




Official Community Plan

What We Learned Report

Phase 4: Confirming

AUGUST 2025



Acknowledging the unceded homelands of the hə́ńqəmińə́m and Sḵw̓x̓w̓ú7mesh speaking Peoples

We respectfully acknowledge that the City of Burnaby is located on the unceded territories of the x̓w̓məθk̓w̓ə́yəm (Musqueam), Sḵw̓x̓w̓ú7mesh (Squamish), sə́lilwə́təɫ (Tsleil-Waututh), and k̓w̓ik̓w̓ə́łəm (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.



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Appendix A
Survey Respondent Demographic Overview



Executive Summary

In the fourth and final phase of developing the Burnaby 2050 Official Community Plan (OCP), the draft was shared with the community for feedback. This step was to confirm that the objectives and policy actions in the OCP support the five key goals that were developed based on the community's vision, values, and priorities, and that the plan was easy to understand. The draft OCP included four parts:

- **Introduction:** the context and community trends affecting Burnaby's growth, and the vision, values, lenses, and public engagement that helped shape the Official Community Plan.
- **Land Use Framework:** a framework to help simplify and streamline the City's planning process through a parcel-based Land Use Map with more flexible land use designations, adjusted community plan areas, and new Development Permit Areas to reflect the unique needs of neighbourhoods in Burnaby.
- **Policy Framework:** all policy topics for the City of Burnaby, organized under five key goals supported by objectives and policy actions.
- **Implementation:** the framework for monitoring progress towards achieving the plan goals and reporting back to the community, using a set of key monitoring indicators.

More than **1,400 community members** participated in the Phase 4 engagement process from April 9 to May 11, 2025. Community members had several opportunities to provide feedback through:



5 open houses
970 attendees



2 engagement sessions for Indigenous Peoples living in Burnaby
5 participants



1 online survey
434 responses



20 written submissions



Community Partner Feedback
17 letters or feedback forms

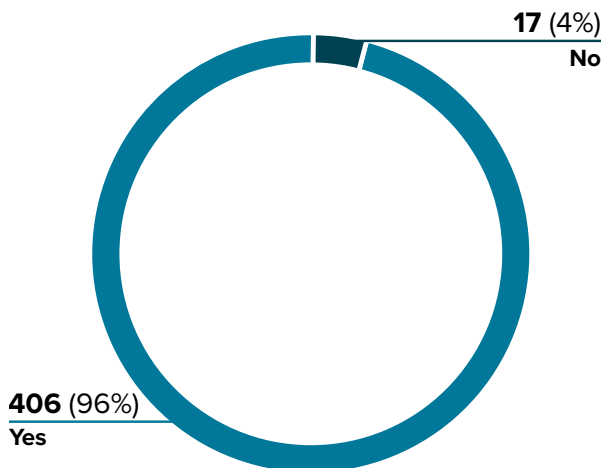


Host Nation responses
1 letter



Burnaby Community Assembly
40 members

Overall, almost all participants understood the purpose of the Official Community Plan and found the Land Use Framework to be clear or somewhat clear.



Approximately half of participants felt that the objectives and policy actions support the key goals, with participants sharing some uncertainty or lack of clarity on how the policy actions will be implemented or how they will support the goal.

Across all suggestions for improvements to the OCP, the top five key themes included:

Transportation (14% of comments)

- Upgrades to public transit service are needed to support greater demand and population growth, especially as density is focused around transit hubs.
- Cycling and pedestrian infrastructure need to be improved to be safer and more comfortable in order to shift from vehicle use.
- Access for vehicles still needs to be protected for people that require vehicles to move around the city and for commercial and industrial activity.

Implementation (11% of comments)

- Concerns that the objectives and actions in the OCP won't achieve the goals, or that there are conflicting priorities between different actions. For example, some participants felt that increasing density will reduce access to green space, impacting livability and increasing the impacts of climate change.
- Language included in the actions (for example, "encourage," "foster," and "promote") isn't clear or actionable enough.
- Concerns that implementation will not be feasible, including that the costs of actions may be too high, and that some actions fall outside of City responsibility or rely on other partners, such as the Province.

Climate and Environment (10% of comments)

- Comments emphasized the need to protect ecosystems from damage due to development and population growth.
- Concerns that this plan doesn't have the ability to effectively address climate change and concerns about greater development and taller building heights will lead to losing green space.
- Calls for the City to protect existing trees and increase the tree canopy through development to provide shade in the summer and improve the beauty of the community.

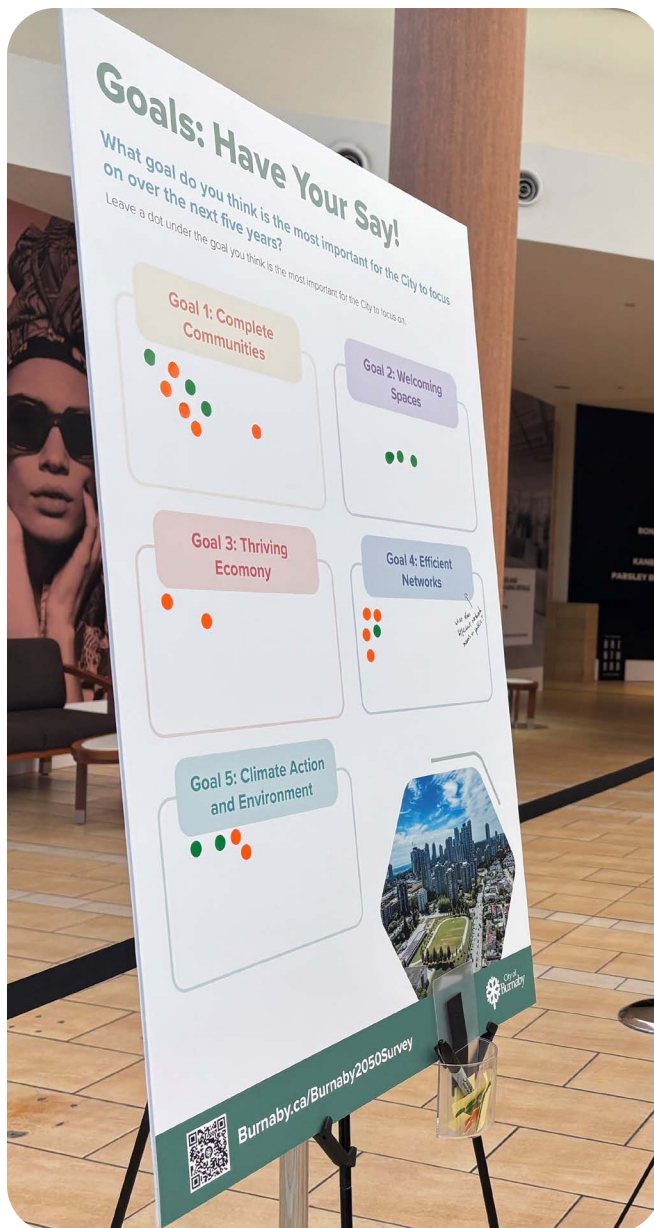


Amenities (7% of comments)

- The need to spread amenities across the city to support more equitable access for community members, especially child care, swimming pools, community gardens, recreation facilities, and health care.

Economy (7% of comments)

- Comments believe the City needs to provide more support for local businesses that are struggling under economic pressure and being pushed out by larger-scale businesses and chains. Specific supports mentioned included keeping nearby street parking, reducing taxes, and keeping commercial rent low.
- Positive feedback on integrating more small-scale and neighbourhood commercial areas that provide valuable services to the surrounding community.





Introduction



1.1 Background

The Burnaby Official Community Plan (OCP) has been developed over several years and several phases of community engagement, which focused on fostering dialogue and gathering feedback from community members, organizations and service providers at key stages of the process.

In the fourth and final phase of engagement, the draft OCP was shared with community members to confirm that the Land Use Framework and objectives and policies are easy to understand and effectively support five key goals. These goals were developed based on the community's values, vision, and priorities shared in the previous three phases of engagement.



1.2 Phases of Engagement

Phase 1



Surfacing

Engagement focused on understanding what community members love about Burnaby.

[Read the Phase 1 What We Heard Report here.](#)



Phase 2



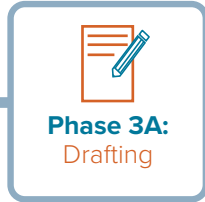
Visioning

Gathered information about the community's priorities for the future of Burnaby.

[Read the Phase 2 What We Learned Report here.](#)



Phase 3



Drafting

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

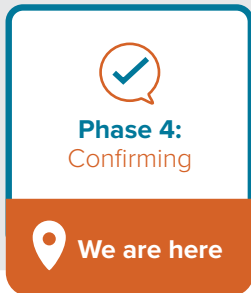
[Read the Phase 3A What We Learned Report here.](#)



Land Use Mapping

Focused on gathering input from community members on the draft Land Use Framework, including the draft Land Use Designation categories, the draft Land Use Map, and how well the 10 policy objectives are achieved by the Framework.

[Read the Phase 3B What We Learned Report here.](#)



Phase 4: Confirming

Presented the complete draft OCP, including the revised Land Use Map, with the community to confirm if it reflects their values and priorities for the future.



2 What We Asked



The draft OCP presented to the community for feedback included four parts, which will work together to guide land-use and community planning decisions in Burnaby over the next 25 years. These parts included:

- **Introduction:** the context and community trends affecting Burnaby’s growth, and the vision, values, lenses, and public engagement that helped shape the Official Community Plan.
- **Land Use Framework:** a framework to help simplify and streamline the City’s planning process through a parcel-based land use map with more flexible land use designations, adjusted community plan areas, and new Development Permit Areas to reflect the unique needs of certain locations in Burnaby.
- **Policy Framework:** all policy topics for the City of Burnaby, organized into five key goals supported by objectives and policy actions.
- **Implementation:** the framework for monitoring progress to achieving the plan goals and reporting back to the community using a set of draft key monitoring indicators.

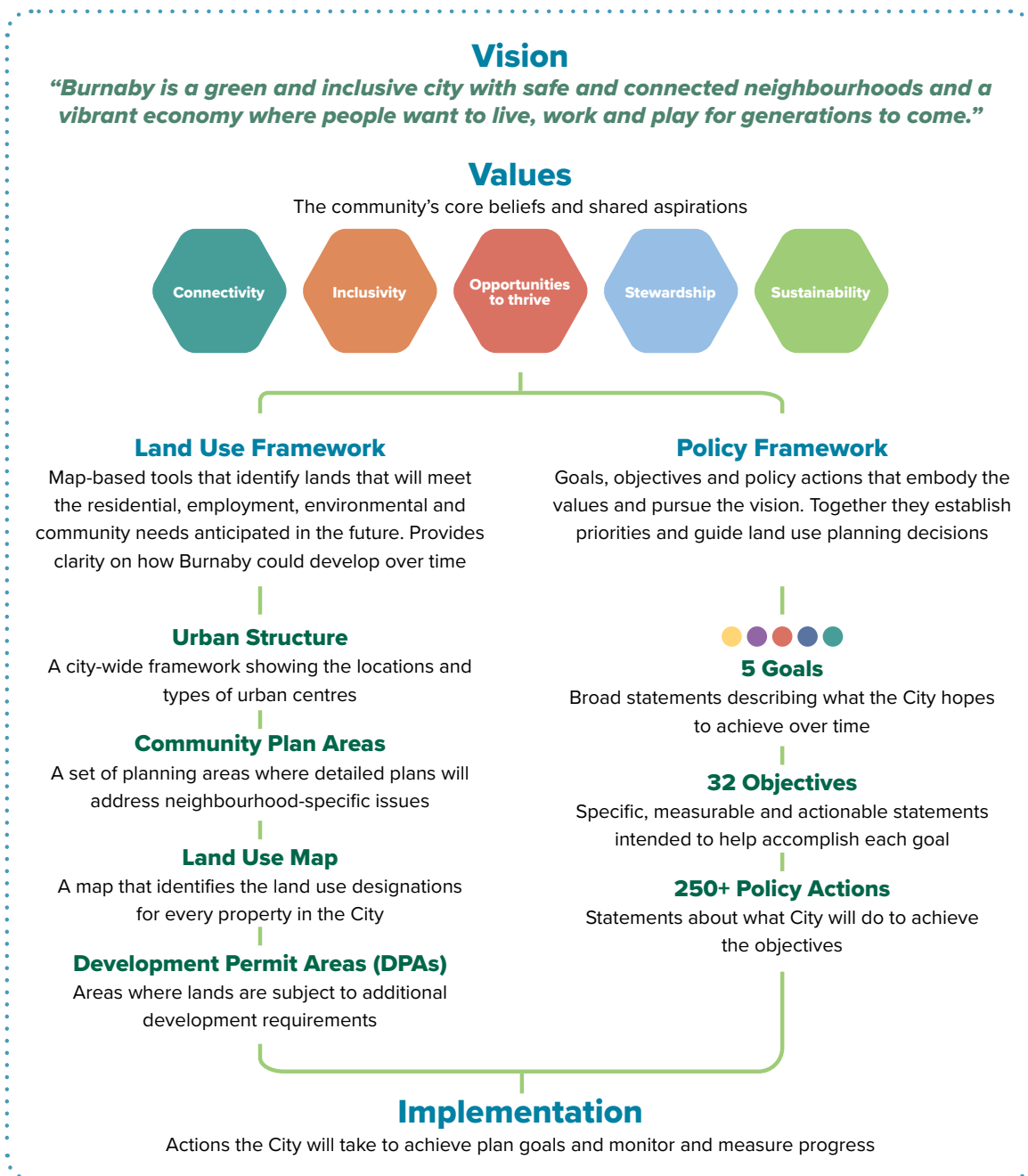
Key questions

To gather feedback on the draft OCP, community members were asked the following key questions:

- Do you understand the purpose of the OCP?
- How clear is the Land Use Framework?
- What aspects of the OCP do you feel are most important for the City to focus on over the next five years?
- Do you feel the proposed objectives and policy actions effectively support the five key goals?

The draft OCP shared with the community in spring 2025 is summarized in the “Plan at a Glance”:

The Draft Plan at a Glance



Three Lenses

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

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

Spring 2025



3 How We Informed

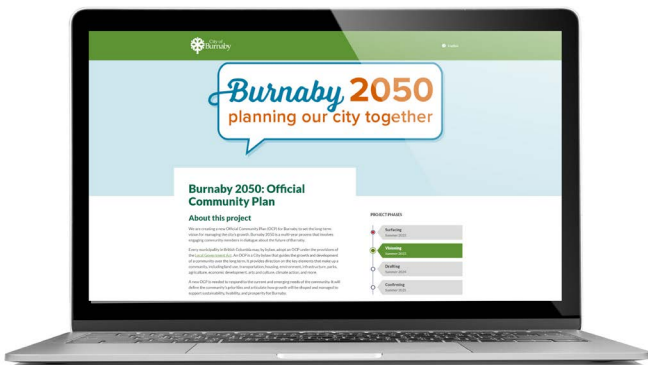


Project Website

A dedicated project website was hosted on Your Voice! the City of Burnaby's community engagement website. The webpage received 7,073 views during the campaign period and included an online survey and promoted the open houses. [View the website here.](#)

OCP Video

An animated video was created to explain the parts of the draft OCP, how it was developed, and how community members could provide feedback. The video was viewed more than 111,000 times. [Watch the video here.](#)



Emails, Phone Calls, and Contacts

A dedicated email address and telephone line were launched so the community could contact City Staff with questions or comments about the OCP. Contact cards were handed out at all events and community members were encouraged to contact the City with questions or to provide further input. Interested community members also had an opportunity to subscribe to the OCP newsletter to stay informed about the progress on the project and future engagement activities.

Post-card Mailout

Direct-mail postcards were sent to every Burnaby household and included an overview of the Phase 4 engagement, including the open house dates and locations as well as a link to the online survey.

News Release

In April 2025, a news release was distributed to media outlets and posted to Burnaby.ca inviting residents to share their feedback on the draft OCP.

[Read the news release here.](#)

E-Newsletter

An internal staff e-newsletter and a mailing list e-newsletter to 2,799 active subscribers of the City of Burnaby Official Community Plan list was distributed in April 2025.

Social Media

Other digital communications included 22 social media posts across Facebook, Instagram, X (Twitter), and LinkedIn, which received 524 engagements.

Advertisements

Opportunities for engagement were advertised through a paid social media campaign, which received more than 540,000 impressions and 5,400 engagements, and two Burnaby Beacon ads, which were each sent to more than 16,000 people and had more than 7,000 opens.



4 How We Engaged and Who Participated



Open houses

970 participants

Amazing Brentwood

239 participants

Bob Prittie Metrotown Library

276 participants

City of Lougheed

255 participants

Shopping Centre

Tommy Douglas Library

180 participants

Virtual

20 participants



Survey

434 participants



Workshops for Indigenous Peoples living in Burnaby

5 participants



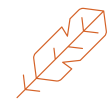
Written submissions

20 submissions



Community Partner submissions

16 submissions



Host Nation feedback

1 Nation's feedback



Burnaby Community Assembly reconvening event

40 participants



1,486

Total participants

4.1 How People Engaged

Community members were invited to provide their input from April 9 to May 11, 2025, through seven methods:



Open houses

Five open houses were held, including four in-person events and one virtual session. The open houses provided an opportunity for community members to learn and share feedback on the draft OCP. A total of 970 attendees participated in the five events.

Online survey

The online survey gathered feedback on the draft OCP goals, objectives, policies, and land use framework, and their alignment the community's vision for Burnaby's future. A total of 434 responses were received. A more detailed overview of the demographic information of survey respondents can be found in **Appendix A**.



Engagement sessions for Indigenous Peoples living in Burnaby

Two engagement sessions were held for Indigenous Peoples living and working in Burnaby. One session was held in-person, and one was virtual. Five people attended these sessions to share feedback on the draft OCP.

Written submissions

Community members were invited to submit detailed feedback about the draft OCP by email. A total of 20 written submissions were received from community members.



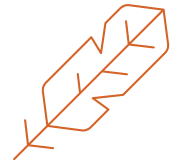


Community Partner submissions

Neighbouring communities, government agencies, institutions, and service providers were invited to review the full draft OCP and provide feedback. Some partners responded through a provided feedback form, some provided formal letters outlining considerations, and others provided detailed input on specific policy actions. A total of 17 responses were received from community partners.

Host Nation feedback

The four Host Nations, xʷməθkʷəy̓əm (Musqueam), Sk̓w̓x̓wú7mesh (Squamish), səliłwətaʔ (Tsleil-Waututh) and kʷikʷəł̓əm (Kwkwetlem), were invited to provide feedback on the draft OCP. One letter was received from kʷikʷəł̓əm (Kwkwetlem).



Burnaby Community Assembly reconvening event

The Burnaby Community Assembly, a group of 40 Burnaby residents selected through a civic lottery, reconvened in April 2025 to provide feedback on the draft OCP. Their feedback was presented to Burnaby City Council and provided in a Reconvening Report.

5 What We Learned



5.1 Community Members

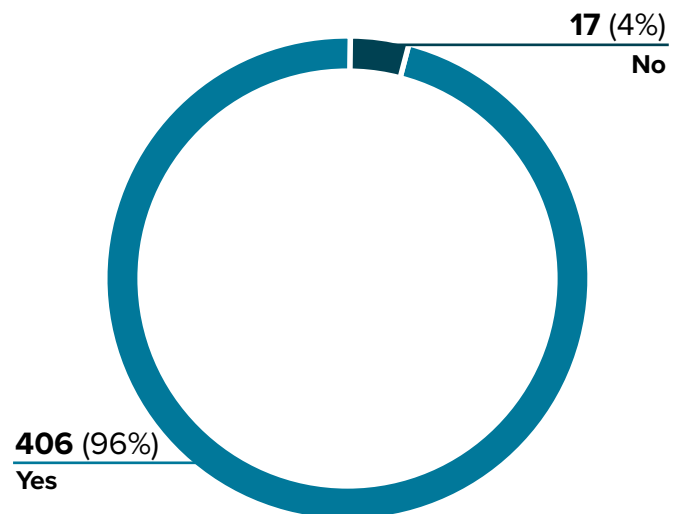
A core goal of the engagement was to assess the level of understanding and clarity of the OCP for community members. Survey respondents were asked to share whether they understood the purpose of the Official Community Plan and how clear the Land Use Framework was to them. Similarly, participants at the open houses were asked to vote on how clear the Land Use Framework was and provide suggestions for improvement if it wasn't clear.

Generally, participants shared that they understood the OCP and found the Land Use Framework to be at least somewhat clear. However, some of the responses received for other questions in the survey and at the open house showed that there may be some lack of clarity in how the OCP policies will affect residents and the time period for these actions to be taken.

Clarity of the OCP

Almost all (96%) of survey respondents shared that they understand the purpose of the OCP.

Figure 1: Do you understand the purpose of the Official Community Plan (OCP)?

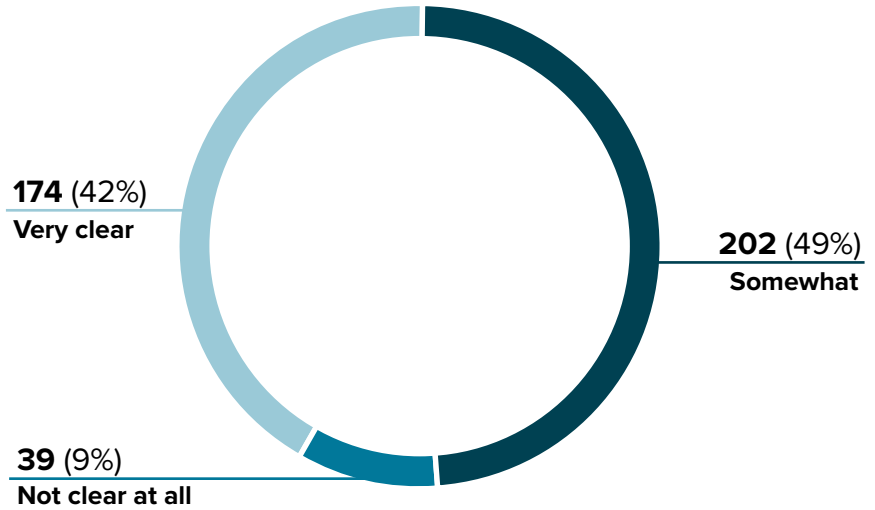


Clarity of the Land Use Framework

Most participants found the Land Use Framework to be at least somewhat clear, with 49% rating it as “somewhat clear” and 42% of participants indicating it is very clear. A total of 9% felt that the Land Use Framework is not clear at all.



Figure 2: How clear is the Land Use Framework to you?



General Feedback

Effectiveness of objectives and policy actions to support the goals

For each goal, participants were asked whether they felt that the proposed objectives and policy actions effectively support the goal. Responses were very similar across all goals, with approximately 50% of participants saying yes, 20% of participants being unsure, and 30% of participants saying the proposed objectives and policy actions do not effectively support the goals. The high number of participants that indicated they were unsure may point to a lack of understanding or familiarity with how the different policy actions would work to support each goal.

Out of all the survey responses to questions about the effectiveness of the objectives and policy actions, 14% of participants answered “No” to every question. These participants tended to share the same response for the questions related to each goal, which related to concerns about increased densification, beliefs that the City’s infrastructure won’t be able to support these goals without significant upgrades, and a desire for more engagement and more detailed planning to determine if the policy actions are feasible.

Key themes

Participants who felt that the Land Use Framework was unclear or that the objectives and policy actions did not effectively support each goal were asked to provide comments to explain why. The top five themes across all comments expressing concerns or suggestions for improvement were: the need to upgrade **transportation infrastructure** and networks to support the goals, concerns about the feasibility and **implementation** of the OCP, priorities related to the **climate and environment**, calls for greater investment in **amenities**, and suggestions for **economic** supports for Burnaby businesses.

Transportation (14% of comments)

- Upgrades to public transit service are needed to support greater demand and population growth, especially as density is focused around transit hubs.
- Cycling and pedestrian infrastructure need to be improved to be safer and more comfortable in order to shift away from vehicle use.
- Access for vehicles still needs to be protected for people that need vehicles to move around the city and for commercial and industrial activity.

Implementation (11% of comments)

- Concerns that the objectives and actions in the OCP won't achieve the goals, or that there are conflicts between actions in different sections. For example, some participants felt that increasing density will reduce access to green space, impacting livability and increasing the impacts of climate change.
- Measurable targets need to be incorporated into the actions to assess how effective they are.
- Language included in the actions (for example, "encourage," "foster," and "promote") isn't clear or actionable enough.
- Concerns that implementation isn't feasible, the costs of actions may be too high, and that some actions fall outside of City responsibility or rely on other partners, such as the Province.

Climate and Environment (10% of comments)

- Comments emphasized the need to protect ecosystems from damage due to development and population growth, especially aquatic habitats for fish and other wildlife.
- Concerns that this plan won't effectively address climate change and that increasing density and losing green space and trees will increase the effects of climate change in the city.
- Calls for the City to protect existing trees and increase the tree canopy through development to provide shade in the summer and improve the beauty of the community.

Amenities (7% of comments)

- The need to spread amenities across the city to support more equitable access for community members.
- Calls for the City to build or support the creation of specific community amenities including child care, swimming pools, community gardens, recreation facilities, and health care.

Economy (7% of comments)

- Comments suggest that the City needs to provide more support for local businesses that are struggling under economic pressure and being pushed out by larger-scale businesses and chains. Specific supports mentioned included keeping nearby street parking, reducing taxes, and keeping commercial rent low.
- Positive feedback on integrating more small-scale and neighbourhood commercial areas that provide valuable services to the surrounding residents.
- Protect industrial land in Burnaby that allows businesses to grow and creates local jobs.

Land Use Framework

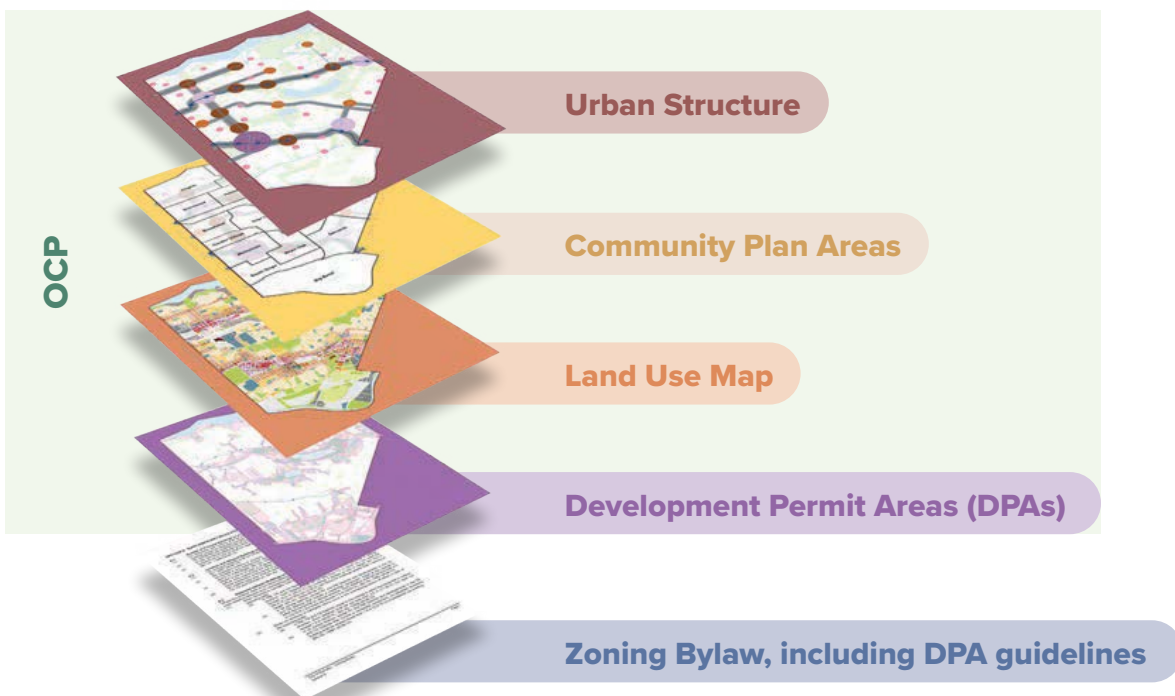
Description:

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 includes several components:

- An Urban Structure Map that aligns different neighbourhood types with the transportation network to show the planned distribution of growth and development in the city.
- Community Plan Areas, which complement and support the objectives of the OCP while providing a more detailed approach to enhancing the character and assets of specific areas.
- A Land Use Map, based on land use designations that show the future intended land use for each parcel and future transportation connections.
- Development Permit Areas, where there are additional development requirements to provide protections to tenants, safeguard sensitive ecosystems, and ensure that the form and character of new buildings reflects high quality design.

Structure of the Land Use Framework



The Land Use Framework was the section of the OCP that community members shared the most concerns or questions about. The majority of written submissions, which provided highly detailed and often property-specific concerns, focused on the Land Use Map.

A total of 63 comments were received in response to the question “How could the Land Use Framework be improved?” in the online survey and at the open houses.

The most common suggestions in these comments were:

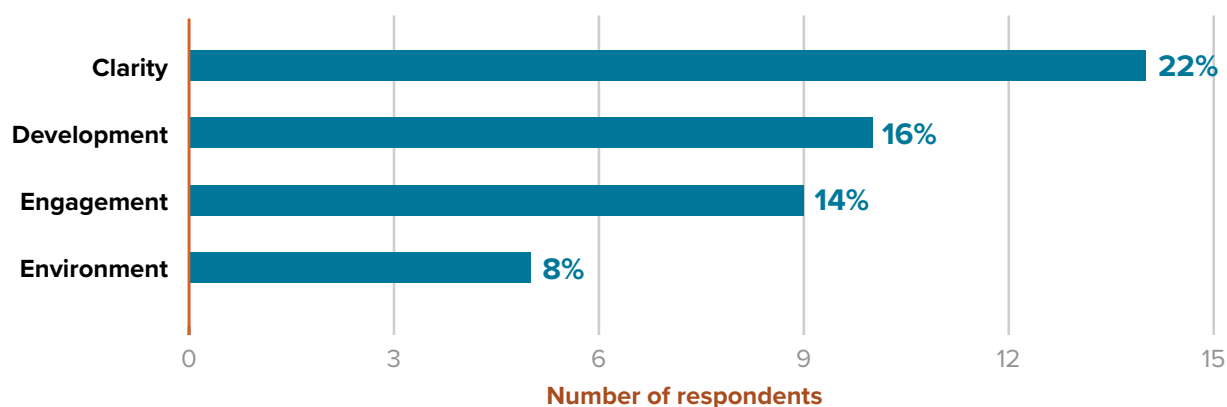
- Improve the clarity of the Framework and proposed changes (22% of comments)
- Consider the impacts of development on the community (16% of comments)
- Conduct more community engagement and communication (14% of comments)
- Protect ecosystems and the environment from impacts from construction and growth (8% of comments)

In terms of clarity, respondents felt that the descriptions of the land use designations and overlays were vague, the language was difficult to understand, and the maps were challenging to read.

Some comments, similar to the written submissions, focused on impacts to specific properties with concerns about how changes in land use designation will affect property values or changes the nature of the neighbourhood. Specific neighbourhoods that were mentioned frequently in the comments included:

- **Rathburn Drive and Rietta Court**, which have a proposed land use designation of “Low-rise apartment 2” and “Mid-rise apartment 1.” These comments expressed concern about the land use designation may create pressure to redevelop, impacting the current owners of single-family homes in the area and the environmental impacts of new development on Stoney Creek.
- **South of Sullivan Street**, which has a proposed land use designation of “Parks, Open Spaces and Natural Areas.” Current owners of homes in this area are concerned about what this change in land use designation means for their property ownership rights and called for the land use designation to be changed to “Low-rise apartment 2” to be consistent to neighbouring parcels.

Figure 3: How could the Land Use Framework be improved?



N= 63

Prioritization of Goals

Participants were asked to share which goals were most important to them. In the survey, participants were asked to rank the goals from one to five, with one being the most important and five being the least important. At the open house, participants were only asked to identify the most important goal.

Generally, Goal 4 (Efficient Networks) and Goal 1 (Complete Communities) were the most important goals for participants. Goal 5 (Climate Action and Environment) and Goal 2 (Welcoming Spaces) were the least important. However, the average ranking for all goals from the survey responses were quite similar, ranging from 2.3 for the most important goal to 3.2 for the least important goal. This limited range points to participants feeling that all goals are of relatively similar importance.

Table 1: Ranking of goal importance

Rank	Goal	Average Ranking (1=most important and 5=least important)
1	Goal 4: Efficient Networks	2.3
2	Goal 1: Complete Communities	2.5
3	Goal 3: Thriving Economy	2.8
4	Goal 5: Climate Action and Environment	3.0
5	Goal 2: Welcoming Spaces	3.2

The prioritization of goals differed depending on the housing type and tenure of the survey respondent. Respondents who rent their homes rated “climate action and environment” and “welcoming spaces” more highly and “thriving economy” as a lower priority compared to respondents who own their homes. This difference is also reflected in the age range of survey respondents, which may be due to a lower likelihood for younger respondents (aged 18 to 34) to own their homes than older respondents (aged 35 to 65).

In the engagement sessions for Indigenous Peoples living in Burnaby, participants felt strongly that Goal 5: Climate Action and Environment was the most important goal and should be placed first in the OCP as a foundation to all other goals.

Table 2: Ranking of goal importance for home owners compared to home renters

		Home Renters	Home Owners	
Rank	Goal	Average Ranking (1=most important and 5=least important)	Goal	Average Ranking (1=most important and 5=least important)
1	Goal 1	2.3	Goal 4	2.4
2	Goal 4	2.4	Goal 1	2.8
3	Goal 5	2.8	Goal 3	2.9
4	Goal 2	3.3	Goal 5	3.1
5	Goal 3	3.8	Goal 2	3.6

Goal 1: Complete Communities

Goal 1: Foster complete communities that are sustainable, equitable and accessible to everyone

Description:

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 parks and open spaces through parks protection, planning and programming
- 1.5: Protect and strengthen food systems to support healthy communities
- 1.6: Promote convenience within and between neighbourhoods

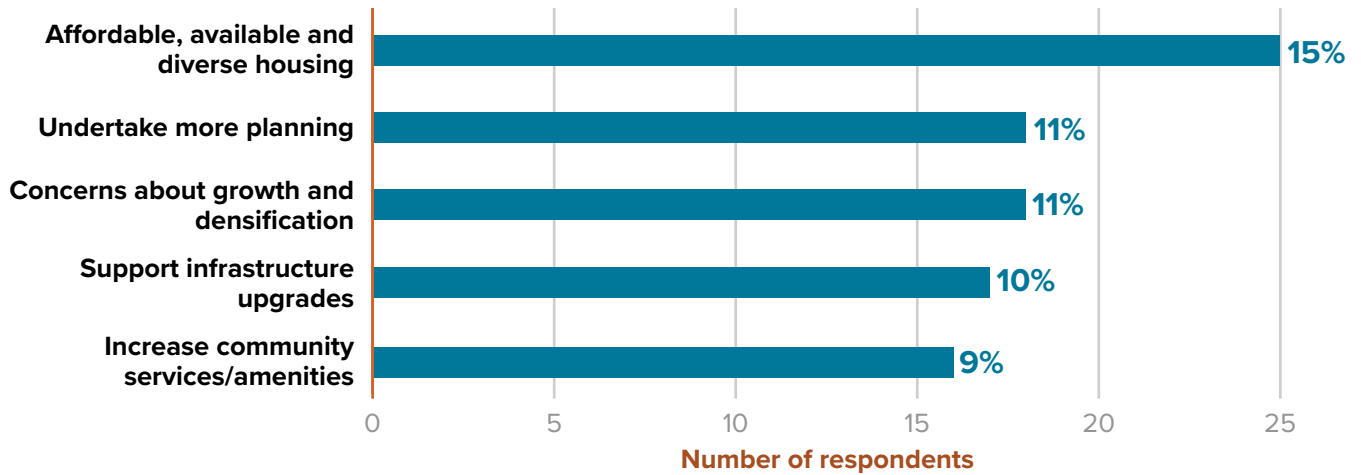
Suggestions for improvement

169 comments were received in response to the question “is there anything else that should be included in Goal 1?” The top five themes from these comments are shown in Figure 4 and described below:

- **Affordable, available, and accessible housing** is the most important aspect for creating complete communities (15% of comments)
- **More planning is needed** to understand the feasibility and impacts of policy actions (11% of comments)
- **Concerns about community growth**, including that a higher population and increased density is not feasible or desirable for Burnaby (11% of comments)
- **Upgraded infrastructure** is needed to support growth, especially transportation and utility infrastructure (10% of comments)
- **More community services and amenities** are needed to create complete communities, especially hospitals, schools, recreation facilities, child care services, and community spaces. (9% of comments)

Other themes that each made up 5% or less of the responses to this question included a call to undertake more engagement or incorporate more community feedback, the need to protect housing from being turned into parks, and the need for transportation infrastructure to support complete communities.

Figure 4: Goal 1 suggestions for improvement



N=169

Priorities for different demographics

Some survey respondents from different demographics had different priorities for Goal 1. The most common themes for different groups are summarized below, based on where survey respondents live in Burnaby, whether they own or rent their home, the type of home they live in, and their age. The greatest variation in perspectives on Goal 1 were between different quadrants of the city, which may be explained by differing levels of “complete communities” already existing in Burnaby.

Quadrant

Quadrant	Most Common Theme	Number of Comments
Northeast	Change the Parks, Open Spaces and Natural Areas land use designation where there are currently residential properties south of Sullivan Street.	6 comments
Northwest	Upgrade infrastructure to support growth.	6 comments
Southeast	Concerns about housing continuing to be unaffordable and the need for more family friendly housing.	3 comments
Southwest	Concerns that the OCP proposes too much densification and that there needs to be a variety of housing options.	14 comments

Renters and Home Owners

Housing Tenure	Most Common Theme	Number of Comments
Owners	More planning is needed to determine feasibility of policy actions and concerns about over-densification.	13 comments
Renters	Concerns about housing affordability and accessibility.	5 comments

Housing Structure

Housing Structure	Most Common Theme	Number of Comments
Apartment/ Condo	Housing affordability and accessibility and access to community services.	7 comments
Single detached house or duplex	More planning is needed to determine feasibility of policy actions and concerns about over-densification.	25 comments

Age Group

Age Group	Most Common Theme	Number of Comments
Under 34	Housing affordability, accessibility, and variety.	5 comments
35 to 65	More planning is needed to determine the feasibility of the policy actions, the need to upgrade infrastructure to support growth.	14 comments
Over 65	More planning is needed to determine the feasibility of the policy actions and concerns about over-densification.	8 comments

Indigenous Identity

Indigenous Peoples living in Burnaby	Indigenous Identity
<ul style="list-style-type: none"> Ensuring Indigenous representation is prominent across the City (art, language architecture, gathering spaces). Sustainable planning is needed for future generations. More educational opportunities for the public about these lands (where our watersheds are, what animal networks exist, our trout and salmon). 	



Goal 2: Welcoming Spaces

Goal 2: Create welcoming public spaces, cultural opportunities, and a sense of belonging for all.

Description:

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 the 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 protect 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



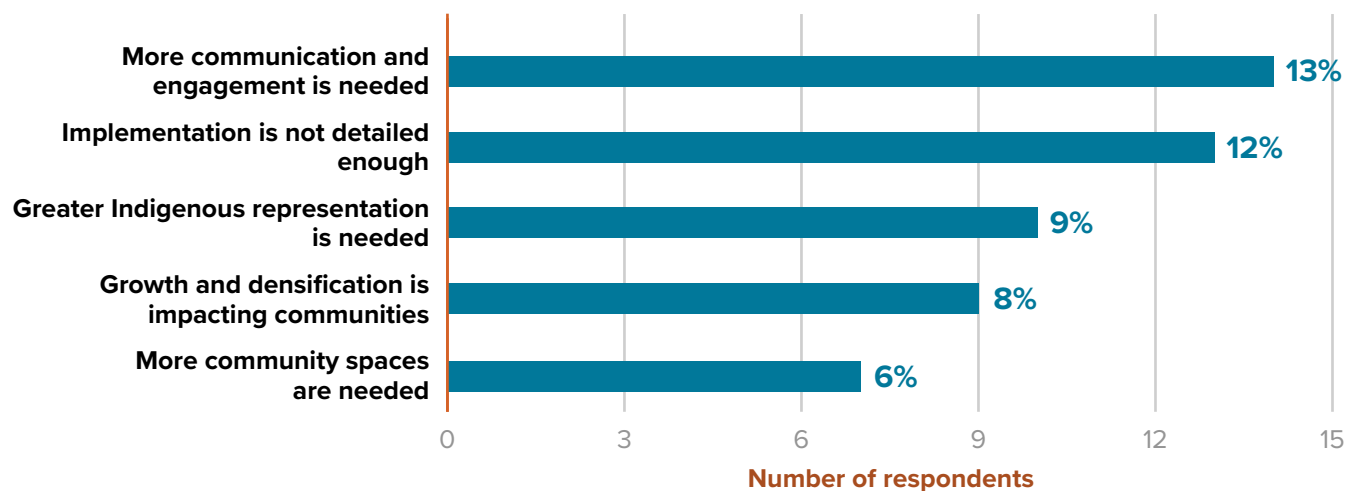
Suggestions for improvement

108 comments were received in response to the question “is there anything else that should be included in Goal 2?” The top five themes from these comments are shown in Figure 5 and described below:

- **More engagement and communication** about the OCP is needed in general, not specifically related to the goal of creating welcoming spaces (13% of comments)
- **The implementation of the policy actions** isn't detailed enough or won't effectively achieve the goal (12% of comments)
- **More Indigenous representation in public spaces** including in building more longhouses, friendship centres, and Indigenous languages (9%)
- **Land use designations that support taller building heights** and more densification will take away from welcoming spaces in Burnaby (8% of comments)
- **More community spaces** are needed in the Burnaby, such as free public spaces and community gardens (6% of comments)

Other themes that each made up less than 5% or less of responses to this question included a need to improve public safety, concerns that policies in the OCP will create more divisions in the community, and that infrastructure upgrades need to be a bigger priority.

Figure 5: Goal 2 suggestions for improvement



N=108



Priorities for different demographics

The greatest variation in perspectives on Goal 2 was based on where survey respondents lived, their housing tenure, housing structure and age were found in the type of home respondents live in and whether they own or rent their home.

Quadrant

Quadrant	Most Common Theme	Number of Comments
Northeast	More engagement and communication is needed with community members about proposed changes.	7 comments
Northwest	Concerns about densification and development taking away green spaces. Specific concerns about the institutional land use designation of residential properties near Alpha Secondary School.	3 comments
Southeast	Concerns about taller building heights contributing to loss of green spaces and unaffordable housing.	2 comments
Southwest	More engagement and communication is needed with community members about proposed changes.	3 comments

Renters and Home Owners

Housing Tenure	Most Common Theme	Number of Comments
Owners	Implementation isn't feasible or policy actions won't effectively achieve the goal.	10 comments
Renters	More engagement and communication is needed with community members about proposed changes.	4 comments

Housing Structure

Housing Structure	Most Common Theme	Number of Comments
Apartment/ Condo	More community services and amenities are needed.	6 comments
Single detached house or duplex	More engagement and communication is needed with community members about proposed changes.	11 comments

Age Group

Age Group	Most Common Theme	Number of Comments
Under 34	More community spaces and arts and cultural spaces are needed.	4 comments
35 to 65	Implementation isn't feasible or policy actions won't effectively achieve the goal.	6 comments
Over 65	Incorporate more community feedback into the objectives and policy actions.	2 comments

Indigenous Identity

Indigenous Peoples living in Burnaby

- Desire for more opportunities to learn about the Host Nations' culture.
- Explore opportunities to create a sense of belonging for Indigenous Peoples living in Burnaby.
- Desire for a Friendship Centre and a Long House near water.
- Include the languages of the Host Nations in all public spaces.
- More community gardens are needed, especially for schools and children.

Goal 3: Thriving Economy

Goal 3: Support a diverse and thriving economy

Description:

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

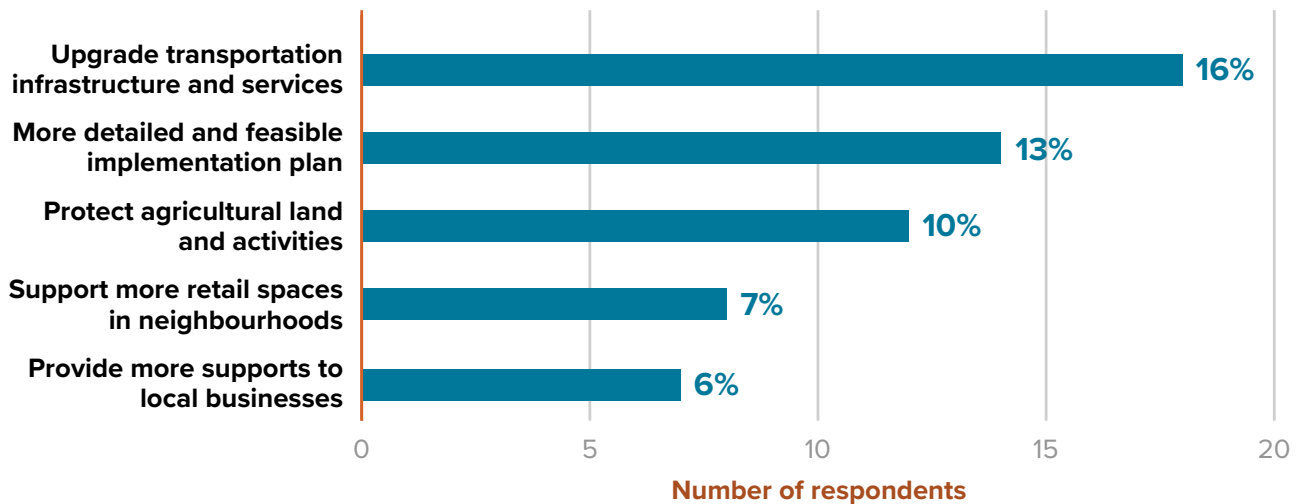
Suggestions for improvement

113 comments were received in response to the question “is there anything else that should be included in Goal 3?” The top five themes from these comments are shown in Figure 6 and described below:

- **Upgrade transportation infrastructure and services**, including public transit and cycling infrastructure, while still ensuring access for cars. (16% of comments)
- **Concerns about the feasibility of implementation** of the policy actions and the need for measurable targets to evaluate effectiveness (13% of comments)
- **Support for the protection of agricultural lands** and other food systems like community gardens and vertical farming (10% of comments)
- **Support for more small scale/neighbourhood commercial** and ground floor retail spaces in neighbourhoods (7% of comments)
- **More supports for small and local businesses** that enable them to afford to remain in communities, such as low taxes and commercial rents (6% of comments)

Other themes that each made up less than 5% of the responses to this question included the need to protect industrial land, concerns about external economic impacts such as U.S. tariffs, and the need for affordable housing to support economic growth.

Figure 6: Goal 3 suggestions for improvement



N=113

Comments from different groups

There were no distinct themes from the Southeast quadrant or renters in the comments related to Goal 3. The greatest distinction between the demographics of survey respondents was a strong sense from home owners that the road network needs to continue to support vehicle access and parking, whereas respondents who live in apartments and condos were more interested in upgrades to active transportation and public transit.

Quadrant

Quadrant	Most Common Theme	Number of Comments
Northeast	Policy actions need more detail about implementation and coordination between the City and the Province.	4 comments
Northwest	Ensure the road network continues to allow access for cars and adequate parking.	9 comments
Southwest	Policy actions need more detail about implementation and measurable targets.	6 comments

Renters and Home Owners

Housing Tenure	Most Common Theme	Number of Comments
Owners	Ensure the road network continues to allow access for cars and adequate parking.	12 comments

Housing Structure

Housing Structure	Most Common Theme	Number of Comments
Apartment/ Condo	Invest in active transportation and public transit service.	4 comments
Single detached house or duplex	Policy actions need more detail about implementation and coordination between the City and the Province.	11 comments

Indigenous Identity

Indigenous Peoples living in Burnaby	<ul style="list-style-type: none"> • More educational opportunities are needed to help people stay in Burnaby. • Markets for Indigenous artists and vendors (many successful examples of this in other cities).
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Goal 4: Efficient Networks

Goal 4: Create and maintain efficient and well-connected transportation and infrastructure networks

Description:

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

Suggestions for improvement

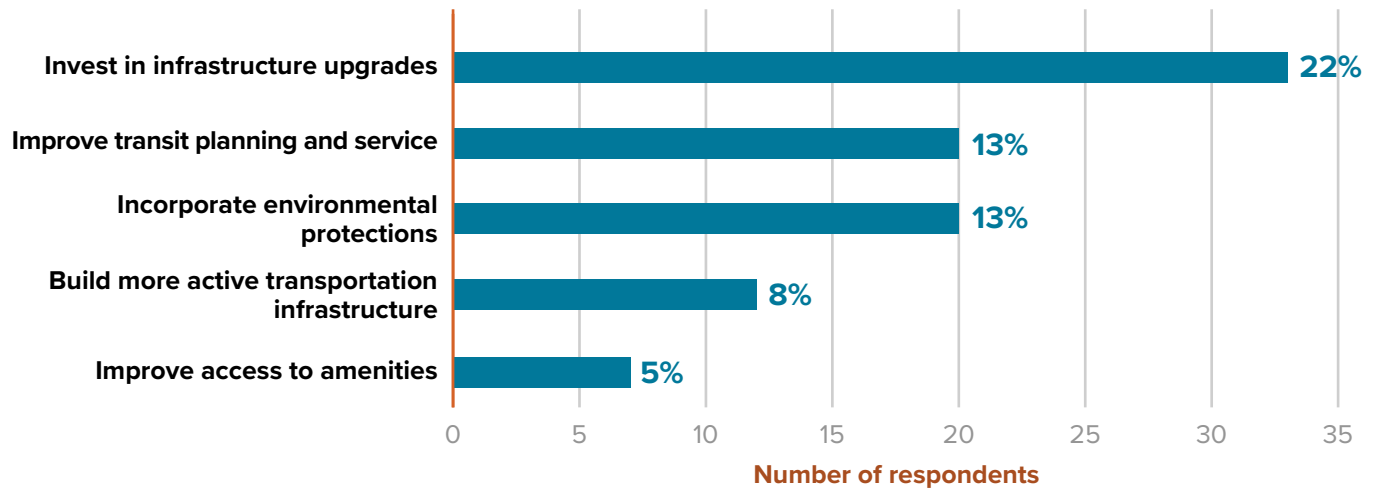
149 comments were received in response to the question “is there anything else that should be included in Goal 4?” The top five themes from these comments are shown in Figure 7 and described below:

- **Infrastructure upgrades are needed to support growth**, especially transportation and road infrastructure, transit infrastructure, and water and sewer utilities (22% of comments)
- **Transit investments and route planning** need to be improved to support efficient movements, including expanding the SkyTrain. Some concerns were raised about the proposed Bus Rapid Transit on Hastings disrupting traffic and impacting parking availability. (13% of comments)
- **Ensure environmental protections are in place** to mitigate impacts of infrastructure on ecosystems, water use, and climate change (13% of comments)
- **Increase active transportation infrastructure** especially separated and protected bike lanes to make cycling safer (8% of comments)
- **Improve access to amenities**, especially healthcare, schools, and supports for seniors (5% of comments)



Other themes that each made up less than 5% of the responses to this question included incorporating more parks and greenspaces in private properties and transit infrastructure, the need to ensure there continues to be access for vehicles, and mixed opinions on the value of the Burnaby Mountain Gondola project.

Figure 7: Goal 4 suggestions for improvement



N=149



Priorities for different demographics

The need to invest in infrastructure upgrades was the most common theme across almost all demographic groups. Two specific groups had differing priorities for Goal 4:

- Survey participants in the Northwest quadrant shared concerns about the proposed Rapid Bus Route on Hastings Street adding to congestion and taking away parking on the street.
- Survey participants who live in apartments or condos want to see greater investment in public transit service.

Quadrant

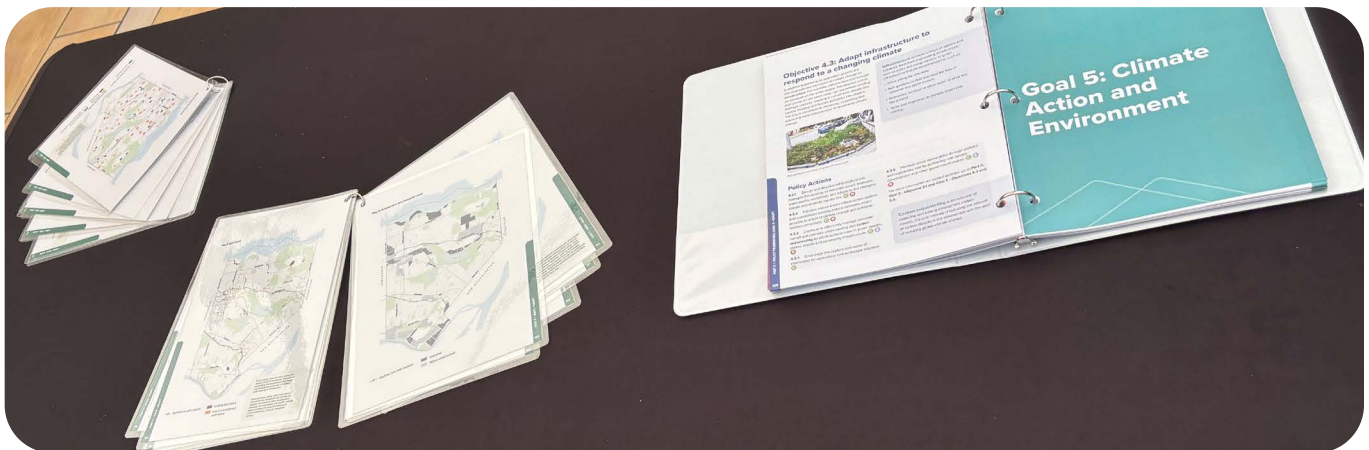
Quadrant	Most Common Theme	Number of Comments
Northwest	Opposition to public transit, with concerns specifically about the proposed Rapid Bus Route on Hastings Street.	6 comments
Northeast	Infrastructure upgrades are needed to support growth, especially the transportation network and public transit.	6 comments
Southeast		4 comments
Southwest		11 comments

Housing Structure

Housing Structure	Most Common Theme	Number of Comments
Apartment/ Condo	Greater investment is needed in public transit.	7 comments
Single detached house or duplex	Infrastructure upgrades are needed to support growth, especially the transportation network.	13 comments

Indigenous Identity

Indigenous Peoples living in Burnaby	<ul style="list-style-type: none"> • Support for the current transit systems, but there could be more service north to south. • Safer bike paths are needed (especially along Lougheed Highway). • Plan our transportation networks around the natural networks (our current modes of transportation disrupt migration).
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Goal 5: Climate Action and Environment

Goal 5: Lead in climate action, and protect, enhance, and restore the natural environment

Description:

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.

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: Strengthen community resilience through emergency preparedness
- 5.6: Work with Host Nations and Indigenous Peoples living in Burnaby to bring Indigenous perspectives to environmental protection
- 5.7: Protect, manage and restore the environment to support resilient ecosystems
- 5.8: Support the protection of agricultural lands and the natural environment
- 5.9: Educate and empower community members to participate in environmental stewardship and climate action

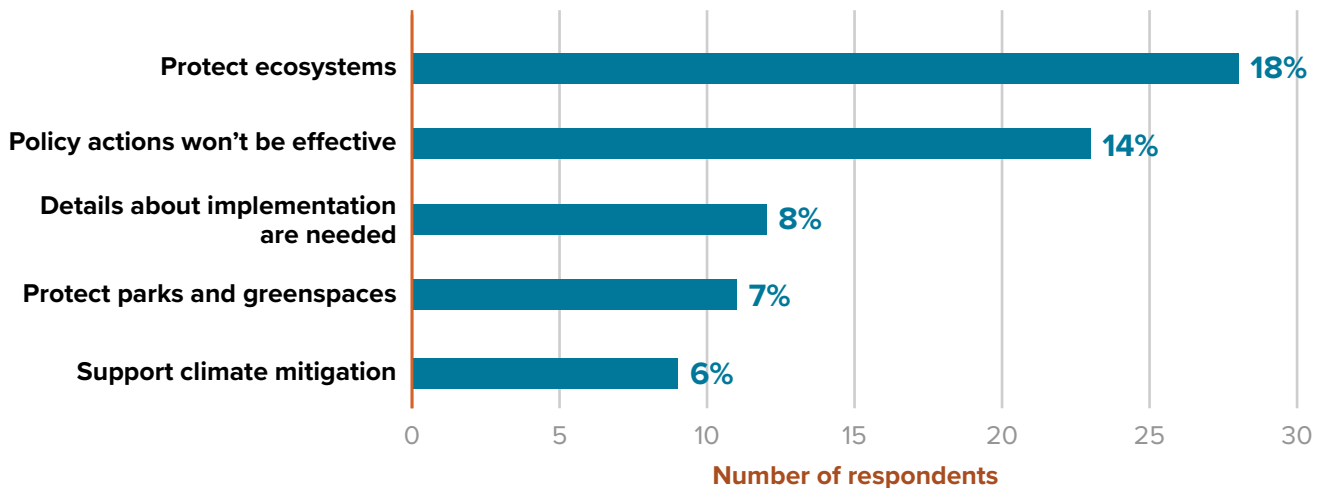
Suggestions for improvement

153 comments were received in response to the question “is there anything else that should be included in Goal 5?” The top five themes from these comments are shown in Figure 8 and described below:

- **Greater protections for ecosystems** to prevent impacts from construction need to be implemented. Many comments related to ecosystem protection referenced Stoney Creek in Northeast Burnaby. (18% of comments)
- **Concerns that these policies will not be effective** because other sections of the OCP that support new development, taller buildings, and more construction will have negative environmental and climate impacts. (14% of comments)
- **Questions related to how these policies will be implemented** and the need for realistic actions and measurable targets to evaluate effectiveness. (8% of comments)
- **Protect parks and greenspaces** or enhance existing parks and greenspaces. (7% of comments)
- **Support for prioritizing climate mitigation** and adaptation to protect the community from climate impacts. (6% of comments)

Other themes that each made up less than 5% of the responses to this question included concerns about new development not being environmentally friendly, the need to protect and expand the tree canopy, and calls to adopt more green technology.

Figure 8: Goal 5 suggestions for improvement



N=153

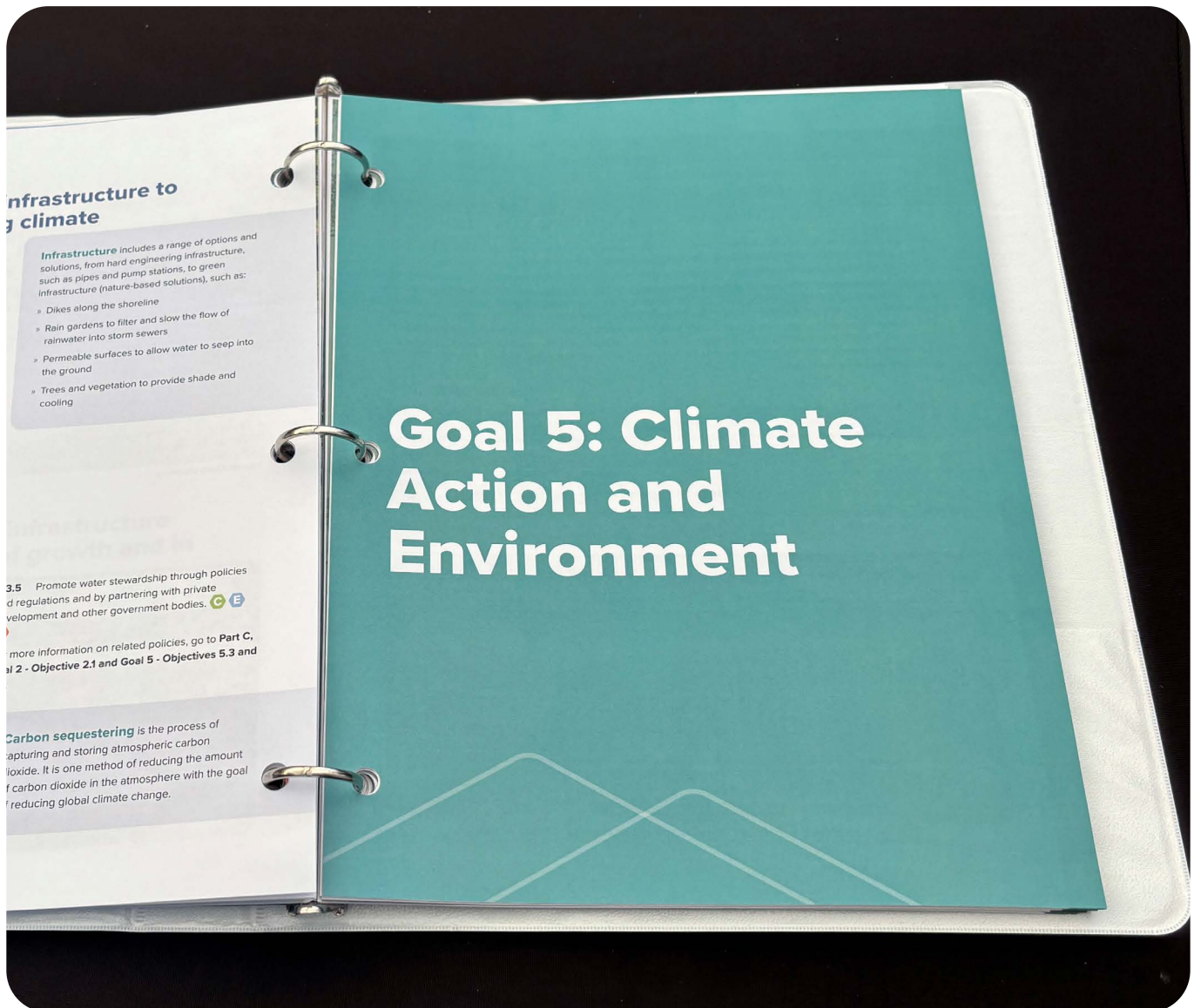
Priorities for different demographics

Other than Indigenous identity, there was no significant variation in the top themes across age groups and participants who own or rent and live in different housing structures in different areas of Burnaby.

Indigenous Identity

Indigenous Peoples living in Burnaby

- This goal should be #1, none of the other goals are possible without this one.
- Construction dust and pollution are harming the fish in our creeks.
- Explore water meters to monitor how much water is being used.
- Explore greenspaces in and on top of buildings.
- Use bird-safe windows (especially at SFU).
- Protecting nature is the highest priority.





5.2 Community Partners

Specific community partners, including neighbouring communities, government agencies, institutions and service providers, were invited to review the full draft OCP and provide feedback. Some partners responded through a provided feedback form, some provided formal letters outlining considerations, and others provided detailed input on specific policy actions. As each community partner represents a specific perspective on the OCP, key points from each group are summarized below.

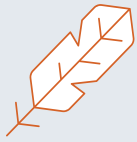
Organization	Key Feedback
Agricultural Land Commission (ALC)	<ul style="list-style-type: none"> Any consideration of future parks within the Agricultural Land Reserve will require discussion with the ALC. Comments on the wording of specific policy actions within the Economy section (policy actions 3.5.2 and 3.5.6).
BC Housing	<ul style="list-style-type: none"> Recommended wording changes to the definitions of non-market housing and affordable housing.
BCIT - Campus Planning	<ul style="list-style-type: none"> Comments on new height-based framework and implications for the BCIT campus plan. Recommendation to create a new “university district” to allow densities to be adapted to suit the needs of a learning institution, considering how the current BCIT institutional category is very different than other institutional uses.
Burnaby Public Library	<ul style="list-style-type: none"> Comments on the wording of specific policy actions within the Complete Communities section (policy actions 1.3.21, 1.3.13, 1.3.14 and 1.6.4).
Burnaby School District	<ul style="list-style-type: none"> The need for continued collaboration between the City and the School District for ongoing planning. Comments about anticipated school sites and school expansions in the Land Use Map.
City of New Westminister	<ul style="list-style-type: none"> Comments on the alignment of LR Cycling network with the City of New Westminister network through ongoing collaboration and coordination between municipalities. Comments on residential densities across borders and on specific projects around the 22nd Street Station area.
Fraser Health Authority	<ul style="list-style-type: none"> Comments regarding implementation and monitoring indicators. Suggested edits and additions to some of the maps. Detailed comments and suggestions related to environment, healthy design features and heat resilience. Comments on the wording of specific policy actions within the Complete Communities section (policy action 1.3.19).



TransLink	<ul style="list-style-type: none"> • Wording changes to improve clarity of specific policy actions in Efficient Networks section (policy actions 4.1.11, 4.1.12, 1.1.6, 4.1.7, 4.1.10, 4.1.2) • Comments that RapidBus or other transit service on some routes is not planned or approved by TransLink, reflecting the conceptual nature of the designation. • Other comments about wording and questions about future bus service changes needed to support long term growth. • Comments about possible future RT Urban Village designation at SFU.
Metro Vancouver	<ul style="list-style-type: none"> • Comments on the wording of specific policy actions within the Complete Communities section (policy actions 1.5.3, 1.5.4, 5.4.5, 5.7.4) • Input on the Regional Context Statement.
Vancouver Airport Authority	<ul style="list-style-type: none"> • Comments on maintaining safe separation of planes and buildings, specifically related to the heights of buildings in flight paths.
Vancouver Fraser Port Authority	<ul style="list-style-type: none"> • Comments on special study areas and a request for further discussion about special study areas. • Request for a specific policy to support the protection of employment and industrial lands within the special study areas.
BC Hydro	<ul style="list-style-type: none"> • Desire to be more involved in future updates to Community Plans and Economic Development Strategy. • Comments on the wording of specific policy actions to include BC Hydro. • Need to strengthen coordination with BC Hydro during implementation.

Other input received from community partners that were not formally invited to provide feedback on the draft OCP included:

Organization	Key Feedback
Willard Street Working Group	<ul style="list-style-type: none"> • Primarily interested in agriculture aspects of the Plan. • Suggested edits to some policy actions.
Stoney Creek Environmental Committee	<ul style="list-style-type: none"> • Support for Stoney Creek daylighting and restoration, and advocacy for further work on this through redevelopment opportunities.
Heights Merchants Association	<ul style="list-style-type: none"> • Concerns about loss of parking to facilitate Bus Rapid Transit on Hastings Street. • Desire for greater support for more commercial use along Hastings Street. • Concern about crime and vandalism and desire for policies and building designs that reduce crime.
Cariboo Heights Forest Preservation Society	<ul style="list-style-type: none"> • Overall support for the OCP. • Desire for more stringent regulations and enforcement to prevent construction runoff from harming streams. • Support for working with Host Nations to bring their perspectives to environmental protection. • Support for daylighting streams and the overall blue-green network to restore aquatic and terrestrial habitats. • Support for increased permeable surfaces and desire for a ban on plastic turf.



5.3 Host Nations

We respectfully acknowledge that the City of Burnaby is located on the unceded territories of the x̣ṃəθḳəỵəm (Musqueam), Ṣḳẉx̣ẉú7mesh (Squamish), ṣəḷiḷẉətaʔ (Tsleil-Waututh), and ḳẉiḳẉəł̣əm (Kwkwetlem) Peoples. Each Nation has distinct histories and distinct traditional territories that fully or partially encompass the city.

Each of these Host Nations were invited to provide feedback on the draft OCP through a written referrals process. This feedback is summarized below.

ḳẉiḳẉəł̣əm First Nation (Kwkwetlem First Nation):



Need to protect important sites like Burnaby Mountain from further encroachment by rapid transit and the Burnaby Mountain Gondola.



Would like to see better wildlife habitat in Burnaby's parks such as native meadows or forested areas.



Areas of important cultural significance cannot always be shared publicly.



Built heritage should not be prioritized over archaeological sites, specifically in Objective 2.5 (Create processes that strengthen existing tools and resources to protect archaeological sites) and Objective 2.6 (Prioritize the identification, protection and enhancement of built heritage resources).



Policies should reflect how all Host Nations wish to see their culture reflected in their own territory.

x̣ṃəθḳəỵəm (Musqueam):

No feedback provided

Ṣḳẉx̣ẉú7mesh (Squamish):

No feedback provided

ṣəḷiḷẉətaʔ (Tsleil-Waututh):

No feedback provided





5.4 Burnaby Community Assembly

The Burnaby Community Assembly was a broadly representative group of 40 Burnaby residents selected through a civic lottery to help shape Burnaby’s Official Community Plan. On April 26th, 2025, Burnaby Community Assembly members gathered to provide feedback on the draft Official Community Plan, and the City’s response to their original recommendations provided in 2024.

The Burnaby Community Assembly compiled their feedback in a Reconvening Report. These feedback statements are also included below. These feedback statements have been edited for clarity without changing the original meaning and purpose of the Assembly’s feedback:

- Although it falls outside the scope of the Official Community Plan, we hope the Council will direct staff to maximize the use of tools, especially the Burnaby Housing Authority, to reduce dependency on private development.
- In addition, the City should ensure quality public engagement on housing regulation and progress towards providing increased affordability and housing supply, and should communicate progress in these areas via accessible information and reports.
- We appreciated the City’s interest to engage on accessibility needs for transit infrastructure and encourage the City to use its influence to the utmost extent to encourage TransLink to maximize accessibility measures.
- We generally support the City’s approach on improving accessibility in housing and land use in the draft Official Community Plan, but request that the City take additional steps to make housing more accessible in zones that allow for buildings “up to 4 storeys” (townhomes, multiplex and low rise).
- We appreciate the City’s use of various tools to finance community spaces, affordable housing, and childcare, and feel our recommendation was generally heard. Beyond this, we recommend that the City re-direct funding from amenity and development charges to support public / “third” spaces, in which people can gather, for free, year-round (e.g. B.C. Parkway).
- Although it falls outside the scope of the Official Community Plan, the Burnaby Community Assembly requests that Council direct staff to produce accessible communications that summarize the criteria and KPIs used to make City decisions, and report back on KPI outcomes in an easy-to-access dashboard.
- We continue to request that Council action our Recommendation #2, that the City of Burnaby should adopt an intergenerational lens for decision-making, “requiring staff to report on potential impacts that will be felt by future generations for all major projects, plans, strategies, policies and budget decisions.” For example, this could include providing information on who is being asked to fund City projects (e.g. current residents vs. future residents).

The full Burnaby Community Assembly Reconvening Report, as well as the City of Burnaby’s response to the Assembly’s original recommendations can be read at www.burnabyassembly.ca.



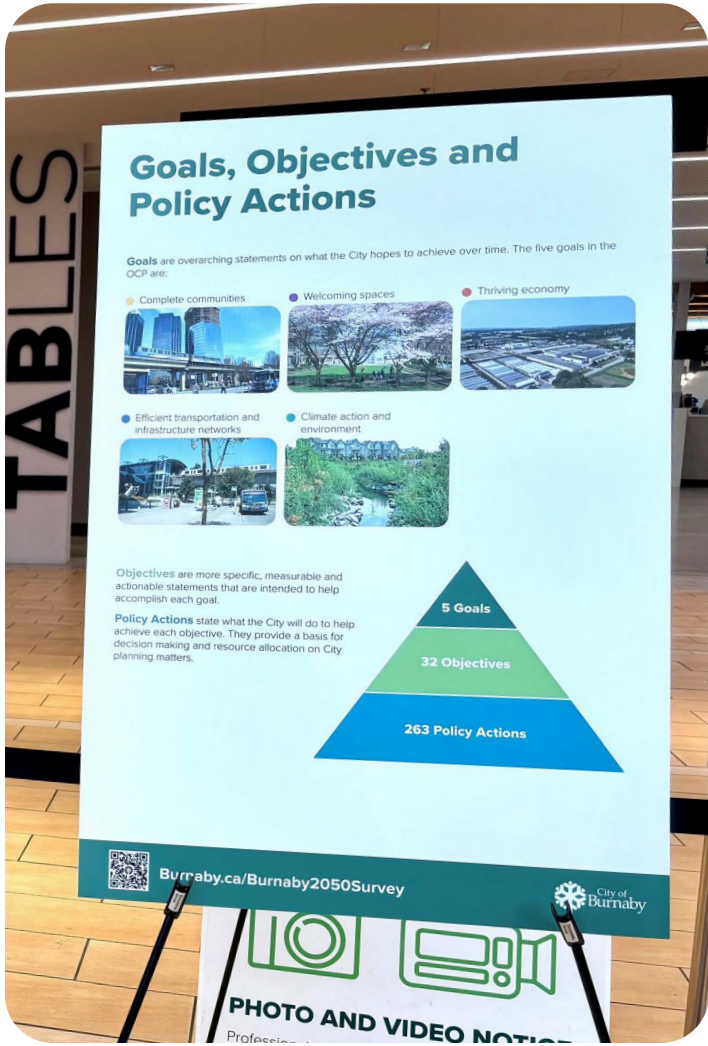
6 Next Steps



The input gathered from this engagement program has been used to refine the OCP in preparation for the adoption process.

The adoption process is scheduled to begin in September 2025, with a target date for final adoption in December 2025.

This is not the last time community members will be invited to share their perspectives on the future of Burnaby. Under provincial legislation, Official Community Plans must now be reviewed every five years to ensure they continue to reflect the needs of the community and keep pace with growth and change. Communication and engagement with Burnaby residents, community organizations, businesses, and Host Nations is an important part of the City’s decision-making process and will continue to be incorporated into community planning and other guiding strategies and City projects that shape the way people in Burnaby live, learn, work, and play.





little Mountain
PLANNERS

n Structure

Urban Map shows different urban centers with transportation networks to show the
growth and development in the city. It also provides a framework to various
in areas and guide land use and development.

Urban centers types included in the Urban Structure Map

- High-rise buildings, mixed residential uses, community facilities, and large-scale retail
and cultural buildings.
- Medium-rise and high-rise buildings with social, recreational and cultural facilities that serve a
regional area.
- Transit Urban Villages, medium to high-rise buildings centered around public transit, use to
serve business and commercial centers around Bus Rapid Transit routes.
- Villages, low and mid-rise buildings with residential and commercial uses that serve the local
area.
- Neighborhood Centres, low-rise buildings with residential and commercial uses that serve the
local area with appropriate building heights.

Community Plan Areas



Understanding the Land Use Map and Use Map Overlay

Development Form and Guidelines



Appendix A

Survey Respondent Demographic Overview

The highest representation in the survey responses was from the V5C postal code, comprising 18% of total responses. The lowest representation was from the V5G postal code with 5% of the total responses. In all, 10% of respondents selected the “other” response, and almost all of these responses were from the V3J postal code in Coquitlam.

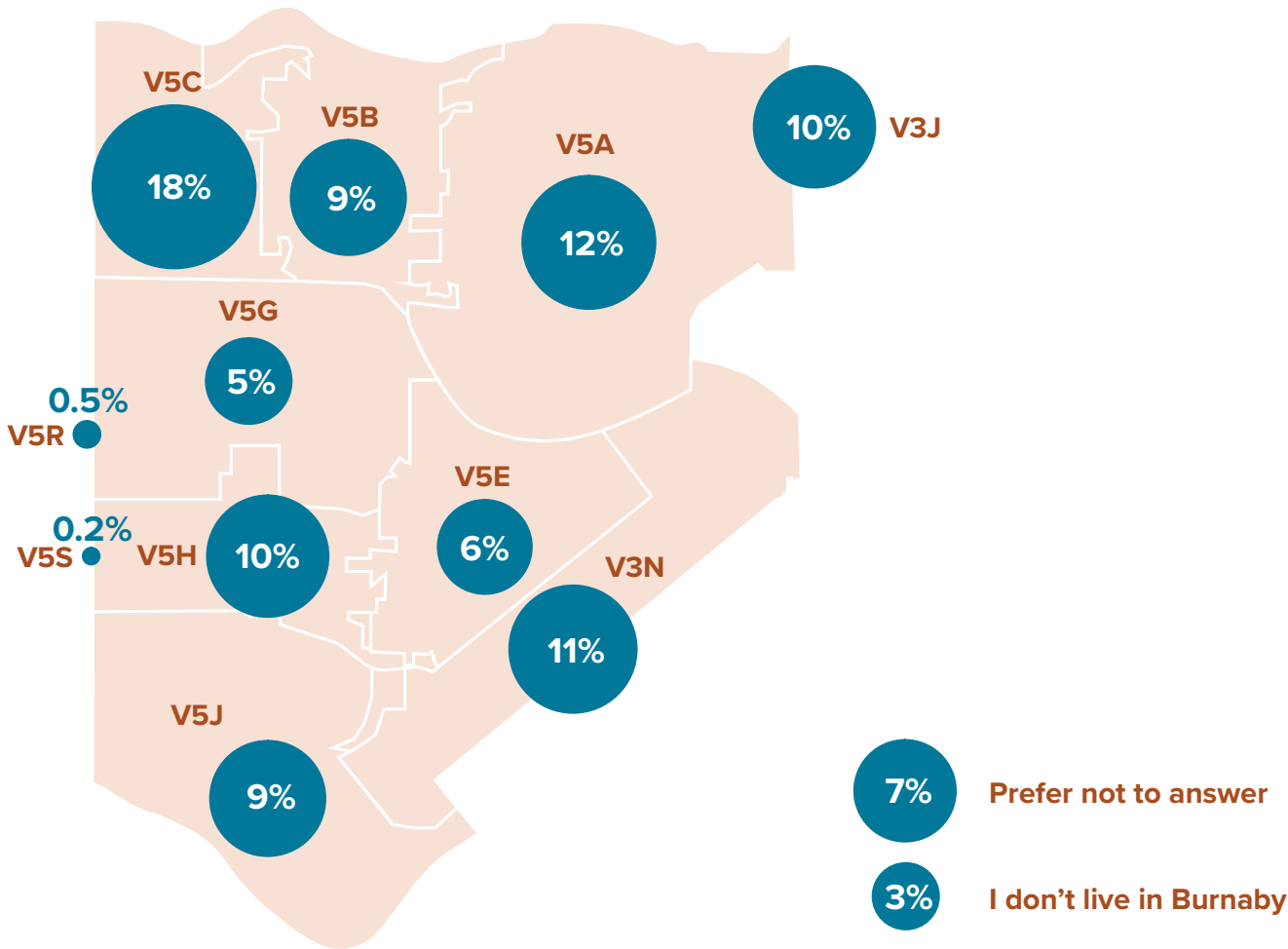
Half of the survey respondents live in a single detached house or duplex, and most survey respondents (75%) own their home.

Approximately half (52%) of the survey respondents were over the age of 45. 16% of survey respondents were between the ages of 25 and 34, and only 2% were 24 years old or younger.

Slightly more women than men participated in the survey. Few participants self-identified as belonging to an equity-deserving group, such as 2SLGBTQIA+ (4%), racialized persons (5%), persons with a disability (4%), and Indigenous (1%).

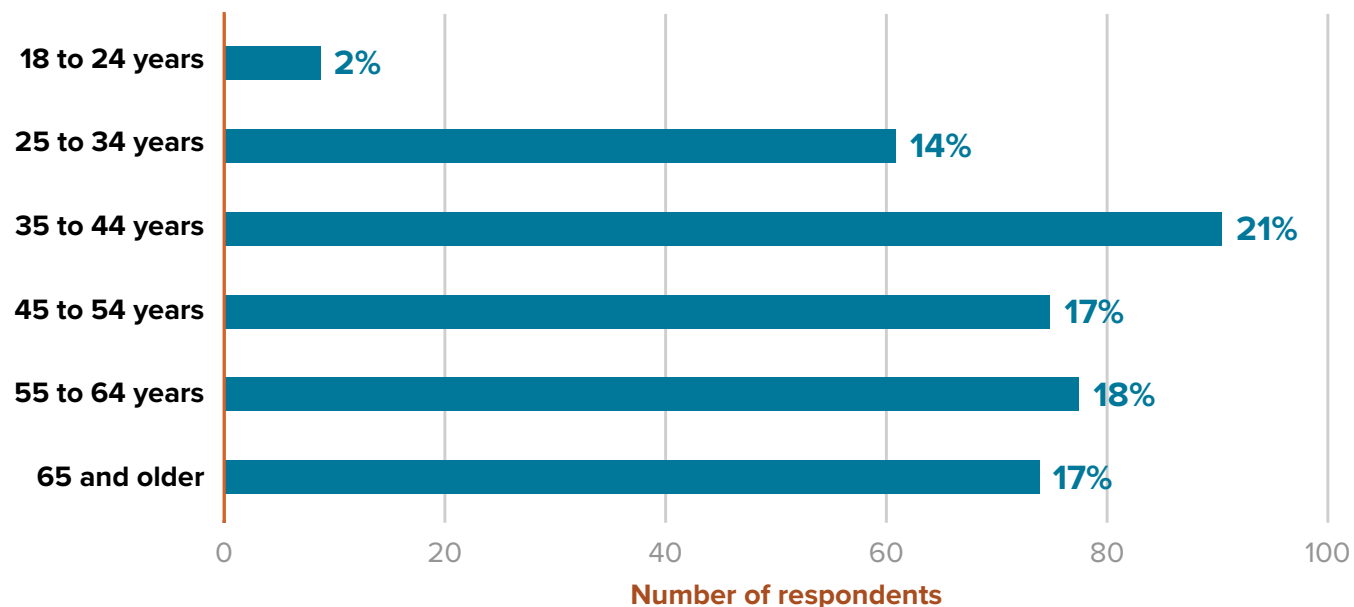
Demographic charts

Figure 9: Postal code of survey respondents



N=431

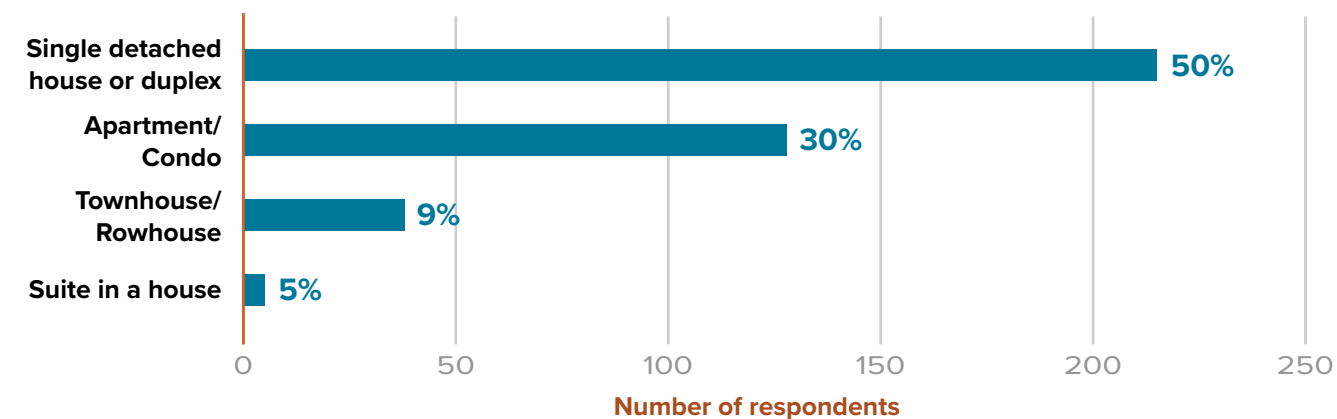
Figure 10: Age of survey respondents



N=429

*10% of respondents preferred not to provide their age

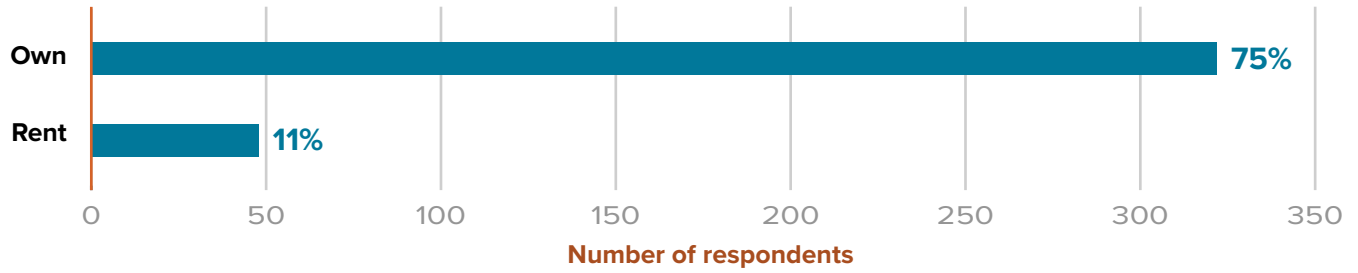
Figure 11: Housing structure of survey respondents



N=428

*9% of respondents preferred not to answer or lived in another type of housing structure.

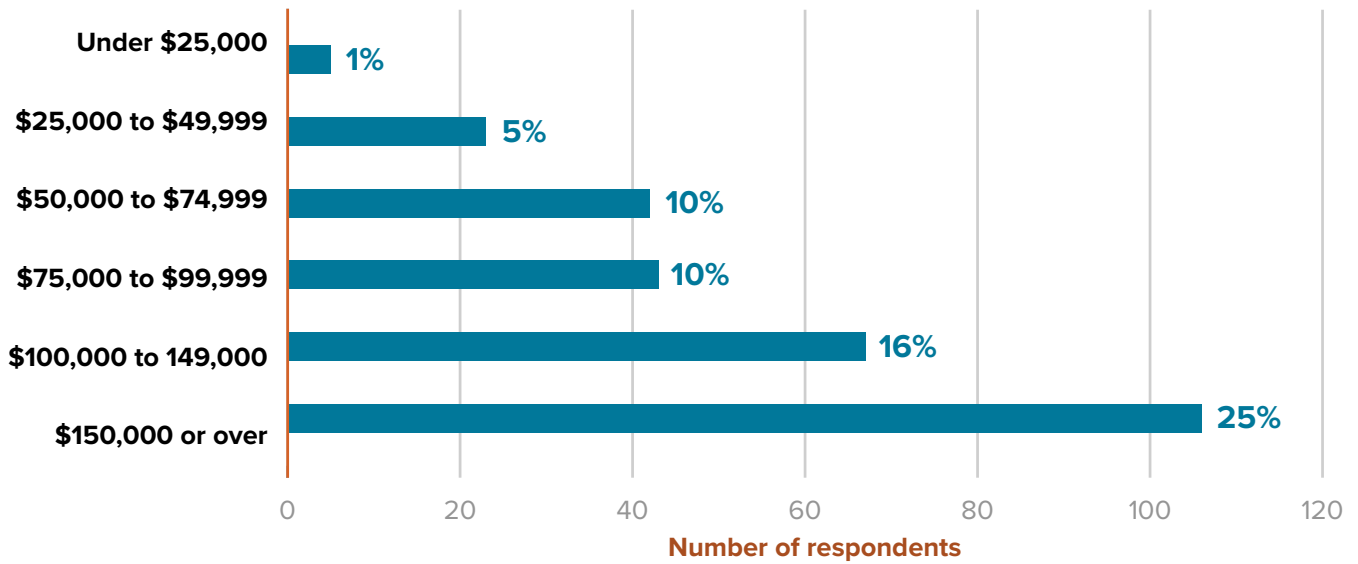
Figure 12: Home tenure of survey respondents



N=428

**14% of respondents preferred not to answer or neither rented or owned their homes (primarily living with friends or family)*

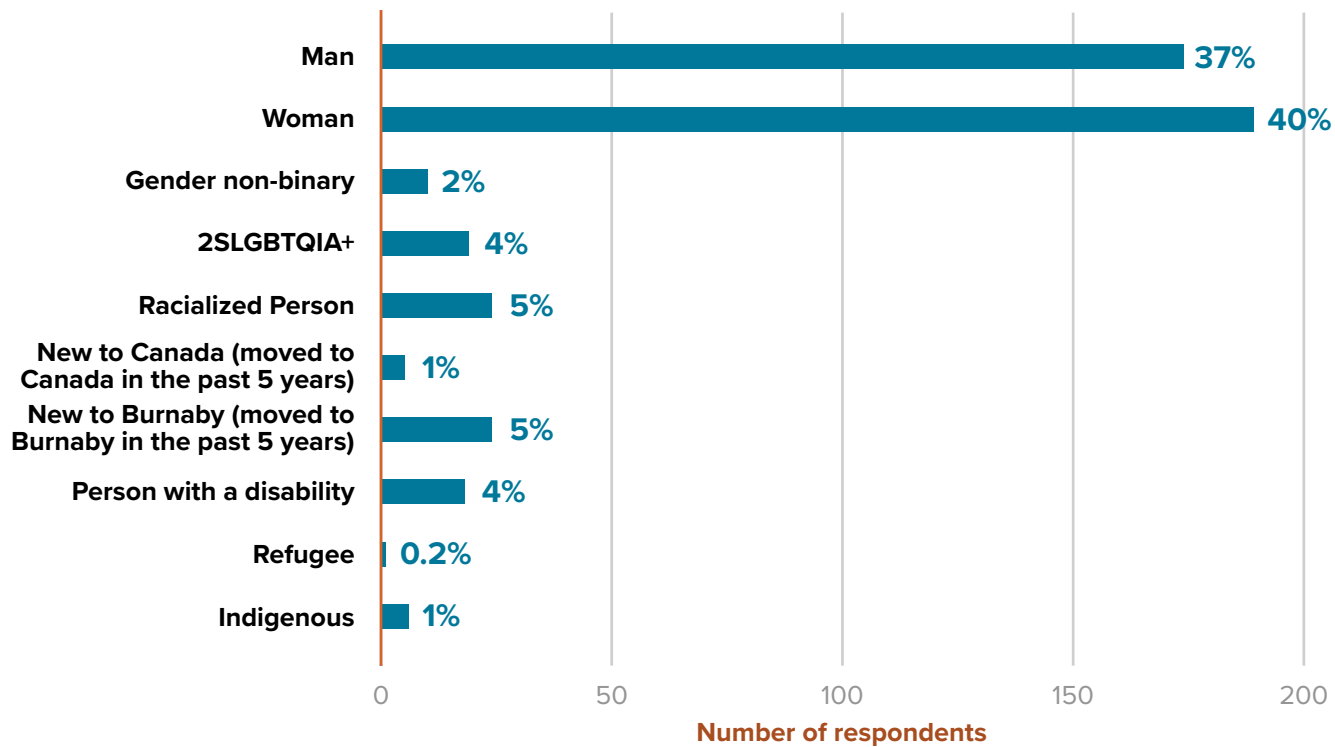
Figure 13: Total household income of survey respondents



N=427

**33% of respondents preferred not to provide their household income.*

Figure 14: Identity factors of survey respondents



N=434

