » **2.4:** Encourage placemaking by recognizing the histories of diverse communities
- » **2.5:** Create processes that strengthen existing tools and resources to protect archaeological sites
- » **2.6:** Prioritize the identification, protection and enhancement of built heritage resources
- » **2.7:** Foster a sense of safety and belonging for everyone
- » **2.8:** Promote civic engagement, build relationships, and connect with diverse communities to enhance the planning and delivery of City services and projects

Perspectives and processes through which policies and objectives are developed and examined

 Reconciliation |  Equity, Diversity and Inclusion |  Climate Action

## Objective 2.1: Create inclusive public spaces that are accessible and respond to everyday needs

Whether in a Town Centre plaza or a neighbourhood park, public spaces are valuable assets to be enjoyed by all members of the community. Public spaces encourage social engagement, promote community well-being, and provide adaptable spaces for a variety of temporary and permanent uses. An inclusive public space feels welcoming and safe to people of all ages, abilities, backgrounds and genders. The policy actions below aim to foster inclusive, flexible and vibrant public spaces.

### Policy Actions

**2.1.1** Minimize barriers to accessibility and provide spaces for all people to connect, recreate, participate in public events and take part in social activities. **E**

**2.1.2** Enable the adaptive use of space to meet the needs of diverse and multi-generational users, allow for varied activities, and respond to different weather conditions. **C**

**2.1.3** Apply built design principles and consider the needs of all users to prevent exclusionary and discriminatory practices when maintaining and developing public spaces. **E**

**2.1.4** Apply universal accessibility and design standards when planning and designing new or upgraded indoor and outdoor City facilities and spaces. **E**

**2.1.5** Expand public washroom accessibility in high-use indoor and outdoor City facilities and public spaces. **E**

**2.1.6** Design publicly accessible outdoor and indoor spaces to be multi-functional and flexible with a range of uses like social gathering, cultural expression, food growing and vending, physical activity, and with adaptability to climate change and extreme weather where applicable.

**2.1.7** Identify temporary and permanent road and lane closure sites for a variety of open spaces and creative uses, such as plazas, green paths, green spaces, and pop-up commerce.

**2.1.8** Explore opportunities to permit temporary and

permanent activation of publicly accessible streets for community use.

**2.1.9** Provide opportunities for community members to steward and use open spaces for small-scale community programming.

**2.1.10** Encourage the provision of safe, convenient, connected, inclusive, functional amenity spaces and dedicated outdoor space in residential development projects to promote intergenerational connection and community use and programming.

**2.1.11** Encourage construction of healthy built environments at a human scale in high- and mid-density areas, prioritizing protection from noise and light pollution, sheltering from weather, context-appropriate tree planting and the siting of complementary uses. **E**

Refer to **Appendix B** for the Form and Character Development Permit Area for integration of related policies.



## Objective 2.2: Integrate arts, heritage and other aspects of Burnaby’s cultural identity into the fabric of daily life, creating a vibrant community for all

Burnaby’s identity has been shaped over time by its rich and diverse history, the creativity and skills of people who live and work here, and the cultural heritage of the communities that call the city home. Burnaby strives to be a place where the arts and creative industries thrive, and where all members of the community find opportunities to enjoy and participate in the arts, seek entertainment and express their cultural and creative identities.

There are several ways the City looks to sustain and grow the arts and cultural sector in Burnaby. This includes developing a culture plan to enhance the City’s and community’s ability to deliver arts and cultural programming, celebrate Burnaby’s cultural heritage, and support the local creative economy.

### Policy Actions

**2.2.1** Create a Culture Plan to support and grow the City’s cultural offerings, arts and creative industries, and tourism.

#### Cultural sector

**2.2.2** Explore the creation of cultural and entertainment districts with complementary services in commercial and retail areas.

**2.2.3** Promote the development and design of entertainment, music and performance spaces citywide.

#### Public art

**2.2.4** Continue to explore sustainable approaches for City and privately-initiated projects to deliver publicly accessible, local and culturally relevant cultural spaces. **E**

**2.2.5** Identify and deliver public art in publicly accessible locations in the city to encourage contemplation, education and connection.



Mural at Barnet Marine Park by Tsleil-Waututh Nation artists.

#### What is a culture plan?

A culture plan provides strategic direction to guide the preservation and flourishing of arts, cultural heritage and creative industries in Burnaby.

Elements of Burnaby’s plan will include:

- » Developing a baseline of existing cultural resources and the sector’s economic impact.
- » Protecting, supporting and growing cultural spaces.
- » Exploring ways to support Host Nations priorities related to their cultural and artistic practices.
- » Supporting diverse artists and organizations.
- » Providing opportunities to activate public spaces by artists, non-profits, community groups and neighbours.
- » Building capacity and investment in the cultural sector.


#### The City of Burnaby’s Public Art Policy


provides guidance for the acquisition, installation, interpretation, maintenance and lifecycle planning of artworks in public areas. These areas include parks, trails, civic facilities and other publicly accessible spaces in the city.

## Policy Actions (continued)

### Tourism

**2.2.6** Collaborate with Tourism Burnaby, Destination Vancouver, Metro Vancouver Destination Management Council (MVDMC) and other tourism organizations to identify tourism and placemaking opportunities in Burnaby.

**2.2.7** Support awareness of Burnaby's agricultural community by promoting farm tours and walking and cycling routes in the Big Bend farming area. 

**2.2.8** Reduce barriers to permitting temporary and permanent activation of streets for community and cultural uses such as festivals, markets and parades. 

For more information on policies related to:

- » Connection and belonging, go to **Part C, Goal 2 - Objective 2.7.**
- » Economic development and partnerships, go to **Part C, Goal 3 - Objectives 3.3 and 3.4.**



## Objective 2.3: Raise the visibility of Host Nations' connections to the land and resources, while supporting access to places of cultural significance

Since time immemorial, the lands on which present-day Burnaby is located have been part of the ancestral and unceded territories of the Host Nations, who maintain deep and enduring connections to these parts of their territories. The City seeks to work with the Host Nations to raise the visibility of Host Nations' history, connection and stewardship across the city. Additionally, the City looks to work with the Host Nations to identify protocols and ways the Host Nations may access sites, places and gathering spaces where culture may be practiced and cultural resources may be harvested, in order to continue the connection to the land, today and in the future. Placemaking initiatives focus on enhancing access to resources and sites and promoting Indigenous public art. They also prioritize supporting the preservation and revitalization of Indigenous languages through collaborating to identify Indigenous place names and incorporating expressions of Indigenous culture and language into programs, exhibits, and events.

### Policy Actions

#### Raising visibility and access to cultural sites and resources

**2.3.1** Continue to engage with the Host Nations to identify opportunities and strategies to increase the visibility of Indigenous histories and awareness of colonialism in Burnaby, the connection of Host Nations to these lands, and the presence of First Nations since time immemorial. **R**

**2.3.2** Explore opportunities to support access by Host Nations to traditional use areas and areas of cultural significance for cultural purposes, such as: **R**

- » Exploring agreements and opportunities with Host Nations and Indigenous Peoples living in Burnaby to grow and harvest traditional foods, medicine and plants or wildlife that have cultural significance.
- » Coordinating with Host Nations to identify opportunities and cultural protocols to provide access to Indigenous peoples living in Burnaby to harvesting and cultural sites of significance to the Host Nations, as appropriate.





## Policy Actions (continued)

### Commemoration

**2.3.3** Identify and support the interpretation and commemoration of places of historical and cultural significance. **R E**

**2.3.4** Create an inventory of places of historical and cultural significance through engagement with the Host Nations, including places where there is not an associated tangible heritage resource to preserve, such as traditional use areas.

**2.3.5** Develop guidelines for City and non-City-owned projects to recognize places of historical and cultural significance, such as traditional use areas, where applicable, through public realm design and in public art.

### Community practices and storytelling

**2.3.6** Continue to engage with Host Nations and Indigenous people living in Burnaby on community heritage and placemaking initiatives to conserve important stories and places that enhance cultural safety and acknowledge the original stewards of these lands. **R E**

**2.3.7** Support the sharing and practice of Indigenous cultural heritage in City-owned and private publicly accessible facilities and spaces.

**2.3.8** Work with Host Nations and Indigenous Peoples living in Burnaby to develop creative approaches to storytelling, community programs and exhibits to support the sharing of Indigenous histories and cultural expression. **R**

## Objective 2.4: Encourage placemaking by recognizing the histories of diverse communities

Burnaby's historic transportation corridors, parks, economic opportunities and neighbourhoods have long attracted diverse communities to work in the city and call this place home. Placemaking initiatives provide opportunities to commemorate the history of these communities, recognize places of significance and keep alive the stories of our past.

### Policy Actions

**2.4.1** Continue to engage with community members representing diverse cultures and lived experiences on heritage and placemaking initiatives, to record and preserve meaningful stories and places that reflect Burnaby's history and culture. **E**

**2.4.2** Support the preservation, practice and sharing of cultural heritage in public spaces and facilities, including City-owned and publicly accessible private spaces. **E**

**2.4.3** Identify opportunities to preserve heritage by creating an inventory of places of diverse historic and cultural significance, including places where there is no associated heritage building or other tangible built heritage to preserve.

**2.4.4** Develop policy and guidelines to support formal commemoration of places, people and events in City-owned spaces.

**2.4.5** Develop guidelines for City and non-City-owned projects to recognize places of diverse historical and cultural significance where applicable, through public realm design and in public art.

**2.4.6** Continue to recognize the unique heritage of the agricultural community through public education and commemorative initiatives.

## Objective 2.5: Create processes that strengthen existing tools and resources to protect archaeological sites

Burnaby has been part of the ancestral and unceded territories of the Host Nations since time immemorial. Its unique natural and cultural history can be found in archaeological and cultural sites, which include Indigenous knowledge and cultural heritage. Burnaby recognizes the rights of Host Nations and Indigenous Peoples to protect, manage and access archaeological and cultural sites. Archaeological sites are places where the physical remains of past human activity are found; they represent a tangible connection to the past lifeways and culture of Indigenous Peoples.

Looking ahead, Burnaby aims to establish processes that strengthen existing tools and resources to prioritize the protection of archaeological sites and to engage Host Nations in identifying a wider range of Indigenous cultural sites and resources for preservation, as aligned with the Interim Indigenous Relations and Reconciliation Framework and Strategy.

### Policy Actions

#### Archaeological site protection

- 2.5.1** Collaborate with Host Nations to advance policy to guide the City in managing and protecting archaeological sites and **Indigenous cultural sites** located on City lands. **R**
- 2.5.2** Review development processes to increase protection of archaeological resources. **R**
- 2.5.3** Raise awareness within the development community about the importance and process of protecting archaeological resources.
- 2.5.4** Coordinate with the BC Archaeology Branch to support compliance with the *Heritage Conservation Act* through the sharing of archaeological inventory data and noncompliant sites. **R**

**Indigenous cultural sites** are locations with significance to the Host Nations that do not contain physical remains of past activity but instead represent intangible cultural heritage. They can be sites used for harvesting; places of spiritual significance; trails and transportation routes; traditional use areas; or sites with features like culturally modified trees.

#### Indigenous cultural site preservation

- 2.5.5** Engage with Host Nations to understand how to identify, manage and preserve traditional use areas and areas of cultural significance. **R**
- 2.5.6** Integrate considerations for protecting Indigenous cultural sites into the development process. **R**

## Objective 2.6: Prioritize the identification, protection and enhancement of built heritage resources

Burnaby has a rich history expressed through the community's neighbourhood character, built heritage and urban form. Built heritage resources are buildings, artifacts and documents that have heritage value, reflect community history and support retention of a sense of place. The City manages these resources and provides for commemoration and interpretation of community history through the conservation and retention of privately owned heritage buildings.

Burnaby aims to establish processes that strengthen existing tools and resources to protect built heritage resources. The policy actions below promote heritage retention while supporting neighbourhood character and preserving Burnaby's diverse history.

### Policy Actions

#### Cultural Heritage Areas

**2.6.1** Continue the identification of **Cultural Heritage Areas (CHAs)** in Community Plans to protect and enhance areas where there are significant concentrations of built heritage resources.

**2.6.2** Develop design guidelines specific to CHAs to encourage retention of built heritage resources and their integration into new developments.

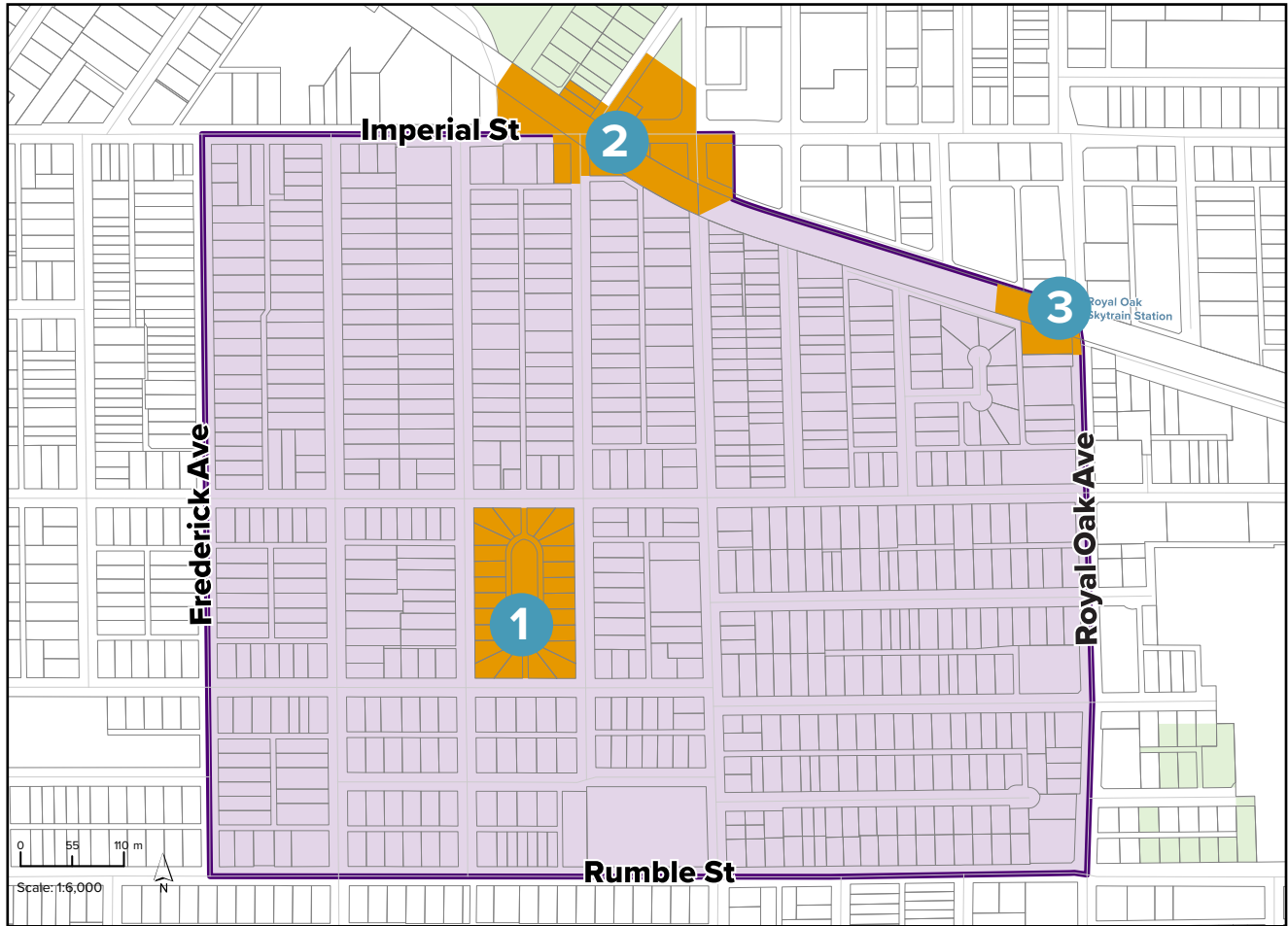
**2.6.3** Identify new CHAs through regular reviews of the heritage resources inventory.

**Cultural Heritage Areas** are distinct areas where there is a concentration of heritage resources, such as well-preserved older buildings, special places that have historical value, or other intact heritage features (refer to Figure 3).

Heritage retention is supported in Cultural Heritage Areas through incentives and development guidelines that encourage visual access to heritage buildings, provide standards for developing interpretive signage, and ensure that infill building designs harmonize with neighbouring heritage assets.



Figure 3. Proposed Jubilee Cultural Heritage Area



—●— SkyTrain line (with station)

□ Cultural Heritage Area

■ Heritage resource cluster



1 An older home adjacent to Ledingham Park.



2 A track beneath Royal Oak SkyTrain Station, which serves as a reminder that the SkyTrain's route was once the Central Park Line, which connected Vancouver and New Westminster through Burnaby.



3 A triangular-shaped building where Imperial Street intersected with the interurban railway.

The *Jubilee Cultural Heritage Area*, identified through the Royal Oak Inventory Project, is the City's first Cultural Heritage Area. As part of the City's efforts to protect built heritage assets, more Cultural Heritage Areas will be identified through future Community Plan processes. For further information, go to the Royal Oak Community Plan.

## Policy Actions (continued)

**2.6.4** Use *Local Government Act* tools to recognize and protect built heritage resources.

**2.6.5** Explore incentives to encourage property owners to retain heritage buildings.

**2.6.6** Continue to encourage the protection of built heritage resources through Heritage Designation Bylaws and the use of Heritage Revitalization Agreements, with the goal of achieving both retention and public access.

**2.6.7** Integrate heritage considerations at the beginning of development application processes and planning projects.

**2.6.8** Engage with community members reflecting diverse cultures and lived experiences to identify a broader range of heritage resources to be considered for retention.



*Jubilee Grove, photo credit: Daniel Chen*

## Objective 2.7: Foster a sense of safety and belonging for everyone

Burnaby strives to be a place where everyone feels a sense of safety and belonging. Because this sense differs from person to person, based on a variety of physical, social, emotional, historical and psychological considerations, fostering it requires a diversity of approaches. These policy actions aim to create a built environment, standards of service, strategies and operational programs that enhance safety and belonging for all.

### Policy Actions

**2.7.1** Create cultural safety and foster cultural competency by raising the visibility of Host Nations and Indigenous Peoples living in Burnaby, such as through facility design and naming, awareness building, public art, signage and education at City-owned lands, facilities and spaces. **R**

**2.7.2** Foster belonging by providing opportunities to share, practice, express and represent diverse cultural histories and stories in publicly accessible spaces, programming and public art. **E**

**2.7.3** Continue to support more public events, celebrations, programming and public activations.

**2.7.4** Continue to work with persons with disabilities, accessibility organizations and the Access Advisory Committee to improve accessibility in Burnaby, in alignment with the *Accessible British Columbia Act*.

**2.7.5** Ensure a good standard of service in City operations and programs for all Burnaby community members, by considering diverse needs and experiences, in alignment with the City Equity Policy. **R E**

**2.7.6** Continue to support public safety through crime prevention and reduction, focusing on concerns with long-term implications such as youth safety, substance use and gangs.

**2.7.7** Reduce fear of crime by improving service response and sharing evidence-based data about crime.

**2.7.8** Identify and address safety issues for people from diverse groups through engagement and education. **E**

For more information on policies related to:

- » Belonging, safety, healthy built environment and public spaces, go to **Part C - Goal 2**.
- » Natural hazards, go to **Part C, Goal 5 - Objective 5.4**.

Examples that support safety:

- » **Built environment:** welcoming public art; public spaces for people to gather and connect; accessible design; traffic calming design.
- » **Standards of service:** anti-racism and cultural safety training.
- » **Strategies and operations:** Community Safety Plan; Indigenous Relations and Reconciliation Framework; Accessibility audits; Elementary School Traffic and Safety Study.



## Objective 2.8: Promote civic engagement, build relationships, and connect with diverse communities to enhance the planning and delivery of City services and projects

Public engagement and outreach on City services, projects, planning and development is vital for keeping the City and the community connected. Tailored engagement and communication strategies may help underrepresented groups participate in City events and processes, ensuring that they are effective, relevant and impactful for everyone.

### Policy Actions

**2.8.1** Continue to explore creative, equitable and relevant ways to engage and build relationships with the community. **E**

**2.8.2** Use an equity lens to identify groups—such as newcomers, racialized communities, renters, persons with disabilities, seniors and youth—that are often underrepresented in civic processes. Engage with these individuals and groups to improve community services and build relationships. **E**

**2.8.3** Continue to improve the City’s communication methods by: **E**

- » Regularly updating communications materials and website content to reflect contemporary needs and increase public understanding of the City’s priorities.
- » Minimizing community disruption by improving communication with the public about upcoming development and civic projects.
- » Regularly evaluating communication and information access methods, including language services, to ensure that the City’s digital and physical communication methods are fully accessible to everyone.



# Goal 3: Thriving Economy



## Goal 3: Support a diverse and thriving economy

Fostering a strong and diverse economy supports the community's financial well-being, creates jobs, and helps local businesses succeed. This goal aims to strengthen the economy by incentivizing employment opportunities close to public transit and amenities; protecting existing industrial, employment and agricultural lands as key land uses; and encouraging partnerships to facilitate the pooling and leveraging of resources, expertise and networks.

### Objectives

- » **3.1:** Encourage and support transit-accessible employment opportunities
- » **3.2:** Protect and expand employment and industrial lands
- » **3.3:** Encourage a variety of economic activities
- » **3.4:** Support local economic development through planning and partnerships
- » **3.5:** Protect and expand the agricultural land base
- » **3.6:** Foster partnerships with the farming community and other levels of government to support the agricultural sector


Perspectives and processes through which policies and objectives are developed and examined

 Reconciliation |  Equity, Diversity and Inclusion |  Climate Action


## Objective 3.1: Encourage and support transit-accessible employment opportunities


Public transit is key to increasing access to both existing and future jobs. Most employee-focused businesses want to offer their staff a workplace that is easily accessed, close to amenities and in a central location. Encouraging diverse employment opportunities near transit and close to where people live increases workplace accessibility and enables workers to use sustainable modes of travel. This decreases congestion and supports the City's climate action goals. The Land Use Map encourages opportunities to use and access transit by providing for employment lands and employment generating uses in and around transit-oriented development.

### Policy Actions

**3.1.1** Encourage growth and intensification of employment lands and commercial spaces in Downtown, Town Centres, near transit stations and along major corridors to create more jobs and services close to where people live. 

**3.1.2** Encourage and support the location of office spaces within 400 or 800 metres (5-to-10-minute walk) of a frequent transit network. 

**3.1.3** Continue supporting the development of small commercial spaces, especially near transit and corner sites in mixed use local nodes citywide. 

**3.1.4** Increase jobs in areas that are well served by public transit by identifying opportunities for specialty employment areas and districts, such as creative industry studios, maker spaces and live-work residential units. 

**3.1.5** Partner with TransLink, Business Improvement Areas (BIAs) and businesses to provide reliable and convenient transit access for existing and future employment, industrial and commercial areas.



Commercial spaces in Brentwood Town Centre



Small commercial spaces in Burnaby

## Objective 3.2: Protect and expand employment and industrial lands

**Employment and industrial lands** are a key component of Burnaby's economy, providing local job opportunities and supporting a variety of economic activities. These lands accommodate a mix of employment sectors that contribute to local and regional economic needs.

Industrial lands face increasing pressure for conversion into non-industrial uses with higher market value (such as retail, commercial and residential uses). This trend threatens the supply of industrial lands and may displace businesses that are unable to relocate elsewhere.

The Land Use Map and the policies below aim to protect, retain, and encourage more intensive use of employment and industrial lands. Refer to **Part E, Map 8 - Employment and Industrial Lands**.



**Employment lands** include uses like light industrial, warehousing, advanced technology, offices and indoor recreation facilities.



**Industrial lands** include uses like warehousing, wholesale, trade, manufacturing and outdoor storage. Uses can vary in scale and intensity.

## Policy Actions

### Protect, intensify and densify Industrial and Employment lands

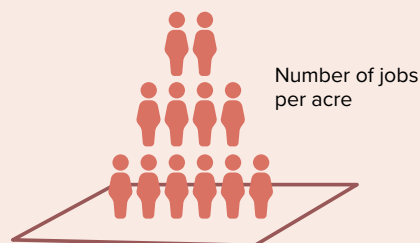
- 3.2.1** Encourage higher density and intensity development on employment and industrial lands, where appropriate.
- 3.2.2** Protect employment and industrial lands by preventing the conversion, rezoning or redesignation of these sites.
- 3.2.3** Direct new industrial and employment growth to strategic locations to protect these areas from development pressures, facilitate access to networks, support existing industries, and accommodate new industrial sectors of the economy.
- 3.2.4** Explore opportunities for creative reuse of large, vacant commercial spaces, particularly for industrial uses, to accommodate existing and emerging industry sectors and business models.
- 3.2.5** Ensure industrial activities remain the primary use of industrial lands by limiting non-industrial activities to appropriate supportive accessory uses, services and amenities only.
- 3.2.6** Ensure uses for designated employment and industrial lands are consistent with the intent of Metro Vancouver's Regional Growth Strategy.
- 3.2.7** Update the Economic Development Strategy and identify regionally significant parcels for trade-oriented lands.
- 3.2.8** Regulate subdivision of industrial lands to protect and expand the existing supply of viable large-scale parcels.

### Processes and regulations

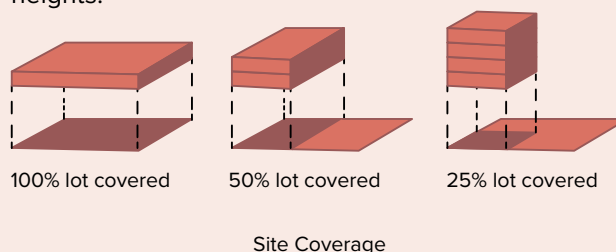
- 3.2.9** Regularly review and update bylaws and policies to ensure the definitions and the uses permitted on employment and industrial lands remain flexible and modern, allowing for emerging and diverse industries to settle in Burnaby.
- 3.2.10** Streamline municipal policies and processes and decrease regulatory barriers to employment and industrial lands development.

- 3.2.11** Explore a framework and incentives to encourage, guide and evaluate the redevelopment or intensification of industrial and employment sites to increase employment and efficiently use land.

**Industrial land intensity** is the amount of activity on a given amount of land. Examples include: jobs per acre or volume of goods produced/processed/stored per unit



**Industrial land density** reflects the volume of buildings on a given amount of land. Examples include: floor area ratio, site coverage or building heights.



## Objective 3.3: Encourage a variety of economic activities

Local and regional businesses strive to keep up with global economic trends, consumer demands, goods movement shifts and communications technology. Fostering an economy that can accommodate the space needs of a variety of commercial and industrial sectors helps businesses respond to economic change and thrive.

Burnaby seeks to foster an inclusive economic landscape that supports businesses, welcomes new ventures and provides opportunities for both traditional and emerging commercial activities, services and employment uses. The Land Use Map identifies commercial opportunities in addition to protecting existing employment and industrial lands to maximize economic resiliency.

### Policy Actions

#### Emerging economic activities

**3.3.1** Explore incentives and programs to support new industries, technologies, emerging models and operations as part of the Economy Development Strategy update.

**3.3.2** Protect, intensify and expand employment and industrial lands to support goods movement and foster thriving local and regional economies.

**3.3.3** Work with Host Nations and Indigenous Peoples living in Burnaby to attract Indigenous-led businesses, create Indigenous procurement opportunities, understand economic space needs and provide support through the development process. **R**

**3.3.4** Continue to support, protect and enhance major employment sectors, including health care; retail trade; professional, scientific and technical services such as legal services; accounting; and architectural, engineering and related services.

#### Creative and entertainment sector

**3.3.5** Plan and support the growth of cultural and entertainment districts and complementary economic activity that is reflective of the city's diversity and trends in Downtown, Town Centres and Rapid Transit Urban Villages.

**3.3.6** Seek opportunities to support creative industries and a vibrant nighttime economy.

#### Clustering

**3.3.7** Support the clustering of office, manufacturing and commercial uses to create destination nodes that encourage innovation, competition and specialization.

**3.3.8** Encourage a variety of economic activities, especially in Downtown, Town Centres and near transit corridors, to allow residents to meet their day-to-day needs. **C**





## Objective 3.4: Support local economic development through planning and partnerships

Working with businesses, organizations, community partners and Indigenous communities can help identify relevant opportunities and address challenges to empower local economic development. By fostering collaborations and creative partnerships, Burnaby is committed to cultivating a diverse and unique economic landscape that is informed by the needs of the community. This collective approach helps ensure that all community members and businesses have the support they need to thrive.

### Policy Actions

**3.4.1** Continue to work with the Burnaby Board of Trade (BBOT), Metro Vancouver, the business community and other economic development partners to update the City's Economic Development Strategy and develop initiatives that support local businesses, non-profit organizations, Host Nations and start-ups.

**3.4.2** Build partnerships and opportunities that encourage the retention of existing small businesses, social enterprise, non-profit societies, and arts and cultural organizations during redevelopment. **E**

**3.4.3** Explore opportunities to support small and local commercial tenants through incentives, policies and resources.

**3.4.4** Encourage commercial property owners, Business Improvement Associations (BIAs), developers and community partners to explore opportunities to activate vacant and under-used properties by offering them at affordable rates for short-term and temporary uses. This could provide opportunities for local start-ups, pop-ups, community markets, arts or cultural venues, social services and other uses. **E**

**3.4.5** Continue to work with post-secondary institutions to support innovation hubs with businesses, foster start-up opportunities, and encourage new entrepreneurial businesses and emerging economic sectors.

## Objective 3.5: Protect and expand the agricultural land base

Burnaby has a small but productive agricultural area in Big Bend. This area includes approximately 500 acres of land in the Provincial Agricultural Land Reserve (ALR) and several farms in the rural residential Riverside neighbourhood. This area is unique in its proximity to urban centres, mix of small farming operations and multicultural history. Along with climate change, the pressure to convert agricultural lands to non-agricultural uses remains one of the region's biggest challenges. Refer to **Part E, Map 9 - Agricultural Lands and Associated Assets** for details.

The City helps protect agricultural lands by permitting a wider range of agricultural uses and limiting residential footprints and conflicting non-farm uses. The Land Use

Map supports the protection of existing agricultural lands with considerations for the type and intensity of adjacent uses.



### Policy Actions

**3.5.1** Protect agricultural lands by preventing the conversion, rezoning, or redesignation of these sites into non-agricultural uses.

**3.5.2** Align zoning and other regulations with the Provincial *Agricultural Land Commission Act*, the Agricultural Land Reserve Use, Subdivision and Procedure Regulation, the *Farm Practices Protection Act*, the Minister's Bylaw Standards and other applicable provincial legislation, while establishing standards that are more protective of agriculture where appropriate.

**3.5.3** Regulate subdivision of agricultural lands in ways that maximize farmland for agricultural purposes, such as increasing minimum lot sizes.

**3.5.4** Ensure uses for designated agricultural lands are consistent with the intent of Metro Vancouver's Regional Growth Strategy.

**3.5.5** Explore the feasibility of adding existing City-owned agricultural land to the ALR.

**3.5.6** Reduce conflicts between agricultural and non-agricultural uses by requiring edge planning measures, such as landscape buffers, drainage controls, and siting requirements to minimize impacts on agricultural lands.



Agricultural lands in Big Bend area

## Objective 3.6: Foster partnerships with the farming community and other levels of government to support the agricultural sector

Agriculture plays an integral role in the city's economy as it creates jobs and produces revenue through food production, varied agricultural operations and farm related uses. Partnerships and increased collaboration with the farming community, agencies, organizations, and other levels of governments help to ensure the continuous economic growth, viability, and preservation of agricultural lands.

### Policy Actions

**3.6.1** Continue to support the efforts of the Agricultural Land Commission (ALC) to protect land in the Agricultural Land Reserve.

**3.6.2** Work with the Ministry of Agriculture and Food, the local farming community, and other partners to develop an Agricultural Area Plan.

**3.6.3** Develop an approach to using City-owned agricultural lands for local-serving purposes, such as food production and/ or education, through innovative community partnerships and with use of best practices.



**3.6.4** Build relationships with the farming community by establishing an official channel of communication, such as an Agricultural Advisory Committee.

**3.6.5** Work with other orders of government to advocate for provincial tax reforms, funding programs and other initiatives to support local farms.

**3.6.6** Support the economic viability of the agricultural sector in Burnaby, by identifying and addressing key challenges like land availability and affordability.

**3.6.7** Partner with other levels of government, businesses and organizations to facilitate educational programs that provide information on agriculture and its importance for the regional economy and local food systems.



# Goal 4: Efficient Networks



## Goal 4: Create and maintain efficient and well-connected transportation and infrastructure networks

Infrastructure is the foundation of a city and helps keep the community healthy and functioning. As systems age and population grows, Burnaby will need new and upgraded drinking water, wastewater, drainage and transportation infrastructure. Water, wastewater and drainage systems will also need to respond to the impacts of climate change, such as changes in temperature, precipitation and an increase in extreme weather events. Emergency services, including fire, paramedics, and police, must maintain service levels as neighbourhoods grow and densify and climate-related risks increase. To accommodate transportation needs in an efficient and sustainable manner, the City will continue planning for a seamless and safe transportation system with public realm improvements and better connectivity, encouraging a higher proportion of trips by transit, walking and rolling and cycling.

### Objectives

- » **4.1:** Increase opportunities for sustainable modes of travel by creating robust transportation networks
- » **4.2:** Prioritize infrastructure improvements in areas of growth and in areas in need of upgrades
- » **4.3:** Adapt infrastructure to respond to a changing climate

Perspectives and processes through which policies and objectives are developed and examined

**R** Reconciliation | **E** Equity, Diversity and Inclusion | **C** Climate Action

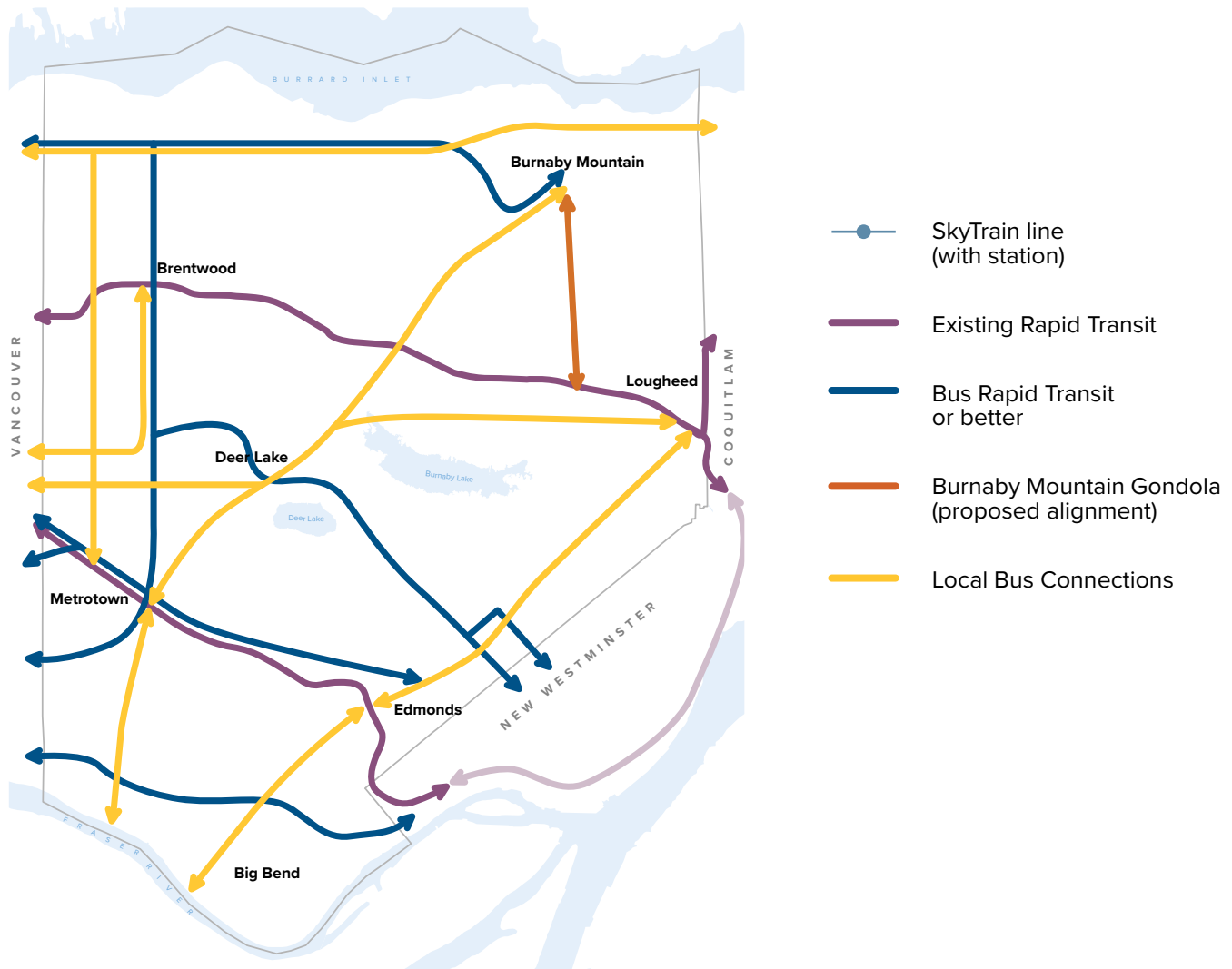


## Objective 4.1: Increase opportunities for sustainable modes of travel by creating robust transportation networks

As outlined in *Connecting Burnaby: Burnaby Transportation Plan*, the City has a target of 75% of all trips by sustainable transportation by 2050. Increasing the proportion of people using sustainable transportation options—like walking, rolling, cycling and taking public transit—can lead to improved health and well-being while supporting the reduction of greenhouse gas (GHG) emissions. The public transit system is critical to meeting this target, as it has the capability of moving more people over longer distances than any other mode. A well-designed public realm integrates the transportation system with adjacent land uses and makes it easy and pleasant to move around the city. Figure 1 shows Burnaby's Transit Concept with higher capacity transit connections between major destinations.

Refer to **Part E, Maps 10A-E for Burnaby's transportation networks** showing the long-range pedestrian, cycling, transit, goods movement and road classification networks.

**Figure 1. Burnaby's Transit Concept**



## Policy Actions

### Well-connected transportation networks and infrastructure

- 4.1.1** Increase connectivity and encourage the use of active transportation by integrating neighbourhood streets, paths and open spaces into the transportation network. **C E**
- 4.1.2** Continue to expand and enhance the city's cycle network to make it safer and more comfortable for everyone. **C E**
- 4.1.3** Continue to work with partners to support goods movement in the region as outlined in *Connecting Burnaby: Burnaby Transportation Plan*.
- 4.1.4** Continue to support goods movement in the city by continuing to integrate truck networks with industrial lands.
- 4.1.5** Prioritize building safe and accessible transportation infrastructure to support the Vision Zero target of no deaths or serious injuries on Burnaby's transportation network. **C E**
- 4.1.6** Continue to work with TransLink to provide new and enhanced transit services in areas where growth is anticipated in order to maintain or improve the level of service. **C E**

The **public realm** consists of all publicly accessible areas and spaces where people can interact and engage with each other. Typical public realm areas found near transit include streets, sidewalks, lanes, and plazas.



ZERO DEATHS | ZERO SERIOUS INJURIES

## Policy Actions (continued)

### Sustainable transportation

**4.1.7** Continue to partner with transportation agencies and other levels of government to identify and encourage future rapid transit investment opportunities in Burnaby. **C**

**4.1.8** Continue to work with TransLink to regularly update its Area Transportation Plan for Burnaby to align bus service and routing with demand. **C E**

**4.1.9** Build on the City's Transportation Demand Management (TDM) policies to effectively promote behavioural change and a shift towards sustainable transportation. **C**

**4.1.10** Encourage partnerships with transportation agencies to support regional initiatives that accelerate the adoption of sustainable modes of transportation. **C E**

**4.1.11** Increase active and sustainable transportation infrastructure and amenities outside of the Town Centres. **C E**

**4.1.12** Identify and develop key streets as connections that support and encourage accessible and active transportation modes over other forms of transportation, such as driving. **E**

**4.1.13** Continue to engage with **regional and community partners** to coordinate policies, programs and infrastructure to support and encourage more people to use active and sustainable transportation. **C**

**4.1.14** Continue to support pilot programs and partnerships aimed at increasing access to micro-mobility for commercial and goods movement within Burnaby. **C**

**4.1.15** Work with partners to incentivize the shift of commercial vehicles to zero-emission vehicles, and support the use of lower-impact low-emission vehicles in the local delivery of goods and services. **C**

### Transportation system and public realm integration

**4.1.16** Encourage built design that supports integration between streets and adjacent land uses. **E**

**4.1.17** Create safe and accessible transportation infrastructure in and around public open spaces. **E**

**4.1.18** Consider the integration of public realm and transportation in the creation of an Open Space Strategy.

#### Regional and community partners

refers to organizations like the BC Ministry of Transportation and Transit, TransLink, Metro Vancouver Regional District, neighbouring municipalities, and partner organizations like Metro Vancouver, Fraser Health Authority, Burnaby School District, academic institutions and others.



Sustainable modes of transportation





## Objective 4.2: Prioritize infrastructure improvements in areas of growth and in areas in need of upgrades

Infrastructure improvements are needed in places where growth is expected, as well as in areas where existing infrastructure is aging. Conversely, focusing growth where there are existing or planned amenities and services is cost efficient. Infrastructure planning also needs to consider projected changes in climate and the environment. Monitoring development patterns over time will help the City plan and determine where to focus future infrastructure needs.

Burnaby's drinking water, wastewater, drainage and transportation infrastructure are tied into the regional network, which is impacted by growth throughout Metro Vancouver. The City works with other levels of government to ensure that regional infrastructure keeps pace with growth in Burnaby.

Refer to **Part E - Maps 11A-B for Burnaby's water and wastewater networks.**

## Policy Actions

- 4.2.1** Ensure that infrastructure and services keep pace with population growth by updating projections and conducting ongoing capacity analysis.
- 4.2.2** Support efficient infrastructure upgrades by focusing growth in higher density areas such as in Downtown, Town Centres and Rapid Transit Urban Villages. 
- 4.2.3** Align infrastructure upgrades with nearby redevelopment to minimize disruption.
- 4.2.4** Consider economies of scale, functionality and related long-term maintenance when planning and developing new infrastructure and public amenities.
- 4.2.5** For City-owned property or City-led projects, maximize opportunities to achieve co-beneficial outcomes across City objectives, infrastructure and public amenity categories where possible. 
- 4.2.6** Continue to collaborate with other levels of government and service providers (e.g., Metro Vancouver, TransLink, BC Hydro, Fraser Health) on infrastructure planning.
- 4.2.7** Update and coordinate with Metro Vancouver Liquid Waste Services on development impacts to regional water and sewer systems.
- 4.2.8** Update and coordinate with Metro Vancouver and TransLink on development impacts to regional transportation systems.
- 4.2.9** Support infrastructure planning by improving the quality and frequency of data collection related to growth and development.
- 4.2.10** Ensure that emergency services keep pace with population growth by expanding emergency facilities and related infrastructure as needed.
- 4.2.11** Strengthen coordination between emergency services and development and transportation planning.

Waste treatment and disposal sites are permitted under industrial land use designations and zoning districts. Currently, there are no municipal treatment facilities or sites in Burnaby.



## Objective 4.3: Adapt infrastructure to respond to a changing climate

In addition to planning for population growth, the City must address the impact of climate change on **infrastructure**. For example, extreme heat and drought put pressure on the water supply. Precipitation events and storms, on the other hand, can overwhelm existing drainage capacity, resulting in run-off from streets that creates flooding and flushes pollutants into streams. The City is committed to improving, expanding and upgrading water infrastructure to respond to climate change.



Rain gardens are a type of green infrastructure

**Infrastructure** includes a range of options and solutions, from hard engineering infrastructure, such as pipes and pump stations, to green infrastructure (nature-based solutions), such as:

- » Dikes along the shoreline
- » Rain gardens to filter and slow the flow of rainwater into storm sewers
- » Permeable surfaces to allow water to seep into the ground
- » Trees and vegetation to provide shade and cooling

### Policy Actions

**4.3.1** Design and develop infrastructure that manages the quantity of rainwater runoff, improves water quality, withstands and adapts to the changing climate and protects aquatic life. **C R**

**4.3.2** Prioritize nature-based infrastructure options and complement existing natural networks where possible to adapt to climate change and enhance habitat connectivity. **C R**

**4.3.3** Continue to effectively manage rainwater run-off and promote urban cooling and **carbon sequestering** by planting more trees in green spaces, plazas, streets and community infrastructure. **C E R**

**4.3.4** Encourage the capture and reuse of stormwater for agricultural and landscape irrigation. **C**

**4.3.5** Promote water stewardship through policies and regulations and by partnering with private development and other government bodies. **C E R**

For more information on related policies, go to **Part C, Goal 2 - Objective 2.1 and Goal 5 - Objectives 5.3 and 5.6.**

**Carbon sequestering** is the process of capturing and storing atmospheric carbon dioxide. It is one method of reducing the amount of carbon dioxide in the atmosphere with the goal of reducing global climate change.

# Goal 5: Climate Action and Environment



## Goal 5: Lead in climate action, and protect, enhance and restore the natural environment

Burnaby, like the rest of Metro Vancouver, has been experiencing the impacts of climate change, including changes to temperature and precipitation and more extreme weather events that threaten the livelihood and well-being of people and the natural environment. These impacts are projected to become more frequent and severe in the next few decades.

Through regulatory and strategic policies, operations and advocacy, Burnaby can reduce carbon emissions and help the community and natural environment adapt to the effects of climate change. This involves practicing leadership through City-led initiatives, strengthening natural systems to benefit nature and people, supporting the reduction of carbon emissions in all sectors, and actively encouraging climate-friendly development practices and design. It also involves reducing the risk of natural hazards, collaborating with Host Nations on environmental stewardship, exploring environmental protections on agricultural lands, and promoting ongoing education and community empowerment.

### Objectives

- » **5.1:** Advance climate change adaptation and environmental protection through City planning, operations and advocacy
- » **5.2:** Support transition to a low carbon future by reducing greenhouse gas emissions in all sectors
- » **5.3:** Advance sustainable and climate-friendly development practices and processes
- » **5.4:** Reduce risks in natural hazard areas to protect public health and infrastructure, and to foster safety
- » **5.5:** Strengthen community resilience through emergency preparedness
- » **5.6:** Work with Host Nations and Indigenous Peoples living in Burnaby to bring Indigenous perspectives to environmental protection
- » **5.7:** Protect, manage and restore the environment to support resilient ecosystems
- » **5.8:** Support the protection of agricultural lands and the natural environment
- » **5.9:** Educate and empower community members to participate in environmental stewardship and climate action


Perspectives and processes through which policies and objectives are developed and examined


 Reconciliation |  Equity, Diversity and Inclusion |  Climate Action


## Objective 5.1: Advance climate change adaptation and environmental protection through City planning, operations and advocacy

The City advances climate action and environmental leadership through City initiatives, day-to-day operations, advocacy, and using evidence-based data to incrementally build resilience to climate change impacts while reducing carbon emissions and supporting biodiversity. In alignment with Burnaby's Climate Action Framework and Environmental Sustainability Strategy, the City strives to deeply integrate climate change adaptation and environmental protection in the decision making, planning, development and operations of City projects and regular business to foster long-term and meaningful change.

### Policy Actions

**5.1.1** Integrate climate change resilience and environmental protection into all City decision making, such as planning, operations and the development of City projects. 

**5.1.2** Manage climate risks and environmental impacts when planning for growth, infrastructure design and delivery, and project development, in alignment with the *Emergency and Disaster Management Act*. 

**5.1.3** Collaborate with regional partners and other levels of government to advocate for climate-resilient adaptation for businesses, housing and transportation networks. 








Tommy Douglas Library makes use of a geothermal heating system, which results in very low greenhouse gas emissions intensity.

## Objective 5.2: Support transition to a low carbon future by reducing greenhouse gas emissions in all sectors

Greenhouse gas (GHG) emissions are produced by people everyday—from the buildings we live and work in, to our means of transportation, to the things we consume and the waste we create — contributing to global changes in our climate. As the Land Use Map designates areas for growth and change across the city, redevelopment and infrastructure upgrades must consider ways to reduce GHG emissions. Different or diversified energy sources can reduce GHG emissions and improve the community’s ability to adapt to a changing energy landscape. Energy storage can be used for back up in case of emergencies and to store renewable energy when more energy is produced than used.

### Policy Actions

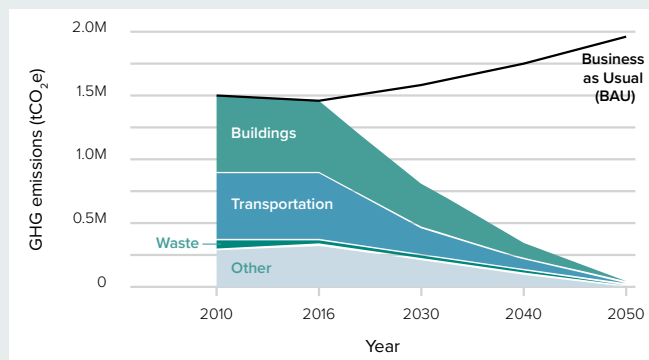
#### Buildings

- 5.2.1** Continue to require low carbon energy sources in new buildings. 
- 5.2.2** Continue to improve the energy efficiency of new and existing buildings with adoption of progressive steps in the BC Energy Step Code and through building retrofits. 
- 5.2.3** Continue to reduce GHG emissions in new and existing buildings through the implementation of the Zero Carbon Step Code and decarbonization retrofits of existing buildings. 
- 5.2.4** Continue to support zero-emissions for new buildings through the Green Building Policy and Construction and Demolition Waste Diversion Bylaw, as well as through emerging and proposed carbon reduction and embodied emissions strategies for new construction. 
- 5.2.5** Pursue energy use reporting requirements in buildings to establish baseline information and support accountability. 

In 2019, City Council declared a Climate Emergency, recognizing the dangers posed by climate change and the need for a collaborative effort to maximize carbon reduction opportunities. This emergency declaration established the City’s carbon reduction targets, which align with the targets set by the Intergovernmental Panel on Climate Change to limit global temperature increases to a maximum of 1.5 C above pre-industrial levels. These targets are also consistent with targets set at the regional, provincial and national levels. Refer to Figure 1 for details.

**Figure 1. Pathways to Carbon Neutrality in 2050.** This graph shows the reduction of GHGs by sector if everyone takes more action.

Source: Climate Action Framework



Burnaby’s GHG carbon reduction targets are:

- » **45%** reductions by **2030**
- » **75%** reductions by **2040**
- » carbon neutrality by **2050**

## Policy Actions (continued)

**5.2.6** Implement an approach to make existing buildings more energy efficient and climate ready through the Zero-Emission Building Retrofit Strategy.



**5.2.7** Reduce the amount of waste and carbon emissions in building materials and the development and construction industries by:

- » offering incentives for using low-carbon materials
- » adopting guidelines and zoning regulations that encourage prefabricated construction
- » repurposing or relocating buildings instead of demolishing them
- » establishing and sharing best practices

For more information on sustainable development, go to **Part C, Goal 5 - Objective 5.3.**

## Transportation

**5.2.8** Continue to support pilot programs and partnerships aimed at increasing access to micro-mobility for commercial and goods movement.

**5.2.9** Work with public and private partners to incentivize the shift of commercial vehicles to zero-emission vehicles and support the use of lower-impact low-emission vehicles in the local delivery of goods and services.

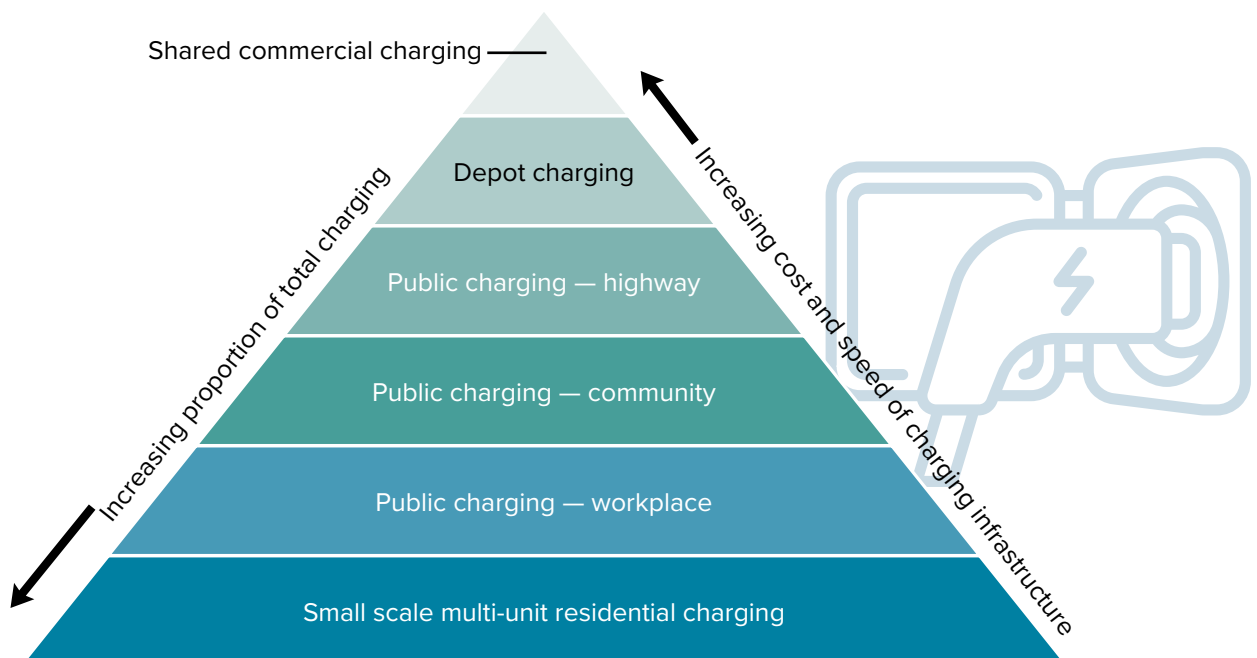
**5.2.10** Implement strategies that optimize City investment in publicly accessible electric vehicle (EV) charging, in alignment with Burnaby's Public EV Charging Strategy (refer to Figure 2).

**5.2.11** Continue to require new residential and non-residential buildings to have EV-ready infrastructure.

**5.2.12** Explore opportunities to support EV charging in existing residential buildings (refer to Figure 2).

**5.2.13** Explore ways to promote incentives for low- and zero-emission vehicles.

**Figure 2. Categories of EV charging infrastructure.**



## Policy Actions (continued)

### Waste

- 5.2.14** Establish a circular economy through programs, partnerships and policies, and transition towards zero waste in a cost-effective, efficient and environmentally friendly manner.
- 5.2.15** Explore technology and processes to generate energy from food and yard waste.

### Energy Sources and Storage

- 5.2.16** Continue to advance the implementation of systems that distribute energy to multiple buildings or neighbourhoods (i.e., district energy).
- 5.2.17** Explore the feasibility of small-scale (i.e., site-level) renewable energy projects to support development of diverse energy sources at different scales.
- 5.2.18** Establish a regulatory and policy approach for the integration of small-scale battery and energy storage to complement renewable energy generation and enhance resilience.




*BCIT's energy efficient Health Sciences Centre*

## Objective 5.3: Advance sustainable and climate-friendly development practices and processes


Climate change is already affecting the everyday lives of people in Burnaby. Ensuring that design and development practices are sustainable and climate friendly is an important and impactful way to improve climate change adaptation through the built environment, which can improve the lives of individuals day-to-day. It is also a key way to reduce infrastructure demand costs and long-term building operating costs. With climate friendly building design and practices, the growth enabled by the Land Use Map can contribute to community resilience.


### Policy Actions


**5.3.1** Through Development Permit Area (DPA) guidelines and development review, promote climate friendly building design features that :


- » Increase water filtration through the installation of permeable surfaces, ample on-site green spaces and opportunities for urban agriculture and green roofs.
- » Protect and enhance native and natural plants and trees on and around buildings to provide cool shady areas, manage rainwater runoff, and contribute to the urban green canopy.
- » Provide alternative energy sources and storage on site, including large- or small-scale district energy, geothermal and solar photovoltaic technologies.
- » Integrate building materials that aim to reduce the urban heat island effect.
- » Incorporate passive design elements such as passive cooling features and building siting that considers solar orientation to reduce heating and cooling requirements.

Refer to **Appendix B for a map of Burnaby's Form and Character DPA.**

**5.3.2** Integrate Indigenous knowledge and practices through continued work with Host Nations to create DPAs and guidelines. 

**5.3.3** Reduce potable water consumption in buildings and landscaping by encouraging high-efficiency plumbing fixtures in all new buildings, landscaping methods that reduce water requirements, application of water efficiency standards and grey water collection and recycling. 

**5.3.4** Continue water metering implementation for new and existing buildings as effective ways to measure and conserve water usage. 

**5.3.5** Consider implementing a discounted “agricultural water rate” for active farms using highly efficient irrigation practices. 




*Raingardens along Beresford Street*

## Objective 5.4: Reduce risks in natural hazard areas to protect public health and infrastructure, and to foster safety

There are a range of natural hazards that exist or can occur in Burnaby, with varying degrees of risk to public safety and infrastructure. Climate change increases the frequency and severity of some natural hazards, like flooding and heat waves. To decrease the risk of natural hazards and extreme weather events, the City can minimize impacts by directing development and growth away from known natural hazard areas, while protecting and accommodating existing uses. The Land Use Map recognizes area-based natural hazards like the Still Creek and Fraser River floodplains, by applying a Special Study Area to the Still Creek corridor and reducing intensive uses along the Fraser River foreshore.

### Policy Actions

**5.4.1** Conduct, plan and implement climate adaptation strategies in alignment with the Provincial *Emergency and Disaster Management Act (EDMA)*. 

**5.4.2** Work with regional and provincial organizations for emergency planning, assessment, data collection and preparedness based on the *Sendai Framework for Disaster Risk Reduction*.

**5.4.3** Assess and manage natural hazards, including those influenced by climate change, by:

- » Using diverse approaches to reduce the risk of natural hazards, including protecting, accommodating and relocating infrastructure.
- » Directing growth and infrastructure development away from areas that are vulnerable to natural hazards through establishment of Development Permit Areas (DPAs) and guidelines.
- » Including Host Nations in climate change planning and emergency management.  



*Stabilization project on steep slopes along John Matthews Creek.  
Photo Credit: Burnaby Now*

**5.4.4** Manage natural hazards on steep slopes by:

- » Creating DPAs and guidelines that restrict development on steep slopes.
- » Varying setbacks to avoid development on the top of steep slopes.
- » Considering the type of land use on the bottom or top of steep slopes.
- » Protecting and enhancing native plants to prevent erosion and runoff and maintain natural beauty.

## Policy Actions (continued)

**5.4.5** Reduce the impacts of flooding on community health and safety, infrastructure, property and agricultural and natural areas by:

- » Creating DPAs and guidelines to manage construction or alterations on floodplains.
- » Maintaining and updating flood data to understand flooding risks.
- » Evaluating and preventing risks to critical infrastructure in flood plains.
- » Repurposing and designing public infrastructure to minimize the impacts of flooding.
- » Working with residents and businesses to protect properties in flood plains.

**5.4.6** Identify challenges, impacts and specific mitigation policies for the Still Creek Special Study Area, from Boundary Road to Burnaby Lake.

**5.4.7** Manage growth in the Still Creek Special Study Area in a way that considers natural impacts, restores the flood plain, and adapts to climate change.

**5.4.8** Continue with flood area risk mitigation along the Fraser River in alignment and partnership with regional strategies and initiatives.

**5.4.9** Protect people and property from flood hazards by planning and securing land for larger off-site rainwater management to improve flood storage capacity.



*Flooding in Still Creek. Photo Credit: David Nadalini/1130 News Radio*

## Objective 5.5: Ensure emergency services meet population needs and strengthen community resilience through emergency preparedness

Emergency services, including fire, paramedics, and police, address situations with imminent dangers to health, property or the environment. As neighbourhoods grow and densify, it is important to maintain service levels for these critical first responders.

Emergency preparedness on a personal, household, community and organizational level has become even more important with more frequent emergencies due to climate change. Preparing for emergencies—such as those caused by extreme weather events—will increase our capacity to adapt to climate change over time.

### Policy Actions

#### Emergency preparedness

**5.5.1** Update plans, procedures, and services to improve the City’s ability to respond and maintain City services during emergencies.

**5.5.2** Develop a Business Continuity and Disaster Recovery Program for City services and operations to support the City’s ability to remain operational after an adverse event.

**5.5.3** Increase opportunities to respond to extreme weather events by using City facilities, encouraging partnerships, raising awareness and strategically integrating cooling and warming resources in key areas of the city. **C**

**5.5.4** Continue to help the community plan for emergencies through education and awareness. **E**

**5.5.5** Explore the designation of existing City-owned buildings as “Emergency Learning Hubs” with occasional programming and resources to help community members prepare for emergencies.

**5.5.6** Partner with community and nonprofit organizations to educate and spread awareness on emergency preparedness.



## Objective 5.6: Work with Host Nations and Indigenous Peoples living in Burnaby to bring Indigenous perspectives to environmental protection

Host Nations are the original stewards of the land and have valuable knowledge about how to care for the environment. Additionally, ensuring Host Nations and Indigenous Peoples living in Burnaby can continue accessing the land for traditional uses will advance reconciliation. Centering Host Nations and Indigenous leadership is necessary to integrate and support Indigenous knowledge and practices related to the environment, climate adaptation, and cultural practices and resources. The OCP considers these priorities by acknowledging the histories and identities of Host Nations and protecting parks, open space, and natural areas that have the potential for environmental stewardship.

### Policy Actions

**5.6.1** Partner with Host Nations and Indigenous Peoples living in Burnaby to include Indigenous knowledge and leadership in environmental protection, land management, and climate change resilience strategies. **R C**

**5.6.2** Identify and address each Host Nation's priorities for land use and protection of wildlife and plant life. **R C**

**5.6.3** Explore ways to support Indigenous cultural practices and resources, such as expanding restoration and habitat preservation to include Indigenous stewardship practices for native plant and animal species. **R C**

For more information on related policies on Host Nations' connection to the land and resources, go to **Part C, Goal 2 - Objective 2.3.**














## Objective 5.7: Protect, manage and restore the environment to support resilient ecosystems

Although much of the landscape in Burnaby has been modified by human activity, there are many diverse and healthy natural ecosystems that support rich biodiversity. These ecosystems include extensive areas like Burnaby Mountain, Barnet Marine Park, Burnaby Lake, Deer Lake, Central Park and the Fraser Foreshore, and natural assets like salmon-bearing streams and their riparian corridors, mature second-growth forests, wetlands and meadows. The Land Use Map reflects the location of these ecological assets in designated parks, open space and natural areas and the range of management, protection and enhancement activities within these areas.

This objective supports policy actions to protect and enhance both aquatic and terrestrial ecosystems, in alignment with regional goals as well as the City of Burnaby's *Climate Action Framework and Environmental Sustainability Strategy*.

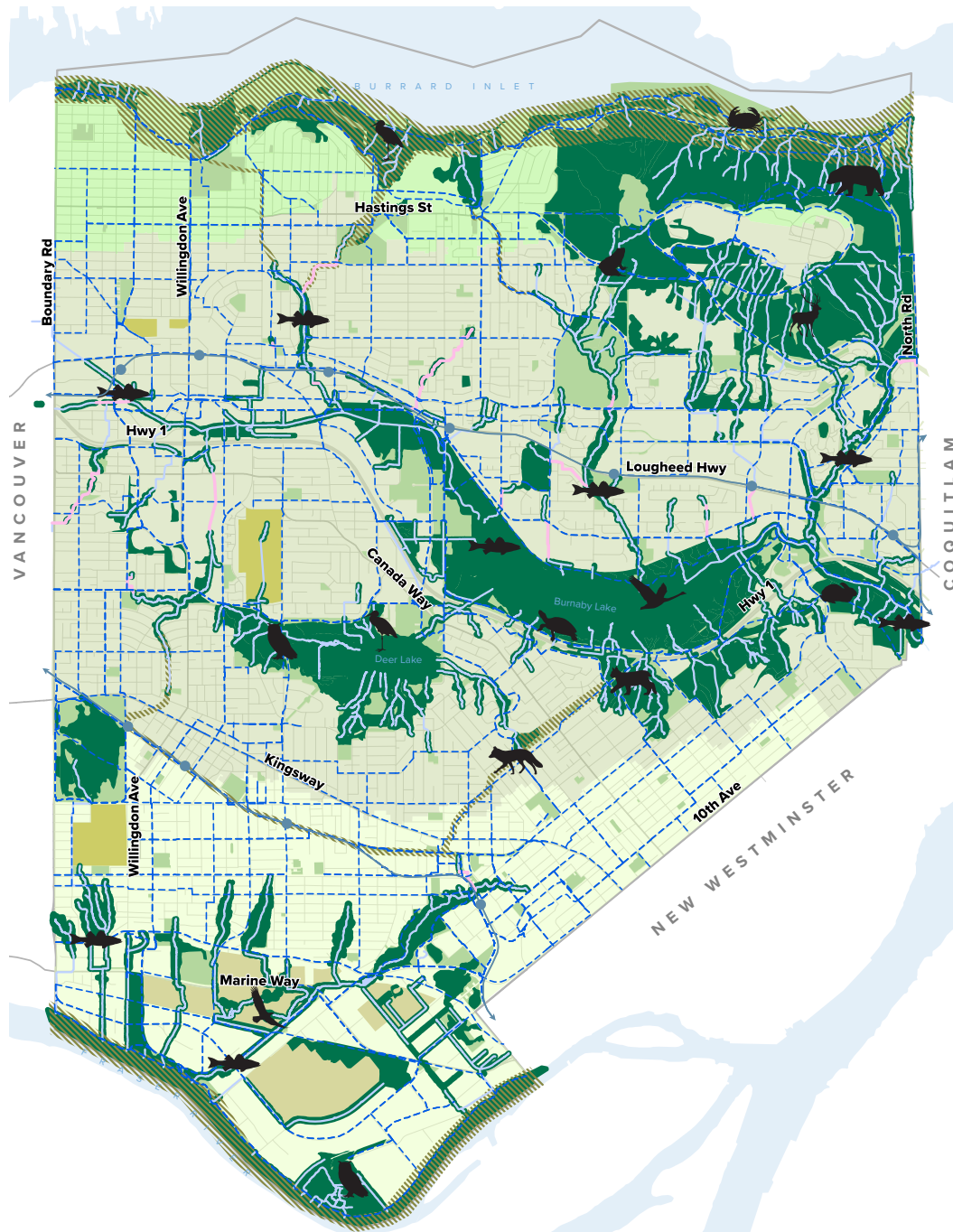
### Components that make up Burnaby's proposed Blue Green Network include:

-  **Watersheds:** Areas of land in which all waterways (such as creeks, streams and wetlands) and overland flowing rainwater drain to a common water body.
-  **Sensitive ecosystems:** Existing streams, the Fraser River, the Burrard Inlet foreshore and natural areas in parks and public or private lands that support a diverse, noteworthy, and native community of animal and plant species.
-  **Habitat connectivity corridors:** Linear, naturally managed areas that serve as passages between key natural features and follow natural drainage patterns. These networks enable movement of water and wildlife, and dispersal of plants, and aid seasonal migration, reproduction and feeding for wildlife.
-  **Proposed green streets:** A street or section of a street that has unique back-of-curb design features, such as heavy landscaping, denser street tree plantings, enhanced rainwater management amenities and boulevards, and curbless design. These streets provide enhanced pedestrian and cyclist linkages to larger parks or open spaces in the neighbourhood.
-  **Special study areas:** Areas that require further consideration and planning due to environmental concerns, natural hazard concerns, Indigenous significance, or other considerations.
-  **Parks, open space and natural areas:** Existing and proposed spaces for active and passive recreation with some level of habitat value, particularly for insects, birds, pollinators, and small mammals.
-  **Existing streams:** Natural streams and creeks that are still maintained in an open state as a legacy of the City's open watercourse policy. These streams function as natural stormwater drainage, fish and wildlife habitat, and riparian ecosystems, and some have pathways for public access.
-  **Proposed restored waterways:** Urban streams, creeks and other watercourses that could be restored to their natural condition, in cases where they have been buried, piped or otherwise impacted by human activity. These efforts may occur in conjunction with new development, streetscape upgrades or other public realm improvements. While in some cases daylighting may result in opportunities for people to interact more closely with nature (e.g. pedestrian trail next to a stream), the priority is to preserve and enhance natural watercourses and riparian habitat to their fullest extent possible.
-  **Agricultural Land Reserve**
-  **Cemetery**
-  **Wildlife**

Burnaby's proposed **Blue-Green Network** (refer to Figure 3) shows opportunities for connecting and restoring aquatic and terrestrial habitats to support biodiversity. This network is a city-wide vision to protect and expand habitat for birds, fish and wildlife in the city.

**Blue-Green Network** refers to an integrated network of parks, trails, greenways, natural forested areas, streams, riparian habitats, watercourses and other green or blue spaces that support biodiversity, enhance the community's public realm, improve urban water systems, increase access to nature and addresses various climate action goals.

**Figure 3. Proposed Blue-Green Network**







*Byrne Creek, creek daylighting project along Stride Avenue*

## Policy Actions

### Aquatic biodiversity

**5.7.1** Keep areas near rivers and streams as natural as possible and explore ways to enhance and restore their natural functions to strengthen the resilience of riparian ecosystems and provide space for wildlife. 

**5.7.2** Apply the Streamside Protection and Enhancement Development Permit Area (DPA) and guidelines to protect and restore streamside areas and continue to meet or exceed provincial standards. 

Refer to **Appendix C for Burnaby's Streamside Protection and Enhancement DPA.**

**5.7.3** Reduce or remove barriers to fish passage on all streams, through infrastructure upgrades, restoring watercourses and managing stormwater runoff.



*Salmon Fry in Stoney Creek*

## Policy Actions (continued)

### Terrestrial biodiversity


**5.7.4** Protect, acquire and connect sensitive ecosystems to increase the total area of **land protected for nature** in Burnaby from 22% to 25% by 2050, in alignment with Metro Vancouver’s Regional Growth Strategy.

Refer to Figure 3 for Burnaby’s proposed Blue Green Network.


**5.7.5** Manage the urban forest to increase the total canopy cover from 32% to 40% by 2075 by implementing the City’s draft Urban Forestry Strategy.



**5.7.6** Develop and implement a coordinated approach to managing natural assets that provide ecosystem services on City and non-City owned lands, with an emphasis on:

- » Native plants
- » Species at Risk
- » Maintaining and enhancing soil quality
- » Investing in long-term invasive species management programs 

**5.7.7** Reduce fragmentation and create more trail and green corridors between parks and open spaces to facilitate pedestrian access and habitat connectivity.

**5.7.8** Explore ways to partner with other levels of government on natural and engineered infrastructure projects and upgrades to improve watershed health and climate resilience. 

For more information on related policies on adaptive infrastructure, go to **Part C, Goal 4 - Objective 4.3**.

The Urban Forestry Strategy is a comprehensive and city-wide approach to expanding and protecting Burnaby’s urban forest. Refer to the Urban Forestry Strategy for a comprehensive and city-wide approach to expanding and protecting Burnaby’s urban forest.

### Land protected for nature

Burnaby’s target of land protected for nature is derived from Metro Vancouver (MV)’s Regional Growth Strategy (RGS). The RGS has a goal of increasing the land protected for nature in the region from 40% to 50% by 2050. Burnaby contributes to this by increasing our local target from 22% to 25%.

MV identified the areas of overlap between known sensitive ecosystems and forested land greater than 0.5 ha in size with regional, provincial and federal data sets of protected and conserved areas. In Burnaby, the land protected for nature includes:

- » land dedicated or designated as a park or open space;
- » land that is under a conservation covenant, or that has limited development potential due to the presence of Environmentally Sensitive Areas;
- » sensitive ecosystems;
- » cemeteries; and
- » land in the Agricultural Land Reserve that serves as habitat and/or connectivity corridors



## Policy Actions (continued)

### Parks, open space and natural areas

**5.7.9** Restore damaged habitats in environmentally sensitive areas in parks and open spaces.

**5.7.10** Increase the City's capacity to manage invasive species and mitigate new infestations in parks, open spaces, and natural areas.

**5.7.11** Explore additional tools and options to protect natural areas beyond the municipal park system.

For more information on related policies, go to **Part C, Goal 1 - Objective 1.4.**



*Deer Lake Park*




*Aerial view of the Big Bend area*

## Objective 5.8: Support the protection of agricultural lands and the natural environment

Agricultural lands in Burnaby are unique and have diverse environments that include features like streams, wetlands and sensitive ecosystems. These lands are located in the Fraser River floodplain and have experienced drainage issues due to soil conditions and impacts from adjacent development. Agricultural production can also have impacts on water quality. Burnaby supports opportunities to protect both agricultural production and natural ecosystems on agricultural lands for ‘win-win’ solutions. This includes but is not limited to advocacy, regulation, and management strategies.

### Policy Actions

**5.8.1** Develop and implement a drainage management strategy for agricultural lands and adjacent lands.

**5.8.2** Identify opportunities to protect environmentally significant areas of farmland, including streams, wetlands, young forests, and other sensitive areas. 

**5.8.3** Strengthen soil protection by creating specific soil removal and deposit regulations for agricultural lands.


**5.8.4** Encourage other levels of government and non-government agencies to work with farmers and implement programs that assess, maintain and enhance ecosystem services in agricultural areas.

**5.8.5** Encourage and promote initiatives that foster environmental stewardship alongside agricultural production.

## Objective 5.9: Educate and empower community members to participate in environmental stewardship and climate action

Everyone has a role to play in protecting the environment and addressing climate change. The City works with community partners and organizations to promote understanding of the importance of environmental protection and climate action. Encouraging volunteerism and stewardship through partnerships with schools and other organizations helps empower community members to take care of the places they live, work and play in.

### Policy Actions

**5.9.1** Explore new initiatives to involve the public, volunteers, and partners in environmental education, scientific research, and protecting and caring for the environment. 

**5.9.2** Enhance natural area stewardship by providing diverse learning and volunteer opportunities that create stronger connections between people and nature.

**5.9.3** Raise awareness about the impact of pollution and work with property owners and other groups to improve water quality and fish habitat in rivers, creeks and streams.

**5.9.4** Promote waste reduction in businesses and homes through programs and partnerships with schools and other organizations.



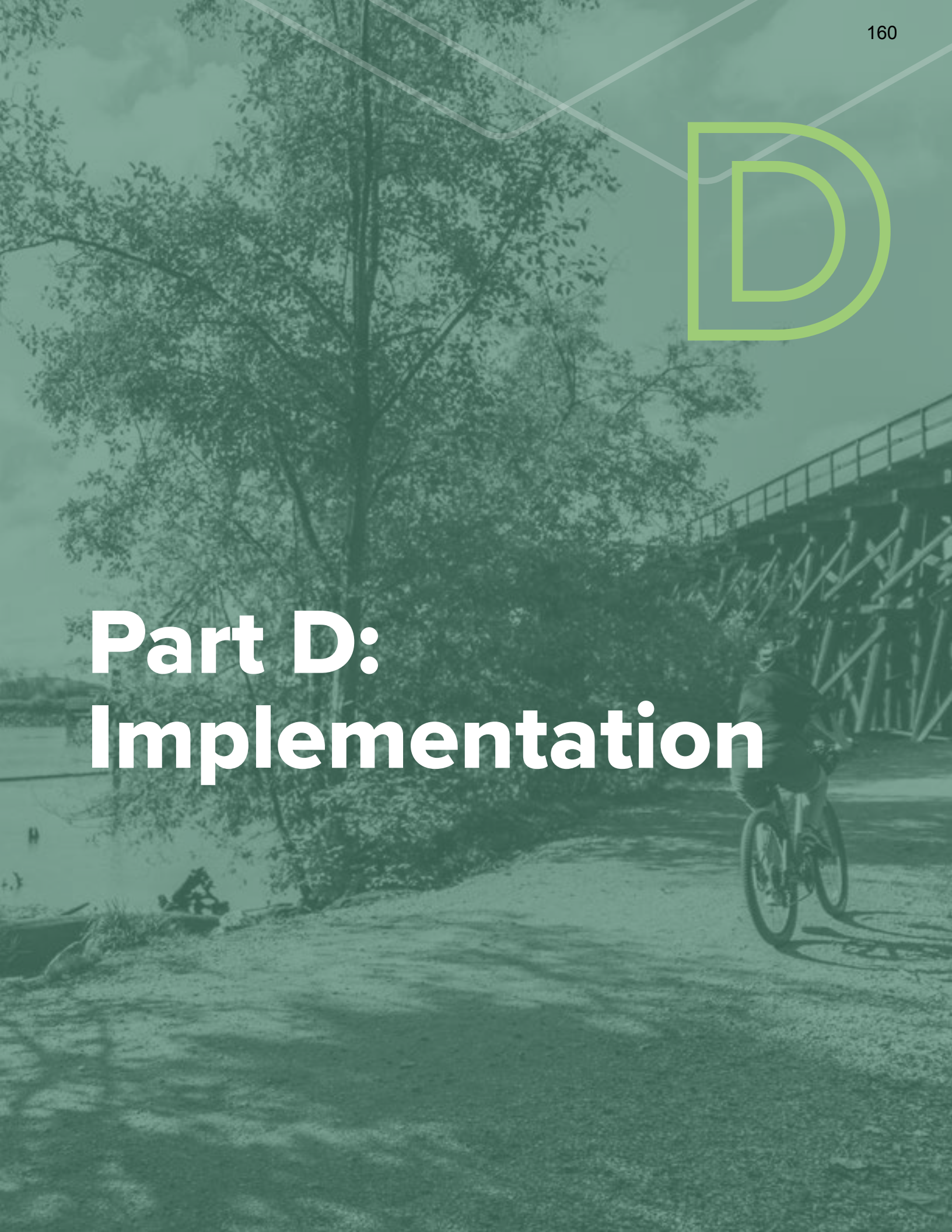
*Burnaby streamkeepers*



*Salmon event. Photo credit: Daniel Chen*



# Part D: Implementation



Effective implementation is key to transforming Official Community Plan (OCP) policies into reality and keeping the plan's vision alive and relevant. Implementation of the OCP requires coordination across City departments and a combined municipal, community and private sector effort. This includes leveraging future development, carrying out City-led initiatives and collaborating with community members, property owners, community partners, other orders of government and Host Nations.

In accordance with the *Local Government Act*, City Council will not adopt bylaws or authorize works if those bylaws and works are inconsistent with the

OCP. Council will look to the OCP as a foundation for its decisions, ensuring that their actions align with the community's long-term vision. City staff will also follow the OCP's direction in their work, advancing a unified approach to managing growth in the city.

Key implementation mechanisms include a dedicated OCP Implementation Action Plan and a suite of statutory land use management tools, which are described further below.



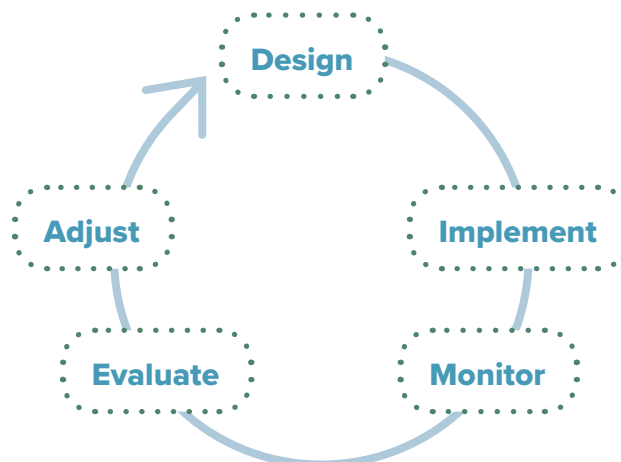
## Implementation Action Plan

The OCP Implementation Action Plan will include a set of actions (such as plans, services, programs, projects or other initiatives) that the City will undertake. It will also include a performance monitoring and evaluation framework to measure the City's progress towards intended outcomes.

The City will use an adaptive management framework for this process (refer to Figure 1), which will consist of:

- » Designing an implementation strategy with actions and timelines for completion
- » Carrying out the actions in the strategy and using the policies in the OCP to guide ongoing decision making
- » Monitoring outcomes by establishing measurable indicators and using reliable and relevant data sources to track progress
- » Evaluating and reporting on indicators and progress towards desired trends
- » Adjusting and amending City plans, policies and operations where necessary to achieve success
- » Outlining regular reporting periods, including how they will align with Housing Needs Reports, Regional Context Statement updates, provincial requirements for OCP updates and Statistics Canada Census of Population releases

**Figure 1. Adaptive Management Framework**



The Implementation Monitoring Table, which lists actions to be included in the Implementation Action Plan, can be found at the end of this chapter.



## Performance Monitoring and Evaluation

The purpose of ongoing performance monitoring and evaluation is to assess the progress of OCP implementation prior to the next five-year update. Monitoring can show which areas are seeing progress and which areas require further attention. Evaluation will include reviewing whether current policies

remain relevant considering ongoing change in the community. Reporting out on progress at regular intervals will keep the community informed about the City's progress on the OCP, and will support communication and engagement efforts with the public, community partners and Host Nations.

## Regional Growth Strategy

The Regional Growth Strategy (Metro 2050) sets out a land use framework for the Metro Vancouver region. The City's Regional Context Statement identifies the relationship between the OCP and Metro 2050.

If amendments are proposed to the OCP, the City will notify Metro Vancouver to confirm whether the changes require amendments to Metro 2050 or to the Regional Context Statement. If they do, the City must follow a formal process to request acceptance from the Metro Vancouver Board. As part of this process, Metro Vancouver staff will consider the impacts that the proposed amendments could have on achieving regional goals. The amendments will also be referred to affected local governments in the region and First Nations for comment. Certain land use changes may

require engagement with other affected bodies such as TransLink, the Agricultural Land Commission, the Port of Vancouver, the Ministry of Transportation and Transit and others. The Metro Vancouver Board will consider engagement feedback before determining whether to accept the proposed amendments. For more information, see the [Metro 2050 Regional Growth Strategy](#).

Under the *Local Government Act*, the City is required to review the Regional Context Statement every five years to assess its continued alignment with the Regional Growth Strategy.

## OCP Amendments

The OCP is a living document that can be amended to address the community’s evolving needs. OCP amendments may be pursued to support new developments, reflect updated policies, incorporate new information, or respond to emerging opportunities and challenges.

OCP amendments are also the subject of Provincial laws. For instance, under Section 460 (1) of the *Local Government Act (LGA)*, municipalities must, by bylaw, establish procedures under which a property owner can apply for an OCP amendment. Burnaby’s procedures for OCP amendments can be found in the forthcoming OCP Procedures Bylaw.

In Burnaby, OCP amendments fall into three categories:

- » **Five-Year Updates:** These amendments respond to the updated requirements of Section 473.1 of the *LGA*, which require integration of the most recent Housing Needs Report into the OCP. These updates involve a comprehensive review of the OCP, along with citywide public consultation and a public hearing, to ensure that the OCP plans for enough housing units for housing needs over the next 20 years. The Land Use Map and its supporting principles, objectives and policies have been informed by the most recent update to the 2021 Housing Needs Report and sufficient capacity has been designated to meet the anticipated housing demand. The next full update to the Housing Needs Report is due in 2028, followed by the next five-year OCP update in 2030.
- » **Major Amendments:** Major amendments can be pursued at any time. These amendments include changes to land use designations or the policy framework to accommodate development or new policy directions. It may also include amendments to achieve consistency with the Regional Growth Strategy or to incorporate a new or amended community plan.
- » **Minor Amendments:** Minor amendments are identified by staff and advanced to City Council in an annual report. They include changes to text other than policies, correction of errors and changes to the Land Use Map to reflect approved subdivisions or lot consolidations.

## Implementation Tools

Development applications will be assessed for consistency with the OCP, as well as any relevant subsidiary plans, policies, guidelines and bylaws. Project proponents must consider the OCP and its overall objectives and demonstrate how their proposals are consistent with its vision, objectives and policies.

The following section describes key land use management tools the City has at its disposal to shape development and assist with implementing OCP policies.



## Zoning Bylaw

The Zoning Bylaw is the City's primary means for regulating land use and is one of the most important tools for implementing the OCP. The Zoning Bylaw regulates density, siting, and the size and dimensions of uses and structures on a given piece of land, in addition to other development features, such as parking. The Zoning Bylaw also facilitates property rezonings when a change of use is proposed, consistent with OCP land use designations.

As the OCP is updated, amendments to the Zoning Bylaw may be necessary to bring it into alignment with OCP policies regarding land use, density, building height, and form and character. In general, rezonings must reflect OCP land use designations. However, if a rezoning reflects existing land uses on the property, rather than the OCP land use designation, those changes are deemed to be consistent with the OCP.

## Subsidiary Plans

The City develops and periodically updates subsidiary plans, strategies and guidelines, which complement and overlap with the OCP. Existing subsidiary plans include, but are not limited to, neighbourhood-level community plans and topic-specific strategies, such as the Lochdale Urban Village Community Plan, *Connecting Burnaby: Burnaby Transportation Plan*, and *HOME: Burnaby's Housing and Homelessness Strategy*. In addition to the OCP, City planning, operations and decision-making will continue to be informed by these subsidiary plans, strategies and guidelines.



## Community Plan Integration and Updates

Community plans are comprehensive plans that guide change in smaller geographic scales (i.e., neighbourhoods). These plans are shaped by the unique characteristics of each area, the input received from community members, and the analysis of current demographics, public spaces, mobility trends, housing needs, employment opportunities and other data. All of the above must be carefully considered to help inform land use decisions and investments in the public realm.

Community plans must also consider physical geography and neighbourhood context to address community needs. For example, opportunities for outdoor spaces and community facilities can be refined at the community level. Also, neighbourhood context influences the built form, public realm characteristics, and intangible elements like heritage, history and community stewardship, all of which contribute to the unique identity of the area.

Whether newly developed or updated, community plans must align with the OCP to ensure they support its land use and policy frameworks. Any new policies or land use designations proposed in community plans must be evaluated to determine if amendments to the OCP are necessary. If amendments are needed, the OCP must be amended prior to the adoption of the community plan.

The development and/or update of community plans is dependent on factors such as:

- » market conditions
- » development and population growth trends
- » demographic changes in different parts of the city
- » the City's strategic priorities
- » the implementation of major infrastructure improvements

Staff will continue to seek guidance from City Council and the community to determine the timing and priorities for community plan development.

### Community plan monitoring

When community plans are developed and updated, monitoring strategies will be established to track the progress, alongside regularly scheduled OCP review periods. The following are examples of metrics that may be tracked:

- » Number of residential dwelling units developed, tracked by housing form, unit type and size (i.e. number of bedrooms), and tenure.
- » Consistency between the types of residential dwelling units being developed and projected housing needs according to the Housing Needs Report.
- » Ground-level retail and service floor space developed, tracked by number and size range of Commercial Retail Units (CRUs), occupancy rates, as well as office and other commercial floor space developed.
- » Number, type, and age range of child care facilities and child care spaces created, as well as other types of public amenities and services.
- » Active transportation enhancements completed, including the number of new sidewalks, cycling lanes and facilities, green corridors and street upgrades, and new street connections.
- » Amount of new park space and open space acquired and implemented.
- » Amount of tree canopy.
- » Land acquisition for new Burnaby School District sites, as identified in the plan.



## Development Permit Areas and guidelines

Development Permit Areas (DPAs) and associated guidelines are another implementation tool provided by the *Local Government Act*. This tool lets municipalities establish additional requirements for development in specific areas, in order to address issues such as natural hazards, environmental concerns, tenant protection, or the design of new buildings. Development permits are required within designated DPAs identified in the OCP.

For properties located within a DPA, a development permit must be obtained prior to applying for a building permit, subdividing land, or engaging in land altering activities in hazardous or sensitive areas. Burnaby's DPAs include the Form and Character DPA, the Streamside Protection and Enhancement DPA and the Tenant Protection DPA..

Refer to **Appendix B** for the **Form and Character Development Permit Area**.

Refer to **Appendix C** for the **Streamside Protection and Enhancement Development Permit Area**.

Refer to **Appendix D** for the **Tenant Protection Development Permit Area**.



## Variations

A Development Variance Permit (DVP) is a land use permit that can vary some of the requirements of specific bylaws identified in Section 498 of the *Local Government Act*. In Burnaby, these include (but are not limited to):

- » Burnaby Zoning Bylaw
- » Burnaby Subdivision Control Bylaw
- » Burnaby Sign Bylaw

In Burnaby, DVPs may include “minor variations,” which can be approved by the General Manager, Planning and Development, and other standard variations that must be approved by City Council. Zoning

requirements related to use and density of land, residential rental tenure and floodplain areas cannot be varied through a DVP, as per the *Local Government Act*.

Another mechanism to vary the permissions of the Zoning Bylaw, as identified in Section 536 of the *Local Government Act*, is the Board of Variance. The Board of Variance is an independent body of City Council-appointed members. It hears appeals and considers requests for minor variations to the Zoning Bylaw regarding the siting, dimensions or size of a building, where hardship can be demonstrated. The Board of Variance cannot vary uses or density.

## Temporary Use Permits

Pursuant to Section 492 of the *Local Government Act*, the City can determine areas and conditions where temporary uses may be allowed. A Temporary Use Permit (TUP) allows, for a period of time, the use of land in a manner that is not permitted under the applicable zoning districts. TUPs are subject to City Council or delegate approval, are valid for up to three years, and can be renewed once subject to conditions. When a TUP expires, the permitted uses revert to those outlined in the Zoning Bylaw.

Temporary uses permitted through a TUP must:

- » be consistent with the OCP, other applicable community plans and other relevant City Council policies
- » have no negative impacts on the future use and development of the property and surrounding areas, as designated in the OCP or other applicable community plans

- » be compatible with the surrounding land uses
- » have no significant impacts on the natural environment and surrounding areas, including noise, traffic, safety and security, and other considerations

Before issuing a TUP, City Council may specify further conditions to be binding on the holder of the permit.

## Development Cost Charges and Amenity Cost Charges

Development Cost Charges (DCCs) are one time fees that municipalities can levy on new development when a building permit is issued, or when a subdivision is approved. DCCs require developers to provide capital costs for off-site infrastructure needed for new growth, including transportation, water, drainage and sewer infrastructure upgrades, fire protection facilities, and parkland acquisition and improvements. As such, DCCs are a useful tool for obtaining new infrastructure to support growth.

Similarly, Amenity Cost Charges (ACCs), a tool introduced by the Province in November 2023, help pay for new public amenities in our community. ACCs can be used to help offset the cost of building public

amenities related to growth, such as recreational and community centres, libraries, child care facilities, non-profit office space and cultural facilities. ACCs are one-time fees levied on most new development when a building permit is issued or a subdivision is approved.

The City will periodically review and update its Development Cost Charges Bylaw, Amenity Cost Charges Bylaw, and capital budget approach to align with full cost and life cycle accounting of various types of growth in different locations. The intent of the updates is to address costs, achieve better return on investment and support sustainable development as outlined in the OCP.

## Community Benefit Bonus Policy

Through the City's Community Benefit Bonus (CBB) Policy, additional residential density above what is permitted in the Zoning Bylaw is offered to developers in exchange for cash-in-lieu or the provision of on-site public amenities, such as parks and public open spaces, civic facilities, libraries, non-profit office spaces, affordable housing, cultural facilities, child care centres, and public realm and environmental enhancements.

CBBs are commonly referred to as “density bonuses” and are typically offered in zoning districts where higher density is desired. This policy is governed by the *Local Government Act* and is defined and implemented by the sections in the Burnaby Zoning Bylaw that allow for density bonusing.

The CBB policy sets out the type and value of public amenities expected in return for the density bonus. Developers of sites with density bonusing provisions have the choice to:

- » make no amenity contribution and develop using the permitted height
- » build an agreed upon on-site amenity and include additional height in their project
- » make a cash-in-lieu payment to the City for a community benefit and include additional height in their project.

Where a cash-in-lieu option is chosen by the developer, the funds are to be allocated towards public amenities and housing projects.

As part of OCP and community plan implementation, the City will review the CBB policy to ensure alignment. This review will consider the type of public benefits that qualify for a density bonus, areas of the city where the bonus applies, and the method for how bonuses are calculated.

The City will also periodically review its CBB policy concurrently with the Amenity Cost Charges (ACC) Bylaw to ensure the public amenities addressed through density bonusing complement those already captured through the collection of ACCs.



*The Yukon Crescent Children's Centre is one of the child care centres that have been achieved through the Community Benefit Bonus Policy*

## Park Land Provision

Under section 510 of the *Local Government Act*, where a subdivision creates three or more additional lots, the owner must either provide 5% of total area for park land or a cash payment equal to the market value of that land for park purposes elsewhere. The OCP contains policies and designations identifying the location of future parks. The City may determine whether land or money is required, where an agreement is required prior to final approval of the subdivision.

## Budget

A key component of implementing the OCP is ensuring consistency with the City's five-year Financial Plan. Proposed operational and capital expenditures that help achieve the OCP's goals and policies will be reviewed each year as part of the City's annual budget process.

# Implementation Monitoring Table

Objective	Draft indicators	Monitoring timeframe	Team responsible
<b>Goal 1. Foster complete communities that are sustainable, equitable and accessible to everyone</b>			
<b>1.1:</b> Concentrate growth in complete communities	Housing unit growth in Urban Centres	To be determined after phase 4 engagement	To be determined after phase 4 engagement
<b>1.2:</b> Provide a range of housing choices to meet the needs of all residents	Distribution of housing types		
<b>1.3:</b> Maintain and create community facilities and services to meet the needs of a growing and diverse population	Population per community facility, by type		
<b>1.4:</b> Provide quality parks and open space through parks protection, planning and programming	Access to parks and open space, by type		
<b>1.5:</b> Protect and strengthen food systems to support healthy communities	Access to food systems, by type		
<b>1.6:</b> Promote convenience within and between neighbourhoods	Distance to amenities, by type		
<b>Goal 2. Create welcoming public spaces, cultural opportunities and a sense of belonging for all</b>			
<b>2.1:</b> Create inclusive public spaces that are accessible and respond to the needs of everyday life through design, use and stewardship	Access to public spaces, by type (accessible, adaptable features)	To be determined after phase 4 engagement	To be determined after phase 4 engagement
<b>2.2:</b> Integrate arts, heritage and other aspects of Burnaby's cultural identity into the fabric of everyday life, creating a vibrant community for all	Public art and event statistics		
<b>2.3:</b> Raise the visibility of Host Nations' connections to the land and resources, while supporting access to places of cultural significance	To be determined after phase 4 engagement		
<b>2.4:</b> Encourage placemaking by recognizing the histories of diverse communities	To be determined after phase 4 engagement		
<b>2.5:</b> Create processes that strengthen existing tools and resources to protect archaeological sites	Number of protected heritage sites		
<b>2.6:</b> Prioritize the identification, protection and enhancement of built heritage resources	Number of protected heritage resources		
<b>2.7:</b> Foster a sense of safety and belonging for everyone	Population health survey		
<b>2.8:</b> Promote civic engagement, build relationships, and connect with diverse communities to enhance the planning and delivery of City services and projects	Engagement statistics		

## Implementation Monitoring Table (continued)

Objective	Draft indicators	Monitoring timeframe	Team responsible
<b>Goal 3. Support a diverse and thriving economy</b>			
<b>3.1:</b> Encourage and support transit-accessible employment opportunities	Mode share, by journey to work	To be determined after phase 4 engagement	To be determined after phase 4 engagement
<b>3.2:</b> Protect and expand employment and industrial lands	Hectares of employment/ industrial land		
<b>3.3:</b> Encourage a variety of economic activities	Employment growth, by industry		
<b>3.4:</b> Support local economic development through planning and partnerships	Employment growth, by industry		
<b>3.5:</b> Protect and expand the agricultural land base	Hectares of agricultural land and productivity indicators		
<b>3.6:</b> Foster partnerships with the farming community and other levels of government to support the agricultural sector	Agricultural partnerships, by type, and level of government		
<b>Goal 4. Create and maintain efficient and well-connected transportation and infrastructure networks</b>			
<b>4.1:</b> Increase opportunities for sustainable modes of travel by creating robust transportation networks	Mode share	To be determined after phase 4 engagement	To be determined after phase 4 engagement
<b>4.2:</b> Prioritize infrastructure improvements and expansion to areas of growth and areas in need of upgrades	Infrastructure upgrades, by area		
<b>4.3:</b> Adapt infrastructure to respond to a changing climate	Infrastructure upgrades, by type		

## Implementation Monitoring Table (continued)

Objective	Draft indicators	Monitoring timeframe	Team responsible
<b>Goal 5. Lead in climate action, and protect, enhance and restore the natural environment</b>			
<b>5.1:</b> Advance climate change adaptation and environmental protection through City planning, operations and advocacy	Reduction in greenhouse gases	To be determined after phase 4 engagement	To be determined after phase 4 engagement
<b>5.2:</b> Support transition to a low carbon future by reducing greenhouse gas emissions in all sectors	Reduction in greenhouse gases		
<b>5.3:</b> Advance sustainable and climate-friendly development practices and processes	Reduction in greenhouse gases		
<b>5.4:</b> Reduce risks in natural hazard areas to protect public health and infrastructure, and to foster safety	Hazard mitigation measures (e.g., flood barriers, earthquake-resistant buildings, landslide prevention)		
<b>5.5:</b> Strengthen community resilience through emergency preparedness	Emergency service response times		
<b>5.6:</b> Work with Host Nations and Indigenous Peoples living in Burnaby to bring Indigenous perspectives to environmental protection	To be determined after phase 4 engagement		
<b>5.7:</b> Protect, manage and restore the environment to support resilient ecosystems	Air and water quality metrics, and number and health of native species		
<b>5.8:</b> Support and balance the protection of agricultural lands and the natural environment	Environmental resources protected on agricultural land; soil and drainage indicators		
<b>5.9:</b> Educate and empower community members to participate in environmental stewardship and climate action	Number of events and attendance, by type		

**Short-Term Action:** 1-2 years

**Medium-Term Action:** 3-5 years

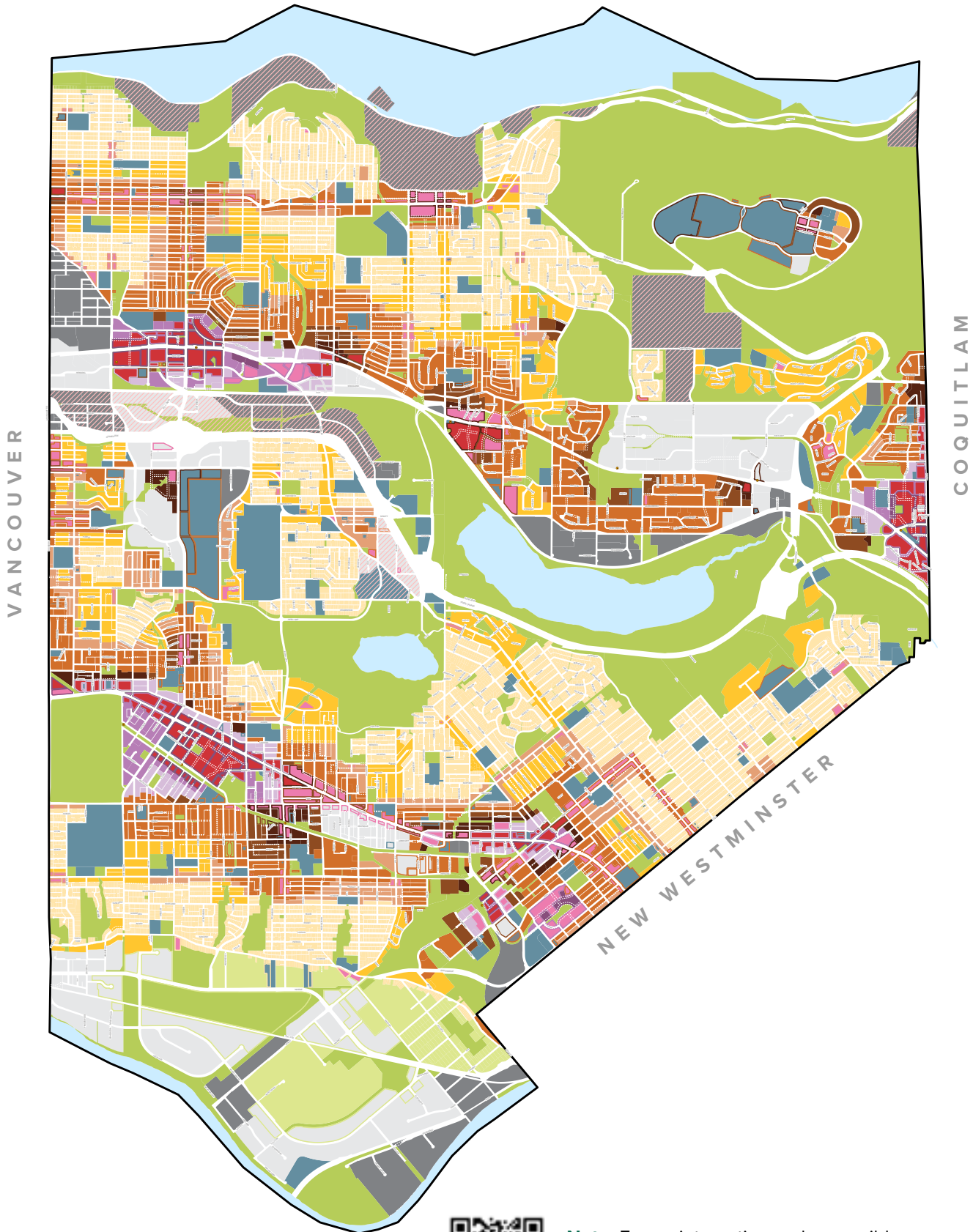
**Long-Term Action:** 5-10 years and beyond

Note: Indicators that are reported from Census data will be available every 5 years. Indicators that are based on external data sources will be updated after data releases, typically every 3-5 years.



# Part E: Maps

Map 1. Land Use Map































**Note:** For an interactive and accessible version of the Land Use Map, please visit [Burnaby.ca/Burnaby2050Survey](http://Burnaby.ca/Burnaby2050Survey)

## Burnaby Land Use Map Legend

 SkyTrain stations

 Future transportation connections\*

Land Use Designation	Base designation	Overlay designation
Agriculture		
Neighbourhood commercial		
General commercial		
Employment		
Industrial		
Parks, open space and natural areas		
Small-scale multi-unit housing		
Townhouse		
Low-rise apartment 1		
Low-rise apartment 2		
Mid-rise apartment 1		
Mid-rise apartment 2		
High-rise apartment 1		
High-rise apartment 2		
High-rise apartment 3		
Institutional		
Special study area		

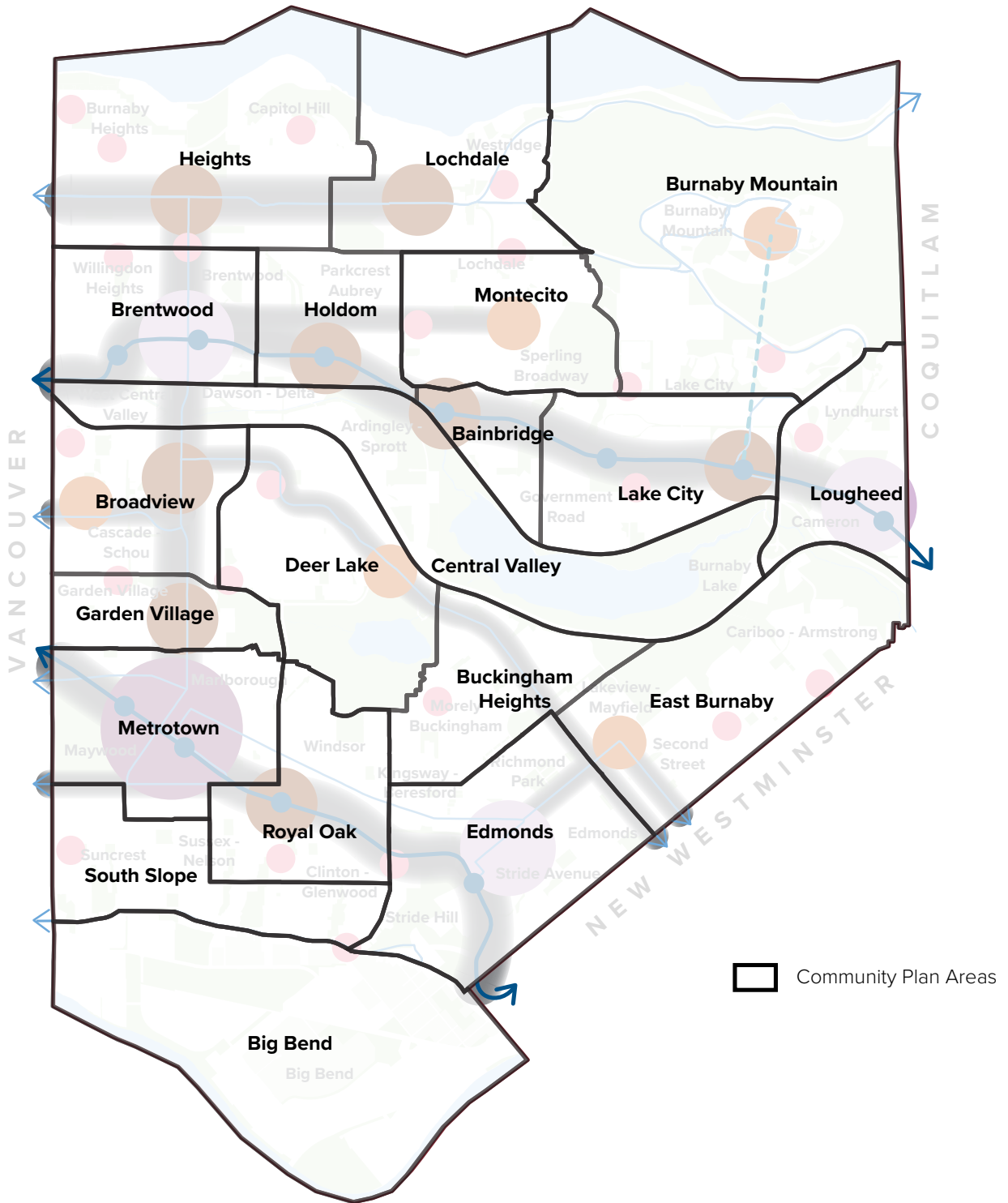
### Map notes:

\*Conceptual only. Location to be determined during redevelopment.

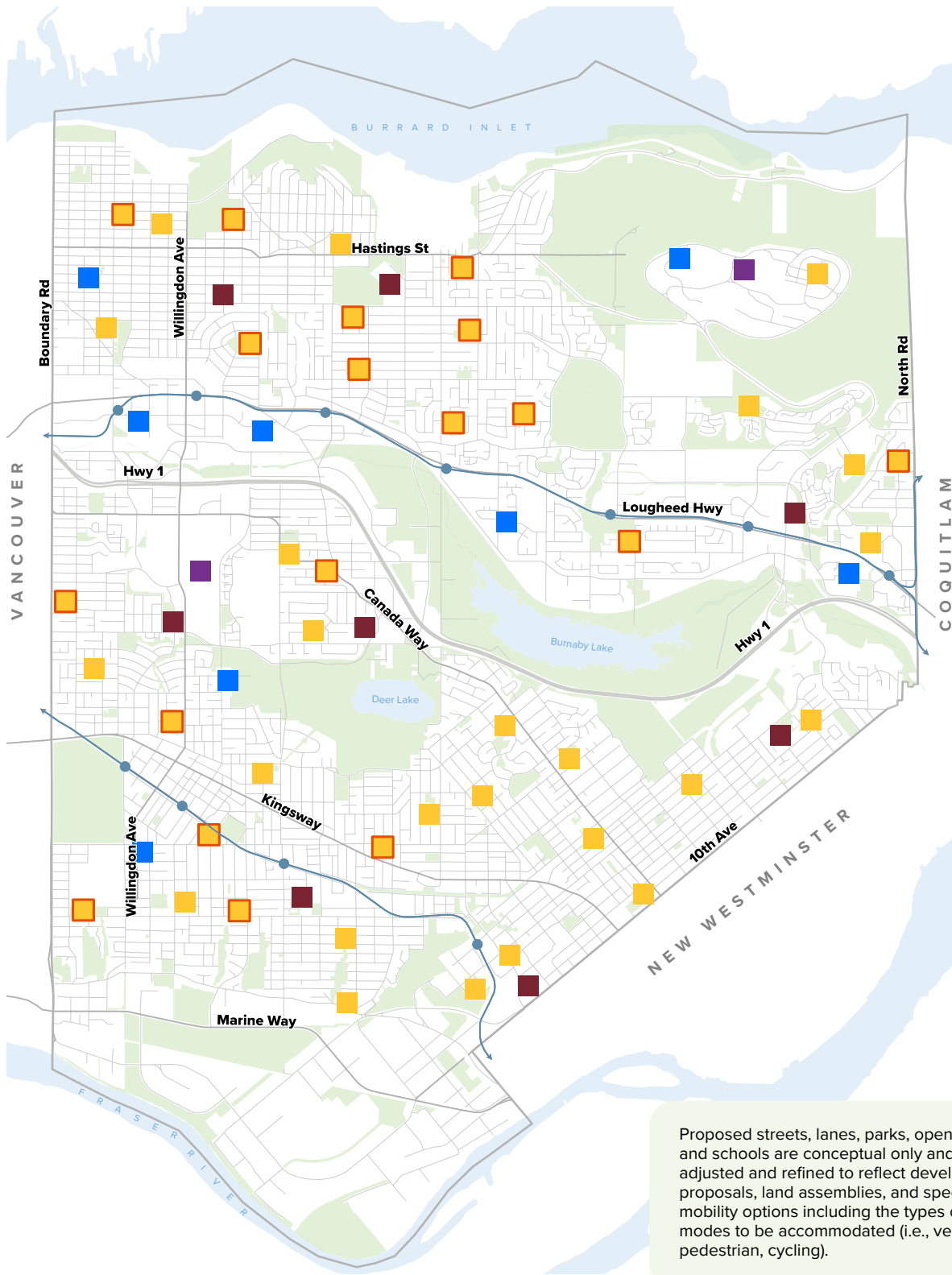
Mixed-use sites: Site may contain either of the designations shown or a mix of both, subject to the conditions shown in Part B, Table 3 (p. 54-55).

Development may be limited on some properties due to requirements for protecting streamside areas. See Appendix C for more information.

Map 2. Community Plan Areas



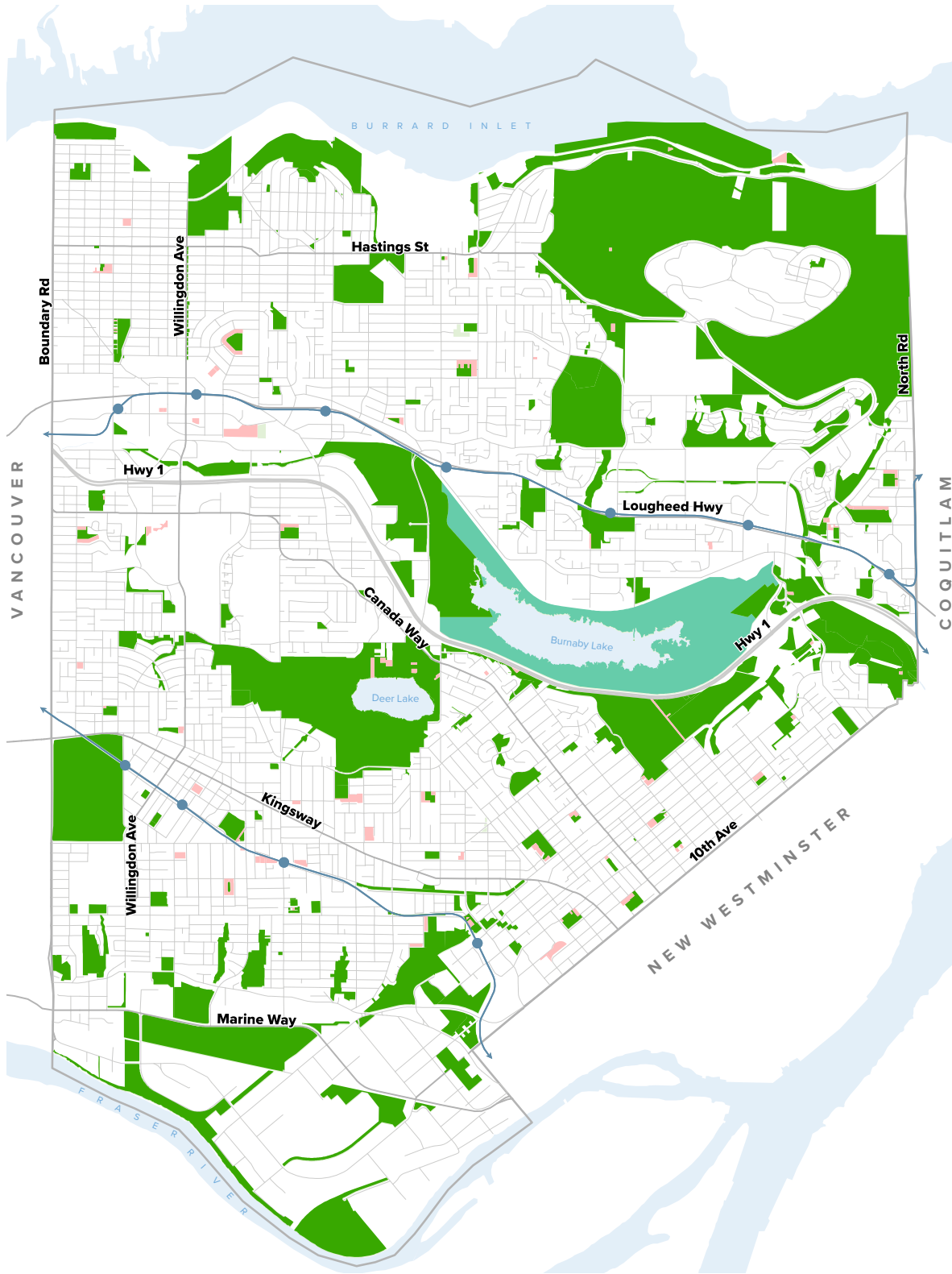
Map 3. School Planning







Proposed streets, lanes, parks, open spaces and schools are conceptual only and may be adjusted and refined to reflect development proposals, land assemblies, and specific mobility options including the types of modes to be accommodated (i.e., vehicular, pedestrian, cycling).

- SkyTrain line (with station)
- Post secondary
- Elementary
- Secondary
- Proposed school
- Proposed school expansion

Map 4. Parks Planning



-  SkyTrain line (with station)
- Metro Vancouver regional park**
-  Regional park

- City of Burnaby municipal parks**
-  Existing park land
  -  Proposed park

Proposed streets, lanes, parks, open spaces and schools are conceptual only and may be adjusted and refined to reflect development proposals, land assemblies, and specific mobility options including the types of modes to be accommodated (i.e., vehicular, pedestrian, cycling).

Community Facilities Maps

Map 5A. Social Facilities



- SkyTrain line (with station)
- Community resource centre
- Child care facilities**
- City of Burnaby
- Partnership with Burnaby School District

Community Facilities Maps

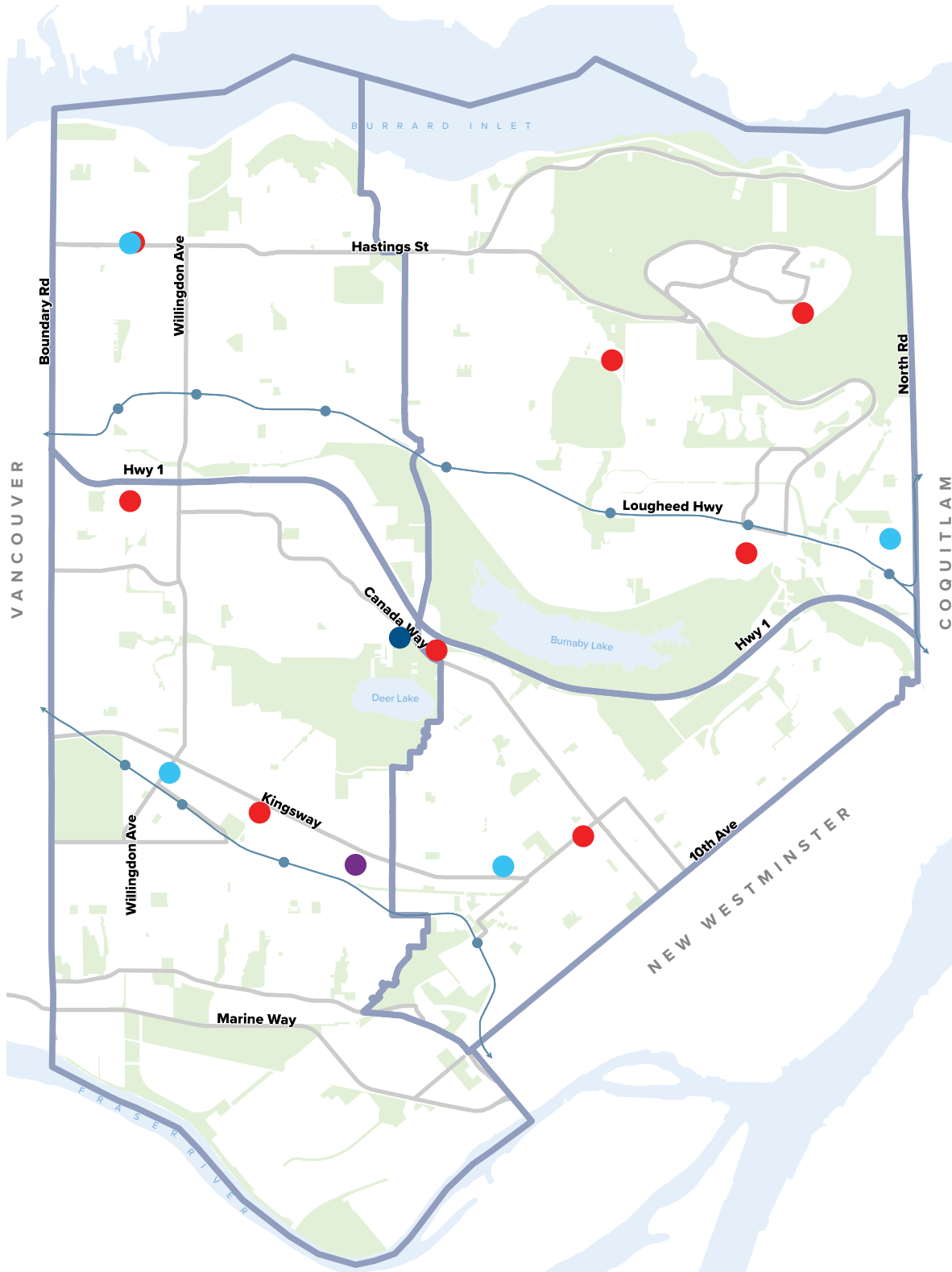
Map 5B. Public Libraries



—●— SkyTrain line (with station)    ● Public library

Community Facilities Maps

Map 5C. First Responder Facilities



- SkyTrain line (with station)
- Fire halls
- Community police office
- Police stations
- Ambulance station

Community Facilities Maps

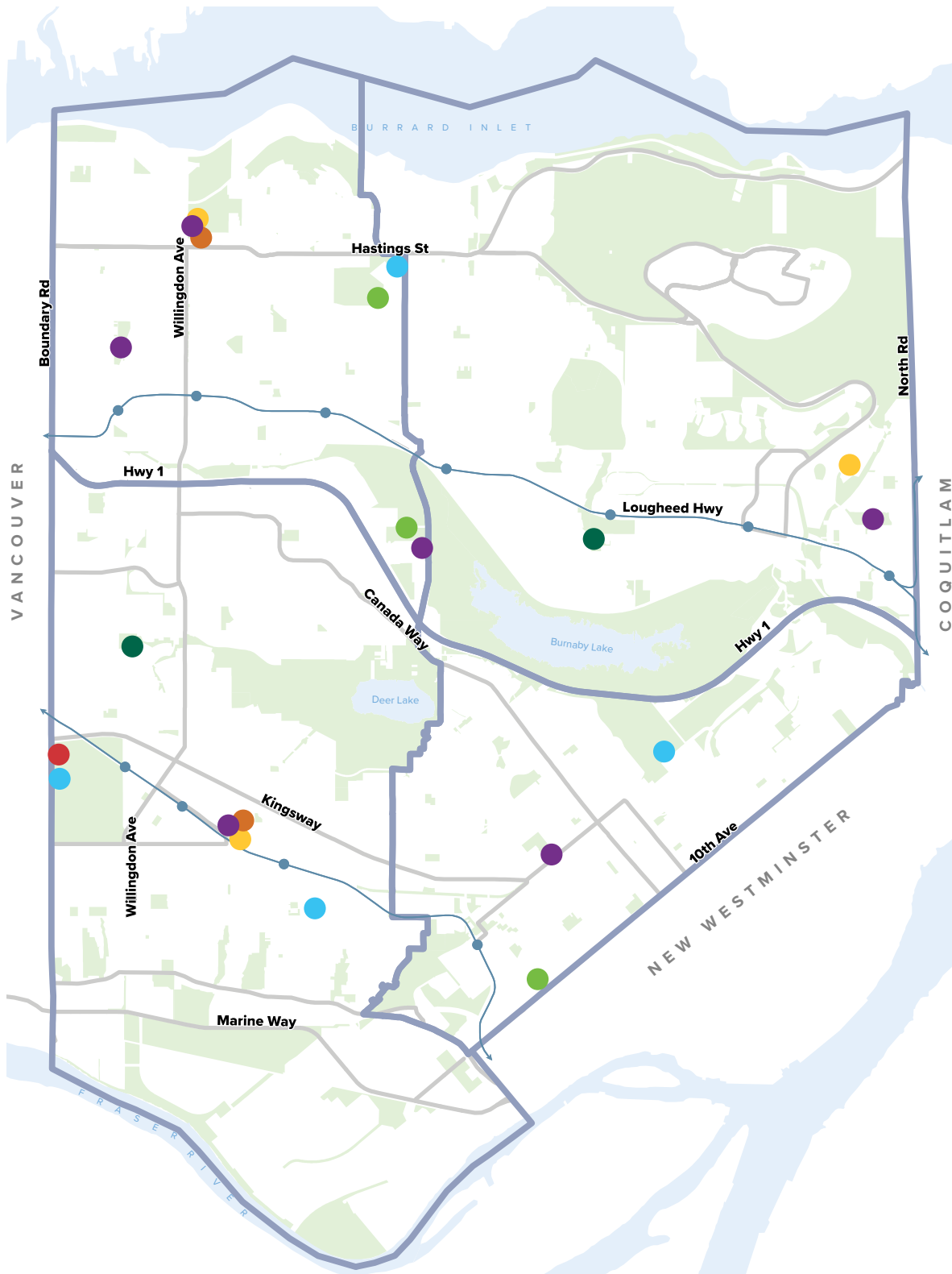
Map 5D. Public Health Facilities



- SkyTrain line (with station)
- Hospital
- Primary care clinic

Community Facilities Maps

Map 5E. Recreational Facilities and Spaces



City of Burnaby

- SkyTrain line (with station)
- Community centre
- Outdoor pool
- Stadium
- Community program centre
- Recreation centre
- Youth centre
- Seniors' centre

Community Facilities Maps

Map 5F. Cultural Facilities and Spaces



City of Burnaby

- SkyTrain line (with station)
- Community hall
- Cultural facilities
- Food service
- Outdoor performance venue
- Plaza

Map 6. Municipal Parks



—●— SkyTrain line (with station)

**Metro Vancouver regional park**

■ Regional park

**City of Burnaby municipal parks**

*Natural park*

■ Natural park

*Recreation park*

■ City park

■ Community park

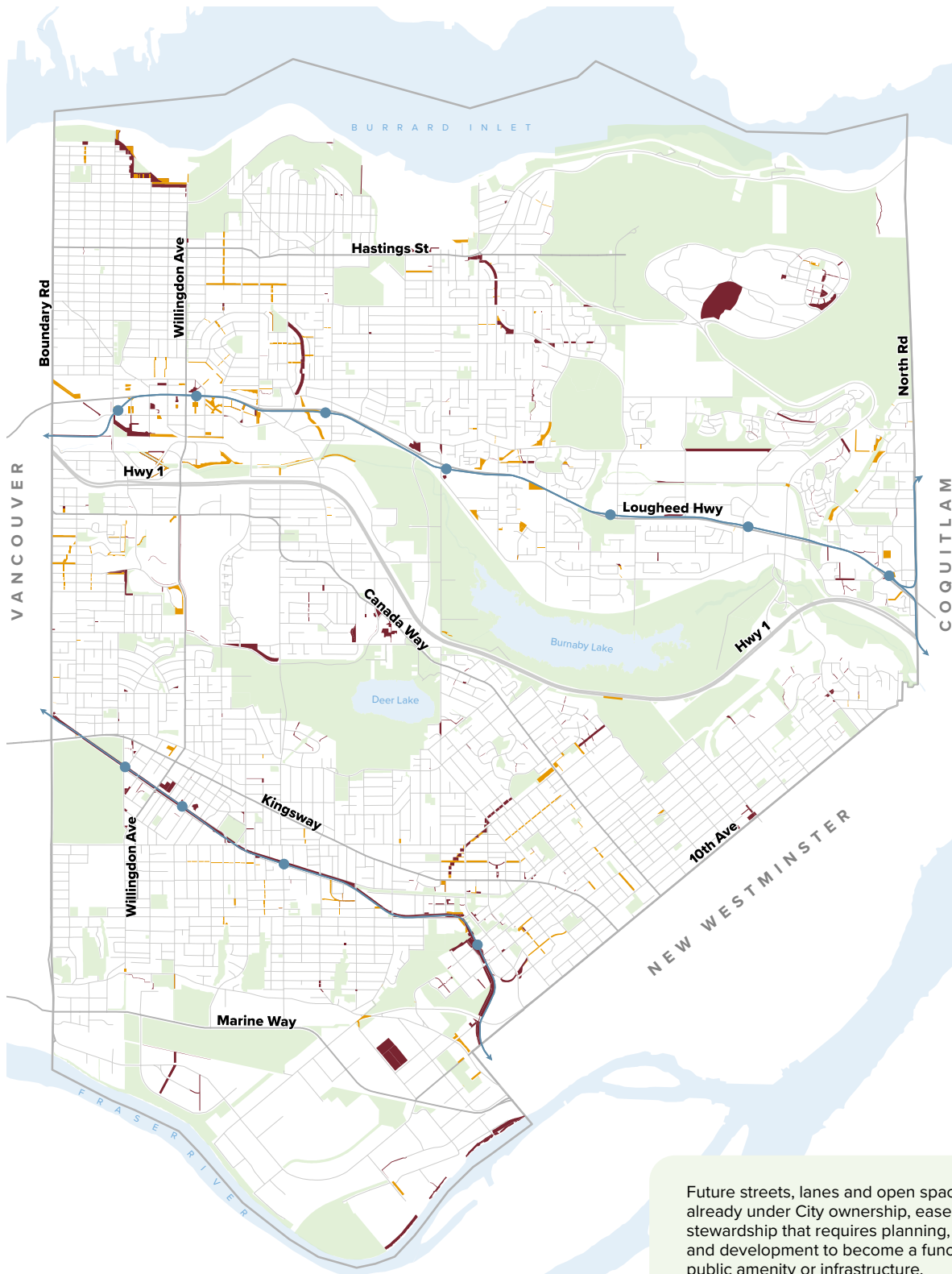
■ Neighbourhood park

■ Special purpose park

■ Undeveloped park\*

\* An undeveloped park is City-owned park land that has not yet been planned, developed or fully assembled to formally operate as a recreational or natural park.

Map 7. Open Space

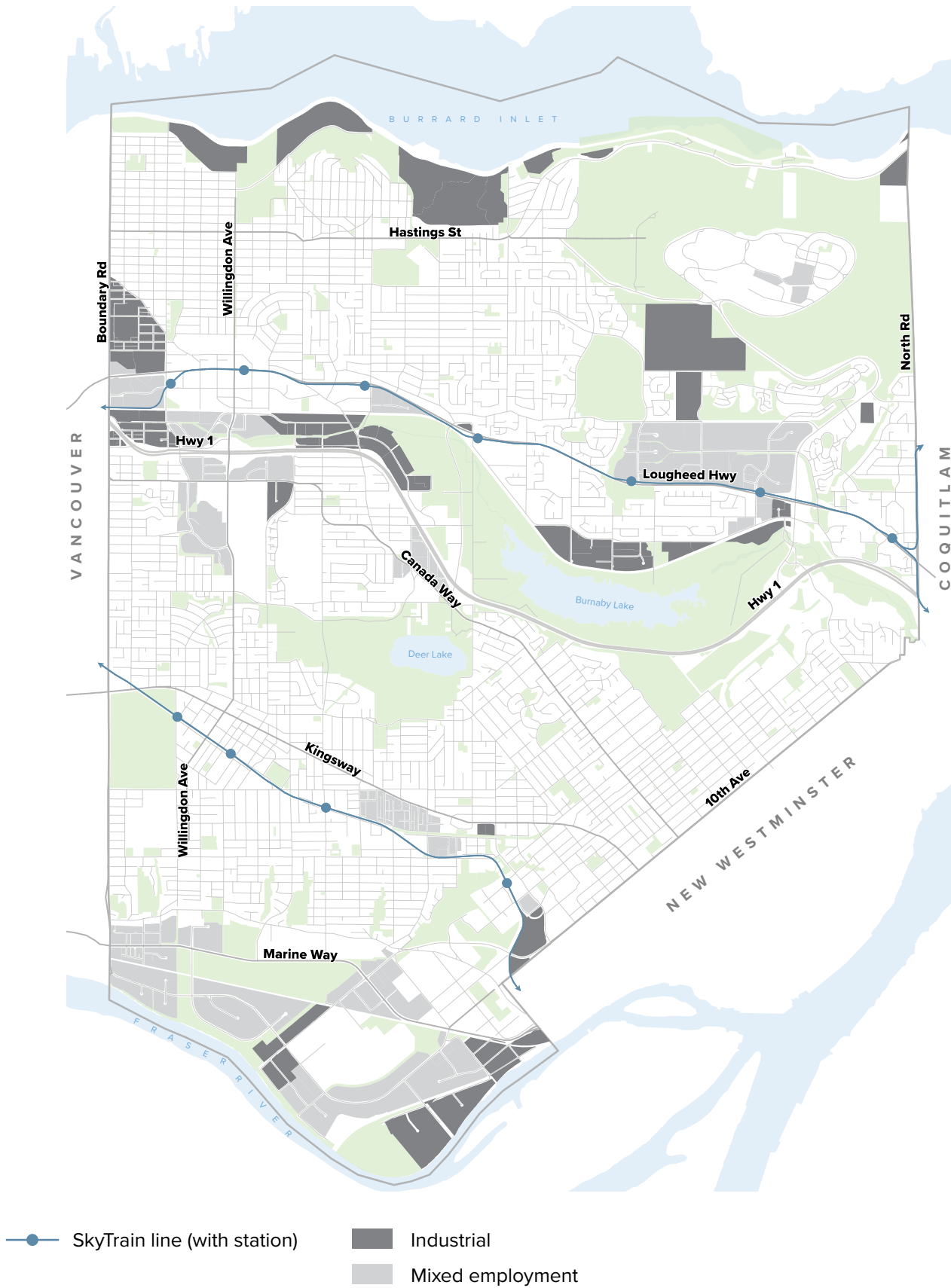


- SkyTrain line (with station)
- Existing open space
- Future and proposed open space

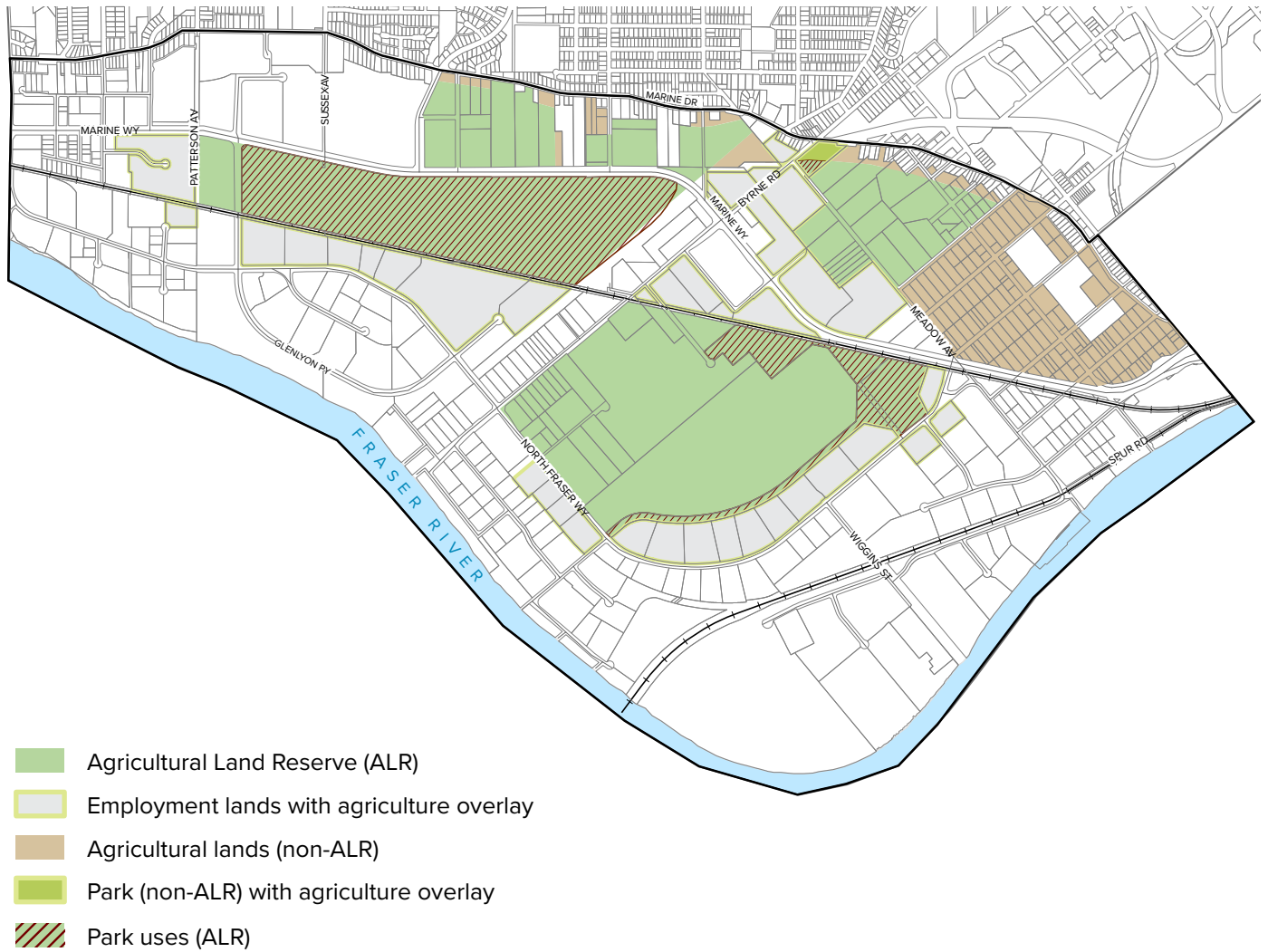
Future streets, lanes and open spaces are already under City ownership, easement or stewardship that requires planning, design and development to become a functional public amenity or infrastructure.

Proposed streets, lanes, parks, open spaces and schools are conceptual only and may be adjusted and refined to reflect development proposals, land assemblies, and specific mobility options including the types of modes to be accommodated (i.e., vehicular, pedestrian, cycling).

Map 8. Employment and Industrial Lands

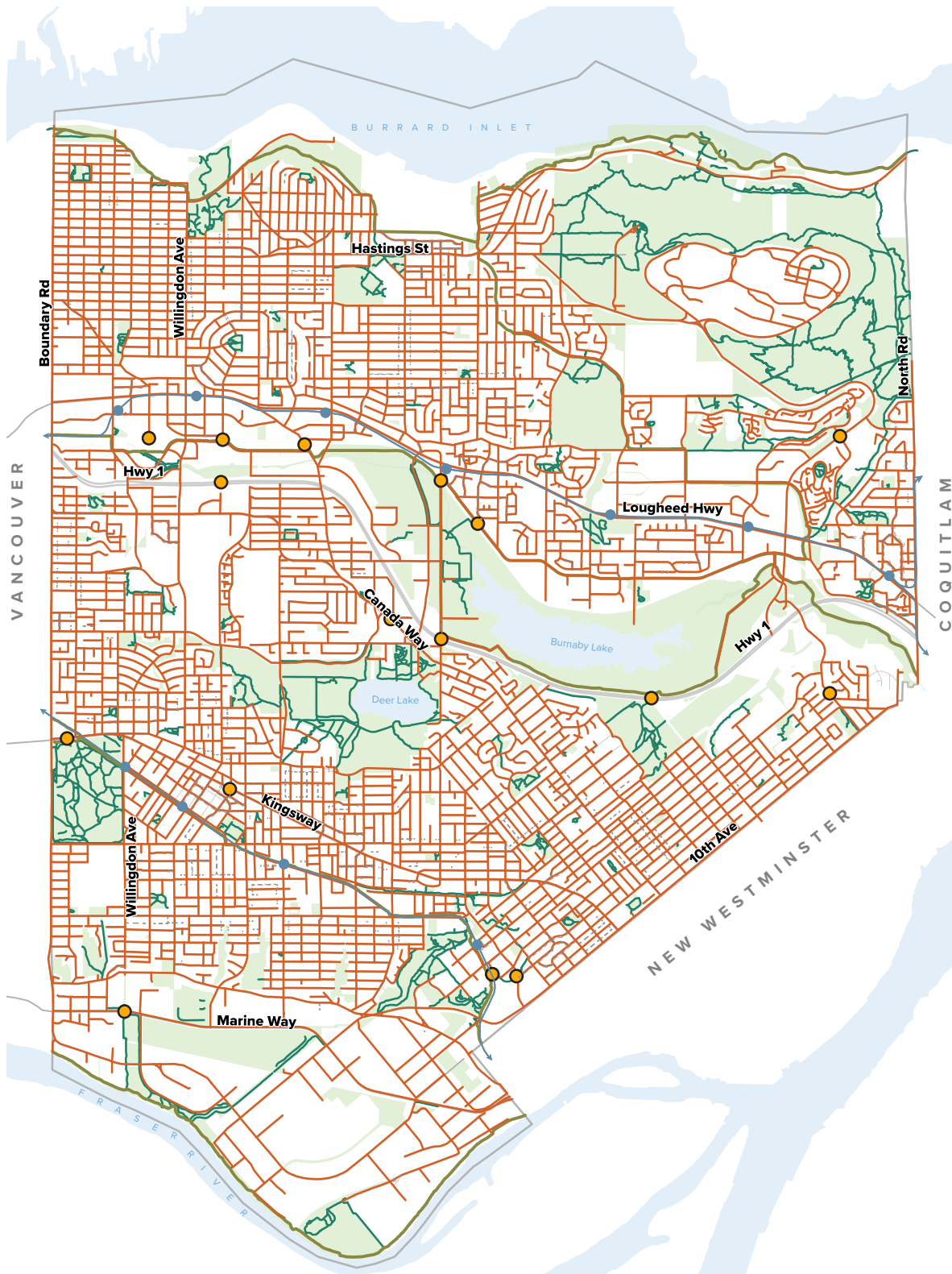


### Map 9. Agricultural Lands and Associated Assets



Transportation Network Maps

Map 10A. Long range pedestrian network

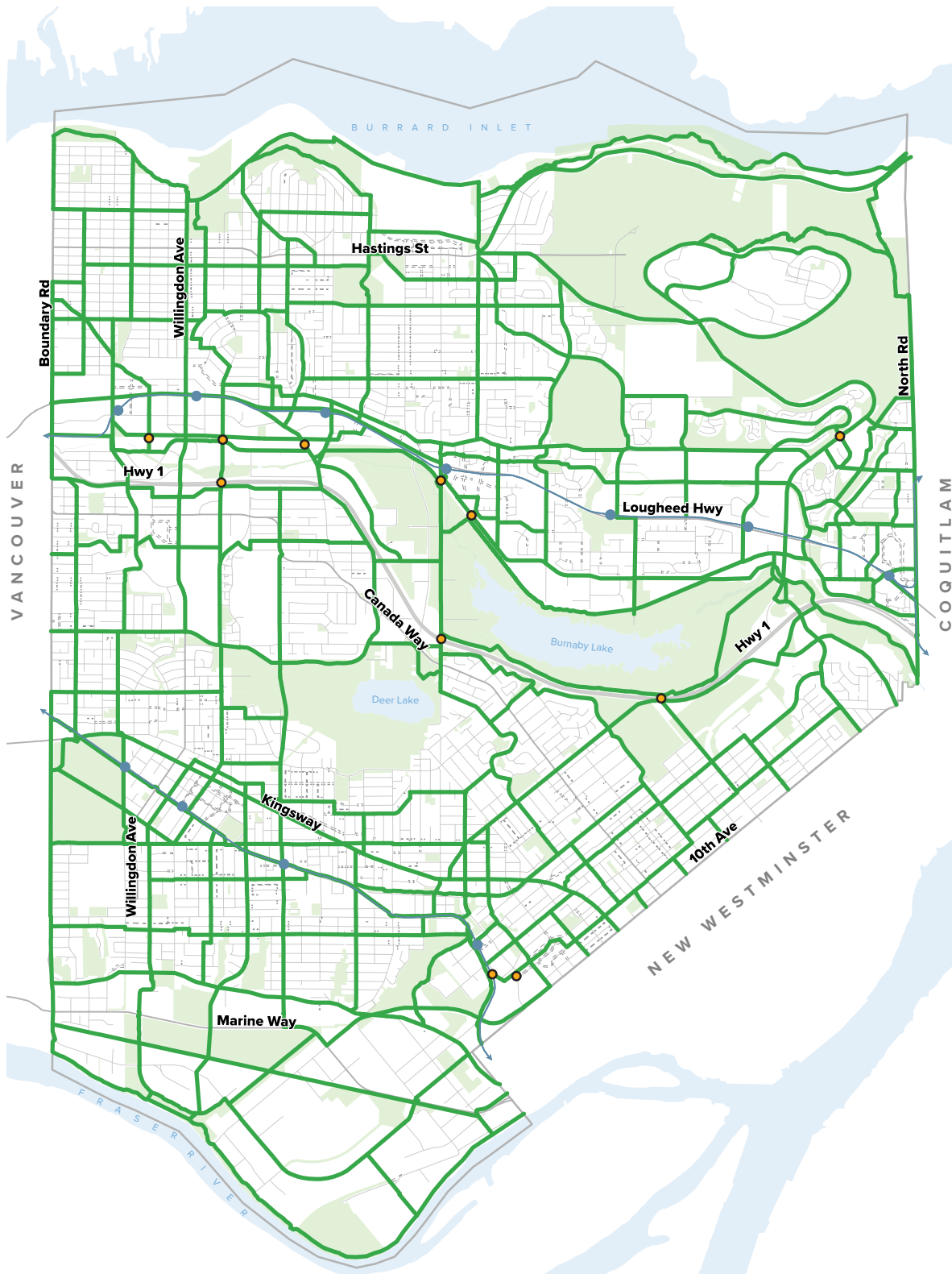


- SkyTrain line (with station)
- Sidewalk network\*
- Existing park trail system
- Regional greenway
- Pedestrian or multi-use overpass

\* The pedestrian network encompasses all on-street pedestrian and sidewalk infrastructure, as well as regional off-street pedestrian infrastructure. Finer grained pedestrian networks, such as trails within parks, neighbourhood connections and linkages, and pedestrian facilities within private developments will be detailed within the relevant Community Plan, Master Plan or Park plan.

Transportation Network Maps

Map 10B. Long range cycling network

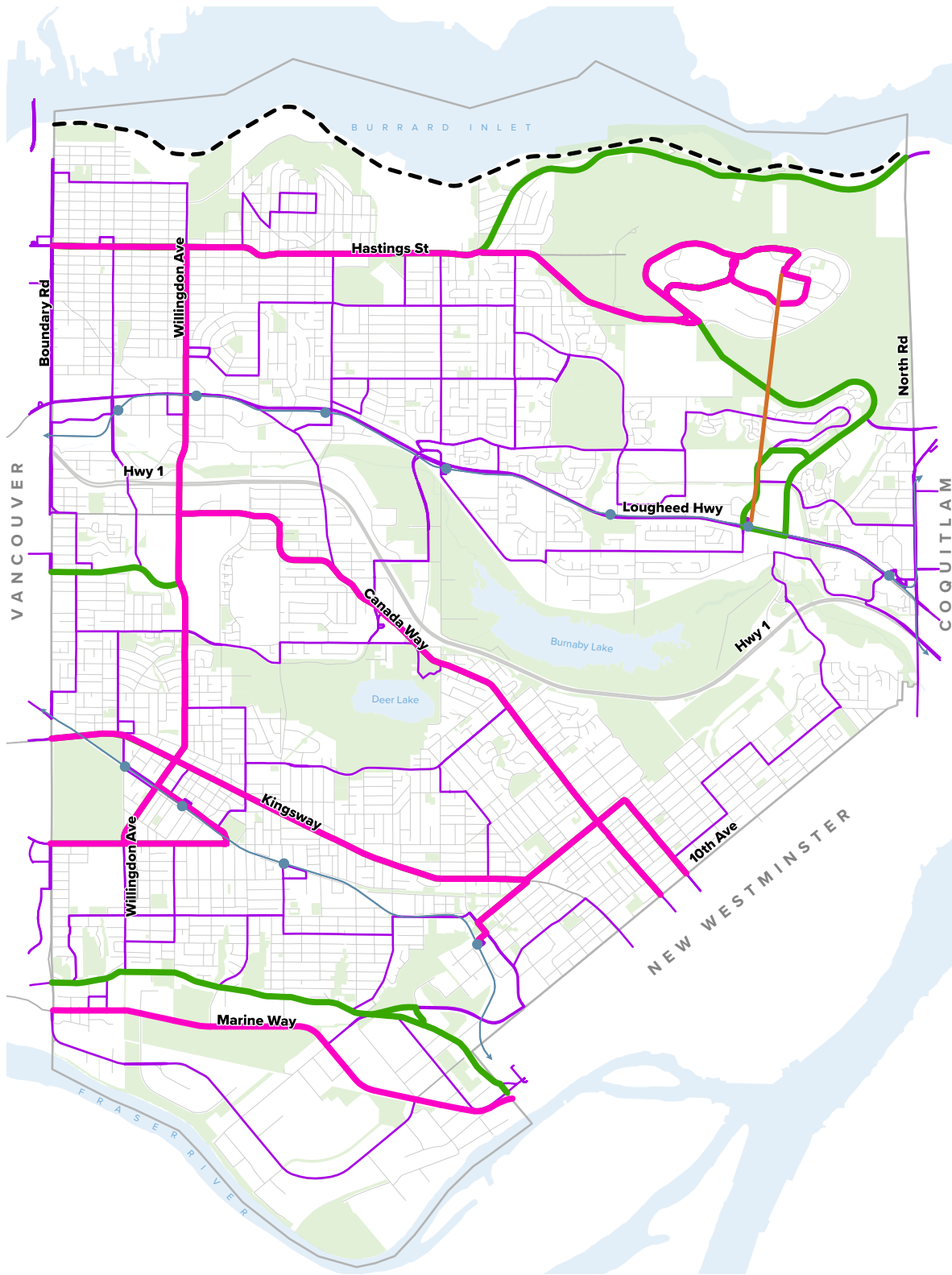


- SkyTrain line (with station)
- Cycling network\*
- Cycling or multi-use overpass

\* This conceptual network is subject to refinement through detailed assessment on preferred routing alignment. The map only shows those cycling facilities providing continuous connections throughout the city and connections to Town Centres and major destinations. In Town Centres, most streets will ultimately have cycling facilities.

Transportation Network Maps

Map 10C. Long range public transit network



- SkyTrain line (with station)
- Existing bus route (as of January 2025\*)

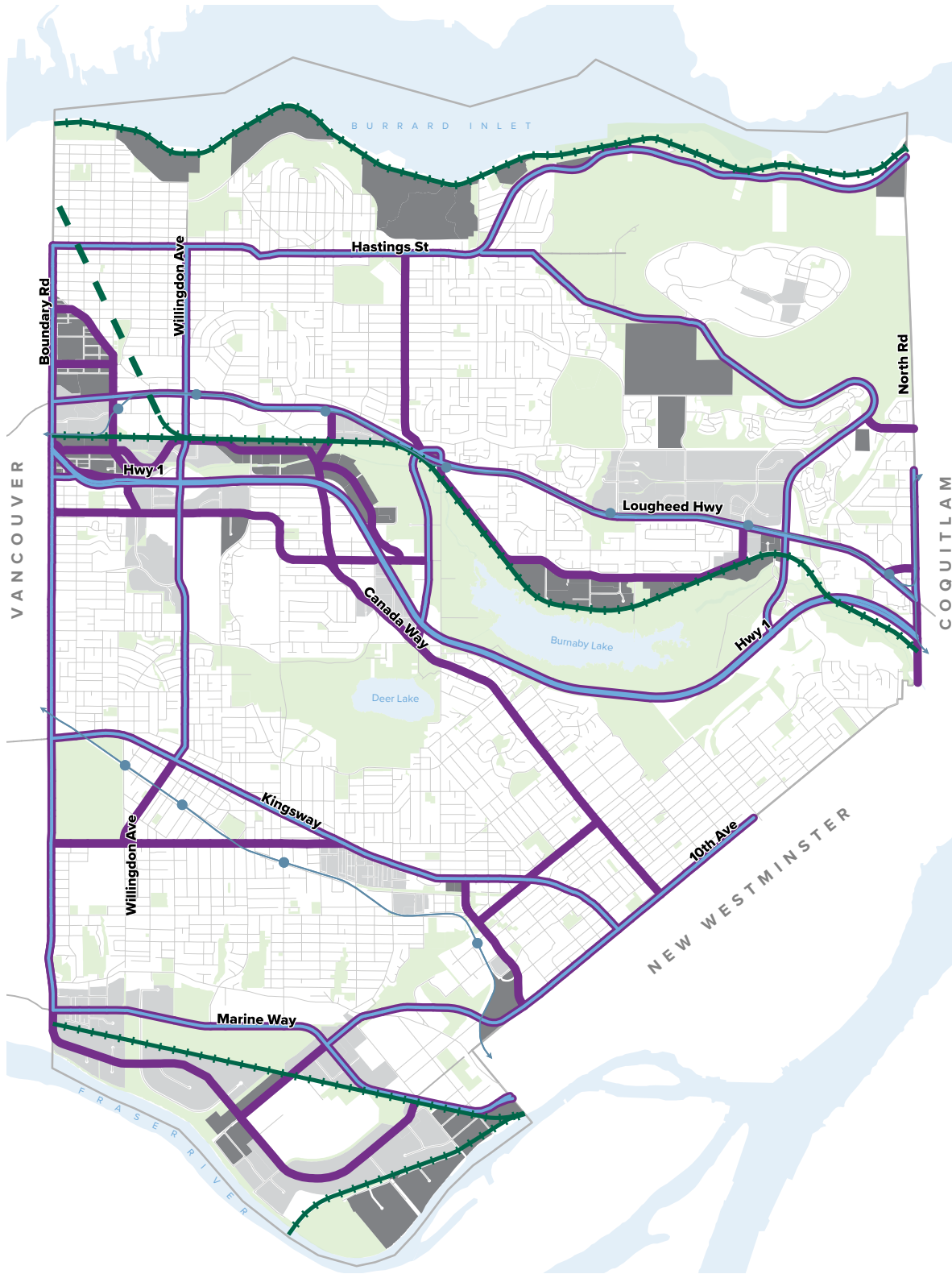
- Frequent transit network
- Rapid bus or better
- - - West Coast Express

- Burnaby Mountain Gondola (proposed alignment)

\* The Burrard Peninsula Area Transport Plan (underway) may result in realignment of existing bus routes.

Transportation Network Maps

Map 10D. Long range goods movement network

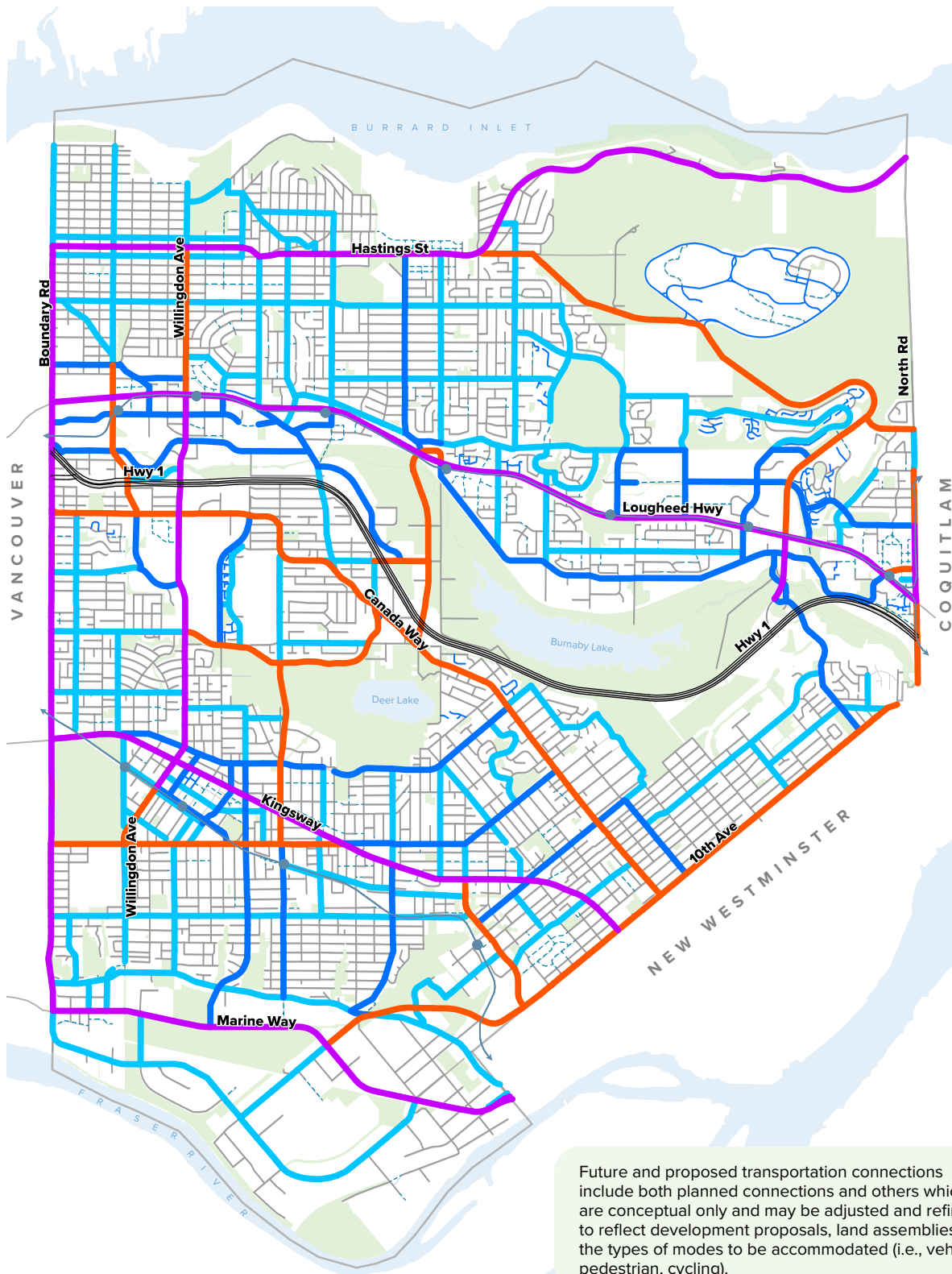


- SkyTrain line (with station)
- Industrial
- Mixed employment
- Long range truck route\*
- Hazardous goods route
- Railway
- Tunneled railway

\* The goods movement network identifies designated truck routes through Burnaby. All routes are designated emergency response service routes. Trucks are permitted to use other streets in the City to access businesses or work sites, but must travel there via the shortest possible route to and from the closest designated truck route.

Transportation Network Maps

Map 10E. Long range road classification network

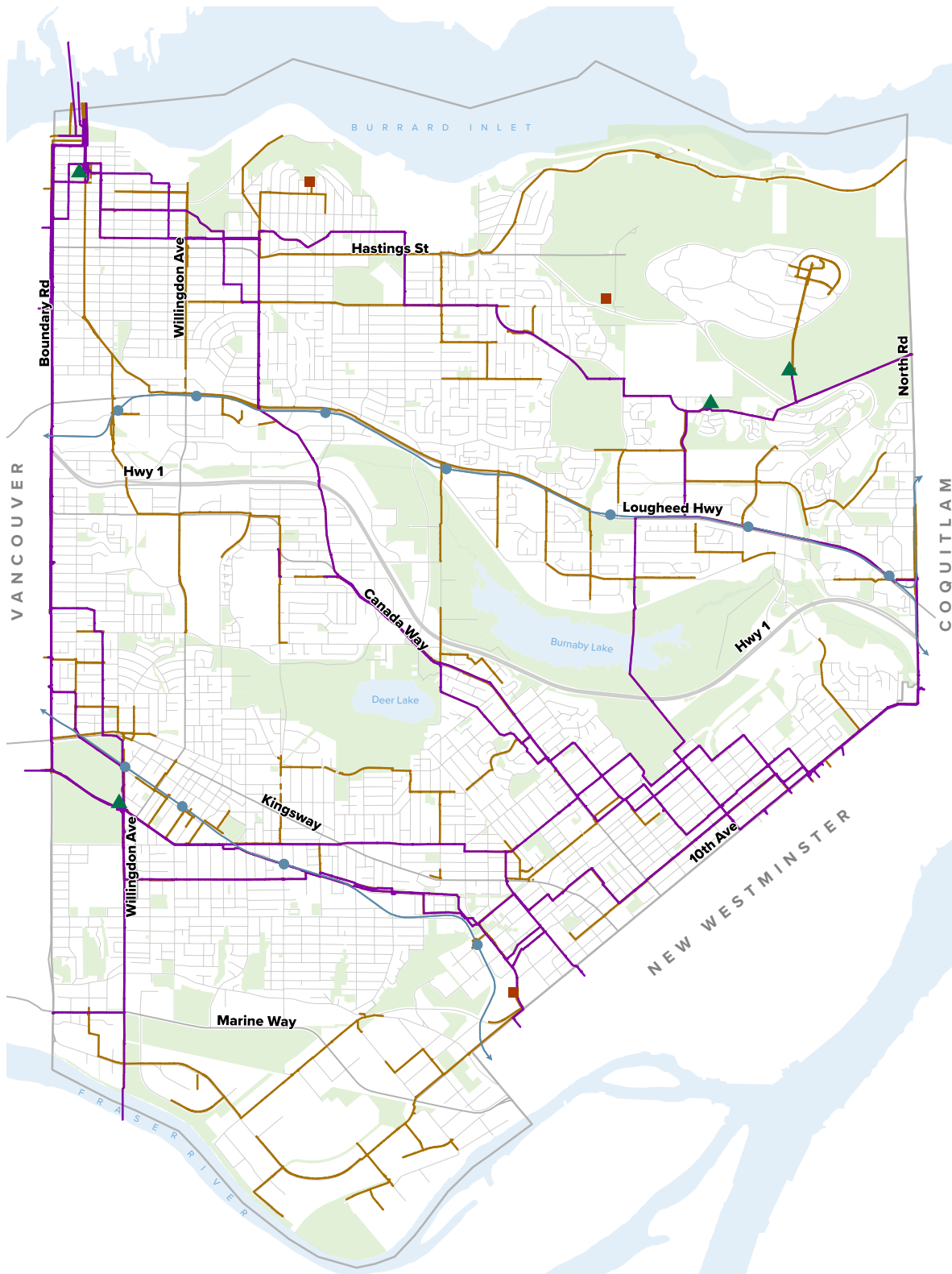


Future and proposed transportation connections include both planned connections and others which are conceptual only and may be adjusted and refined to reflect development proposals, land assemblies and the types of modes to be accommodated (i.e., vehicular, pedestrian, cycling).

- SkyTrain line (with station)
- == Trans Canada Highway
- Major arterial
- Minor arterial
- Major collector
- Minor collector
- Local street
- Private street
- - - Future and proposed connections

Infrastructure Network Maps

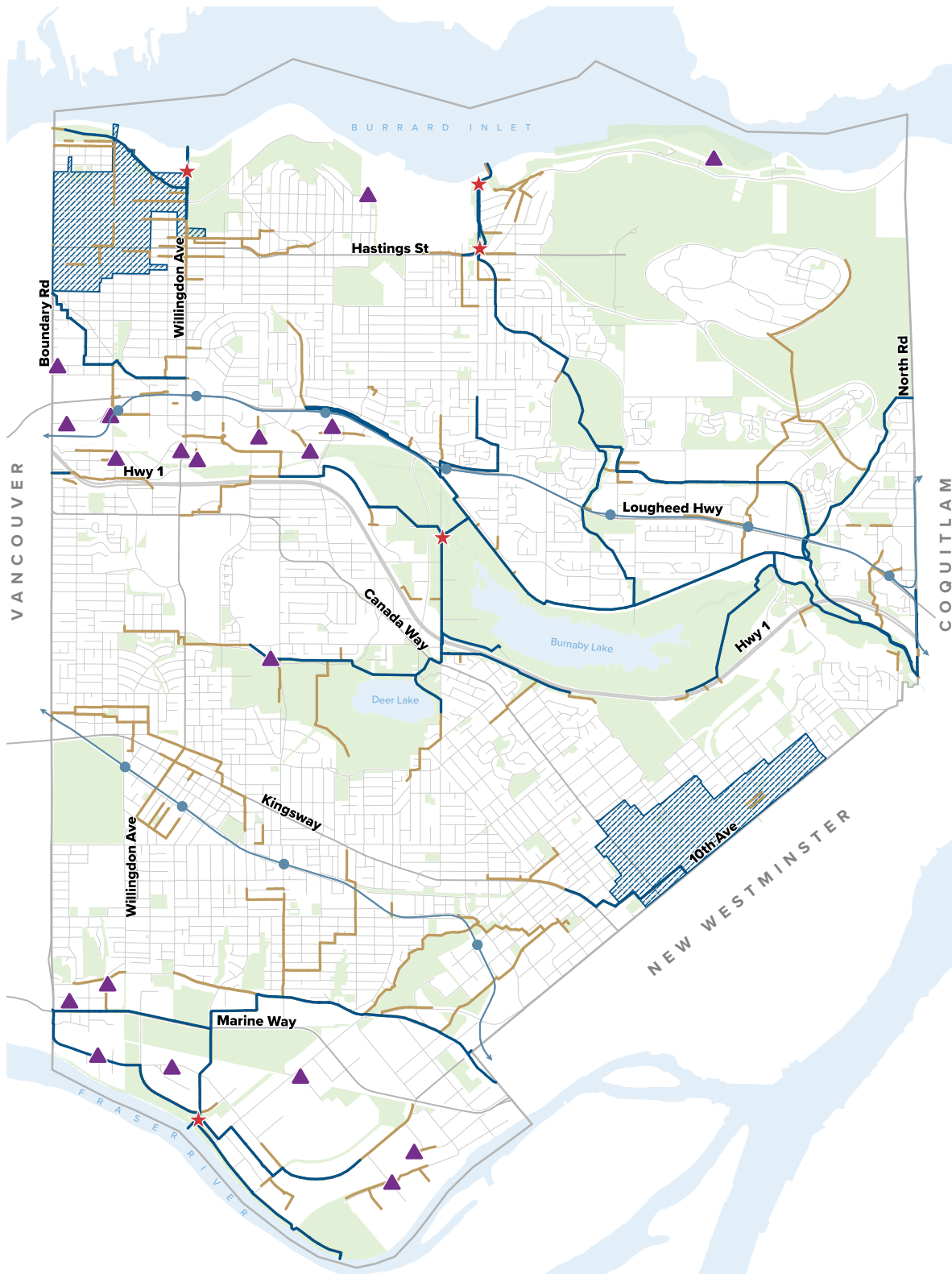
Map 11A. Water Infrastructure



- SkyTrain line (with station)
- Metro Vancouver water mains
- Burnaby water reservoirs
- Burnaby feeder water mains
- ▲ Metro Vancouver water reservoirs

Infrastructure Network Maps

Map 11B. Wastewater Infrastructure



- SkyTrain line (with station)
- Combined sewer area
- Metro Vancouver sewer trunks
- Burnaby sewer trunks
- ★ Burnaby sanitary pump stations
- ▲ Metro Vancouver sanitary pump stations

# Appendix

# Appendix A. Glossary



## Glossary

<b>Amenities</b>	<p>Services or facilities that improve a person’s experience of a space. This could include public and private facilities such as health clinics, libraries and convenience stores, and services such as parcel lockers, washrooms and bicycle racks.</p> <p><b>See “public amenities” for a related definition.</b></p>
<b>Archaeological site</b>	<p>A location that contains the physical remains of past human activity, such as artifacts/belongings, culturally modified trees, features or ancestral remains. In British Columbia, archaeological sites on provincial or private lands are protected under the <i>Heritage Conservation Act (HCA)</i> and managed by the provincial government’s Archaeology Branch, which is responsible for maintaining and distributing archaeological information and deciding if permits can be issued to allow development to take place within protected sites. The <i>HCA</i> protects all archaeological sites that pre-date 1846 regardless of their status or condition (including whether or not they have been recorded, and whether they are intact or disturbed). Certain types of archaeological sites are protected under the <i>HCA</i> regardless of age, including burials, Indigenous rock art, and shipwrecks and plane wrecks over two years old.</p>
<b>Agricultural lands</b>	<p>Property that is designated “Agriculture” in the OCP Land Use Framework. Agricultural lands include lots within the Provincial Agricultural Land Reserve (ALR) and lots outside of the ALR.</p>
<b>Agricultural Land Commission (ALC)</b>	<p>The administrative tribunal that adjudicates applications in the ALR while prioritizing and protecting the ALR land base for agriculture.</p>
<b>Agricultural Land Reserve (ALR)</b>	<p>A provincial designation in which agriculture is recognized as the priority use. Farming is encouraged and non-agricultural uses are restricted.</p>
<b>Blue green network</b>	<p>An integrated network of parks, trails, greenways, natural forested areas, streams, riparian habitats, watercourses and other green or blue spaces that support biodiversity, enhance the public realm, improve urban water systems, increase access to nature and address various climate action goals.</p>
<b>Built heritage resources</b>	<p>Buildings, structures, monuments or human-made landscape features that are associated with architectural, cultural or social history. These resources may be intact or may be remains of a feature (such as a foundation of a structure that was previously demolished).</p>

<b>Bus Rapid Transit (BRT)</b>	A form of bus-based rapid transit operating in dedicated lanes with traffic signal priority that provides fast, frequent and reliable service.
<b>Bus Rapid Transit Corridors</b>	Corridors in which there is Bus Rapid Transit. <b>See “Bus Rapid Transit (BRT)” for a related definition.</b>
<b>Carbon emissions</b>	Carbon emissions result from the burning of fossil fuels and the manufacture of cement. They are the largest contributor to climate change.
<b>Carbon sequestering</b>	The process of capturing and storing atmospheric carbon dioxide, thereby reducing the amount of carbon dioxide in the atmosphere with the goal of reducing global climate change.
<b>City-serving commercial</b>	A scale and intensity of commercial uses that meets the needs of multiple neighbourhoods, such as larger format retail, major office space, entertainment venues and limited vehicle-oriented uses.
<b>Climate resilience</b>	Describes the capacity of ecosystems, economies, infrastructure and communities to absorb the impacts of climate change while maintaining essential services and functions needed to support health and well-being. In some cases, climate resilience involves changing services and functions so they are more sustainable.  <i>Source: Metro Vancouver Climate 2050 Roadmap</i>
<b>Co-operative housing</b>	Housing where residents become members of a co-operative and own the building or buildings they live in together. This is often more affordable than owning a home individually and has more security than renting a home.
<b>Community facilities</b>	Community facilities have spaces, services or programs that ensure community members prosper and thrive by meeting their basic social, emotional, cultural, health and recreational needs. These facilities could be City or non-City owned and range from: schools; community & recreation centres; libraries; childcare facilities; arts & cultural facilities; nonprofit offices; primary care facilities; and more.
<b>Community resource centres</b>	Non-profit offices owned by the City and leased out to community and social non-profit organizations at nominal rates. These facilities are key to helping non-profits to stay in Burnaby and continue providing essential social programs, services and resources.

<b>Complete communities</b>	<p>A broad concept and can be thought of as an overall goal. Complete communities are communities - or areas within a community - which provide a diversity of housing to meet identified community needs and accommodate people at all stages of life, and provide a wider range of employment opportunities, public and private amenities, and services within a 15–20-minute walk.</p> <p><i>Source: British Columbia Complete Communities Guide</i></p>
<b>Conservation covenant</b>	<p>Conservation covenants are applied to properties that have or are adjacent to natural features such as watercourses, wetlands and significant trees. Development is restricted in areas protected under conservation covenants, although some may have publicly accessible paths for the purpose of recreation or maintenance.</p>
<b>Core housing need</b>	<p>The Canadian Mortgage and Housing Corporation defines core housing need as the condition of a household whose housing fails to meet adequacy, affordability, or suitability standards and who would have to spend 30% or more of its before-tax income to afford the median rent of an acceptable unit.</p>
<b>Creative economy</b>	<p>Refers to a broad range of industries that are related to the use of human creativity to generate knowledge, information and products.</p>
<b>Creative industries</b>	<p>Creative industries include arts and craft studios, workshops, galleries, small-batch manufacturers and flex-industrial spaces. Unlike more traditional industrial or manufacturing uses, these uses are expected to be environmentally friendly and non-disruptive to surrounding land uses, including residential uses.</p>
<b>Cultural and entertainment districts</b>	<p>Cultural and entertainment districts include facilities that provide cultural, entertainment, and/or recreational services, including but not limited to: theatres, performing arts centres, museums, play facilities, dance studios, health clubs and physical fitness facilities.</p>
<b>Cultural sector</b>	<p>Cultural sectors include all sectors that have activities based on cultural values, artistic expression, food or other creative expressions.</p>
<b>Cultural heritage areas (CHAs)</b>	<p>Areas that contain a concentration of heritage buildings or other built heritage resources, where incentives and guidelines could be provided to encourage retention. New development in these areas is encouraged to be sympathetic to nearby heritage resources.</p>

<b>Cultural safety</b>	<p>An outcome of respectful engagement based on recognition of the power imbalances inherent to service systems, and the work to address these imbalances. A culturally safe environment for Indigenous Peoples is one that is physically, socially, emotionally and spiritually safe without challenge, ignorance or denial of an individual's identity. Practicing cultural safety requires having knowledge of the colonial, sociopolitical and historical events that trigger disparities encountered by Indigenous Peoples and perpetuate and maintain ongoing racism and unequal treatment.</p> <p><i>Source: Community Living BC</i></p>
<b>Curbside management strategy</b>	<p>Curbside management seeks to inventory, optimize, allocate and manage the curb space to maximize mobility, safety and access for the wide variety of curb demands and users.</p>
<b>Development Permit Areas (DPAs) and guidelines</b>	<p>Geographic areas in which specific development permit requirements and guidelines apply. The <i>Local Government Act</i> allows municipalities to create development permit areas and guidelines for a variety of purposes, such as to address hazardous conditions, protect the natural environment and regulate the form and character of development.</p>
<b>Destination facilities or places</b>	<p>Spaces that typically provide distinct services, programming or functions. These facilities or places will usually, but not necessarily, accommodate a large volume of user groups and visitors. Examples include sports arenas, convention centres, hospitals, large parks, museums and art galleries.</p>
<b>District energy</b>	<p>District energy systems centralize the production of heating or cooling for a neighbourhood or community. Energy is distributed to customers through an underground piping network to heat exchangers located in each connected building. This allows the system to share energy across a network of buildings efficiently and eliminates the need for separate space heating and hot water systems and, in some cases, cooling systems.</p>
<b>Economies of scale</b>	<p>Refers to the decrease in unit cost of producing or providing a service when the quantity produced or provided increases. This primarily happens when fixed costs are spread across a larger number of units in order to reduce the average unit cost.</p>
<b>Ecosystem services</b>	<p>The benefits people obtain from ecosystems. Ecosystem services provided by farmland include nutrient and organic matter recycling, food for pollinators, wildlife habitat, flood control and carbon sequestration.</p>

<b>Emergency preparedness</b>	Planning and intervention activities that allow communities to prevent, respond to, and recover from incidents and emergencies.
<b>Employment lands</b>	Lands that are mainly used for employment and economic activities. These lands are designated for industrial, commercial, office, agricultural and/or institutional uses.
<b>Environmentally Sensitive Areas</b>	Areas that achieve, or with remedial action could achieve, desirable environmental attributes. These attributes contribute to the retention and/or creation of wildlife habitat, soils stability, water retention or recharge, vegetative cover, and similar vital ecological functions. ESAs range in size from small patches to extensive landscape features. They can include rare or common habitats, plants and animals. Taken together, a well-defined protected network of ESAs performs necessary ecological functions within urban and rural landscapes. The City of Burnaby identifies ESAs through the Environmentally Sensitive Areas Strategy (1992) and the Metro Vancouver Sensitive Ecosystem Inventory (2020).
<b>Fee simple</b>	A form of land ownership where the property owner is entitled to full enjoyment of the property, limited only by zoning laws, deed or subdivision restrictions or covenants. The duration of this ownership is not limited and can be passed along in a will to the owner's heirs.  <i>Source: Government of British Columbia</i>
<b>Flood storage</b>	Flood storage capacity is the amount of water that can be stored in a basin, reservoir, or floodplain to control the flow of floodwaters.
<b>Food assets</b>	The tangible and intangible resources, facilities, services, spaces or ways of knowing that are available to Burnaby residents and visitors, and which are used to support the local food system. Examples of food assets include farms, community gardens, neighbourhood houses, social services and food security programs, farmers markets, food processing infrastructure, community composting facilities, local food knowledge, local food policies, relationship networks, cultural food districts and local food businesses.
<b>Food infrastructure</b>	Refers to tangible food assets like facilities, spaces and resources that support any part of a healthy food system, including food harvesting, processing, distribution, consumption and waste management.
<b>Frequent transit</b>	Transit that is scheduled at a frequency of 15 minutes or less in both directions throughout the day and into the evening, every day of the week.

<b>Frequent transit network</b>	A network of corridors where frequent transit is provided.
<b>Greenhouse gas (GHG) emissions</b>	Gases that contribute to climate change by creating a “greenhouse effect” in the Earth’s atmosphere by trapping heat and pollutants. Greenhouse gases include carbon dioxide, methane and water vapour, as well as some surface-level ozone, nitrous oxides and fluorinated gases.
<b>Green infrastructure</b>	The natural, enhanced, and engineered assets that collectively provide society with ecosystem services required for healthy living.  <i>Source: Metro Vancouver</i>
<b>Healthy built environment</b>	Healthy built environment refers to how population health is influenced by the design of neighbourhoods, housing, transportation systems, natural environments and food systems.  <i>Source: BC Centre for Disease Control</i>
<b>Housing First</b>	The Housing First approach involves moving people experiencing homelessness rapidly from the street or emergency shelters into stable and long-term housing, with supports. Stable housing provides a platform to deliver services to address issues frequently faced among the chronically and episodically homeless. The goal is to encourage housing stability and improved quality of life, and to the extent possible, foster self-sufficiency.  <i>Source: Government of Canada</i>
<b>Housing forms</b>	The physical forms of housing, such as single- and two-family housing, apartments, townhouses, rowhouses or laneway homes.
<b>Impermeable surface</b>	Surfaces such as pavements that are covered by water-resistant materials such as asphalt, concrete or brick.
<b>Indigenous cultural sites</b>	Locations with significance to the Host Nations that contain intangible cultural heritage rather than physical remains of past activity. These can include sites used for harvesting, places of spiritual significance, trails and transportation routes, or sites with traditional uses or features like culturally modified trees.
<b>Industrial lands</b>	Lands that are intended for light and heavy industrial activities, including distribution, warehousing, repair, construction yards, infrastructure, outdoor storage, wholesale, manufacturing, trade, e-commerce, emerging technology-driven forms of industry, and appropriately related and scaled accessory uses.

<b>Industrial lands density</b>	The amount of building on a given amount of industrial land. This can be measured as floor area ratio, site coverage, building heights, etc.
<b>Industrial lands intensity</b>	The amount of activity on a given amount of industrial land. This can be measured as jobs per acre/hectare of land, and volume of goods produced/processed/stored per unit.
<b>Invasive species</b>	Invasive species are plants or animals that are not native to the province or are outside of their natural distribution. Invasive species negatively impact British Columbia's environment, people and economy.  <i>Source: Government of British Columbia</i>
<b>Local-serving commercial</b>	A scale and intensity of commercial uses that meets the day-to-day needs of the surrounding neighbourhood and is pedestrian-oriented in nature, such as corner stores, small grocers and coffee shops.
<b>Major corridors</b>	Major transportation corridors.
<b>Major Transit Growth Corridor (MTGC)</b>	Areas along TransLink's Major Transit Network where member jurisdictions, in consultation with Metro Vancouver and TransLink, may identify new Frequent Transit Development Areas (FTDAs). These corridors are intended to extend approximately one kilometre from the roadway centreline in both directions. The intent of these corridors is to provide an overall structure for the region in an effort to support the regional planning principle of directing portions of growth towards Urban Centres and areas around transit.  <i>Source: Transport2050: Regional Transportation Strategy</i>
<b>Maker spaces</b>	Public spaces located in schools, public libraries and other community locations where people can meet to share creative interests, experiment with new technologies and learn as they go.
<b>Micro mobility</b>	A range of small, human or electric-powered lightweight vehicles with typical operating speeds of less than 25 km/h. Examples include scooters, skateboards and bicycles.
<b>Mobility hubs</b>	Dedicated places where a variety of transportation modes (e.g., transit, walkways, bikeways, shared micromobility, taxi pickup and drop-off, car-sharing, ferry) are co-located, allowing for seamless connections between different modes

<b>Native plants</b>	<p>A native plant species is indigenous to a given region or ecosystem. A native plant species has coevolved over time with other plant and animal species.</p> <p><i>Source: Invasive Species Council of Metro Vancouver</i></p>
<b>Natural hazards</b>	<p>Earth processes with the potential to harm people, property or infrastructure. Regions in BC are particularly vulnerable to the following natural hazards: earthquakes, tsunamis, volcanoes, landslides, seasonal floods and storm surges.</p>
<b>Natural area</b>	<p>An area of public or private land that is undeveloped and predominantly characterized by naturally occurring vegetation, water and landforms.</p>
<b>Nature-based solutions</b>	<p>Actions to protect, conserve, restore, sustainably use and manage natural or modified terrestrial, freshwater, coastal and marine ecosystems, which address social, economic and environmental challenges effectively and adaptively, while simultaneously providing human well-being, ecosystem services and resilience and biodiversity benefits.</p> <p><i>Source: United Nations Environmental Assembly, 2021</i></p>
<b>Nighttime economy</b>	<p>A wide range of activities that take place commonly after 6 pm and until 6 am, including theatre, restaurants, pubs, clubs and other entertainment activities.</p>
<b>Non-market housing</b>	<p>Refers to rental housing secured at specific below-market rental rates through a Housing Agreement or a lease agreement with the City.</p>
<b>Open space</b>	<p>Outdoor areas with pedestrian public access. An open space has “public access” if it is intended for public use and if the physical conditions permit foot traffic. Open spaces include community gardens, green space, green connectors, plazas, trail corridors, stream corridors with public access and other protected areas with public access.</p>
<b>Park</b>	<p>An area of natural or semi-natural public space set aside for human recreation and leisure activities, or for the protection of ecosystems and natural habitats.</p>
<b>Permeable surfaces</b>	<p>Surfaces that are made of either a porous material that enables stormwater to flow through it or nonporous blocks spaced so that water can flow between the gaps. These are meant to help water absorb into the ground, recharging ground water and to filter out pollutants from storm water before it enters into creeks.</p>

<b>Public amenities</b>	<p>Community facilities and spaces that are City-owned or City-facilitated (such as when the City contributes major capital funds or is a key partner on a project). Public amenities are either publicly accessible or provide public benefits (social, cultural, heritage, recreational or environmental) to the community. The types of public amenities typically funded or supported by municipalities include, but are not limited to, community centres, child care centres, libraries, cultural facilities, recreation facilities, parks and plazas.</p> <p><b>See “amenities” for a related definition.</b></p>
<b>Public art</b>	<p>Artworks in public areas on City lands (such as in parks, trails, and outside of civic facilities), and those in publicly accessible private sector spaces. Examples include free-standing works (such as sculptures), work integrated into the architecture or landscape of a building during its construction, other independent artistic expressions in public space (such as a multi-media installation), or monuments.</p>
<b>Public realm</b>	<p>An area that is publicly-accessible, such as streets, squares, parks and open spaces, and that enables the public’s interaction and connection with each other and their city.</p>
<b>Rainwater management</b>	<p>Rainwater or stormwater management is the process of controlling the quantity and quality of rainwater runoff before it is recharged back into watercourses and groundwater. This may be accomplished by using a variety of strategies, in order to manage flooding of land and to improve the quality of water entering into the environment.</p>
<b>Renewable energy</b>	<p>Energy derived from natural sources that are replenished at a higher rate than they are consumed. Sunlight and wind, for example, are such sources that are constantly being replenished.</p> <p><i>Source: United Nations Climate Action</i></p>
<b>Sendai Framework for Disaster Risk Reduction</b>	<p>The Sendai Framework was adopted in 2015 by the United Nations member states with a goal to prevent new, and reduce existing, disaster risk. The framework includes: understanding risk; strengthening risk governance to manage risk; investing in disaster reduction for resilience; enhancing preparedness for effective response; and striving to "Build Back Better" in recovery, rehabilitation and reconstruction.</p> <p>The Province of BC and BC municipalities are aligned with the Sendai Framework through the <i>Emergency and Disaster Management Act (EDMA)</i>.</p>

<b>Sensitive ecosystem</b>	Ecologically significant and relatively unmodified sensitive ecosystems such as wetlands, older forests and riparian areas. It also includes some human-modified ecosystems with high ecological value such as old fields and young forests.
<b>Special places</b>	Places of historical or cultural significance where a built heritage resource may not be present. These could be places where a significant historical event took place, or places that are valued by community members as a site of important activities or traditional practices. A special place could also include cultural heritage resources.
<b>Species at risk</b>	Species that have been defined as "at risk" of local extinction, by either the federal or provincial government.
<b>Sustainable transportation</b>	Modes and/or systems of transport that have a low impact on climate and the environment, while supporting the social and economic needs of the communities they serve. Walking and rolling, cycling and transit are accepted sustainable modes within Burnaby's transportation system. In addition, some vehicle-based transport options are acknowledged as more sustainable than conventional options, such as car-share and zero-emission vehicles.
<b>Transit Oriented Area</b>	A lot that is located within 800 m (2,624.67 ft.) of a passenger rail station, as defined in the <i>Local Government Act</i> and regulations thereto, or 400 m (1,312.34 ft.) of a bus exchange, as defined in the <i>Local Government Act</i> and regulations thereto. (Refer to Burnaby Bylaw No. 14636-24-03-11)
<b>Transportation Demand Management (TDM)</b>	A range of strategies and policies to increase the efficiency of transportation systems by maximizing sustainable transportation choices to reduce travel demand for private vehicles.
<b>Unceded</b>	Unceded means that the land was never legally ceded, or given up to the Crown, through a treaty or other agreement.  <i>Source: City of Vancouver</i>
<b>Universal accessibility</b>	Buildings, streets, services, transportation systems and public spaces that are usable by all people, to the greatest extent possible. This is accomplished by removing barriers for those with mobility or visual and hearing impairments, and accounting for other special needs.

<b>Urban centres</b>	<p>Focal points for concentrated growth and transit service that are intended as priority locations for employment and services, higher density forms, mixed residential tenures, affordable housing options, and commercial, cultural, entertainment, institutional and mixed uses.</p> <p><i>Source: Metro Vancouver: Metro 2050</i></p>
<b>Vision Zero</b>	<p>A strategy to eliminate all traffic fatalities and severe injuries, while increasing safe, healthy and equitable mobility for all.</p> <p><i>Source: Vision Zero Network</i></p>
<b>Walking and rolling</b>	<p>The mode of transportation for a pedestrian. It includes people travelling by foot and people using mobility devices such as wheelchairs or walkers, and people using strollers.</p>
<b>Wastewater</b>	<p>Used water from homes, businesses and industrial operations. Wastewater is collected and treated before it can be released back into the environment.</p>
<b>Zero carbon emissions</b>	<p>Emissions that generate no net greenhouse gas emissions at the point of use. A zero-carbon fuel source either produces no greenhouse gas emissions or any greenhouse gas emissions produced are offset by renewable energy (either generated on-site or purchased).</p> <p><i>Source: Metro Vancouver Climate 2050 Roadmap</i></p>
<b>Zero emission</b>	<p>Zero emission means no greenhouse gas or other air contaminants are generated at the point of use. Zero emission includes zero carbon (see above), and also eliminates emissions of health-harming air contaminants (e.g., fine particulate matter and nitrogen oxides).</p> <p><i>Source: Metro Vancouver Climate 2050 Roadmap</i></p>
<b>Zero-emission vehicles</b>	<p>Zero-emission vehicles (ZEVs) release no air contaminants from their tailpipes. Electric vehicles are the most common type of zero emission vehicle. Others include hydrogen fuel cell vehicles.</p> <p><i>Source: Metro Vancouver Climate 2050 Roadmap</i></p>

# Appendix B. Form and Character Development Permit Area



## Category

Pursuant to the *Local Government Act*, the City of Burnaby hereby designates a Development Permit Area for the following purposes:

- » Establishment of objectives for the form and character of intensive residential development. Section 488 (1)(e)
- » Establishment of objectives for the form and character of commercial, industrial or multi-family residential development. Section 488 (1)(f)

## Properties affected

The entire City of Burnaby is designated as a Form and Character DPA for all multiple family residential, intensive residential, commercial or industrial development.

## Justification

The form and character of multiple family residential, intensive residential, commercial and industrial development may have significant impacts related to the provision of housing, employment, amenities and services; compatibility with surrounding uses and appropriate transitions; protection of the environment; economic development; and, health, safety and equity of the community.

In particular, areas designated as Town Centres, Urban Villages and Rapid Transit Urban Villages are anticipated to accommodate a significant portion of the city's future population and their development requires close review and careful consideration and coordination to support orderly, efficient, sustainable and functional growth that meets the needs of the community. A family friendly and social connection lens is also applied to new developments within these areas to enable the creation of socially connected neighbourhoods where residents of all ages can enjoy good quality of life while providing opportunities for people to age in place.

## Objectives and special conditions

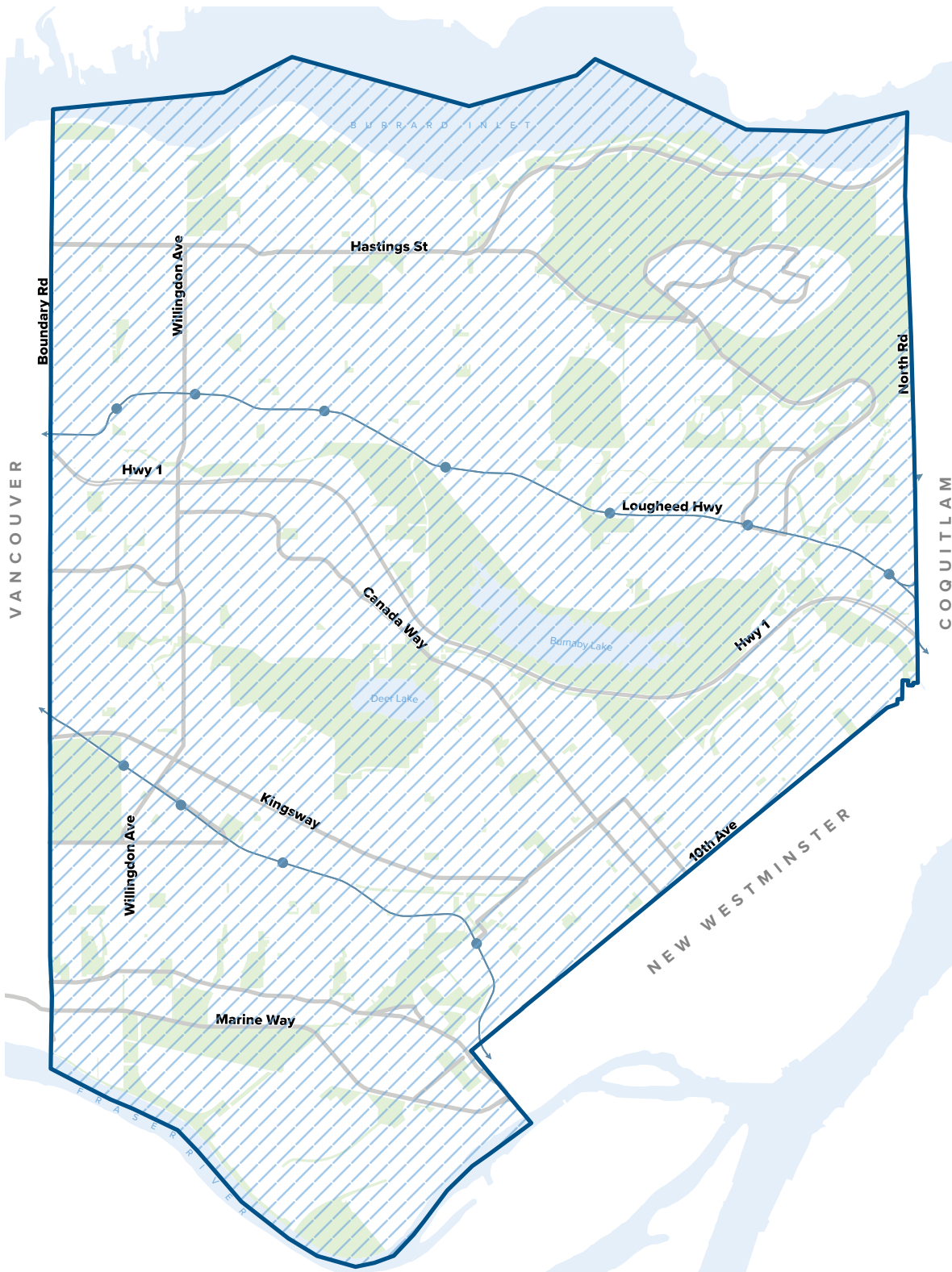
The Guidelines provide development and design standards to be applied to applicable land uses across the city. The objective of the Guidelines is to support the goals, objectives and policies of the OCP and to support the continued sustainable and equitable growth of the city.

Prior to the subdivision of land, or the construction, addition to or alteration of a building or other structure within the Development Permit Area, the owner must first obtain a Form and Character Development Permit.

All development required to obtain a Development Permit must demonstrate conformity, to the satisfaction of the City, with the principles, intent, and guidance of the Form and Character Guidelines.


The applicable guidelines for the Form and Character Development Permit area is provided in the City's Zoning Bylaw, including conditions under which the Development Permit would not be required.

### Form and Character Development Permit Area Map



- SkyTrain line (with station)
- ▨ Form and Character Development Permit Area

# Appendix C. Streamside Protection and Enhancement Development Permit Area



## Category

Pursuant to the *Local Government Act (LGA)*, the City of Burnaby hereby designates a Development Permit Area for the following purposes:

- » Protection of the natural environment, its ecosystems and biological diversity. Section 488(1)(a).

## Properties affected

All parcels shaded on the Streamside Protection and Enhancement DPA map and any other parcel in the City of Burnaby that contains a stream, or is partly or entirely located: a) within 30 metres of the top of bank of a stream; or b) within 30 metres of the top of a ravine bank for ravines that are less than or equal to 60 metres in width, or c) within 10 metres of the top of ravine bank for ravines that are greater than 60 metres in width, are collectively designated as the streamside protection and enhancement development permit area (the “Streamside Protection and Enhancement DPA”). For greater certainty, the Streamside Protection and Enhancement DPA applies to all parcels that meet the above criteria, whether or not shaded on the Streamside Protection and Enhancement DPA map.

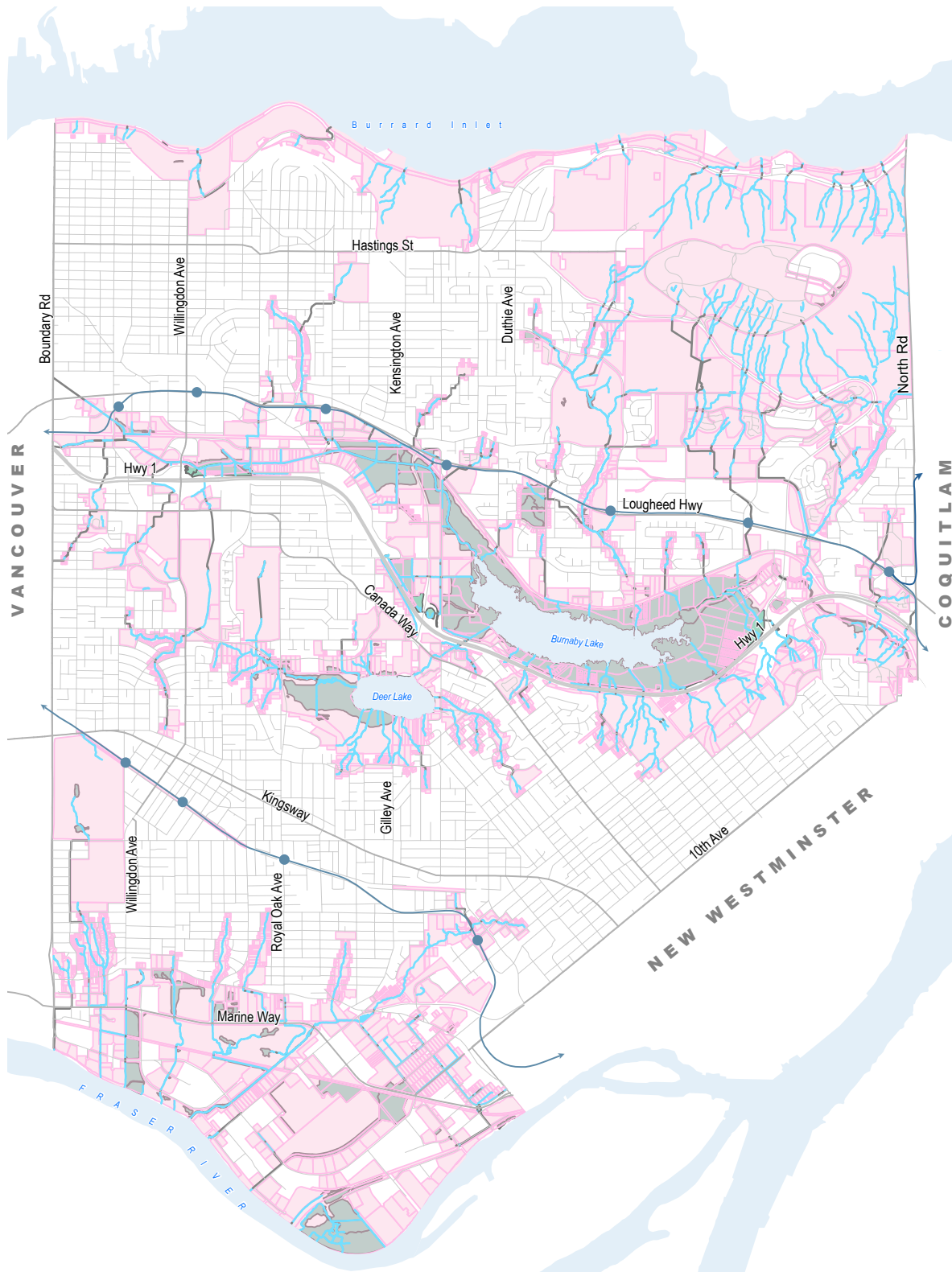
By definition, a “stream” includes a watercourse or source of water supply, whether usually containing water or not, a pond, lake, river, creek, brook, ditch and a spring or wetland that is integral to a stream and provides fish habitat.

## Justification

Designating Streamside Protection and Enhancement Development Permit areas builds on the successful outcomes of Burnaby’s policy, regulation and guidelines that have been in place since the late 1990s to protect and enhance streamside riparian areas when land is redeveloped. Local governments are directed by the Province of BC to use their land use planning and regulatory powers to meet or exceed the streamside riparian protection requirements of Provincial legislation and regulation. Protecting and enhancing streamside riparian areas not only protects streams and fish habitat; it also provides habitat for wildlife, creates corridors that enhance biodiversity and conserves green space that makes our community more livable.



### Streamside Protection and Enhancement Development Permit Area Map



- SkyTrain line (with station)
- Streamside Protection and Enhancement Development Permit Area
- Wetlands
- Enclosed stream
- Open stream

## Objectives and special conditions

The Streamside Protection and Enhancement Development Permit Area and its associated guidelines are designed to protect and enhance Burnaby's rich aquatic habitats and riparian areas. By regulating development within and near streams, the City of Burnaby seeks to foster healthy aquatic ecosystems through conservation, restoration, and enhancement. Through the Streamside Protection and Enhancement Development Permit Area, Burnaby seeks to ensure the long-term ecosystem health and viability of these important habitats for terrestrial and aquatic species as well as residents. This will be accomplished through the following objectives:

1. Protect and enhance Burnaby's rich aquatic habitat and riparian areas
2. Regulate development near streams
3. Foster healthy aquatic ecosystems through conservation, restoration, and enhancement
4. Ensure the long-term ecosystem health and viability of these habitats

Unless exempted, a development permit addressing Streamside Protection and Enhancement must be approved before:

- » Subdivision of land
- » Construction of, addition to, or alteration of a building or structure
- » Alteration of land, including but not limited to clearing of vegetation, grading, changes to landscaping, preparation or construction of services and trails

The applicable guidelines for the Streamside Protection and Enhancement Development Permit Area is provided in the City's Zoning Bylaw, including exemptions for which a Development Permit would not be required. *LGA* Section 488(3)(4).

# Appendix D. Tenant Protection Development Permit Area



## Category

Pursuant to the *Local Government Act*, the City of Burnaby hereby designates a Development Permit Area for the following purposes:

- » Mitigation of the effects of displacement on tenants who will be or have been displaced from their rental units in relation to a redevelopment or proposed redevelopment, as those terms are defined under section 63.1 of the *Community Charter*

Sections 63.1-63.3 of the *Community Charter* provide authority for local governments to adopt tenant protection bylaws as a tool to minimize negative impacts on tenants facing displacement due to redevelopment.

Section 491(11) of the *Local Government Act* states that a development permit issued by a municipality can include requirements to comply with all or part of a tenant protection bylaw.

## Properties affected

The entire City of Burnaby is designated as a Tenant Protection DPA. Properties affected include any property required to comply with the City of Burnaby's Tenant Protection Bylaw, including:

- » Purpose-built market rental buildings with five or more dwelling units that are being redeveloped
- » Secondary market rental buildings with less than five units that are also being consolidated into a larger redevelopment project that includes a building that meets the above criteria

## Justification

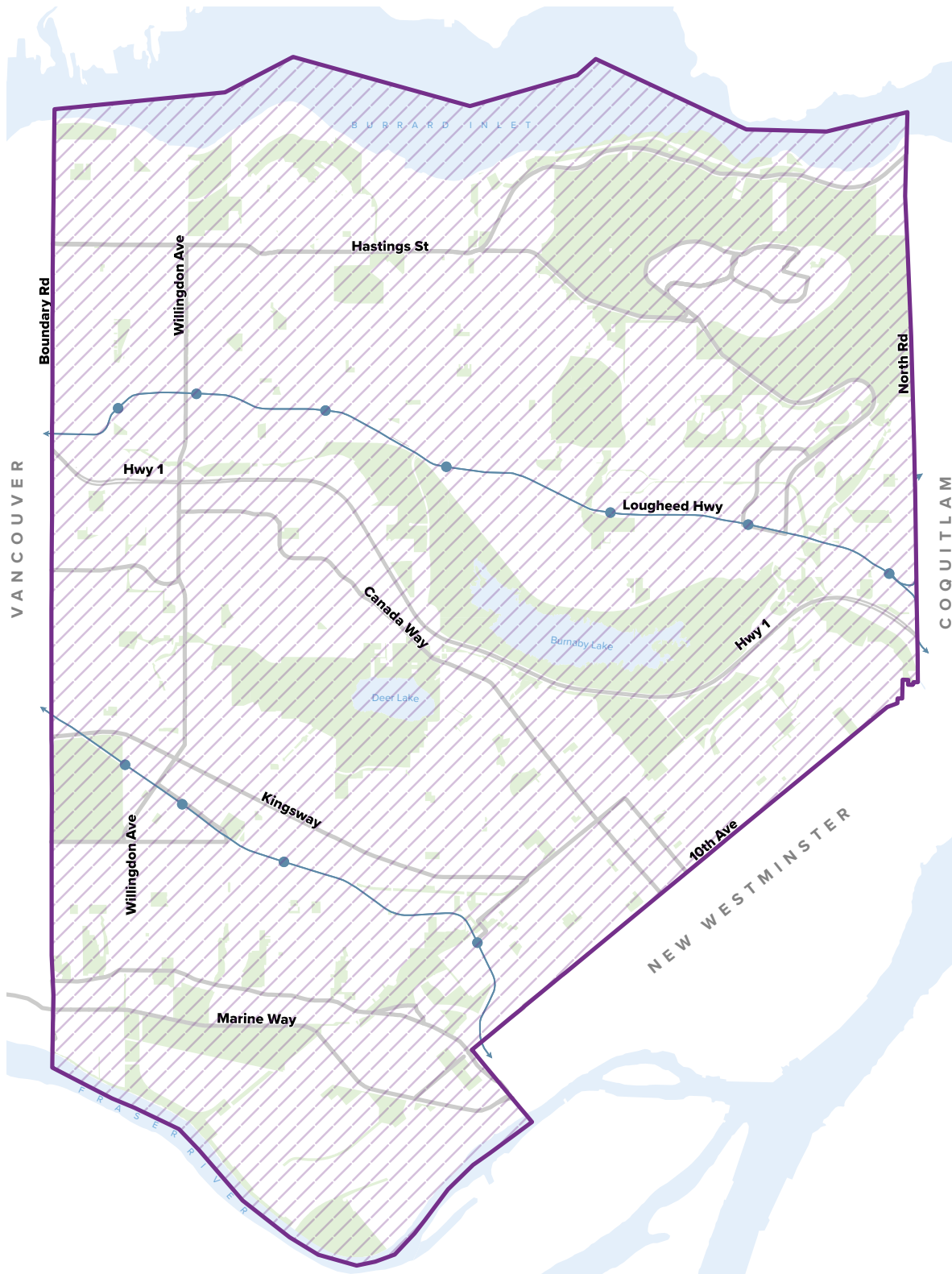
While there is a need for construction of more housing, redevelopment of purpose-built rental buildings can have significant financial and emotional impacts on tenants facing eviction. The Tenant Protection Bylaw and Tenant Protection Development Permit Area seek to reduce the financial impacts on tenants facing displacement by requiring advance communications with tenants, financial compensation, support to find new housing and provision of a replacement unit.

## Objectives and special conditions

The objective of this DPA is to ensure that redevelopment of all affected purpose-built rental units includes full protections for tenants, consistent with the DP guidelines and in compliance with the provisions of the Tenant Protection Bylaw. More broadly, this DPA seeks to mitigate the impacts of redevelopment on tenants and contribute to Burnaby's goal of being a renter-friendly community.


The applicable guidelines for the Tenant Protection Development Permit Area is provided in the City's Zoning Bylaw.

### Tenant Assistance Development Permit Area Map



- SkyTrain line (with station)
- ▨ Tenant Assistance Development Permit Area

# Appendix E. Plan Process and Engagement



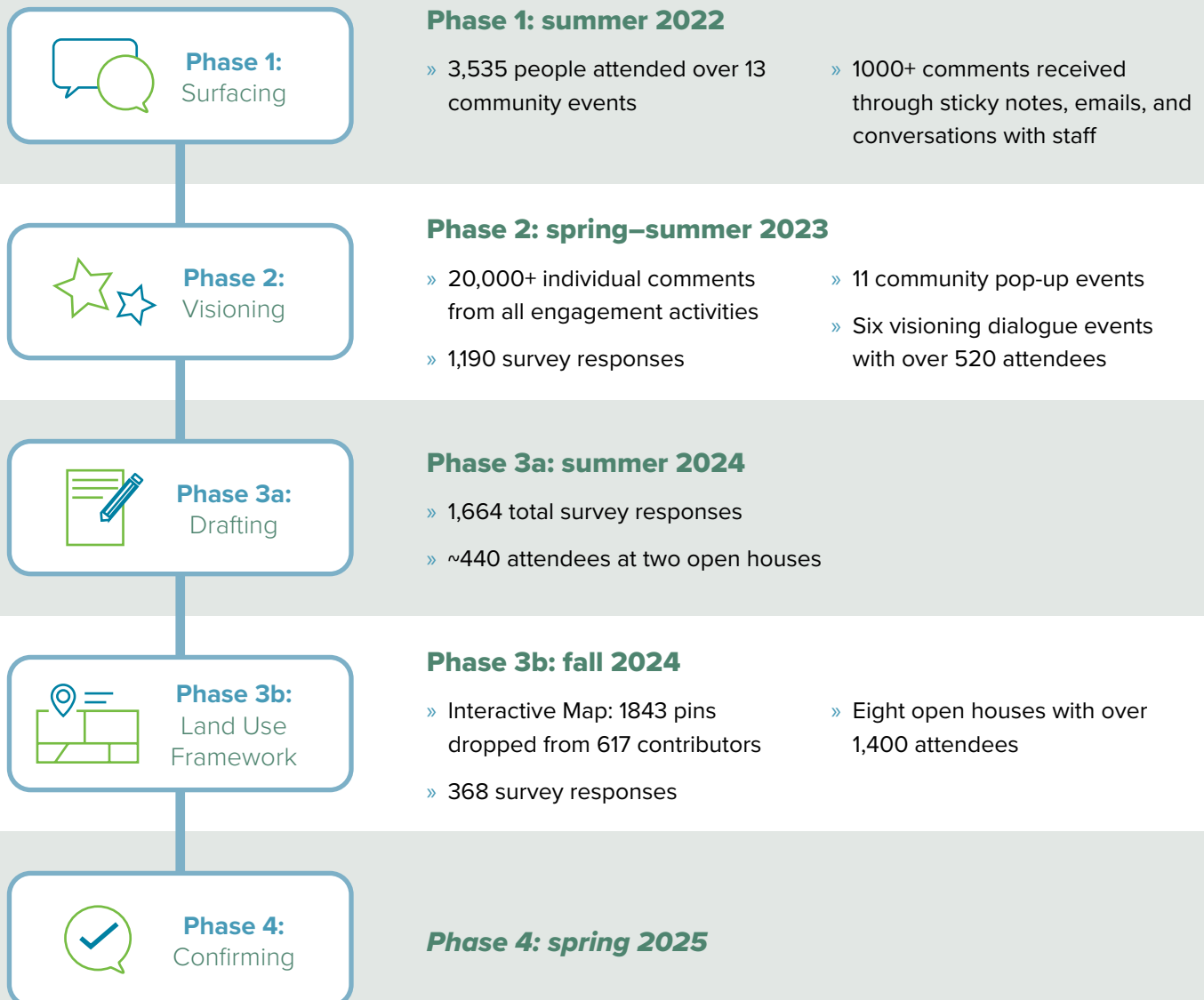
# General Public Engagement

The Official Community Plan (OCP) is a multi-year, multi-phased project shaped by thousands of contributions. Its development involved engagement with Host Nations, community partners, and the public across four consultation phases. Input provided over the different phases helped define, craft and confirm the city's priorities through a wide range of policies and a comprehensive land use map.

The City prioritized inclusive participation by piloting diverse engagement strategies, such as providing transit vouchers, hosting virtual sessions, using online surveys and interactive maps, and translating materials into ten languages. Public interest was high, with additional input gathered through additional channels like emails, meetings, petitions, and City Council delegations.

To reach as many people as possible, communications included a dedicated project webpage, news releases through local media, digital and social media campaigns, and city-wide postcard mailouts. In addition, engagement events were held in accessible locations across the city.

Below is a summary of public engagement efforts through all four phases:



# Land Use Framework Engagement

Engagement findings from Phases 1 and 2 helped develop policy objectives that guided the development of the Land Use Framework. The policy objectives include:

1. Respond to community input
2. Transit oriented development
3. Housing choices
4. Climate action
5. Access to parks and natural areas
6. Access to amenities
7. Complete communities
8. Support a sustainable economy and create jobs
9. Improved built form and urban design
10. Advance reconciliation

In Phase 3, the City shared an initial draft of the Land Use Framework, and gathered feedback both online and in person.

In Phase 4, the revised Land Use Framework will be shared with the community as a part of the draft OCP, to confirm that it reflects their values and priorities for the future.

# Targeted Engagement

## Community partner workshops

Community partners were invited to attend virtual engagement sessions and provide written feedback to inform the various phases of the OCP that relate to their organizational mandates. Separate meetings were scheduled with individual organizations upon request.

Participating community partners included non-profit organizations, government agencies, local businesses, organizations serving equity-deserving groups, advocacy groups, faith-based organizations and neighbouring municipalities.

## Workshop for Indigenous Peoples living in Burnaby

Different in-person and virtual gatherings were organized for Indigenous Peoples living and working in Burnaby. These workshops provided a platform for discussion, sharing and community building. By working together to develop the OCP, we hope to advance reconciliation, strengthen City's relationships with Host Nations and Indigenous Peoples in Burnaby, and to ensure that the OCP reflects Indigenous interests, priorities and perspectives.

## Youth Advisory Council

Recognizing the importance of youth perspectives, which are often missing from general public engagement, a Youth Advisory Council (YAC) was established to engage with young residents.

YAC members participated in three workshops, providing feedback on the draft OCP vision, values, growth scenarios and policy directions, while also learning about community planning and local government.

Beyond these workshops, YAC members were encouraged to hold their own engagement sessions with family and friends. Their feedback was recorded and helped shape the vision, values and policies in the OCP.



## Community Assembly

The Community Assembly is a representative group of 40 Burnaby residents who met in seven full-day sessions between February and June 2024 to learn, hear from experts and community voices, work through trade-offs, and develop recommendations for Burnaby's OCP.

City Council received and responded to the recommendations submitted by the Assembly. Recommendations from the Community Assembly spoke to topics such as housing choices, access and affordability, growth, density, land use and transportation. The City committed to report back publicly on how the recommendations were incorporated into the OCP.

Upon the completion of the draft Official Community Plan, representatives from the Community Assembly will reconvene to review and provide feedback.

To learn more about the process, please visit [Burnaby Community Assembly](#).



