

Burnaby 2050 Land Use Designation Table – DRAFT FOR ENGAGEMENT

Land Use Designation		Description	Intended Uses	Permitted Height	Zoning District
	Neighbourhood Commercial	Commercial uses provided at a scale and intensity that meets the day to day needs of several blocks.	Library, Grocery Stores, Urban Agriculture, Health Clinics Live-work Units, Limited Retail (Cafes).	Up to 4 storeys	C1
	General Commercial	Commercial uses provided at a scale and intensity that meets the needs of multiple communities.	All C3 Uses under current zoning bylaw, Library, Private Schools, Education facilities, Indoor Recreation Facilities, Health Clinics, Grocery Stores, Office, Urban Agriculture, Private assembly spaces.	Set by underlying land use designation	C2
	Employment	Light industrial and creative employment uses, with some opportunities for affordable/rental housing for lots within 200m of a SkyTrain Station.	Light Industrial Uses, Warehouse, Advanced Technology Office, Indoor Recreation Facilities, Purpose Built Rental (only for site that are permitted under Metro 2050), other auto-oriented employment uses.	Up to 8 storeys, up to 30 storeys within 200m of SkyTrain	E1
	Industrial	Industrial uses that vary in scale and intensity.	Manufacturing, Warehousing, limited Heavy Industrial Uses, Outdoor Storage.	Up to 6 storeys	E2
	Agriculture	Agricultural uses that align with Agricultural Land Reserve (ALR) regulations, with additional regulations for small holdings located outside of the ALR.	Agricultural uses, Retail sale of agricultural products.	Up to 4 storeys	A1
	Institutional	Institutional, cultural, and recreation uses provided at various scales and intensities.	Library, Schools (Private and Public), Places of Worship, Indoor Recreation Facilities, Private recreation uses, Urban Agriculture, Retail, Office, Community Supports, Dormitories, Residential use with limitations (only: non-market, rental, or seniors housing).	Up to 12 storeys	I1
	Parks, Open Spaces and Natural Areas	Parks, natural areas, conservation areas, and open spaces and related uses provided at various scales.	Public parks, Public or private open spaces including plazas or greenways, Public or private conservation or natural areas.	Up to 4 storeys	P1

	Small-Scale Multi-Unit Housing	Single family, duplex, and multiplex residential buildings, up to 6 dwelling units on a lot.	Small-scale multi-unit housing between 1-6 units, Rowhouses, Urban Agriculture, Home Occupations, Home-based Child Care, Residential Care (group homes), Ground-oriented neighbourhood commercial uses (with limitations).	Up to 4 storeys (12 metres)	R1
	Townhouse	Ground-oriented residential townhouse forms.	Townhouse, Rowhouse, Urban Agriculture, Home Occupations, Home-based Child Care, Ground-oriented neighbourhood commercial uses.	Up to 4 storeys	R2
	Low-Rise Apartment 1	Low-rise residential apartment form with opportunities for ground-oriented residential.	Apartment, Townhouse, Urban Agriculture, Home Occupation, Ground-oriented neighbourhood commercial uses.	Up to 4 storeys	R3
	Low-Rise Apartment 2	Low-rise residential apartment form with opportunities for ground-oriented residential.	Apartment, Townhouse, Urban Agriculture, Home Occupation, Ground-oriented neighbourhood commercial uses.	Up to 6 storeys, up to 8 storeys for sites within 800m of SkyTrain	R4
	Mid-Rise Apartment 1	Mid-rise residential apartment form with terracing and opportunities for ground-oriented residential.	Apartment, Townhouse, Urban Agriculture, Home Occupation, Ground-oriented neighbourhood commercial uses.	Up to 12 storeys	R5
	Mid-Rise Apartment 2	Mid-rise residential apartment form with terracing and opportunities for ground-oriented residential.	Apartment, Townhouse, Urban Agriculture, Home Occupation, Ground-oriented neighbourhood commercial uses.	Up to 20 storeys	R6
	High-Rise Apartment 1	High-rise residential apartment use, typically with a podium, and opportunities for ground-oriented residential.	Apartment, Townhouse, Urban Agriculture, Home Occupation, Ground-oriented neighbourhood commercial uses.	Up to 30 storeys	R7
	High-Rise Apartment 2	High-rise residential apartment use, commonly in point-tower and podium form, with ground-oriented residential.	Apartment, Townhouse, Urban Agriculture, Home Occupation, Ground-oriented neighbourhood commercial uses.	Up to 40 storeys	R8
	High-Rise Apartment 3	High-rise residential apartment use, commonly in point-tower and podium form, with ground-oriented residential.	Apartment, Townhouse, Home Occupation, Ground-oriented neighbourhood commercial uses.	Up to 50+ storeys	R9