

P1 Parks, Open Spaces and Natural Areas & P2 Institutional Districts

Summary of Zoning Regulations | July 2026

The Burnaby Zoning Bylaw 2026 introduces two new public and institutional zoning districts—P1 Parks, Open Spaces and Natural Areas and P2 Institutional—supporting parks, natural areas, schools, community facilities, and a range of other public and institutional uses.

Background

The Burnaby Zoning Bylaw 2026 consolidates the former 12 public and institutional zoning districts into two new districts—the P1 Parks, Open Spaces and Natural Areas and P2 Institutional Districts. Aligned with the Burnaby 2050 Official Community Plan (OCP), the new districts simplify and modernize the City's public and institutional zoning framework, providing greater flexibility for community-serving facilities, amenities, and public spaces.

As Burnaby continues to grow, parks, schools, recreational facilities, and community services are increasingly important to supporting complete, healthy, and resilient communities. The new districts provide a more streamlined regulatory framework to protect these essential spaces while accommodating new and expanded public amenities to meet the needs of a growing population.

Key changes

The new P1 and P2 Districts include:

- **Updated uses:** Modernized use categories accommodate a broader range of public, institutional, recreational, and community services.
- **Natural area protection:** The P1a Sub-District prioritizes ecological preservation and limits development within environmentally sensitive areas.
- **School site expansion:** The P2a Sub-District identifies lands to expand existing or construct future schools.
- **Flexible development:** Updated height and setback requirements accommodate different types and scales of public and institutional buildings.
- **Institutional housing:** P2 supports dormitories, supportive housing, and other institutional residential uses.
- **Supporting amenities:** Secondary uses support the co-location of complementary commercial amenities and services alongside parks and public facilities.

New zoning districts

The following districts were introduced in March 2026 and carried forward into the Burnaby Zoning Bylaw 2026:

- **P1** Parks, Open Spaces & Natural Areas District
- **P1a** Natural Areas Sub-District
- **P2** Institutional District
- **P2a** School Sub-District

The P1 District preserves and enhances parks, open spaces, and areas of recreational, cultural, and ecological value. It supports public amenities, recreational facilities, trails, and other community-serving uses.



The P1a Sub-District protects environmentally significant areas, such as forests, ravines, and waterways. Permitted uses are limited to reduce development and support ecological preservation.



The P2 District accommodates a broad range of public, institutional, educational, cultural, and community-serving uses, including hospitals, recreation facilities, post-secondary institutions, and supportive housing.



The P2a Sub-District is primarily intended as an overlay zoning district to permit schools and accessory facilities on sites identified in the OCP for expansion of existing and development of future school sites.



What can be built?

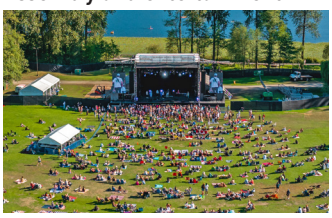
The P Districts accommodate a range of public and institutional building forms, from small park amenities and community facilities to schools, recreation centres, and major institutional campuses.

The P2 District generally permits buildings up to 8 storeys, with lower limits for cemeteries (4 storeys) and institutional residential uses (6 storeys). Greater heights are permitted for all uses on post-secondary institution lands (12 storeys) and for hospitals (20 storeys). Additional height may be permitted on sites with a P District base and a taller residential R District overlay.

Like the City's former park and public use district, P1 has no district-specific maximum building height.

P1 District examples

Assembly and entertainment



Civic facility



Outdoor recreation

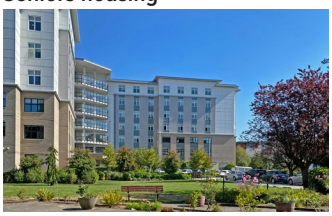


P2 District examples

Hospital



Seniors housing



Government office



Institutional residential uses are permitted in the P2 District, including rehabilitation facilities, dormitories, and non-market rental, supportive, and transitional housing. Congregate housing is a broad category that includes common forms of seniors housing, such as assisted living residences and residential care facilities.

What uses are permitted?

P1 accommodates parks, natural areas, recreational facilities, and civic amenities, with additional restrictions in P1a to protect environmentally sensitive lands. P2 supports all the uses of P1, plus a broader range of institutional, educational, health care, and community-serving uses. P2a is reserved for elementary and secondary schools. Examples of permitted uses include:

Principal uses (P1, P2)

- Assembly & entertainment
- Child care facility
- Civic facility
- Golf facility
- Marina
- Natural area
- Park
- Recreation & fitness

Principal uses (P1a)

- Natural area
- Park

Principal uses (P2a)

- Public or private school

Principal uses (P2 only)

- Cemetery & crematoria
- Correctional & parole facilities
- Educational services
- Health care facility
- Hospital
- Institutional residential
- Office
- Religious assembly
- Research & development
- Social service centre
- Transportation facility
- Utility services
- Works yard

Conditions of use

The P1 District supports uses such as community gardens, restaurants, retail, and educational services as secondary uses. Retail activities are limited to uses that complement park and recreational functions, while research and development is permitted as an accessory use related to environmental stewardship.

The P2 District accommodates a broader range of institutional uses, but most principal uses are restricted to publicly owned or publicly leased and operated lands. Exceptions include schools and educational services, health care, religious assembly, social services, and institutional residential uses. Secondary commercial and service uses may operate on public or private lands, subject to applicable principal use requirements.

The P1a and P2a Sub-Districts have more restrictive permissions to prioritize natural area preservation and school uses, respectively.



Public and private uses

Most principal uses in P2 require publicly-owned or publicly-leased and operated lands. However, certain uses—including child care, education, health care, religious assembly, social services, and institutional housing—may also be established on private lands. Secondary uses may be accommodated on public or private lands, subject to applicable principal use requirements.

For more information, visit Burnaby.ca/ZoningBylaw