

Part B: Land Use Framework

Planning for Growth

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

Figure 1. Growth projections to 2050

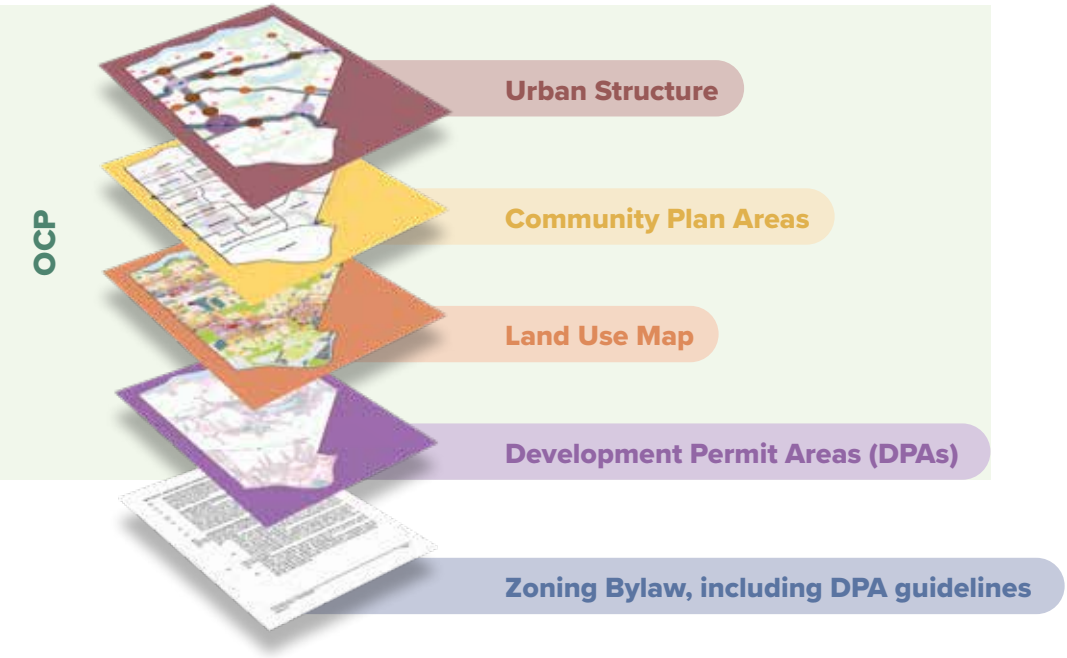
		Forecasted numbers		
	2021	2030	2040	2050
Population	261,810[1]	311,510	361,630	408,150
Units	106,170[2]	128,330	151,860	174,060
Jobs	160,330[3]	185,490	209,940	231,820

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: a) Urban Structure, b) Community Plan Areas, c) Land Use Map, and d) 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 aligns these neighbourhood types with the transportation network, to show the planned distribution of growth and development in the city. It also provides a framework to guide community plan areas and Land Use Map designations.

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

Using a "nodes and corridors" approach (refer to Figure 2) the Urban Structure Map focuses development around frequent transit stops and along transit corridors. It supports a gradual transitioning of density between higher density areas around rapid transit stations and lower density neighbourhoods. The size and scale of different urban centres supports a range of housing options across the city, while their distribution enables easy access to amenities, addresses climate considerations and supports a sustainable economy.

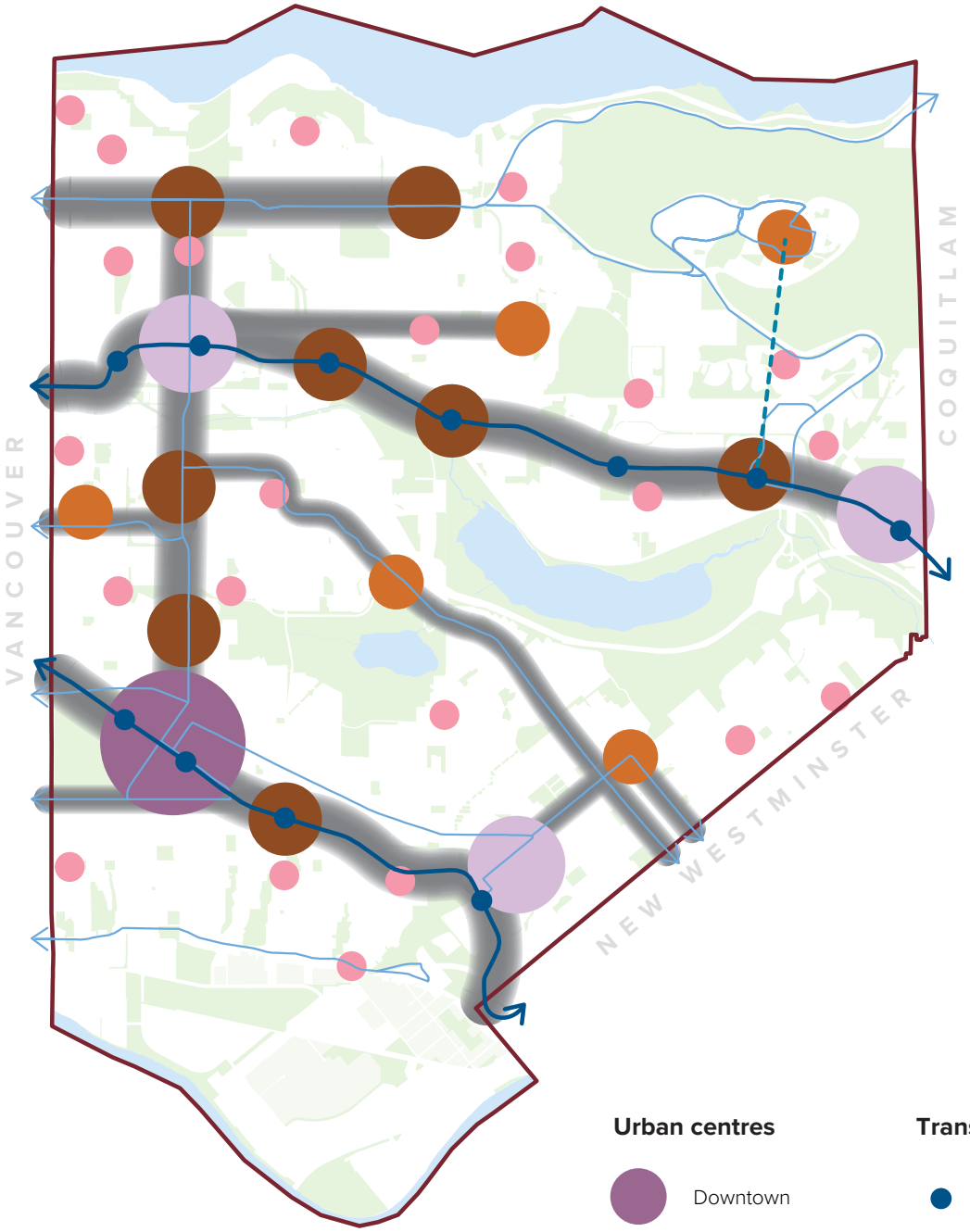
The following pages describe the vision for each of the urban centre types shown in the Urban Structure Map. These include the Downtown, Town Centres, Rapid Transit Urban Villages, Urban Villages and Neighbourhood Centres.

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

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



Figure 2. Urban Structure Map: Nodes and Corridors



Urban centres

- Downtown
- Town Centre
- Rapid Transit (RT) Urban Village
- Urban Village
- Neighbourhood Centre
- Growth corridor

Transit network

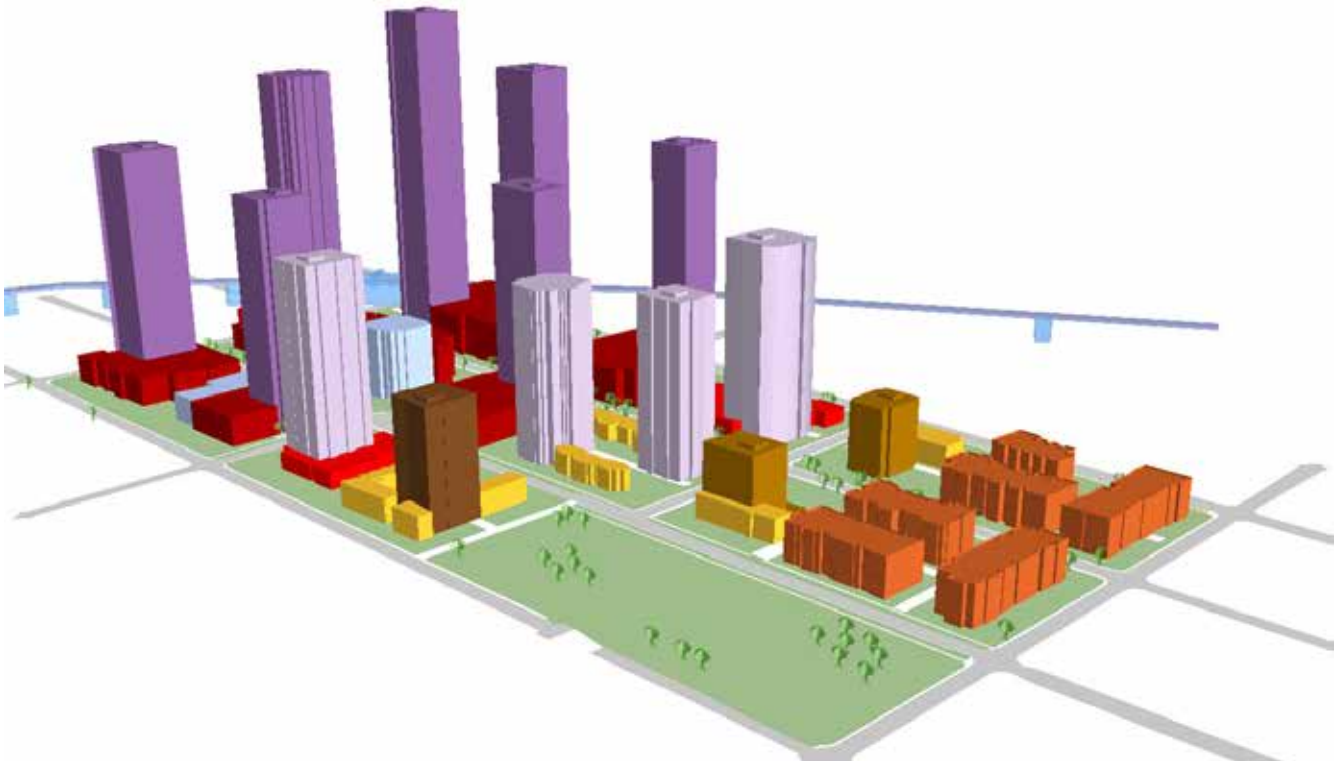
- SkyTrain station
- SkyTrain corridor
- Frequent transit network
- Proposed SFU-Production Way gondola

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

Downtown and Town Centres

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

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



Residential forms typically include:

High-rise Apartment 2 and 3

40 storeys* / 50+ storeys*



High-rise Apartment 1

Up to 30 storeys*



Mid-rise Apartment 2

Up to 20 storeys



Mid-rise Apartment 1

Up to 12 storeys



Low-rise Apartment 2

Up to 8 storeys



Commercial uses in lower floors of some residential buildings**



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

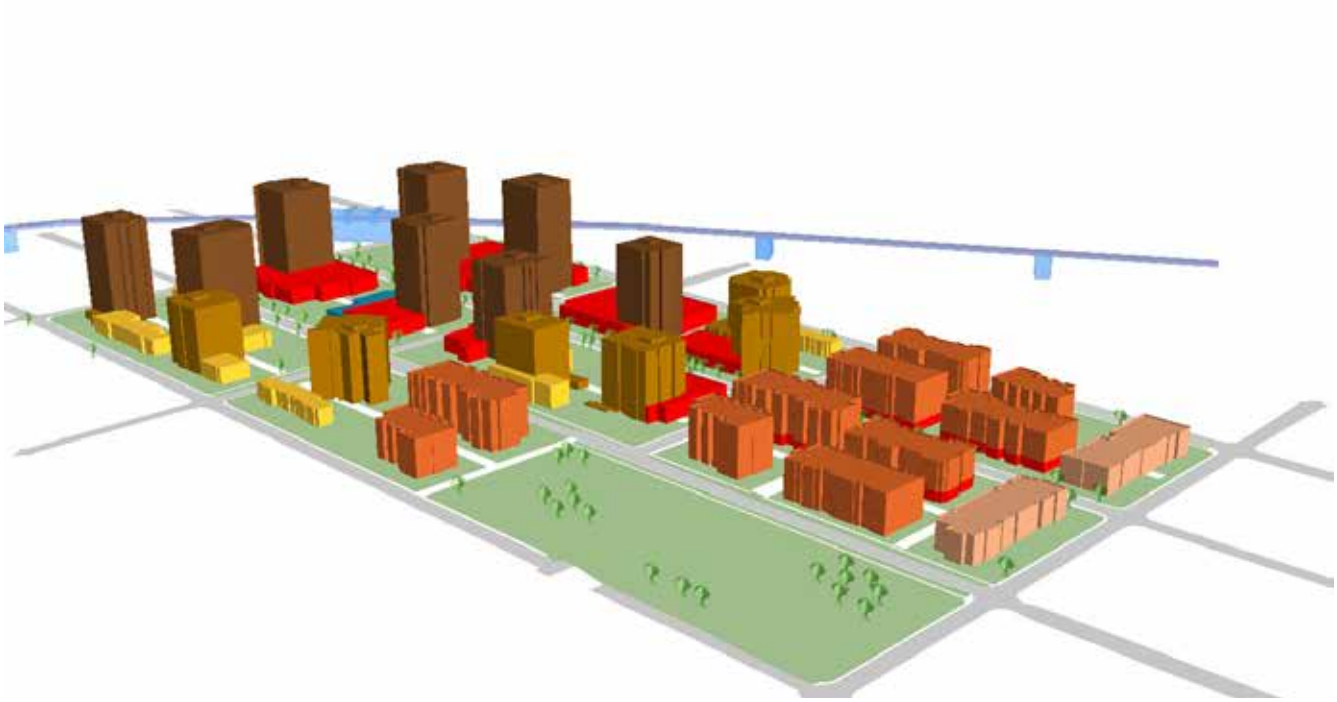
**Commercial uses could also be in stand-alone buildings like office towers.

Rapid Transit Urban Village

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

RT Urban Villages centred around SkyTrain stations generally feature medium- to high-density forms of development. RT Urban Villages centred on BRT corridors include forms of development that are low to medium height and may include a "high street" style shopping area, with ground-level commercial units and residential apartments above. Public and private amenities may be of a scale to serve multiple neighbourhoods.

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



Residential forms typically include:

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*



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

Urban Village

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

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



Residential forms typically include:

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*



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

Neighbourhood Centre

Neighbourhood Centres: These areas include ground-oriented forms of development with minimal change to existing densities. Housing forms include a mix of rowhomes, townhomes, sixplexes, fourplexes, triplexes, duplexes, single-family homes and laneway homes. Neighbourhood "hubs" function as local-serving village centres, with opportunities for small mixed-use buildings with ground floor shops and services below residential apartments.

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



Residential forms typically include:

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



Figure 3. Community Plan Areas

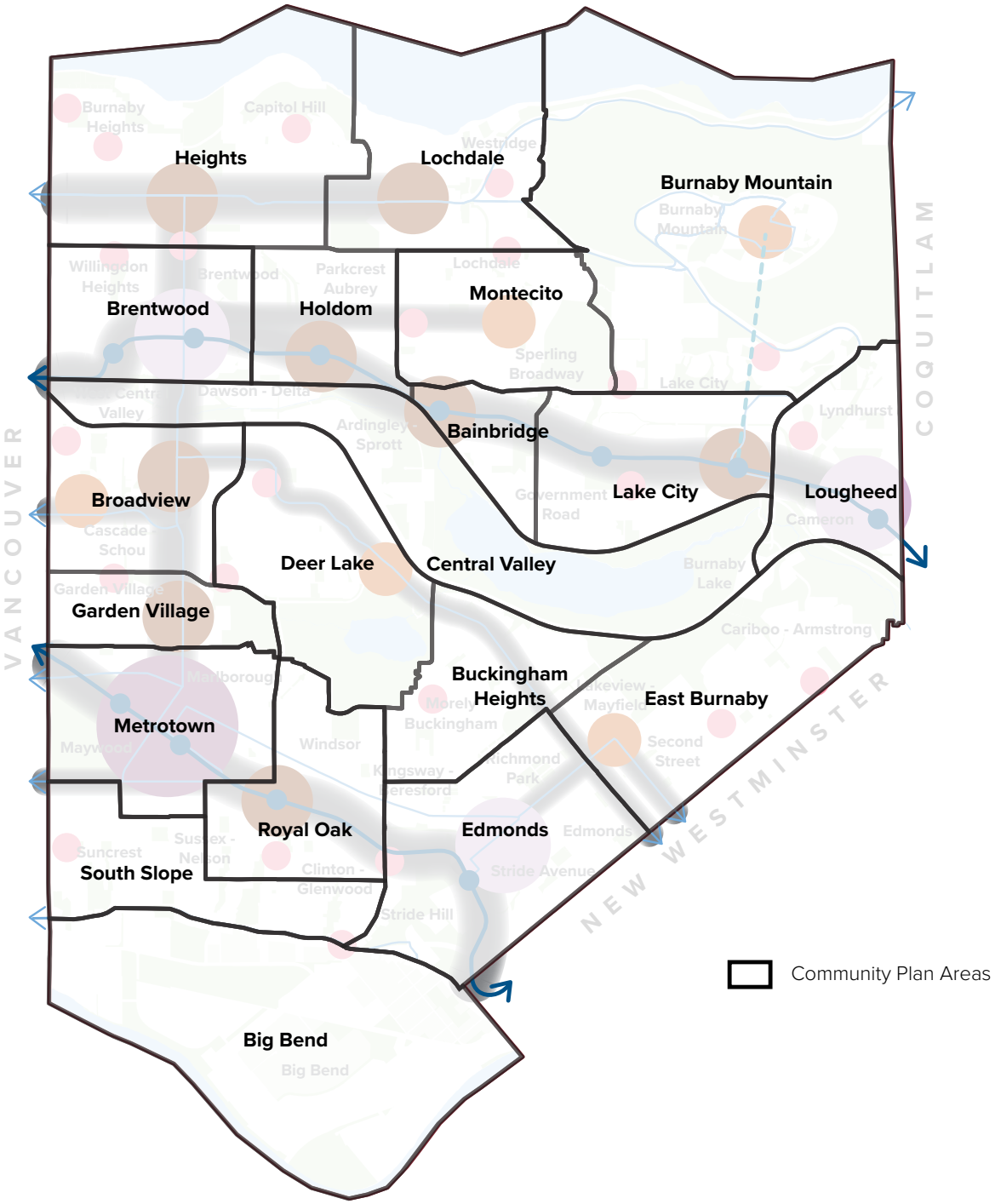


Table 1. Community plan areas

Type*	Description	Name	Key features
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	The town centres are the primary centres of activity in the northwest, northeast, and southeast quadrants of the City, with a significant concentration of commercial and residential uses complemented by public amenities and major transit and road connections.	Brentwood	» 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	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 Lynndale Park, Burnaby Lake Regional Nature Park and 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 future 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	Name	Key features
Urban Village	Communities typically outside of Major Transit Growth Corridors, with predominantly low- and mid-rise development forms combined with significant natural areas and public and private amenities that serve the local population. These include existing civic, institutional and cultural facilities that are regional destinations, and neighbourhood commercial areas in key intersections and along existing commercial corridors. Densities will transition from higher to lower densities outward from urban centres.	Burnaby Mountain	» 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, City Hall » 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, Lubbock's Wood Park
		South Slope	» Kaymar Creek Ravine Park, Gray Creek Ravine Park » Ocean View Burial Park (cemetery)

Table 1. Community plan areas (continued)

Type	Description	Name	Key features
Employment and Receation	These plan areas contain a mix of employment uses, including agricultural, industrial, and business centres, as well as rail corridors. They also include large natural areas and parks. They are low lying areas, subject to floods, and are unsuitable for high density development.	Big Bend	» 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 Nature Park and sports complex » Central Valley Greenway

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

Community plans

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

Development Permit Areas

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

Land Use Map

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

Zoning Bylaw

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

Land Use Map

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

The Land Use Map includes the following elements:

» **Land Use Designations** are different categories that outline the future intended land use for each parcel in the City. Each parcel on the Land Use Map has a colour corresponding to its land use designation. Table 3 labels and describes each of the land use designations and the proposed intent for each designation.

» **Future Transportation Connections** indicate where anticipated future streets, lanes, green corridors or other mobility and public realm connections will be required through redevelopment.

» **Special Study Areas** are shown with pink hatched lines. These areas require further consideration due to environmental concerns, natural hazards, significance to the Host Nations and/or other considerations. Parcels in Special Study Areas retain their "base" land use designations while further work is done to determine the best future land use designation(s).



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

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

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



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

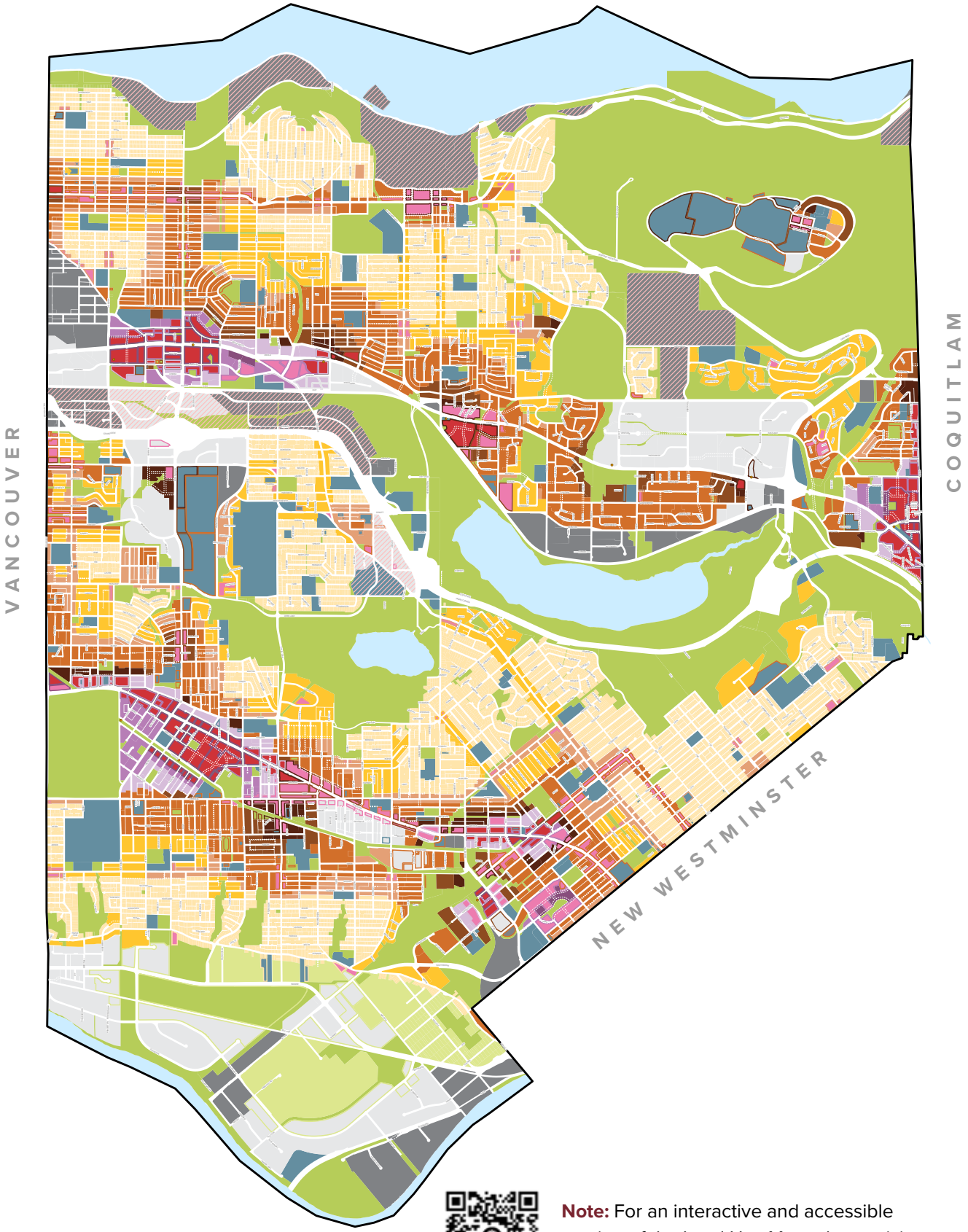
Every property has a zoning district and a land use designation. The zoning district determines what can be built on a property, and specifies the height, setbacks and permitted uses. The land use designation specifies the intended use for the property in the long term. It does not change the zoning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

Table 2. Mixed Use Sites: Overlay Conditions

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

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

Figure 5. Burnaby Land Use Map



Note: For an interactive and accessible version of the Land Use Map, please visit Burnaby.ca/Burnaby2050Survey

Burnaby Land Use Map Legend

SkyTrain stations

Future transportation connections*

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

Map notes:

*Conceptual only. Location to be determined during redevelopment.

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

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

Table 3. Land use designations

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

Table 3. Land use designations (continued)

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

Land Use Map Supplementary Notes

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

Development limitations

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

Commercial and Institutional Uses

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

Building heights

- **Residential sites:** Residential land use designations follow a progression based on building form (for the first 3 designations) and height (beginning with the Low-rise Apartment 2 designation). See Figure 6.
- **Mixed-Use Sites:** On mixed-use sites, the maximum height is determined by the residential land use designation on the site. If there is no residential land use designation, the most permissive land use designation on the site determines the maximum height.
- **Variances:** The building heights indicated in the Land Use Designation Table (Table 3) are provided as guidelines. Site-specific planning may consider variances to final building heights, to account for site constraints, encourage desirable housing and public realm outcomes, or to facilitate a range of building heights on lots where multiple buildings are planned. Additional height on residential sites obtained through variances cannot exceed the maximum height of the next residential designation in the progression.
- **Heritage properties:** Properties with heritage buildings listed on the Community Heritage Register may be eligible for incentives to secure their retention, including relaxation of height, setbacks, and other regulations concerning the development of land.
- **Community Benefits/Density Bonus:** On lands designated for Institutional use with a Residential use overlay, development at a greater height and higher residential land use designation may be supported if the development exclusively provides significant public or community benefit uses, including non-profit rental housing only, community gathering and/or programming space, and accessory commercial and/or childcare use space. Support for additional development potential is assessed on a case-by-case basis during the site-specific planning stage, taking into account the site's location within the neighbourhood, urban design context, and the land use designation of adjacent and nearby lands. In cases where a proposed development meets these conditions and additional height is supported, the site-specific development application may be processed without an Official Community Plan (OCP) Amendment. See Figure 6, showing potential additional density bonus heights.
- **Rental requirements:** Future residential or mixed-use developments involving a residential component may be required to provide non-market rental unit(s), as stipulated in the Zoning Bylaw. The supported building height ranges are inclusive of requirements for the provision of non-market rental units.
- **Non-market rental projects:** On sites designated as Townhouse or Low-Rise Apartment 1, additional height may be considered for projects that
  - are operated by the Burnaby Housing Authority, a non-profit organization, BC Housing and/or another government agency, and
  - include non-market rental housing as a primary use.

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

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

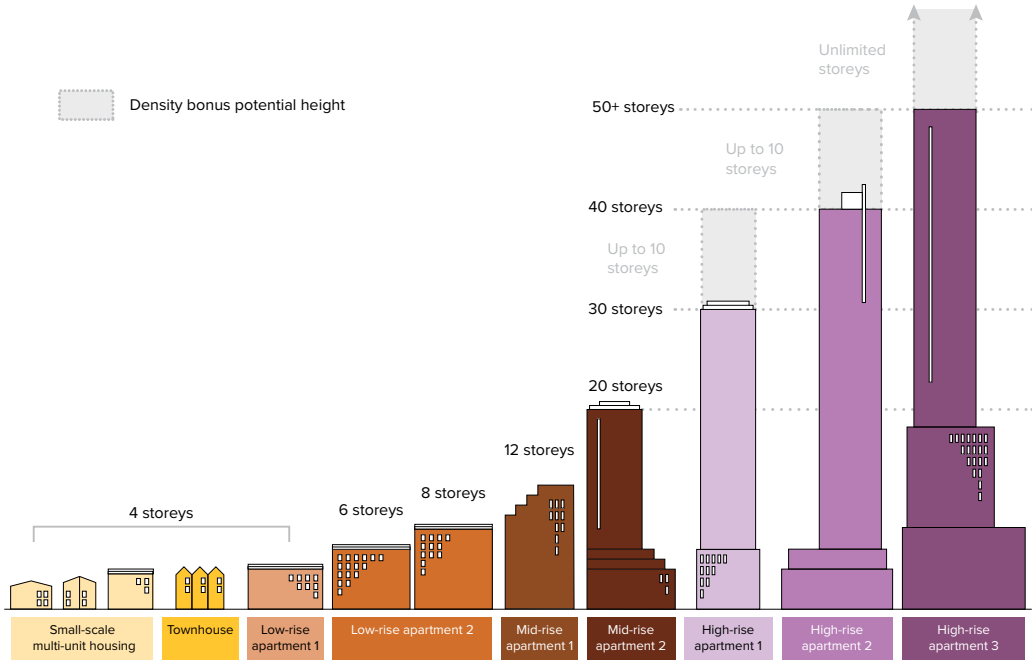
Parks and school expansions

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

Transportation connections

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

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



Development Permit Areas and Guidelines

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

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

Form and Character Development Permit Area

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

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

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





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

Streamside Protection and Enhancement Development Permit Area

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

The Streamside Protection and Enhancement Development Permit Area and guidelines consolidate and update existing streamside protection policies. The DPA and guidelines provide clarity to property owners on how to protect, enhance and restore streamside areas. The DPA and guidelines are used to mitigate the impacts of new development by meeting or exceeding provincial standards and applying flexible forms of development.

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

Tenant Protection Permit Area

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

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

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