

ECONOMIC DEVELOPMENT, EMPLOYMENT AND INDUSTRIAL LANDS



Overview

Areas that support economic development and job opportunities (referred to as Employment Lands) help Burnaby grow, prosper and have strong, vibrant neighbourhoods.

Currently, most jobs in Burnaby are on the west side of the city in Downtown Metrotown, Brentwood Town Centre and the Central Valley/Still Creek area. From the 2021 Census, almost half of the people who live in Burnaby work in sales and service jobs, or business, finance and administration, while over a quarter of people work in trades, transport and equipment operation, or in natural and applied sciences (see Figure 6).

Burnaby is going to continue growing and is expected to welcome more than 50,000 new jobs by 2050. The City needs to protect employment and industrial land while navigating changes in how we work to create more job opportunities for community members.

The proposed policies in this section aim to:

- » Create complete communities where businesses and community members can thrive together.
- » Intensify our employment lands and use these lands efficiently to accommodate both existing and emerging industries.
- » Reduce greenhouse gas (GHG) emissions.
- » Increase transit use, walking and biking to get to work.
- » Explore ways to support economic development opportunities that benefit host Nations and Indigenous people living in Burnaby.
- » Promote the economic well-being of all community members and businesses through a diverse economy that can withstand and recover quickly from challenges.

Labour Force by Occupation*	
Sales and service occupations	25%
Business, finance and administration occupations	20%
Trades, transport and equipment operators and related occupations	14%
Natural and applied sciences and related occupations	13%
Occupations in education, law and social, community and government services	10%
Health occupations	7%
Occupations in art, culture, recreation and sport	5%
Occupations in manufacturing and utilities	3%
Occupation - not applicable	3%
Legislative and senior management occupations	1%
Natural resources, agriculture and related production occupations	1%

*Labour Force: individuals over 15 years old who are working or actively seeking work during the referenced period.

Figure 6. Burnaby's Labour Force by Occupation in 2021 (Source: Statistics Canada)



Challenges and opportunities

Challenges

- » There's high demand for industrial land in Burnaby but limited supply, making it expensive to purchase and rent industrial space.
- » There's high pressure to redevelop industrial land to create housing, offices and retail spaces.
- » It's difficult to plan for how remote work will change the demand for office spaces.
- » New technological industries need different support and infrastructure.
- » It's difficult to attract and retain workers if they can't afford housing in Burnaby.
- » Burnaby is losing small, local businesses that can't afford or find spaces to operate.

Opportunities

- » Find ways to protect and use existing industrial land more efficiently to allow for more types of industrial activity.
- » Process applications for businesses and commercial development faster so it's more attractive for employers to invest in Burnaby.
- » Change the zoning bylaw to reflect changes in how we work, such as more remote work, more technological innovation and different business models.
- » Find ways to create, support and attract different jobs, from small local businesses to large industries.
- » Encourage more amenities and services in industrial areas as accessory uses.
- » Incorporate mixed uses (industrial, commercial and office spaces) in new developments, where appropriate.
- » Protect areas that help move goods in, out and through Metro Vancouver.

Engagement findings

- » Community members believe that there are enough job opportunities in Burnaby now, and there will continue to be enough jobs in the future.
- » Community members value having local businesses and local jobs that contribute to the sense of community.
- » Businesses want to have childcare, services and amenities nearby so they can attract and retain workers.
- » Community members want more office space, commercial areas and job opportunities across the city, including in Metrotown, Edmonds, Brentwood and Lougheed.

Economic development, employment and industrial lands policy directions

Industrial lands

Policy directions

1. Protect existing industrial land and expand industrial activities, where appropriate.
2. Encourage more density and more intense use of industrial lands. This could include:
 - a) A greater mix of commercial, office and retail space.
 - b) Increasing the size of industrial buildings compared to the lot they are on.
 - c) Reducing requirements for parking.
3. Encourage more accessory services and amenities in industrial areas to meet the needs of workers nearby. These services could include healthcare, restaurants, coffee shops, childcare, fitness studios, grocery stores and more.

Why we are proposing these policies

- » Industrial land is needed to support Burnaby's economy, but we have a limited supply of these areas.
- » Industrial lands provide important services, such as repair shops or warehouses.
- » If we use industrial land more efficiently, we won't need to expand development to other areas.
- » Creating space for businesses to grow creates more job opportunities, which attracts a larger pool of skilled labour, and leads to more industries coming to Burnaby.
- » Different industries need different types of buildings, sites and locations to operate.
- » Ensures land is mainly used for industrial purposes.
- » Employers want buildings with services nearby so they can attract and retain employees.
- » Providing services near jobs means workers don't have to travel as much, reducing greenhouse gas (GHG) emissions.

Municipal regulations

Policy directions

4. Review existing zoning, regulations and processes to increase the speed of development on employment lands and allow more flexibility to accommodate new technologies and industries.

Why we are proposing these policies

- » The City's current processes are complicated and time-consuming, which may deter employers from starting businesses here or moving to Burnaby.
- » Existing zoning rules are too restrictive for non-residential development.
- » New industries like hydrogen and biotech need specialized buildings and properties, so zoning regulations need to be more flexible for these types of businesses.

Employment and transportation

Policy directions

5. Create jobs close to public transit and places where people live.

Why we are proposing these policies

- » If people work close to where they live, they can walk or bike to work, reducing greenhouse gas (GHG) emissions, saving time and allowing people to live more active lifestyles.
- » Businesses want to be close to where people live so they can attract workers and make it easier for customers to get to them.

Local economy and businesses

Policy directions

6. Support a vibrant local economy.
 - a) Encourage a variety of different economic activities, including film, tourism and more.
 - b) Accommodate new industries such as artificial intelligence, e-commerce, renewable energy and more.
 - c) Allow for different business models, such as local startups, home-based businesses and work from home arrangements.
 - d) Support Indigenous entrepreneurship and small businesses.
7. Support small local businesses.
 - a) Create retail and commercial spaces in residential neighbourhoods.
 - b) Find ways to prevent small businesses from having to leave their space.
 - c) Advocate for small business spaces in new developments.
 - d) Support businesses in adapting to climate change.
 - e) Encourage partnerships with local business associations, business improvement areas and cultural business districts.

Why we are proposing these policies

- » Industries and technology are changing fast, and Burnaby needs to be flexible to attract employers in these sectors.
- » Attracting new and different industries will create more local job opportunities for community members.
- » In previous phases of engagement, community members said they want more small local businesses that contribute to the sense of community.
- » Small, local businesses create more local job opportunities for community members.
- » Many small and local businesses are struggling with rising costs and need support to stay in Burnaby.
- » Helping businesses plan and prepare for emergencies and become more environmentally-friendly will improve Burnaby's ability to withstand and recover quickly from climate change impacts.



Do you agree with these draft policy directions?
Share your thoughts!
[Burnaby.ca/Burnaby2050Survey](https://burnaby.ca/Burnaby2050Survey)