

Burnaby 2050 OCP Land Use Framework General Implementation Principles (Draft June 2024)

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OCP Land Use Designations

- OCP Land use designations indicate the intended uses for a parcel.
- The OCP Land use designations are described in Table 1.
- Neighbourhood commercial uses are to be permitted in all residential designated areas, with restrictions.
- “Land Use Overlays” indicate where the City applies multiple land use designations to a parcel. The details of Land Use Designations and Overlays are described below.

Table 1: OCP Land Use Designations	
Neighbourhood Commercial	Local-serving commercial
General Commercial	City-serving commercial
Employment	Light industrial, office, no residential
Industrial	Industrial uses, no residential
Agriculture	Agricultural uses
Institutional	Institutional, cultural, recreational, & school uses
Parks, Open Space, and Natural Areas	Uses including parks for recreational use, public or private open spaces, natural and conservation areas
Small-Scale Multi-Unit Housing	Residential multiplex 1-6 units
Townhouse	Residential up to 4 storeys
Low-Rise Apartment 1	Residential up to 4 storeys
Low-Rise Apartment 2	Residential up to 6 storeys, up to 8 in TOA

Mid-Rise Apartment 1	Residential up to 12 storeys
Mid-Rise Apartment 2	Residential up to 20 storeys
High-Rise Apartment 1	Residential up to 30 storeys
High-Rise Apartment 2	Residential up to 40 storeys
High-Rise Apartment 3	Residential up to 50+ storeys

Accessory Uses

- The City intends to permit accessory uses that are not specifically addressed within the OCP for a given land use designation, but which are otherwise complementary to the other uses in the designation (such as a caretaker suite on an Industrial property), on a parcel, subject to restrictions in the zoning bylaw and otherwise.
- Office would be an accessory use under the Industrial designation.

Split Designations

- In some cases, a parcel may have a split designation, meaning that a portion of the parcel is designated for one use, and the other portion for a different use.
- The exact boundary of where the split takes place will be determined by the Planning Department at the time of application and recorded with a survey.

Overlays

Overlays illustrate additional requirements, considerations or permissions that may impact to the use of a parcel. There are two kinds of overlays: Land Use Overlays and Policy Overlays.

Land Use Overlays

Mixed-Use Sites

Mixed-use sites are designated using a tool called a “Land Use Overlay”. “Land Use Overlays” add an additional land use designation to the base land use designation and are used to describe additional intended uses for a parcel. While the base land use designation is intended to convey the primary intended use of a parcel, the City intends that a mixed-use site may, in some circumstances, be used primarily or entirely for the additional intended uses for the parcel (and not the primary intended use of the parcel). For example, for a residential and commercial mixed-use site, with a residential base and commercial overlay, the City intends such parcel could be used entirely for commercial, or for predominantly commercial uses.

The Land Use Overlays currently contemplated are described in Table 2, although may be added to in the future as required.

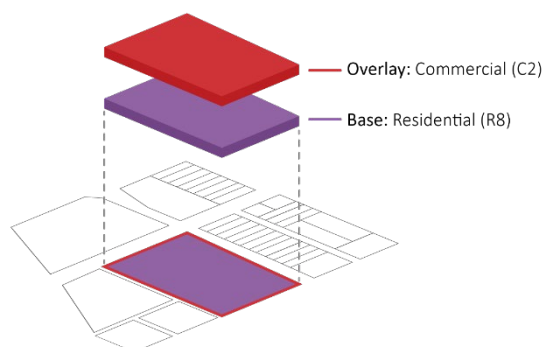
Table 2: Land Use Overlays		
Commercial	Minimum of two storeys of Commercial uses, generally on the lower floors. The entire parcel may be commercial use, even if depicted as an overlay.	Required
Neighbourhood Commercial	Minimum of one storey of Neighbourhood Commercial uses, generally on the lower floors. The entire parcel may be commercial use, even if depicted as an overlay.	Required
Institutional	Allows institutional uses, including community agriculture, to be combined with base use.	Optional
Agriculture	Allows agricultural uses, including community agriculture, to be combined with base use.	Optional
Residential	Allows specified residential uses, on upper floors. If a residential Land Use Overlay is combined with an Institutional Base Designation, the residential portion must be purpose-built market rental or non-market residential.	Optional

Places of Worship

- Places of Worship are designated Institutional with a Residential Land Use Overlay. They may also have a Neighborhood Commercial Overlay.
- This contemplates that the landowners of a Place of Worship may re-develop a property to add residential and/or Neighbourhood Commercial uses to the parcel; however, the City intends that those residential uses must be restricted to be purpose-built market rental, or non-market residential.

Reading the OCP Land Use Designation Map

- Land Use Overlays are depicted on the OCP Land Use Map
- Some of the uses and/or conditions described by Land Use Overlays are required, others are optional (described in detail in Table 2).
- Land Use Overlays are depicted using a coloured outline around the parcels (see graphic to the right).



- If a 3rd Land Use Overlay is added, it would be depicted using a dashed coloured outline that alternates between the two Land Use Overlay colours.

Policy Overlays

Policy Overlays outline additional policy requirements or permissions that apply to a parcel. The policies indicated could affect the development potential of a parcel. Policy Overlays allow for additional nuance when considering the potential uses for a specific parcel.

Policy Overlays may reflect policies that impose optional or mandatory requirements (see details in Table 3).

Table 3: Policy Overlays		
Frequent Transit Network Areas	Within 400m of a Prescribed Frequent Transit Network Area, a residential lot meeting the minimum size may build up to 6 units. Further, on-site parking would not be required.	Optional
Rental Tenure	A percentage of residential uses must be rental tenure.	Required
Publicly Accessible Spaces on Private Lands (Statutory Right of Way or easements)	Requirement for public access described and filed on title.	Required
Streamside Protection and Enhancement Areas / Streamside Development Permit Areas*	Parcel will be subject to Streamside Development Permit Area Guidelines and issuance of a Development Permit. May impact development potential. \\Streamside.Protection.and.Enhancement.Areas. will.be.replaced.by.the.new.Streamside. Development.Perm.it.Areas	Required
Form and Character Development Permit Areas	Parcel will be subject to Form and Character Development Permit Area Guidelines and issuance of a Development Permit.	Required
Future Creek Daylighting	Parcel will be subject to additional consideration for creek daylighting.	Optional
Cultural Heritage Areas	Heritage conservation encouraged through incentives.	Optional
Special Study Area	Additional local planning work required. Underlying land use designation continues until replaced through amendment.	n/a

Development Permit Areas

- Development Permit Areas are areas within the city that will be subject to additional guidelines and considerations. This will include Streamside Development Permits Areas and Development Form and Character Permit Areas. Under the Local Government Act, additional Development Permit Areas may be designated including for hazardous conditions, protection of the natural environment or farming, revitalization of an area where commercial use is permitted, establishment of objectives to promote energy or water conservation or reduce greenhouse gas emissions.
- These DP Areas would be identified as a “Policy Overlay” to be depicted in separate maps in the OCP.

Special Study Areas

- Special Study Areas are areas whose designations require more study and consideration. While the ultimate land use designation of a Special Study Area is being considered, the intended land use will remain until development of a masterplan or community plan is initiated.
- The intended focus of the special study for each Special Study Area will be described in the OCP. These would be different depending on the parcel.

Reading the Policy Overlay Maps

- Policy Overlays will be depicted in separate physical maps from the OCP Land Use Designation Map.
- Individual parcels may be subject to additional legislative, bylaw or policy requirements other than shown on the Policy Overlays.

Flexibility Provisions

Height Framework

- The OCP land use designations describe intended heights of buildings; however specific height regulations will continue to be set out in the Zoning Bylaw.
- FAR is not described in the OCP land use designations and will not be used as a means to determine whether developments meet the intention of the designation.

Additional Supported Height

- The OCP land use designations describe intended heights of buildings. In certain instances, additional height may be supportable and variances may be granted on a case-by-case basis as a result of the planning process.

Community Benefit Density Bonus

- The OCP land use designations describe intended heights of buildings; however, a parcel may be eligible for additional height, beyond what is considered “additional supported height”, in exchange for provision of an on-site amenity or cash-in-lieu of an on-site amenity (“**Community Benefit Density Bonus**”), so long as it does not exceed the permitted height of the next most permissive land use category (if there is one).
- Density bonusing opportunities are identified for the High-Rise Apartment 1, 2, and 3 designations, and may be considered in the Low-Rise 1, Low-Rise 2, Midrise 1, and Midrise 2 designations subject to City policy and bylaws.
- Similar to the “additional supported height” scenarios, for residentially designated properties, additional height may be supportable so long as it does not exceed the permitted height of the next most permissive land use category (if there is one).

Community Plans

- OCP land use designations supersede all existing community plan designations, unless otherwise noted.
- As new community plans are developed, designations may be amended to reflect community input and plan area priorities.

Acquiring Proposed Public Lands

- The OCP Land Use Map does not commit the City, the School District, or any other party to purchase or acquire any lands, including those that are designated for Institutional uses or Park, Open Space, or Natural Area uses.

Proposed New Roads

- Proposed new roads in the OCP Land Use Map are conceptual and do not reflect the exact alignment or location of the roads. Exact alignment would need to be determined through a transportation study in conjunction with a development application.

Implementation

Connection to the Zoning Bylaw

- At this time there is going to be some consistency between the OCP and Zoning Bylaw, but not for all land use designations. The intent is to create zoning districts in the Zoning Bylaw that correspond with the proposed land use designations in the OCP.
- Any restrictions on uses or siting parameters would be described in the Zoning Bylaw.