

The City is embarking on an exciting project to renew the Burnaby Official Community Plan (OCP). The OCP will provide policy direction on how growth is managed and where people live, learn, work and play. Learn more about development and urban design in Burnaby in this issue of the Insights Reports.

How does the OCP influence planning and development in Burnaby?

The OCP is a legally required bylaw that enables City Council to guide and manage where, when and how future growth will be accommodated. It sets the long range vision for the city, supported by goals, objectives and policies for how that vision will be achieved.

Both the OCP and Community Plans provide high-level policy direction for the different types of land uses and development forms that may be supported in certain areas of the City. The OCP applies to the whole city, whereas Community Plans provide comprehensive guidance for development while responding to the unique characteristics of a given community or neighbourhood. The Zoning Bylaw and other municipal policies provide technical direction on topics such as land use and building characteristics, servicing and transportation needs, housing requirements, and climate action measures.

In many cases, City Council is required to approve development through a rezoning process, development variance permit, or temporary use permit application.

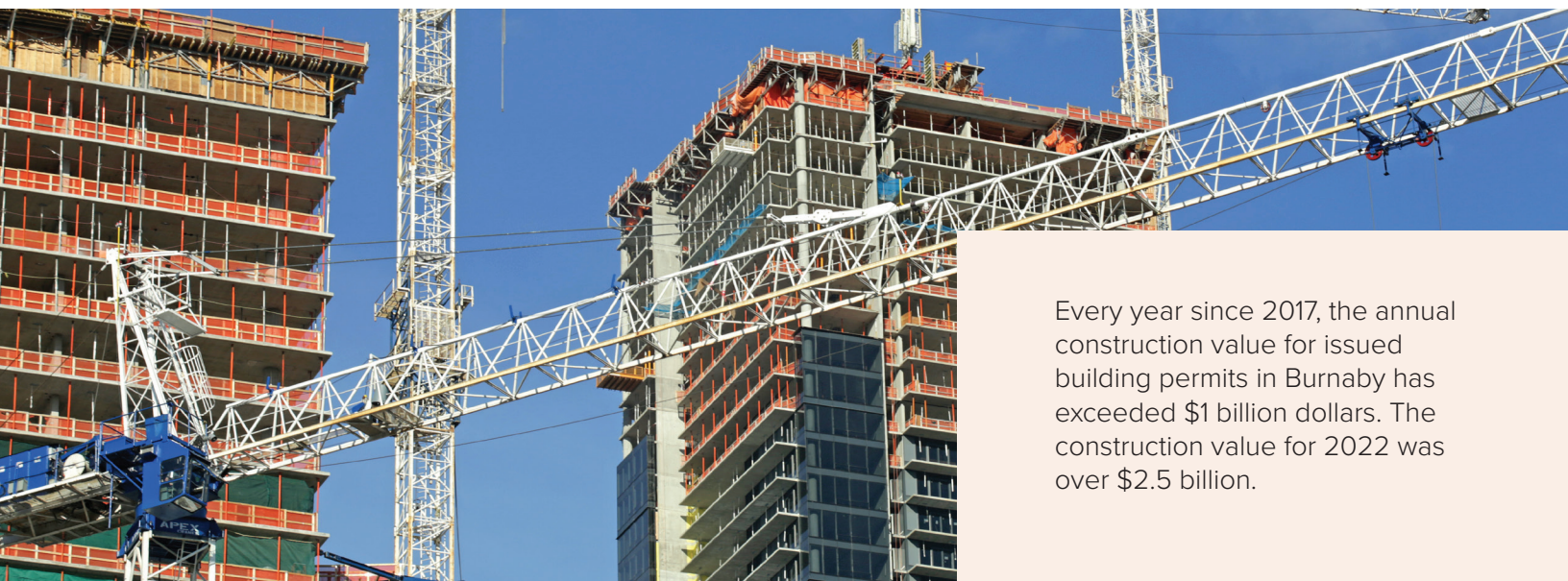
Once Council approval is granted, an applicant must obtain proper permits (e.g. building permits) from the City prior to starting construction.

OCP & community plans

Zoning bylaw
& other policies

Development applications

Permitting & construction



Every year since 2017, the annual construction value for issued building permits in Burnaby has exceeded \$1 billion dollars. The construction value for 2022 was over \$2.5 billion.

Why does Burnaby need more development? What is the benefit for the people who live and work here?

Development is important for those who live, work and play in Burnaby now and in the future. It brings:

- » Expanded housing choices and employment options
- » Better access to everyday basic commercial needs and services (e.g. grocery stores, banks, convenience stores, pharmacies, personal health and wellness services)
- » Opportunities to preserve and enhance natural and environmental assets like streams and riparian habitats
- » New or upgraded public realm features like streets, sidewalks, bike lanes, parks and other public spaces
- » Extensions and upgrades to municipal utility infrastructure and services
- » Improved access to public transit
- » Construction of affordable housing and community amenities (including daycares and parks) through community benefit fees charged to developers.

Over 100 rezoning applications for multi-family residential or mixed-use developments are currently under review throughout the City. This represents a potential total of over 34,000 residential dwelling units that may be constructed in the future if these rezoning applications are approved by Council.

What sorts of development do we need to accommodate the increase in people and jobs expected in Burnaby by 2050?

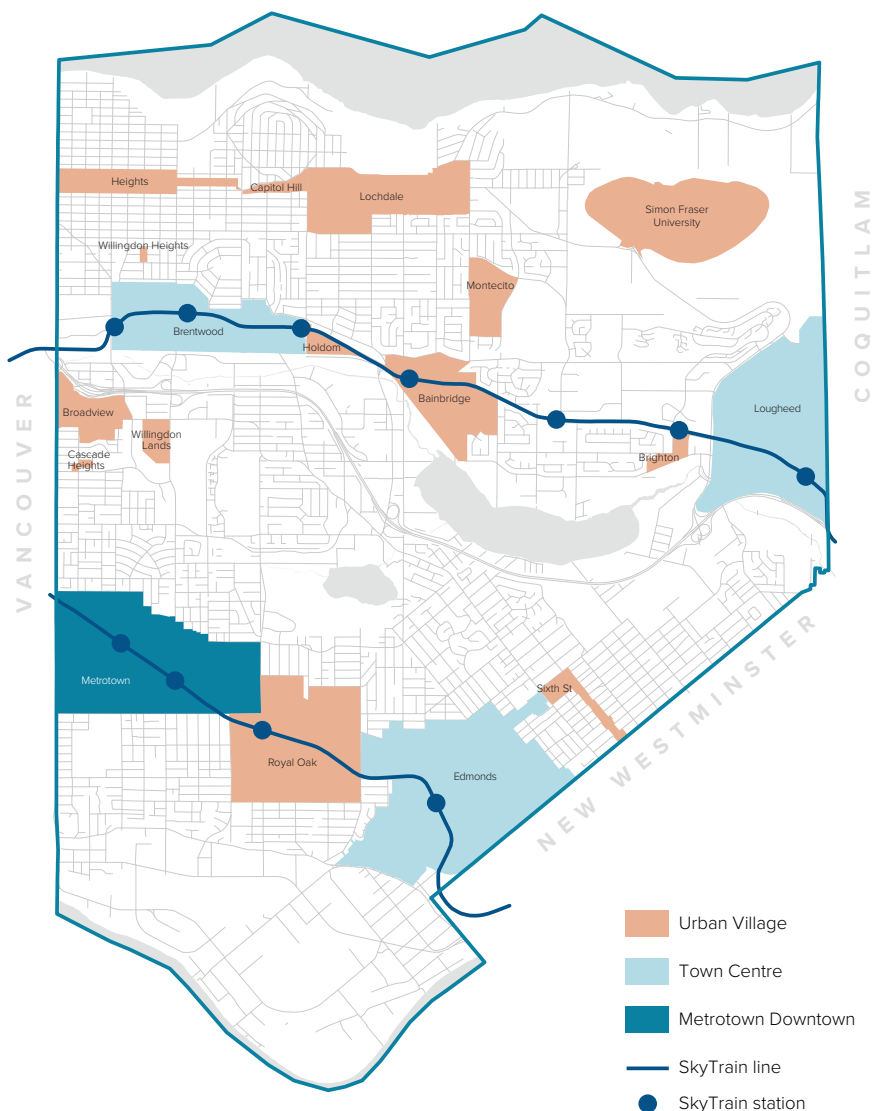


Development in Burnaby

The majority of recent development in Burnaby has occurred in the Metrotown Downtown and the Brentwood, Lougheed and Edmonds Town Centres. This has been characterized by high-rise residential, commercial and mixed-use developments near the Expo and Millennium SkyTrain rapid transit lines.

The recently adopted Bainbridge and Lochdale Urban Village Community Plans provide a blueprint for how smaller, locally-focused Urban Village neighbourhoods will also grow to provide additional housing and employment options, as well as community amenities and services.

Development has also occurred outside of Town Centres and Urban Villages, ranging from new schools and hospital upgrades to film studios and other employment spaces, as well as new housing in existing neighbourhoods.



Brentwood Town Centre Master Plan

The Brentwood Town Centre Master Plan was approved by Council in 2013. The Plan established a framework for further site-specific rezoning applications for a multi-phased, mixed-use high-rise apartment and office development with ground-oriented townhousing and commercial uses on the existing Brentwood Mall site. To date, ongoing development on this master planned site has provided the following:

- » 1,408 market units and 300 rental units, with 993 market units and 74 rental units under construction to accommodate a total of approximately 5,550 residents
- » 62,300 sq.m. of leasable commercial floor area
- » 5,000 sq.m. of public plaza space adjacent to the Brentwood Town Centre SkyTrain station

Urban design, or how the city looks and feels, is vitally important to those who live and work here.

High-quality urban design contributes to creating active, unique places and improving the ways in which people may access, use and interact with buildings and urban spaces around them.

Recent and future developments will increasingly focus on using best practices in urban design through guidelines established in policies like the Burnaby Town Centre Standards, Metrotown Downtown Plan, Urban Village Design Guidelines and various master planned developments.

Good urban design considers the following aspects:

Multi-purpose
and adaptive
public spaces

Safety, comfort and
accessibility for all

Efficient access
and sustainable
transportation

Interface between
buildings and
streets/public
spaces

Building design,
site layout and
orientation

Integration of
nature into
urban spaces

**What urban
design features
are important
to you?**

