GROWTH MANAGEMENT

Overview

Growth management is all about making sure there are services and amenities in place to make the city livable for a growing population. This can include focusing growth in locations that are well-suited to population growth. By 2050, Burnaby is expected to grow by more than 100,000 people and more than 50,000 jobs. This growth means that we will need more housing, services, public infrastructure, offices, and commercial and industrial space. The City will need to ensure everyone who lives, works and plays in Burnaby has a high quality of life and can access nature and green spaces.

The growing population will need a range of housing options that appeal to different household sizes and people in all stages of life – from young people to families to seniors living alone. Creating complete communities, where housing is close to workplaces, recreation, shops and services will help foster a sense of community and reduce the environmental impacts of growth.

Challenges and opportunities

Challenges

» Ensure that infrastructure and municipal services can support growth.

» Build more housing without losing agricultural, commercial, industrial and green spaces.

» Offer a wide range of housing options to meet the needs of different residents.

» Ensure living in Burnaby is affordable, while demand for housing increases.

Opportunities

» Provide more housing that is close to public transit to encourage more sustainable transportation.

» Protect green spaces and parks so everyone has access to nature.

» Encourage more shops and services in neighbourhoods so people don't have to travel as far on a daily basis.

Engagement findings

» Community members value access to safe and sustainable transportation options, such as transit, walking and cycling.

» Community members want to live within walking distance of shopping, parks and green spaces, community and recreation centres and SkyTrain.

» Community members are concerned that growth is happening too fast, putting more pressure on infrastructure and eroding the sense of community in their neighbourhoods.

» Community members want more mixed-use development, more variety of housing options, better north-south transportation, and to have developers help pay for the cost of new infrastructure.



Growth management policy directions

Direct growth to transit areas

Policy directions

1. Focus housing and job growth in areas that have access to frequent transit.
   a) Coordinate development, growth and transportation planning to improve access to transit and use public resources more efficiently.

Why we are proposing these policies

» Focusing growth around areas with access to transit will match regional growth plans, which will help make more strategic transit investments.

Create neighbourhood commercial centres

Policy directions

2. Enable the creation of new neighbourhood commercial centres in lower density neighbourhoods so people have better walking access to shops and services.
   a) Encourage shops, parks, schools, medical offices and childcare to be built in the same area.

Why we are proposing these policies

» Neighbourhood commercial centres will give people access to shopping and services within walking distance of their homes, so they don't have to drive as much, reducing Greenhouse Gas emissions.

» Neighbourhood commercial centres will also help people take pride in their community and become more connected to their neighbours.

Support a mix of housing types

Policy directions

3. Increase the variety of housing types in all neighbourhoods by permitting different housing forms, tenures, sizes and costs in different parts of the city.
   a) Ensure housing policies reflect the different needs and preferences of the community, including Indigenous people living in Burnaby.

Why we are proposing these policies

» Different people, such as students, families and seniors, need different types of homes at different prices. Creating more housing variety will help meet all the needs in our community.

Balance employment and labour force

Policy directions

4. Find ways to increase job opportunities in areas that are accessible by public transit.
   a) Encourage areas that offer specific types of jobs, such as studios for creative jobs, brewery districts and more.
   b) Allow more small businesses in neighbourhoods.
   c) Use agricultural, industrial and employment land more efficiently.

Why we are proposing these policies

» If there are more and different types of jobs across the city, there will be more opportunities for people to find jobs without having to travel as far for work.

Coordinate growth and infrastructure provision

Policy directions

5. Encourage redevelopment to take place over predictable phases so infrastructure can be upgraded efficiently, and without too much community disruption.
   a) Coordinate utility planning between Burnaby and regional partners and infrastructure providers, including Metro Vancouver, TransLink, Fortis, BC Hydro, the Province of BC and the Government of Canada.
   b) Coordinate services and projects with community partners, including the non-profit sector, Fraser Health and the Burnaby School District.
   c) Communicate to the public about projects happening in each community.
   d) Improve the quality and frequency of growth and development data.
   e) Use incentives and disincentives to focus growth and amenities in specific areas.
   f) Update development finance tools to reflect the infrastructure and amenities needed in certain areas.
   g) Coordinate City services, including parks, drainage, transportation and planning.
   h) Work with host Nations and Indigenous organizations to improve access to jobs, education and services for Indigenous people living in Burnaby.

Why we are proposing these policies

» If the City coordinates infrastructure planning with other partners, we will be able to provide better services to the community as it grows.

Protect environmentally-sensitive and hazard lands

Policy directions

6. Discourage new building projects in areas that are environmentally sensitive, at high risk for natural hazards, on steep slopes or in agricultural areas.
   a) Continue to protect land for agriculture, conservation and recreation.
   b) Set aside land for storm water management.
   c) Protect areas next to streams or rivers.

Why we are proposing these policies

» Protecting areas that have hazards or sensitive ecosystems will help Burnaby adapt to climate change and prevent long-term damage or loss of buildings.

Build strong communities

Policy directions

7. Support a mix of uses within districts.
   a) Encourage shops and services within neighbourhoods so people don't have to travel as far.
   b) Increase access to jobs, schools, and services across the city.

Why we are proposing these policies

» Strong, distinct communities that have the services that community members need will make living in Burnaby easier and more enjoyable.

Monitor and report on growth

Policy directions

8. Find ways to monitor and manage growth, including creating tools to estimate how much Burnaby will grow.
   a) Work with the Metro Vancouver Regional District to update estimates for growth.
   b) Create plans to accommodate the increase in people, jobs and homes in Burnaby.
   c) Engage with host Nations and Indigenous people living in Burnaby to understand their concerns and insights on community growth.

Why we are proposing these policies

» The City needs to understand how much Burnaby is growing and will continue to grow to meet the community's need for infrastructure and services.

Do you agree with these draft policy directions? Share your thoughts!
Burnaby.ca/Burnaby2050Survey