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;
 - 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

- (j) at Section 7.4.2 by amending the "District and Neighbourhood Parks" map to:
 - (i) add the locations of proposed future Neighbourhood Parks identified in the Bainbridge Community Plan, as shown in "Appendix A Figure 9" in Schedule "G" of this bylaw; and
 - (ii) add the location of the proposed future Neighbourhood Park identified in the Lochdale Community Plan, as shown in "Appendix A Figure 10" in Schedule "G" of this bylaw.

Read a first time this 6th day of February 2023

Public Hearing held this 28th day of February 2023

Read a second time this 13th day of March 2023

Read a third time day of 2023

Reconsidered and adopted this day of 2023

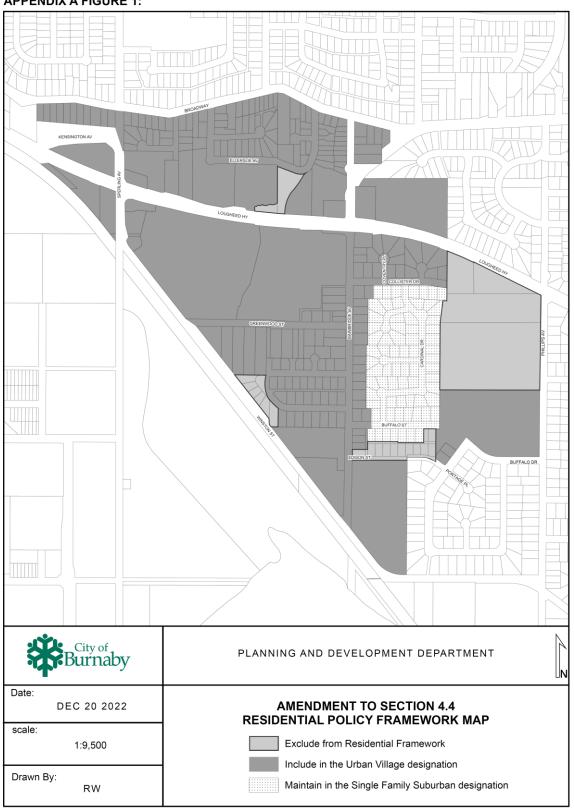
MAYOR

CORPORATE OFFICER

 $P:\42000$ BYLAWS\42000-15 OCP REZONING BYLAW AMENDMENTS, BY NUMBER\OCP AMENDMENT 2023\14545.OFFICIAL COMMUNITY PLAN BYLAW 1998, AMENDMENT BYLAW NO. 1, 2023.DOCX

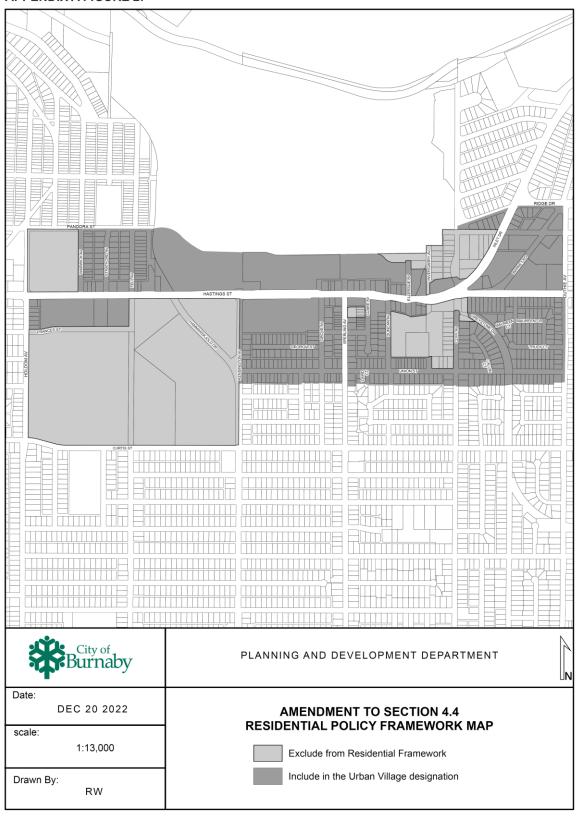
SCHEDULE "A"

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	
iics	Typical Zoning	A2	R1, R2, R3, R10, R11	R4, R5, R9	R12	R6, R8, RM1, RM6, RM7, CD	RM2, RM3, CD	RM4, RM5, CD	
General Characteristics	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*1	Yes	Yes	Some	
	Suburban Multi- Family Community	No	No	No	No	Yes	Yes	No	
	Suburban Single Family Neighbourhoods	Yes	Yes	No	Yes*2	Yes*2	Yes*2	No	
	Urban Single and Two Family Neighbourhoods	No	No	Yes	Yes *1, 2	Yes*2	Yes*2	No	
	Rural	Yes	No	No	No	No	No	No	

^{*1} Designation through neighbourhood consultation

^{*2} 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.

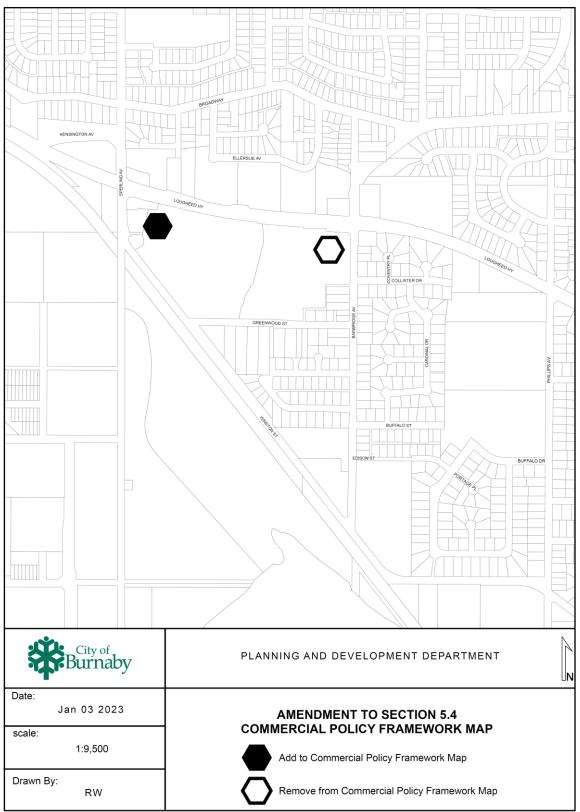
SCHEDULE "C"

Residential Policy Framework Locations

		Implementation Action				
	Location	Adopted Plan	Ptan Amendment Required	New Plan Required	Plan Under Review	Development Complete
Town Centres	Metrotown	λ			Maywood Neighbourhood	
	Lougheed	A .			пециосиноса	
	Edmonds	A				
	Brentwood	A		3 da A da A		
Urban Villages	Montecito		minor			
	Canada Way / Boundary Rd.	A	minor			
	Hastings Village	A				
	SFU E. Neighbourhood	A				
	Hastings St./ Holdom Ave.	A				
	Holdom/ Lougheed LRT Station Area			A		
	Bainbridge	A		A STATE OF THE STA		
	Brighton / Lougheed LRT Station Area			A	·	
	Sixth St / (17 Ave. to 14th Ave)			A		
	Royal Oak / Rumble				A	
	Madison Ave. / William St.			Δ.		
	Sunset St. / Smith Ave.			Δ		
	Lochdale	A				
	Willingdon Lands				A	
Suburban	Oaklands	A =			-	
Multi-Family Communities	Cariboo Heights	A .				
J	George Derby	A				
	SFU South Neighbourhood	A			, , ,	
	Forest Grove	77.7				A
	One Arbour Lane					A
	Newcombe St. and Tenth Ave.	A				
	Greentree Village					A

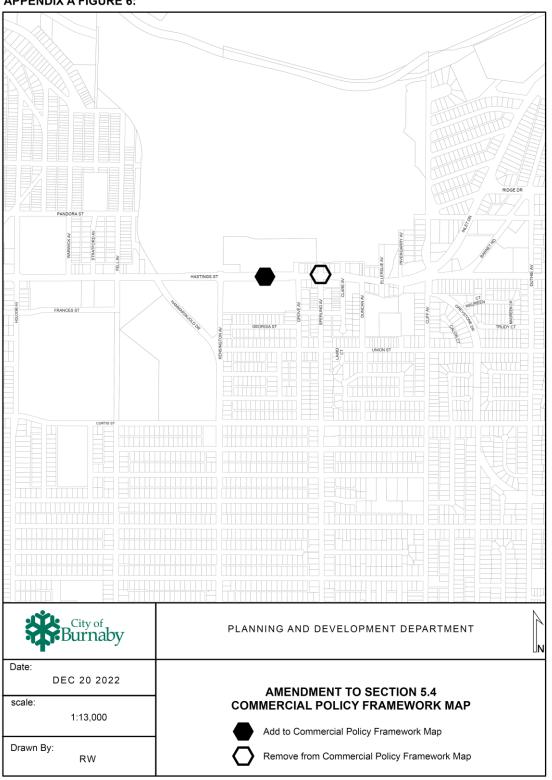
SCHEDULE "D"

APPENDIX A FIGURE 5:



SCHEDULE "D"

APPENDIX A FIGURE 6:

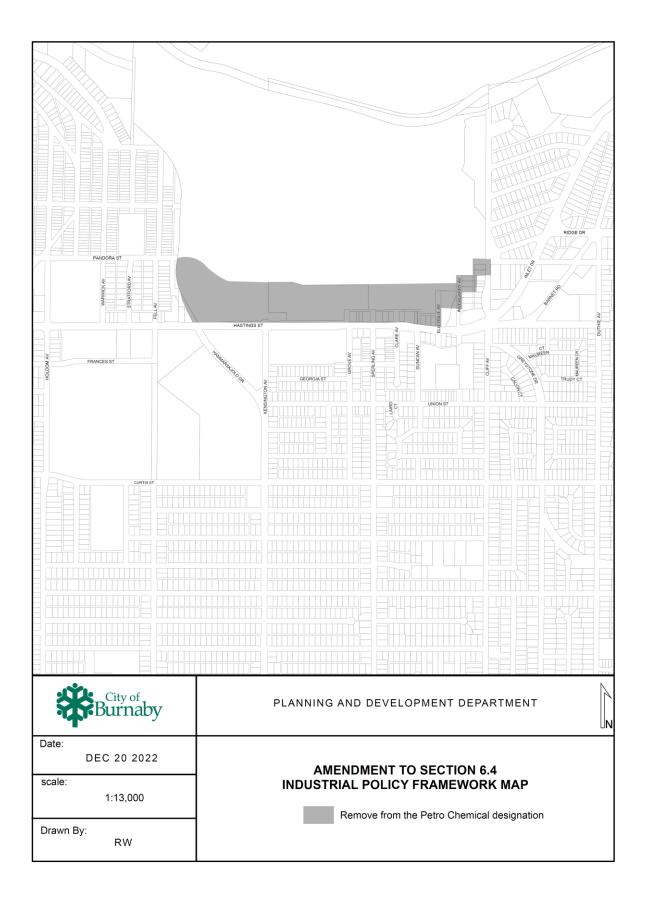


SCHEDULE "E"

Commercial Growth Distribution

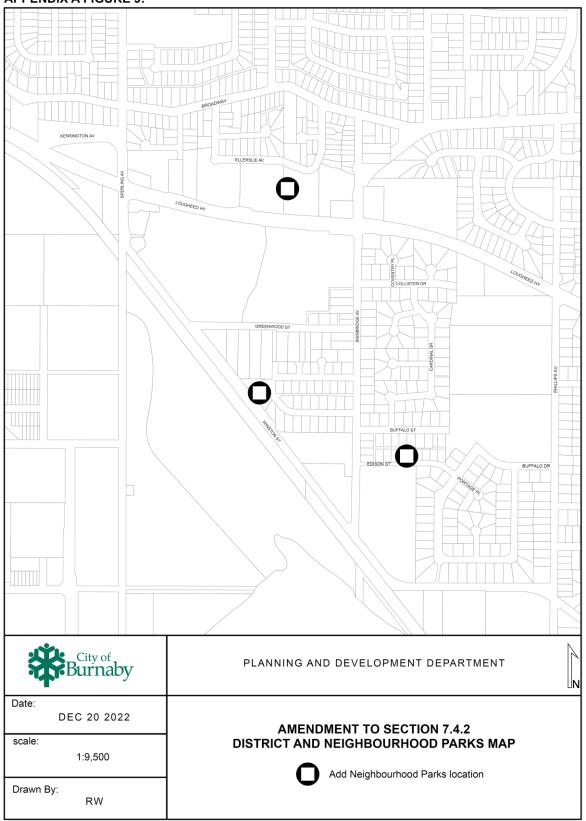
G	General Characteristics Commercial						
Convenience Retail / Office	Convenience Retail / Office Accessory Commercial Vehicle Oriented Office/ Industry Community Community Coffice and Retail Town Centre Office and		Town Centre Office and Retail	Policy Framework			
A				A	A	Metrotown	
A					A	Lougheed	ੂ er ਰ
•						Brentwood	Town Centres
•						Edmonds	es
A				A		Montecito	
•						Canada Way / Boundary	
A				A		Hastings Village	_
•				•		SFU E. Neighbourhood	
A						Hastings / Holdom	<u>≤</u>
						Holdom / Lougheed Station Area	Village Centres
A				A		Bainbridge	ě
•						Brighton / Lougheed Station Area	<u>0</u>
•				A		Sixth St. (17th Ave. to 14th Ave.)	ntr
•				A		Royal Oak / Rumble	ès
•				A		Madison / William	
A						Sunset / Smith	
A				A		Lochdale	
			A			Discovery Place - B C I T	
			A			Discovery Place - S F U	Business Centres
			A			Big Bend	ž.
			A			Bridge 8 5	ess
			*			Bridge Kingsland Lake City Corridor	Q
			*			Lake City	_ ent
			*			Willingdon / Canada Way	re
			A			Canada Way / Norland	_
A		A				Edmonds (Canada Way to Sixth St.)	
•		•				Hastings (Willingdon to Delta)	- Con
A		A				Hastings (Warwick to Fell)	nm
A		A				Kingsway (Royal Oak to Gilley)	ervice nmerc
A		A				Sixth Street (Edmonds to 17th Ave.; 14th to 10th Ave.)	ervice nmercial
		A				Big Bend	
	*						Industrial Areas
•							Neighbour- hood Centres

SCHEDULE "F"



SCHEDULE "G"

APPENDIX A FIGURE 9:



SCHEDULE "G"

APPENDIX A FIGURE 10:

