

**CITY OF BURNABY**

**BYLAW NO. 14545**

A BYLAW to amend the Official Community Plan  
to achieve consistency with Bainbridge and Lochdale  
Urban Village Community Plans

The Council of the City of Burnaby ENACTS as follows:

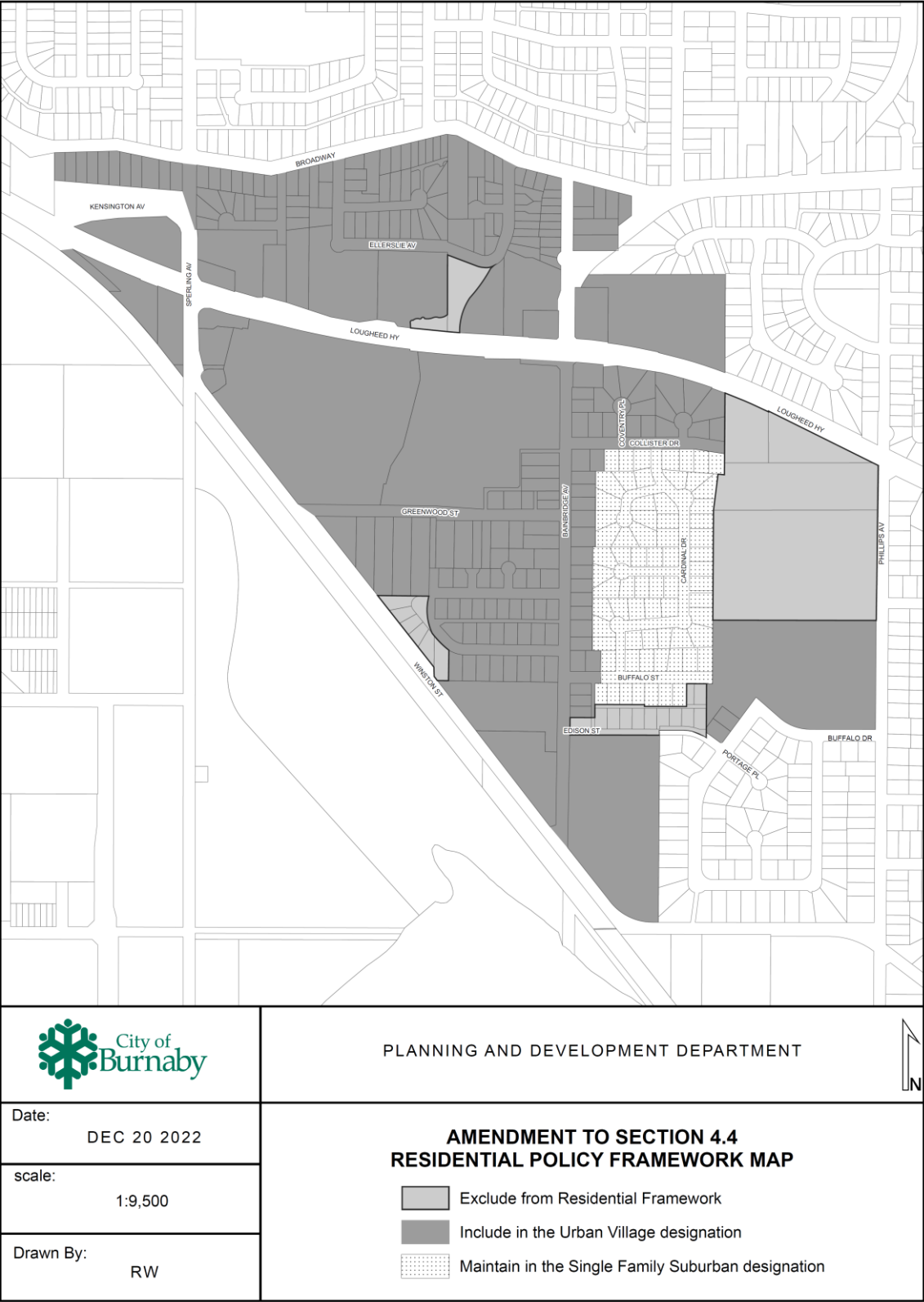
1. This Bylaw may be cited as **BURNABY OFFICIAL COMMUNITY PLAN BYLAW 1998, AMENDMENT BYLAW NO. 1, 2023.**
2. Burnaby Official Community Plan Bylaw 1998, as amended, is further amended:
  - (a) at Section 4.4, by amending the Residential Policy Framework map by applying:
    - (i) the Urban Village designation to the entirety of the Bainbridge Community Plan Area where residential and multiple family residential districts may be considered, and excluding those areas where residential uses are not considered, as shown in “Appendix A Figure 1” in Schedule “A” of this bylaw; and
    - (ii) the Urban Village designation to the entirety of the Lochdale Community Plan Area where residential uses may be considered and excluding those areas where residential uses are not considered, as shown in “Appendix A Figure 2” in Schedule “A” of this bylaw;
  - (b) at Section 4.4, by deleting the “Residential Framework” table and replacing it with the table in Schedule “B” of this bylaw;
  - (c) at Section 4.4, by deleting the “Residential Policy Framework Locations” map and replacing it with the table in Schedule “C” of this bylaw;

- (d) at Section 4.4.2, by deleting the words “Bainbridge and Brighton Avenue LRT station plan areas” and replacing them with “Bainbridge and Brighton plan areas”;
- (e) at Section 4.4.2, by deleting the words “Sperling/Hastings area” and replacing them with “Lochdale Urban Village area”;
- (f) at Section 5.4, by amending the “Commercial Framework” map:
  - (i) to move the location of the future mixed-use Village Centre in the Bainbridge Community Plan Area by deleting the Village Centre symbol from near Bainbridge Avenue and Lougheed Highway and relocating it to Sperling-Burnaby Lake SkyTrain Station area, as shown in “Appendix A Figure 5” in Schedule “D” of this bylaw; and
  - (ii) to move the location of the future mixed-use Village Centre in the Lochdale Community Plan Area by deleting the Village Centre symbol from near Hastings Street and Sperling Avenue and relocating it to Hastings Street east of Kensington Avenue, as shown in “Appendix A Figure 6” in Schedule “D” of this bylaw;
- (g) at Section 5.4, by deleting the “Commercial Growth Distribution” table and replacing it with the table in Schedule “E” of this bylaw;
- (h) at Section 6.3, by deleting the words “Bainbridge LRT Station Area Plan (proposed)” and replacing them with “Bainbridge Urban Village (update: adopted in July 2022)”;
- (i) at Section 6.4, by amending the “Industrial Policy Framework” map to remove the area north of Hastings Street within the Lochdale Community Plan Area to no longer be designated for future Petro Chemical use, as shown in Schedule “F” this bylaw; and



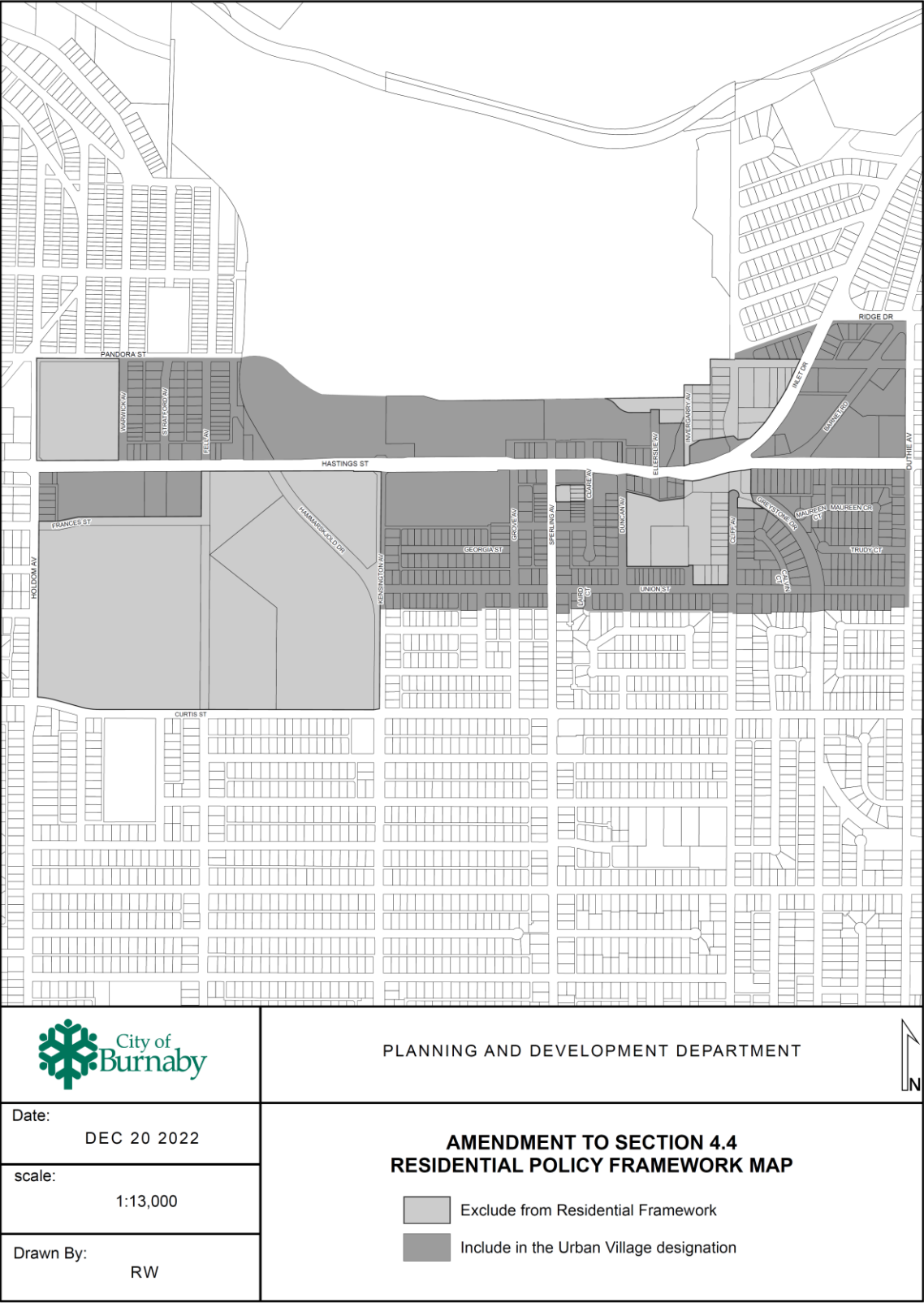
SCHEDULE "A"

APPENDIX A FIGURE 1:



SCHEDULE "A"

APPENDIX A FIGURE 2:



SCHEDULE "B"

## Residential Framework

Neighbourhood Type		Range of Housing Opportunities						
		Rural	Single Family	Single and	Two Family	Multiple Low Density	Multiple Medium Density	Multiple High Density
General Characteristics	Typical Zoning	A2	R1, R2, R3, R10, R11	R4, R5, R9	R12	R6, R8, RM1, RM6, RM7, CD	RM2, RM3, CD	RM4, RM5, CD
	Typical Density (Units/Acre)	1	6	10	20			
	Ground Orientation/Acre	Low	Medium	Medium	High			
Location Framework	Town Centres	No	No	No	No	Yes	Yes	Yes
	Urban Villages	No	No	No	Some <sup>*1</sup>	Yes	Yes	Some
	Suburban Multi-Family Community	No	No	No	No	Yes	Yes	No
	Suburban Single Family Neighbourhoods	Yes	Yes	No	Yes <sup>*2</sup>	Yes <sup>*2</sup>	Yes <sup>*2</sup>	No
	Urban Single and Two Family Neighbourhoods	No	No	Yes	Yes <sup>*1, 2</sup>	Yes <sup>*2</sup>	Yes <sup>*2</sup>	No
	Rural	Yes	No	No	No	No	No	No

<sup>\*1</sup> Designation through neighbourhood consultation  
<sup>\*2</sup> Only on sites in the P1 Neighbourhood Institutional District, P2 Administration and Assembly District, or P5 Community Institutional District as of 2021 July 01, subject to rezoning approval following neighbourhood consultation and Public Hearing.

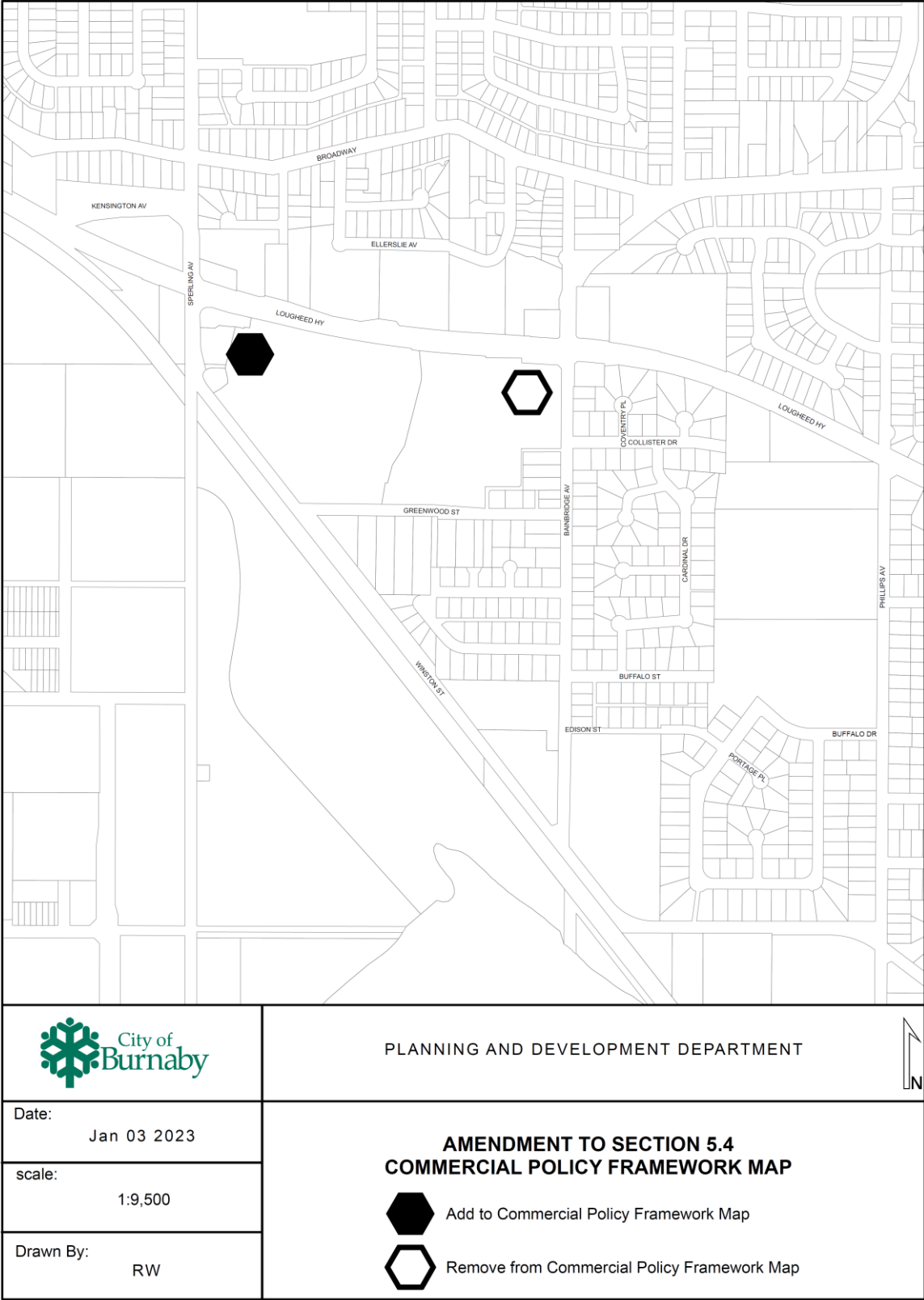
## SCHEDULE "C"

# Residential Policy Framework Locations

Location		Implementation Action				
		Adopted Plan	Plan Amendment Required	New Plan Required	Plan Under Review	Development Complete
<b>Town Centres</b>	Metrotown	▲			Maywood Neighbourhood	
	Lougheed	▲				
	Edmonds	▲				
	Brentwood	▲				
<b>Urban Villages</b>	Montecito	▲	minor			
	Canada Way / Boundary Rd.	▲	minor			
	Hastings Village	▲				
	SFU E. Neighbourhood	▲				
	Hastings St./ Holdom Ave.	▲				
	Holdom/ Lougheed LRT Station Area			▲		
	Bainbridge	▲				
	Brighton / Lougheed LRT Station Area			▲		
	Sixth St / ( 17 Ave. to 14th Ave)			▲		
	Royal Oak / Rumble				▲	
	Madison Ave. / William St.			▲		
	Sunset St. / Smith Ave.			▲		
	Lochdale	▲				
	Willingdon Lands				▲	
<b>Suburban Multi-Family Communities</b>	Oaklands	▲				
	Cariboo Heights	▲				
	George Derby	▲				
	SFU South Neighbourhood	▲				
	Forest Grove					▲
	One Harbour Lane					▲
	Newcombe St. and Tenth Ave.	▲				
	Greentree Village					▲

SCHEDULE "D"

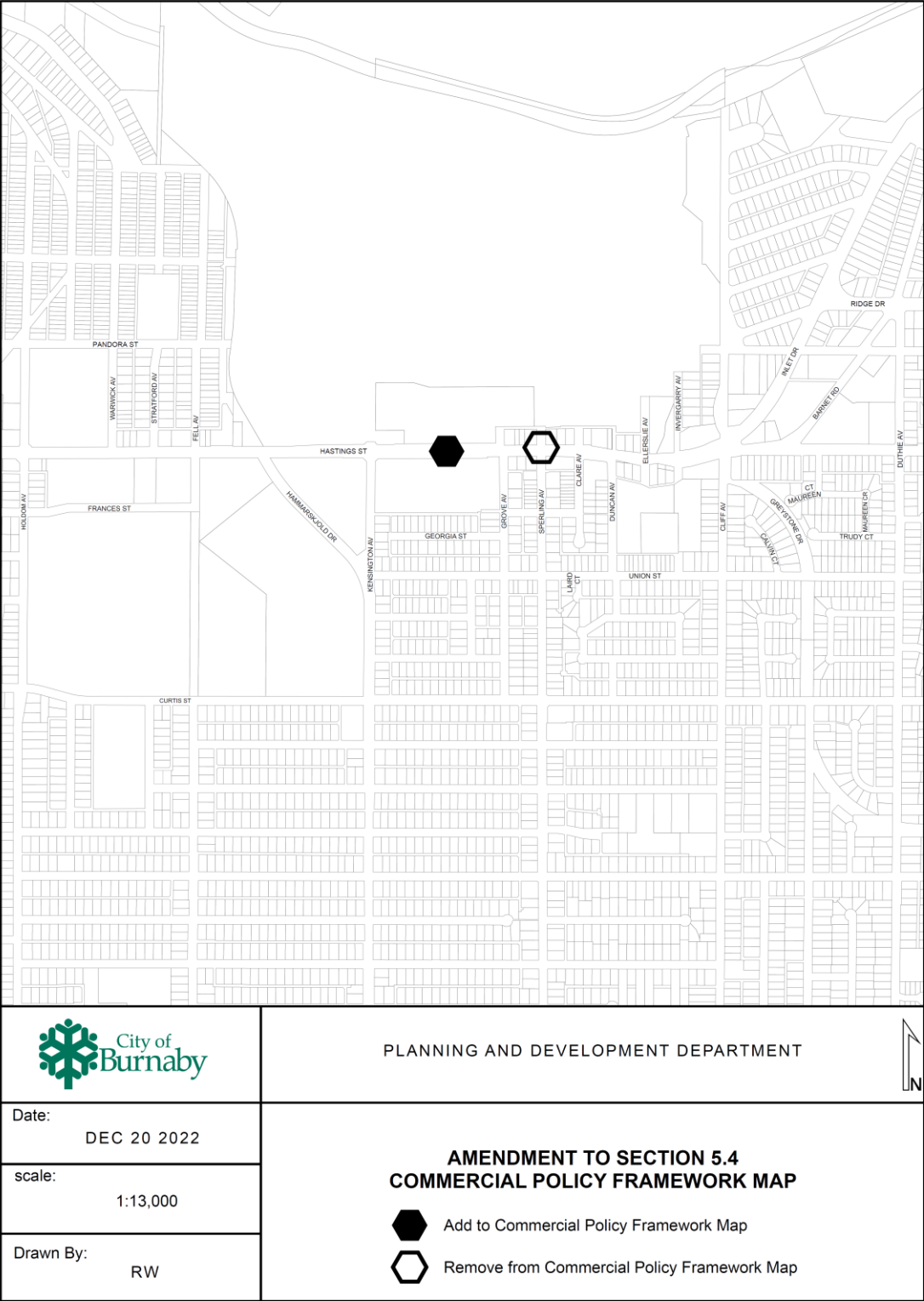
APPENDIX A FIGURE 5 :





SCHEDULE "D"

APPENDIX A FIGURE 6:



SCHEDULE "E"

# Commercial Growth Distribution

General Characteristics						Commercial Policy Framework
Convenience Retail / Office	Accessory Commercial	Vehicle Oriented	Office/ Research/ Industry	Community Office and Retail	Town Centre Office and Retail	
▲				▲	▲	Town Centres
▲				▲	▲	
▲				▲	▲	
▲				▲	▲	
▲				▲		Village Centres
▲				▲		
▲				▲		
▲				▲		
▲				▲		
▲				▲		
▲				▲		
▲				▲		
▲				▲		
▲				▲		
▲				▲		
▲				▲		
▲				▲		
▲				▲		
			▲			Business Centres
			▲			
			▲			
			▲			
			▲			
			▲			
			▲			
			▲			
▲		▲				Service Commercial
▲		▲				
▲		▲				
▲		▲				
▲		▲				
		▲				
	▲					Industrial Areas
▲						Neighbourhood Centres



PLANNING AND DEVELOPMENT DEPARTMENT



Date: DEC 20 2022

scale: 1:13,000

Drawn By: RW

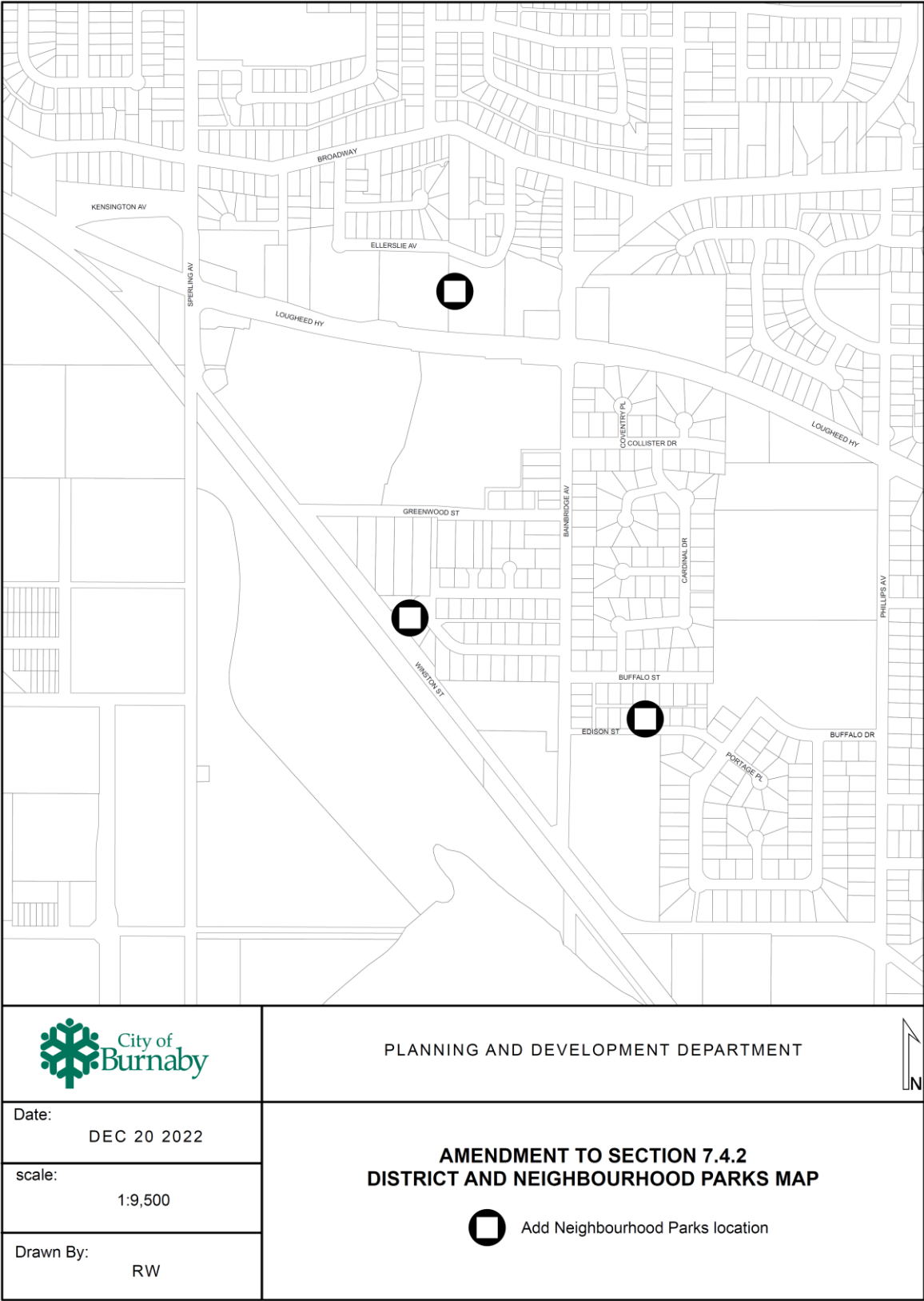
**AMENDMENT TO SECTION 6.4  
INDUSTRIAL POLICY FRAMEWORK MAP**



Remove from the Petro Chemical designation

SCHEDULE "G"

APPENDIX A FIGURE 9:



SCHEDULE "G"

APPENDIX A FIGURE 10:

