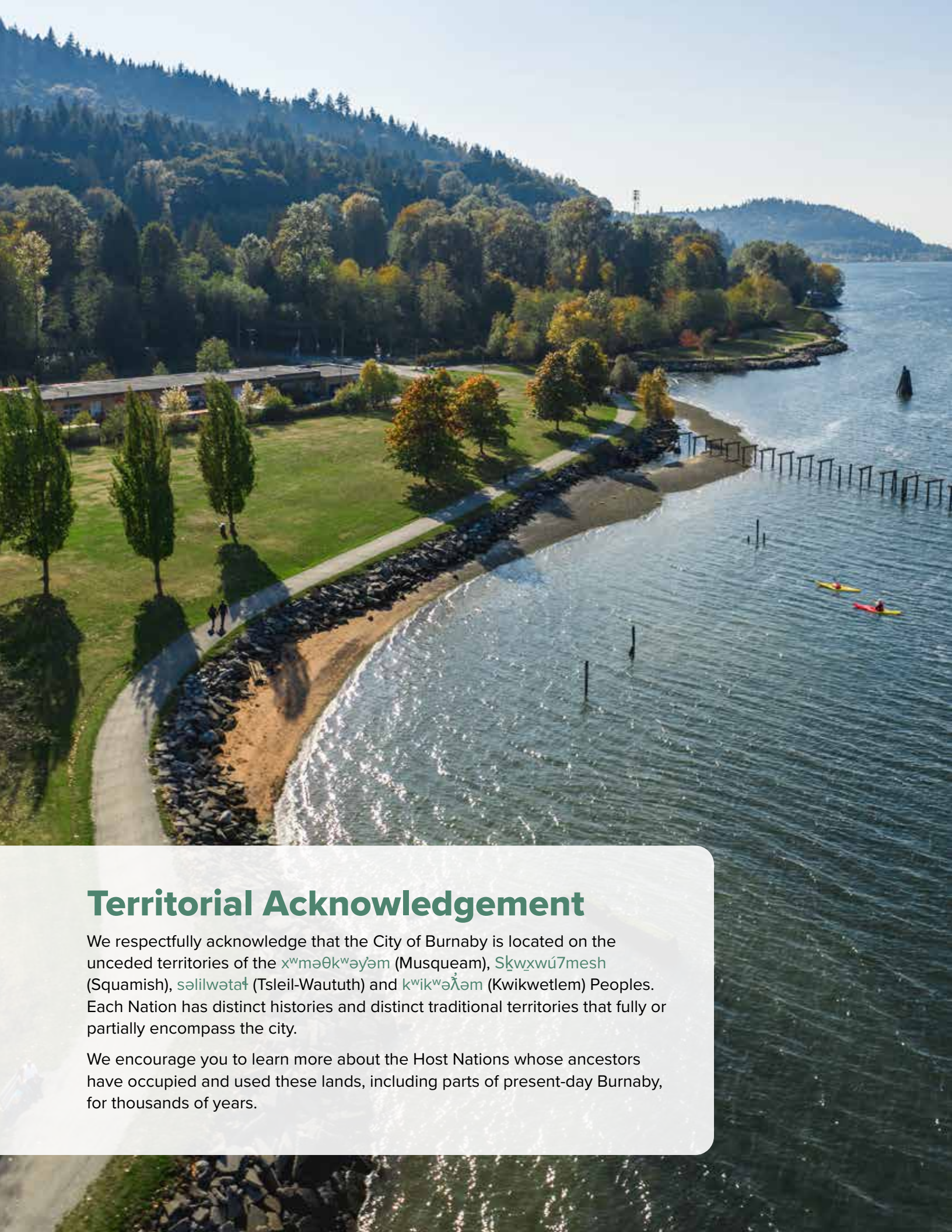


BURNABY 2050

Official Community Plan





Territorial Acknowledgement

We respectfully acknowledge that the City of Burnaby is located on the unceded territories of the *xʷməθkʷəy̍əm* (Musqueam), *Skwxwú7mesh* (Squamish), *səlilwətaɫ* (Tsleil-Waututh) and *kʷikwəḷəm* (Kwikwetlem) Peoples. 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

On behalf of Burnaby City Council, I am pleased to present *Burnaby 2050: Official Community Plan*—a bold and forward-thinking land use and policy framework that will guide our city's growth and transformation over the next 25 years.

This plan is the result of a three-year journey shaped by thousands of voices: residents, community partners, Host Nations and Indigenous Peoples who shared their hopes, ideas, and values for Burnaby's future. Together, we've created a plan that reflects what matters most: connectivity, inclusivity, stewardship, sustainability and opportunities to thrive.

As Burnaby continues to grow, we face real challenges—housing affordability, climate change, aging infrastructure, and pressure on community amenities. With *Burnaby 2050*, we're ready to meet those challenges head-on. Grounded in reconciliation, climate action, and equity, diversity and inclusion, this plan leverages our strengths to ensure Burnaby remains a leader among Canadian municipalities.

Burnaby 2050 is a powerful tool that provides a clear, community-driven vision, supports strong policies for sustainable and inclusive growth, outlines a framework for accountability and progress tracking and ensures alignment with zoning bylaws and City regulations.

This isn't just a plan; it's a promise to build a city where everyone can thrive. A city that's green and inclusive with safe and connected neighbourhoods and a vibrant economy where people want to live, work and play for generations to come.

To everyone who contributed your time, ideas, and passion: thank you. *Burnaby 2050* is your plan and our shared future—Let's build it together!

Mayor Mike Hurley

Acknowledgements

The *Burnaby 2050 Official Community Plan* is the result of the collective efforts, voices, and dedication of thousands of people across the city.

We extend our sincere thanks to Mayor and Council, the Burnaby Community Assembly, the Youth Advisory Council, Host Nations, Indigenous Peoples living in Burnaby, our Community Partners, government agencies, consultants and City staff who have played a vital role in guiding the development of this plan.

Burnaby's Official Community Plan is, above all, a reflection of the voices and aspirations of the community. We extend our deepest gratitude to the thousands of people who shared their time, ideas and vision for the future of our city. Your contributions have helped shape a plan that sets the direction for a more connected, inclusive, green, and vibrant Burnaby.

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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 and lenses 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 includes new features to help simplify and streamline the City's planning processes, such as:

- » 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, 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 seeking 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 250+ 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

The community’s core beliefs and shared aspirations



Land Use Framework

Map-based tools that identify 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 that embody the values and pursue the vision. Together they establish priorities and guide 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

250+ Policy Actions

Statements about what the City will do to achieve the objectives

Implementation

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

Three Lenses

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

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 and parks, have been proposed in areas that are expected to grow. These will support daily needs as well as walking and rolling.

6 Welcoming public spaces

Land has been designated for parks, open spaces 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 Transportation connections

Transportation connections have been added throughout neighbourhoods to improve access to daily needs.

10 Streamside protection

The Streamside Protection and Enhancement 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. Some 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 are permitted in 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.

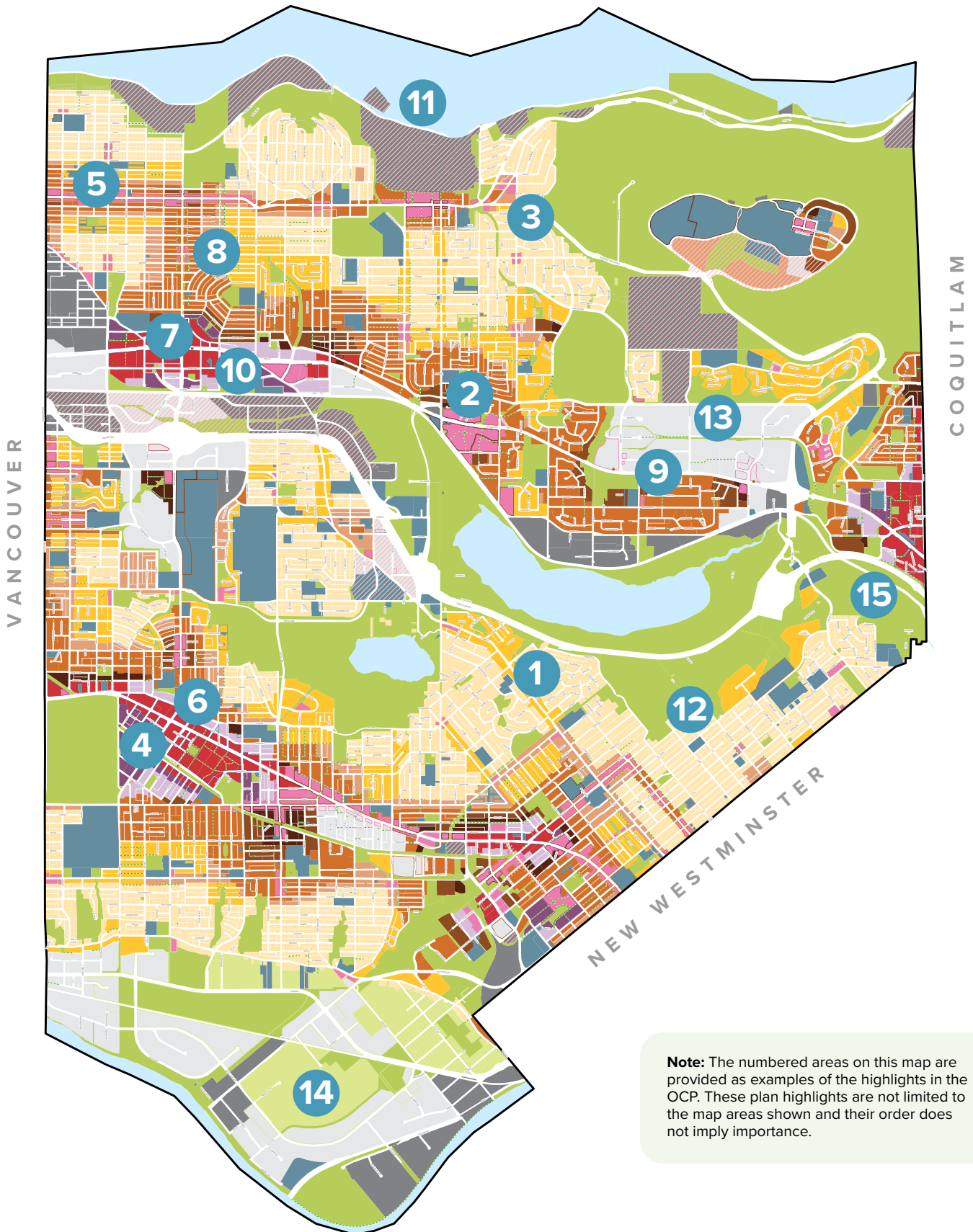
14 Protection for agriculture

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

15 Environmental protection for nature and people

Policies, targets and Development Permit Areas support the protection and enhancement of ecosystems and biodiversity through existing and new parks, open spaces and natural areas.

Plan Highlights





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 place 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 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.



Surfacing

Raised awareness of the OCP and gained insight into what people love about Burnaby.

Visioning

Gathered input on the community's priorities for the future of Burnaby.

Drafting

Asked for feedback on high-level policy directions, growth scenarios and the draft vision, values and guiding principles.

Mapping

Gathered input on the draft land use framework, including the proposed land use designations and the draft land use map.

Confirming

Sought feedback on the draft OCP before presenting a final OCP to Council.

Consultation results

The City encouraged broad participation by holding in-person open houses, workshops and pop-ups; hosting 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 who provided input on the plan. Public interest was high; engagement events had good turnouts, online features had high response rates, and comments were also received through emails, meetings, petitions and City Council delegations.



24 Pop-up events
16 Open houses
6 Visioning dialogues



63 Participating community partner organizations



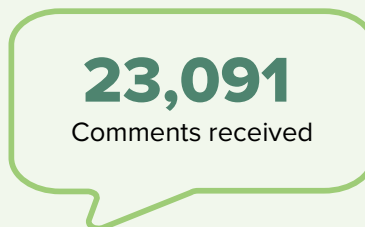
2,799
 People on mailing list



3,656
 Survey responses



400,000+
 Video views



23,091
 Comments received

40

Community assembly participants



6,918 Conversations with community members



16 Youth Council members
3 Youth Advisory Council meetings

33,956
 Website visitors



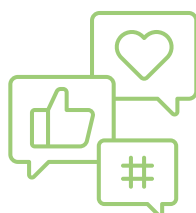
4,013
 Map comments

48

Written submissions

150+

Social media posts



4 Workshops for Indigenous Peoples living and working in Burnaby



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 First Nations who have stewarded these lands and waters for thousands of years, including the Host Nations of xʷməθkʷəy̓əm (Musqueam), Skwx wú7mesh (Squamish), səlilwətał (Tsleil-Waututh) and kʷikʷəłəm (Kwikwetlem) Peoples.

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**.



This icon highlights policies intended to advance reconciliation.



Community Members at National Indigenous Peoples Day.
Photo credit: Sarah Race

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 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 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

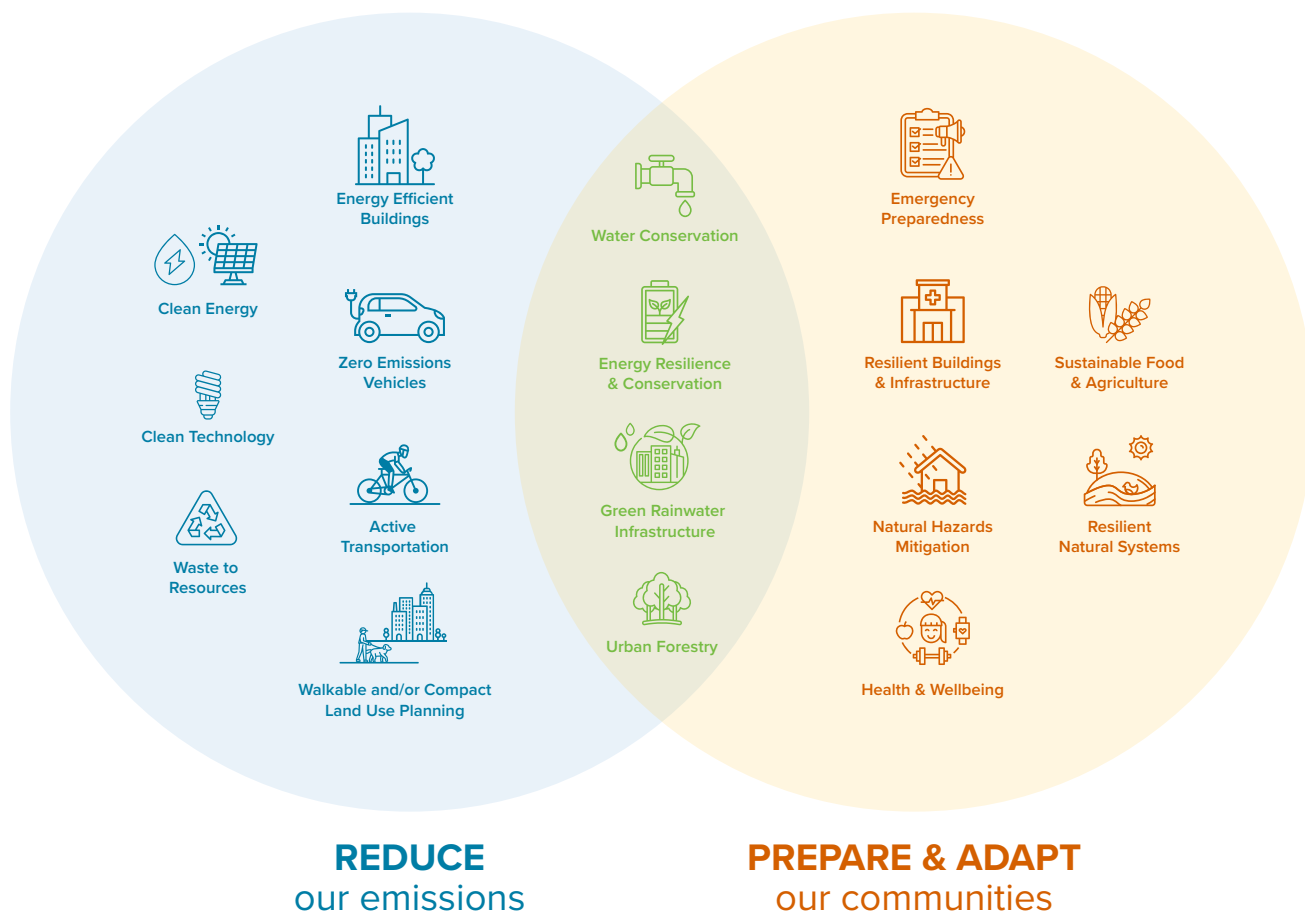
have a meaningful and measurable effect on reducing our impact.

Effective land use policies can help reduce GHG emissions, facilitate climate adaptation, expand the urban forest 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, support better health outcomes 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



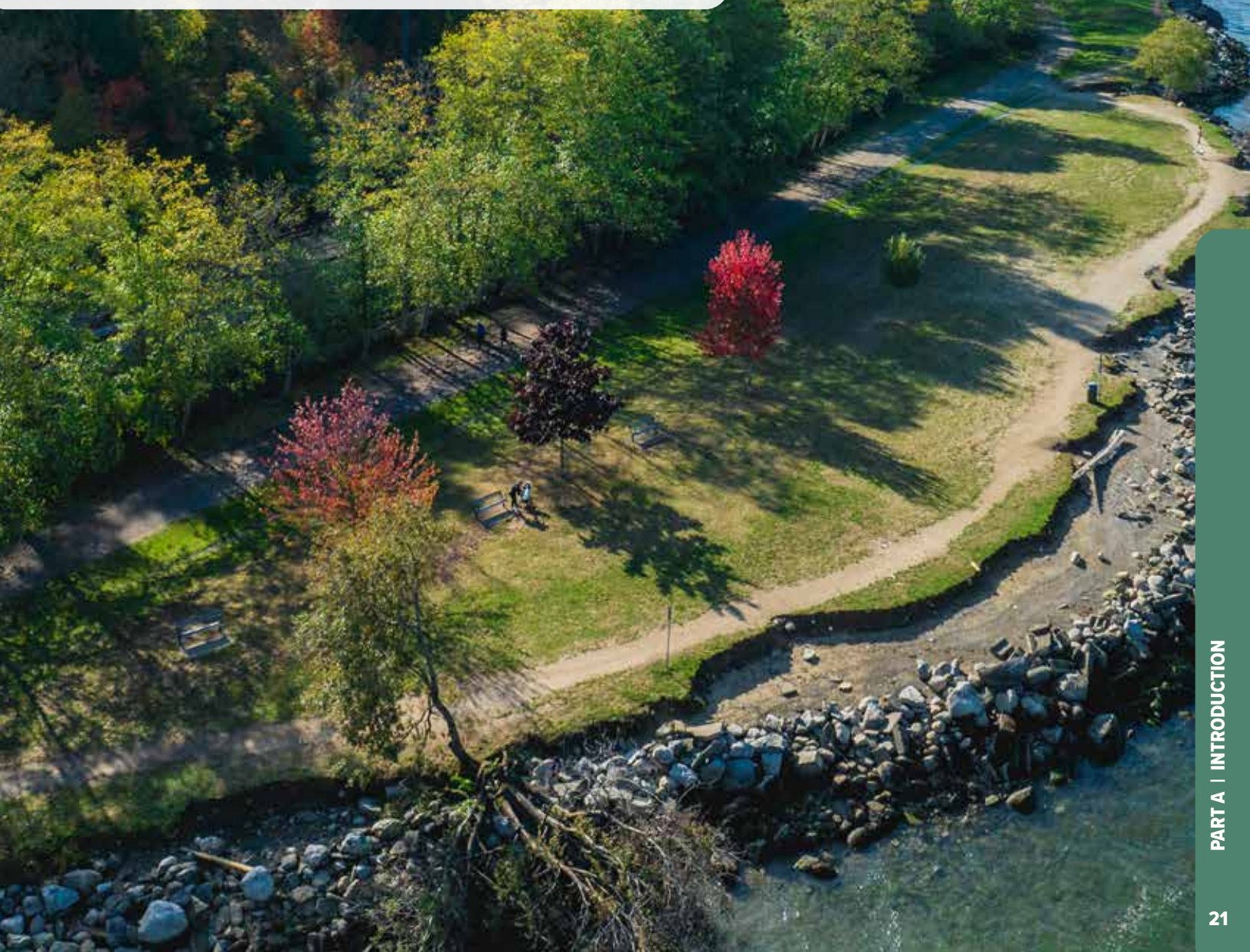
*Based on 2021 data, Canada reached 676 Mt CO₂ eq, which made up 1.4% of total global GHG emissions. This places Canada as the 12th largest emitter in the world. (Government of Canada, Canadian Environmental Sustainability Indicators: Global greenhouse gas emissions)

Reconciliation with Indigenous Peoples

Statements on connection to the land

For thousands of years, 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 xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), səliłwətał (Tsleil-Waututh) and kʷikʷəłəm (Kwikwetlem) Peoples on the lands where present-day Burnaby is located.





xʷməθkʷəy̓əm (Musqueam)

Our name, xʷməθkʷəy̓əm, relates back to the flowering plant, məθkʷəy̓, which once abundantly grew throughout Musqueam the estuary. There is a sɣʷəy̓əm' (ancient history) that has been passed on from generation to generation that explains how we became known as xʷməθkʷəy̓əm—place where the məθkʷəy̓ grows.

Our šxʷtəl'a:wməxʷ (ancestral place), includes much of metro Vancouver, including all of present day Vancouver, Burnaby, New Westminster, Richmond, extending north-west up Howe Sound and the north shore mountains, to the south shore of the south arm of the Fraser river, and east to the Port Mann bridge. Through our kinship ties, Musqueam accessed and utilized the Salish Sea (i.e., Strait of Georgia, Puget Sound, and Strait of Juan De Fuca) and adjacent lands and waterways, extending up the Fraser River to the Fraser Canyon and adjacent lands and waterways, just as those with kinship ties to us came into our territory.

We have been in our traditional territory since time immemorial. Our oral histories speak of a time when the Fraser River delta was completely covered with water and Point Roberts was an isolated island. These oral histories align with western science, with

sedimentation models and archaeology confirming a physical manifestation of our presence in midden, village, and burial sites dating back some 8,000+ years ago. Changes in the delta are reflected in our oral histories and our many names across the landscape. These 120+ place names within and beyond the territory serve as storehouses for snəwəyət (teachings) and place-based knowledge.

Our lands were pre-empted by settlers and were surveyed with no regard to Musqueam title or interests. Eventually, we were relegated to a few small parcels of reserve land—a fraction of our traditional territory. Of the 144,888 hectares (358,026 acres) that comprises our territory, only around 0.2% was set aside as reserves. Our territory, once rich in natural resources, offered our ancestors a life of abundance. In return, our people were and still are the keepers of the lands and waters that sustain us.

Our ancestors were also strong, independent people and governed ourselves according to specific social, cultural and moral codes. As our ancestors did, we continue to honour our collective responsibilities to keep our culture vital and strong, share our teachings and laws, and work collaboratively to protect our environment while ensuring we are continuing to create a brighter future for community.¹

¹ Musqueam's Story, Musqueam Territory, [Musqueam Territory - Musqueam](#)



(Right to Left) Chief Wayne Sparrow, Mayor Mike Hurley and former Councilor Howard Grant at the first Council-to-Council meeting between Musqueam and the City of Burnaby. Photo Credit: xʷməθkʷəy̓əm (Musqueam)



Sḵw̓xwú7mesh (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 Sḵw̓xwú7mesh 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.²

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



Heartfelt embraces at a Squamish Nation gathering—celebrating connection, culture and community. Photo credit: Sḵw̓xwú7mesh (Squamish Nation)



səlilwətał (Tsleil-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 Tsleil-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.³

³ About Tsleil-Waututh Nation – Our Territory - [About Tsleil-Waututh Nation - Tsleil-Waututh Nation \(twnation.ca\)](https://twnation.ca)



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



kʷikʷəłəm (Kwkwetlem)

The kʷikʷəłəm people have lived in our traditional territory, known as the Coquitlam Watershed and surrounding areas, since before remembered time. Archaeological findings confirm continuous occupation of our territory for at least 9,000 years, dating back to the end of the most recent ice age. Our traditional territory centres on the watershed of skʷəłəma:ł̓ ʰacaʔ (Coquitlam Lake), including the upper and lower skʷəłəma:ł̓ stál'əw' (Coquitlam River), and extends east to the lands around Pitt Lake and both sides of the lower Pitt River. To the west, our territory includes Mossum Creek, Port Moody Inlet, and Stoney Creek, the lands of Sapperton Heights, and the north arm of the Fraser River. To the south, it reaches from Barnston Island to Annacis Island and the surrounding Fraser uplands. These lands correspond with present-day

municipalities including Coquitlam, Port Coquitlam, Port Moody, Pitt Meadows, Burnaby, Surrey, New Westminster, the Village of Anmore, and parts of Provincial and Federal lands.

kʷikʷəłəm First Nation has never ceded, surrendered, or abandoned our rights and responsibilities to these lands; our title remains unextinguished. kʷikʷəłəm families maintain deep-rooted connections to our territory and we are committed to protecting and caring for it for the benefit of present and future generations. As we work together with all our neighbours into the future, we are guided by the teachings of our ancestors—to carry on the same as of old—upholding our responsibilities to the land, water, and all living things.⁴

⁴ Kwkwetlem First Nation – [Our Territory](#) - [Kwkwetlem First Nation](#)



Kwkwetlem members giving a gift to a Kwkwetlem elder at the ʰéxətəm Regional Park re-naming ceremony. Photo Credit: kʷikʷəłəm (Kwkwetlem First Nation)

Host Nations and the OCP

Amidst the passage of time, Host Nations' connection to the land remains steadfast and profound. The 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 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 five 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 their priorities, interests and aspirations. 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 their needs and time frames. 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 Indigenous Peoples living in Burnaby and Host Nations 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 City staff, 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 Indigenous Peoples living in Burnaby and Host Nations 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.

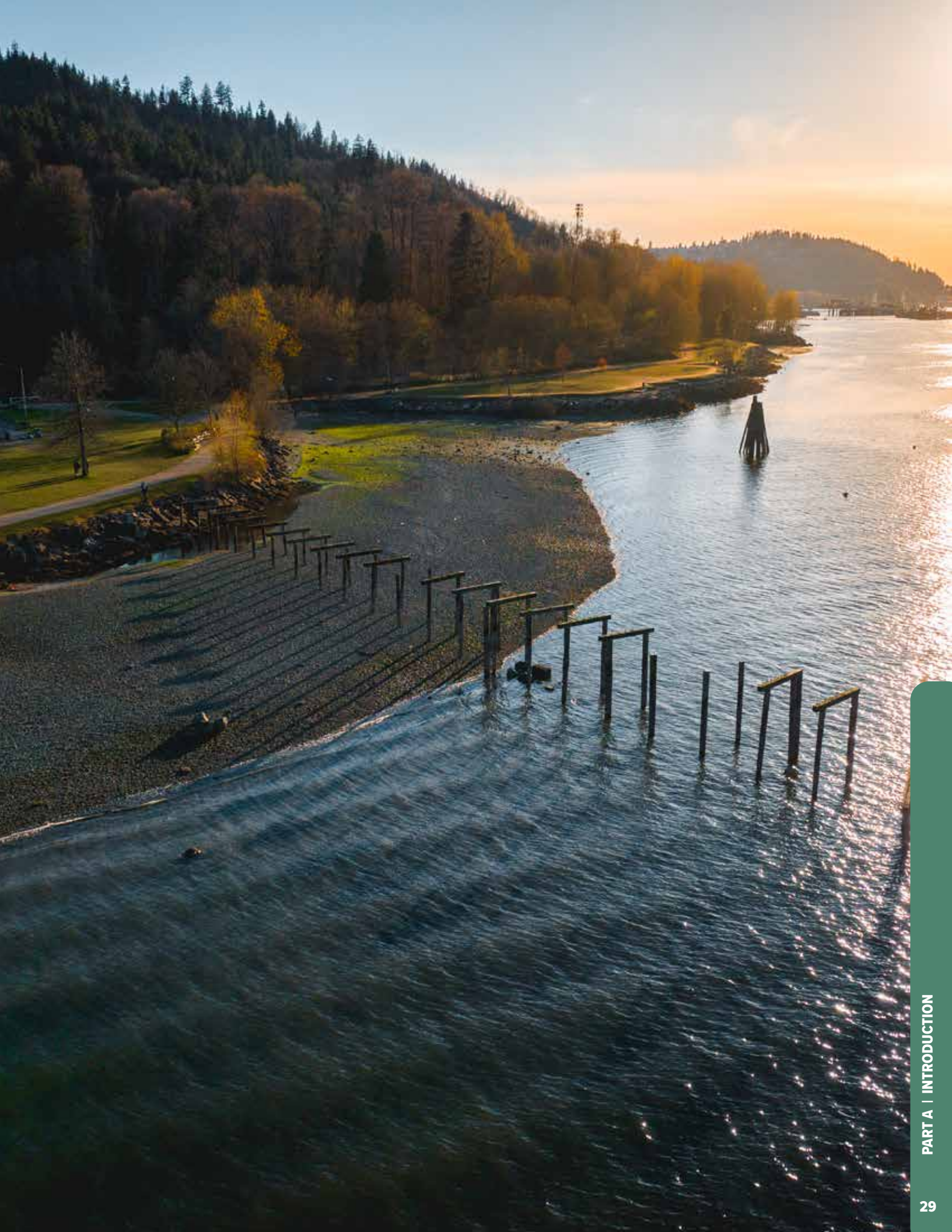
For more information on Special Study Areas in the Land Use Map and related policies, go to **Part B, Land Use Map**.

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

Environmental stewardship, go to **Part C, Objective 5.5**.



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

Pathways to the Present

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 for thousands of years 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.

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 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.

The City's territorial acknowledgement was introduced in 2019 and updated in 2025 to formally acknowledge that it is located on the unceded territories of the xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), səliłwətał (Tsleil-Waututh) and kʷikʷəłəm (Kwikwetlem) Peoples.

Today, the Host Nations of the xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), səliłwətał (Tsleil-Waututh) and kʷikʷəłəm (Kwikwetlem) 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.

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

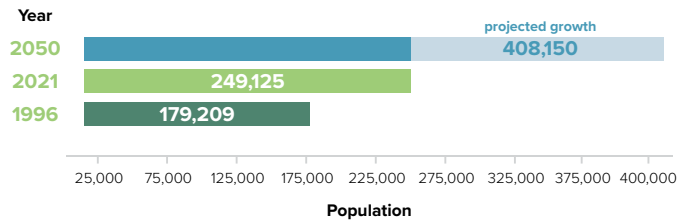


Figure 3. Burnaby's employment

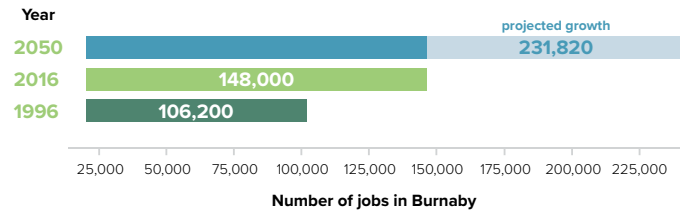


Figure 4. Burnaby's dwelling units

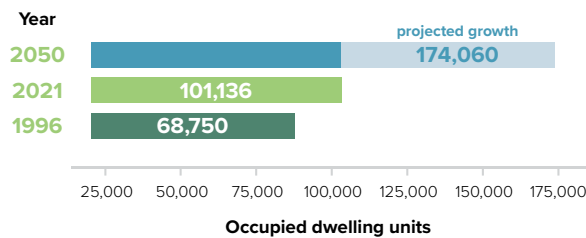


Figure 5. Proportion of households that own their home

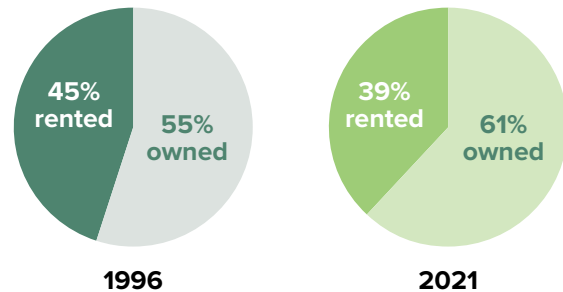


Figure 6. Proportion of housing units by housing structure between 1996 and 2021

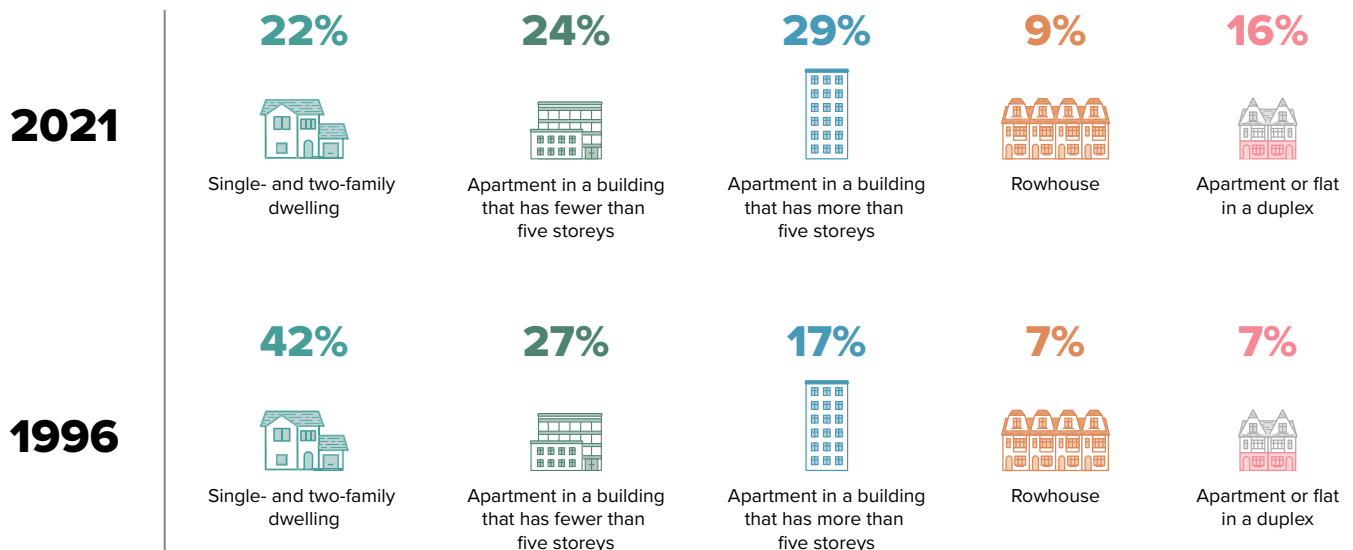
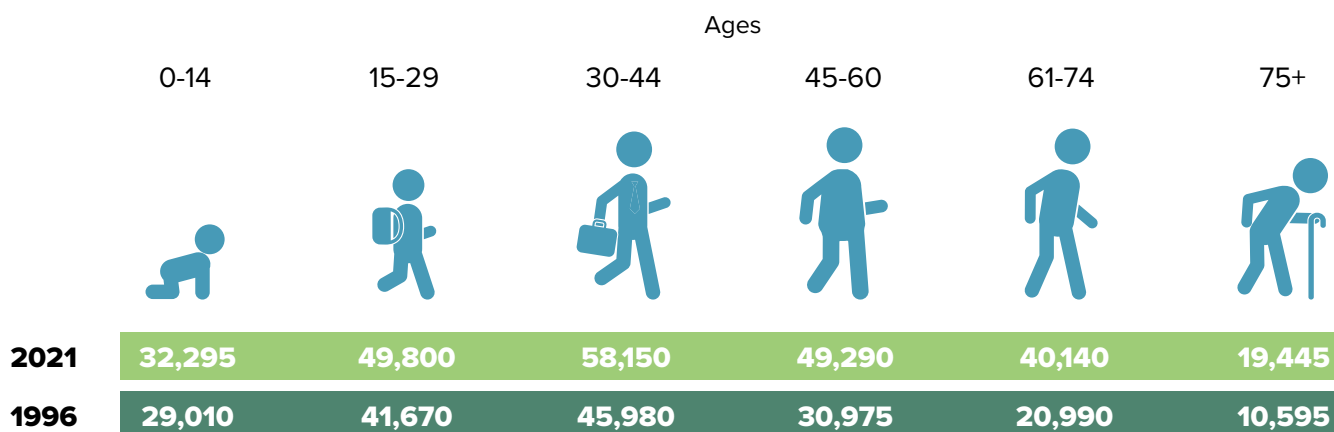


Figure 7. Age changes in Burnaby's population between 1996 and 2021

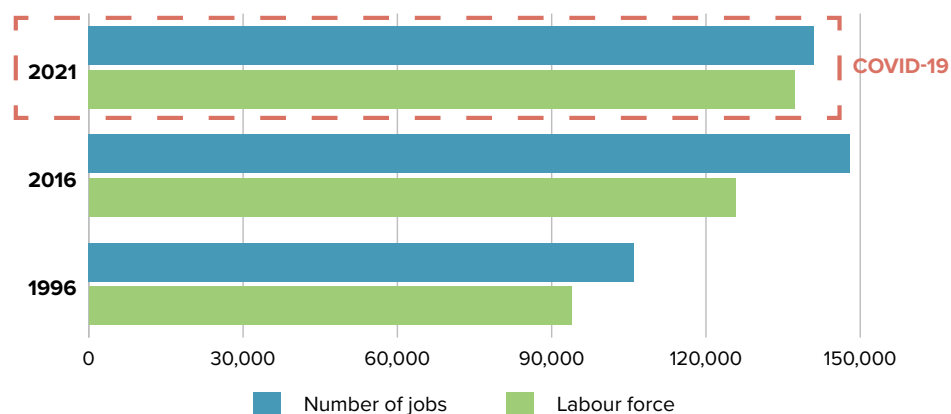


Source: Statistics Canada 1996 and 2021 Census

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

2021	2016	1996
Sales and services 24%	Sales and services 24%	Business, finance & admin 25%
Business, finance & admin 22%	Business, finance & admin 19%	Sales and services 25%
Natural and applied science 16%	Natural and applied science 14%	Management 12%
Trades and transport 11%	Management 12%	Trades and transport 11%
Social science, education, law, community and government services 11%	Social science, education, law, community and government services 10%	Natural and applied science 9%
Health services 6%	Trades and transport 8%	Social science, education, law, community and government services 7%
Other 10%	Other 13%	Other 11%

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.

Central location

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

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.

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 and open spaces provide opportunities for recreation and relaxation.

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.

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.



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 housing units that are more affordable.

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, sixplexes, 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 and changing 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 spaces.

Figure 10. Growth projections to 2050

	Forecasted numbers			
	2021	2030	2040	2050
Population	261,810 ¹	311,510	361,630	408,150
Units	106,170 ²	128,330	151,860	174,060
Jobs	160,330 ³	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: Urban Structure, Community Plan Areas, Land Use Map and Development Permit Areas.

Structure of the Land Use Framework



¹ 2021 Census population data adjusted by Metro Vancouver to account for Census undercount.

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

³ 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 (refer to Figure 11) 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 2050*, 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, 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.

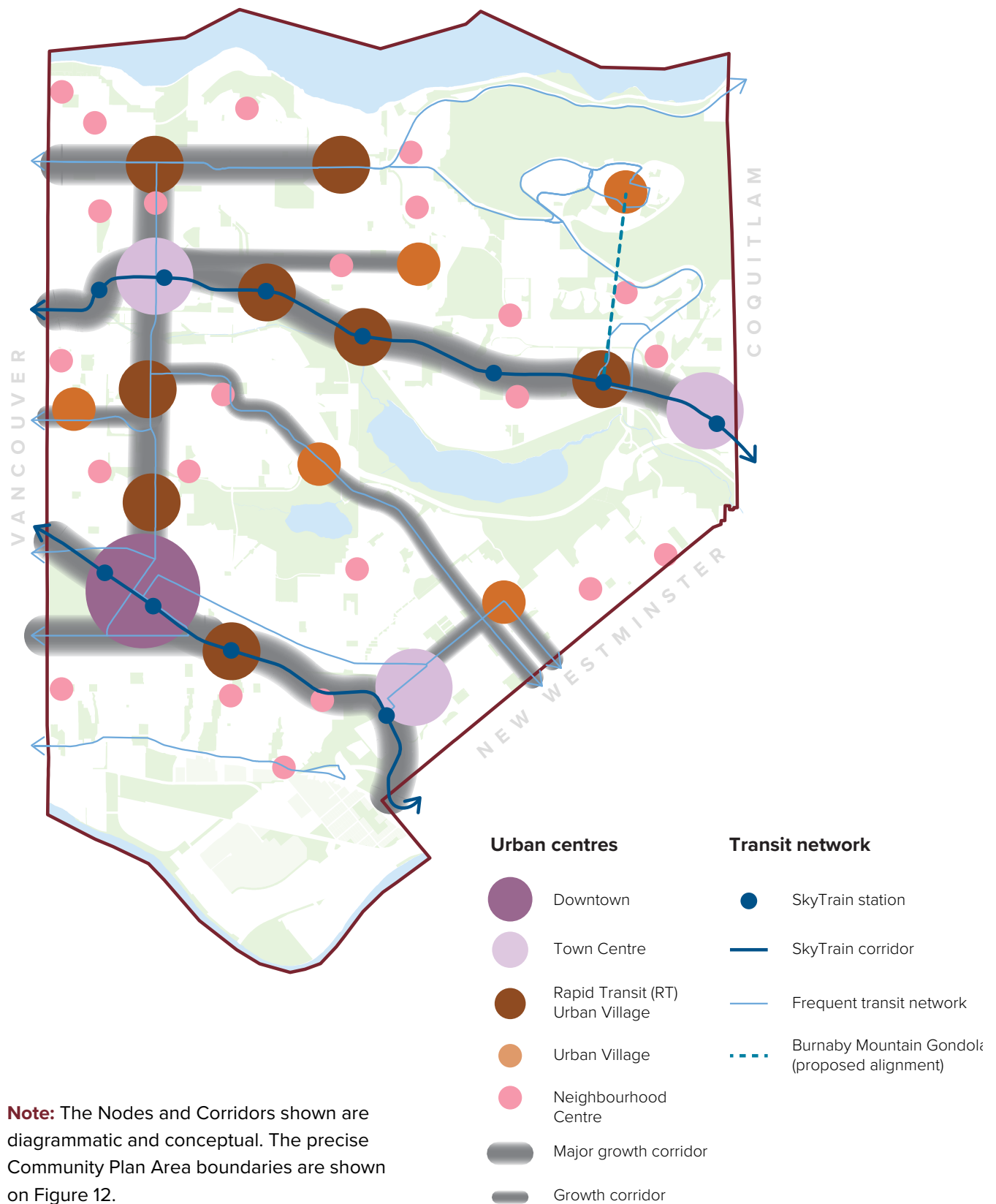
The following pages describe the vision for each of the urban centre types shown in the Urban Structure Map. These include the Downtown, Town Centres, Rapid Transit Urban Villages, Urban Villages and Neighbourhood Centres.

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.



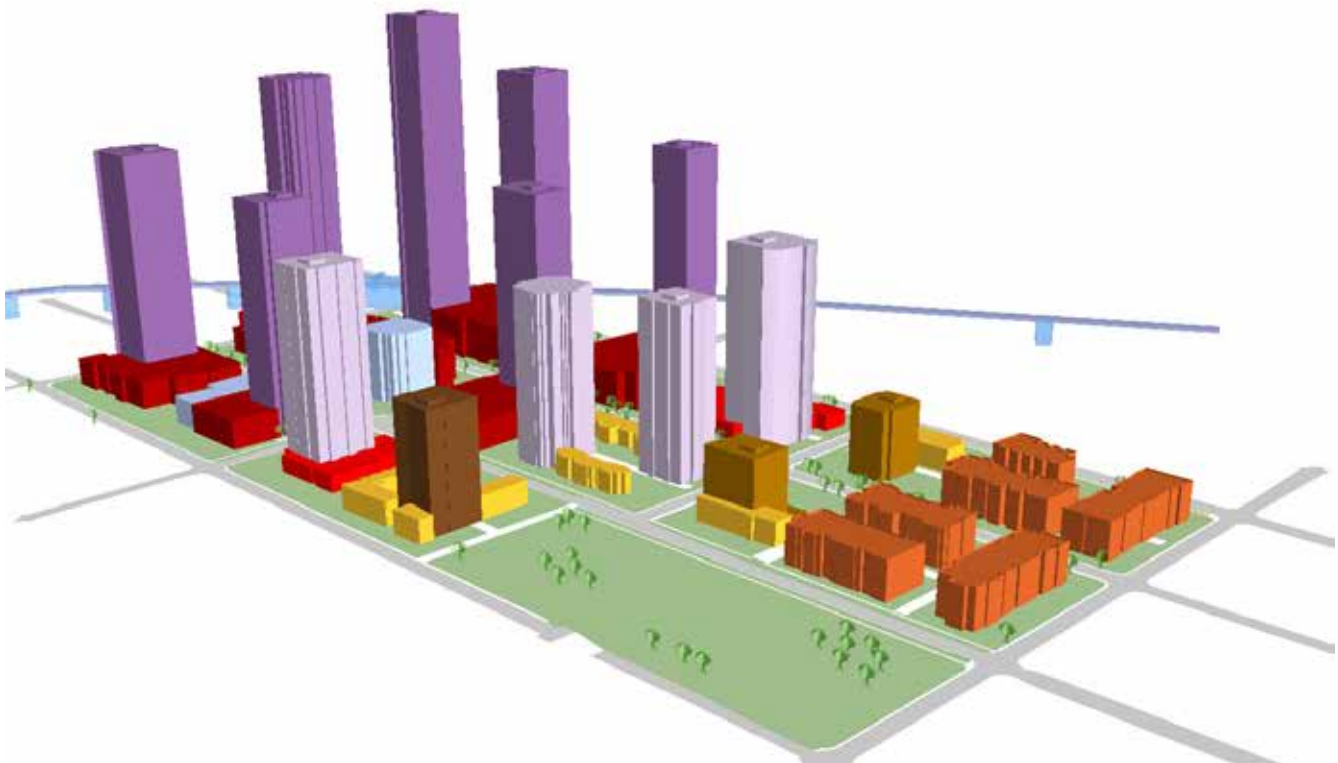
Figure 11. Urban Structure Map: Nodes and Corridors



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 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

40+ 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***



* Community Benefit Bonus (CBB) heights may extend to the height permitted in the next designation.

** Discretionary CBB heights may be available for these designations.

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

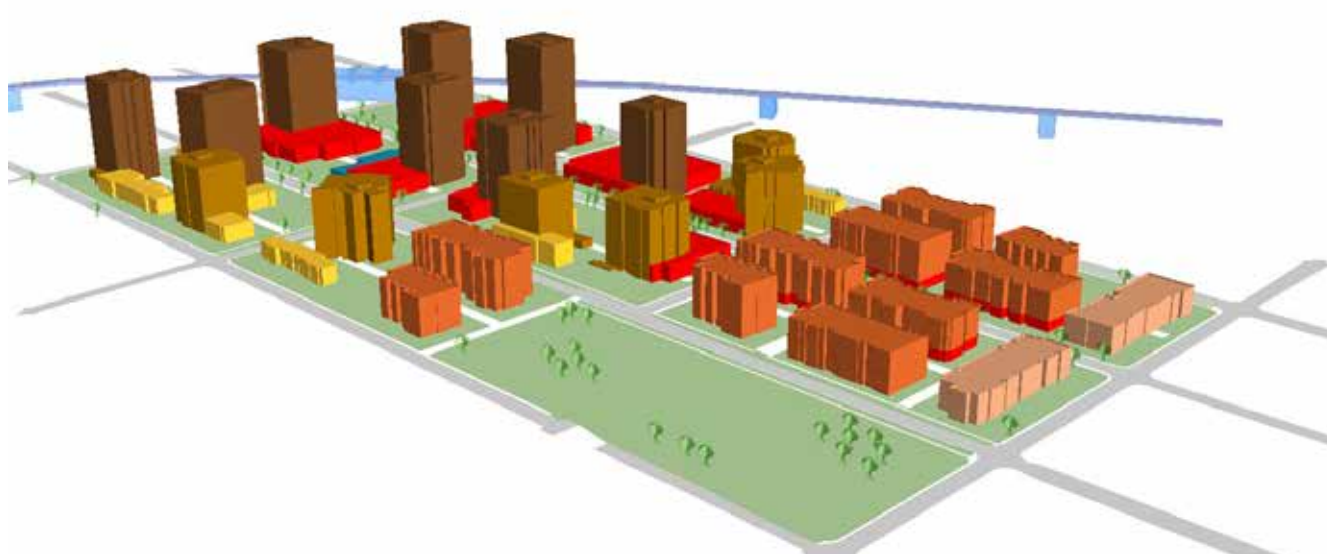
Rapid Transit Urban Village

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:

Mid-rise Apartment 2 Up to 20 storeys* 	Mid-rise Apartment 1 Up to 12 storeys** 	Low-rise Apartment 2 Up to 8 storeys** 	Low-rise Apartment 1 Up to 4 storeys** 	Commercial uses in lower floors of some residential buildings*** 
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* Community Benefit Bonus (CBB) heights may extend to the height permitted in the next designation.

** Discretionary CBB heights may be available for these designations.

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

Urban Village

Urban Village: These Urban Villages may intersect regional growth corridors but they are not focused around rapid transit stops. As such, they will 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:

Mid-rise Apartment 1 Up to 12 storeys** 	Low-rise Apartment 2 Up to 8 storeys** 	Low-rise Apartment 1 Up to 4 storeys** 	Townhouses/ Rowhouses Up to 4 storeys 	Commercial uses in lower floors of some residential buildings* 
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* Commercial uses could also be in stand-alone buildings like office towers.

** Discretionary Community Benefit Bonus (CBB) heights may be available for these designations.

Neighbourhood Centre

Neighbourhood Centres: These areas include ground-oriented forms of development with minimal change to existing densities. Housing forms typically 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.

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



Residential forms typically include:

Townhouses/ Rowhouses

Up to 4 storeys



Multiplex

Up to 4 storeys



Fourplex

Up to 4 storeys



Triplex

Up to 4 storeys



Single/Two Family House

Up to 4 storeys



Commercial
uses in lower
floors of some
residential
buildings



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 12 provides a map of the Community Plan Areas. Table 1 provides an overview of each Community Plan Area.



Figure 12. Community Plan Areas

This is a copy of Part E: Map 2. Community Plan Areas, shown here for reference only.

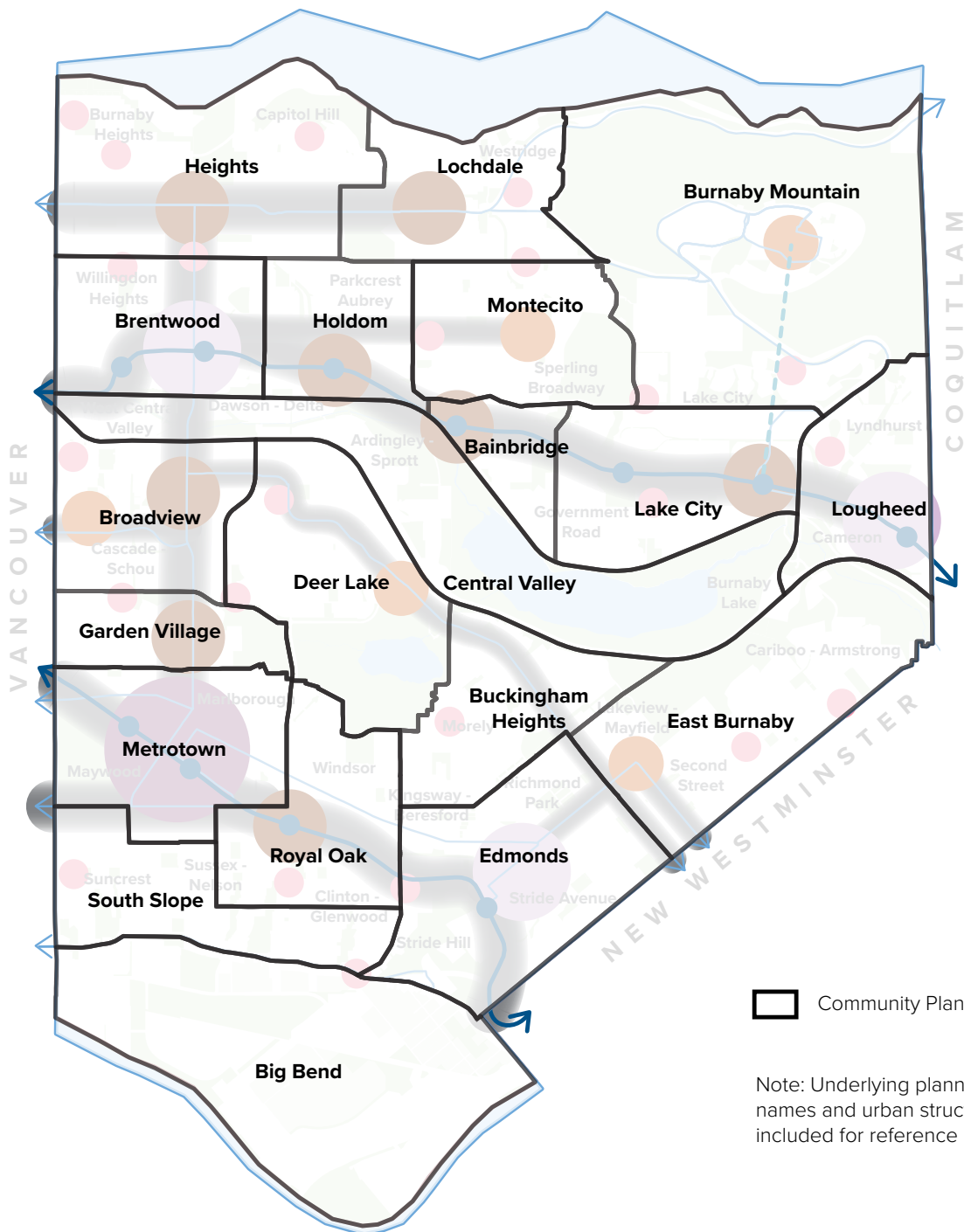


Table 1. Community Plan Areas

Type*	Description	Area and Name	Key features
Downtown	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	» Central Park, Bonsor Recreation Complex, Bob Prittie Library » Metropolis at Metrotown (Master Plan) » BC Parkway Urban Trail » SkyTrain: Metrotown and Patterson
Town Centre	Burnaby's northwest, northeast and southeast are the City's primary centres of activity, with a significant concentration of commercial and residential uses complemented by community amenities and major transit and road connections.	Brentwood	» Brentwood Community Centre (anticipated completion in 2029) » The Amazing Brentwood (Master Plan) » SkyTrain: Brentwood and Gilmore
		Edmonds	» Edmonds Community Centre, Tommy Douglas Library, Byrne Creek Ravine Park » Southgate City (Master Plan) » SkyTrain: Edmonds
		Lougheed	» Cameron Community Centre and Library (anticipated completion 2028) » City of Lougheed (Master Plan) » SkyTrain: Lougheed

* 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	Area and Name	Key features
Rapid Transit Urban Village	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	» Adjacent to Burnaby Lake Regional Nature Park and Burnaby Lake Sports Complex » Burnaby Lake Village / Heights (Master Plans) » SkyTrain: Sperling
		Broadview	» Burnaby Hospital, Discovery Place Conservation Area, BCIT » Kʷasən Village (Master Plan) » Future rapid transit corridor (Metrotown - North Shore)
		Garden Village	» Forest Glen Park, Wesburn Park, Deer Lake Park » Future rapid transit corridor (Metrotown - North Shore)
		Heights	» Confederation Park, McGill Library, Eileen Dailly Pool and Fitness Centre » Hastings Corridor (walkable shopping street) » Rapid bus service to SFU and downtown Vancouver and potential rapid transit corridor (Metrotown - North Shore).
		Holdom	» Andrew Leong Green Trail, Beecher Park » SkyTrain: Holdom
		Lake City	» Eagle Creek Ravine Park, Charles Rummel Park, Warner Loat Park » Lake City Business Centre » SkyTrain: Lake City and Production Way (with future gondola connection to SFU)
		Lochdale	» Kensington Park, Lochdale Community Hall » Kensington Mall and Lochdale Village Centre (Master Plan) » Rapid bus service to SFU and downtown Vancouver
		Royal Oak	» Lewarne Park, BC Parkway, Michael J. Fox Theatre » Potential brewery row on Beresford Street » SkyTrain: Royal Oak

Table 1. Community Plan Areas (continued)

Type	Description	Area and Name	Key features
Urban Village	Communities 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	» Barnet Marine Park, Burnaby Mountain Park » Simon Fraser University, UniverCity » Rapid bus transit to downtown Vancouver, future gondola connection to Millenium Line SkyTrain at Production Way (potential for future rapid transit urban village designation)
		Deer Lake	» Deer Lake Park, Shadbolt Centre for the Arts » Municipal Complex (City Hall, RCMP)
		East Burnaby	» Robert Burnaby Park, Brunette River Conservation Area » Sixth Street commercial corridor
		Montecito	» Burnaby Mountain Golf Course » Squint Lake Park, Halifax Park, Montecito Park
Neighbourhood Centre	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	» Malvern Off-Leash Dog Area » Buckingham Park, Lakeview School Park
		South Slope	» Suncrest School Park, Gray Creek Ravine Park » Ocean View Burial Park (cemetery)

Table 1. Community Plan Areas (continued)

Type	Description	Area and Name	Key features
Employment and Recreation	Plan areas with a mix of employment uses, including agricultural, industrial and business centres, as well as rail corridors. These plan areas also include large natural areas and parks. They are low lying areas, subject to floods and are unsuitable for high density development.	Big Bend	» Burnaby Fraser Foreshore Park, Burnaby and Region Allotment Gardens Association (BARAGA), Riverway Golf Course and sports complex » Agricultural, employment and industrial uses, Market Crossing shopping centre » Access to New Westminster, Vancouver via Marine Way
		Central Valley	» Still Creek Industrial Area » Burnaby Lake Regional Nature Park and Burnaby Lake Sports Complex » Central Valley Greenway

Figure 13. 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 14 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 13).

The Land Use Map includes the following elements:

» Land Use Designations

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.

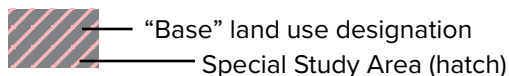
» Future Transportation Connections

Future transportation connections indicate where streets, lanes, green corridors, or other mobility and public realm connections may be added, or adapted to accommodate different modes of transportation, in the future. Locations are conceptual and will be determined during redevelopment.

» Special Study Areas

Special Study Areas are shown with pink hatched lines. These areas require further study due to environmental concerns, natural hazards, significance to Host Nations and/or other considerations. Additional analysis in Special Study Areas may open up new opportunities such as: expanding recreation and conservation lands; implementing flood mitigation measures in the Still Creek area; providing improved public access to the shoreline of Burrard Inlet; potentially exploring ideas such as a West Coast Express station in North Burnaby; and enhancing streetscapes in the Edmonds Town Centre.

Parcels in Special Study Areas retain their “base” land use designations while further work is done to determine the most appropriate future land use designation(s).



What is the difference between a land use designation and a zoning district?

Every property has a **land use designation** and a **zoning district**.

The **land use designation**, shown on the OCP Land Use Map, describes the intended future uses for a property, over the long term.

The **zoning district** describes what can be built on a property today. It specifies the height, setbacks and allowed uses. These regulations are found in Burnaby's Zoning Bylaw.

The land use designation shown in the OCP does not automatically change a property's zoning district. The OCP is used to guide the City's decision when a property owner applies to change their zoning district. The zoning district that they request must be consistent with the land use designation.

Even if the requested zoning district is consistent with the land use designation, there is no guarantee that a zoning change will be allowed or that a property owner will be able to develop to the full potential described in the OCP land use designation.

Refer to **Land Use Map Supplementary Notes** for more information on development limitations.

» Overlay Designations

Some sites have 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.

The overlay land use designation provides additional or alternate uses on a property.

The permitted uses on sites with overlay designations are given in Table 2.

“Base” land use designation



“Overlay” land use designation

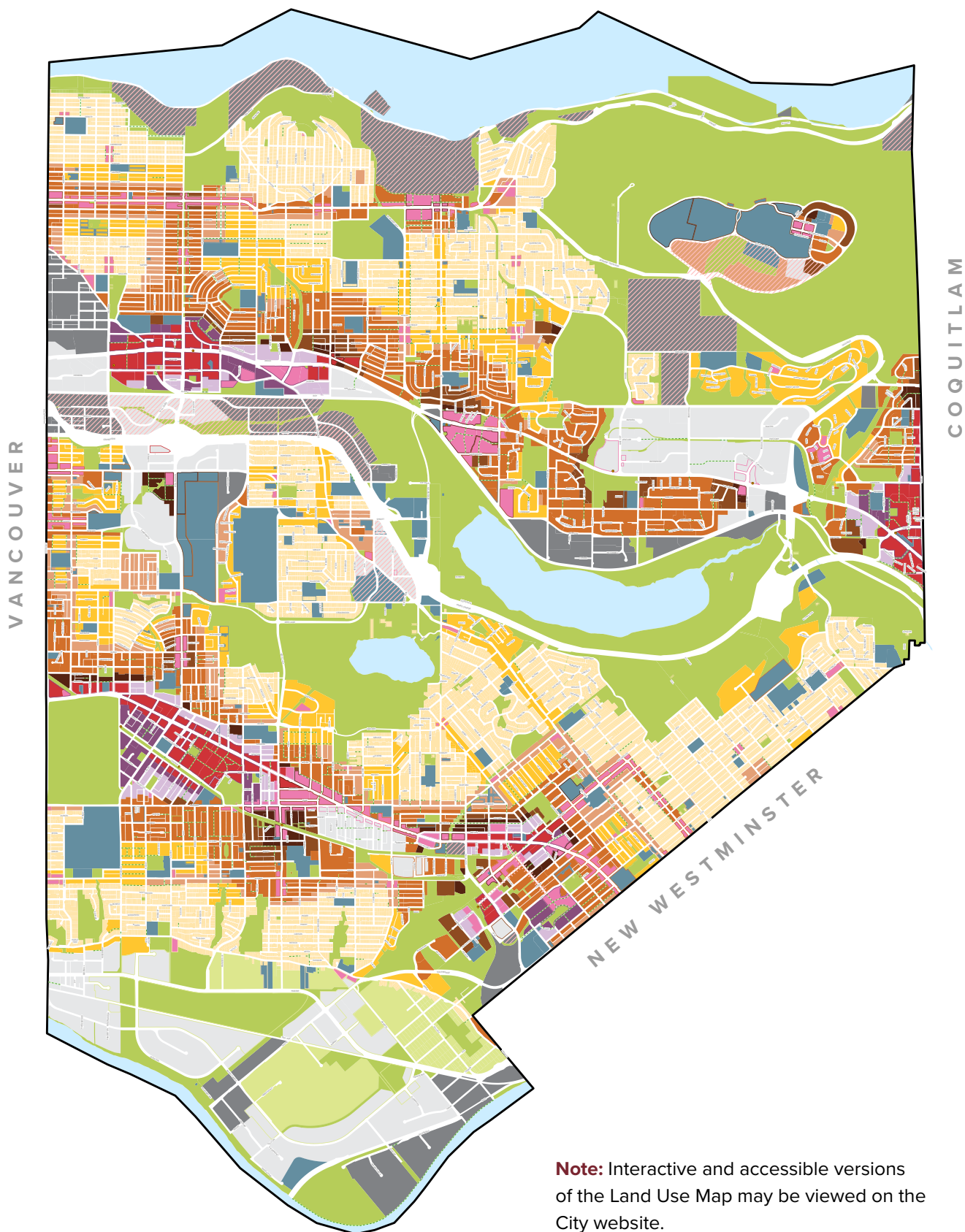
Table 2. Permitted Uses on Sites with Overlay Designations

Base land use designation	Overlay land use designation	Conditions	Permitted Uses
Neighbourhood Commercial 	Residential* 	Base designation uses must be present on the site.	Site may include base designation uses only, or a mix of base and overlay designation uses.
General Commercial 	Residential* 	Base designation uses must be present on the site.	
Institutional 	Residential* 	Base designation uses must be present on the site. If residential uses are added to the site, they must include a component of non-market housing.	
Employment 	Residential* 	Base designation uses must be present on the site.	
	Neighbourhood Commercial 	Base designation uses must be present on the site.	Site may include base designation uses only, overlay designation uses only, or a mix of base and overlay designation uses.
	General Commercial 	No conditions	
	Agriculture 	No conditions	
Parks, Open Spaces and Natural Areas 	Agriculture 	No conditions	
Residential* 	Employment 	No conditions	
Any Designation	Institutional 	No conditions	
	Parks, Open Spaces and Natural Areas 	No conditions	

* “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 and High-rise Apartment 2

Figure 14. Burnaby Land Use Map

This is a copy of *Part E: Map 1. Land Use Map*, shown here for reference only.



Note: Interactive and accessible versions of the Land Use Map may be viewed on the City website.

Burnaby Land Use Map Legend

 Future transportation connections

 Special study area

Land Use Designation	Base designation	Overlay designation
Agriculture		
Neighbourhood commercial		
General commercial		
Employment		
Industrial		
Parks, open spaces 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		
Institutional		

Map notes:

Overlay Designations: Sites shown with an overlay designation have additional or alternate uses permitted. See Table 2 for permitted uses on sites with overlay designations.

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 (storeys)	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.
Employment		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 employment opportunities. Opportunities for non-market housing in proximity to transit may also be supported in certain locations.
Industrial		Varies by use	Industrial	To support a wide range of industrial uses that vary in scale and intensity, including but not limited to manufacturing and processing of raw and finished materials, distribution and warehousing and compatible supporting commercial and accessory uses.
Agriculture		Varies by use	Agriculture	To support agricultural and other complementary uses on lands within and outside of the Agricultural Land Reserve, including but not limited to the growing, rearing, producing, harvesting, storage, processing and sale of agricultural products.
Institutional		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.
Parks, open spaces and natural areas		Varies by use	Parks, open spaces 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.

Notes:

All land use designations shall permit public utility uses, public transit uses and civic facilities.

The Industrial land use designation shall permit waste treatment and waste disposal sites.

There are no sand and gravel deposits suitable for extraction in the City of Burnaby.

Table 3. Land use designations (continued)

Type	Land use colour	Height (storeys)	Land use designation	Intent
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.
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 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 40 storeys or more, typically in the form of apartment towers with podiums that support ground-oriented residential and commercial areas. 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

The following supplementary notes apply when viewing the Land Use Map (refer to Figure 14).

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

In cases where an applicant is unable to develop to the residential density shown on the land use map due to development limitations, they may develop at a lower designation.

Building heights

» Sites with Overlay Designations

On sites with two designations (a base and an overlay designation), 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.

» Required rental

The supported building height ranges include required non-market rental requirements. Additional height is not provided for the inclusion of required non-market rental units.

Height and use adjustments

Site-specific planning may consider conditional height and use adjustments to account for site constraints, retain heritage buildings, encourage desirable housing and public realm outcomes, or to facilitate a range of heights and uses on lots where multiple buildings are planned.

» Maximum height variance

Residential land use designations follow a progression based on building height, as shown in Figure 15. Additional height on residential sites obtained through variances cannot exceed the maximum height of the next residential designation in the progression.

» Developing at a lower designation

In cases where an applicant does not wish to develop to the residential density shown on the land use map, a lower residential density may be considered upon applicant request.

» 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 Benefit Bonus Heights

On lands designated for residential uses, development at a greater height may be supported if the development provides significant public or community benefit uses. See Figure 15, showing potential additional bonus heights.

» Non-market rental housing

On sites designated as Low-Rise Apartment 1, additional height may be considered for projects that are owned and/or operated by the Burnaby Housing Authority, a non-profit organization, BC Housing and/or another government agency, and include non-market rental housing. A building height of up to 6 storeys may be considered for these projects.

» **Institutional with Residential Overlay**

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 nonprofit 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 application, though support would still be subject to Council discretion and approval.

» **Buildings that cross boundaries**

If a building proposal crosses a land use designation boundary, all uses allowed by those designations may be permitted throughout the building. For residential height, these 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. They may be adjusted on a building by building basis to reflect local design needs and optimal form and character, as part of a site-specific application.

» **Commercial and Institutional uses**

Zoning amendments and rezoning applications to permit Institutional uses, or Neighbourhood and General Commercial uses, do not require an OCP amendment, regardless of land use designation.

School and park expansions

- » Future new or expanded schools are generally identified by an institutional overlay (blue outline) on the Land Use Map.
- » Future new or expanded parks and open spaces are generally identified by a Parks, Open Space and Natural Areas overlay designation on the Land Use Map.

Connections and open spaces

» **Future adjustments**

Future Transportation Connections shown on the Land Use Map are conceptual and may be adjusted to reflect local needs and conditions.

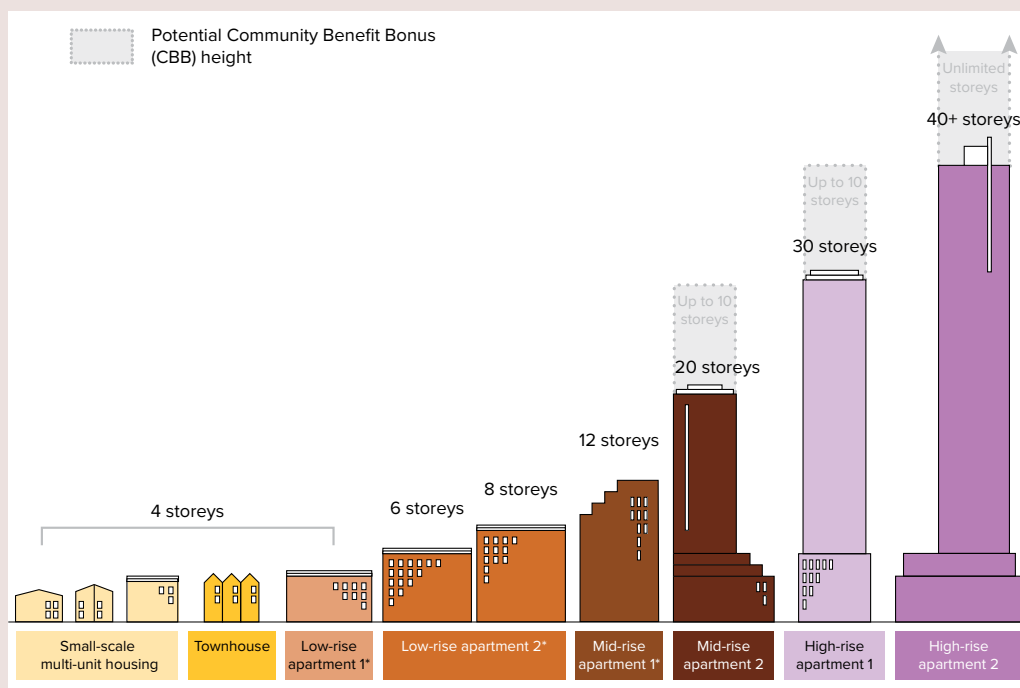
» **Open spaces**

Proposed Open Spaces may be incorporated into development sites in line with the abutting designations. If a Future Transportation Connection is indicated on the Land Use Map, the expectation is that the transportation connection will still be provided.

» **City-owned lands**

City-owned lands identified as Open Spaces or Natural Areas may include portions of land with additional development potential. Some of these properties may be subject to further review as part of a City Lands Strategy.

Figure 15. Illustration of all Land Use Map Residential Districts and potential bonus heights



**Discretionary Community Benefit Bonus heights may be available for these designations*

Development Permit Areas

Development Permit Areas (DPAs) identify areas where there are additional development. DPAs have specific purposes, such as the protection of ecosystems, the avoidance of natural hazards and the establishment of design guidelines for urban areas. Development within a DPA requires a development permit and adherence to 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 and include requirements for sediment and erosion control. 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 Development 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 eligible 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 250+ 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 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 community amenities within a walkable and rollable distance.

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

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.
- » Responds to changing needs by providing flexibility for locating institutional and commercial services.
- » Supports the provision of parks, open spaces and community amenities for a growing population.
- » Integrates watershed and ecosystem perspectives into community planning.
- » 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.
- » Advances reconciliation and builds equitable and complete communities through partnerships with 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 Regularly update the *Burnaby Housing Needs Report* to assess local housing needs. **E**

1.2.2 Update *HOME: Burnaby's Housing and Homelessness Strategy* to reflect evolving strategic priorities and respond to the needs identified in the *Burnaby Housing Needs Report*.

1.2.3 Engage with Host Nations, Indigenous Peoples living in Burnaby and Indigenous housing providers to better understand Indigenous housing priorities and explore potential partnerships for housing development in Burnaby. **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. **E**

1.2.5 Replace the Tenant Assistance Policy with a tenant protection bylaw to strengthen protection for tenants. **E**

Rental housing supply and affordability

1.2.6 Update community plans and bylaws to encourage the construction of purpose-built market and non-market housing. **E**

1.2.7 Update the Zoning Bylaw to include regulations for inclusionary and replacement units and replace the Rental Use Zoning Policy. **E**

1.2.8 Support the delivery of affordable and special needs housing through the Community Benefit Bonus Policy. **E**

1.2.9 Protect existing purpose-built rental housing by applying rental zoning. **E**

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 levels of government, non-profit housing providers and Indigenous housing providers to increase the supply of non-market housing. **R**

1.2.12 In accordance with the Regional Growth Strategy, support residential uses, with an emphasis on affordable rental housing, on lands that are designated for employment and are near rapid transit stations. Residential units should be limited to the upper storeys of buildings.

Policy Actions (continued)

Housing types and forms

1.2.13 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. **E**

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

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

1.2.16 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**

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

1.2.18 Through the zoning bylaw, facilitate the development of more student housing for post-secondary educational institutions, including off-site dormitories accessible 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 facilities and 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. Fostering spaces for social connectedness helps reduce social isolation, improve mental health and strengthen community resilience. 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

Facility and services planning

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 specialized users or larger audiences in areas with rapid transit, such as uses for arts and cultural, recreational and social purposes. **E**

1.3.3 Maximize co-location of compatible community amenities, such as community facilities, non-market housing and non-profit spaces, on City-owned property. **C**

1.3.4 Increase collaboration and coordination with other levels of government, Host Nations, Fraser Health Authority and local organizations to respond to urgent and emergent service, facility and space needs and improvements to community resilience. **R E**

C

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

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



Policy Actions (continued)

Delivery opportunities and approaches

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

1.3.8 Leverage City-owned property or funding, as appropriate, to support public or non-profit operated community facilities and services that provide benefits to the public.

1.3.9 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**

1.3.10 Through partnerships, encourage the integration of social-serving facilities, such as child care, seniors' centres or other complementary social services, in housing developments. **E**

City service experience

1.3.11 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. **G**

1.3.12 Increase access to City-owned facilities, spaces and services and build a sense of belonging by providing no- and low-cost programming and ensuring inclusivity in City policies. **R** **E**



Brentwood Community Resource Centre

Addressing needs by facility type

These policies focus on strategic and long-term opportunities to foster and support community facilities and are non-exhaustive on the range of social, cultural and recreational services needed in community.

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.

Policy Actions 1.3.13-23 are **E**

Arts and culture

1.3.13 Enable more arts and culture facilities and uses at neighbourhood and citywide levels through regulatory tools.

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.



Group child care facility

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, commercial and employment lands.

Community resource centres

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

Policy Actions (continued)

Policy Actions 1.3.13-23 are **E**

Health

1.3.18 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 services, complex care and services for other specialized health needs.

Homelessness response and supports

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

1.3.20 Explore and advocate for the provision of day centres to address basic need services and programming, in alignment with the Mayor's Task Force on Unsheltered Community Members.

Library

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

Recreation community centres

1.3.22 Continue to promote physical and mental health in recreation and community centres by providing educational opportunities and foster social connections, enhancing overall community well-being.

Schools

1.3.23 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.

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.



Supportive housing



Tommy Douglas Library



Edmonds Community School

Objective 1.4: Provide quality parks and open spaces through 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 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. Together, more access to nature supports physical and mental health and also act as social spaces to build connections and community capacity.

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 categorizes parks by type based on key characteristics like size, intended use

and amenities or services on site. Parks are classified into two primary use types: Recreation and Natural Parks. Refer to **Part E, Map 7: Municipal Parks** for the locations of municipal parks by park classification. New and expanded parks are being planned to meet community needs. Refer to **Part E, Map 4: Parks Planning**.

In Burnaby, a **park** is defined as an area of natural or semi-natural public space set aside for human recreation and leisure.

The Parks, Recreation and Culture (PRC) Long Range Plan builds on the data updates and policy actions identified in the OCP, and explores challenges and opportunities for enhancing municipal park, recreation and cultural service.



Park classification examples (for more information, refer to **Part E, Map 7: Municipal Parks**)

Recreation parks

Primary use is ensuring access to active and passive recreation opportunities, while connecting with nature and the community, for all ages and abilities.



Central Park, city park



Edmonds Park, community park



Kinnee Park, neighbourhood park



Riverway Golf Course, special purpose park

Natural parks

Primary use is protecting, preserving and enhancing biodiversity and natural ecosystems.



Byrne Creek Ravine Park, natural park

In addition to parks, Burnaby has a variety of publicly and privately owned **open spaces** that contribute to the City's green spaces and community life. The different types of open spaces are shown in Table 4.

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 6: Open Spaces** 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.

Policy Actions

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

R

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

1.4.3 Ensure a walkable or rollable proximity, 400 to 800m (5-10 minute walk), 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, community 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 spaces strategy to guide the management and development of a variety of open spaces types. **E C**

1.4.8 Encourage shade features in open spaces, such as deciduous trees in green spaces and canopies in plazas in alignment with the *Urban Forest Strategy*. **C**

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**



Table 4. Burnaby open spaces typology

Open spaces subtype	Definition	Example	Photo
Community garden	» Garden with plots for people and organizations	Burnaby and Regional Allotment Garden	
Green space	» Open area with primarily unpaved surfaces » Generally landscaped or vegetated » May include paths, walkways, benches, tables, play equipment or other structures	Cherry Blossom Lane at Buchanan Street west of Rosser Avenue	
Green path	» Paved or dirt path with at least 1 metre of vegetation on one or both sides » May include stairs	Sperling Avenue Road End, south of Broadway	
Green connection	» 8 metre wide rights-of-way for pedestrians and cyclists, for the purposes of providing connections and making it easier to walk and cycle	Refer to Royal Oak Community Plan for examples	
Trail corridor	» A named trail and surrounding green space and vegetation	Burnaby Mountain Urban Trail	
Plaza	» Open area with a hard surface and structures such as benches, tables, canopies, etc. » Intended for pedestrian traffic or public gatherings	The Amazing Brentwood	
Protected area with public access	» Streamside Protection and Enhancement Areas (SPEAs), or other natural areas secured by covenant, that can be accessed by the public	Trail west and south of Riverbend Business Park	
Shoreline	» Areas along Burrard Inlet or the Fraser River that are below the high tide line or high-water mark » Federally or provincially regulated	Shoreline at Fraser River south of Willard Street road end	

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. This goal and related policy actions are aligned with the *Burnaby Food System Strategy*.

Policy Actions

1.5.1 Work with Host Nations and Indigenous knowledge keepers to strengthen traditional food systems and support cultural food assets. **R**

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

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

1.5.4 Increase access to affordable, healthy food and support locally grown, sustainable food production by:

- » 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.

E

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. **R E**



Community garden

Objective 1.6: Promote convenience within and between neighbourhoods

Convenient access to public and private amenities, shops and services, and destination facilities and places is an integral part of a livable city. Locating destination facilities and places 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. **E** **C**

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

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

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 child care facilities. **E** **C**

Destination facilities and places 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, 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**, particularly at key transit stations and bus stops, for accessible, safe and user-friendly modes of transportation, including bike share, car share and other micromobility methods. **E**

1.6.7 Work with partners to ensure that mobility 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. **E**

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



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 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 prioritize the protection of 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, healthy 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. **E 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. **E C**

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. **E**

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. **E**

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, appropriate landscaping, expanding the urban forest and the siting of complementary uses when planning and developing spaces. **E C**

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.

What is a culture plan?

A culture plan provides strategic direction to guide the preservation and flourishing of arts, cultural heritage and creative industries. Elements of Burnaby's plan may 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.
- » 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.



Nancy Rubins, Winnie's Pleasure, 2025. Located in the plaza between 4720 & 4880 Lougheed Highway, commissioned by Concord Pacific as part of City of Burnaby's Private Sector Public Art Program. Photo credit: Brian Guido.

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

For thousands of years, the lands on which present-day Burnaby is located have been part of the ancestral and unceded territories of Host Nations, who maintain deep and enduring connections to these parts of their territories. The City works in collaboration with Host Nations to raise the visibility of Host Nations' history, connection and stewardship across the city. Additionally, the City works with Host Nations to identify protocols and ways 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. These initiatives also prioritize supporting the preservation and revitalization of Indigenous languages by collaborating to identify Indigenous place names and incorporating expressions of Indigenous culture and language into programs, exhibits and events.

Policy Actions

All Objective 2.3 Policy Actions are **R**

Raising visibility and access to cultural sites and resources

2.3.1 Continue to engage with 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 for thousands of years.

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:

- » 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 Host Nations, as appropriate.





Policy Actions (continued)

All Objective 2.3 Policy Actions are **R**

Commemoration

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

2.3.4 Create an internal inventory of places of historical and cultural significance through engagement with 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. **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. **E**

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

Burnaby's industries, services, parks and neighbourhoods have long attracted residents from diverse cultural backgrounds to work and play in the city and call this place home. Placemaking initiatives provide opportunities to commemorate the histories of these communities, recognize places of significance and keep alive the stories of the past.

Policy Actions

All Objective 2.4 Policy Actions are **E**

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 histories and cultures.

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.

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.



Nathan Lee, Hak Chu/Pak Chu, 2021. Located at Century Gardens in Deer Lake Park, commissioned by the City of Burnaby.



Thomas Cannell, Vitality, 2010. Located in the plaza behind the Shadbolt Centre for the Arts in Deer Lake Park, commissioned by the City of Burnaby.



A plaque at Lost Creek marks the location of a 1907 railway disaster.

Objective 2.5: Create processes that strengthen existing tools and resources to prioritize the protection of archaeological sites

Burnaby has been part of the ancestral and unceded territories of Host Nations for thousands of years. 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

All Objective 2.5 Policy Actions are 

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.
- 2.5.2** Review development application processes to increase protection of archaeological resources.
- 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.

Indigenous cultural sites are locations with significance to 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 and traditional use areas.

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.
- 2.5.6** Integrate considerations for protecting Indigenous cultural sites into the development process.

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 and structures 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 built heritage resources.

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 Cultural Heritage Areas to encourage retention of built heritage resources and their integration into new developments.

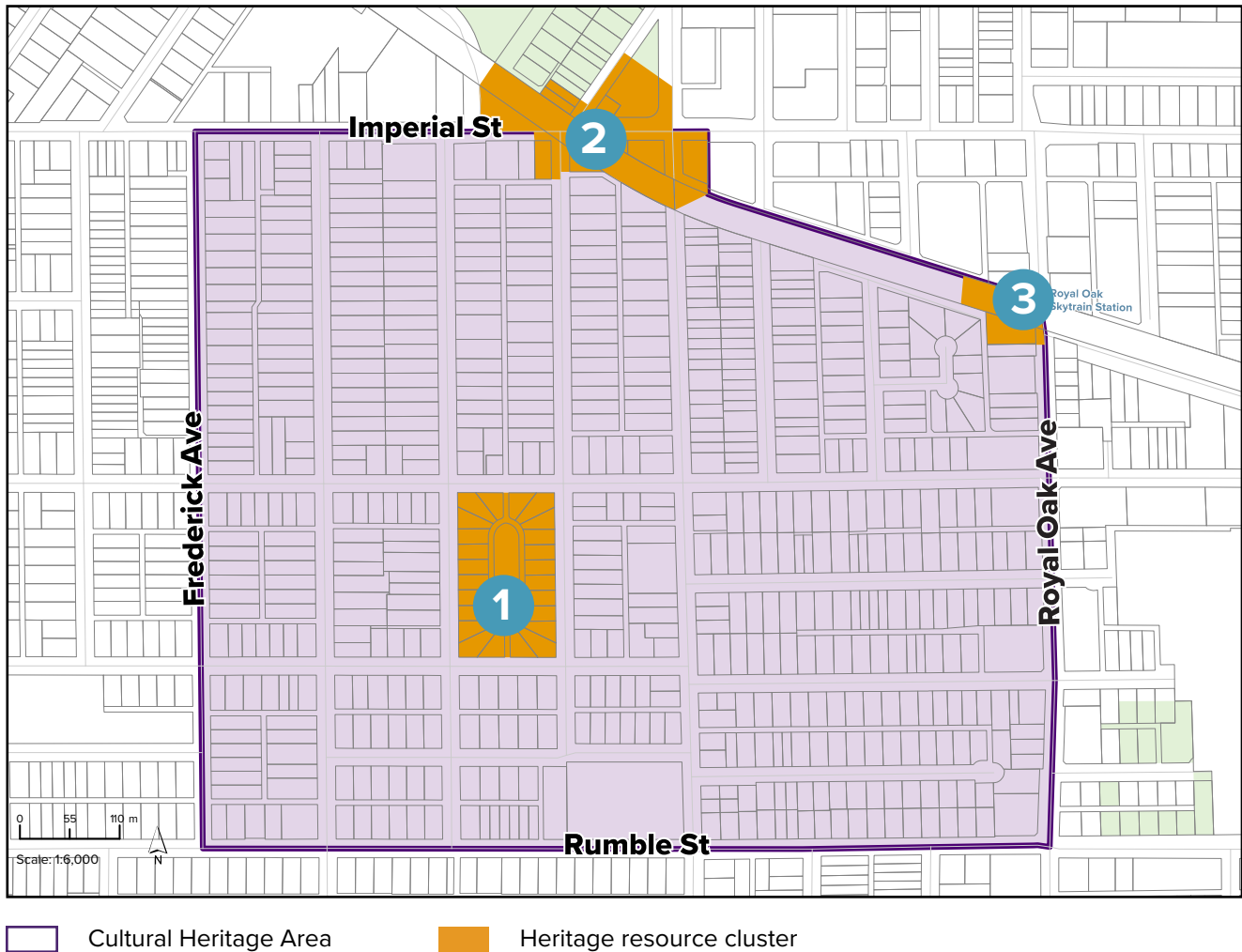
2.6.3 Identify new Cultural Heritage Areas through regular reviews of the heritage resources inventory.

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 16).

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 16. Jubilee Cultural Heritage Area



An older home adjacent to Ledingham Park.



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



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. **E**



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 Foster cultural safety and cultural competency of Host Nations and Indigenous Peoples living in Burnaby by reflecting their cultures, such as through facility design and naming, placemaking, awareness building, public art, signage and education at City-owned 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. **R E**

2.7.3 Continue to support more public events, celebrations, programming and public activations to foster community connection and well-being.

2.7.4 Continue to work with persons with disabilities, family members of people with disabilities, disability non-profit sector and the Access Advisory Committee to improve accessibility in Burnaby, in alignment with the *Accessible British Columbia Act*. **E**

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; and traffic calming design measures.
- » **Standards of service:** anti-racism and cultural safety training.
- » **Strategies and operations:** *Community Safety Plan*; *Indigenous Relations and Reconciliation Framework*; Accessibility audits; and 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

All Objective 2.8 Policy Actions are **E**

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

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

2.8.3 Continue to improve the City's communication methods by:

- » 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

All Objective 3.1 Policy Actions are **E**

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. **C**

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. **C**

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

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. **C**

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 of 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.

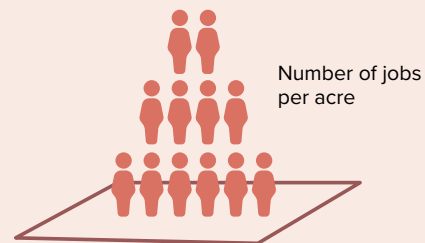
Processes and regulations

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.

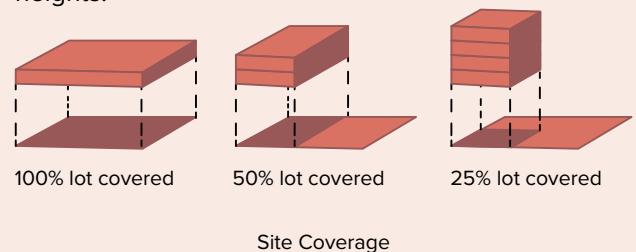
3.2.10 Streamline municipal policies and processes and decrease regulatory barriers to employment and industrial lands development.

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 *Economic 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 trends and diversity 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. **E** **G**





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

All Objective 3.4 Policy Actions are **E**

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.

R

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

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.

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 regulations, the *Farm Practices Protection Act*, the Minister's Bylaw Standards and other applicable provincial legislation, while establishing local standards to meet community needs and maximize agricultural potential.

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 Explore the feasibility of adding existing City-owned agricultural land to the Agricultural Land Commission.

3.5.5 Reduce conflicts between agricultural and non-agricultural uses by requiring edge planning measures, such as landscape buffers, drainage controls and siting requirements on urban-side development, where possible, 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 local farming community, the Ministry of Agriculture and Food 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 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 levels 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
- » **4.4:** Ensure emergency services meet population needs and strengthen community resilience through emergency preparedness

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

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

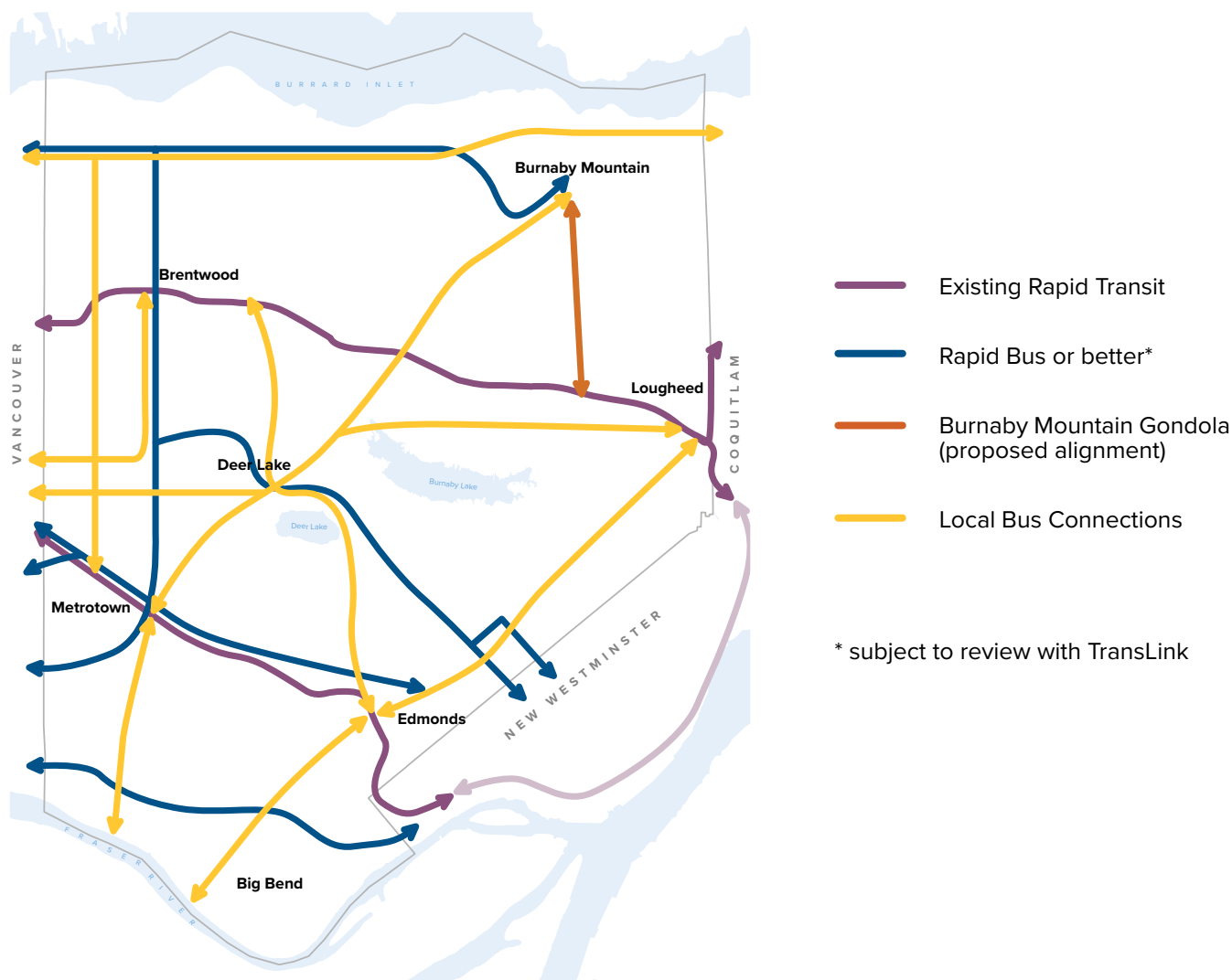


Objective 4.1: Increase opportunities for sustainable modes of travel by creating robust transportation networks

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 17 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 17. 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. **E C**
- 4.1.2** Continue to expand and enhance the city's local and regional cycle network to make it safer and more comfortable for everyone. **E C**
- 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. **E C**
- 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. **E C**
- 4.1.7** Continue to work with ICBC and partners to create safe and accessible transportation infrastructure. **E**

The **public realm** refers to 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.



ZERO DEATHS | ZERO SERIOUS INJURIES

Policy Actions (continued)

Sustainable transportation

4.1.8 Continue to partner with TransLink and other levels of government to identify and encourage future rapid transit investment opportunities in Burnaby. **E C**

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

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

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

4.1.12 Increase active and sustainable transportation infrastructure and amenities outside the Town Centres, including along the regional cycling network and Frequent Transit Network. **E C**

4.1.13 Identify and develop key streets as connections that prioritize and encourage accessible modes, such as transit and active transportation, over other forms of transportation, such as driving. **E C**

4.1.14 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. **E C**

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

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 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. Additionally, 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-C for Burnaby's water, wastewater and rainwater management infrastructure.**

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 community amenities.

4.2.5 For City-owned property or City-led projects, maximize opportunities to achieve co-beneficial outcomes across City objectives, infrastructure and community 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.



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 built or grey infrastructure such as pipes and pump stations to engineered green infrastructure such as:

- » 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. **R** **C**

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

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 public realm. **R** **E** **C**

4.3.4 Continue to prepare and update integrated rainwater management plans to address land use changes and mitigate the impacts of development on streams and aquatic ecosystems. **R** **C**

4.3.5 Encourage the capture and reuse of rainwater for agricultural and landscape irrigation. **C**

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

For more information on related policies, go to **Part C, Goal 2 - Objective 2.1 and Goal 5 - Objectives 5.3 and 5.5.**

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.

Objective 4.4: 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

4.4.1 Update plans, procedures and services to improve the City's ability to respond and maintain City services during emergencies.

4.4.2 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.

4.4.3 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. **E** **C**

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

4.4.5 Explore the designation of existing City-owned buildings as "Emergency Learning Hubs" with occasional programming and resources to help community members prepare for emergencies. **E** **C**

4.4.6 Partner with community and non-profit organizations to educate and spread awareness on emergency preparedness. **E** **C**

Emergency services

4.4.7 Ensure that emergency services keep pace with population growth by expanding emergency facilities and related infrastructure as needed.

4.4.8 Strengthen coordination between emergency services and development and transportation planning.



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. Considering climate resilience, ecosystem health and expanding the urban forest in community and infrastructure planning are ways to support healthy and safe communities.

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:** Work with Host Nations and Indigenous Peoples living in Burnaby to bring Indigenous perspectives to environmental protection
- » **5.6:** Protect, manage and restore the environment to support resilient ecosystems and biodiversity
- » **5.7:** Support the protection of agricultural lands and the natural environment
- » **5.8:** Educate and empower people 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

All Objective 5.1 Policy Actions are **C**

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 (EDMA)*.

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

5.1.4 Develop and implement a coordinated approach to managing and supporting the protection of natural assets that provide ecosystem services on City and non-City owned lands, with an emphasis on:

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

R



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

All Objective 5.2 Policy Actions are 

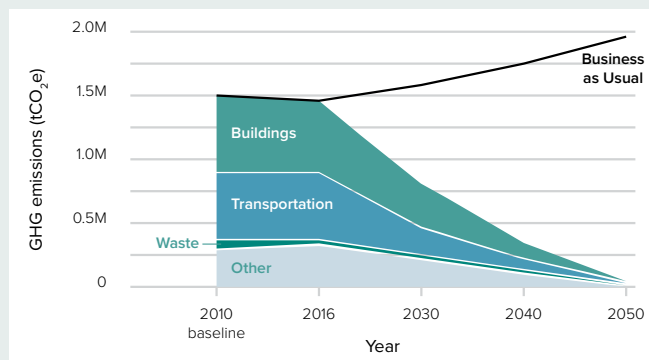
Buildings

- 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 18 for details.

Figure 18. 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)

All Objective 5.2 Policy Actions are **C**

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

E

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 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.

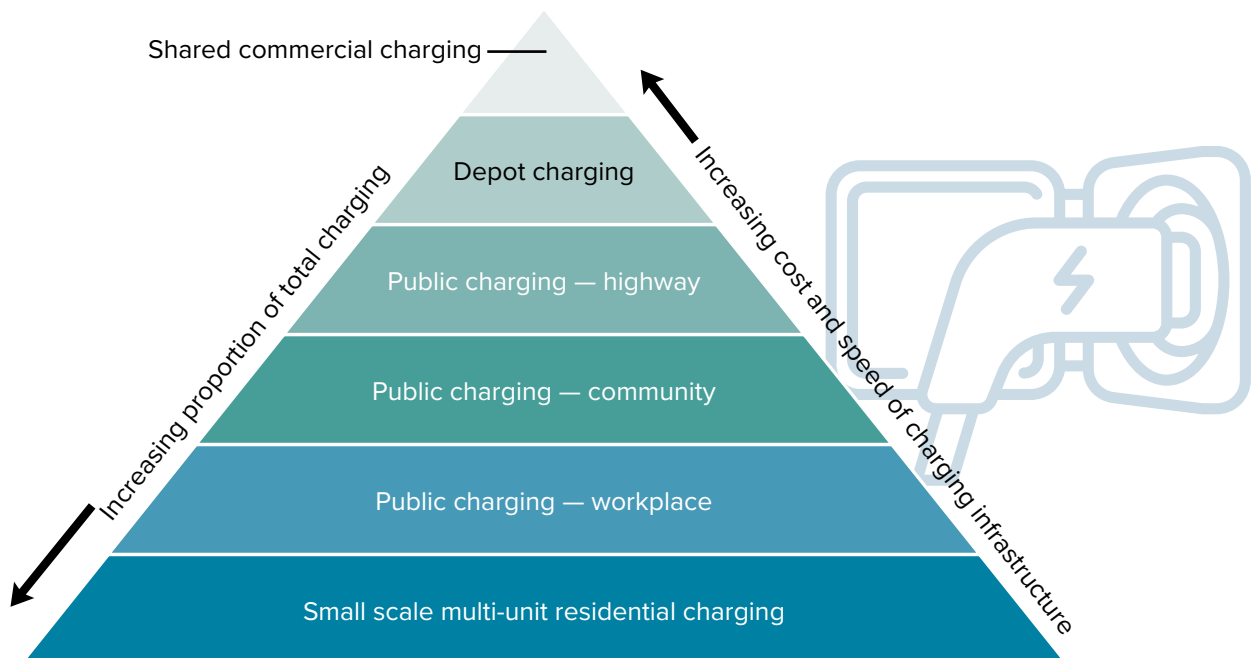
5.2.9 Implement strategies that optimize City investment in publicly accessible electric vehicle (EV) charging, in alignment with Burnaby's *Public EV Charging Strategy* (refer to Figure 19). **E**

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

5.2.11 Explore opportunities to support EV charging in existing residential buildings. **E**

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

Figure 19. Categories of EV charging infrastructure.



Policy Actions (continued)

All Objective 5.2 Policy Actions are 

Waste

5.2.13 Establish a circular economy through programs, partnerships and policies and transition towards zero waste in a cost-effective, efficient and environmentally friendly manner.

5.2.14 Explore technology and processes to generate energy from food and yard waste.

Refer to **Part E - Map 11D** for the location of Burnaby's Solid Waste Facilities.

Energy Sources and Storage

5.2.15 Continue to advance the implementation of systems that distribute energy to multiple buildings or neighbourhoods (i.e. district energy).

5.2.16 Explore the feasibility of small-scale (i.e. site-level) renewable energy projects to support development of diverse energy sources at different scales.

5.2.17 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, environmental 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 and environment friendly building design and practices, the growth enabled by the Land Use Map can contribute to community resilience.

Policy Actions

All Objective 5.3 Policy Actions are 

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

- » Include opportunities for green roofs, space to plant trees, grow native plants wherever possible, establish vegetable and flower gardens and other landscaping strategies to absorb and filter rainwater.
- » 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.
- » Design buildings that reduce impacts to our ecosystems and wildlife with bird friendly design elements and strategies to reduce light pollution.



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 Explore strengthening requirements for groundwater management to:

- » Protect the water quality of streams by preventing discharge of pollutants from development sites during construction.
- » Conserve groundwater resources and the environment when development requires permanent structures below the water table.
- » Continue to work with senior agencies and business to develop integrated spill and pollution event response plans.



5.3.4 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.

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

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

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 *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 the 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.
- » Working with external agencies, like the Fraser Basin Council, to get the most up to date flood data available.



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 due to an atmospheric river event in Fall 2024, which resulted in significant rainfall in a short time period. More severe weather events are anticipated as Burnaby will experience warmer temperatures, drier summers and wetter winters in the coming years.**

Photo credit: David Nadalini / 1130 News Radio

** Source: Metro Vancouver — Climate Projections for Metro Vancouver Report 2016.*

Objective 5.5: 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 spaces and natural areas that have the potential for environmental stewardship.

Policy Actions

All Objective 5.5 Policy Actions are **R** **G**

5.5.1 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.

5.5.2 Identify and address each Host Nation's priorities for land use and protection of wildlife and plant life, such as adding native meadows or forested areas in parks to improve wildlife habitat.

5.5.3 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.

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 5.6: Protect, manage and restore the environment to support resilient ecosystems and biodiversity

Although much of the landscape in Burnaby has been modified by human activity, there are many healthy natural ecosystems and biodiversity throughout the city. 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 parks, open spaces 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 and biodiversity, 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.
-  **Environmentally sensitive areas:** 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 spaces 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 rainwater 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 20) 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 20. Proposed Blue-Green Network





Byrne Creek, creek daylighting project along Stride Avenue

Policy Actions

Aquatic biodiversity

5.6.1 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. **R**



5.6.2 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. **C**

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

5.6.3 Reduce or remove barriers to fish passage on all streams, through infrastructure upgrades and restoring watercourses. **R** **C**



Salmon Fry in Stoney Creek

Policy Actions (continued)

Terrestrial biodiversity

5.6.4 Protect, acquire and connect environmentally sensitive areas to increase the total area of **land protected for nature** in Burnaby from 22% to 25% by 2050, as the City's contribution to the 50% nature protection target in *Metro 2050*, the Regional Growth Strategy.

Refer to Figure 20 for Burnaby's proposed Blue Green Network.

5.6.5 Manage the urban forest to increase the total canopy cover from 32% to 40% by 2075 by implementing the City's *Urban Forestry Strategy*. **E**



5.6.6 Reduce fragmentation and create more trail and green connections between parks and open spaces to facilitate pedestrian access and habitat connectivity. **R E C**

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

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

Land protected for nature

Burnaby's target of land protected for nature is derived from the Metro Vancouver 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%.

The RGS goal was established by identifying the areas of overlap between known environmentally sensitive areas (ESAs) 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 ESAs;
- » cemeteries; and
- » land in the Agricultural Land Reserve that serves as habitat and/or connectivity corridors

The *Urban Forestry Strategy* is a comprehensive and city-wide approach to expanding and protecting Burnaby's urban forest.



Policy Actions (continued)

Parks, open spaces and natural areas

5.6.8 Restore damaged habitats in environmentally sensitive areas in parks and open spaces. **R** **G**

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

5.6.10 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 5.7: 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 environmentally sensitive areas. 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

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

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

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

5.7.4 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.

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

Objective 5.8: Educate and empower people 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

All Objective 5.8 Policy Actions are 

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

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

5.8.3 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. 

5.8.4 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 policies into reality and keeping the OCP'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 levels 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.



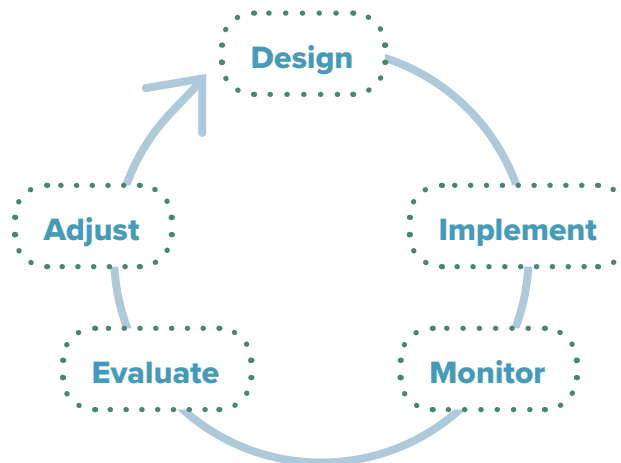
Implementation Action Plan

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 21), 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 the Housing Needs Reports updates, Regional Context Statement updates, provincial requirements for OCP updates and Statistics Canada Census of Population releases

Figure 21. 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 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

Metro 2050, the Regional Growth Strategy, 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*, as required by the *Local Government Act*.

If amendments are proposed to the City's Regional Context Statement, 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 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 *Development Procedures Bylaw*.

In Burnaby, OCP amendments fall into three categories:

- » **Five-Year Updates:** These amendments respond to the 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, the natural environment 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 community amenities and services.
- » Active transportation enhancements completed, including the number of new sidewalks, cycling lanes and facilities, green connections and street upgrades and new street connections.
- » Area of new park space and open spaces acquired and implemented.
- » Area of protected trees or space to grow tree canopy.
- » Area of lands protected for nature.
- » Land acquisition for new Burnaby School District sites, as identified in the plan.



Development Approval Information Areas

Pursuant to Section 485(1) of the *Local Government Act*, the entire City of Burnaby is designated as an area for which development approval information (as defined in section 484 of the *Local Government Act*) may be required .

The objective of this designation is to ensure that applicable studies and relevant technical information are provided by the applicant, in order for the City to evaluate the anticipated impact of the proposed activity or development on the community, and its alignment with the intent of the Official Community Plan's objectives and policies and other City bylaws.

The City may require an applicant for any of the following to provide development approval information:

- a. an amendment to a zoning bylaw;
- b. a development permit; or
- c. a temporary use permit.

The development approval information required may include, without limitation, information regarding the

impact of the proposed activity or development on such matters as the following:

- a. transportation patterns including traffic flow;
- b. local infrastructure;
- c. public facilities including schools and parks;
- d. community services;
- e. the natural environment of the area affected; and
- f. tenants who are or may be displaced by a redevelopment, as those terms are defined in section 63.1 of the *Community Charter*.

The procedures and policies on the process for requiring development approval information and the substance of the information that may be required, as well as authorization for an officer or employee to require development approval information and the procedures for reconsiderations under section 487(4) of the *Local Government Act* are set out in the *Burnaby Development Procedures Bylaw*.

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**.



Variances

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 variances,” which can be approved by the General Manager, Planning and Development and other standard variances 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 variances 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 for another three years once subject to conditions. When a TUP expires, the permitted uses revert to those outlined in the Zoning Bylaw.

Temporary uses may be considered City-wide by Council or an approved delegate and must:

- » have no significant negative impacts on the future use and development of the property and surrounding areas, as designated in the OCP or other applicable community plans
- » 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 community amenities in our community. ACCs can be used to help offset the cost of building

community amenities related to growth, such as recreational and community centres, libraries, child care facilities, non-profit spaces 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 above what is permitted in the Zoning Bylaw is offered to developers in exchange for cash-in-lieu or the provision of on-site community benefits, such as civic facilities, libraries, community resource centres, child care centres, affordable housing and improvements to parks, open spaces, the public realm and the environment.

CBBs may also be referred to as "height 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 height bonusing.

The CBB policy sets out the type and value of community 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 affordable housing 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 community amenities and affordable housing projects.

If an applicant chooses to provide an on-site community benefit (an amenity or affordable housing), the City will assess area needs and work with the applicant to deliver priority community benefits.



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	Indicator examples	Data source examples
Goal 1. Foster complete communities that are sustainable, equitable and accessible to everyone		
1.1: Concentrate growth in complete communities	Proportion of residential growth within Urban Centres Number of 2+ bedroom units within 800 metres of rapid transit or in Town Centres and Urban Villages Access to amenities for families with children	City data, Statistics Canada Census
1.2: Provide a range of housing choices to meet the needs of all residents	Proportion of new development by residential structure types Number of new rental housing units completed	City data, Building Permits, Planning
1.3: Maintain and create community facilities and services to meet the needs of a growing and diverse population	Proportion of population living 15 minutes walking distance to community facilities, by type of facility and demographic (e.g., school, child care, library) Status update of new or expanded City-owned amenity projects	City data, Lands and Facilities
1.4: Provide quality parks and open spaces through parks protection, planning and programming	Total park and open spaces measured by area, quantity, classification and percentage of overall system Proportion of population living within 15 minutes walking distance of a neighbourhood park	City data, Parks, Recreation & Culture, Statistics Canada Census
1.5: Protect and strengthen food systems to support healthy communities	Proportion of population within 15 minutes walking distance to grocery stores Total area of land dedicated to local food production (e.g., community gardens)	City data, Statistics Canada Census
1.6: Promote convenience within and between neighbourhoods	Proportion of population living within 15 minutes of services and retail Number of public transit stations and mobility hubs with complementary services (e.g., shops, cafes, washrooms)	City data, Engineering Transportation, Statistics Canada Census

Implementation Monitoring Table (continued)

Objective	Indicator examples	Data source examples
Goal 2. Create welcoming spaces that encourage social connection and a sense of belonging for all		
2.1: Create inclusive public spaces that are accessible and respond to the needs of everyday life through design, use and stewardship	Number of public washrooms in outdoor City facilities and public spaces	Planning, Parks, Recreation and Culture
2.2: Integrate arts, heritage and other aspects of Burnaby's cultural identity into the fabric of everyday life, creating a vibrant community for all	Number of City-led or supported public cultural events and attendance Number of interpretive products or events related to places of historical or cultural significance	Marketing and Communications Planning
2.3: Raise the visibility of Host Nations' connections to the land and resources, while supporting access to places of cultural significance	Summary of relevant policies that have been tabled or proposed <i>Ongoing engagement with Host Nations will be coordinated through the Indigenous Relations and Reconciliation Division to create opportunities for them to directly inform how this objective is implemented</i>	Indigenous Relations and Reconciliation
2.4: Encourage placemaking by recognizing the histories of diverse communities	Summary of relevant public art installations and cultural events, as well as other City events that have Host Nation presence and participation Number of City initiatives that recognize connections between diverse communities to Burnaby spaces and places (e.g., events, publications, interpretive signage, art and public realm design, walking tours) <i>Ongoing engagement with Host Nations will be coordinated through the Indigenous Relations and Reconciliation Division to create opportunities for them to directly inform how this objective is implemented</i>	Indigenous Relations and Reconciliation, Planning, Marketing and Communications
2.5: Create processes that strengthen existing tools and resources to protect archaeological sites	A summary of tools, policies and processes implemented to support the protection of archaeological sites <i>Ongoing engagement with Host Nations will be coordinated through the Indigenous Relations and Reconciliation Division to create opportunities for them to directly inform how this objective is implemented</i>	Indigenous Relations and Reconciliation

Implementation Monitoring Table (continued)

Objective	Indicator examples	Data source examples
Goal 2. Create welcoming spaces that encourage social connection and a sense of belonging for all		
2.6: Prioritize the identification, protection and enhancement of built heritage resources	Number of built heritage resources listed on the heritage register or heritage inventory that are protected through legislative tools, such as a designation bylaw and those that have been demolished Number of educational initiatives to raise awareness of the protection of built heritage resources	Planning
2.7: Foster a sense of safety and belonging for everyone	Population health surveys Crime statistics by type, per capita, in comparison to neighbouring municipalities	Fraser Health Community Safety (RCMP)
2.8: Promote civic engagement, build relationships and connect with diverse communities to enhance the planning and delivery of City services and projects	Statistics on public engagement events, such as the number of attendees City of Burnaby social media statistics and e-newsletter subscribers	Marketing and Communications
Goal 3. Support a thriving and diverse economy where community members and local businesses can succeed		
3.1: Encourage and support transit-accessible employment opportunities	Status of bus shelters in employment areas implementation progress Number of jobs within 400 to 800 metres of SkyTrain stations or bus stops along the Frequent Transit Network	Engineering Transportation Business Licenses, Statistics Canada Census
3.2: Protect and expand employment and industrial lands	Total hectares of employment and industrial lands Number of jobs on employment and industrial lands	City data Planning
3.3: Encourage a variety of economic activities	Employment growth, by industry	Statistics Canada Census, Business Licenses
3.4: Support local economic development through planning and partnerships	Number and type of start-up businesses	Business Licenses

Implementation Monitoring Table (continued)

Objective	Indicator examples	Data source examples
Goal 3. Support a thriving and diverse economy where community members and local businesses can succeed		
3.5: Protect and expand the agricultural land base	Total hectares of land designated and zoned for agriculture	City data, Employment Needs Assessment
3.6: Foster partnerships with the farming community and other levels of government to support the agricultural sector	Progress on the development of an Agricultural Area Plan Economic indicators for farm businesses (e.g., number of farm operations, farm revenue, workers employed, type of production)	Planning Census of Agriculture, Tax Revenue, Provincial Records, Surveys
Goal 4. Create and maintain efficient and well-connected transportation and infrastructure networks		
4.1: Increase opportunities for sustainable modes of travel by creating robust transportation networks	Vehicle ownership per capita Kilometres of new bike and walking infrastructure built E-mobility share membership registration and usage	ICBC Engineering Transportation
4.2: Prioritize infrastructure improvements and expansion to areas of growth and areas in need of upgrades	Number of infrastructure projects completed in identified upgrade-priority or growth areas	Engineering Infrastructure
4.3: Adapt infrastructure to respond to a changing climate	Number of implemented green infrastructure projects for rainwater management Number of new (non-replacement) street trees planted	Engineering Infrastructure Parks, Recreation and Culture, Planning
4.4: Ensure emergency services meet population needs and strengthen community resilience through emergency preparedness	Number of City facilities designated to provide support during extreme weather events, including the number of nights they were open and the number of stays (e.g., cooling or warming centres)	Planning

Implementation Monitoring Table (continued)

Objective	Indicator examples	Data source examples
Goal 5. Lead in climate action and protect, enhance and restore the natural environment		
5.1: Advance climate change adaptation and environmental protection at a municipal level through City planning, operations and advocacy	Greenhouse gas emissions from City operations, facilities, fleet and contracted services in tonnes of carbon dioxide equivalent Number of City capital and operational projects that integrate climate adaptation features (e.g., green infrastructure, flood protection) Number of climate action-related staff education and engagement events, by type and attendance	Planning
5.2: Support transition to a low carbon future by reducing greenhouse gas emissions in all sectors	Tonnes of waste taken to landfill and diverted from landfill Proportion of zero emission vehicles versus all motorized vehicles owned by Burnaby residents	Engineering Solid Waste ICBC
5.3: Advance sustainable and climate-friendly development practices and processes	Domestic water consumption per dwelling unit Progress made on creating climate-friendly development policies and by-laws	Engineering Infrastructure
5.4: Reduce risks in natural hazard areas to protect public health and infrastructure and to foster safety	Proportion of new developments avoiding high-risk hazard areas, by type of natural hazard (e.g., floodplains, steep slopes)	City data, Planning
5.5: Work with Host Nations and Indigenous Peoples living in Burnaby to bring Indigenous perspectives to environmental protection	Number of capital environmental projects that Host Nations have provided input on <i>Ongoing engagement with Host Nations will be coordinated through the Indigenous Relations and Reconciliation Division to create opportunities for them to directly inform how this objective is implemented</i>	Indigenous Relations and Reconciliation
5.6: Protect, manage and restore the environment to support resilient ecosystems	Area of protected trees or space to grow tree canopy Area of habitat restored	City data

Implementation Monitoring Table (continued)

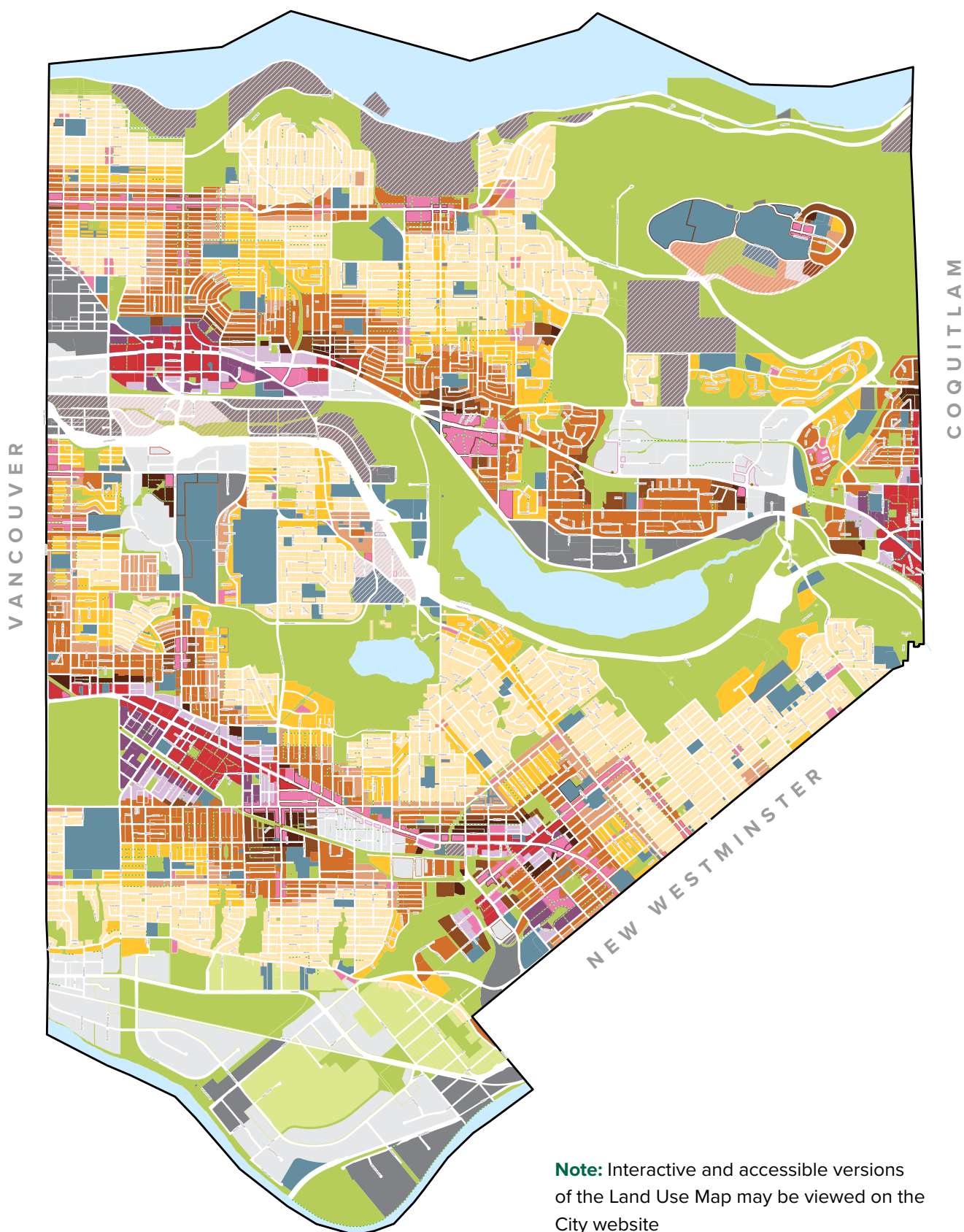
Objective	Indicator examples	Data source examples
Goal 5. Lead in climate action and protect, enhance and restore the natural environment		
5.7: Support and balance the protection of agricultural lands and the natural environment	Progress on creating new policies and bylaws for regulating development on lands in the ALR or zoned for agriculture Soil quality indicators	Planning, Engineering
5.8: Educate and empower people to participate in environmental stewardship and climate action	Number of active streamkeeper groups and environmental stewardship groups Number of environmental education sessions or workshops delivered in schools or community settings and attendance	Burnaby Streamkeepers Planning, Parks, Recreation and Culture, Engineering Solid Waste

Note: The indicators listed above are examples only and are intended to guide monitoring efforts. They may be updated or changed as OCP monitoring progresses to best reflect OCP goals, objectives and policy actions.



Part E: Maps

Map 1. Land Use Map



Note: Interactive and accessible versions of the Land Use Map may be viewed on the City website

Burnaby Land Use Map Legend

 Future transportation connections

 Special study area

Land Use Designation	Base designation	Overlay designation
Agriculture		
Neighbourhood commercial		
General commercial		
Employment		
Industrial		
Parks, open spaces 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		
Institutional		

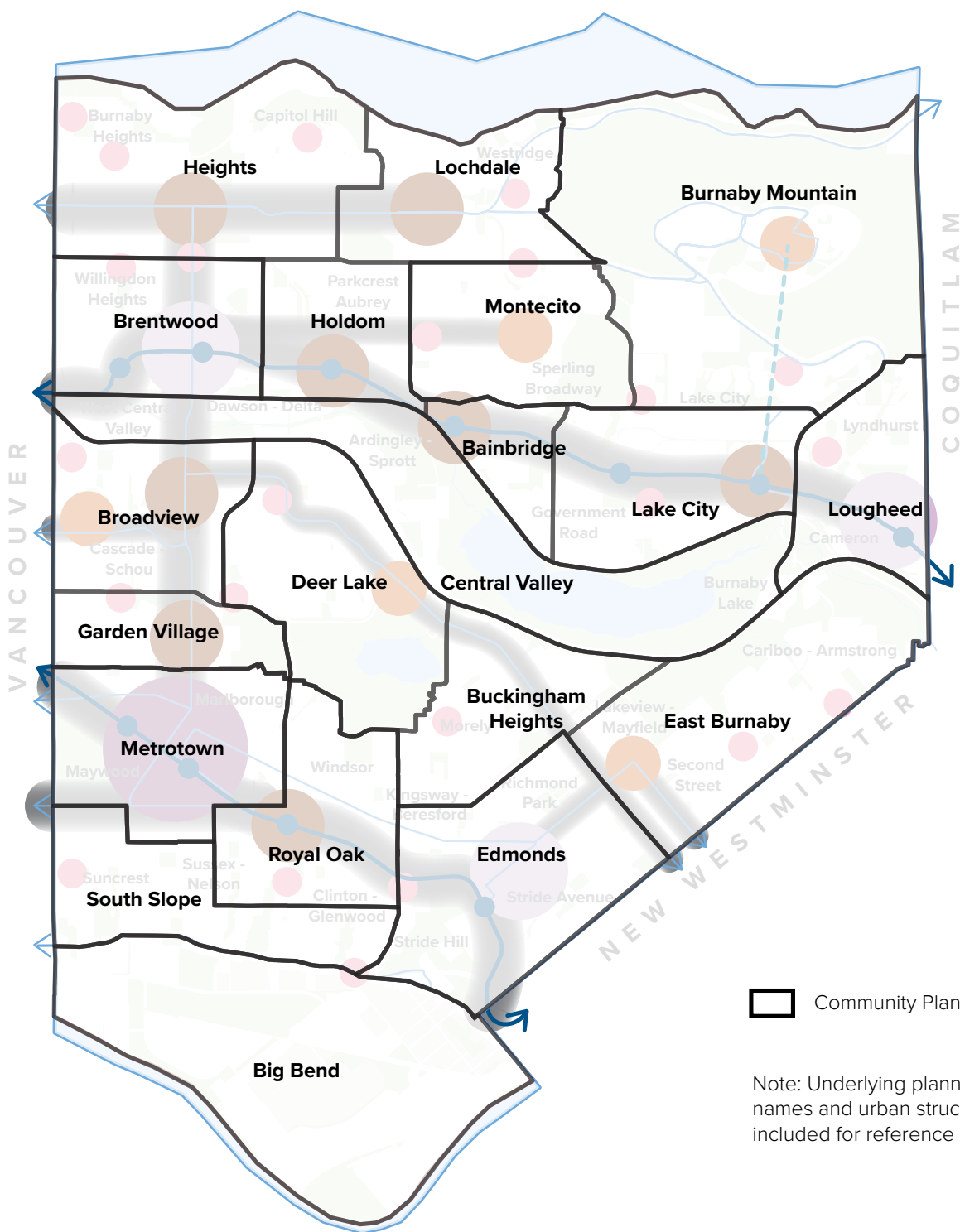
Map notes:

Mixed-Use Sites: Sites shown with an overlay designation have additional or alternate uses permitted. See Table 2 for permitted uses on mixed-use sites.

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

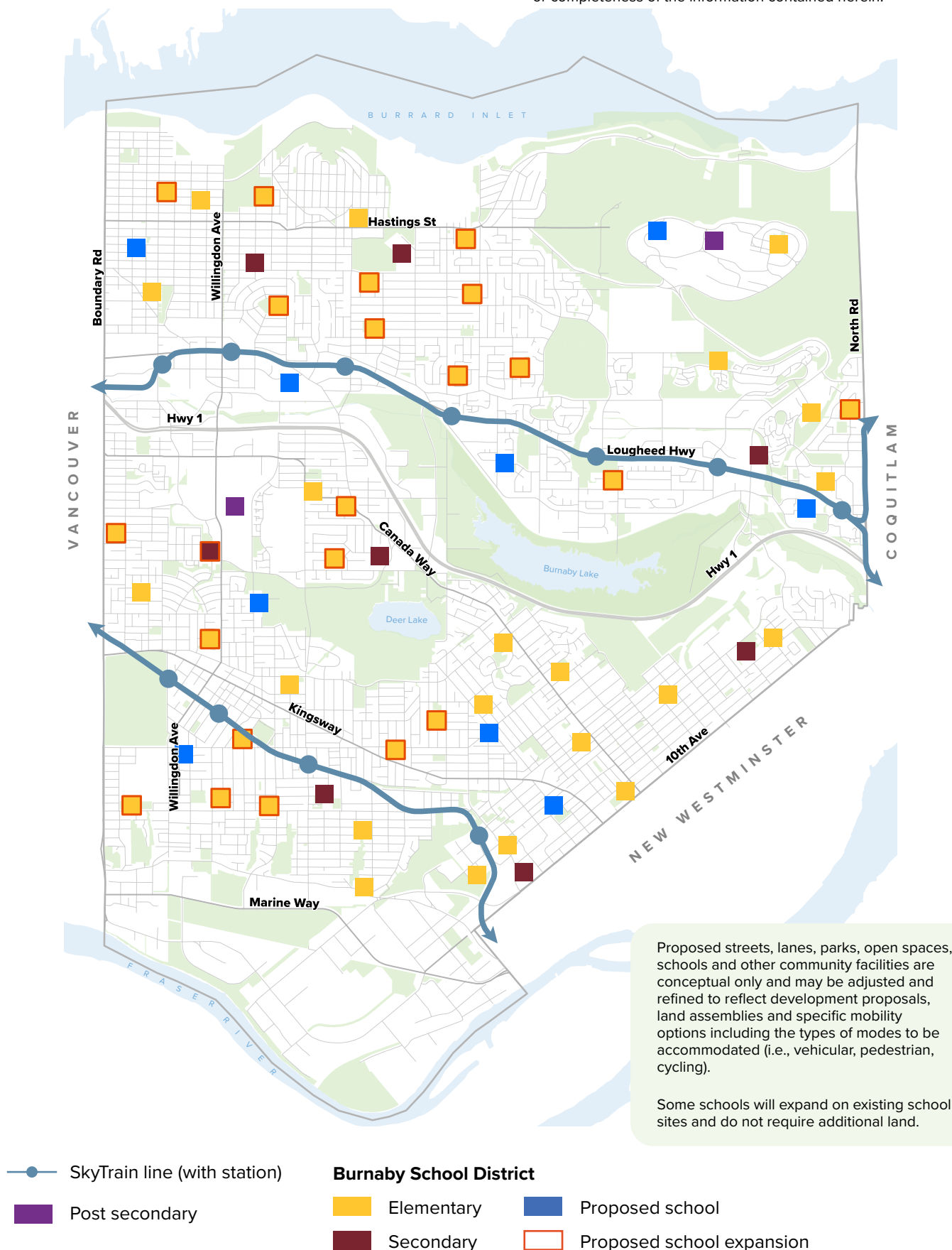
Map 2. Community Plan Areas

The City of Burnaby disclaims all responsibility for the accuracy or completeness of the information contained herein.



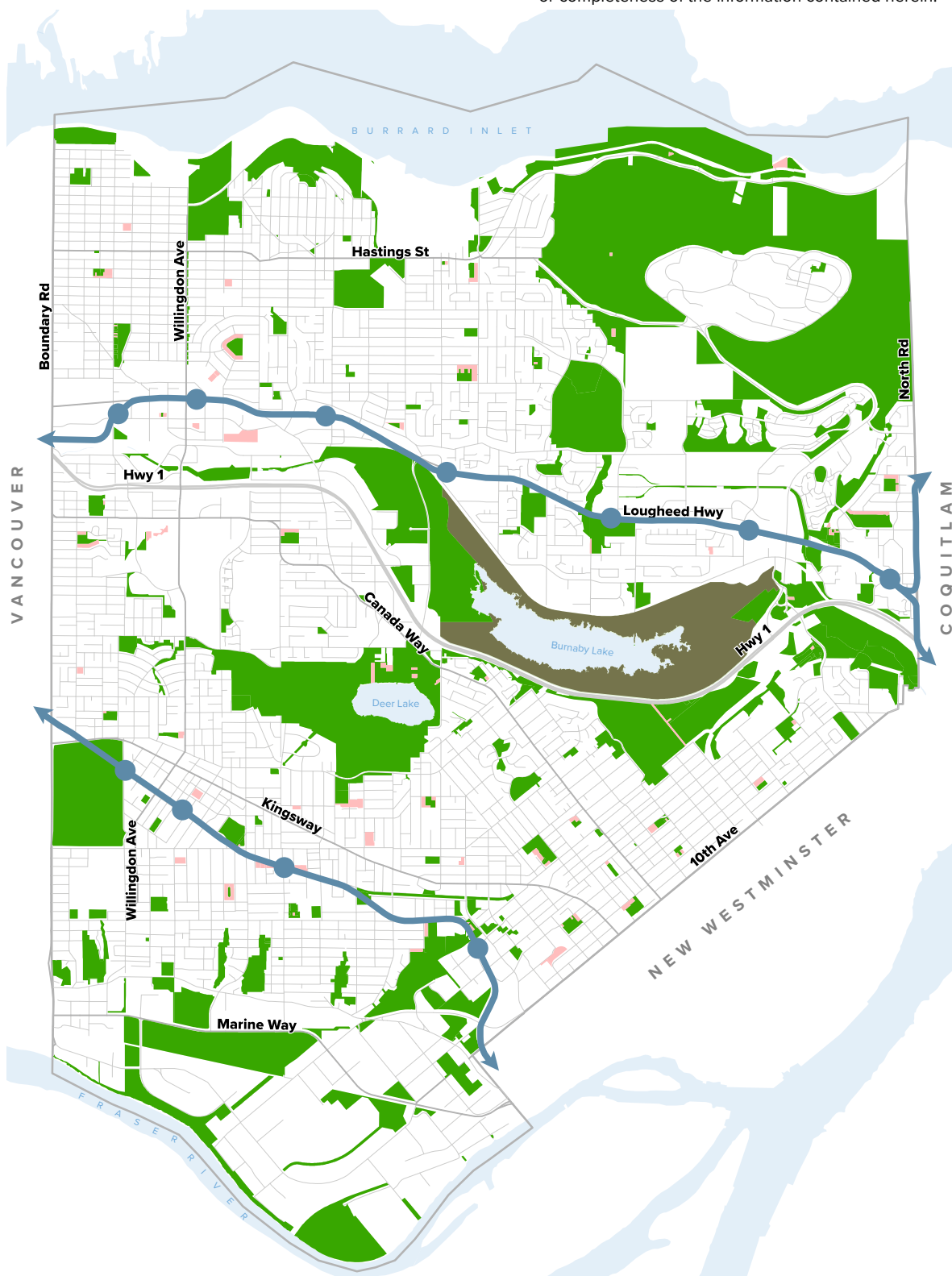
Map 3. School Planning

The City of Burnaby disclaims all responsibility for the accuracy or completeness of the information contained herein.



Map 4. Parks Planning

The City of Burnaby disclaims all responsibility for the accuracy or completeness of the information contained herein.



—●— SkyTrain line (with station)

Metro Vancouver regional park

■ Regional park

City of Burnaby municipal parks

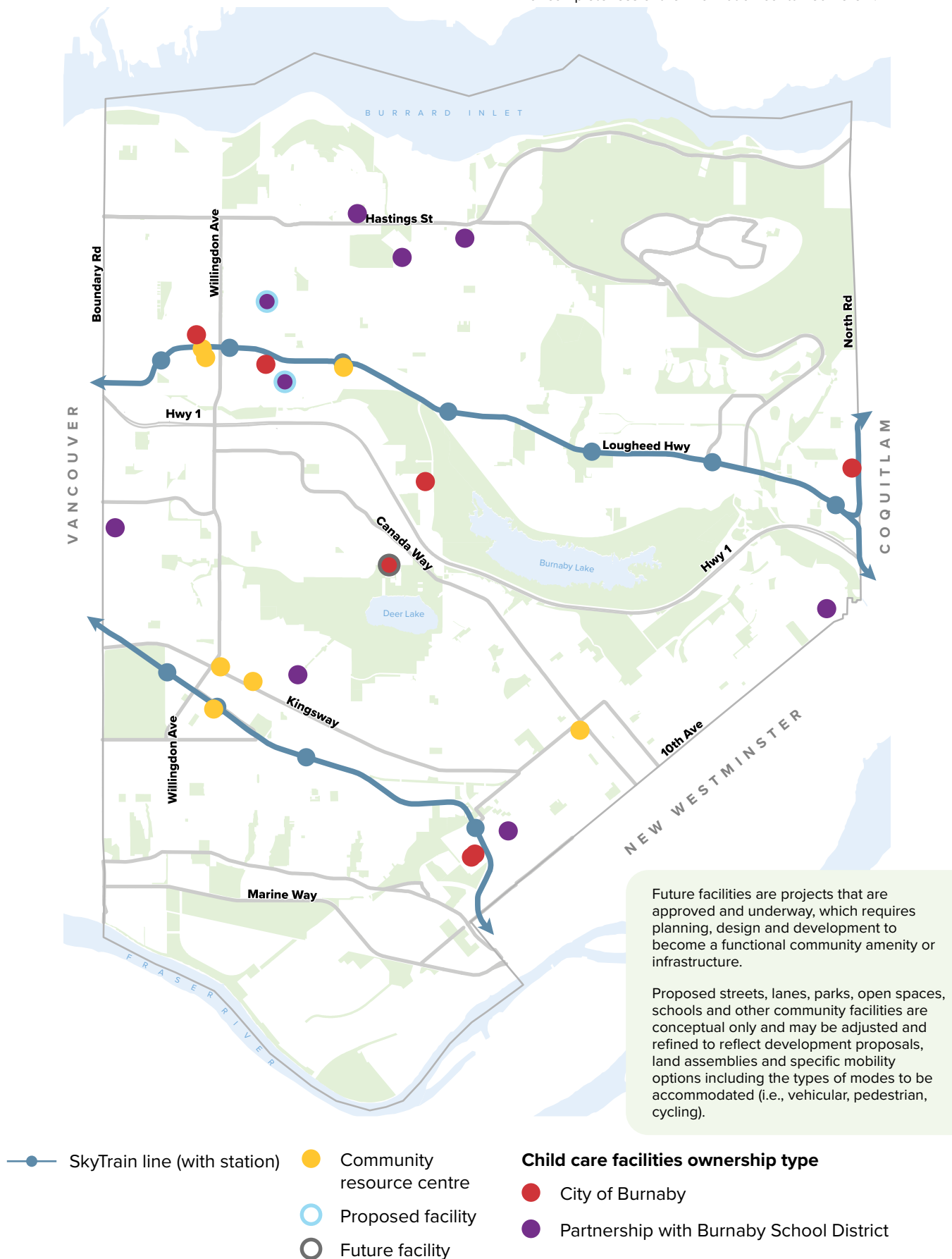
■ Park land

■ Proposed park

Proposed streets, lanes, parks, open spaces, schools and other community facilities 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 5A. City Affiliated Social Facilities

The City of Burnaby disclaims all responsibility for the accuracy or completeness of the information contained herein.



Map 5B. Public Libraries

The City of Burnaby disclaims all responsibility for the accuracy or completeness of the information contained herein.



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

Map 5C. First Responder Facilities

The City of Burnaby disclaims all responsibility for the accuracy or completeness of the information contained herein.



Map 5D. Public Health Care Facilities

The City of Burnaby disclaims all responsibility for the accuracy or completeness of the information contained herein.



- SkyTrain line (with station)
- Hospital
- Long-term care facility
- Primary care clinic
- Public health unit

Map 5E. Recreational Facilities

The City of Burnaby disclaims all responsibility for the accuracy or completeness of the information contained herein.



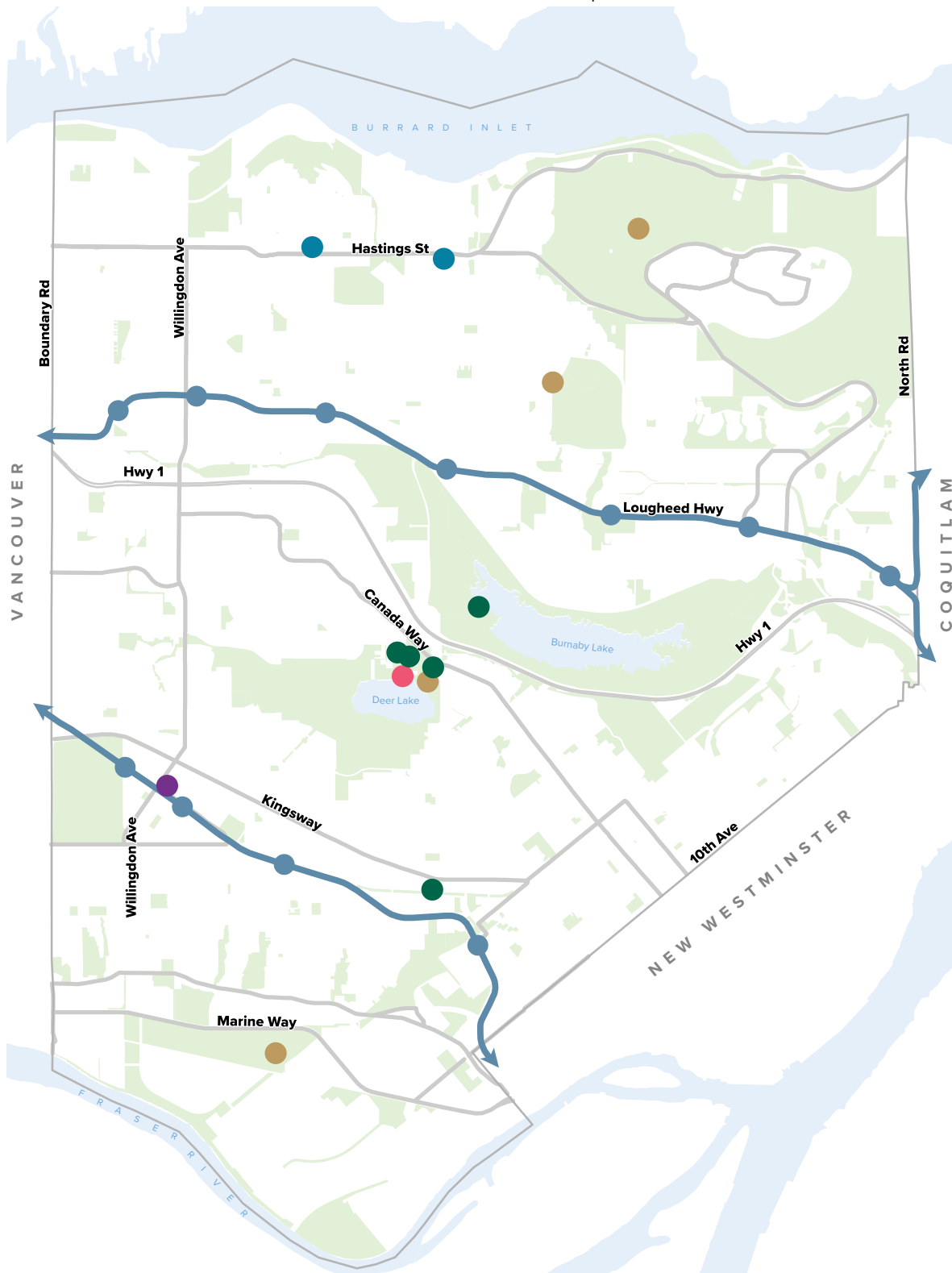
Future facilities are projects that are approved and underway, which requires planning, design and development to become a functional community amenity or infrastructure.

City of Burnaby recreational facilities

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

Map 5F. Arts and Culture Facilities and Spaces

The City of Burnaby disclaims all responsibility for the accuracy or completeness of the information contained herein.

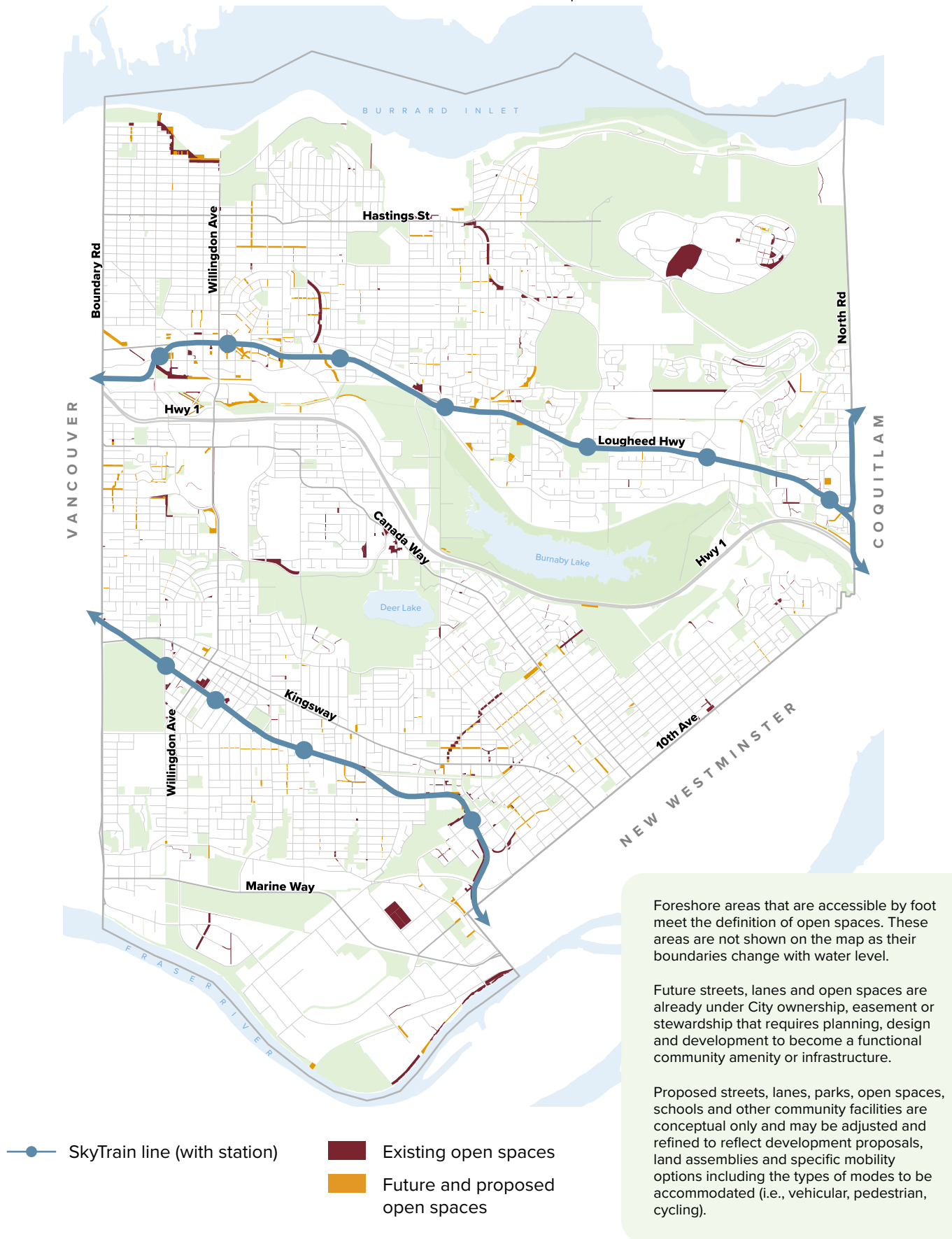


City of Burnaby arts and culture facilities and spaces

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

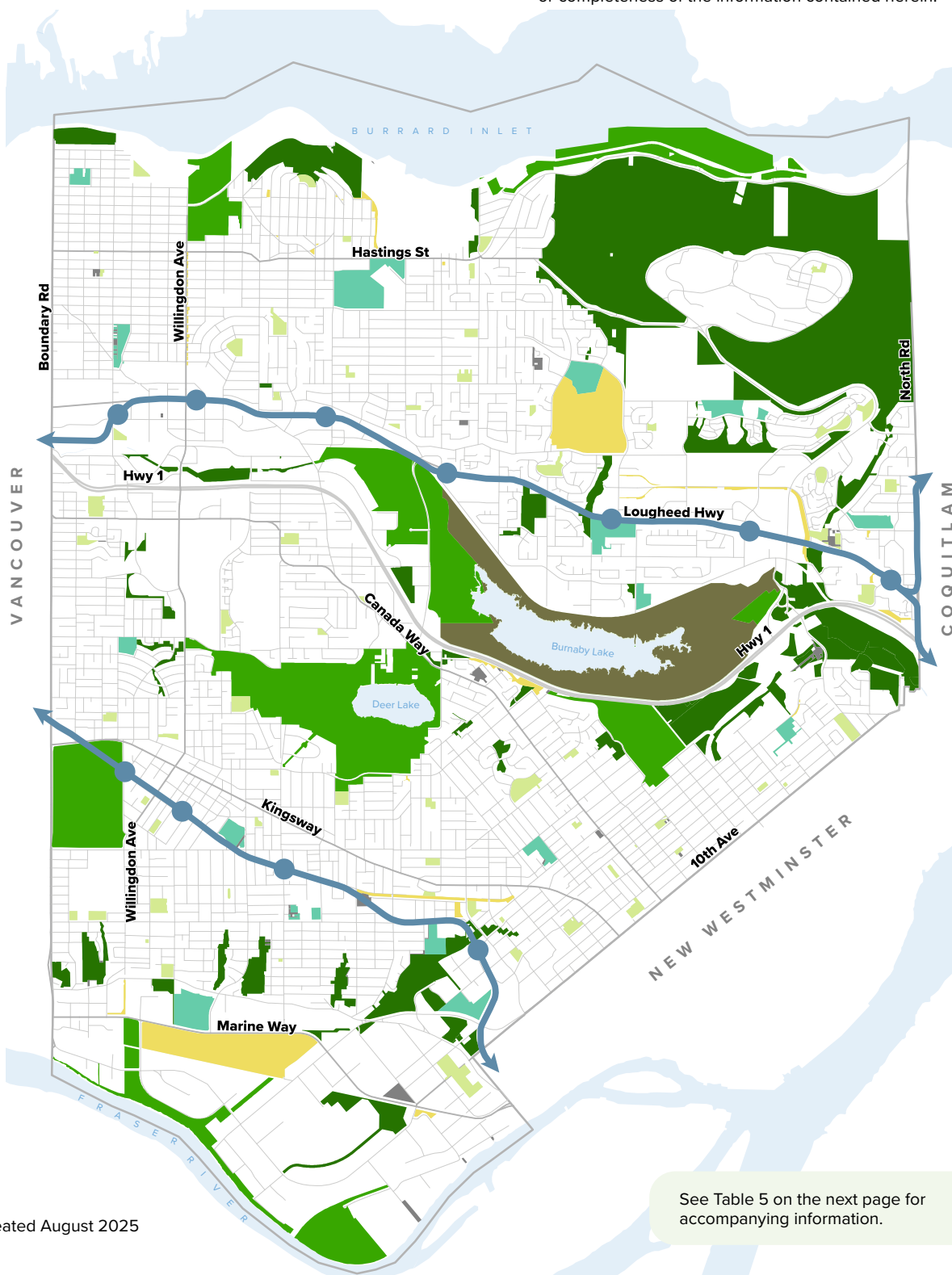
Map 6. Open Spaces

The City of Burnaby disclaims all responsibility for the accuracy or completeness of the information contained herein.



Map 7. Municipal Parks

The City of Burnaby disclaims all responsibility for the accuracy or completeness of the information contained herein.



Map created August 2025

See Table 5 on the next page for accompanying information.

—●— 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 recreation or natural park.

Table 5. Burnaby municipal park classification

Recreation parks Primary use is ensuring access to active and passive recreation opportunities, while connecting with nature and the community, for all ages and abilities.				
Park subtype	Characteristics	Examples	Total	Approx. Percent
City 	» > 100 acres » Established near important natural features (lake, ocean, river or forest) » May include several community facilities and amenities.	» Confederation Park » Barnet Marine Park » Robert Burnaby Park » Central Park	7	34%
Community 	» > 5 acres » May include several community facilities and amenities.	» Kensington Park » Squint Lake Park » Edmonds Park » Bonsor Park	16	6%
Neighbourhood 	» Typically > 2 acres » Walkable and rollable within the neighbourhood » Primarily active or passive recreation space (e.g. playground, sport court, picnic area or grass area)	» Beecher Park » Lyndhurst Park » Ernie Winch Park » Maywood Park	66	5%
Special purpose 	» Provides unique services » Common uses are golf courses, pathways, planted triangles, utility infrastructure with a shared use	» Riverway Golf Course and Driving Range » Tinkerbelle Corner » Samples Pathway	21	7%
Natural parks Primary use is protecting, preserving and enhancing biodiversity and natural ecosystems.				
	Characteristics	Examples	Total	Approx. Percent
	» Preserved for nature, typically limited development of trails or kiosks	» Capitol Hill Conservation Area » Burnaby Mountain Park » Froggers Creek Ravine Park	32	47%

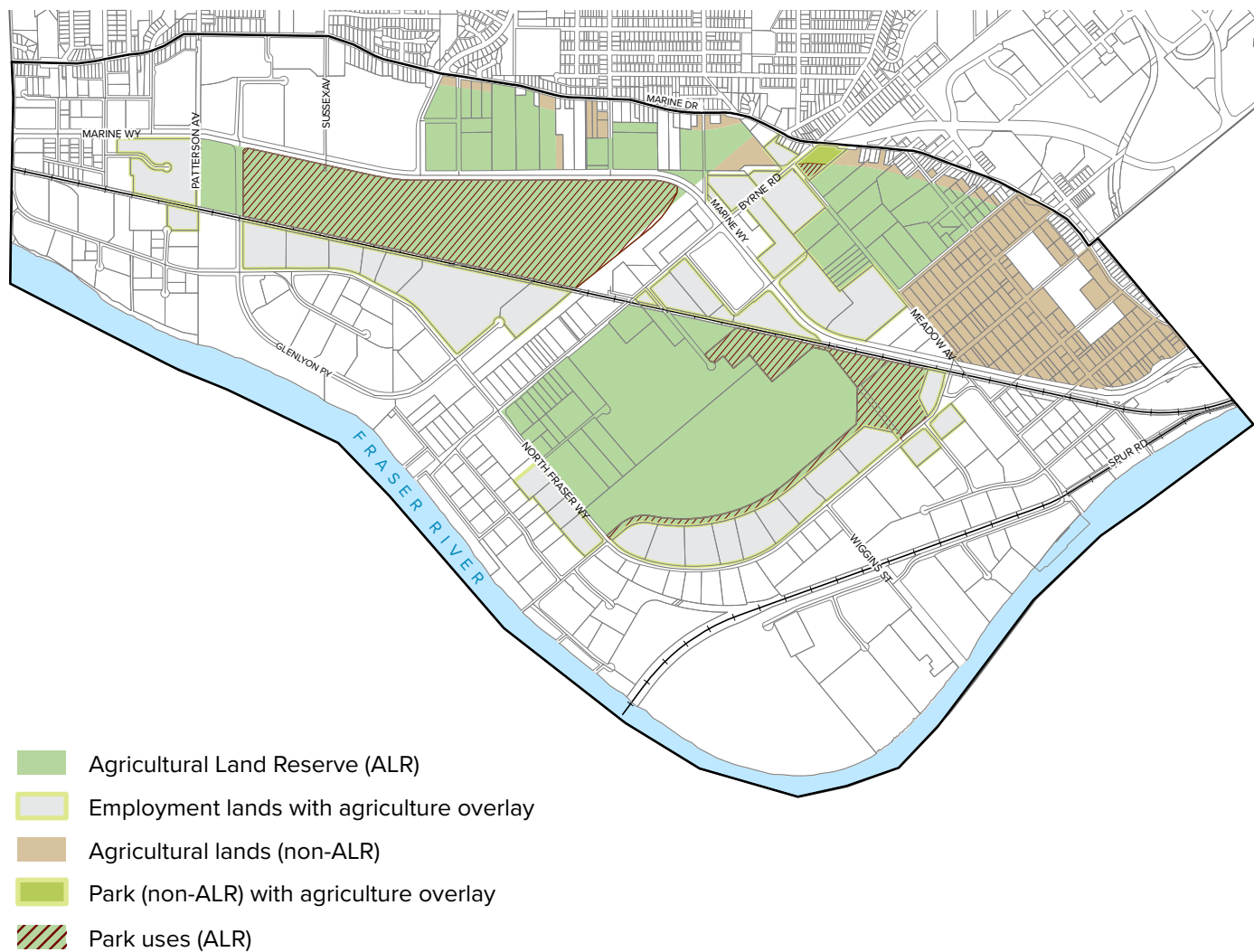
Map 8. Employment and Industrial Lands

The City of Burnaby disclaims all responsibility for the accuracy or completeness of the information contained herein.



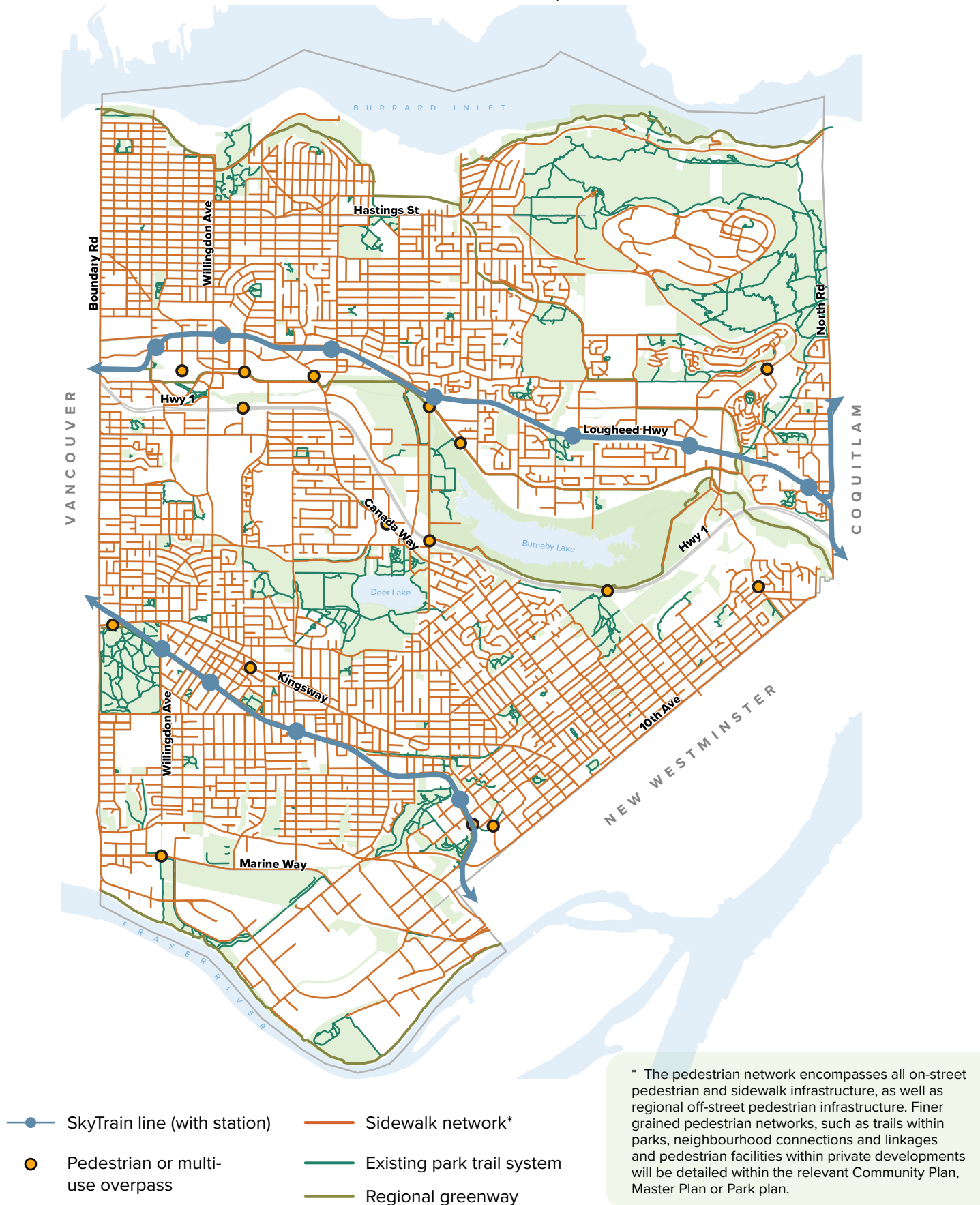
Map 9. Agricultural Lands and Associated Assets

The City of Burnaby disclaims all responsibility for the accuracy or completeness of the information contained herein.



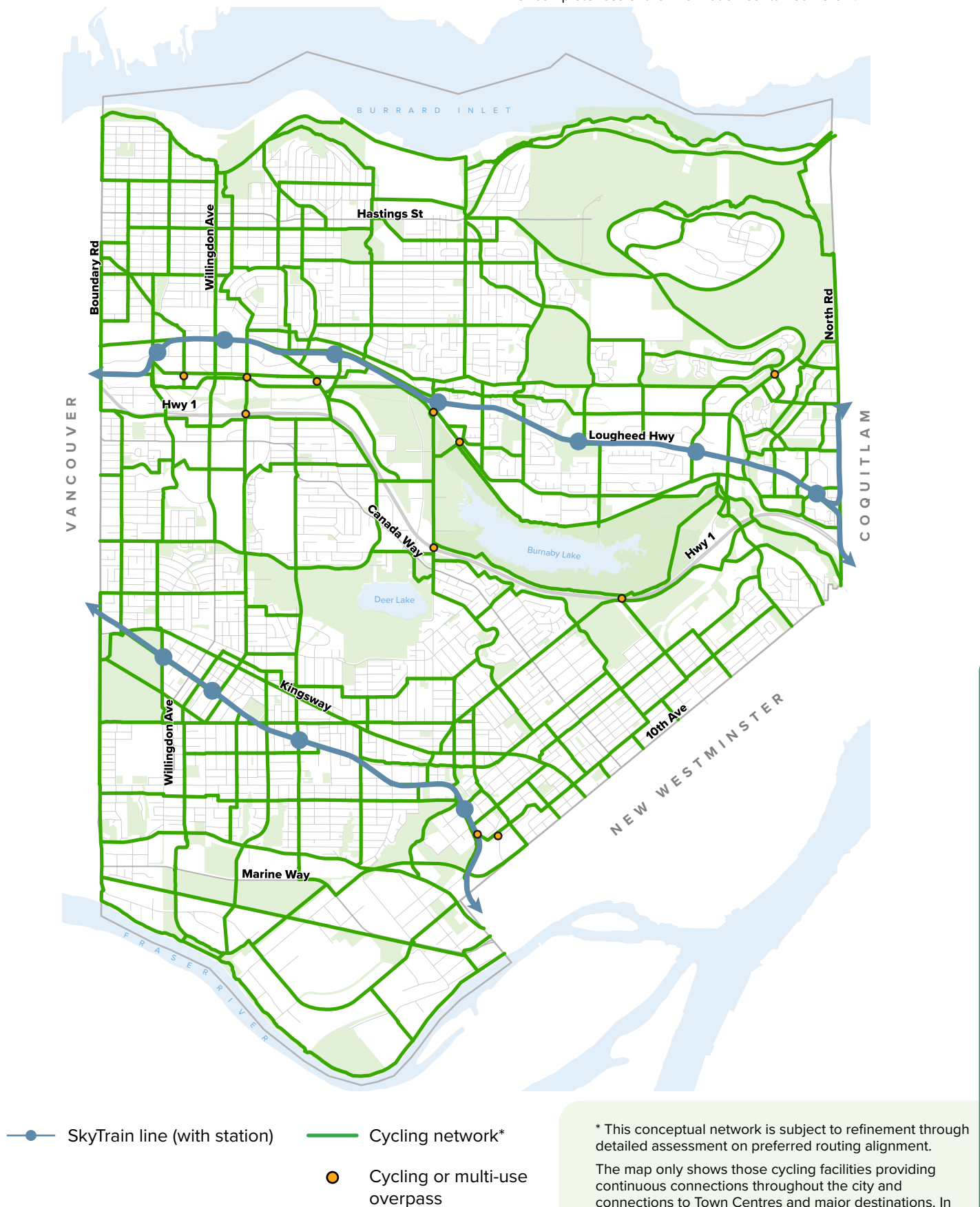
Map 10A. Long range pedestrian network

The City of Burnaby disclaims all responsibility for the accuracy or completeness of the information contained herein.



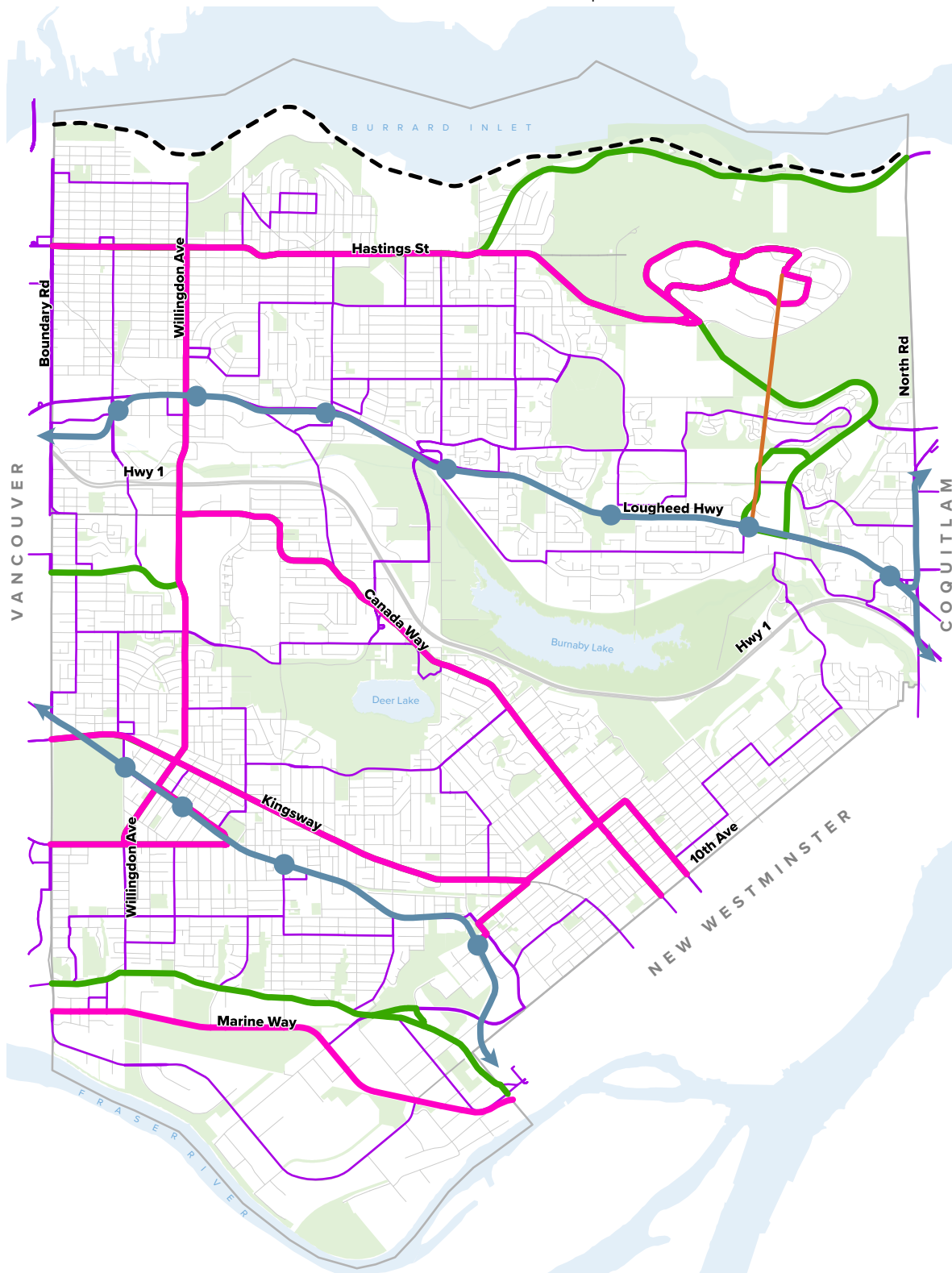
Map 10B. Long range cycling network

The City of Burnaby disclaims all responsibility for the accuracy or completeness of the information contained herein.



Map 10C. Long range public transit network

The City of Burnaby disclaims all responsibility for the accuracy or completeness of the information contained herein.



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

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

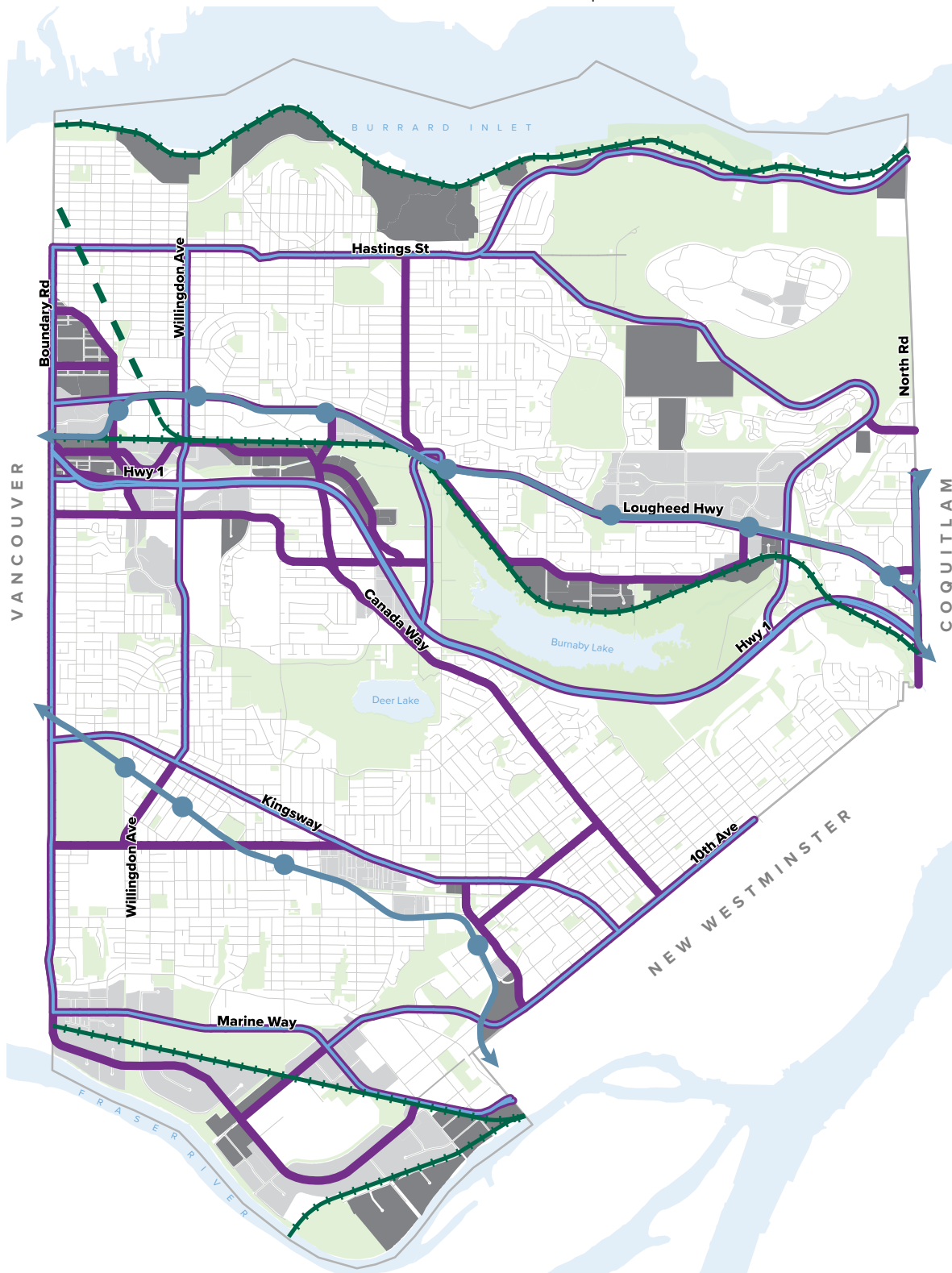
- Burnaby Mountain Gondola (proposed alignment)

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

** Conceptual, subject to review by TransLink

Map 10D. Long range goods movement network

The City of Burnaby disclaims all responsibility for the accuracy or completeness of the information contained herein.



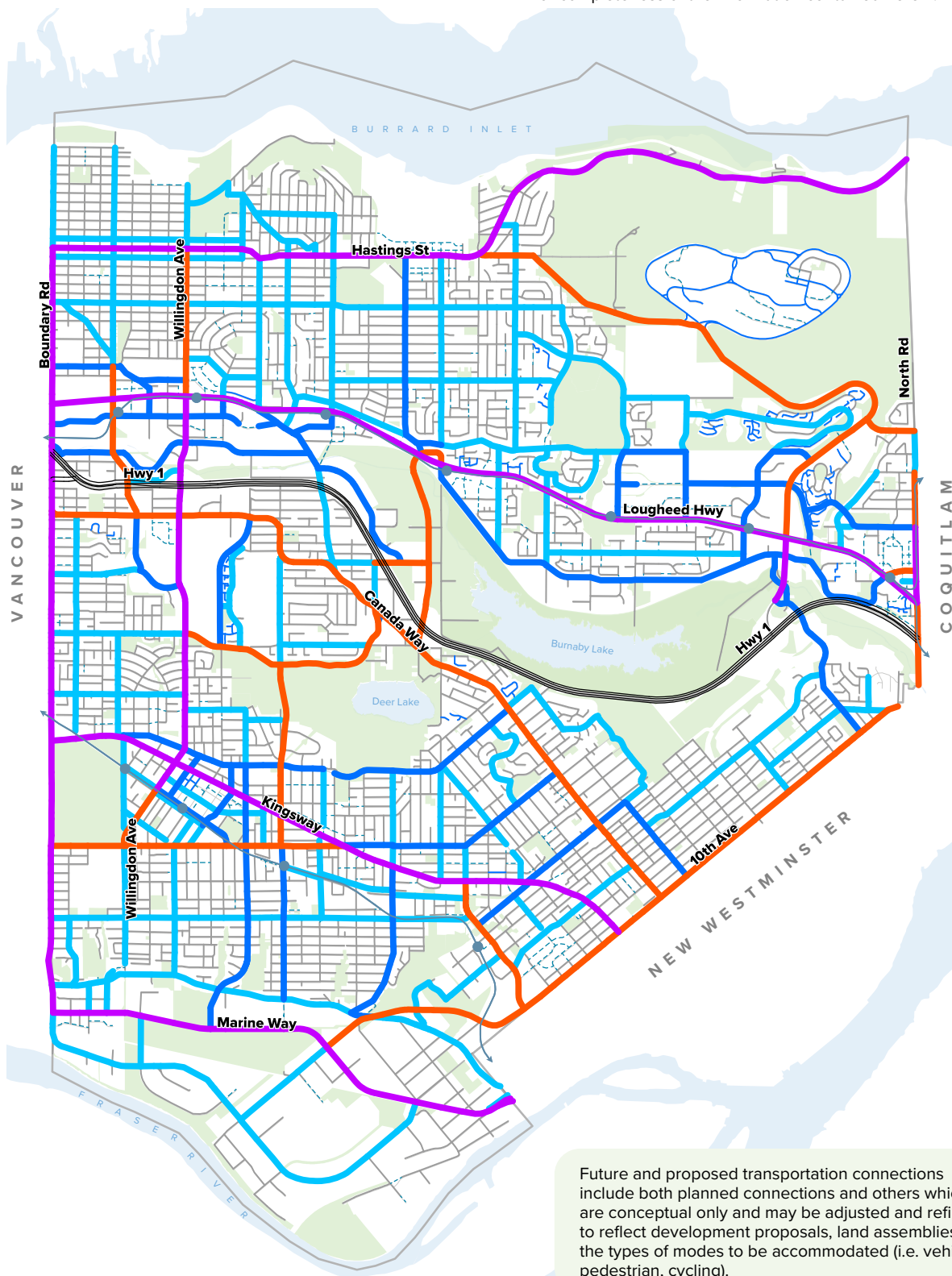
- SkyTrain line (with station)
- Industrial
- Mixed employment
- Long range truck route*
- Hazardous goods route
- ++++ Railway
- - - Tunneled railway

* 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.

Map 10E. Long range road classification network

The City of Burnaby disclaims all responsibility for the accuracy or completeness of the information contained herein.

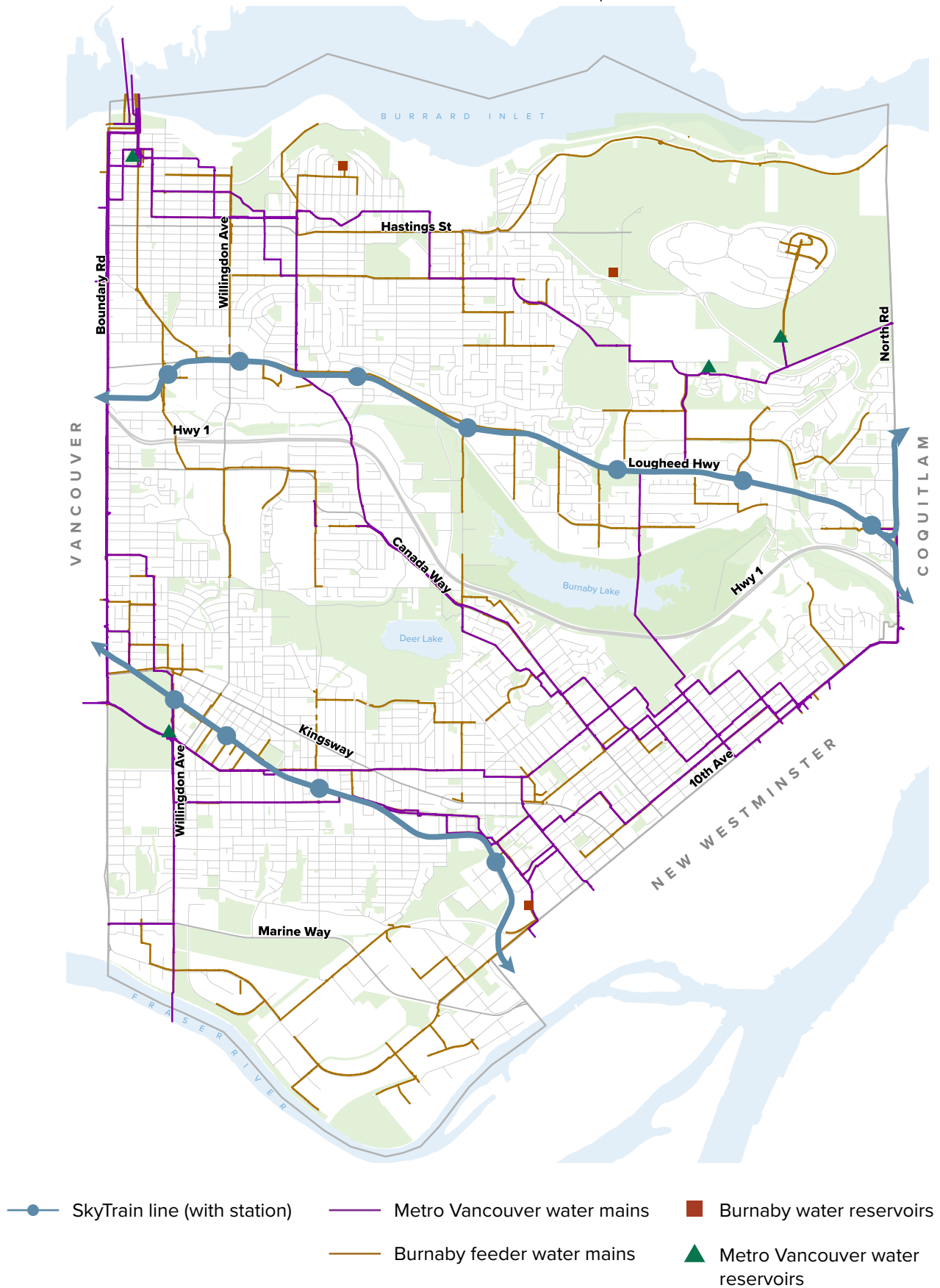


Future and proposed transportation connections include both planned connections and others which are conceptual only and may be adjusted and refined to reflect development proposals, land assemblies and the types of modes to be accommodated (i.e. vehicular, pedestrian, cycling).

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

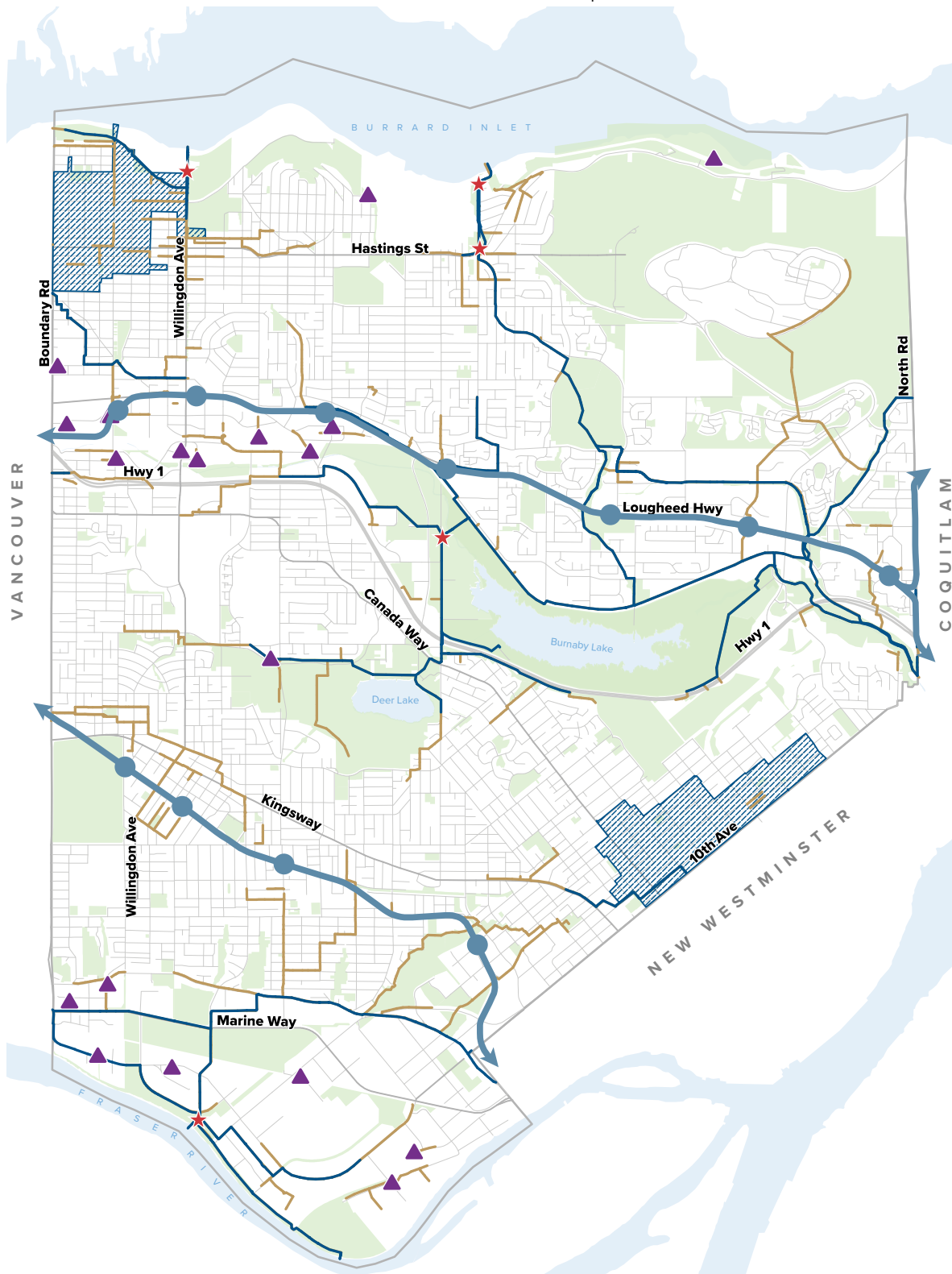
Map 11A. Water Infrastructure

The City of Burnaby disclaims all responsibility for the accuracy or completeness of the information contained herein.



Map 11B. Wastewater Infrastructure

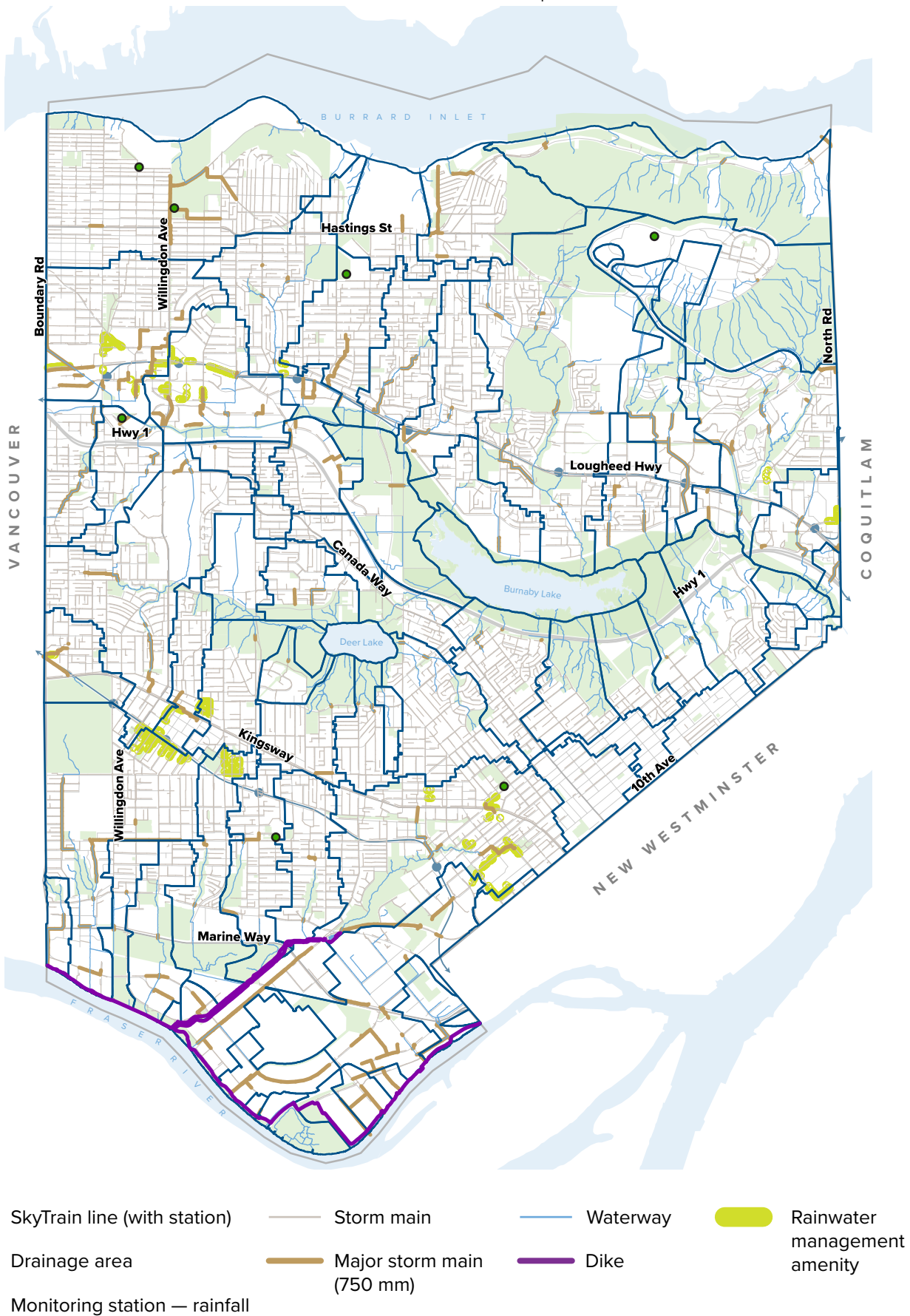
The City of Burnaby disclaims all responsibility for the accuracy or completeness of the information contained herein.



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

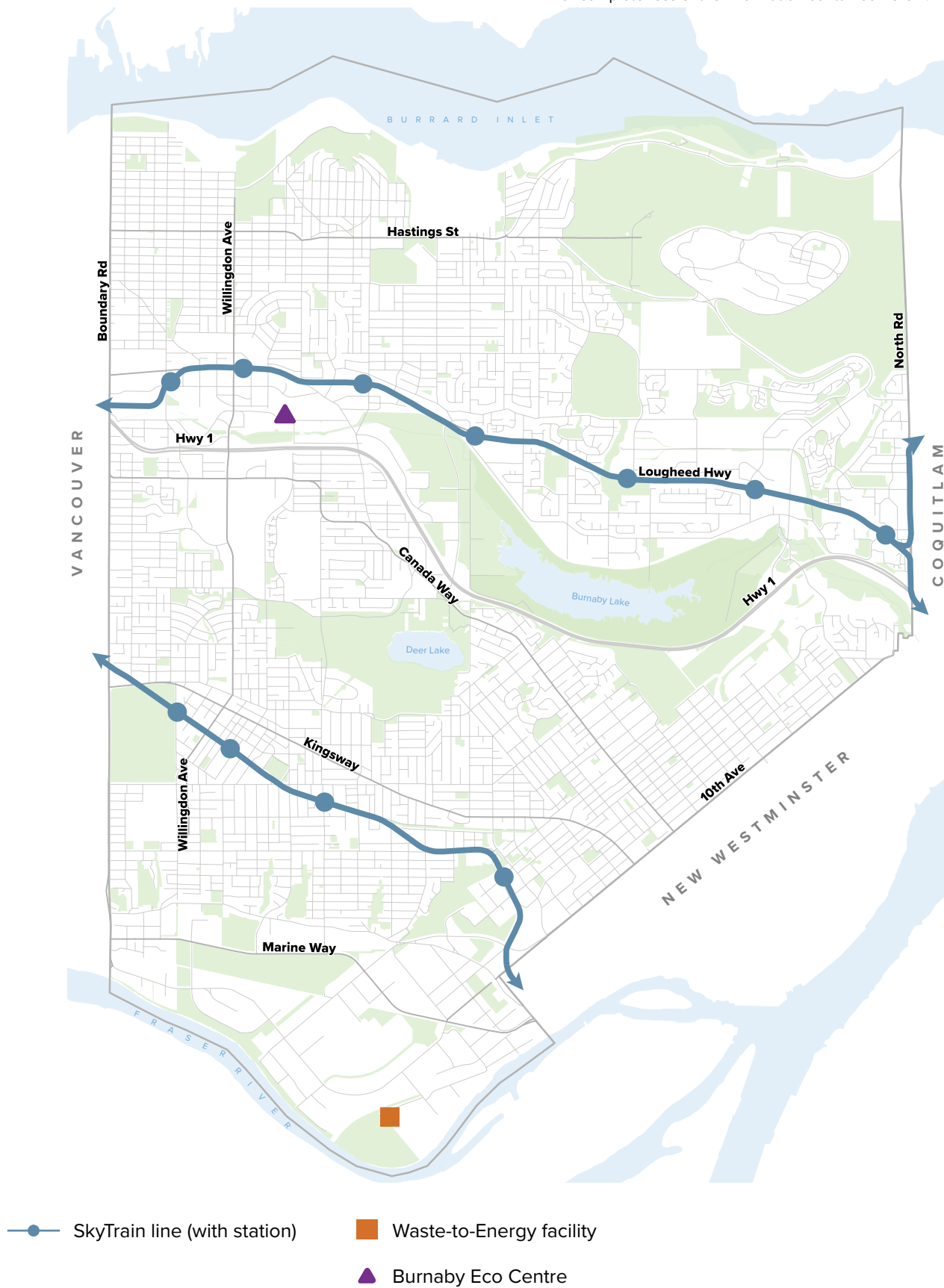
Map 11C. Rainwater Management Infrastructure

The City of Burnaby disclaims all responsibility for the accuracy or completeness of the information contained herein.



Map 11D. Solid Waste Infrastructure

The City of Burnaby disclaims all responsibility for the accuracy or completeness of the information contained herein.





Appendix

Appendix A.

Glossary



Glossary

Terms included in the OCP glossary are intended to better explain certain concepts and assist with the understanding of policies, goals and objectives. These are not intended as legal definitions

Agricultural lands	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.
Agricultural Land Commission (ALC)	The administrative tribunal that adjudicates applications in the ALR while prioritizing and protecting the ALR land base for agriculture.
Agricultural Land Reserve (ALR)	A provincial designation in which agriculture is recognized as the priority use. Farming is encouraged and non-agricultural uses are restricted.
Amenities	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. See “community amenities” for a related definition.
Archaeological site	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.
Blue green network	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.
Built heritage resources	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).

Bus Rapid Transit (BRT)	A form of bus-based rapid transit operating in dedicated lanes with traffic signal priority that provides fast, frequent and reliable service.
Bus Rapid Transit Corridors	Corridors in which there is Bus Rapid Transit. See “Bus Rapid Transit (BRT)” for a related definition.
Carbon emissions	Carbon emissions result from the burning of fossil fuels and the manufacture of cement. They are the largest contributor to climate change.
Carbon sequestering	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.
Circular economy	A circular economy is a model of production and consumption of materials in which components do not leave the cycle to become waste or pollution—a focus on recycling, repairing and reusing products and materials for as long as possible.
City-serving commercial	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.
Climate resilience	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>
Co-operative housing	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.
Community amenities	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). Community amenities are either publicly accessible or provide public benefits (social, cultural, heritage, recreational or environmental) to the community. The types of community 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. See “amenities” for a related definition.

Community facilities	Community facilities are types of social infrastructure with 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 and culture facilities; non-profit spaces; primary care facilities; and more.
Community resource centres	Non-profit office and programming spaces 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.
Complete communities	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. <i>Source: British Columbia Complete Communities Guide</i>
Conservation covenant	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.
Creative economy	Refers to a broad range of industries that are related to the use of human creativity to generate knowledge, information and products.
Creative industries	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 typically more environmentally friendly and non-disruptive to surrounding land uses, including residential uses.
Cultural and entertainment districts	Cultural and entertainment related uses that are complementary to each other (across retail, commercial, light industrial and recreation purposes) and located close to each other to foster points of interest for residents and consumers, which foster a sense of place and identity in the area.
Cultural sector	Cultural sectors include all sectors that have activities based on cultural values, artistic expression, food or other creative expressions.

Cultural heritage areas (CHAs)	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 respectful of nearby heritage resources.
Cultural safety	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. <i>Source: Community Living BC</i>
Curbside management strategy	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.
Development Permit Areas (DPAs) and guidelines	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.
Destination facilities and places	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, museums and art galleries.
District energy	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.
Economies of scale	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.

Ecosystem services	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.
Emergency preparedness	Planning and intervention activities that allow communities to prevent, respond to and recover from incidents and emergencies.
Employment lands	Lands that are mainly used for employment and economic activities. These lands can include uses like light industrial, warehousing, advanced technology, offices and indoor recreation facilities.
Environmentally Sensitive Areas	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 <i>Environmentally Sensitive Areas Strategy</i> (1992) and the <i>Metro Vancouver Sensitive Ecosystem Inventory</i> (2020).
Fee simple	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>
Flood storage	Flood storage capacity is the amount of water that can be stored in a basin, reservoir, or floodplain to control the flow of floodwaters.
Food assets	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.
Food infrastructure	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.

Frequent transit	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.
Frequent transit network	A network of corridors where frequent transit is provided.
Greenhouse gas (GHG) emissions	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.
Green infrastructure	Designed and constructed by people and use vegetation, soils and other natural elements to perform services such as filtration, retention, infiltration and reduction of water flows. <i>Source: Engineers and Geoscientists of British Columbia</i>
Healthy built environment	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>
Housing First	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>
Housing forms	The physical forms of housing, such as single- and two-family housing, apartments, townhouses, rowhouses or laneway homes.
Indigenous cultural sites	Locations with significance to 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.
Industrial lands	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.

Industrial lands density	The amount of building on a given amount of industrial land. This can be measured as floor area ratio, site coverage, building heights, etc.
Industrial lands intensity	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.
Invasive species	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>
Local-serving commercial	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.
Major corridors	Major transportation corridors.
Major Transit Growth Corridor (MTGC)	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>
Maker spaces	Maker spaces may be 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.
Micromobility	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.
Mobility hubs	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

Native plants	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. <i>Source: Invasive Species Council of Metro Vancouver</i>
Natural hazards	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.
Natural area	An area of public or private land that is undeveloped and predominantly characterized by naturally occurring vegetation, water and landforms.
Nature-based solutions	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. <i>Source: United Nations Environmental Assembly, 2021</i>
Nighttime economy	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.
Non-market housing	Refers to rental housing secured at specific below-market rental rates through a Housing Agreement or a lease agreement with the City.
Open spaces	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.
Park	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.
Permeable surfaces	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.

Public art	Artworks in public areas on City lands (such as in parks, trails and outside of civic facilities) and those in publicly accessible private 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.
Public realm	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.
Purpose-built rental housing	A multi-unit building or portion of a multi-unit building where dwelling units are held in common ownership and used only for rental purposes, but does not include a dormitory. Purpose-built rental housing may include market and non-market rental housing. <i>Source: Burnaby Zoning Bylaw</i>
Rainwater management	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.
Rainwater management amenity	An engineered, landscaped feature integrated into streets or public spaces, designed to collect, treat, and absorb rainwater, improve water quality, and support urban greenery.
Renewable energy	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. <i>Source: United Nations Climate Action</i>
Sendai Framework for Disaster Risk Reduction	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. The Province of BC and BC municipalities are aligned with the Sendai Framework through the <i>Emergency and Disaster Management Act (EDMA)</i> .

Special places	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.
Species at risk	Species that have been defined as "at risk" of local extinction, by either the federal or provincial government.
Sustainable transportation	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.
Transit-Oriented Area	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)
Transportation Demand Management (TDM)	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.
Unceded	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>
Universal accessibility	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.
Urban centres	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. <i>Source: Metro Vancouver: Metro 2050</i>

Urban Forest	An interconnected ecosystem that refers to all of the trees, soil and supporting vegetation in the community.
Vision Zero	A strategy to eliminate all traffic fatalities and severe injuries, while increasing safe, healthy and equitable mobility for all. <i>Source: Vision Zero Network</i>
Walking and rolling	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.
Wastewater	Used water from homes, businesses and industrial operations. Wastewater is collected and treated before it can be released back into the environment.
Zero carbon emissions	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). <i>Source: Metro Vancouver Climate 2050 Roadmap</i>
Zero emission	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). <i>Source: Metro Vancouver Climate 2050 Roadmap</i>
Zero-emission vehicles	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. <i>Source: Metro Vancouver Climate 2050 Roadmap</i>

Appendix B. Form and Character Development Permit Area



Legal authority and purpose

Pursuant to section 488 of the *Local Government Act*, the entire City of Burnaby is designated as 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)]

Justification

The form and character of intensive residential, multiple family residential, commercial and industrial development may have significant impacts related to the provision of housing, employment, amenities and services; appropriate transitions and compatibility with surrounding uses; protection of the environment; economic development; and health, safety, equity and wellbeing of the community.

In particular, areas designated in this Official Community Plan 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.

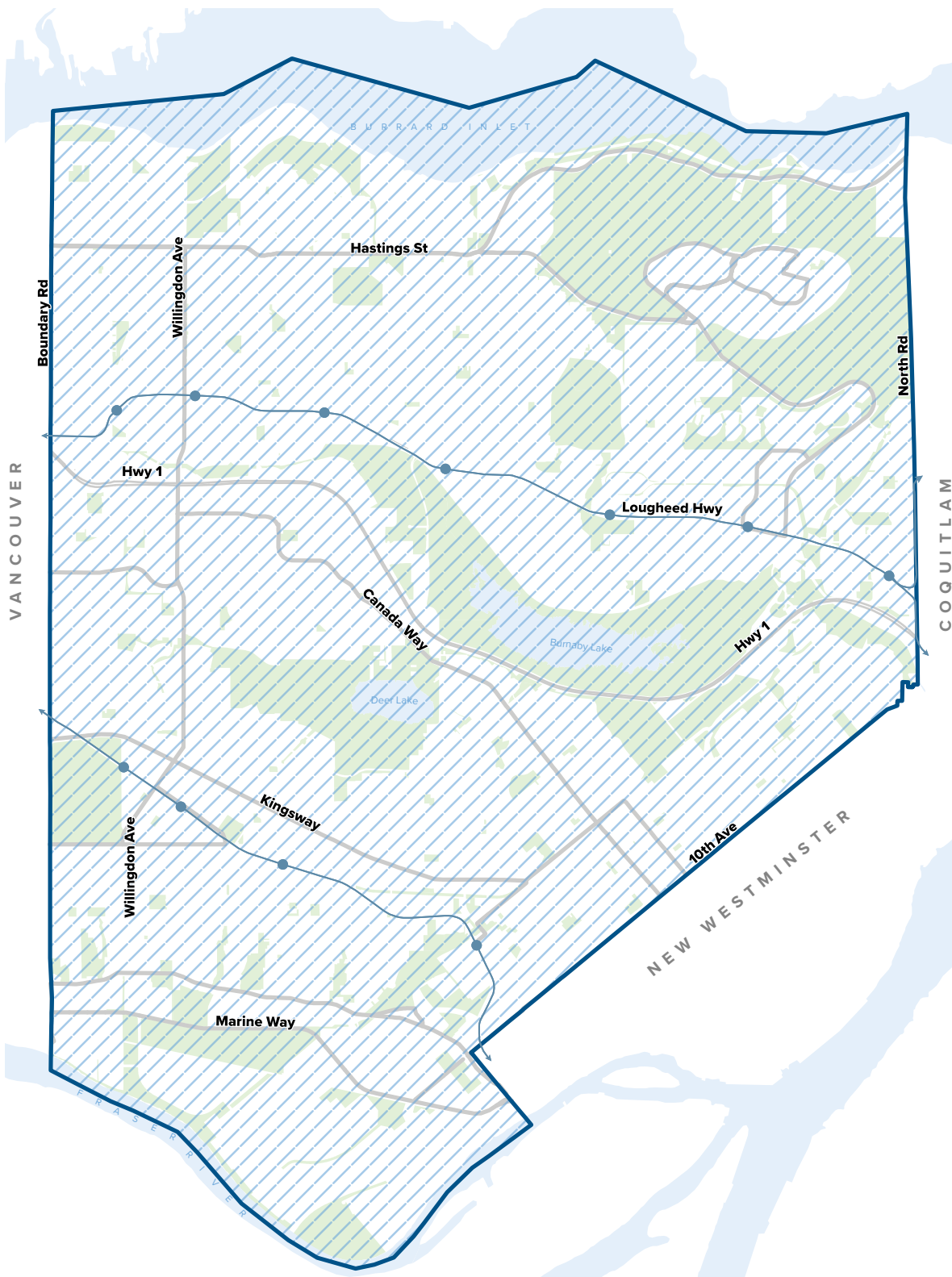
Implementation

Prior to the subdivision of land, 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 developments 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 Development Permit Area Guidelines.

The applicable guidelines for Form and Character Development Permit Areas, including conditions and exemptions, are provided in the City's Zoning Bylaw.

Form and Character Development Permit Area Map



 Form and Character Development Permit Area

Appendix C. Streamside Protection and Enhancement Development Permit Area



Designation

Pursuant to section 488(1)(a) of the *Local Government Act*, the following area is designated as a Development Permit Area for the protection of the natural environment, its ecosystems and biological diversity. Section 488(1)(a):

All parcels shown shaded in 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, whether or not it is shown shaded on the Streamside Protection and Enhancement DPA map.

For the purpose of this designation, 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.

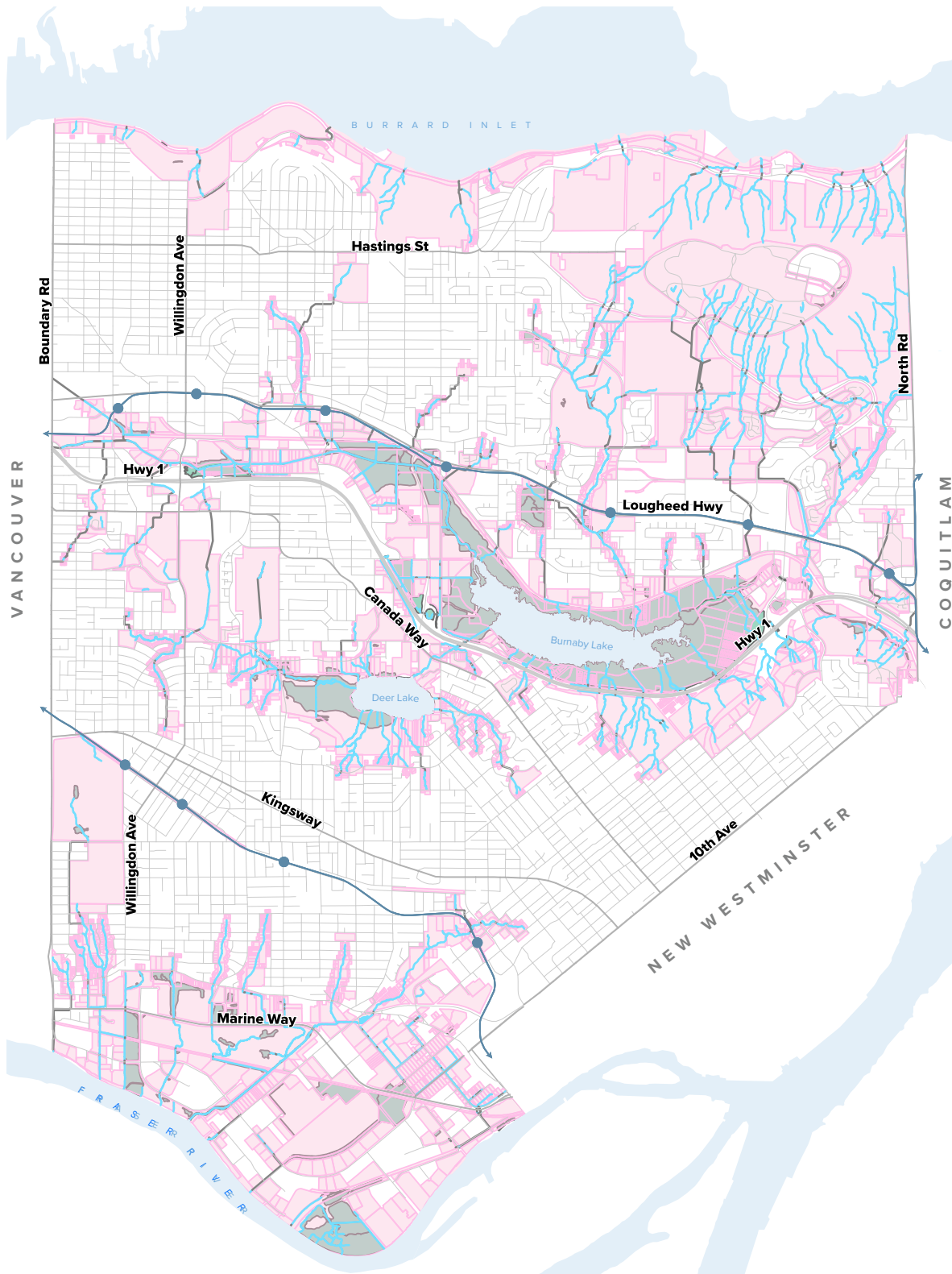
Justification

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 developed. The *Riparian Areas Protection Act* requires local governments, through zoning or other bylaws and permits, to protect fish habitat in accordance with, or to a level that is comparable to or exceeds, the Riparian Areas Protection 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.

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

Streamside Protection and Enhancement Development Permit Area Map



Streamside Protection and Enhancement Development Permit Area

Wetlands
 Enclosed stream
 Open stream

Implementation

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; and
- » 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 Streamside Protection and Enhancement, and the conditions under which a development permit is not required, are in the City of Burnaby's Zoning Bylaw.



Appendix D. Tenant Protection Development Permit Area



Category

Pursuant to section 488(1)(k) of the *Local Government Act*, the following parcels are designated as a Development Permit Area for the purpose of mitigating the effects 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*.

- » all parcels improved with purpose-built market rental buildings with five or more units; and,
- » all parcels with secondary rental units that will be consolidated into a larger development that includes a purpose-built market rental building.

Justification

While there is a need for the construction of more housing, redevelopment of purpose-built rentals can have significant financial and emotional impacts on tenants facing eviction. The Tenant Protection Bylaw and Tenant Protection Development Permit Area seek to minimize the negative impacts on tenants facing displacement by requiring advanced communications with tenants, financial compensation, support to find new housing and provision of a replacement unit.

Implementation

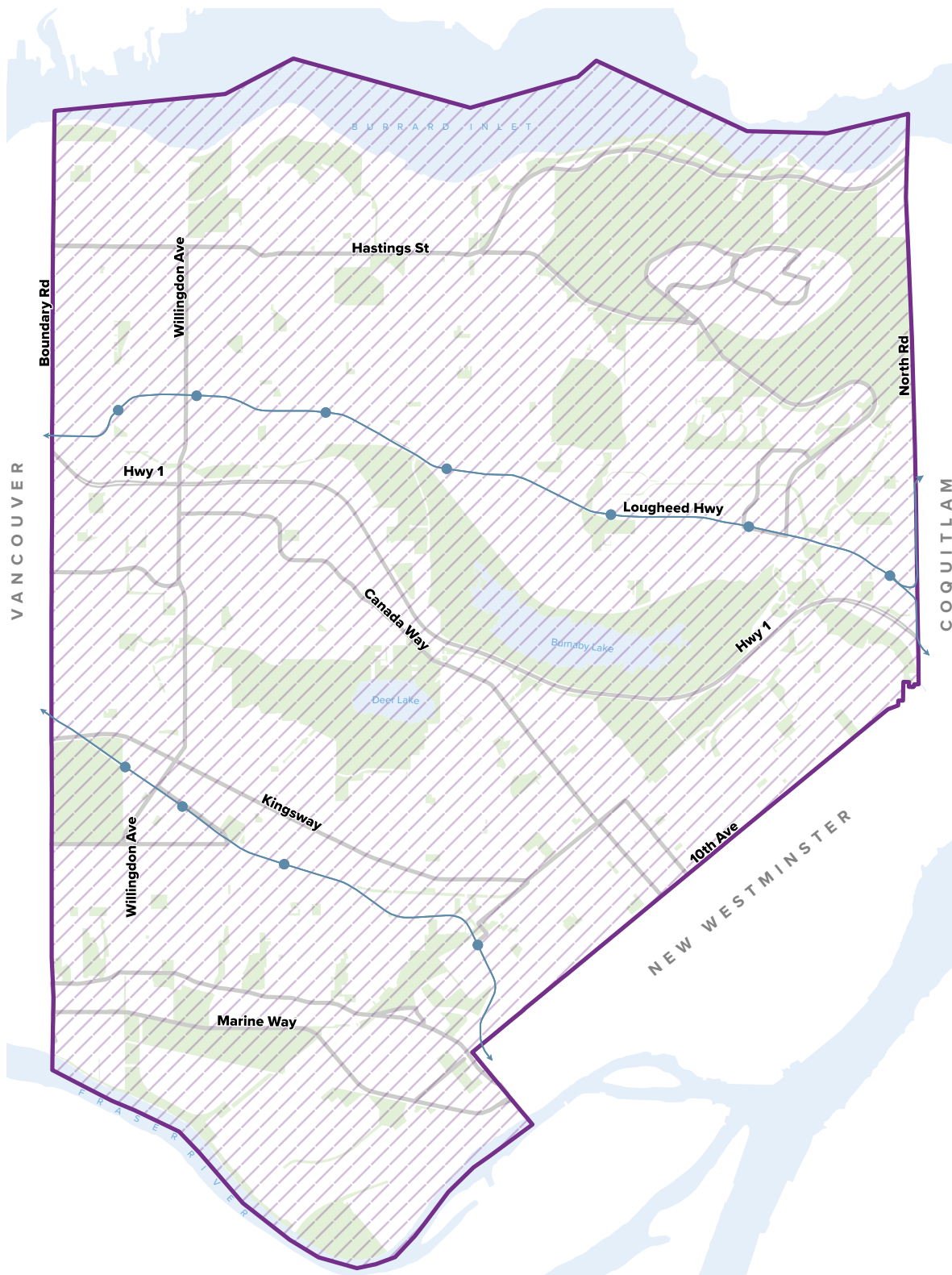
The applicable guidelines for Tenant Protection, and the conditions under which a development permit is required, are provided in the City's Zoning Bylaw and Tenant Protection Bylaw.

Definitions

Purpose built market rental means a non-stratified, multi-unit building or portion of a multi-unit building where dwelling units are held in common ownership and used only for rental purposes but does not include a dormitory or non-market rental buildings.

Secondary rental means units that have a primary purpose for ownership, or that are accessory to a primary ownership dwelling unit and are rented out by the owner/investor on an individual basis. Secondary rental includes secondary suites, laneway homes, lock-off units, condominium units, single family homes, duplex units, etc.

Tenant Assistance Development Permit Area Map



 Tenant Assistance Development Permit Area

Appendix E. Plan Process and Engagement



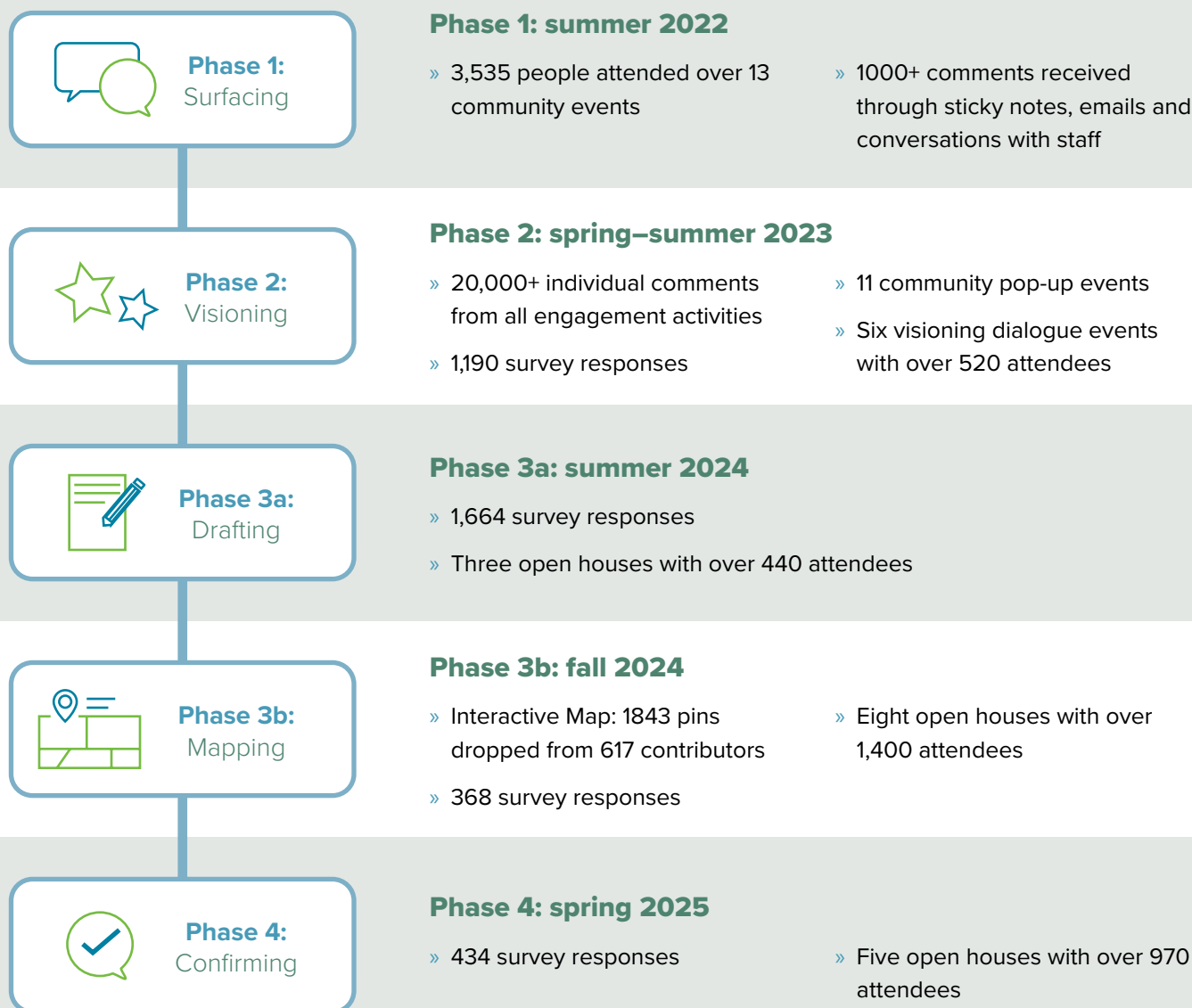
General Public Engagement

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 reconvened to review and provide feedback.

To learn more about the process, please visit the [Burnaby Community Assembly website](#).



Appendix F. Regional Context Statement



Metro 2050 Regional Growth Strategy Targets

Goal 1: Create a compact urban area targets		
Policy with target	Applicable OCP policies	Supplementary Information
1.1.9 b) Provide Member Jurisdiction population, dwelling unit, and employment projections, with reference to guidelines contained in Table 1, and demonstrate how local plans will work towards accommodating the projected growth within the Urban Containment Boundary in accordance with the regional target of focusing 98% of residential growth inside the Urban Containment Boundary.	See RCS Table B.	All of Burnaby is within the Urban Containment Boundary, therefore 100% of Burnaby's residential growth will be accommodated within it.
1.2.23 a) provide dwelling unit and employment projections that indicate the Member Jurisdiction's share of planned growth and contribute to achieving the regional share of growth for Urban Centres and Frequent Transit Development Areas as set out in Table 2 (Dwelling Unit and Employment Growth Targets for Urban Centres and Frequent Transit Development Areas). Regional Targets for Residential Growth by Location: » All Urban Centre Types: 40% » Frequent Transit Development Areas: 28% Regional Targets for Employment Growth by Location: » All Urban Centre Types: 50% » Frequent Transit Development Areas: 27%	65% of Burnaby's dwelling unit growth in 2050 is projected to be in Urban Centres (also known as Town Centres in the OCP) and 21% is projected to be in Frequent Transit Development Areas (FTDAs). See RCS Table B for a detailed breakdown by Urban Centres and FTDAs.	The projected percentage of employment in 2050 in Urban Centres and in FTDAs will be determined in the forthcoming update to the <i>Economic Development Strategy</i> .

Goal 1: Create a compact urban area targets		
Policy with target	Applicable OCP policies	Supplementary Information
1.2.23 b) ii) include policies and actions for Urban Centres and Frequent Transit Development Areas that: focus and manage growth and development in Urban Centres and Frequent Transit Development Areas consistent with guidelines set out in Table 3 (Guidelines for Urban Centres and Frequent Transit Development Areas) and demonstrate how that growth will contribute to the Urban Centre and Frequent Transit Development Area targets set out in Table 2 and Action 1.2.12. 1.2.12 Implement the strategies and actions of the Regional Growth Strategy that contribute to regional targets as shown on Table 2 to: a) focus 98% of the region's dwelling unit growth to areas within the Urban Containment Boundary; b) focus 40% of the region's dwelling unit growth and 50% of the region's employment growth to Urban Centres; and c) focus 28% of the region's dwelling unit growth and 27% of the region's employment growth to Frequent Transit Development Areas.	Burnaby has 1 Regional City Centre, 3 Urban Centres and 8 FTDA's. These have been identified and designated in accordance with Table 3 of Metro 2050. See RCS Map 1. As shown in RCS Table B: » 100% of Burnaby's dwelling unit growth will occur within the Urban Containment Boundary. » 65% of Burnaby's dwelling unit growth will be in Urban Centres. » 21% of Burnaby's dwelling unit growth will be in FTDA's.	The projected percentage of employment in 2050 in Urban Centres and in FTDA's will be determined in the forthcoming update to Burnaby's <i>Economic Development Strategy</i>.

Goal 3: Protect the environment, address climate change and respond to natural hazards targets

Policy with target	Applicable OCP policies	Supplementary Information
3.2.7 a) identify local ecosystem protection and tree canopy cover targets, and demonstrate how these targets will contribute to the regional targets in Action 3.2.1: » increase the area of lands protected for nature from 40% to 50% of the region's land base by the year 2050; and » increase the total regional tree canopy cover within the Urban Containment Boundary from 32% to 40% by the year 2050.	Objective 5.1 Advance climate change adaptation and environmental protection through City planning, operations and advocacy. Policy Action 5.1.4 Develop and implement a coordinated approach to managing and supporting the protection of natural assets that provide ecosystem services on City and non-City owned lands, with an emphasis on: » native plants » species at risk » suitability and adaptability to climate change » maintaining and enhancing soil quality » investing in long-term invasive species management programs Objective 5.6 Protect, manage and restore the environment to support resilient ecosystems and biodiversity. Policy Action 5.6.4 Protect, acquire and connect environmentally sensitive areas to increase the total area of land protected for nature in Burnaby from 22% to 25% by 2050, as the City's contribution to the 50% nature protection target in <i>Metro 2050</i>, the Regional Growth Strategy. Policy Action 5.6.5 Manage the urban forest to increase the total canopy cover from 32% to 40% by 2075 by implementing the City's <i>Urban Forestry Strategy</i>.	Achieving this target could include protecting sensitive ecosystems on City-owned land and acquiring land through conservation covenants, purchase, development incentives and dedications to connect and expand municipal parks, open spaces and natural areas. Refer to Goal 5, Objective 5.6 Figure 20 for Burnaby's Proposed Blue Green Network map. The city recently developed an <i>Urban Forest Strategy</i> that included modelling to consider the potential impacts of provincial housing legislation (Bills 44 and 47) on canopy cover targets. It is not possible to introduce an interim tree canopy cover target for 2050 at this time as work is still underway to review related regulatory tools and determine their effectiveness. As a new policy direction in the OCP, a coordinated approach to managing natural assets will be developed, which could include more detailed analysis of lands set aside for nature and actions to achieve this target. Such strategies are already approved as a Big Move in the <i>Environmental Sustainability Strategy (2016)</i>.

Goal 3: Protect the environment, address climate change and respond to natural hazards targets		
Policy with target	Applicable OCP policies	Supplementary Information
3.3.7 a) identify how local land use and transportation policies will contribute to meeting the regional greenhouse gas emission reduction target of 45% below 2010 levels by the year 2030 and achieving a carbon neutral region by the year 2050.	Objective 5.2 Support transition to a low carbon future by reducing greenhouse gas emissions in all sectors. Policies under this objective include requirements for low carbon buildings, electric vehicle charging infrastructure and support for renewable energy projects. Supporting text references Burnaby's GHG emission reduction targets of 45% reductions by 2030, 75% by 2040 and carbon neutrality by 2050, from the baseline year of 2010.	Burnaby City Council declared a Climate Emergency in 2019, recognizing the dangers posed by climate change and the need for a collaborative effort to reduce carbon to address climate change. 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 degrees Celsius. These targets are also consistent with targets set at the regional, provincial, and national levels. Burnaby's GHG carbon reduction targets are from the baseline year of 2010: » 45% reductions by 2030 » 75% reductions by 2040 » carbon neutrality by 2050

Goal 4: Provide diverse and affordable housing choices target		
Policy with target	Applicable OCP policies	Supplementary Information
4.2.7 a) indicate how they will, within their local context, contribute toward the regional target of having at least 15% of newly completed housing units built within all Urban Centres, Frequent Transit Development Areas, and Major Transit Growth Corridors combined, to the year 2050, be affordable rental housing units (recognizing that developing affordable rental housing units in transit-oriented locations throughout the urban area is supported).	Objective 1.2 Provide a range of housing choices to meet the needs of all residents. Policies under this objective support a varied mix of housing forms, tenures, sizes, and affordability suitable for a range of incomes and needs, with an emphasis on rental housing. Policy Action 1.2.6 Update community plans and bylaws to encourage the construction of purpose-built market and non-market rental housing. Policy Action 1.2.7 Update the Zoning Bylaw to include regulations for inclusionary and replacement units and replace the Rental Use Zoning Policy. Policy Action 1.2.8 Support the delivery of affordable and special needs housing through the Community Benefit Bonus Policy. Policy Action 1.2.9 Protect existing purpose-built rental housing by applying rental use zoning. Policy Action 1.2.10 Continue to lease City-owned land to meet housing needs. Policy Action 1.2.11 Support the Burnaby Housing Authority in pursuing partnerships with other levels of government, non-profit housing providers and Indigenous housing providers to increase the supply of non-market housing. Policy Action 1.2.13 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.	Burnaby's <i>Housing and Homelessness Strategy (HOME)</i> sets out 5 main objectives, including Goal 1 to create "Inclusive and Livable Neighbourhoods" and Goal 3 to create "A Renter-Friendly Community". Strategies associated with this regional target include: » Strategy 2: Create more housing in mixed-use, transit-friendly areas » Strategy 8: Protect and grow our rental housing stock

Goal 1: Create a compact urban area

Goal 1 targets		
Policy with target	Applicable OCP policies	Supplementary Information
11.9 b) Provide Member Jurisdiction population, dwelling unit, and employment projections, with reference to guidelines contained in Table 1, and demonstrate how local plans will work towards accommodating the projected growth within the Urban Containment Boundary in accordance with the regional target of focusing 98% of residential growth inside the Urban Containment Boundary.	See RCS Section titled “Metro 2050 Regional Growth Strategy Targets” above.	
1.2.23 a) provide dwelling unit and employment projections that indicate the Member Jurisdiction’s share of planned growth and contribute to achieving the regional share of growth for Urban Centres and Frequent Transit Development Areas as set out in Table 2 (Dwelling Unit and Employment Growth Targets for Urban Centres and Frequent Transit Development Areas). Regional Targets for Residential Growth by Location: » All Urban Centre Types: 40% » Frequent Transit Development Areas: 28% Regional Targets for Employment Growth by Location: » All Urban Centre Types: 50% » Frequent Transit Development Areas: 27%	See RCS Section titled “Metro 2050 Regional Growth Strategy Targets” above.	

Goal 1 targets		
Policy with target	Applicable OCP policies	Supplementary Information
1.2.23 b) ii) include policies and actions for Urban Centres and Frequent Transit Development Areas that: focus and manage growth and development in Urban Centres and Frequent Transit Development Areas consistent with guidelines set out in Table 3 (Guidelines for Urban Centres and Frequent Transit Development Areas) and demonstrate how that growth will contribute to the Urban Centre and Frequent Transit Development Area targets set out in Table 2 and Action 1.2.12. 1.2.12 Implement the strategies and actions of the Regional Growth Strategy that contribute to regional targets as shown on Table 2 to: a) focus 98% of the region's dwelling unit growth to areas within the Urban Containment Boundary; b) focus 40% of the region's dwelling unit growth and 50% of the region's employment growth to Urban Centres; and c) focus 28% of the region's dwelling unit growth and 27% of the region's employment growth to Frequent Transit Development Areas.	See RCS Section titled "<i>Metro</i> 2050 Regional Growth Strategy Targets" above.	

Strategy 1.1: Contain urban development within the Urban Containment Boundary			
	Section	Policy	Applicable OCP policies
Adopt Regional Context Statements that:			
Policy 1.1.9	a)	Depict the Urban Containment Boundary on a map, generally consistent with the Regional Land Use Designations map (Map 2).	See RCS Map 1.
	b)	Provide Member Jurisdiction population, dwelling unit, and employment projections, with reference to guidelines contained in Table 1, and demonstrate how local plans will work towards accommodating the projected growth within the Urban Containment Boundary in accordance with the regional target of focusing 98% of residential growth inside the Urban Containment Boundary.	See RCS Section titled “Metro 2050 Regional Growth Strategy Targets” above.
	c)	Include a commitment to liaise regularly with Metro Vancouver Liquid Waste Services and Metro Vancouver Water Services to keep them apprised of the scale and timeframe of major development plans as well as specific plans to separate combined sewers.	Objective 4.2 Prioritize infrastructure improvements in areas of growth and in areas in need of upgrades. Policy Action 4.2.7 Update and coordinate with Metro Vancouver Liquid Waste Services on development impacts to regional water and sewer systems.
	d)	Integrate land use planning policies with local and regional economic development strategies, particularly in the vicinity of the port and airports, to minimize potential exposure of residents to environmental noise and other harmful impacts.	Objective 3.3 Encourage a variety of economic activities. Policy Action includes supporting existing and emerging economic sectors through land use planning. Objective 3.4 Support local economic development through planning and partnerships. Policy Action include working with businesses, organizations, community partners and Indigenous communities to help identify relevant opportunities and address challenges to local economic development. <i>Further integration of land use planning policies with local and regional economic development strategies will be considered in the Economic Development Strategy update.</i>

Strategy 1.2: Focus growth in Urban Centres and Frequent Transit Development Areas

	Section	Policy	Applicable OCP policies
Adopt Regional Context Statements that:			
Policy 1.2.23	a)	Provide dwelling unit and employment projections that indicate the Member Jurisdiction's share of planned growth and contribute to achieving the regional share of growth for Urban Centres and Frequent Transit Development Areas as set out in Table 2 (Dwelling Unit and Employment Growth Targets for Urban Centres and Frequent Transit Development Areas).	See RCS Section titled "Metro 2050 Regional Growth Strategy Targets" above.
	b)	Include policies and actions for Urban Centres and Frequent Transit Development Areas that:	See below.
		i) identify the location, boundaries, and types of Urban Centres and Frequent Transit Development Areas on a map that is consistent with the guidelines set out in Table 3 (Guidelines for Urban Centres and Frequent Transit Development Areas) and Map 4	See RCS Map 2.
		ii) focus and manage growth and development in Urban Centres and Frequent Transit Development Areas consistent with guidelines set out in Table 3 (Guidelines for Urban Centres and Frequent Transit Development Areas) and demonstrate how that growth will contribute to the Urban Centre and Frequent Transit Development Area targets set out in Table 2 and Action 1.2.12	See RCS Section titled "Metro 2050 Regional Growth Strategy Targets" above.
		iii) encourage office development to locate in Urban Centres through policies, economic development programs, or other financial incentives	Objective 3.1 Encourage and support transit-accessible employment opportunities. Policy Actions under this objective include encouraging the growth and intensification of employment lands and commercial spaces near Urban Centres. Policy Action 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.

Strategy 1.2: Focus growth in Urban Centres and Frequent Transit Development Areas			
	Section	Policy	Applicable OCP policies
Adopt Regional Context Statements that:			
Policy 1.2.23		iv) support modal shift by establishing or maintaining reduced residential and commercial parking requirements in Urban Centres and FTDA's and consider the use of parking maximums	Objective 4.1 Increase opportunities for sustainable modes of travel by creating robust transportation networks. Policy Actions include building on the City's <i>Transportation Demand Management (TDM) Strategy</i> , which was approved in conjunction with a Parking Management Policy to reduce parking requirements on properties close to rapid transit.

Strategy 1.2: Focus growth in Urban Centres and Frequent Transit Development Areas

	Section	Policy	Applicable OCP policies
Adopt Regional Context Statements that:			
Policy 1.2.23		v) consider the identification of appropriate measures and neighbourhood plans to accommodate urban densification and infill development in Urban Centres, Frequent Transit Development Areas, and, where appropriate, Major Transit Growth Corridors in a resilient and equitable way (e.g. through community vulnerability assessments, emergency services planning, tenant protection policies, and strategies to enhance community social connectedness and adaptive capacity)	Goal 1 “Foster complete communities that are sustainable, equitable and accessible to everyone” includes objectives and policies to foster belonging amongst diverse groups and ensure a good standard of service for all Burnaby community members in City operations and programs by considering diverse needs and experiences, in alignment with the City Equity Policy. Policy Action 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. » Responds to changing needs by providing flexibility for locating institutional and commercial services. » Supports the provision of parks, open spaces and community amenities for a growing population. » Integrates watershed and ecosystem perspectives into community planning. » 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. » Advances reconciliation and builds equitable and complete communities through partnerships with the Host Nations. Objective 2.8 Promote civic engagement, build relationships, and connect with diverse communities to enhance the planning and delivery of City services and projects. Policy Action includes using an equity lens to identify groups that do not have access to the services they need and to engage with these groups to improve community services and build relationships with diverse communities.

Strategy 1.2: Focus growth in Urban Centres and Frequent Transit Development Areas

	Section	Policy	Applicable OCP policies
Adopt Regional Context Statements that:			
Policy 1.2.23		vi) consider support for the provision of child care spaces in Urban Centres and Frequent Transit Development Areas	Objective 1.3 Maintain and create community facilities and services to meet the needs of a growing and diverse population. Policy Action includes supporting and increasing childcare provision by removing land use barriers and working with the school district to create new childcare facilities in locations where the population is expected to grow. Policy Action 1.3.7 Diversify opportunities to locate or integrate City-owned community facilities and spaces in suitable private developments through in-kind contributions. Policy Action 1.3.9 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). Policy Action 1.3.10 Through partnerships, encourage the integration of social-serving facilities, such as child care, seniors' centres or other complementary social services, in housing developments. Policy Action 1.3.16 Continue incentives to deliver more group child care facilities on residential, commercial and employment lands. Policy Action 1.3.23 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. <i>In Spring 2024 childcare assessments became a required part of the development process in Burnaby.</i>
		vii) consider the implementation of green infrastructure	Objective 4.3 Adapt infrastructure to respond to a changing climate. Policy Action 4.3.2 Prioritize nature-based infrastructure options and complement existing natural networks where possible to adapt to climate change and enhance habitat connectivity.
		viii) focus infrastructure and amenity investments (such as public works and civic and recreation facilities) in Urban Centres and Frequent Transit Development Areas, and at appropriate locations within Major Transit Growth Corridors	Objective 1.3 Maintain and create community facilities and services to meet the needs of a growing and diverse population. Policy Actions include locating diverse community-serving amenities of various scales in Town Centres, Urban Villages, and residential areas to foster liveable and complete neighbourhoods. Policy Action 1.3.2 Locate community facilities with specialized users or larger audiences in areas with rapid transit, such as uses for arts and cultural, recreation and social purposes.

Strategy 1.2: Focus growth in Urban Centres and Frequent Transit Development Areas

	Section	Policy	Applicable OCP policies
Adopt Regional Context Statements that:			
Policy 1.2.23		ix) support the provision of community services and spaces for non-profit organizations	Objective 1.3 Maintain and create community facilities and services to meet the needs of a growing and diverse population. Policy Action 1.3.3 Maximize co-location of compatible public amenities, such as community facilities, non-market housing, and non-profit office spaces, on City-owned property. Policy Action 1.3.4 Increase collaboration and coordination with other levels of government, Host Nations, Fraser Health Authority and local organizations to respond to urgent and emergent service, facility and space needs, and improvements to community resilience. Policy Action 1.3.8 Leverage City-owned property or funding, as appropriate, to support public or non-profit operated community facilities and services that provide benefits to the public. Policy Action 1.3.9 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). Policy Action 1.3.10 Through partnerships, encourage the integration of social-serving facilities, such as child care, seniors' centres or other complementary social services, in housing developments. Policy Action 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.
		x) consider, where Urban Centres and Frequent Transit Development Areas overlap with Employment lands, higher density forms and intensification of commercial and light industrial	The OCP Land Use Framework (OCP Part B) provides opportunities for higher density forms of development on Employment and Industrial lands. Policy Action 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. Policy Action 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. Policy Action 3.2.1 Encourage higher density and intensity of development on employment and industrial lands, where appropriate.

Strategy 1.2: Focus growth in Urban Centres and Frequent Transit Development Areas

	Section	Policy	Applicable OCP policies
Adopt Regional Context Statements that:			
Policy 1.2.23		xi) take appropriate steps to avoid or mitigate the negative health impacts of busy roadways on new or redeveloped residential areas	Policy Action 1.2.17 Explore opportunities to locate affordable and rental housing projects away from major arterial routes and areas of noise and air pollution. Policy Action 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, appropriate landscaping, and the siting of complementary uses when planning and developing spaces.
	c)	Include policies for General Urban lands that:	See below.
		i) identify General Urban lands and their boundaries on a map generally consistent with Map 2	See RCS Map 1.
		ii) exclude new non-residential Major Trip-Generating uses, as defined in the Regional Context Statement, from those portions of General Urban lands outside of Urban Centres and Frequent Transit Development Areas and direct new non-residential Major Trip-Generating uses to Urban Centres and Frequent Transit Development Areas	Policy Action 1.3.2 Locate community facilities with specialized users or larger audiences in areas with rapid transit, such as uses for arts and cultural, recreation and social purposes. Policy Action 1.6.3 Concentrate destination facilities and places in Downtown and in the Town Centres. Policy Action 3.3.7 Support the clustering of office, manufacturing and commercial uses to create destination nodes that encourage innovation, competition and specialization. Policy Action 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. The OCP has policies to concentrate and direct new non-residential Major Trip-Generating uses such as Public Amenities, community facilities and destination facilities to Downtown, Town Centres and Frequent Transit Development Areas.
		iii) encourage infill and intensification (e.g. row houses, townhouses, mid-rise apartments, laneway houses) in appropriate locations within walking distance of the Frequent Transit Network;	The OCP Land Use Framework (OCP Part B) provides significant opportunities for residential infill and intensification in proximity to the Frequent Transit Network.

Strategy 1.2: Focus growth in Urban Centres and Frequent Transit Development Areas

	Section	Policy	Applicable OCP policies
Adopt Regional Context Statements that:			
Policy 1.2.23		iv) encourage neighbourhood-serving commercial uses	Policy Action 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. Policy Action 1.6.2 Support the growth of small, local businesses by permitting more zoning flexibility in all neighbourhoods. Policy Action 3.1.3 Continue supporting the development of small commercial spaces, especially near transit and corner sites in mixed use local nodes citywide. The OCP Land Use Framework (OCP Part B) includes a new Neighbourhood Commercial land use designation which will encourage neighbourhood-serving commercial uses, within walking distance of most residential areas.
	d)	with regards to Actions 1.2.15 and 1.2.23 c) ii), include a definition of “non-residential Major Trip Generating uses” that includes, but is not limited to, the following uses: office or business parks, outlet shopping malls, post-secondary institutions, and large-format entertainment venues	The OCP has definitions for public amenities, community facilities and destination facilities, all of which are different categories of non-residential Major-Trip Generating uses.
	e)	consider the identification of new Frequent Transit Development Areas in appropriate locations within Major Transit Growth Corridors, as part of the development of new or amended area or neighbourhood plans, or other community planning initiatives	See RCS Map 2 for the location and boundary of Burnaby’s Frequent Transit Development Areas (FTDAs). These FTDAs are aligned with the new Community Plan Areas in the OCP (See OCP Map 2. Community Plan Areas), specifically those that are focused around existing or proposed rapid transit stations and, along Major Transit Growth Corridors.

Strategy 1.2: Focus growth in Urban Centres and Frequent Transit Development Areas			
	Section	Policy	Applicable OCP policies
Adopt Regional Context Statements that:			
Policy 1.2.23	f)	consider long-term growth and transportation planning coordination with adjacent municipalities, First Nations, TransLink, and Metro Vancouver for transit corridors that run through or along two or more adjacent jurisdictions	Policy Action 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. Policy Action 4.1.8 Continue to partner with transportation agencies and other levels of government to identify and encourage future rapid transit investment opportunities in Burnaby. Policy Action 4.1.9 Continue to work with TransLink to regularly update its Area Transportation Plan for Burnaby to align bus service and routing with demand.

Strategy 1.3: Develop resilient, healthy, connected, and complete communities with a range of services and amenities

	Section	Policy	Applicable OCP policies
Adopt Regional Context Statements that:			
Policy 1.3.7	a)	support compact, mixed-use, transit, walking, cycling and rolling-oriented communities	Policy Action 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. Policy Action 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. Policy Action 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 micromobility methods.
	b)	locate and support community, arts, cultural, recreational, institutional, medical/health, social service, education and child care facilities, and local serving retail uses in Urban Centres or areas with good access to transit	Policy Action 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. Policy Action 1.3.2 Locate community facilities with specialized users or larger audiences in areas with rapid transit, such as uses for arts and cultural, recreational and social purposes. Policy Action 1.3.15 Pursue the development of larger group child care facilities that provide a continuum of care across age groups where possible. Policy Action 1.3.16 Continue incentives to deliver more group child care facilities on residential, commercial and employment lands. Policy Action 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. Policy Action 1.6.3 Concentrate destination facilities and places in Downtown and in the Town Centres. Policy Action 3.3.5 Plan and support the growth of cultural and entertainment districts and complementary economic activity that is reflective of the city's trends and diversity in Downtown, Town Centres and Rapid Transit Urban Villages.

Strategy 1.3: Develop resilient, healthy, connected and complete communities with a range of services and amenities

	Section	Policy	Applicable OCP policies
Adopt Regional Context Statements that:			
Policy 1.3.7	c)	provide and encourage public spaces and other place-making amenities and facilities (e.g. community gardens, playgrounds, gathering places, etc.) in new and established neighbourhoods, for all ages, abilities and seasons, to support social connections and engagement	Policy Action 1.3.22 Continue to promote physical and mental health in recreation and community centres by providing educational opportunities, and fostering social connections, enhancing overall community well-being. Policy Action 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 child care facilities. Policy Action 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. Policy Action 2.1.10 Encourage the provision of safe, convenient, connected, inclusive, functional amenity spaces and dedicated outdoor space within residential development projects to promote intergenerational connection and community use and programming.
	d)	respond to health and climate change-related risks by providing equitable access to:	See below.
		i) recreation facilities	Policy Action 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. Policy Action 1.3.2 Locate community facilities with specialized users or larger audiences in areas with rapid transit, such as uses for arts and cultural, recreational and social purposes. Policy Action 1.3.12 Increase access to City facilities, spaces and services and build a sense of belonging by providing no- and low-cost programming and ensuring inclusivity in City policies. Policy Action 1.3.22 Continue to promote physical and mental health in recreation and community centres by providing educational opportunities and foster social connections, enhancing overall community well-being.

Strategy 1.3: Develop resilient, healthy, connected, and complete communities with a range of services and amenities

Section	Policy	Applicable OCP policies
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Adopt Regional Context Statements that:

Policy 1.3.7		Policy Action 1.4.4 Explore more opportunities for diverse and inclusive recreation and cultural programming in parks and open spaces. Policy Action 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.
	ii) green spaces and public spaces (e.g. parks, trails, urban forests, public squares, etc.)	Policy Action 1.4.2 Prioritize the integration of climate resiliency in park and open spaces planning, design, development and maintenance. Policy Action 1.4.3 Ensure a walkable or rollable proximity, 400 to 800m (5-10 minute walk), to parks and prioritize an equitable distribution of new park land, including natural areas, recreation and cultural spaces. Policy Action 1.4.4 Explore more opportunities for diverse and inclusive recreation and cultural programming in parks and open spaces. Policy Action 1.4.6 Ensure high-quality and inclusive open spaces on public and private property that augment the municipal park system. Policy Action 1.4.8 Encourage shade features in open spaces, such as deciduous trees in green spaces and canopies in plazas in alignment with the <i>Urban Forest Strategy</i>. Policy Action 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. Policy Action 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, appropriate landscaping, and the siting of complementary uses when planning and developing spaces. Policy Action 5.6.5 Manage the urban forest to increase the total canopy cover from 32% to 40% by 2075 by implementing the City's <i>Urban Forestry Strategy</i>. Policy Action 5.6.6 Reduce fragmentation and create more trail and green corridors between parks and open spaces to facilitate pedestrian access and habitat connectivity.

Strategy 1.3: Develop resilient, healthy, connected, and complete communities with a range of services and amenities

	Section	Policy	Applicable OCP policies
Adopt Regional Context Statements that:			
Policy 1.3.7			<i>Burnaby's Urban Forest Strategy include a number of actions to integrate equity considerations into decision-making about urban forest investment:</i> <i>Action 5.1 Develop a 10-year urban tree planting program to prioritize areas of low tree equity and declining service value, supported by an inventory of vacant boulevard planting sites that considers conflicts with utilities and planned capital works.</i> <i>Action 5.2. Develop a capital program to retrofit green infrastructure (i.e. natural/ enhanced asset classes), increase pervious area and increase tree canopy into low tree equity blocks, including programs to encourage neighbourhood participation in project sponsorship, selection and design.</i> <i>Action 5.3. Explore opportunities to support school sites to plant and maintain trees.</i> <i>Action 5.4. Explore opportunities for improving urban forest access and education in low tree equity areas.</i>
		iii) safe and inviting walking, cycling, and rolling environments, including resting spaces with tree canopy coverage, for all ages and abilities	Policy Action 1.4.8 Encourage shade features in open spaces, such as deciduous trees in green spaces and canopies in plazas in alignment with the <i>Urban Forest Strategy</i>. Policy Action 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. Policy Action 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. Policy Action 4.1.1 Increase connectivity and encourage the use of active transportation by integrating neighbourhood streets, paths and open spaces into the transportation network. Policy Action 4.1.2 Continue to expand and enhance the city's local and regional cycle network to make it safer and more comfortable for everyone. Policy Action 5.6.6 Reduce fragmentation and create more trail and green connections between parks and open spaces to facilitate pedestrian access and habitat connectivity.

Strategy 1.3: Develop resilient, healthy, connected, and complete communities with a range of services and amenities

	Section	Policy	Applicable OCP policies
Adopt Regional Context Statements that:			
Policy 1.3.7	e)	support the inclusion of community gardens (at-grade, rooftop, or on balconies), grocery stores and farmers' markets to support food security, and local production, distribution and consumption of healthy food, in particular where they are easily accessible to housing and transit services	Policy Action 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. Policy Action 1.5.3 Cultivate diverse and resilient food infrastructure to support food security, including grocers, specialty shops, markets, street food vending, free or low-cost food options, food processing and food storage. Policy Action 1.5.4 Increase access to affordable, healthy food and support locally grown, sustainable food production by: » 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.
	f)	consider, when preparing new neighbourhood and area plans, the mitigation of significant negative social and health impacts, such as through the use of formal health and social impact assessment methods in neighbourhood design and major infrastructure investments	Policy Action 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, appropriate landscaping, and the siting of complementary uses when planning and developing spaces.

Strategy 1.3: Develop resilient, healthy, connected, and complete communities with a range of services and amenities

	Section	Policy	Applicable OCP policies
Adopt Regional Context Statements that:			
Policy 1.3.7	g)	provide design guidance for existing and new neighbourhoods to promote social connections, universal accessibility, crime prevention through environmental design, and inclusivity while considering the impacts of these strategies on identified marginalized members of the community	Objective 2.1 Create inclusive public spaces that are accessible and respond to everyday needs.
			Policy Action 2.1.1 Minimize barriers to accessibility and provide space for all people to connect, recreate, participate in public events and take part in social activities.
			Policy Action 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.
			Policy Action 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.
			Policy Action 2.1.4 Apply universal accessibility and design standards when planning and designing new or upgraded indoor and outdoor City facilities and spaces.
			Policy Action 2.1.5 Expand public washroom accessibility in high-use indoor and outdoor City facilities and public spaces.
			Policy Action 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.
			Policy Action 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.
			Policy Action 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, appropriate landscaping, and the siting of complementary uses when planning and developing spaces.
			Objective 2.7 Foster a sense of safety and belonging for everyone.
			Policy Action 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.

Strategy 1.3: Develop resilient, healthy, connected, and complete communities with a range of services and amenities

	Section	Policy	Applicable OCP policies
Adopt Regional Context Statements that:			
Policy 1.3.7	h)	consider where appropriate, opportunities to incorporate recognition of Indigenous and other cultures into the planning of Urban Centres, FTDA's, and other local centres	Objective 2.3 Raise the visibility of Host Nations' connections to the land and resources, while supporting access to places of cultural significance. Policy Action 2.3.1 Continue to engage with 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 for thousands of years. Policy Action 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: » 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 Action 2.3.3 Identify and support the interpretation and commemoration of places of historical and cultural significance. Policy Action 2.3.4 Create an internal 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. Policy Action 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. Policy Action 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. Policy Action 2.3.7 Support the sharing and practice of Indigenous cultural heritage in City-owned and private publicly accessible facilities and spaces.

Strategy 1.3: Develop resilient, healthy, connected, and complete communities with a range of services and amenities

	Section	Policy	Applicable OCP policies
Adopt Regional Context Statements that:			
Policy 1.3.7			Objective 2.4 Encourage placemaking by recognizing the histories of diverse communities. Policy Action 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. Policy Action 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. Policy Action 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. Policy Action 2.4.4 Develop policy and guidelines to support formal commemoration of places, people and events in City-owned spaces. Policy Action 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. Policy Action 2.4.6 Continue to recognize the unique heritage of the agricultural community through public education and commemorative initiatives. Policy Action 2.7.1 Foster cultural safety and cultural competency of Host Nations and Indigenous Peoples living in Burnaby by reflecting their cultures, such as through facility design and naming, placemaking, awareness building, public art, signage and education at City-owned facilities and spaces. Policy Action 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.

Strategy 1.4: Protect rural lands from urban development

	Section	Policy	Applicable OCP policies
Adopt Regional Context Statements that:			
Policy 1.4.3	a)	identify Rural lands and their boundaries on a map generally consistent with Map 2	Burnaby does not contain any Rural lands, as shown on RCS Map 1.
	b)	limit development to a scale, form, and density consistent with the intent for the Rural land use designation, and that is compatible with on-site sewer servicing	Burnaby does not contain any Rural lands, as shown on RCS Map 1.
	c)	specify the allowable density and form, consistent with Action 1.4.1, for land uses within the Rural regional land use designation	Burnaby does not contain any Rural lands, as shown on RCS Map 1.
	d)	prioritize and support agricultural uses within the Agricultural Land Reserve, and where appropriate, support agricultural uses outside of the Agricultural Land Reserve	Burnaby does not contain any Rural lands, as shown on RCS Map 1, for agricultural land within the Urban Containment Boundary and applicable OCP agricultural policies, see Strategy 2.3.
	e)	support the protection, enhancement, restoration, and expansion of ecosystems identified on Map 11 to maintain ecological integrity, enable ecosystem connectivity, increase natural carbon sinks and enable adaptation to the impacts of climate change	Burnaby does not contain any Rural lands, as shown on RCS Map 1.

Goal 2: Support a sustainable economy

Strategy 2.1: Promote land development patterns that support a diverse regional economy and employment opportunities close to where people live

	Section	Policy	Applicable OCP policies
Adopt Regional Context Statements that:			
Policy 2.1.10	a)	include policies to support appropriate economic activities, as well as context-appropriate built form for Urban Centres, Frequent Transit Development Areas, Industrial lands, and Employment lands	Policy Action 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. Policy Action 3.1.2 Encourage and support the location of office spaces within 400 or 800 meters (5-to-10-minute walk) of a frequent transit network. Policy Action 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. OCP Appendix B Form and Character Development Permit Area applies built form guidelines to all multiple family residential, intensive residential, commercial and industrial development throughout Burnaby.
	b)	support the development and expansion of large-scale office and retail uses in Urban Centres, and lower-scale uses in Frequent Transit Development Areas through policies such as: zoning that reserves land for commercial uses, density bonus provisions to encourage office development, variable development cost charges, and/or other incentives	Policy Action 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. Policy Action 3.1.2 Encourage and support the location of office spaces within 400 or 800 meters (5-to-10-minute walk) of a frequent transit network. Policy Action 3.1.3 Continue supporting the development of small commercial spaces, especially near transit and corner sites in mixed use local nodes citywide. Policy Action 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.

Strategy 2.1: Promote land development patterns that support a diverse regional economy and employment opportunities close to where people live

	Section	Policy	Applicable OCP policies
Adopt Regional Context Statements that:			
Policy 2.1.10	c)	discourage the development and expansion of major commercial uses outside of Urban Centres and Frequent Transit Development Areas and that discourage the development of institutional land uses outside of Urban Centres and Frequent Transit Development Areas	Policy Action 1.3.2 Locate community facilities with specialized users or larger audiences in areas with rapid transit, such as uses for arts and cultural, recreational and social purposes. Policy Action 1.6.3 Concentrate destination facilities and spaces in Downtown and in the Town Centres. Policy Action 2.1.4 Locate City-owned community facilities close to rapid transit routes to maximize convenience and access to facilities. Policy Action 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. All commercial designated lands outside of Urban Centres/ Town Centres and FTDA's are only designated for neighbourhood commercial use and all major commercial designated lands (known as general commercial in OCP) are located within Urban Centres and FTDA's. Refer to OCP Part B: Land Use Framework and OCP Map 1: Land Use Map.

Strategy 2.2: Protect the supply and enhance the efficient use of Industrial land

	Section	Policy	Applicable OCP policies
Adopt Regional Context Statements that:			
Policy 2.2.9	a)	identify the Industrial and Employment lands and their boundaries on a map generally consistent with Map 7	See RCS Map 1.

Strategy 2.2: Protect the supply and enhance the efficient use of Industrial land

	Section	Policy	Applicable OCP policies
Adopt Regional Context Statements that:			
Policy 2.2.9	b)	identify Trade-Oriented lands, if applicable, with a defined set of permitted uses that support inter-regional, provincial, national, and international trade (e.g. logistics, warehouses, distribution centres, transportation and intermodal terminals) and location needs (e.g. large and flat sites, proximity to highway, port, or rail infrastructure) on a map consistent with the goals in the Regional Growth Strategy. Strata and/or small lot subdivisions on these lands should not be permitted	Policy Action 3.2.7 Update the <i>Economic Development Strategy</i> and identify regionally significant parcels for trade-oriented lands. Policy Action 3.3.2 Protect, intensify and expand employment and industrial lands to support goods movement and foster thriving local and regional economies. <i>Trade-Oriented lands will be identified in the forthcoming update to the Economic Development Strategy.</i>
	c)	include policies for Industrial lands that:	See below.
		i) consistently define, support, and protect Industrial uses, as defined in <i>Metro 2050</i> , in municipal plans and bylaws, and ensure that non-industrial uses are not permitted	Objective 3.2 Protect and expand employment and industrial lands. Policy Action 3.2.2 Protect employment and industrial lands by preventing the conversion, rezoning or redesignation of these sites. Policy Action 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. Policy Action 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. Policy Action 3.2.6 Ensure uses for designated employment and industrial lands are consistent with the intent of Metro Vancouver's Regional Growth Strategy.

Strategy 2.2: Protect the supply and enhance the efficient use of Industrial land

	Section	Policy	Applicable OCP policies
Adopt Regional Context Statements that:			
Policy 2.2.9		ii) support appropriate and related accessory uses, such as limited-scale ancillary commercial spaces, and caretaker units	Policy Action 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.
		iii) exclude uses that are not consistent with the intent of Industrial lands and not supportive of Industrial activities, such as medium and large format retail uses, residential uses, and stand-alone office uses, other than ancillary uses, where deemed necessary	Policy Action 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. Policy Action 3.2.6 Ensure uses for designated employment and industrial lands are consistent with the intent of Metro Vancouver's Regional Growth Strategy.
		iv) encourage improved utilization and increased intensification/densification of Industrial lands for Industrial activities, including the removal of any unnecessary municipal policies or regulatory barriers related to development form and density	Policy Action 3.2.1 Encourage higher-density and intensity of development on employment and industrial lands, where appropriate. Policy Action 3.2.8 Regulate subdivision of industrial lands to protect and expand the existing supply of viable large-scale parcels. Policy Action 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. Policy Action 3.2.10 Streamline municipal policies and processes and decrease regulatory barriers to employment and industrial lands development. Policy Action 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. Policy Action 3.3.2 Protect, intensify and expand employment and industrial lands to support goods movement and foster thriving local and regional economies.

Strategy 2.2: Protect the supply and enhance the efficient use of Industrial land

	Section	Policy	Applicable OCP policies
Adopt Regional Context Statements that:			
Policy 2.2.9		v) review and update parking and loading requirements to reflect changes in Industrial forms and activities, ensure better integration with the surrounding character, and reflect improvements to transit service, in an effort to avoid the over- supply of parking	Policy Action 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. <i>Employment and Industrial Parking and loading requirements are being reviewed and will be updated in the forthcoming Zoning Bylaw Rewrite.</i>
		vi) explore municipal Industrial strategies or initiatives that support economic growth objectives with linkages to land use planning	Policy Action 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. Policy Action 3.3.1 Explore incentives and programs to support new industries, technologies, emerging models and operations as part of the <i>Economic Development Strategy</i> update. <i>Municipal strategies and initiatives will be explored in the forthcoming update to the Economic Development Strategy.</i>
		vii) provide infrastructure and services in support of existing and expanding Industrial activities	Policy Action 4.1.3 Continue to work with partners to support goods movement in the region as outlined in Connecting Burnaby: Burnaby Transportation Plan. Policy Action 4.1.4 Continue to support goods movement in the city by continuing to integrate truck networks with industrial lands. Objective 4.2 Prioritize infrastructure improvements in areas of growth and in areas in need of upgrades. Policy Action 4.2.1 Ensure that infrastructure and services keep pace with population growth by updating projections and conducting ongoing capacity analysis. Policy Action 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.

Strategy 2.2: Protect the supply and enhance the efficient use of Industrial land

	Section	Policy	Applicable OCP policies
Adopt Regional Context Statements that:			
Policy 2.2.9		viii) support the unique locational and infrastructure needs of rail-oriented, waterfront, and trade-oriented Industrial uses	Policy Action 4.1.3 Continue to work with partners to support goods movement in the region as outlined in Connecting Burnaby: Burnaby Transportation Plan. <i>Trade-oriented lands will be identified in the forthcoming update to the Economic Development Strategy.</i> <i>Connecting Burnaby: Burnaby Transportation Plan Policy 4.8.1 includes actions to preserve rail corridors in the City for transportation purposes and access to Burrard Inlet and Fraser River Foreshore for short-sea shipping purposes.</i>
		ix) consider the preparation of urban design guidelines for Industrial land edge planning, such as interface designs, buffering standards, or tree planting, to minimize potential land use conflicts between Industrial and sensitive land uses, and to improve resilience to the impacts of climate change	Policy Action 3.5.5 Reduce conflicts between agricultural and non-agricultural uses by requiring edge planning measures, such as landscape buffers, drainage controls, and siting requirements on the urban-side development, where possible, to minimize impacts on agricultural lands. The OCP establishes a Form and Character Development Permit Area (see OCP Appendix B) which covers the entire city and is applicable to all multiple family residential, intensive residential, commercial or industrial development. Form and Character DPA guidelines will include considerations for landscaping, siting, form, exterior design, compatibility with and transition between surrounding uses. <i>Burnaby's Zoning Bylaw Rewrite project is reviewing screening requirements and separation distances between heavy industrial uses and other sensitive land uses.</i>
		x) do not permit strata and/or small lot subdivisions on identified Trade-Oriented lands	Policy Action 3.2.7 Update the <i>Economic Development Strategy</i> and identify regionally significant parcels for trade-oriented lands. Policy Action 3.2.8 Regulate subdivision of industrial lands to protect and expand the existing supply of viable large-scale parcels. <i>Trade-oriented lands will be identified and relevant policies developed in the forthcoming update to the Economic Development Strategy.</i>

Strategy 2.2: Protect the supply and enhance the efficient use of Industrial land

	Section	Policy	Applicable OCP policies
Adopt Regional Context Statements that:			
Policy 2.2.9	d)	include policies for Employment lands that:	See below.
		i) support a mix of Industrial, small scale commercial and office, and other related employment uses, while maintaining support for the light Industrial capacity of the area, including opportunities for the potential densification/intensification of Industrial activities, where appropriate	Policy Action 3.2.1 Encourage higher-density and intensity of development on employment and industrial lands, where appropriate. Policy Action 3.3.7 Support the clustering of office, manufacturing and commercial uses to create destination nodes that encourage innovation, competition and specialization.
		ii) allow large and medium format retail, where appropriate, provided that such development will not undermine the broad objectives of the Regional Growth Strategy	Regionally designated Employment lands are largely designated in the Burnaby Land Use Map (See OCP Land Use Map 1 and OCP Part B Land Use Framework as “Employment”, which is intended 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.
		iii) support the objective of concentrating larger-scale commercial, higher density forms of employment, and other Major Trip-Generating uses in Urban Centres, and local-scale uses in Frequent Transit Development Areas	Policy Action 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. Policy Action 3.3.5 Plan and support the growth of cultural and entertainment districts and complementary economic activity that is reflective of the city’s trends and diversity in Downtown, Town Centres and Rapid Transit Urban Villages. Policy Action 3.3.7 Support the clustering of office, manufacturing and commercial uses to create destination nodes that encourage innovation, competition and specialization.

Strategy 2.2: Protect the supply and enhance the efficient use of Industrial land

	Section	Policy	Applicable OCP policies
Adopt Regional Context Statements that:			
Policy 2.2.9		iv) support higher density forms of commercial and light Industrial development where Employment lands are located within Urban Centres or Frequent Transit Development Areas, and permit employment and service activities consistent with the intent of Urban Centres or Frequent Transit Development Areas, while low employment density and low transit generating uses, possibly with goods movement needs and impacts, are located elsewhere	Policy Action 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. Policy Action 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. Policy Action 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.
		v) do not permit residential uses, except for: » an accessory caretaker unit; or » limited residential uses (with an emphasis on affordable, rental units) on lands within 200 m of a rapid transit station and located within Urban Centres or Frequent Transit Development Areas, provided that the residential uses are located only on the upper floors of buildings with commercial and light Industrial uses, where appropriate and subject to the consideration of municipal objectives and local context.	Policy Action 1.2.12 In accordance with the Regional Growth Strategy, support residential uses, with an emphasis on affordable rental housing, on lands that are designated for employment and are near rapid transit stations. Residential units should be limited to the upper storeys of buildings. Policy Action 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. Policy Action 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.

Strategy 2.2: Protect the supply and enhance the efficient use of Industrial land

	Section	Policy	Applicable OCP policies
Adopt Regional Context Statements that:			
Policy 2.2.9	e)	include policies to assist existing and new businesses in reducing their greenhouse gas emissions, maximizing energy efficiency, and mitigating impacts on ecosystems	Policy Action 4.1.15 Continue to support pilot programs and partnerships aimed at increasing access to micromobility for commercial and goods movement within Burnaby. Policy Action 5.1.3 Collaborate with regional partners and other levels of government to advocate for climate-resilient adaptation for businesses, housing and transportation networks. Objective 5.2 Support transition to a low-carbon future by reducing greenhouse gas emissions in all sectors. This objective supports numerous policy actions around climate-friendly building design and transportation. Policy Action 5.2.8 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. Objective 5.3 Advance sustainable and climate-friendly development practices and processes. This objective supports policy actions promoting water conservation, green design, alternative energy, passive design, and other green building practices.
	f)	include policies that assist existing and new businesses to adapt to the impacts of climate change and reduce their exposure to natural hazards risks, such as those identified within the Regional Growth Strategy (Table 5)	Objective 5.4 Reduce risk in natural hazard areas to protect public health and infrastructure, and to foster safety. Policy Action 5.4.2 Work with regional and provincial organizations for emergency planning, assessment, data collection and preparedness based on the <i>Sendai Framework for Disaster Risk Reduction</i>. Policy Action 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.

Strategy 2.2: Protect the supply and enhance the efficient use of Industrial land

	Section	Policy	Applicable OCP policies
Adopt Regional Context Statements that:			
Policy 2.2.9			Policy Action 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. » Working with external agencies, like the Fraser Basin Council, to get the most up to date flood data available. Policy Action 5.4.6 Identify challenges, impacts and specific mitigation policies for the Still Creek Special Study Area, from Boundary Road to Burnaby Lake. Policy Action 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. Policy Action 5.4.8 Continue with flood area risk mitigation along the Fraser River in alignment and partnership with regional strategies and initiatives. Policy Action 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. OCP Appendix C. Streamside Protection and Enhancement Development Permit Area introduces a new Development Permit Area to protect and enhance aquatic habitats and riparian areas and regulate development near streams.

Strategy 2.3: Protect the supply of agricultural land and strengthen Agricultural viability

	Section	Policy	Applicable OCP policies
Adopt Regional Context Statements that:			
Policy 2.3.12	a)	specify the Agricultural lands within their jurisdiction, denoting those within the Agricultural Land Reserve, on a map generally consistent with Map 8	RCS Map 1 provides the location of agricultural designated lands and OCP Map 9 Agricultural Lands and Associated Assets provides a more detailed map denoting lands within the ALR.
	b)	consider policies and programs that increase markets and the distribution of local food in urban areas to strengthen the viability of agriculture and increase availability of local food for all residents	Policy Action 1.5.2 Encourage convenient access to healthy, fresh and culturally appropriate food options by protecting food assets (e.g. grocers and restaurants) and expanding commercial-retail opportunities in more neighbourhoods through permissive zoning. Policy Action 1.5.3 Cultivate a diverse and resilient food infrastructure to support food security, including groceries, specialty shops, markets, street food vending, free or low-cost food options, food processing and food storage. Policy Action 1.5.4 Increase access to affordable, healthy food and support locally grown, sustainable food production by: » 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.

Strategy 2.3: Protect the supply of agricultural land and strengthen Agricultural viability

	Section	Policy	Applicable OCP policies
Adopt Regional Context Statements that:			
Policy 2.3.12	c)	include policies that protect the supply of Agricultural land and strengthen agriculture viability including those that:	See below.
		i) assign appropriate land use designations to protect Agricultural land for future generations and discourage land uses on Agricultural lands that do not directly support and strengthen Agricultural viability	Objective 3.5 Protect and expand the agricultural land base. Policy Action 3.5.1 Protect agricultural lands by preventing the conversion, rezoning, or redesignation of these sites into non-agricultural uses. Policy Action 3.5.2 Align zoning and other regulations with the Provincial Agricultural Land Commission Act, the Agricultural Land Reserve regulations, the Farm Practices Protection Act, the Minister's Bylaw Standards and other applicable provincial legislation, while establishing local standards to meet community needs and maximize agricultural potential. Policy Action 3.5.3 Regulate subdivision of agricultural lands in ways that maximize farmland for agricultural purposes, such as increasing minimum lot sizes. Policy Action 3.5.4 Explore the feasibility of adding existing City-owned agricultural land to the Agricultural Land Commission. Policy Action 3.5.5 Reduce conflicts between agricultural and non-agricultural uses by requiring edge planning measures, such as landscape buffers, drainage controls, and siting requirements on urban-side development, where possible, to minimize impacts on agricultural lands.
		ii) encourage the consolidation of small parcels and discourage the subdivision and fragmentation of Agricultural land	Objective 3.5 Protect and expand the agricultural land base. Policy Action 3.5.1 Protect agricultural lands by preventing the conversion, rezoning, or redesignation of these sites into non-agricultural uses. Policy Action 3.5.3 Regulate subdivision of agricultural lands in ways that maximize farmland for agricultural purposes, such as increasing minimum lot sizes.

Strategy 2.3: Protect the supply of agricultural land and strengthen Agricultural viability

	Section	Policy	Applicable OCP policies
Adopt Regional Context Statements that:			
Policy 2.3.12		iii) support climate change adaptation including: » monitoring storm water, flooding, and sea level rise impacts on Agricultural land, » implementing flood construction requirements for residential uses, and » maintaining and improving drainage and irrigation infrastructure that support Agricultural production, where appropriate and in collaboration with other governments and agencies	Policy Action 3.5.5 Reduce conflicts between agricultural and non-agricultural uses by requiring edge planning measures, such as landscape buffers, drainage controls, and siting requirements on urban-side development, where possible, to minimize impacts on agricultural lands. Policy Action 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. Policy Action 4.3.5 Encourage the capture and reuse of stormwater for agricultural and landscape irrigation. Policy Action 5.6.4 Protect, acquire and connect environmentally sensitive areas to increase the total area of land protected for nature in Burnaby from 22% to 25% by 2050, as the City's contribution to the 50% nature protection target in <i>Metro 2050</i>, the Regional Growth Strategy. Policy Action 5.7.1 Develop and implement a drainage management strategy for agricultural lands and adjacent lands. Policy Action 5.7.2 Identify opportunities to protect environmentally significant areas of farmland, including streams, wetlands, young forests, and other sensitive areas.
		iv) protect the integrity of Agricultural land by requiring edge planning along the Urban Containment Boundary and adjacent to Agricultural operations through activities such as screening, physical buffers, roads, or Development Permit area requirements	Policy Action 3.5.5 Reduce conflicts between agricultural and non-agricultural uses by requiring edge planning measures, such as landscape buffers, drainage controls, and siting requirements on urban-side development, where possible, to minimize impacts on agricultural lands.

Strategy 2.3: Protect the supply of agricultural land and strengthen Agricultural viability

	Section	Policy	Applicable OCP policies
Adopt Regional Context Statements that:			
Policy 2.3.12		v) demonstrate support for economic development opportunities for Agricultural operations that are farm related uses, benefit from close proximity to farms, and enhance primary Agricultural production as defined by the <i>Agricultural Land Commission Act</i>	Policy Action 3.6.5 Work with other orders of government to advocate for provincial tax reforms, funding programs and other initiatives to support local farms. Policy Action 3.6.6 Support the economic viability of the agricultural sector in Burnaby, by identifying and addressing key challenges like land availability and affordability. Policy Action 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.
		vi) align policies and regulations, where applicable, with the Minister's Bylaw Standards and Agricultural Land Commission legislation and regulations	Policy Action 3.5.2 Align zoning and other regulations with the Provincial <i>Agricultural Land Commission Act</i> , the Agricultural Land Reserve regulations, the <i>Farm Practices Protection Act</i> , the Minister's Bylaw Standards and other applicable provincial legislation, while establishing local standards to meet community needs and maximize agricultural potential.

Strategy 2.3: Protect the supply of agricultural land and strengthen Agricultural viability

	Section	Policy	Applicable OCP policies
Adopt Regional Context Statements that:			
Policy 2.3.13		In partnership with other agencies and organizations, support agricultural awareness and promote the importance of the agricultural industry, the importance of protecting agricultural land, and the value of local agricultural products and experiences	Policy Action 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. Policy Action 2.4.6 Continue to recognize the unique heritage of the agricultural community through public education and commemorative initiatives. Objective 3.6 Foster partnerships with the farming community and other levels of government to support the agricultural sector. Policy Action 3.6.1 Continue to support the efforts of the Agricultural Land Commission (ALC) to protect land in the Agricultural Land Reserve. Policy Action 3.6.2 Work with the local farming community, the Ministry of Agriculture and Food and other partners to develop an Agricultural Area Plan. Policy Action 3.6.4 Build relationships with the farming community by establishing an official channel of communication, such as an Agricultural Advisory Committee. Policy Action 3.6.5 Work with other orders of government to advocate for provincial tax reforms, funding programs and other initiatives to support local farms. Policy Action 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 3: Protect the environment, address climate change and respond to natural hazards

Goal 3 targets		
Policy with target	Applicable OCP policies	Supplementary Information
3.2.7 a) identify local ecosystem protection and tree canopy cover targets, and demonstrate how these targets will contribute to the regional targets in Action 3.2.1: » increase the area of lands protected for nature from 40% to 50% of the region's land base by the year 2050; and » increase the total regional tree canopy cover within the Urban Containment Boundary from 32% to 40% by the year 2050.	See RCS Section titled " <i>Metro 2050</i> Regional Growth Strategy Targets" above.	
3.3.7 a) identify how local land use and transportation policies will contribute to meeting the regional greenhouse gas emission reduction target of 45% below 2010 levels by the year 2030 and achieving a carbon neutral region by the year 2050.	See RCS Section titled " <i>Metro 2050</i> Regional Growth Strategy Targets" above.	

Strategy 3.1: Protect and enhance conservation and recreation lands			
	Section	Policy	Applicable OCP policies
Adopt Regional Context Statements that:			
Policy 3.1.9	a)	identify Conservation and Recreation lands and their boundaries on a map generally consistent with Map 2	RCS Map 1 - Regional Land Use Designations identifies Conservation and Recreation designated lands and their boundaries. See also OCP Map 1 – Land Use Map, OCP Map 4 – Parks Planning and OCP Map 7 – Municipal Parks.
	b)	include policies that support the protection and enhancement of lands with a Conservation and Recreation land use designation, which may include the following uses:	Objective 5.6 Protect, manage and restore the environment to support resilient ecosystems and biodiversity.
		i) drinking water supply areas	Not applicable.
		ii) environmental conservation areas	Policy Action 5.6.4 Protect, acquire and connect environmentally sensitive areas to increase the total area of land protected for nature in Burnaby from 22% to 25% by 2050, as the City's contribution to the 50% nature protection target in <i>Metro 2050</i>, the Regional Growth Strategy. The OCP Land Use Framework (OCP Part B) designates environmental conservation areas as Parks, Open Space and Natural Areas, which supports their protection and enhancement.
		iii) wildlife management areas and ecological reserves	Policy Action 5.6.4 Protect, acquire and connect environmentally sensitive areas to increase the total area of land protected for nature in Burnaby from 22% to 25% by 2050, as the City's contribution to the 50% nature protection target in <i>Metro 2050</i>, the Regional Growth Strategy. The OCP Land Use Framework (OCP Part B) designates wildlife management areas and ecological reserves as Parks, Open Space and Natural Areas, which supports their protection and enhancement.
		iv) forests	Policy Action 5.6.5 Manage the urban forest to increase the total canopy cover from 32% to 40% by 2075 by implementing the City's <i>Urban Forestry Strategy</i>. The OCP Land Use Framework (OCP Part B) designates forests as Parks, Open Space and Natural Areas, which supports their protection and enhancement. <i>Burnaby's Urban Forestry Strategy is a comprehensive and city-wide approach to expanding and protecting Burnaby's urban forest.</i>

Strategy 3.1: Protect and enhance conservation and recreation lands

	Section	Policy	Applicable OCP policies
Adopt Regional Context Statements that:			
Policy 3.1.9		v) wetlands (e.g. freshwater lakes, ponds, bogs, fens, estuarine, marine, freshwater and intertidal ecosystems)	The OCP Land Use Framework (OCP Part B) designates wetlands as Parks, Open Space and Natural Areas, which supports their protection and enhancement. OCP Appendix C - Streamside Protection and Enhancement Development Permit Area establishes a Development Permit Area intended to protect and enhance Burnaby's rich aquatic habitats and riparian areas.
		vi) riparian areas (i.e. the areas and vegetation surrounding wetlands, lakes, streams and rivers)	Policy Action 5.6.1 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. Policy Action 5.6.2 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. Policy Action 5.6.3 Reduce or remove barriers to fish passage on all streams, through infrastructure upgrades and restoring watercourses. Policy Action 5.7.2 Identify opportunities to protect environmentally significant areas of farmland, including streams, wetlands, young forests, and other sensitive areas. OCP Appendix C - Streamside Protection and Enhancement Development Permit Area establishes a Development Permit Area intended to protect and enhance Burnaby's rich aquatic habitats and riparian areas. The OCP Land Use Framework (OCP Part B) designates riparian areas on public property as Parks, Open Space and Natural Areas, which supports their protection and enhancement.
		vii) ecosystems not covered above that may be vulnerable to climate change and natural hazard impacts, or that provide buffers to climate change impacts or natural hazard impacts for communities	Objective 5.6 Protect, manage and restore the environment to support resilient ecosystems and biodiversity. Policy Action 5.7.2 Identify opportunities to protect environmentally significant areas of farmland, including streams, wetlands, young forests, and other sensitive areas.

Strategy 3.1: Protect and enhance conservation and recreation lands

	Section	Policy	Applicable OCP policies
Adopt Regional Context Statements that:			
Policy 3.1.9		viii) uses within those lands that are appropriately located, scaled, and consistent with the intent of the designation, including: » major parks and outdoor recreation areas; » education, research and training facilities, and associated uses that serve conservation and/or recreation users; » commercial uses, tourism activities, and public, cultural, or community amenities; » limited agricultural use, primarily soil-based; and » land management activities needed to minimize vulnerability / risk to climate change impacts	Policy Action 5.7.2 Identify opportunities to protect environmentally significant areas of farmland, including streams, wetlands, young forests, and other sensitive areas. Policy Action 5.8.1 Explore new initiatives and programs to involve the public, volunteers, and partners in environmental education, scientific research, and protecting and caring for the environment. Policy Action 5.8.2 Enhance natural area stewardship by providing diverse learning and volunteer opportunities that create stronger connections between people and nature. Policy Action 5.8.3 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.
	c)	Include policies that:	See below.
		i) protect the integrity of lands with a Conservation and Recreation regional land use designation from activities in adjacent areas by considering wildland interface planning, and introducing measures such as physical buffers or development permit requirements	Policy Action 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 on the urban-side development, where possible, to minimize impacts on agricultural lands. OCP Appendix C - Streamside Protection and Enhancement Development Permit Area establishes a Development Permit Area intended to protect and enhance Burnaby's rich aquatic habitats and riparian areas.

Strategy 3.1: Protect and enhance conservation and recreation lands

	Section	Policy	Applicable OCP policies
Adopt Regional Context Statements that:			
Policy 3.1.9		ii) encourage the consolidation of small parcels, and discourage subdivision and fragmentation of lands with a Conservation and Recreation regional land use designation.	Policy Action 5.6.4 Protect, acquire and connect environmentally sensitive areas to increase the total area of land protected for nature in Burnaby from 22% to 25% by 2050, as the City's contribution to the 50% nature protection target in <i>Metro 2050</i>, the Regional Growth Strategy. Policy Action 5.6.6 Reduce fragmentation and create more trail and green connections between parks and open spaces to facilitate pedestrian access and habitat connectivity.

Strategy 3.2: Protect, enhance, restore and connect ecosystems

	Section	Policy	Applicable OCP policies
Adopt Regional Context Statements that:			
Policy 3.2.7	a)	identify local ecosystem protection and tree canopy cover targets, and demonstrate how these targets will contribute to the regional targets in Action 3.2.1	See RCS Section titled " <i>Metro 2050</i> Regional Growth Strategy Targets" above.
	b)	refer to Map 11 or more detailed local ecological and cultural datasets and include policies that:	See below.
		i) support the protection, enhancement, and restoration of ecosystems through measures such as land acquisition, density bonusing, development permit requirements, subdivision design, conservation covenants, land trusts, and tax exemptions	Objective 5.6 Protect, manage and restore the environment to support resilient ecosystems and biodiversity. Policy Action 5.6.4 Protect, acquire and connect environmentally sensitive areas to increase the total area of land protected for nature in Burnaby from 22% to 25% by 2050, as the City's contribution to the 50% nature protection target in <i>Metro 2050</i>, the Regional Growth Strategy.

Strategy 3.2: Protect, enhance, restore and connect ecosystems

	Section	Policy	Applicable OCP policies
Adopt Regional Context Statements that:			
Policy 3.2.7		ii) seek to acquire, restore, enhance, and protect lands, in collaboration with adjacent member jurisdictions and other partners, that will enable ecosystem connectivity in a regional green infrastructure network	Policy Action 5.6.4 Protect, acquire and connect environmentally sensitive areas to increase the total area of land protected for nature in Burnaby from 22% to 25% by 2050, as the City's contribution to the 50% nature protection target in <i>Metro 2050</i>, the Regional Growth Strategy. Policy Action 5.6.6 Reduce fragmentation and create more trail and green connections between parks and open spaces to facilitate pedestrian access and habitat connectivity.
		iii) discourage or minimize the fragmentation of ecosystems through low impact development practices that enable ecosystem connectivity	Policy Action 5.6.6 Reduce fragmentation and create more trail and green connections between parks and open spaces to facilitate pedestrian access and habitat connectivity.
		iv) indicate how the interface between ecosystems and other land uses will be managed to maintain ecological integrity using edge planning, and measures such as physical buffers, or development permit requirements	Policy Action 3.5.5 Reduce conflicts between agricultural and non-agricultural uses by requiring edge planning measures, such as landscape buffers, drainage controls, and siting requirements on urban-side development, where possible, to minimize impacts on agricultural lands. OCP Appendix C - Streamside Protection and Enhancement Development Permit Area establishes a Development Permit Area intended to protect and enhance Burnaby's rich aquatic habitats and riparian areas.
	c)	Include policies that:	See below.
		i) support the consideration of natural assets and ecosystem services in land use decision-making and land management practices	Policy Action 5.1.4 Develop and implement a coordinated approach to managing and supporting the protection of natural assets that provide ecosystem services on City and non-City owned lands, with an emphasis on: » Native plants » Species at Risk » Suitability and adaptability to climate change » Maintaining and enhancing soil quality » Investing in long-term invasive species management programs

Strategy 3.2: Protect, enhance, restore and connect ecosystems

	Section	Policy	Applicable OCP policies
Adopt Regional Context Statements that:			
Policy 3.2.7		ii) enable the retention and expansion of urban forests using various tools, such as local tree canopy cover targets, urban forest management strategies, tree regulations, development permit requirements, land acquisition, street tree planting, and reforestation or restoration policies, with consideration of resilience	Policy Action 5.6.5 Manage the urban forest to increase the total canopy cover from 32% to 40% by 2075 by implementing the City's <i>Urban Forestry Strategy</i>. <i>Burnaby's Urban Forestry Strategy is a comprehensive and city-wide approach to expanding and protecting Burnaby's urban forest.</i>
		iii) reduce the spread of invasive species by employing best practices, such as the implementation of soil removal and deposit bylaws, development permit requirements, and invasive species management plans	Policy Action 5.1.4 Develop and implement a coordinated approach to managing and supporting the protection of natural assets that provide ecosystem services on City and non-City owned lands, with an emphasis on: » Native plants » Species at Risk » Suitability and adaptability to climate change » Maintaining and enhancing soil quality » Investing in long-term invasive species management programs Policy Action 5.6.9 Increase the City's capacity to manage invasive species and mitigate new infestations in parks, open spaces, and natural areas. Policy Action 5.7.3 Strengthen soil protection by creating specific soil removal and deposit regulations for agricultural lands.
		iv) increase green infrastructure along the Regional Greenway Network, the Major Transit Network, community greenways, and other locations, where appropriate, and in collaboration with Metro Vancouver, TransLink, and other partners	Policy Action 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. Policy Action 5.6.6 Reduce fragmentation and create more trail and green connections between parks and open spaces to facilitate pedestrian access and habitat connectivity.

Strategy 3.2: Protect, enhance, restore and connect ecosystems

	Section	Policy	Applicable OCP policies
Adopt Regional Context Statements that:			
Policy 3.2.7		v) support watershed and ecosystem planning, the development and implementation of Integrated Stormwater Management Plans, and water conservation objectives	Policy Action 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. Policy Action 4.3.2 Prioritize nature-based infrastructure options and complement existing natural networks where possible to adapt to climate change and enhance habitat connectivity. Policy Action 4.3.4 Continue to prepare and update integrated rainwater management plans to address land use changes and mitigate the impacts of development on streams and aquatic ecosystems. Policy Action 4.3.5 Encourage the capture and reuse of rainwater for agricultural and landscape irrigation. Policy Action 4.3.6 Promote water stewardship through policies and regulations and by partnering with private development and other government bodies. Policy Action 5.3.3 Explore strengthening requirements for groundwater management to: » Protect the water quality of streams by preventing discharge of pollutants from development sites during construction. » Conserve groundwater resources and the environment when development requires permanent structures below the water table. Policy Action 5.3.4 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. Policy Action 5.3.5 Continue water metering implementation for new and existing buildings as effective ways to measure and conserve water usage. Policy Action 5.3.6 Consider implementing a discounted “agricultural water rate” for active farms using highly efficient irrigation practices. Policy Action 5.6.3 Reduce or remove barriers to fish passage on all streams, through infrastructure upgrades and restoring watercourses.

Strategy 3.3: Advance land use, infrastructure, and human settlement patterns that reduce energy consumption and greenhouse gas emissions, create carbon storage opportunities, and improve air quality

	Section	Policy	Applicable OCP policies
Adopt Regional Context Statements that:			
Policy 3.3.7	a)	identify how local land use and transportation policies will contribute to meeting the regional greenhouse gas emission reduction target of 45% below 2010 levels by the year 2030 and achieving a carbon neutral region by the year 2050	See RCS Section titled “ <i>Metro 2050</i> Regional Growth Strategy Targets” above.

Strategy 3.3: Advance land use, infrastructure, and human settlement patterns that reduce energy consumption and greenhouse gas emissions, create carbon storage opportunities, and improve air quality

	Section	Policy	Applicable OCP policies
Adopt Regional Context Statements that:			
Policy 3.3.7	b)	identify policies, actions, incentives, and / or strategies that reduce energy consumption and greenhouse gas emissions, create carbon storage opportunities, and improve air quality from land use, infrastructure, and settlement patterns, such as: » existing building retrofits and construction of new buildings to meet energy and greenhouse gas performance guidelines or standards (e.g. BC Energy Step Code, passive design), the electrification of building heating systems, green demolition requirements, embodied emissions policies, zero-carbon district energy systems, and energy recovery and renewable energy generation technologies, such as solar panels and geexchange systems, and zero emission vehicle charging infrastructure; and » community design, infrastructure, and programs that encourage transit, cycling, rolling and walking	Policy Action 1.2.13 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. Policy Action 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. Policy Action 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. Policy Action 4.1.1 Increase connectivity and encourage the use of active transportation by integrating neighbourhood streets, paths and open spaces into the transportation network. Policy Action 4.1.2 Continue to expand and enhance the city's local and regional cycle network to make it safer and more comfortable for everyone. Policy Action 5.2.1 Continue to require low carbon energy sources in new buildings. Policy Action 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. Policy Action 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. Policy Action 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.

Strategy 3.3: Advance land use, infrastructure, and human settlement patterns that reduce energy consumption and greenhouse gas emissions, create carbon storage opportunities, and improve air quality

	Section	Policy	Applicable OCP policies
Adopt Regional Context Statements that:			
Policy 3.3.7			Policy Action 5.2.5 Pursue energy use reporting requirements in buildings to establish baseline information and support accountability. Policy Action 5.2.6 Implement an approach to make existing buildings more energy efficient and climate ready through the <i>Zero-Emission Building Retrofit Strategy</i>. Policy Action 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
	c)	focus infrastructure and amenity investments in Urban Centres and Frequent Transit Development Areas, and at appropriate locations along Major Transit Growth Corridors	Policy Action 1.3.2 Locate community facilities with specialized users or larger audiences in areas with rapid transit, such as uses for arts and cultural, recreational and social purposes. Policy Action 1.6.3 Concentrate destination facilities and places in Downtown and in the Town Centres. Policy Action 3.3.5 Plan and support the growth of cultural and entertainment districts and complementary economic activity that is reflective of the city's trends and diversity in Downtown, Town Centres and Rapid Transit Urban Villages.

Strategy 3.4: Advance land use, infrastructure, and human settlement patterns that improve resilience to climate change impacts and natural hazards

	Section	Policy	Applicable OCP policies
Adopt Regional Context Statements that:			
Policy 3.4.5	a)	include policies that minimize risks associated with climate change and natural hazards in existing communities through tools such as heat and air quality response plans, seismic retrofit policies, and flood-proofing policies	Policy Action 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. Policy Action 5.1.2 Manage climate risks and environmental impact when planning for growth, infrastructure design and delivery, and project development, in alignment with the <i>Emergency and Disaster Management Act (EDMA)</i>. Policy Action 5.4.1 Conduct, plan and implement climate adaptation strategies in alignment with the <i>Emergency and Disaster Management Act (EDMA)</i>. Policy Action 5.4.2 Work with regional and provincial organizations for emergency planning, assessment, data collection and preparedness based on the <i>Sendai Framework for Disaster Risk Reduction</i>. Policy Action 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.
	b)	include policies that discourage new development in current and future hazardous areas to the extent possible through tools such as land use plans, hazard-specific Development Permit Areas, and managed retreat policies, and where development in hazardous areas is unavoidable, mitigate risks	Objective 5.4 Reduce risks in natural hazard areas to protect public health and infrastructure, and to foster safety. Policy Action 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.

Strategy 3.4: Advance land use, infrastructure, and human settlement patterns that improve resilience to climate change impacts and natural hazards

	Section	Policy	Applicable OCP policies
Adopt Regional Context Statements that:			
Policy 3.4.5			Policy Action 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 Action 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. » Working with external agencies like the Fraser Basin Council, to get the most up to date flood data available. Policy Action 5.4.6 Identify challenges, impacts and specific mitigation policies for the Still Creek Special Study Area, from Boundary Road to Burnaby Lake. Policy Action 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. Policy Action 5.4.8 Continue with flood area risk mitigation along the Fraser River in alignment and partnership with regional strategies and initiatives. Policy Action 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.

Strategy 3.4: Advance land use, infrastructure, and human settlement patterns that improve resilience to climate change impacts and natural hazards

	Section	Policy	Applicable OCP policies
Adopt Regional Context Statements that:			
Policy 3.4.6		Incorporate climate change and natural hazard risk assessments into planning and location decisions for new municipal utilities, assets, operations, and community services	Policy Action 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. Objective 5.1 Advance climate change adaptation and environmental protection through City planning, operations and advocacy. Policy Action 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. Policy Action 5.1.2 Manage climate risks and environmental impacts when planning for growth, infrastructure design and delivery, and project development, in alignment with the <i>Emergency and Disaster Management Act (EDMA)</i>.
	Policy 3.4.7	Integrate emergency management, utility planning, and climate change adaptation principles when preparing land use plans, transportation plans, and growth management policies	Policy Action 4.2.1 Ensure that infrastructure and services keep pace with population growth by updating projections and conducting ongoing capacity analysis. Objective 4.4 Ensure emergency services meet population needs and strengthen community resilience through emergency preparedness. Policy Action 4.4.1 Update plans, procedures, and services to improve the City's ability to respond and maintain City services during emergencies. Policy Action 4.4.2 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. Policy Action 4.4.7 Ensure that emergency services keep pace with population growth by expanding emergency facilities and related infrastructure as needed. Policy Action 4.4.8 Strengthen coordination between emergency services and development and transportation planning. Policy Action 5.1.2 Manage climate risks and environmental impacts when planning for growth, infrastructure design and delivery, and project development, in alignment with the <i>Emergency and Disaster Management Act (EDMA)</i>.

Strategy 3.4: Advance land use, infrastructure, and human settlement patterns that improve resilience to climate change impacts and natural hazards

	Section	Policy	Applicable OCP policies
Adopt Regional Context Statements that:			
Policy 3.4.7			Policy Action 5.4.1 Conduct, plan and implement climate adaptation strategies in alignment with the <i>Emergency and Disaster Management Act (EDMA)</i>. Policy Action 5.4.2 Work with regional and provincial organizations for emergency planning, assessment, data collection and preparedness based on the <i>Sendai Framework for Disaster Risk Reduction</i>.
Policy 3.4.8		Adopt appropriate planning standards, guidelines, and best practices related to climate change and natural hazards, such as flood hazard management guidelines and wildland urban interface fire risk reduction principles	Policy Action 5.1.2 Manage climate risks and environmental impacts when planning for growth, infrastructure design and delivery, and project development, in alignment with the <i>Emergency and Disaster Management Act (EDMA)</i>. Policy Action 5.4.1 Conduct, plan and implement climate adaptation strategies in alignment with the <i>Emergency and Disaster Management Act (EDMA)</i>. Policy Action 5.4.2 Work with regional and provincial organizations for emergency planning, assessment, data collection and preparedness based on the <i>Sendai Framework for Disaster Risk Reduction</i>.

Goal 4: Provide diverse and affordable housing choices

Goal 4 targets		
Policy with target	Applicable OCP policies	Supplementary Information
4.2.7 a) indicate how, within the local context, contribute toward the regional target of having at least 15% of newly completed housing units built within all Urban Centres and Frequent Transit Development Areas combined, to the year 2050, be affordable rental housing units (recognizing that developing affordable rental housing units in transit-oriented locations throughout the urban area is supported).	See RCS Section titled “Metro 2050 Regional Growth Strategy Targets” above.	

Strategy 4.1: Expand the supply and diversity of housing to meet a variety of needs

	Section	Policy	Applicable OCP policies
Adopt Regional Context Statements that:			
Policy 4.1.8	a)	indicate how you will work towards meeting estimated future housing needs and demand, as determined in their housing needs report or assessment	Policy Action 1.1.1 Maintain a Land Use Framework that: » provides a wide range of housing options suitable for different household sizes and needs, especially for medium-density housing. Objective 1.2 Provide a range of housing choices to meet the needs of all residents. Policy Action 1.2.1 Update the <i>Burnaby Housing Needs Report</i> to assess local housing needs. Policy Action 1.2.2 Regularly update <i>HOME: Burnaby's Housing and Homelessness Strategy</i> to reflect evolving strategic priorities and respond to the needs identified in the <i>Burnaby Housing Needs Report</i>. Policy Action 1.2.6 Update community plans and bylaws to encourage the construction of purpose-built market and non-market rental housing. Policy Action 1.2.7 Update the Zoning Bylaw to include regulations for inclusionary and replacement units and replace the Rental Use Zoning Policy. Policy Action 1.2.8 Support the delivery of affordable and special needs housing through the Community Benefit Bonus Policy. Policy Action 1.2.9 Protect existing purpose-built rental housing by applying rental zoning. Policy Action 1.2.10 Continue to lease City-owned land to meet housing needs. Policy Action 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. Policy Action 1.2.12 In accordance with the Regional Growth Strategy, support residential uses, with an emphasis on affordable rental housing, on lands that are designated for employment and are near rapid transit stations. Residential units should be limited to the upper storeys of buildings.

Strategy 4.1: Expand the supply and diversity of housing to meet a variety of needs

	Section	Policy	Applicable OCP policies
Adopt Regional Context Statements that:			
Policy 4.1.8	b)	articulate how local plans and policies will meet the need for diverse (in tenure, size, and type) and affordable housing options	Policy Action 1.1.1 Maintain a Land Use Framework that: » provides a wide range of housing options suitable for different household sizes and needs, especially for medium-density housing. Policy Action 1.2.13 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. Policy Action 1.2.14 Encourage a mix of housing types that meet the needs of persons with disabilities, low- and moderate-income households, families, seniors, Indigenous Peoples living in Burnaby, recent immigrants, and other groups with specific housing needs. Policy Action 1.2.15 Explore opportunities for the development of alternative housing models, such as affordable homeownership and co-operative housing. Policy Action 1.2.18 Through the zoning bylaw, facilitate the development of more student housing for post-secondary educational institutions, including off-site dormitories close to campus.
	c)	identify policies and actions that contribute to the following outcomes	See below.
		i) increased supply of adequate, suitable, and affordable housing to meet a variety of needs along the housing continuum	Policy Action 1.2.13 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. Policy Action 1.2.14 Encourage a mix of housing types that meet the needs of persons with disabilities, low- and moderate-income households, families, seniors, Indigenous Peoples living in Burnaby, recent immigrants, and other groups with specific housing needs. Policy Action 1.2.15 Explore opportunities for the development of alternative housing models, such as affordable homeownership and co-operative housing.

Strategy 4.1: Expand the supply and diversity of housing to meet a variety of needs

	Section	Policy	Applicable OCP policies
Adopt Regional Context Statements that:			
Policy 4.1.8		ii) increased supply of family-friendly, age-friendly, and accessible housing	Policy Action 1.2.14 Encourage a mix of housing types that meet the needs of persons with disabilities, low- and moderate-income households, families, seniors, Indigenous Peoples, recent immigrants, and other groups with specific housing needs. Policy Action 1.2.16 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.
		iii) increased diversity of housing tenure options, such as attainable homeownership, rental, co-op housing, rent-to-own models, and cohousing	Policy Action 1.2.13 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. Policy Action 1.2.14 Explore opportunities for the development of alternative housing models, such as affordable homeownership and co-operative housing.
		iv) increased density and supply of diverse ground-oriented and infill housing forms in low-density neighbourhoods, such as duplex, four-plex, townhouse, laneway/coach houses, and apartments, particularly in proximity to transit	Policy Action 1.1.1 Maintain a Land Use Framework that: » 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. Objective 1.2 Provide a range of housing choices to meet the needs of all residents. Policy Action 1.2.13 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. Policy Action 1.2.16 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. <i>Ground-oriented housing is supported extensively in the Land Use Framework. The Small-Scale Multi-Unit Residential and Townhouse designations are intended for ground-oriented housing. The former also encourages infill development and is the most widespread residential designation in the Land Use Map. Ground-oriented housing in conjunction with denser residential forms is also supported in the remaining six residential designations.</i>

Strategy 4.1: Expand the supply and diversity of housing to meet a variety of needs

	Section	Policy	Applicable OCP policies
Adopt Regional Context Statements that:			
Policy 4.1.8		v) integration of land use and transportation planning such that households can reduce their combined housing and transportation costs	Policy Action 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. Policy Action 1.2.13 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.
		vi) increased social connectedness in multi-unit housing	Policy Action 1.2.16 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. <i>HOME: Burnaby's Housing and Homelessness Strategy includes the following strategy:</i> » <i>Strategy 4: Promote social connections and resilience.</i>
		vii) integrated housing within neighbourhood contexts and high quality urban design	Policy Action 1.2.13 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. Policy Action 1.2.16 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. Policy Action 1.2.17 Explore opportunities to locate affordable and rental housing projects away from major arterial routes and areas of noise and air pollution. <i>The new Form and Character Development Permit Area (OCP Appendix B) will introduce guidelines to regulate the exterior elements of buildings such as building shape, height, exterior design and finishes to align with the neighborhood context, land use designation and the OCP.</i>

Strategy 4.1: Expand the supply and diversity of housing to meet a variety of needs

	Section	Policy	Applicable OCP policies
Adopt Regional Context Statements that:			
Policy 4.1.8		viii) existing and future housing stock that is low carbon and resilient to climate change impacts and natural hazards	Policy Action 5.2.1 Continue to require low carbon energy sources in new buildings. Policy Action 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. Policy Action 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. Policy Action 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. Policy Action 5.2.5 Pursue energy use reporting requirements in buildings to establish baseline information and support accountability. Policy Action 5.2.6 Implement an approach to make existing buildings more energy efficient and climate ready through the <i>Zero-Emission Building Retrofit Strategy</i>.
	Prepare and implement housing strategies or action plans that:		
Policy 4.1.9	a)	are aligned with housing needs reports or assessments, and reviewed or updated every 5-10 years to ensure that housing strategies or action plans are based on recent evidence and responsive to current and future housing needs	<i>As per provincial legislation, Burnaby's Housing Needs Report was updated in 2024 to reflect current and projected housing need and to inform policy in the OCP and the Zoning Bylaw Rewrite. In compliance with the legislation, the City will complete a Housing Needs Assessment and prepare a new Housing Needs Report by 2028.</i>
	b)	are based on an assessment of local housing market conditions, by tenure, including assessing housing supply, demand, and affordability	Policy Action 1.2.1 Regularly update the <i>Burnaby Housing Needs Report</i> to assess local housing needs. Policy Action 1.2.2 Update <i>HOME: Burnaby's Housing and Homelessness Strategy</i> to reflect evolving strategic priorities and respond to the needs identified in the <i>Burnaby Housing Needs Report</i>.

Strategy 4.1: Expand the supply and diversity of housing to meet a variety of needs

	Section	Policy	Applicable OCP policies
Prepare and implement housing strategies or action plans that:			
Policy 4.1.9	c)	identify housing priorities, based on the assessment of local housing market conditions, household incomes, changing population and household demographics, climate change and natural hazards resilience, and key categories of local housing need, including specific statements about special needs housing and the housing needs of equity-seeking groups	Policy Action 1.2.1 Regularly update the <i>Burnaby Housing Needs Report</i> to assess local housing needs. Policy Action 1.2.2 Update <i>HOME: Burnaby's Housing and Homelessness Strategy</i> to reflect evolving strategic priorities and respond to the needs identified in the <i>Burnaby Housing Needs Report</i>. Policy Action 1.2.14 Encourage a mix of housing types that meet the needs of persons with disabilities, low- and moderate-income households, families, seniors, Indigenous Peoples living in Burnaby, recent immigrants and other groups with specific housing needs. Policy Action 5.4.3 Assess and manage natural hazards, including those influenced by climate change, by: » Directing growth and infrastructure development away from areas that are vulnerable to natural hazards through establishment of Development Permit Areas (DPAs) and guidelines.
	d)	identify implementation measures within their jurisdiction and financial capabilities, including actions set out in Action 4.1.8	Policy Action 1.2.2 Update <i>HOME: Burnaby's Housing and Homelessness Strategy</i> to reflect evolving strategic priorities and respond to the needs identified in the <i>Burnaby Housing Needs Report</i>. <i>The HOME: Burnaby's Housing and Homelessness Strategy aligns very closely with Policy 4.1.8. Collectively, the goals, strategies and actions of the HOME Strategy seek to increase the supply of adequate, suitable, and affordable housing across the housing spectrum, in alignment with the first outcome listed under Policy 4.1.8.</i> <i>Below are examples of policies that align with other outcomes listed under Policy 4.1.8:</i> <i>Action 1.1 Launch a multi-phase program to expand housing choices:</i> <i>Phase 1:</i> » Small scale infill » Introduce laneway homes and secondary suites in duplexes in R District neighbourhoods » Permit flex suites in all multi-family developments » Permit rowhomes in all R District neighbourhoods

Strategy 4.1: Expand the supply and diversity of housing to meet a variety of needs

	Section	Policy	Applicable OCP policies
Prepare and implement housing strategies or action plans that:			
Policy 4.1.9			<i>Phase 2:</i> » <i>Medium-scale infill – Permit triplexes, fourplexes, townhouses, rowhomes, low-rise apartments and other missing middle housing forms in designated R District neighbourhoods; consider secondary suites in townhomes and rowhomes.</i> » <i>Transition areas – Designated transition zones between lower density areas and Community Plan areas, to feature a range of missing middle housing forms, from fourplexes to low-rise and smaller mid-rise apartments</i> <i>Strategy 2 Create more housing in mixed-use, transit-friendly areas.</i> <i>Action 3.1 Work with community and government partners to</i> » <i>explore opportunities for more housing that meets the needs of specific populations identified in the Housing Needs Report</i> » <i>remove barriers and encourage access for all community members to a wide range of housing options</i> <i>Strategy 4 Promote social connections and resilience.</i> <i>Action 4.4 Develop guidelines and regulations for family-friendly housing, including zoning requirements and/or incentives for bedroom diversity and guidelines for recommended amenities.</i> <i>Action 4.6 Build on the City's current efforts to increase social connections and interactions amongst neighbours in multi-family residences:</i> » <i>Consider the feasibility of developing design guidelines and a resource guide for new developments</i> » <i>As part of their communications strategy, encourage new developments to offer an information session to orient new owners and/or tenants on features that enhance social connections</i> » <i>Explore opportunities to engage with local organizations that promote social well-being and engagement</i> <i>Strategy 5 Support climate-friendly and sustainable housing development.</i> <i>Strategy 6 Explore ways to make homeownership more affordable.</i> <i>Strategy 7 Support co-operatives, co-housing and other secure, collaborative housing options.</i>

Strategy 4.2: Protect tenants and expand, retain, and renew rental housing supply

	Section	Policy	Applicable OCP policies
Adopt Regional Context Statements that:			
Policy 4.2.7	a)	indicate how they will, within their local context, contribute toward the regional target of having at least 15% of newly completed housing units built within all Urban Centres and Frequent Transit Development Areas combined, to the year 2050, be affordable rental housing units (recognizing that developing affordable rental housing units in transit-oriented locations throughout the urban area is supported)	See RCS Section titled “Metro 2050 Regional Growth Strategy Targets” above.
	b)	articulate how local plans and policies will mitigate impacts on renter households, particularly during redevelopment or densification of Urban Centres and Frequent Transit Development Areas	Policy Action 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. Policy Action 1.2.5 Replace the Tenant Assistance Policy with a tenant protection bylaw to strengthen protection for tenants. Policy Action 1.2.9 Protect existing purpose-built rental housing by applying rental zoning.
	c)	identify the use of regulatory tools that protect and preserve rental housing	Policy Action 1.2.9 Protect existing purpose-built rental housing by applying rental zoning.

Strategy 4.2: Protect tenants and expand, retain, and renew rental housing supply

	Section	Policy	Applicable OCP policies
Adopt Regional Context Statements that:			
Policy 4.2.7	d)	identify policies and actions that contribute to the following outcomes:	See below.
		i) increased supply of affordable rental housing in proximity to transit and on publicly-owned land	Policy Action 1.2.6 Update community plans and bylaws to encourage the construction of purpose-built market and non-market rental housing. Policy Action 1.2.10 Continue to lease City-owned land to meet housing needs. Policy Action 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. Policy Action 1.2.12 In accordance with the Regional Growth Strategy, support residential uses, with an emphasis on affordable rental housing, on lands that are designated for employment and are near rapid transit stations. Residential units should be limited to the upper storeys of buildings. Policy Action 1.2.13 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.
		ii) increased supply of market and below-market rental housing through the renewal of aging purpose-built rental housing and prevention of net rental unit loss	Policy Action 1.2.9 Protect existing purpose-built rental housing by applying rental zoning. Policy Action 1.2.10 Continue to lease City-owned land to meet housing needs. Policy Action 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.

Strategy 4.2: Protect tenants and expand, retain, and renew rental housing supply

	Section	Policy	Applicable OCP policies
Adopt Regional Context Statements that:			
Policy 4.2.7			<i>HOME: Burnaby's Housing and Homelessness Strategy includes the following policies:</i> <i>Action 7.3 Develop a co-operative housing policy to support renewal of existing co-ops and facilitate new co-op development. (This technically isn't rental housing, but it is typically non-market housing)</i> <i>Action 8.5 Explore programs for utility, energy, and other upgrades for rental buildings, such as offered by BC Hydro, Fortis BC, and Landlord BC, and consider ways to promote and incentivize participation in these programs.</i> <i>Action 10.11 Support the conversion of rental buildings to non-market rental housing by:</i> » <i>advocating for provincial and /or federal programs to purchase and convert rental buildings, in partnership with non-profit housing providers</i> » <i>considering ways to support such partnerships, through supplementary funding, regulatory measures or other means.</i> <i>Action 11.2 Review the Official Community Plan (OCP) and Community Plans to identify ways to support renewal and redevelopment of non-market housing, such as by providing higher-density land use designations, where appropriate.</i>
		iii) protection and renewal of existing non-market rental housing	Policy Action 1.2.9 Protect existing purpose-built rental housing by applying rental zoning. Policy Action 1.2.10 Continue to lease City-owned land to meet housing needs. Policy Action 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.

Strategy 4.2: Protect tenants and expand, retain, and renew rental housing supply

	Section	Policy	Applicable OCP policies
Adopt Regional Context Statements that:			
Policy 4.2.7			<i>HOME: Burnaby's Housing and Homelessness Strategy includes the following policies:</i> <i>Action 7.3 Develop a co-operative housing policy to support renewal of existing co-ops and facilitate new co-op development.</i> <i>Action 11.2 Review the Official Community Plan (OCP) and Community Plans to identify ways to support renewal and redevelopment of non-market housing, such as by providing higher-density land use designations, where appropriate.</i>
		iv) mitigated impacts on renter households due to renovation or redevelopment, and strengthened protections for tenants	Policy Action 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. Policy Action 1.2.5 Convert the Tenant Assistance Policy into a tenant protection bylaw to strengthen protection for tenants. <i>HOME: Burnaby's Housing and Homelessness Strategy includes the following policies:</i> <i>Action 7.3 Develop a co-operative housing policy to support renewal of existing co-ops and facilitate new co-op development.</i> <i>Action 8.5 Explore programs for utility, energy, and other upgrades for rental buildings, such as offered by BC Hydro, Fortis BC, and Landlord BC, and consider ways to promote and incentivize participation in these programs.</i>
		v) reduced energy use and greenhouse gas emissions from existing and future rental housing stock, while considering impacts on tenants and affordability	Policy Action 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.

Strategy 4.2: Protect tenants and expand, retain, and renew rental housing supply			
	Section	Policy	Applicable OCP policies
Prepare and implement housing strategies or action plans that:			
Policy 4.2.8	a)	encourage the supply of new rental housing and mitigate or limit the loss of existing rental housing stock	Policy Action 1.2.6 Update community plans and bylaws to encourage the construction of purpose-built market and non-market rental housing. Policy Action 1.2.9 Protect existing purpose-built rental housing by applying rental zoning.
	b)	encourage tenant protections and assistance for renter households impacted by renovation or redevelopment of existing purpose-built rental housing	Policy Action 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. Policy Action 1.2.5 Convert the Tenant Assistance Policy into a tenant protection bylaw to strengthen protection for tenants.
	c)	cooperate with and facilitate the activities of Metro Vancouver Housing under Action 4.2.2	Policy Action 1.2.11 Support the Burnaby Housing Authority in pursuing partnerships with other levels of government, non-profit housing providers and Indigenous housing providers to increase the supply of non-market housing. <i>HOME: Burnaby's Housing and Homelessness Strategy includes the following action:</i> <i>ACTION 10.8 Engage with Metro Vancouver Housing, BC Housing, and CMHC to explore non-market housing development on regional, provincial, and federal properties.</i>

Strategy 4.3 Meet the housing needs of lower income households and populations experiencing or at risk of homelessness

	Section	Policy	Applicable OCP policies
Adopt Regional Context Statements that:			
Policy 4.3.7	a)	indicate how they will collaborate with the Federal Government, the Province, and other partners, to assist in increasing the supply of permanent, affordable, and supportive housing units	Policy Action 1.2.3 Engage with Host Nations and Indigenous Peoples living in Burnaby and Indigenous housing providers to better understand Indigenous housing priorities and explore potential partnerships for housing development in Burnaby. Policy Action 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.
	b)	identify policies and actions to partner with other levels of government and non-profit organizations in order to create pathways out of homelessness and contribute to meeting the housing and support needs of populations experiencing or at risk of homelessness	Policy Action 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. <i>The Mayor's Task Force on Unsheltered Community Members Final Report include Recommendation 1, to develop a shelter strategy for the City of Burnaby. This recommendation further aligns with HOME: Burnaby's Housing and Homelessness Strategy, which include Action 14.1, to develop a plan that identifies potential sites for supportive housing for people experiencing homelessness, and outlines on-site supports, in partnership with community organizations, BC Housing, and Fraser Health.</i>

Strategy 4.3 Meet the housing needs of lower income households and populations experiencing or at risk of homelessness

	Section	Policy	Applicable OCP policies
Prepare and implement housing strategies or action plans that:			
Policy 4.3.8	a)	identify opportunities to participate in programs with other levels of government to secure additional housing units to meet the housing needs of lower income households	Policy Action 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.
	b)	identify strategies to increase community acceptance and communicate the benefits of affordable and supportive housing development	<i>HOME: Burnaby's Housing and Homelessness Strategy includes the following actions:</i> <i>1.5 Promote awareness of new housing forms, by producing a series of information guides, developing self-guided housing tours, hosting and/or participating in public events, and encouraging Metro Vancouver to develop a regional public education campaign.</i> <i>7.5 Create information packages on alternative housing models, such as co-housing and co-living, including research on their potential benefits and barriers.</i>
	c)	are aligned with or integrate plans to address homelessness, and identify strategies to reduce the total number of households that are in core housing need and populations experiencing or at risk of homelessness	Policy Action 1.2.2 Update <i>HOME: Burnaby's Housing and Homelessness Strategy</i> to reflect evolving strategic priorities and respond to the needs identified in the <i>Burnaby Housing Needs Report</i>. Policy Action 1.3.19 Collaborate with other levels of government to provide shelter and housing support for people experiencing homelessness, guided by a Housing First approach. Policy Action 1.3.20 Explore and advocate for the provision of day centres to address basic need services and programming, in alignment with the Mayor's Task Force on Unsheltered Community Members.

Goal 5: Support sustainable transportation choices

Strategy 5.1 Coordinate land use and transportation to encourage transit, multiple-occupancy vehicles, cycling and walking

	Section	Policy	Applicable OCP policies
Adopt Regional Context Statements that:			
Policy 5.1.14	a)	identify land use and transportation policies and actions to encourage a greater share of trips made by transit, shared mobility options, cycling, walking, and rolling	Policy Action 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. Policy Action 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 micromobility methods. Policy Action 1.6.9 Provide secure and convenient short-term bike parking infrastructure near active transportation networks and in Urban Villages and Neighbourhood Centres. Policy Action 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. Policy Action 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. Policy Action 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. Policy Action 4.1.1 Increase connectivity and encourage the use of active transportation by integrating neighbourhood streets, paths and open spaces into the transportation network. Policy Action 4.1.2 Continue to expand and enhance the city's local and regional cycle network to make it safer and more comfortable for everyone.

Strategy 5.1 Coordinate land use and transportation to encourage transit, multiple-occupancy vehicles, cycling and walking

	Section	Policy	Applicable OCP policies
Adopt Regional Context Statements that:			
Policy 5.1.14	b)	support the development and implementation of transportation demand management strategies, such as: parking pricing and supply measures, transit priority measures, end-of-trip facilities for active transportation and micromobility, and shared mobility services	Policy Action 4.1.10 Build on the City's Transportation Demand Management (TDM) policies to effectively promote behavioural change and a shift towards sustainable transportation. Policy Action 4.1.15 Continue to support pilot programs and partnerships aimed at increasing access to micromobility for commercial and goods movement within Burnaby.
	c)	manage and enhance municipal infrastructure in support of transit, multiple-occupancy vehicles, cycling, walking, and rolling	Policy Action 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. Policy Action 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 micromobility methods. Policy Action 1.6.9 Provide secure and convenient short-term bike parking infrastructure near active transportation networks and in Urban Villages and Neighbourhood Centres. Policy Action 4.1.1 Increase connectivity and encourage the use of active transportation by integrating neighbourhood streets, paths and open spaces into the transportation network. Policy Action 4.1.2 Continue to expand and enhance the city's local and regional cycle network to make it safer and more comfortable for everyone. Policy Action 4.1.12 Increase active and sustainable transportation infrastructure and amenities outside the Town Centres, including along the regional cycling network and Frequent Transit Network.

Strategy 5.1 Coordinate land use and transportation to encourage transit, multiple-occupancy vehicles, cycling and walking

	Section	Policy	Applicable OCP policies
Adopt Regional Context Statements that:			
Policy 5.1.14	d)	support the transition to zero-emission vehicles	Policy Action 5.2.8 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. Policy Action 5.2.9 Implement strategies that optimize City investment in publicly accessible electric vehicle (EV) charging, in alignment with Burnaby's <i>Public EV Charging Strategy</i>. Policy Action 5.2.10 Continue to require new residential and non-residential buildings to have EV-ready infrastructure. Policy Action 5.2.11 Explore opportunities to support EV charging in existing residential buildings. Policy Action 5.2.12 Explore ways to promote incentives for low- and zero-emission vehicles.
	e)	support implementation of the Regional Greenway Network and Major Bikeway Network, as identified in Map 10	Policy Action 4.1.2 Increase active and sustainable transportation infrastructure and amenities outside of the Town Centres, including along the regional cycling network and Frequent Transit Network. OCP Map 10A Long range pedestrian network and OCP Map 10B Long range cycling network implement the Regional Greenway Network and Major Bikeway Network. <i>Connecting Burnaby: Burnaby Transportation Plan Policy 4.6.1 includes actions to work with adjacent municipalities, TransLink, Metro Vancouver, and Ministry of Transportation and Infrastructure to provide seamless connections across municipal boundaries and to support the development of the regional Major Bikeway Network and Regional Greenway Network.</i>
	f)	support implementation of local active transportation and micro-mobility facilities that provide direct, comfortable, all ages and abilities connections to the Regional Greenway Network, Major Bikeway Network, transit services, and everyday destinations	Policy Action 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 micromobility methods. Policy Action 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. OCP Map 10A Long range pedestrian network and OCP Map 10B Long range cycling network support this policy.

Strategy 5.2 Coordinate land use and transportation to support the safe and efficient movement of vehicles for passengers, goods, and services

	Section	Policy	Applicable OCP policies
Adopt Regional Context Statements that:			
Policy 5.2.6	a)	identify routes on a map for the safe and efficient movement of goods and service vehicles to, from, and within Urban Centres; Frequent Transit Development Areas; Major Transit Growth Corridors; Industrial, Employment, and Agricultural lands; ports; airports; and international border crossings	RCS Map 3 and OCP Map 10D identify the long range goods movement network.
	b)	identify land use and related policies and actions that support the optimization and safety of goods movement via roads, highways, railways, aviation, short sea shipping, and active transportation	Policy Action 1.6.8 Develop a curbside management strategy that prioritizes multi-modal movement, access to people and goods, and support for businesses through activation and improving public space. Policy Action 3.3.2 Protect, intensify and expand employment and industrial lands to support goods movement and foster thriving local and regional economies. Policy Action 4.1.3 Continue to work with partners to support goods movement in the region as outlined in <i>Connecting Burnaby: Burnaby Transportation Plan</i>. Policy Action 4.1.4 Continue to support goods movement in the city by continuing to integrate truck networks with industrial lands. Policy Action 4.1.15 Continue to support pilot programs and partnerships aimed at increasing access to micromobility for commercial and goods movement within Burnaby. Policy Action 5.2.8 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.

Strategy 5.2 Coordinate land use and transportation to support the safe and efficient movement of vehicles for passengers, goods, and services

	Section	Policy	Applicable OCP policies
Adopt Regional Context Statements that:			
Policy 5.2.6	c)	support the development of local and regional transportation system management strategies, such as the provision of information to operators of goods and service vehicles for efficient travel decisions, management of traffic flow using transit priority measures, coordinated traffic signalization, and lane management	Policy Action 4.1.3 Continue to work with partners to support goods movement in the region as outlined in <i>Connecting Burnaby: Burnaby Transportation Plan</i>. Policy Action 4.1.8 Continue to partner with transportation agencies and other levels of government to identify and encourage future rapid transit investment opportunities in Burnaby. Policy Action 4.1.9 Continue to work with TransLink to regularly update its Area Transportation Plan for Burnaby to align bus service and routing with demand. Policy Action 4.1.10 Build on the City's Transportation Demand Management (TDM) policies to effectively promote behavioural change and a shift towards sustainable transportation. Policy Action 4.1.11 Encourage partnerships with TransLink and other transportation agencies to support regional initiatives that accelerate the adoption of sustainable modes of transportation. Policy Action 4.1.14 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. Policy Action 4.1.15 Continue to support pilot programs and partnerships aimed at increasing access to micromobility for commercial and goods movement within Burnaby. Policy Action 5.2.8 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.
	d)	identify policies and actions that support the protection of rail rights-of-way, truck routes, and access points to navigable waterways in order to reserve the potential for goods movement	Policy Action 4.1.3 Continue to work with partners to support goods movement in the region as outlined in <i>Connecting Burnaby: Burnaby Transportation Plan</i>. OCP Map 10D Long range goods movement network supports this policy.

Strategy 5.2 Coordinate land use and transportation to support the safe and efficient movement of vehicles for passengers, goods, and services

	Section	Policy	Applicable OCP policies
Adopt Regional Context Statements that:			
Policy 5.2.6	e)	identify policies and actions to mitigate public exposure to unhealthy levels of noise, vibration, and air pollution associated with the Major Road Network, Major Transit Network, railways, truck routes, and Federal / Provincial Highways	Policy Action 1.2.17 Explore opportunities to locate affordable and rental housing projects away from major arterial routes and areas of noise and air pollution. Policy Action 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, appropriate landscaping and the siting of complementary uses when planning and developing spaces.
	f)	identify policies and actions that anticipate the land and infrastructure requirements for goods movement and drayage, such as truck parking, zero-emission vehicle charging infrastructure, and e-commerce distribution centres, and mitigate any negative impacts of these uses on neighbourhoods	Policy Action 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. Policy Action 4.1.3 Continue to work with partners to support goods movement in the region as outlined in <i>Connecting Burnaby: Burnaby Transportation Plan</i>. Policy Action 4.1.15 Continue to support pilot programs and partnerships aimed at increasing access to micromobility for commercial and goods movement within Burnaby. Policy Action 5.2.8 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.

Metro 2050 Implementation

	Metro 2050 implementation policies	City of Burnaby response
6.2.7	A member jurisdiction may include language in its Regional Context Statement that permits amendments to the municipality's Official Community Plan to adjust the boundaries of regional land use designations within the Urban Containment Boundary, as follows: a) the member jurisdiction may re-designate land from one regional land use designation to another regional land use designation, only if the aggregate area of all proximate sites so re-designated does not exceed one (1) hectare; b) notwithstanding section 6.2.7 (a), for sites that are greater than one (1) hectare and less than three (3) hectares in area, the member jurisdiction may redesignate land: » from Industrial to General Urban regional land use designation, if the site is contiguous with an Industrial site and the developable portion of the site will be predominantly within 150 metres of an existing or approved rail rapid transit station; or » from Industrial to Employment regional land use designation if the developable portion of the site will be predominantly within 250 metres of an existing or approved rail rapid transit station, provided that: • the re-designation does not impede rail, waterway, road, or highway access for industrial uses; and • the aggregate area of all proximate sites so re-designated does not exceed three (3) hectares; c) the aggregate area of land affected by all re-designations under section 6.2.7 (a) and (b) together cannot exceed two (2) percent of the member jurisdiction's total lands within each applicable regional land use designation as of July 29, 2011.	The OCP hereby permits such amendments.
6.2.8	A member jurisdiction may include language in its Regional Context Statement that permits amendments to its Official Community Plan to adjust the boundaries of Urban Centres and Frequent Transit Development Areas, provided such boundary adjustments meet the guidelines set out in Table 3 (Guidelines for Urban Centres and Frequent Transit Development Areas) of the Regional Growth Strategy.	The OCP hereby permits such amendments.
6.2.9	Member jurisdictions will notify Metro Vancouver, in writing, of any and all adjustments, as permitted by sections 6.2.7 and 6.2.8, within thirty (30) days after the member jurisdiction has adopted its Official Community Plan amendment bylaw.	The City of Burnaby will implement <i>Metro 2050</i> Section 6.2.9.

	<i>Metro 2050</i> implementation policies	City of Burnaby response
6.2.10	If a member jurisdiction includes language in its Regional Context Statement that permits amendments to its Official Community Plan to adjust the boundaries of regional land use designations within the Urban Containment Boundary or the boundaries of Urban Centres and Frequent Transit Development Areas, as permitted by sections 6.2.7 and 6.2.8 respectively, the prescribed adjustments do not require a new Regional Context Statement or consideration by the Metro Vancouver Regional District (MVRD) Board. All other adjustments to regional land use designation boundaries require an amendment to the member jurisdiction's Regional Context Statement, which must be submitted to the MVRD Board for acceptance in accordance with the requirements of the <i>Local Government Act</i>.	The OCP hereby permits such amendments.

Tables and Maps

Table A. Population, Dwelling Units and Employment Growth Projections

Section 1.1.9 b) of *Metro 2050* requires member jurisdictions adopt RCSs that “provide member jurisdiction population, dwelling unit, and employment projections, with reference to guidelines contained in Table 1, and demonstrate how local plans will work towards accommodating the projected growth within the Urban Containment Boundary in accordance with the regional target of focusing 98% of residential growth inside the UCB.” An RCS should illustrate efforts to align the OCP with the member jurisdiction and regional projections over time. RCSs should indicate growth projections for the same time periods as indicated in *Metro 2050*: i.e. to 2030, 2040, and 2050.

	2021	2030	2040	2050
Population	261,810 ¹	311,510	361,630	408,150
Dwelling units	106,170 ²	128,330	151,860	174,060
Employment	160,330 ³	185,490	209,940	231,820

Based on Metro Vancouver June 2024 projection — high growth scenario

¹ 2021 Census population data adjusted by Metro Vancouver to account for Census undercount.

² 2021 Census household/unit data adjusted by Metro Vancouver to account for Census undercount.

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

Table B. Population, Dwelling Unit and Employment in Urban Centres and FTDAs

Section 1.2.24 a) of *Metro 2050* requires member jurisdictions adopt RCSs that “provide dwelling unit and employment projections that indicate the member jurisdiction’s share of planned growth and contribute to achieving the regional share of growth for Urban Centres and Frequent Transit Development Areas as set out in Table 2.”

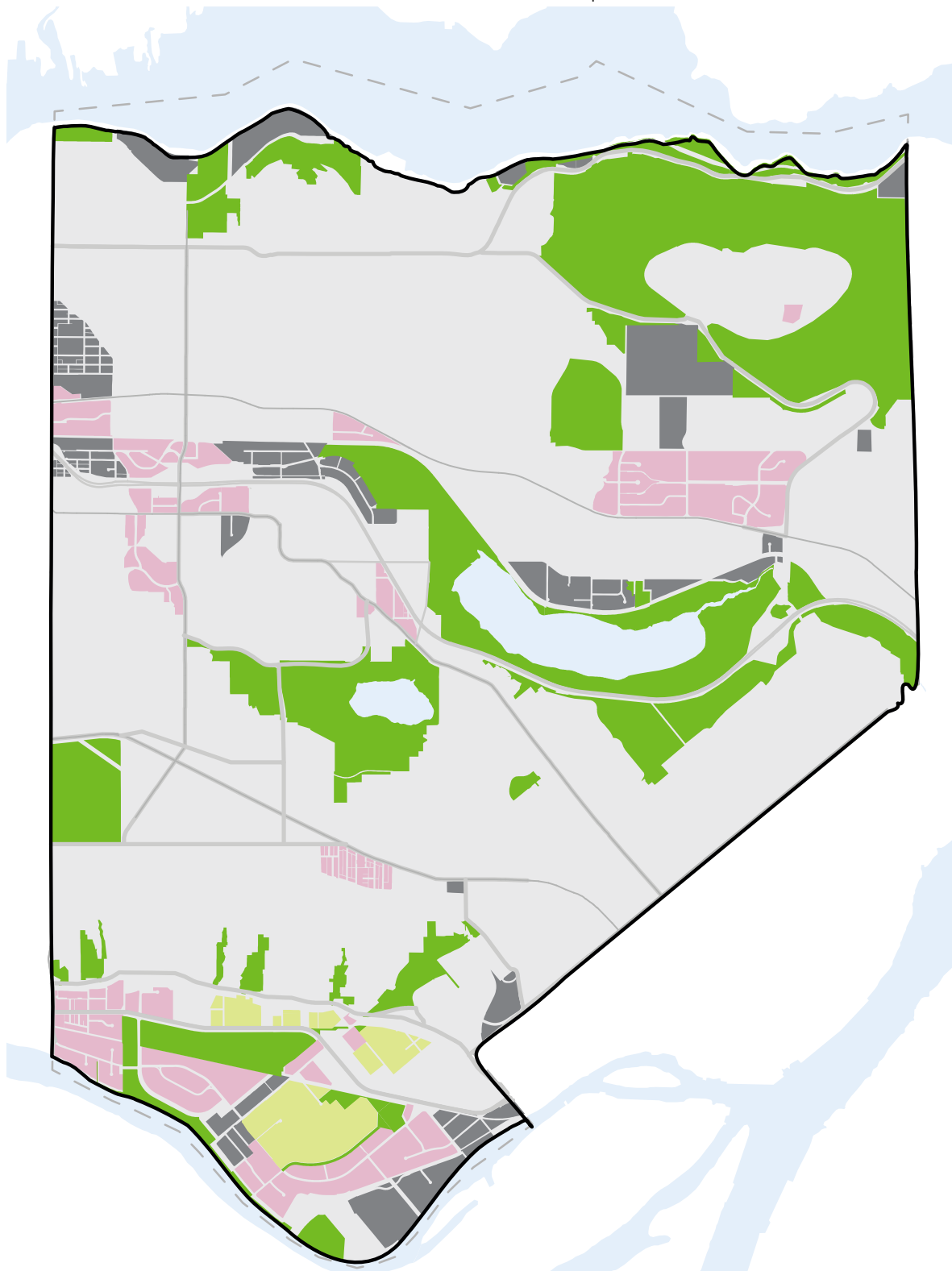
2050	Proportion of new units	Proportion of all units	Proportion of new population	Proportion of all population
Urban Centres / Town Centres (4)	65%	57%	61%	51%
Metrotown	32%	23%	29%	19%
Brentwood	15%	14%	14%	12%
Lougheed	7%	7%	7%	7%
Edmonds	11%	13%	11%	13%
FTDAs (8)	21%	24%	19%	27%
Bainbridge	1%	1%	1%	1%
Broadview	3%	3%	3%	3%
Garden Village	1%	1%	1%	2%
Heights	5%	7%	6%	8%
Holdom	4%	4%	4%	4%
Lake City	1%	1%	1%	1%
Lochdale	1%	2%	2%	2%
Royal Oak	5%	5%	6%	6%

Based on Metro Vancouver June 2024 projection — high growth scenario

Employment forecast by Town Centres and FTDAs will be determined in the forthcoming update to Burnaby’s *Economic Development Strategy*.

Map 1. Regional Land Use Designations

The City of Burnaby disclaims all responsibility for the accuracy or completeness of the information contained herein.

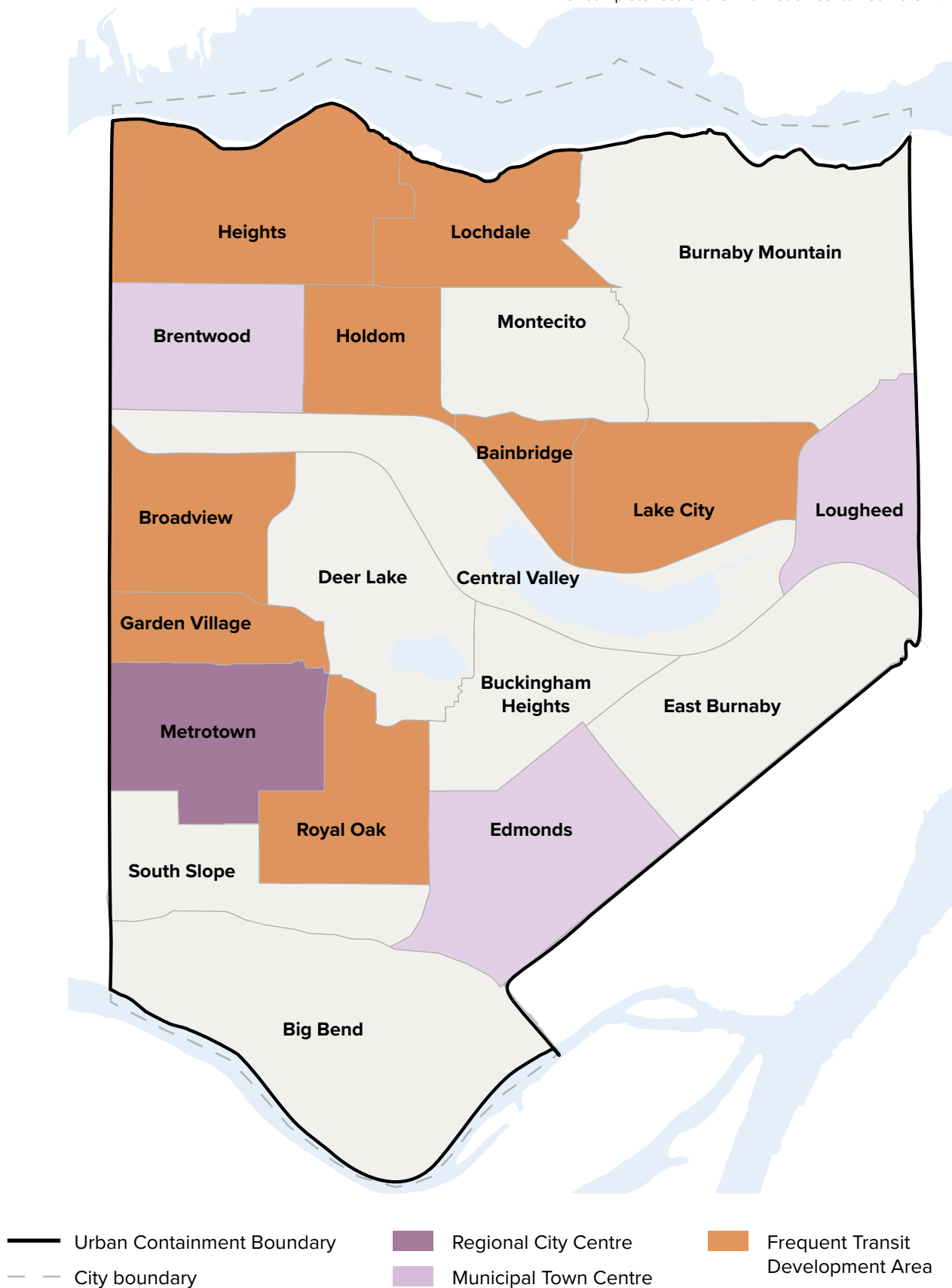


Regional Land Use Designations

- | | | |
|------------------------------|---------------------------|-----------------|
| — Urban Containment Boundary | — Agriculture | — Industrial |
| --- City boundary | — Conservation Recreation | — Employment |
| — Arterial roads | | — General Urban |

Map 2. Urban Centres and FTDAs

The City of Burnaby disclaims all responsibility for the accuracy or completeness of the information contained herein.



Map 3. Goods and Services Routes

The City of Burnaby disclaims all responsibility for the accuracy or completeness of the information contained herein.

