




# Official Community Plan

## What We Learned Report

### Phase 3B: Land Use Framework

JANUARY 2025

The background of the entire page is a photograph of a city skyline, likely Burnaby, with several high-rise buildings visible. In the foreground, there is a body of water reflecting the city and the sky. The entire image is covered with a semi-transparent orange filter. The text is overlaid on the left side of the image.

# Acknowledging the unceded homelands of the hə́ŋqəmínə́m and Sk̓wx̓wú7mesh speaking Peoples

The City of Burnaby recognizes that we are on the ancestral and unceded homelands of the hə́ŋqəmínə́m and Sk̓wx̓wú7mesh speaking Peoples and are grateful to be on this territory.

The City is engaging with its host Nations through a separate but parallel Government-to-Government process.





# Contents

<b>Executive Summary</b>	<b>i</b>
What We Asked	i
How People Engaged	ii
What We Learned	ii
<b>1. Introduction</b>	<b>1</b>
1.1 Background	1
1.2 Community Engagement	2
<b>2. What We Asked</b>	<b>3</b>
2.1 Land Use Map and Designations	3
2.2 Policy Objectives	6
<b>3. How We Informed</b>	<b>7</b>
<b>4. How We Engaged</b>	<b>9</b>
4.1 Online Survey	12
4.2 Interactive Map	18
4.3 Open Houses	19
4.4 Written Submissions	19
<b>5. What We Learned</b>	<b>21</b>
5.1 Key Themes	21
5.2 Key Areas	23
5.2 Northwest Quadrant	36
5.3 Northeast Quadrant	39
5.4 Southeast Quadrant	44
5.5 Southwest Quadrant	47
5.6 Policy Objectives	51
<b>6. Next Steps</b>	<b>57</b>





# Executive Summary

Burnaby 2050: Planning our City Together is a multi-year process that engages community members to develop the City of Burnaby's new Official Community Plan (OCP). This plan will shape the city's growth over the next 25 years, prioritizing the community's values and vision for the future.

In Phase 3B, the City gathered feedback on the draft Land Use Framework, which visualizes how land will be used to achieve the community's vision for the future. This framework aligns infrastructure, utility and transit planning with future development, ensuring that planning for amenities and services are coordinated with the growth of Burnaby.

## What We Asked

Community members were asked to provide feedback on:

### Land Use Framework

The Land Use Framework includes three components: the draft Land Use Map, the proposed Land Use Designations and the policy objectives.

#### Land Use Map

The Land Use Map visualizes the future of neighbourhoods and properties in Burnaby and provides guidance on the density and location of different land uses.

#### Land Use Designations

Land Use Designations are different categories for how land can be used as well as the heights and types of buildings allowed on the parcel.

#### Policy Objectives

The Land Use Map was developed using 10 policy objectives that align with local land use legislation and reflect the community's vision and values for the future of Burnaby, which were developed.

# How People Engaged

Community members were invited to provide their input from August 21 to October 6, 2024, through four methods:



## Interactive Map

An online interactive map was hosted on [Burnaby.ca/Burnaby2050](https://Burnaby.ca/Burnaby2050). Participants could drop pins in specific locations, indicating whether they liked the proposed changes to the map, whether they had suggestions to improve it, or if they had concerns about it and why. Community members left a total of **1,843 pins and comments** on the map.



## Online Survey

The online survey focused on understanding the level of support for the Land Use Designations and gathering feedback on the Land Use Framework approach and policy objectives. The survey received a total of **368 responses**.



## Open Houses

Eight open houses were held, including seven in-person events and one virtual session. These open houses provided an opportunity for community members to learn and provide feedback on the Land Use Designations, land use map and policy objectives. A total of **1,423 attendees** participated in the eight open house events.



## Written Submissions

Community members were also able to submit detailed written feedback about the Land Use Framework by email. **Eighteen** written submissions were received from community members.

# What We Learned

## Key Themes

Support for higher buildings near public transit and more variety of housing

Desire for investment in transportation infrastructure to align with changes in land use and population growth

Appreciation for protection of parks and green spaces in areas with taller buildings

Concern about the loss of detached single-family homes





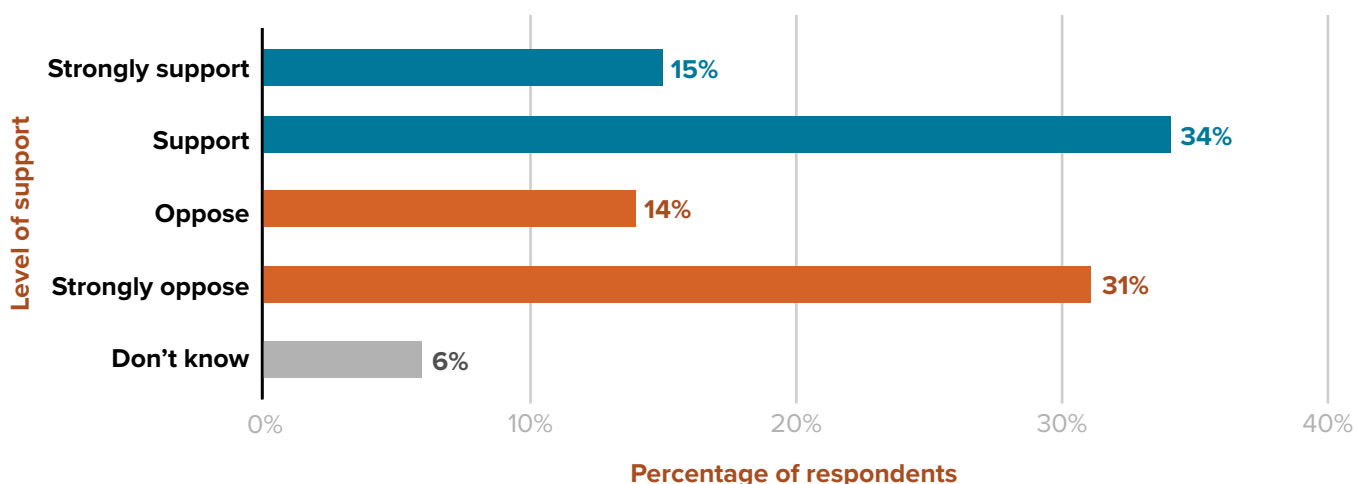
## Policy Objectives

In general, there was a high level of support for the policy objectives and how they were achieved through the Land Use Map. Participants felt each were important goals for the future of Burnaby, but expressed some concerns about how growth and increased population would be managed to ensure a high quality of life for community members.

When asked if they supported Burnaby's approach to managing and planning for growth and land use in Burnaby, survey respondents shared mixed opinions, with 49% strongly supporting or supporting the City's approach and 45% strongly opposing or opposing the approach, as shown in Figure 1.

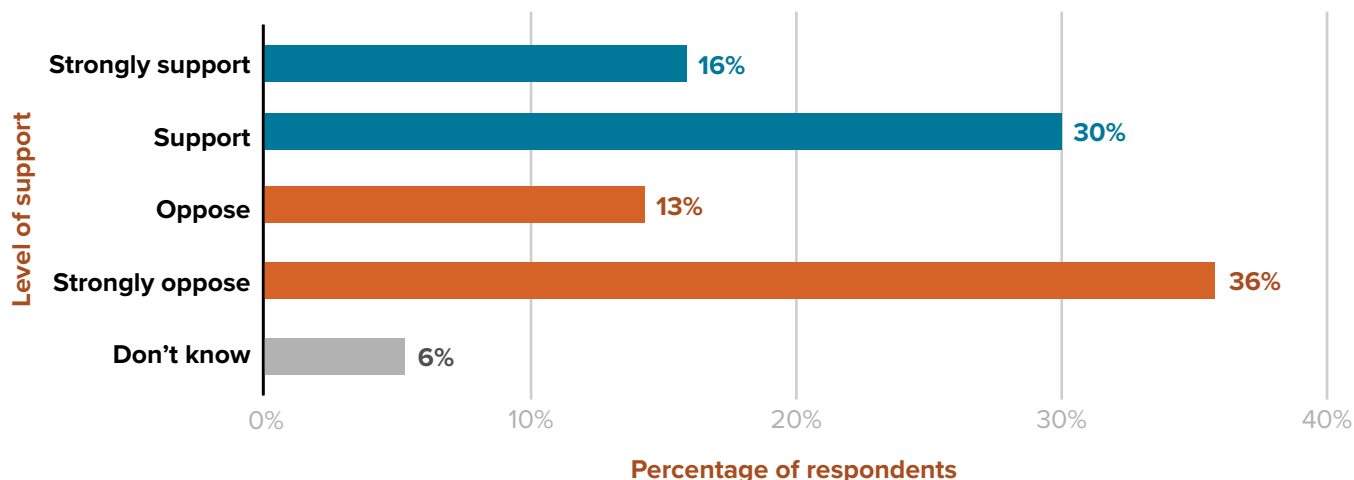
These results were similar to responses to the question "Do you support the draft Land Use Designation categories?" Nearly half of respondents (49%) opposed or strongly opposed the draft Land Use Designation categories overall, while a slightly smaller number of respondents (46%) supported or strongly supported the categories, as shown in Figure 2.

**Figure 1: Survey responses to "Are you supportive of the City's approach to managing and planning for growth and land use in Burnaby?"**



N=323

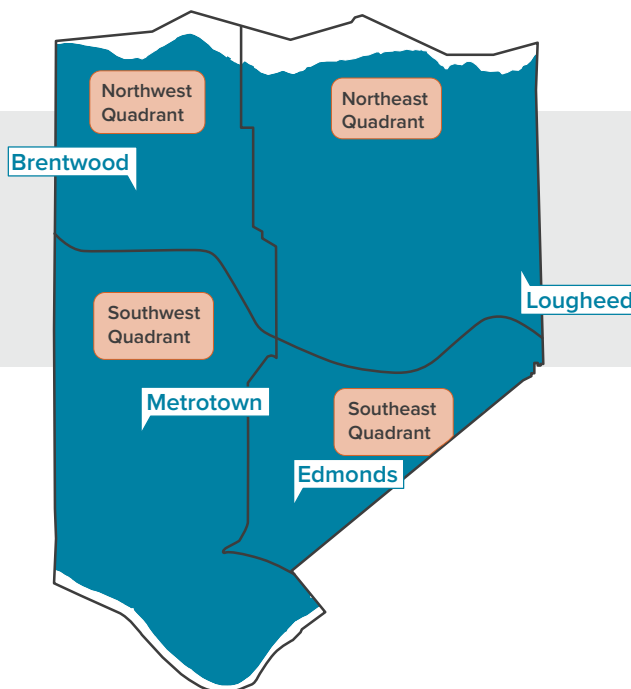
**Figure 2: Survey responses to "Do you support the draft Land Use Designation categories?"**



N=353

## Feedback by Quadrant

The following key themes related to each quadrant emerged from feedback from the open houses and interactive maps.



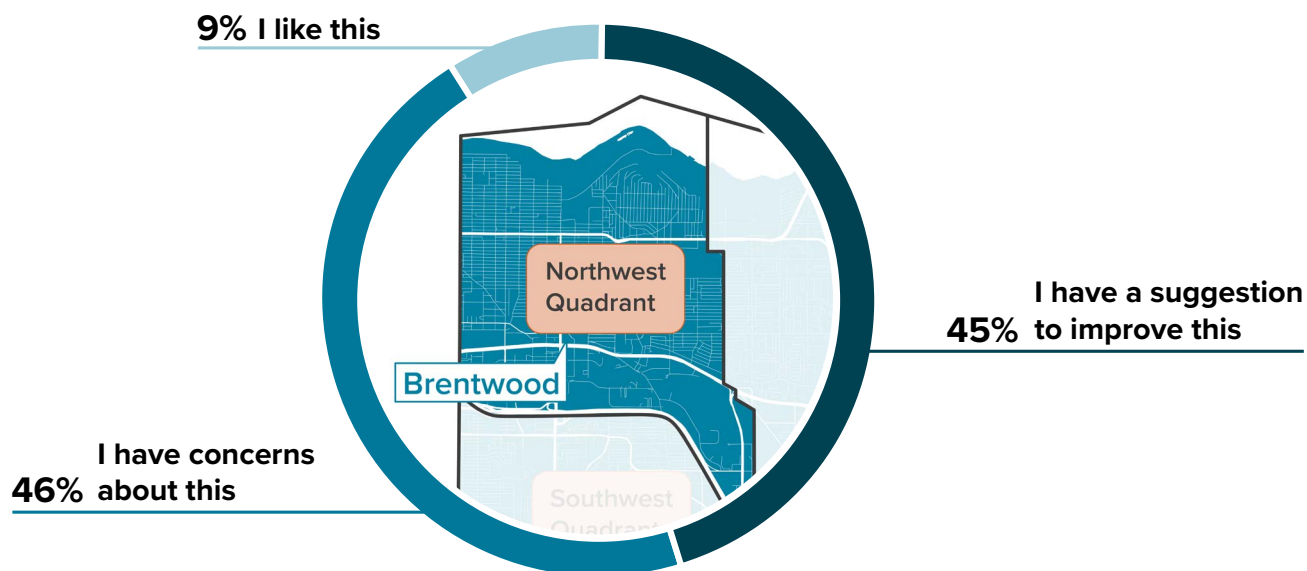
### Northwest Quadrant (479 total comments)

As shown in Figure 3, close to half (46%) of the interactive map comments in the Northwest quadrant shared a concern about the proposed Land Use Designation at the location they placed their pin on, and almost as many (45%) shared a suggestion to improve the Land Use Designation.

The most common concerns or suggestions included:

- Concern about the loss of detached single-family homes and converting existing residential areas into parks (77 comments)
- Need for infrastructure upgrades to match changes in land use (69 comments)
- General support for higher apartment buildings near transit and Town Centres (58 comments)

**Figure 3:** Interactive map responses to “How do you feel about this designation?” in the Northwest quadrant



N=367



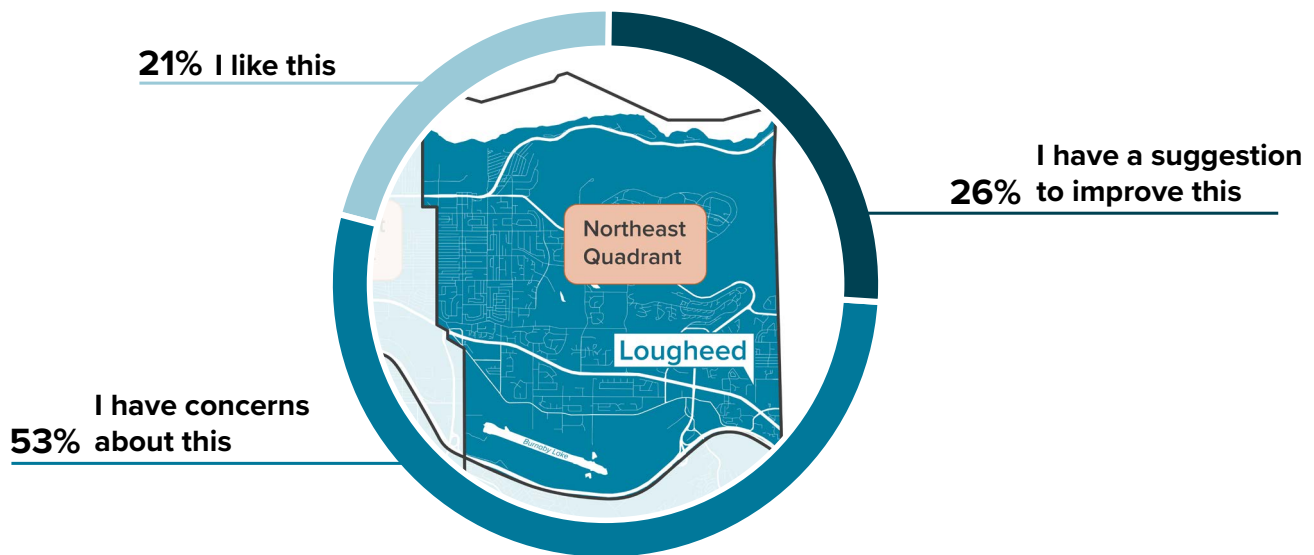
### Northeast Quadrant (861 total comments)

As shown in Figure 4, slightly more than half (53%) of interactive map comments in the Northeast quadrant had concerns about the Land Use Designation at the location of their pin. This is the quadrant with the highest number of comments overall and the most comments on the interactive map that indicated a concern about the Land Use Designations.

The most common concerns or suggestions were:

- Need for more housing and more variety of housing (186 comments)
- Concern about the loss of detached single-family homes (144 comments)
- Need to improve infrastructure to meet population growth (108 comments)

**Figure 4:** Interactive map responses to “How do you feel about this designation?” in the Northeast quadrant



N=766

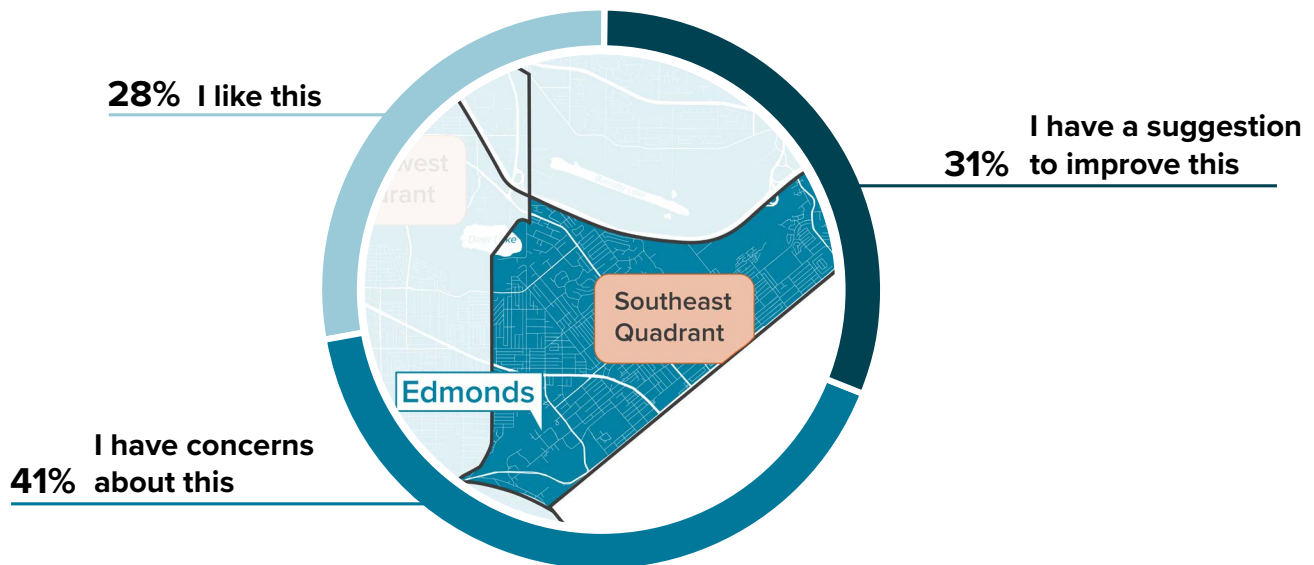
### Southeast Quadrant (342 total comments)

As shown in Figure 5, the feedback from the Southeast quadrant was more evenly distributed between “I like this” (28%), “I have a suggestion to improve this” (31%) and “I have concerns about this” (41%).

The key themes from the feedback were:

- Need for improved transportation infrastructure (79 comments)
- Strong support for the proposed “Park, Open Space and Natural Areas” designation for Cariboo Heights Forest (67 comments)
- Desire for higher apartment buildings close to amenities and transit (46 comments)

**Figure 5:** Interactive map responses to “How do you feel about this designation?” in the Southeast quadrant



N=266



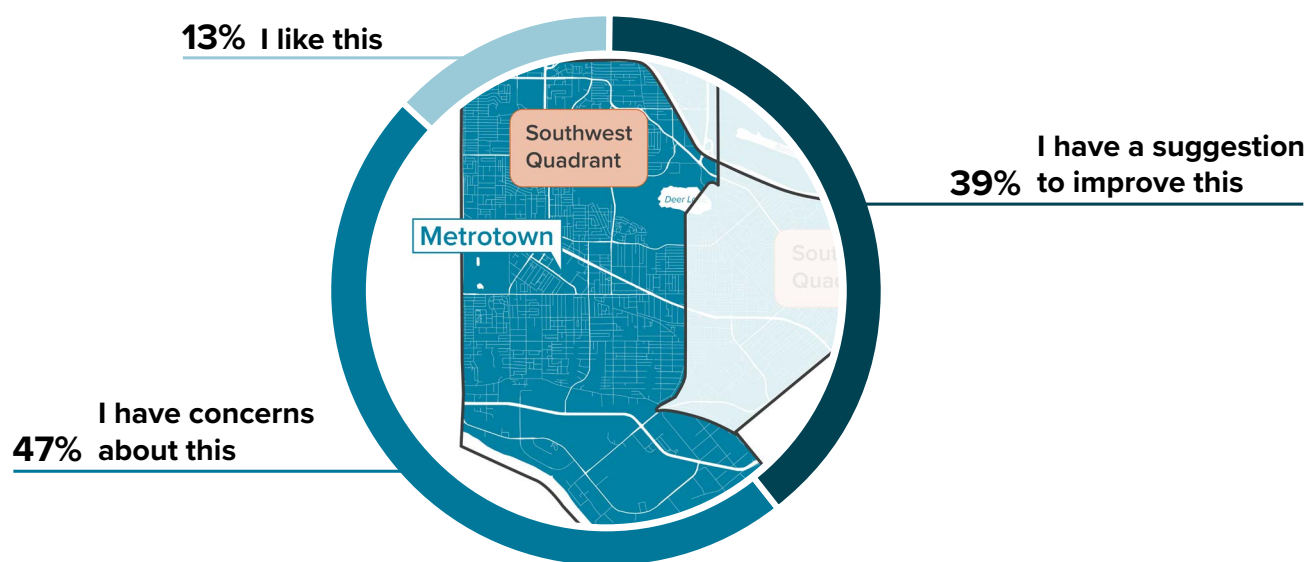
### Southwest Quadrant (544 total comments)

As shown in Figure 6, most interactive map comments in the Southwest quadrant had a concern about the Land Use Designation at the location of the pin (47%) or had a suggestion to improve the Land Use Designation (39%)

The most common concerns or suggestions were:

- Infrastructure upgrades will be needed to match land use changes (111 comments)
- Concern about the loss of detached single-family homes (61 comments)
- Desire for more pocket parks and green space (60 comments)

**Figure 6:** Interactive map responses to “How do you feel about this designation?” in the Southwest quadrant



N=435

## Draft Land Use Map: Key Features



### Advance Reconciliation

The Special Housing Area zoning in most of public lands designated for industrial or medium-density uses are needed to understand the long-term transition plan for these locations. In alignment with Burnaby's commitment to Reconciliation, the long-term planning process for these locations will be developed in consultation with the local Indigenous community.

### Access to parks, open spaces and natural areas

Expansions have been identified in areas that are anticipated to grow.

### Diverse housing forms

Expanding more diverse housing forms that are not permitted, including multi-unit dwellings, townhomes, row houses, and other forms of housing. These will help make the development of Burnaby's housing.



### Transit-oriented development

By allocating higher densities around SkyTrain stations, it allows for more homes and jobs to be accessible for transit, which helps reduce emissions, improve affordability and lower infrastructure costs.



### Support

Support

### Improved built design and urban form

Current policies promote higher density and lower density areas, reducing density and creating more space of housing in an area.



### Complete communities

Neighbourhoods that are designed to provide residents with greater access to services and amenities within their neighbourhood.



## Draft Land Use Map

### What is a Land Use Map?

A Land Use Map is an important tool for implementing the Official Community Plan (OCP). It also outlines the future of neighbourhoods and provides guidance on how different areas will be developed in the future. It is important to understand the OCP, which will guide the future development of Burnaby.



### How does this map work?

Land Use Designations are shown on the map. These are the areas that are designated for different types of development.



Scan this QR code to learn more about the Land Use Map.



# 1 Introduction



## 1.1 Background

The Burnaby Official Community Plan (OCP) will set the long-term vision for managing the city's growth. The development of the Burnaby OCP is a multi-year, multi-phase process that involves engaging community members in dialogue about the future of Burnaby.

### Why does Burnaby need a new OCP?

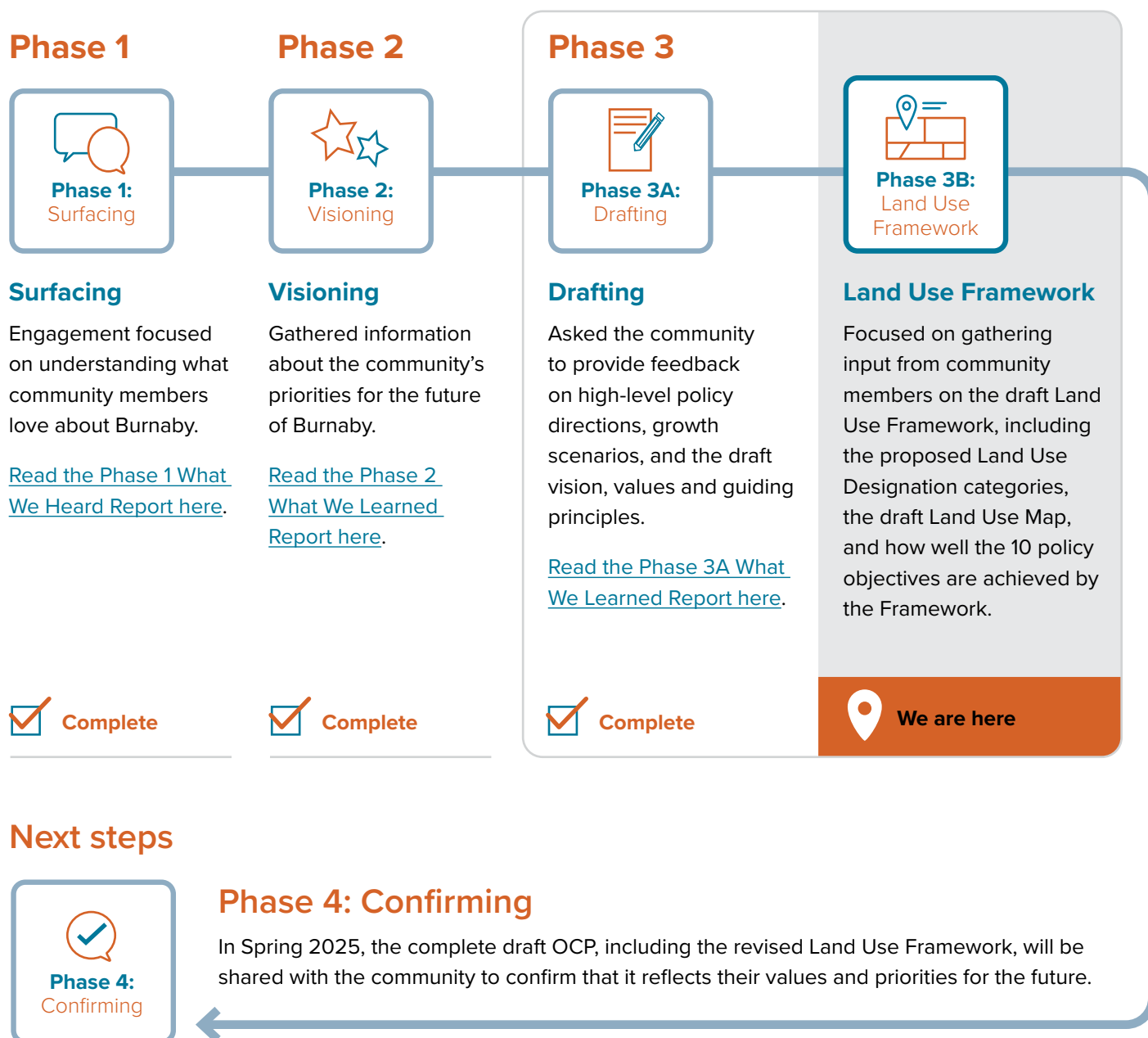
The Official Community Plan (OCP) is a City bylaw that guides the growth and development of a community. It provides direction on land use, transportation, housing, environment, infrastructure, parks, agriculture, economic development, community spaces, arts and culture, and more. The last time Burnaby created a new OCP was in 1998, and the City has only made minor updates since then. A new OCP is needed to respond to the current and evolving needs of the Burnaby community – now and in the future.

In **Phase 3B: Land Use Framework**, the City developed and gathered feedback on a draft OCP Land Use Framework that sets out the long-term vision for the City and allows infrastructure, utility and transit planning to align with planned development, ensuring that services are planned in coordination with land use. The framework displays spatially the intended long-term land uses for each parcel of land in the City and lays out what is possible on each parcel through rezoning and redevelopment. In this phase, engagement gathered 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.

Feedback received from the community will be used to revise the draft Land Use Framework to ensure it is realistic, meets the needs of current and future community members, and helps achieve the community's vision for the future.

## 1.2 Community Engagement

Throughout the planning process, community members will continue to be engaged to gather feedback on key elements of the OCP. Engagement is planned over the following phases



# 2 What We Asked



Throughout the engagement opportunities for Phase 3B, participants were asked to provide their input on the three components of the draft OCP Land Use Framework: the draft Land Use Map, the proposed Land Use Designations, and the policy objectives.

## 2.1 Land Use Map and Designations

### Land Use Map

The draft Land Use Map is based on parcels of land with different Land Use Designations and land use overlays. Each parcel is colour coded to show the proposed **Land Use Designations**.

Parcels with different colour outlines have **Land Use Overlays**, which show where multiple uses may be allowed or where there are additional requirements for using the land.

The draft Land Use Map proposes more density around rapid transit nodes in existing town centres and urban villages, while adding new medium density growth along transit corridors and in local neighbourhood centres. It also plans for more amenities, such as schools and parks, to be added and expanded in growing neighbourhoods. Other key priorities that are reflected in the map include new and expanded parks and natural areas, protected agricultural lands and protected employment and industrial lands.

The draft Land Use Map was segmented into four quadrants (Northwest, Northeast, Southwest and Southeast) to make it easier for community members to view and make comments on the map. However, in the survey, community members were asked to indicate if they believe the policy objectives were met through the draft Land Use Map overall.

### Land Use Designations

**Land Use Designations** are different categories for how land can be used as well as the heights and types of buildings allowed on the parcel. Some examples of Land Use Designations include agriculture, commercial and residential use.

Each parcel on the Land Use Map is colour coded to show its land use designation, as shown in Table 1: Land Use Designations.

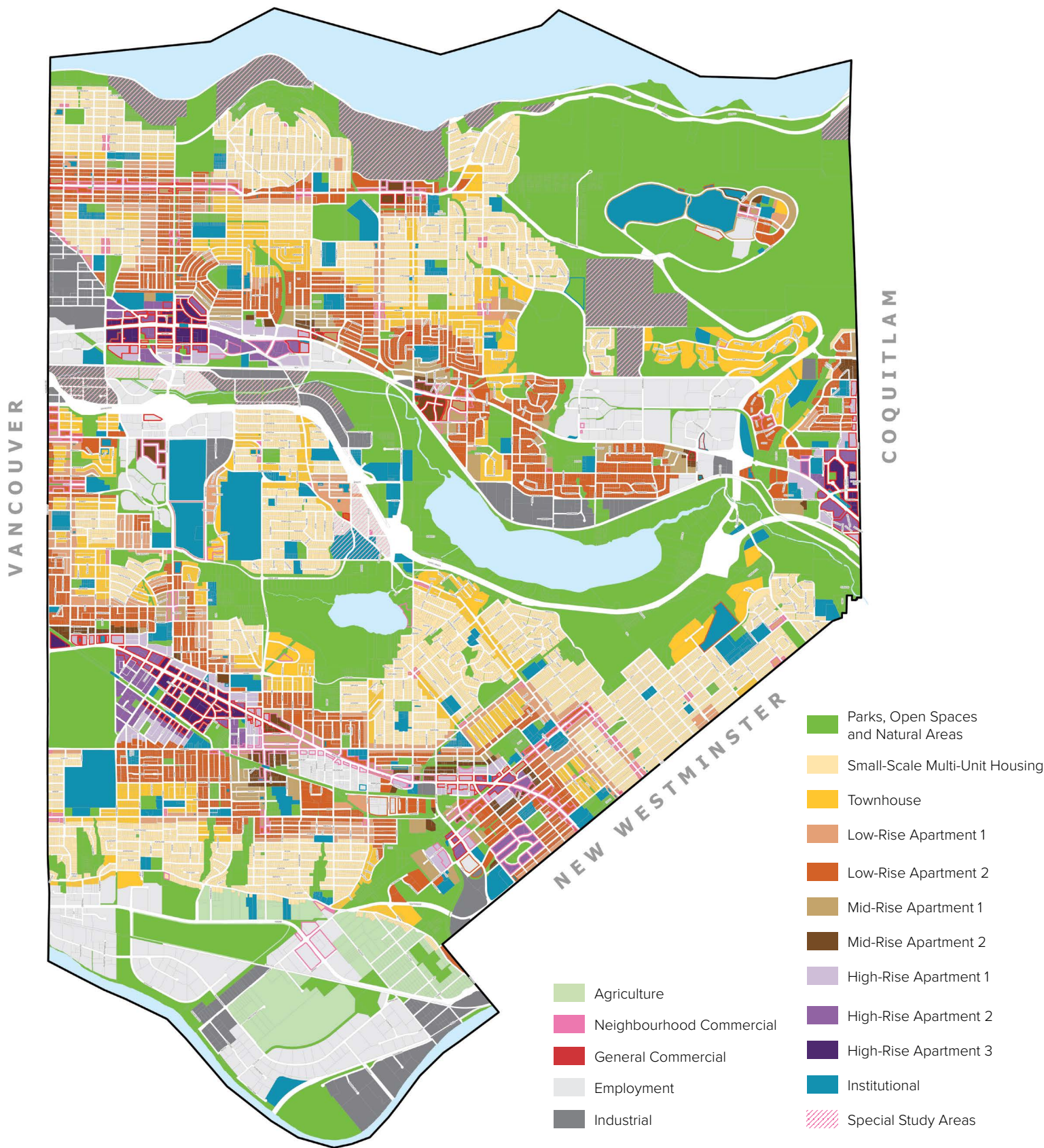
**Table 1: Land Use Designations**

	Land use designation	Description and intended uses
	<b>Commercial</b>	Local-serving commercial, such as corner stores, small grocery stores, and coffee shops
	<b>General Commercial</b>	City-serving commercial, such as larger grocery or retail stores, offices, and health clinics
	<b>Employment</b>	Light industrial uses, offices, private recreation facilities, creative employment uses
	<b>Industrial</b>	Limited heavy industrial, manufacturing, warehousing
	<b>Agriculture</b>	Agricultural uses and retail sale of agricultural products
	<b>Institutional</b>	Institutional, cultural, recreational and educational uses, such as schools, libraries, recreation facilities
	<b>Park, Open Space, and Natural Areas</b>	Public parks, public or private open spaces including plazas or greenways, natural and conservation areas
	<b>Small-scale Multi-unit Housing</b>	Residential multiplex up to 4 units and up to 6 units in locations 400m from a frequent transit bus stop
	<b>Townhouse</b>	Residential (4 storeys)
	<b>Low-Rise Apartment 1</b>	Residential (4 storeys)
	<b>Low-Rise Apartment 2</b>	Residential (6 storeys, or 8 storeys for sites within 800m of a SkyTrain station)
	<b>Mid-Rise Apartment 1</b>	Residential (12 storeys)
	<b>Mid-Rise Apartment 2</b>	Residential (20 storeys)
	<b>High-Rise Apartment 1</b>	Residential (30 storeys)
	<b>High-Rise Apartment 2</b>	Residential (40 storeys)
	<b>High-Rise Apartment 3</b>	Residential (50+ storeys)
	<b>Special Study Area*</b>	Indicate future work to determine the long-term transition of existing uses

\* The Special Study Area was shown on the interactive map as a light turquoise colour.



Figure 7: Land Use Map



## 2.2 Policy Objectives

The Burnaby OCP draft Land Use Map was developed with 10 policy objectives that are based on the community's vision and values and align with local land use legislation and policy.

In previous phases of the Burnaby OCP engagement, community members were asked to share what they love about Burnaby, what they want to change, what they want to keep, as well as how and where growth should be focused across the city. The draft Land Use Map was designed to reflect the input and feedback shared by community members over the past three years.

**Table 2: Land Use Framework Policy Objectives**

Policy objective	How the objective is met in the map
<b>Respond to community input</b>	The OCP Land Use Map is informed by the feedback community members provided on potential growth scenarios in spring 2024.
<b>Transit oriented development</b>	New residential and employment growth is close to rapid transit, frequent transit and the standard bus network.
<b>Diverse housing forms</b>	The needs of different people and families are considered with more medium-density housing and buildings that have individual entrances to each unit.
<b>Climate action</b>	New pedestrian and road connections are proposed to improve walkability and connectivity, enabling more people to walk, bike or roll more easily. New growth and density are focused in the areas of the city that are the most resilient to the impacts of climate change. New density is not supported in areas with known natural hazards.
<b>Access to parks and natural areas</b>	New and expanded park land is proposed, especially in areas that are expected to grow.
<b>Access to amenities</b>	New and expanded public amenities are proposed in areas that are expected to grow.
<b>Complete communities</b>	Neighborhood commercial centres are proposed in residential areas across the city, creating opportunities for new shops and amenities closer to where people live.
<b>Support a sustainable economy and create jobs</b>	Lands that are designated for agriculture, industrial or employment are protected for employment uses. New areas for commercial use have been identified, primarily in Town Centres and along key transit corridors.
<b>Improved built form &amp; urban design</b>	Heights gradually decrease further away from Town Centres and transit corridors.
<b>Advance reconciliation</b>	Special Study Areas show where more studies are needed to determine how to transition their current use over the long-term. For sites along the Burrard Inlet, studies should consider opportunities for environmental conservation and restoration, aligning with Burnaby's commitment to Reconciliation through land stewardship.

# How We Informed



## Project Website

A dedicated project page was hosted on Your Voice! the City of Burnaby's community engagement website. This webpage received 23,884 views during the campaign period and included the interactive map, an online survey, and promoted the open houses.

[View the website here.](#)

## OCP Video

An animated video describing what the Land Use Framework is and how people can provide feedback was produced and posted on the project website. The video was viewed 64,980 times across YouTube and Facebook. [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.

## News Release

In August 2024, a news release was distributed to media outlets and posted to [Burnaby.ca](https://burnaby.ca) inviting community members to share feedback on the draft Land Use Framework. [Read the news release here.](#)

## E-Newsletter

An internal staff e-newsletter and a mailing list e-newsletter to 1,940 active subscribers of the City of Burnaby Official Community Plan list was distributed in August 2024.

## Post-card Mailout

Direct-mail postcards were sent to every Burnaby household and included the date and location details of engagement opportunities as well as a link to the online interactive map and survey to gather feedback.

## Social Media

Other digital communications included 23 social media posts across Facebook, Instagram, X (Twitter), and LinkedIn, which received a total of 344 engagements.





# 4 How We Engaged



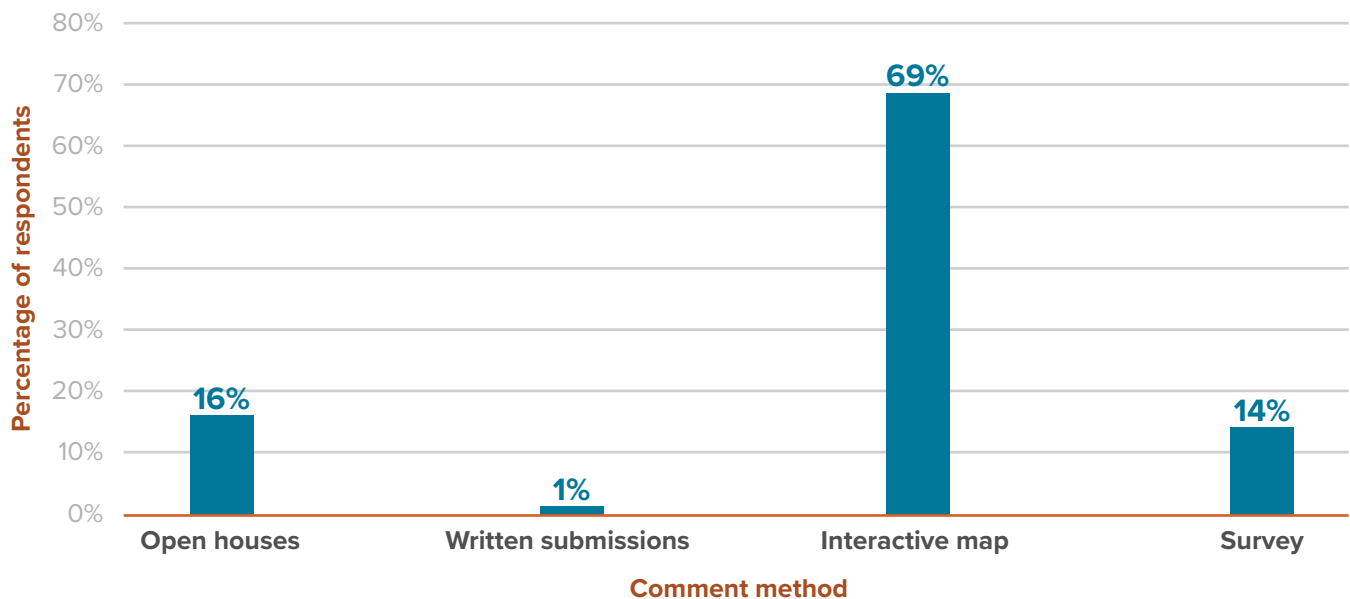
Feedback on the Land Use Framework was gathered through four methods:

- Interactive Map
- Survey
- Open House
- Written Submissions

Altogether, 2,650 comments were received on the Land Use Framework.

Most of the feedback (69% of total comments) was received through the online interactive map, with 16% of feedback received at the open houses and 14% received from the survey, as shown on Figure 8. Although few written submissions were received, these provided the most thorough and detailed input.

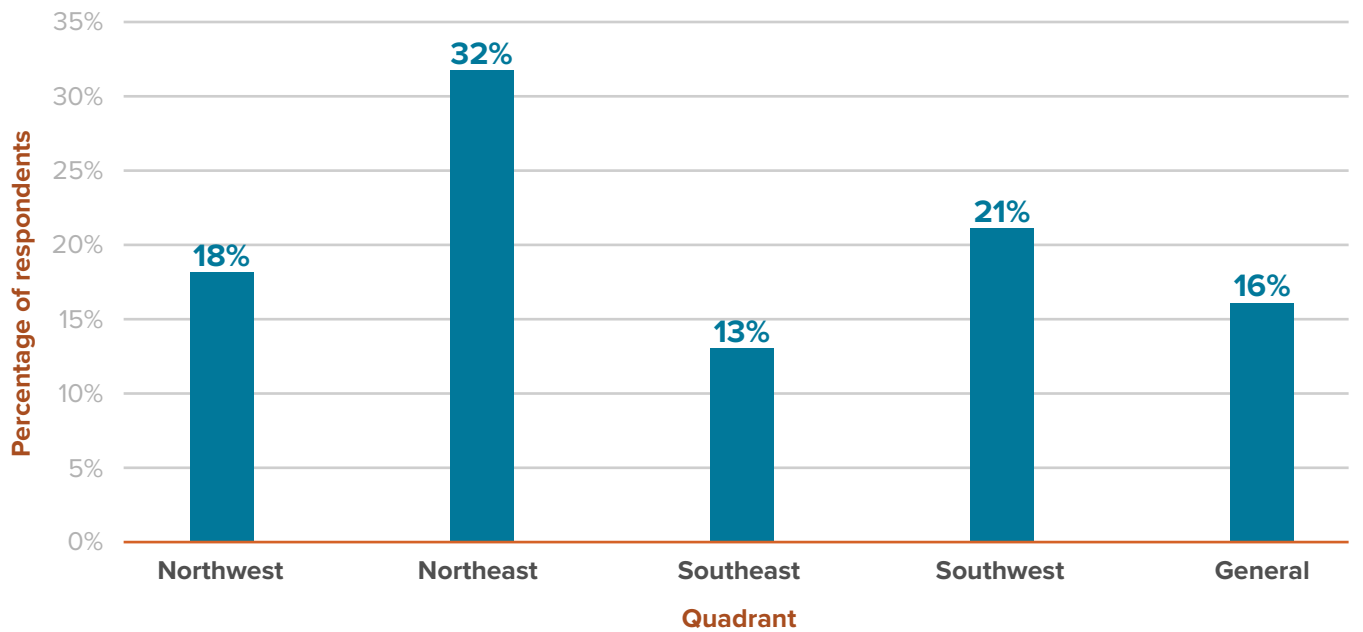
**Figure 8: Percentage of comments by method**



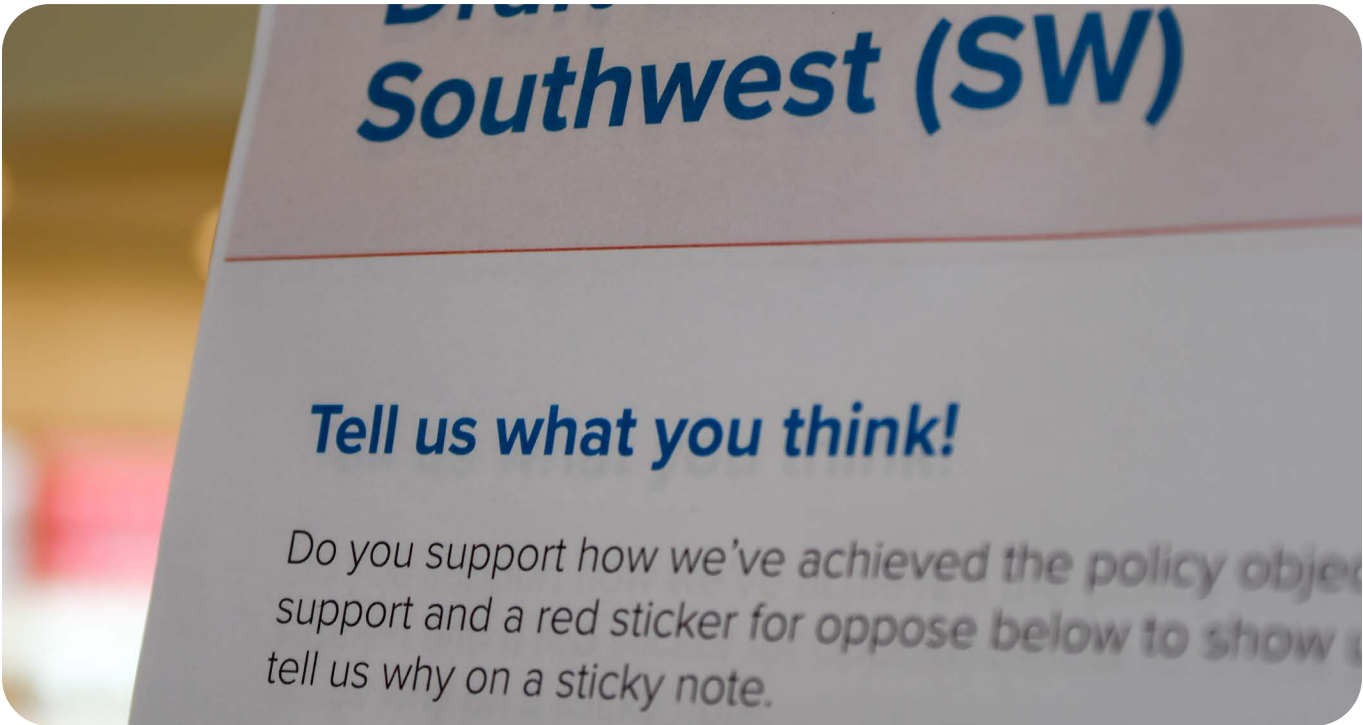
N=2,650

The quadrant that received the most feedback was the Northeast quadrant, primarily centred around the Rathburn Drive area. This quadrant received 32% of the total feedback. In comparison, the Southeast quadrant received 13% of the total feedback, as shown in Figure 9. The comments received from each method related to each quadrant is shown in Table 3.

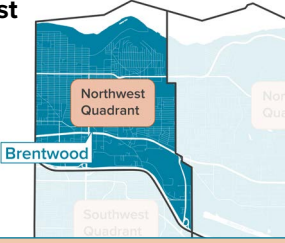
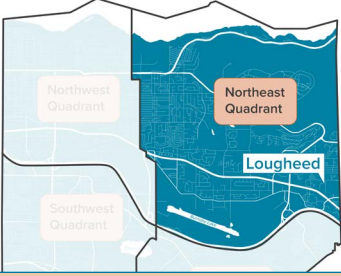
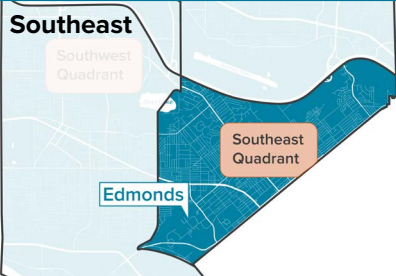
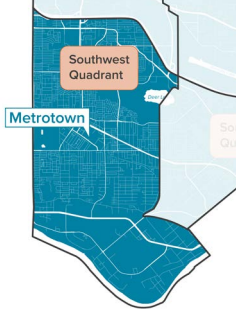
**Figure 9: Percentage of comments by quadrant**



N=2,650



**Table 3: Number of responses per quadrant**

Quadrant	Engagement method	Number of Comments/ Responses received
<b>Northwest</b> 	Open Houses	110 comments
	Written Submissions	2 written submissions
	Interactive Map	367 pins
	<b>Total</b>	<b>479 comments</b>
<b>Northeast</b> 	Open Houses	88 comments
	Written Submissions	7 responses
	Interactive Map	766 pins
<b>Total</b>		<b>861 comments</b>
<b>Southeast</b> 	Open Houses	76 comments
	Written Submissions	None
	Interactive Map	266 pins
<b>Total</b>		<b>342 comments</b>
<b>Southwest</b> 	Open Houses	108 comments
	Written Submissions	1 written submission
	Interactive Map	435 pins
<b>Total</b>		<b>544 comments</b>
<b>General</b>	Open Houses	48 comments
	Written Submissions	8 comments
	Survey	368 responses
<b>Total</b>		<b>424 comments</b>
<b>TOTAL COMMENTS</b>		<b>2650 comments</b>

# 4.1 Online Survey

An online survey was open from August 21 to October 6, 2024, and received **368 responses**. Survey questions focused on understanding the level of support for the Land Use Designation categories and gathering feedback on the Land Use Framework approach and how well it achieved the policy objectives.

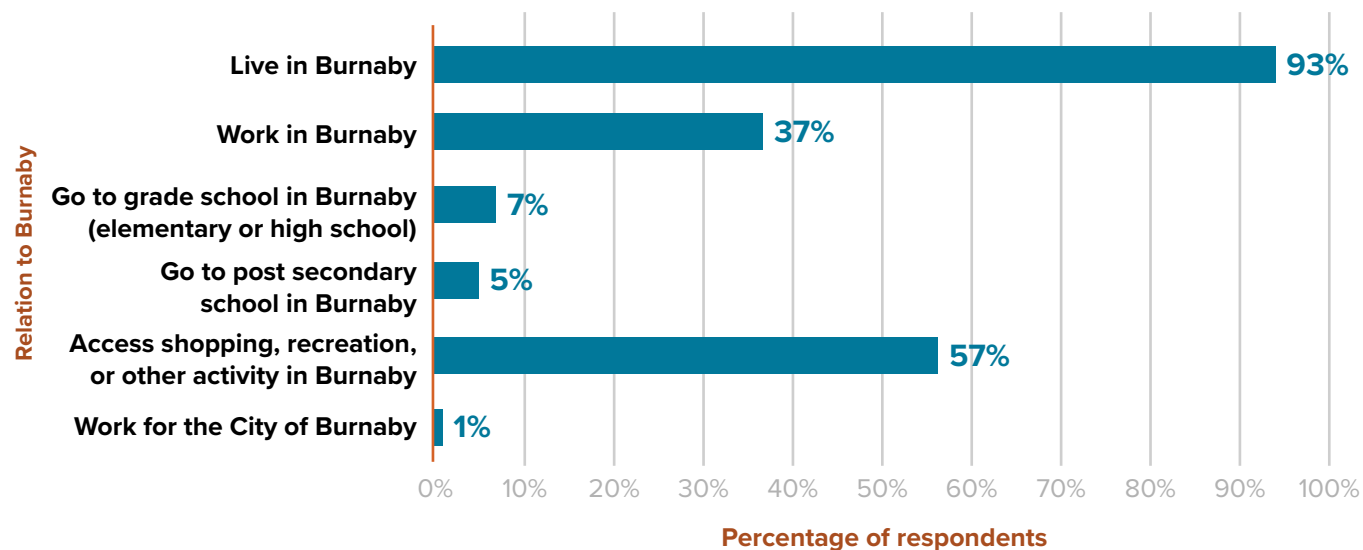
The survey was available in 10 different languages online: English, Spanish, Persian, French, Korean, Punjabi, Russian, Serbian, Tagalog, and Simplified and Traditional Chinese.

## Survey demographics

**Note: Responses from participants who preferred not to answer or answered “other” have been removed from the totals in the following charts.**

Almost all (93%) of survey respondents lived in Burnaby and over one-third (37%) worked in Burnaby. As shown in Figure 8, few participants go to grade school or post-secondary school in Burnaby, which aligns with the few number participants under the age of 24 shown in Figure 12.

**Figure 10: Survey respondents by relation to Burnaby**



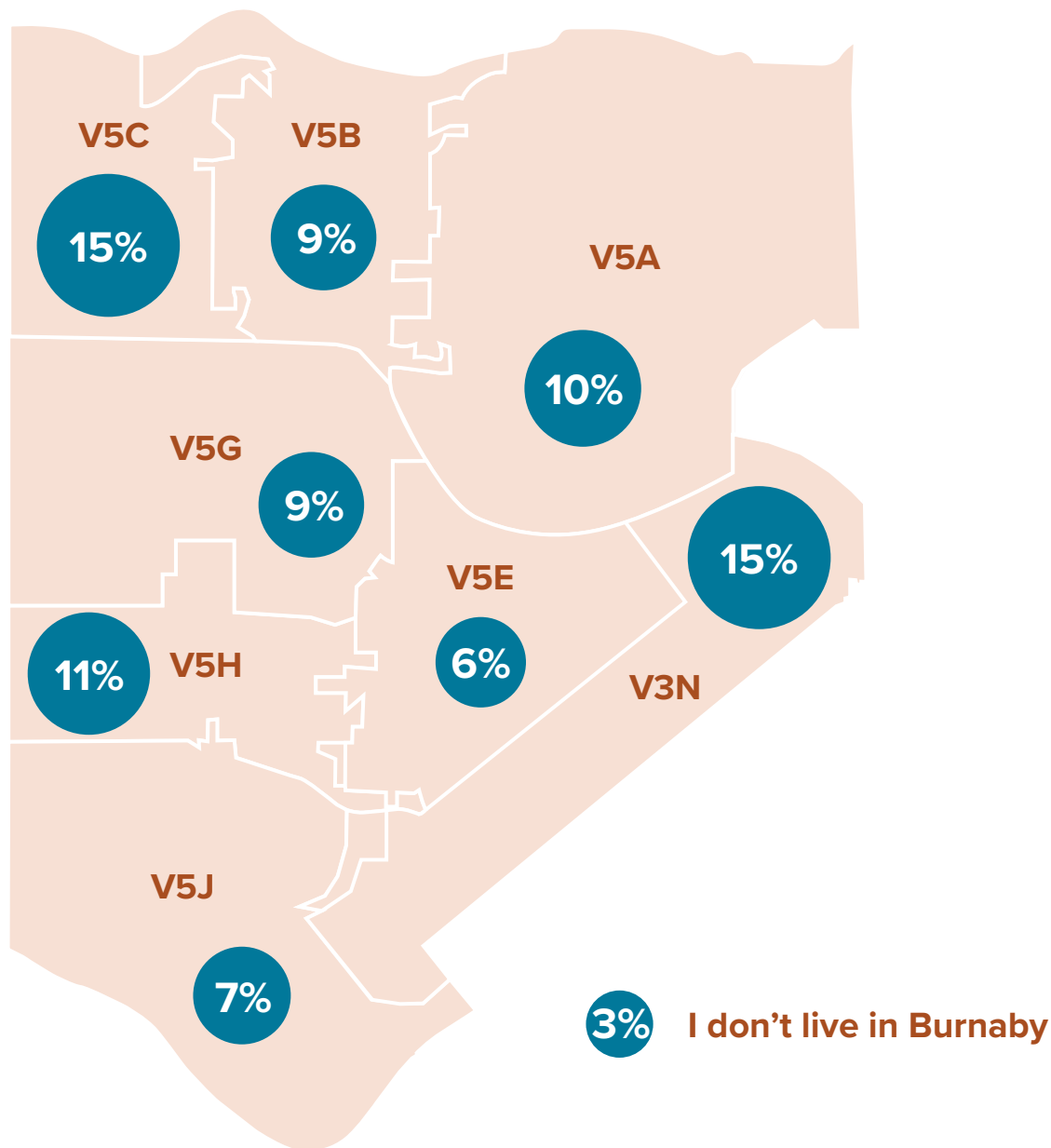
N=368 survey responses



The postal code where each survey respondent lived is shown in Figure 11. The highest number of survey responses came from participants who lived in the V5C and V3N postal codes, which are in the Northwest and Southeast quadrants, respectively.

Based on the quadrants, the fewest survey responses came from residents in the Northeast (10% of the total responses). The remaining quadrants were more evenly distributed, with 24% of respondents living in the Northwest, 27% of respondents living in the Southwest, and 21% of respondents living in the Southeast.

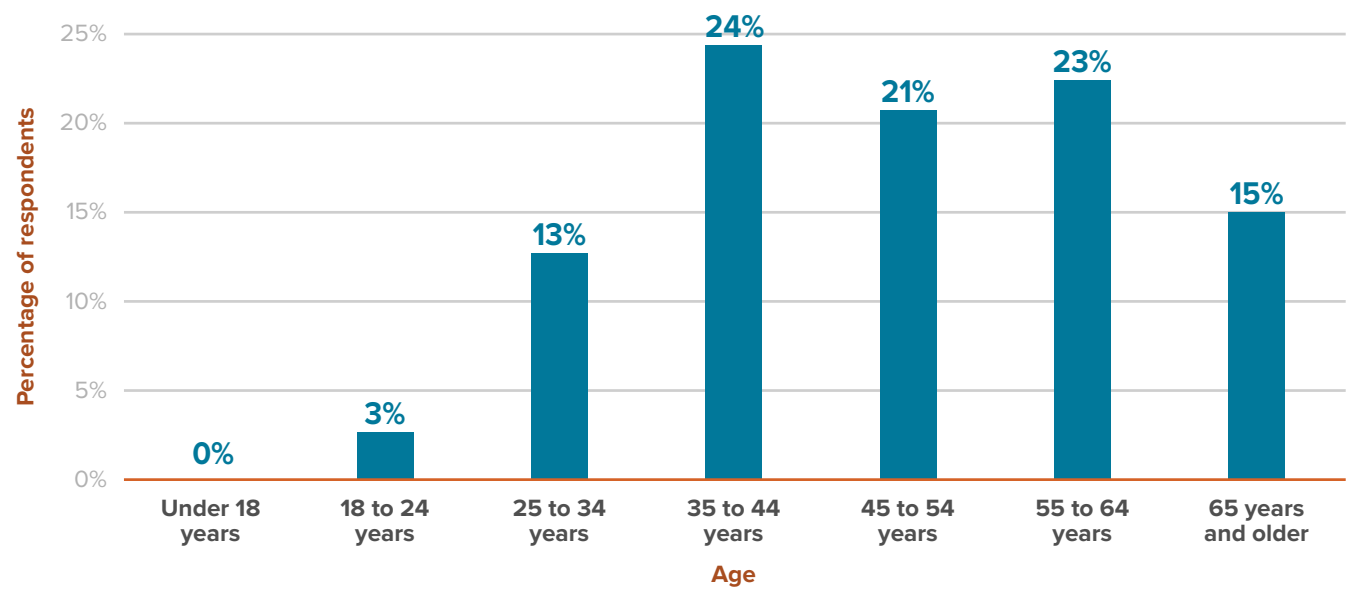
**Figure 11: Survey respondents by postal code**



N=364 survey responses

Most participants (68%) of participants were between 35 to 64 years old, as shown in Figure 12. Only 3% of participants were under 24 years old. This is significantly less than the percentage of the total population of Burnaby that is under 24 years old (24%), based on the 2021 Census.

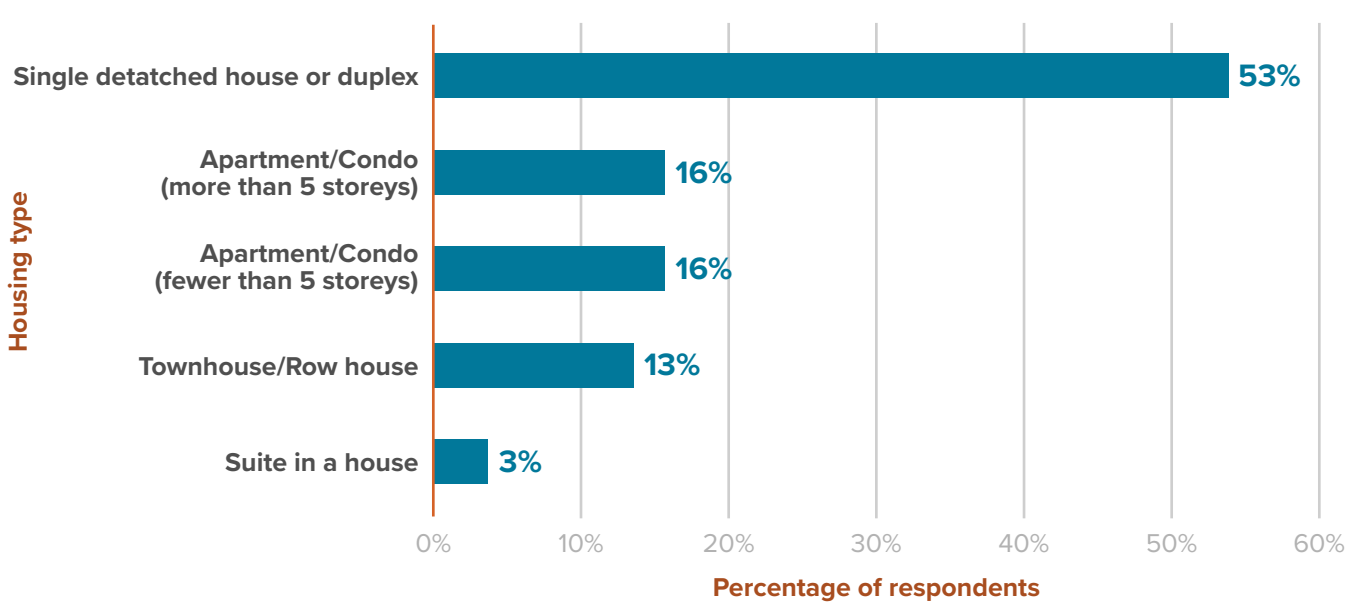
**Figure 12: Survey respondents by age**



N=368 survey responses

As shown in Figure 13, most (54%) of survey respondents live in a single detached house or duplex. Roughly the same number of respondents live in a townhouse or rowhouse (13%), an apartment or condo fewer than five storeys (16%), or an apartment or condo more than five storeys (16%).

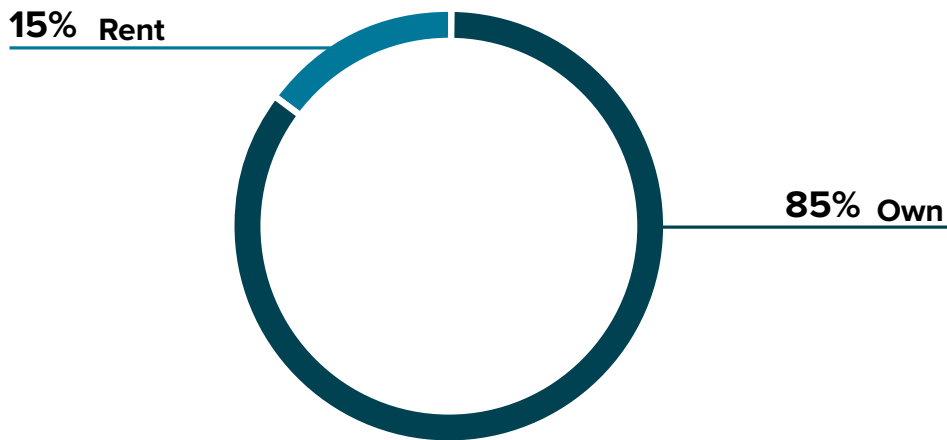
**Figure 13: Survey respondents by housing type**



N=361 survey responses

The majority (85%) of participants were homeowners, with only 15% of participants renting their homes as shown in Figure 14. According to the 2021 Census, 40% of Burnaby’s population rents their homes, indicating that renters were underrepresented in the survey.

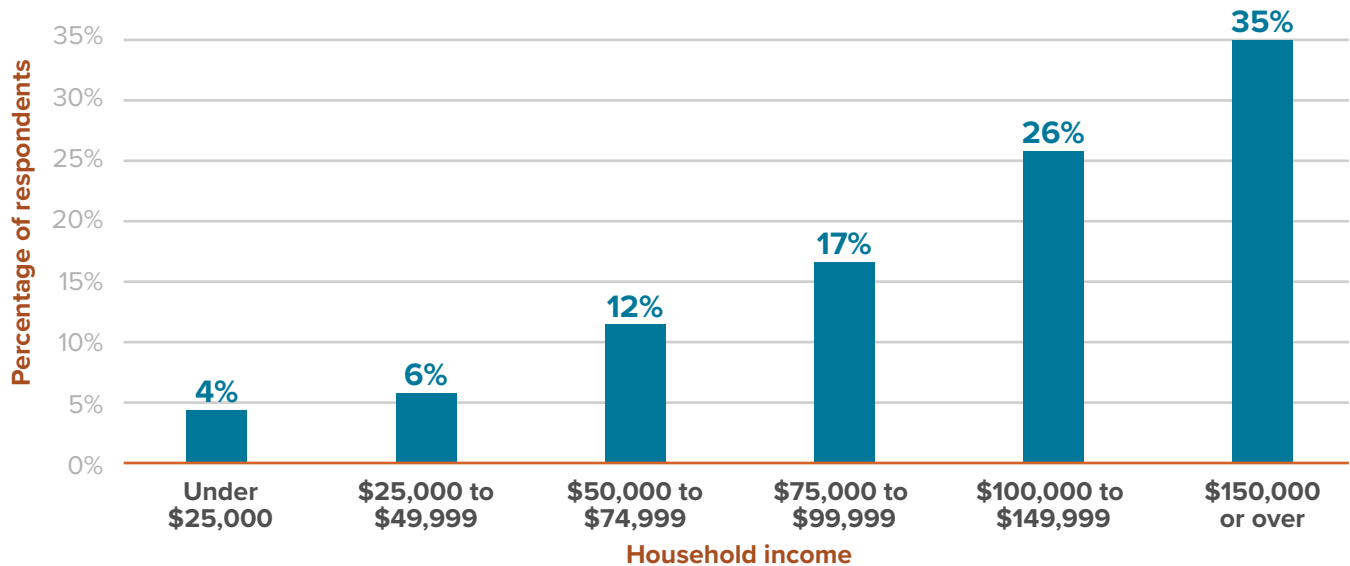
Figure 14: Survey respondents by home ownership



N=364 survey responses

As shown in Figure 15, survey participants had a higher household income than the overall Burnaby population. More than half (61%) of respondents had a household income greater than \$100,000. Based on the 2021 Census, 41% of households in Burnaby have an income greater than \$100,000. Likewise, relatively few participants (10%) have a household income less than \$50,000, compared to the percentage of the total population with a household income less than \$50,000 (29%).

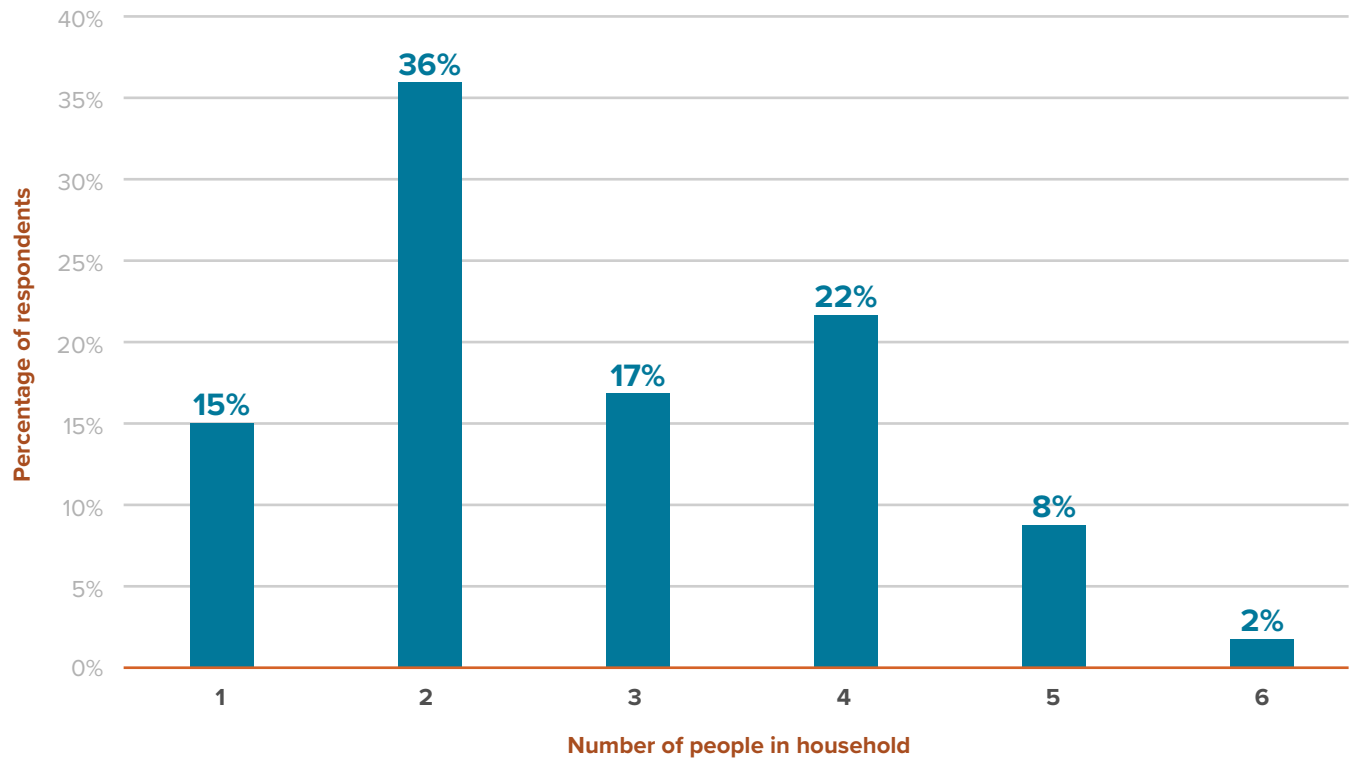
Figure 15: Survey respondents by household income



N=364 survey responses

Most survey respondents (90%) had four or less people in their household, with the greatest number (36%) of respondents living in a two-person household, as shown in Figure 16.

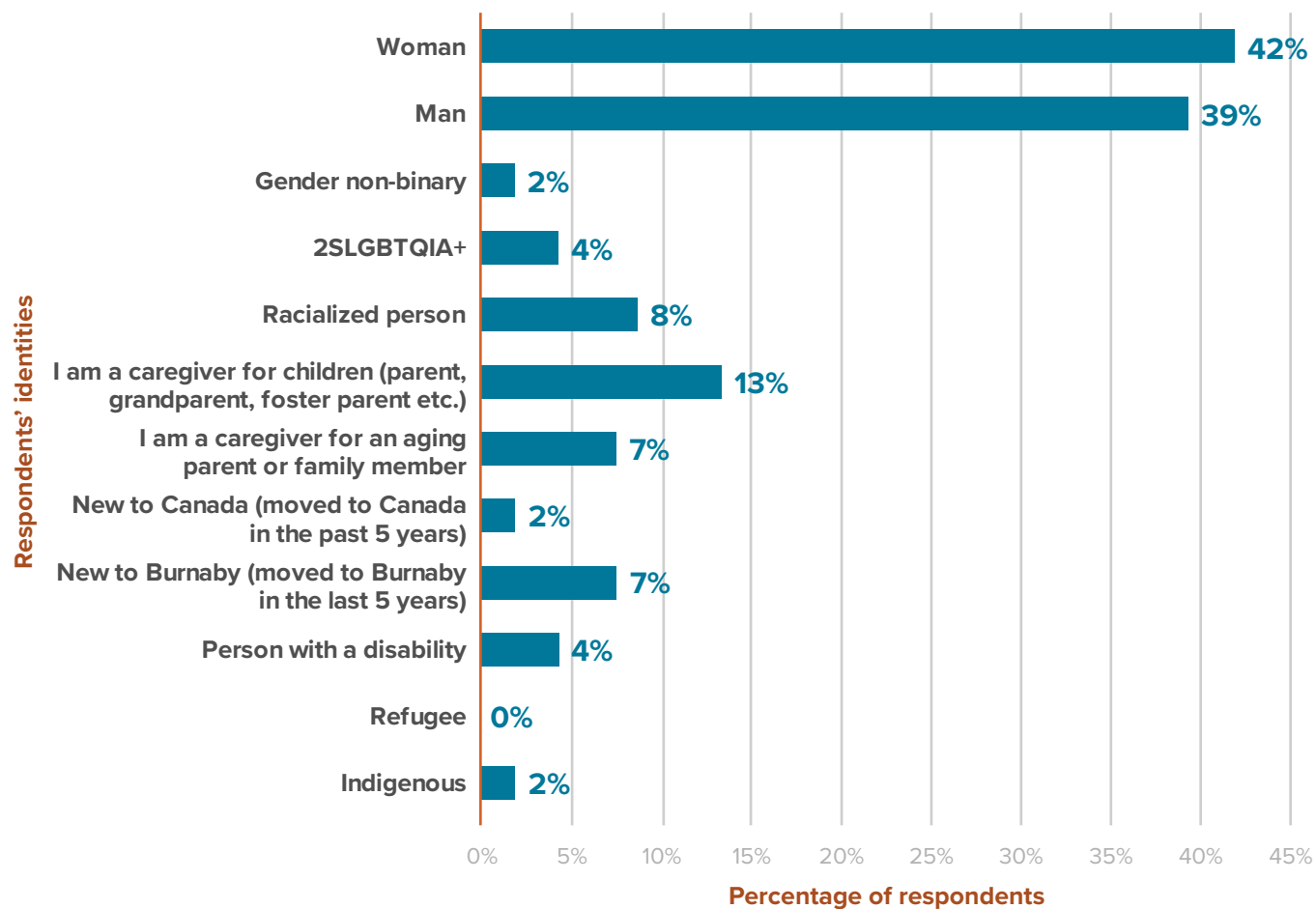
**Figure 16: Survey respondents by number of people in household**



N=362 survey responses

Survey respondents were also asked which of the identity factors included in Figure 17 they considered themselves to be. There were slightly more survey respondents who identified as women (42%) compared to men (39%), and 2% of survey respondents identified themselves as gender non-binary. Twenty percent of survey respondents were a caregiver, either for children or for an aging parent or family member. Eight percent of respondents were a racialized person, 4% were a person with a disability, 4% identified as 2SLGBTQIA+, and 2% were Indigenous.

**Figure 17: Survey respondents by identity**



N=368 survey responses

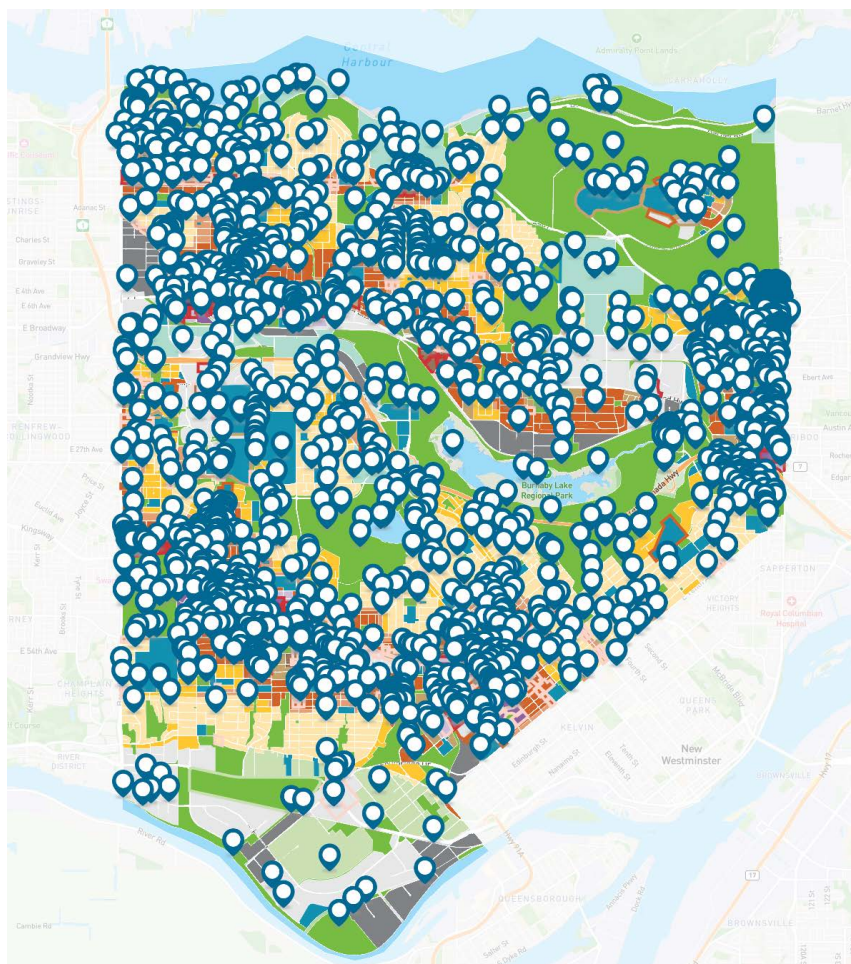


## 4.2 Interactive Map

Community members were invited to participate in an online interactive map by dropping pins in specific locations. These pins allowed contributors to indicate whether they liked the proposed changes to the map, whether they had suggestions to improve it, or if they had concerns about it and to add comments to explain why. Community members could also “upvote” or “downvote” other pins to show whether they agreed or disagreed with the comment.

The interactive map was open from August 21 to October 6, 2024. Burnaby community members left **1,843 pins** on the map, as shown in Figure 18.

**Figure 18: Interactive map with pins**



## 4.3 Open Houses

Eight open houses were held throughout September 2024, including seven in-person events and one virtual session. These open houses provided an opportunity for community members to learn and provide feedback on the Land Use Map, Land Use Designations and policy objectives.

Approximately 1,423 attendees participated in the eight open house events. The in-person events had 1,383 attendees and the virtual session had 40. **Table 4** shows the breakdown of approximate attendees at each open house.

**Table 4: Open house dates, locations and attendees**

Date & Time	Location	Approximate Attendees
Thursday, September 12 5 to 8 pm	Bonsor Recreation Complex	133
Saturday, September 14 11 am to 3 pm	Bob Prittie Metrotown Library	195
Tuesday, September 17 4 to 7 pm	The City of Lougheed Shopping Centre	192
Thursday, September 19 5 to 8 pm	The Amazing Brentwood	328
Sunday, September 22 11 am to 4 pm	Burnaby Village Museum	282
Tuesday, September 24 6 to 8 pm	Virtual	40
Thursday, September 26 4 to 7 pm	Tommy Douglas Library	123
Saturday, September 28 11 am to 3 pm	Nikkei Cultural Centre	130

## 4.4 Written Submissions

Community members were also able to submit more detailed written feedback about the Land Use Framework by emailing [burnaby2050@burnaby.ca](mailto:burnaby2050@burnaby.ca). A total of 40 emails were received from community members, including 22 emails about specific sites that were used to revise the Land Use Map and 18 emails with general feedback, which are reflected in this report.



# What We Learned



The feedback from each engagement method has been summarized into key themes and general feedback on the Land Use Framework, key areas that received a high number of comments, feedback on each quadrant of Burnaby, and feedback on the policy objectives.

## 5.1 Key Themes

The following key themes emerged from feedback on the Land Use Framework and general community priorities across all engagement methods:

### Support for increased housing options

Participants expressed support for increasing the number of housing options to help address affordability. Townhomes, row homes and other “missing middle” housing forms were appreciated additions to the Land Use Map. Some participants noted that these housing options help accommodate families of various sizes, multi-generational households, seniors and people with accessibility needs.

Transit-oriented development was another supported policy objective, with many participants commenting that increasing housing and building heights along transit corridors would help alleviate congestion and bring shops and services closer to more community members.





## Investment in transportation and infrastructure

Although participants were generally supportive of increasing housing in town centres and near transit, many also emphasized the need for the City of Burnaby to invest in infrastructure to meet the needs of the growing population in these areas. Key areas of concern included access to healthcare services and schools, road and transit capacity, and other essential amenities. These participants urged the City to clearly plan and communicate infrastructure upgrades in areas where significant growth is expected.

## Importance of green spaces

There was wide support for the areas with the proposed “Parks, Open Spaces and Natural Areas” designation. Many participants expressed that Burnaby’s parks make it a special place to live and that should always be reflected in the City’s decisions related to land use. Many comments encouraged the City to include strong protections for the environment and ecosystem in these areas. Suggestions were also made to increase access to green spaces through pocket parks, rooftop gardens and linear parks that connect to popular destinations.

## Concern about loss of detached single-family homes

Many participants agreed that designations for taller residential buildings, including medium- and high-rise apartments are needed to increase the availability and affordability of housing, especially in town centres. However, some participants shared concerns about proposed Land Use Designations that would increase the allowable building height in areas that are currently detached single-family homes. Participants shared worries about the potential negative impact on neighbourhood character, blocking sunlight and views, and loss of green spaces. Some participants also felt that without a Land Use Designation for detached single-family homes, community members that need this type of housing would be forced to move away from Burnaby.

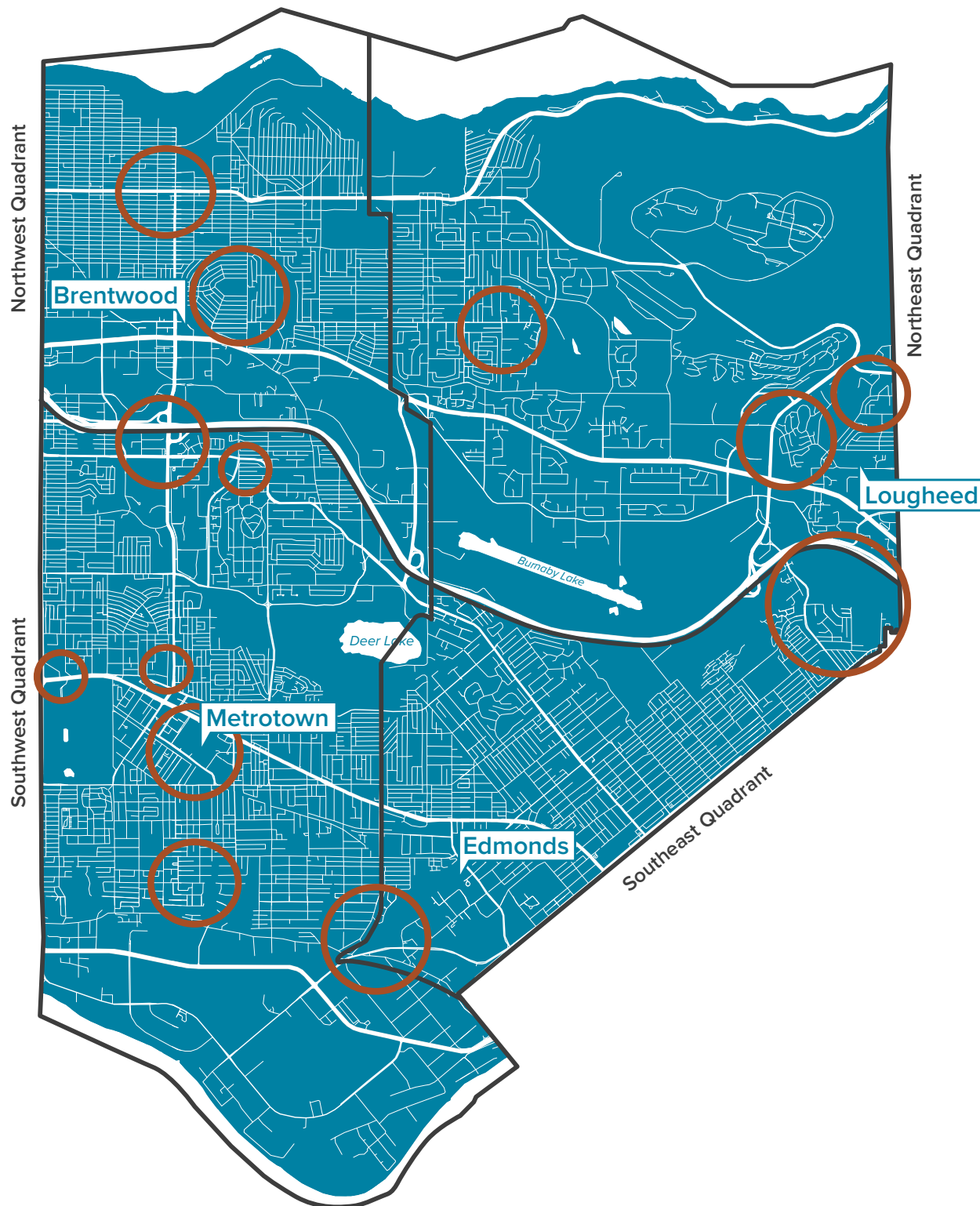




## 5.2 Key Areas

The following areas received a high number of comments in the open houses, written submissions and the interactive map. These areas are marked on the map in Figure 19 and the sentiments of these comments have been summarized below based on each quadrant in Burnaby.

**Figure 19: Burnaby quadrant map**

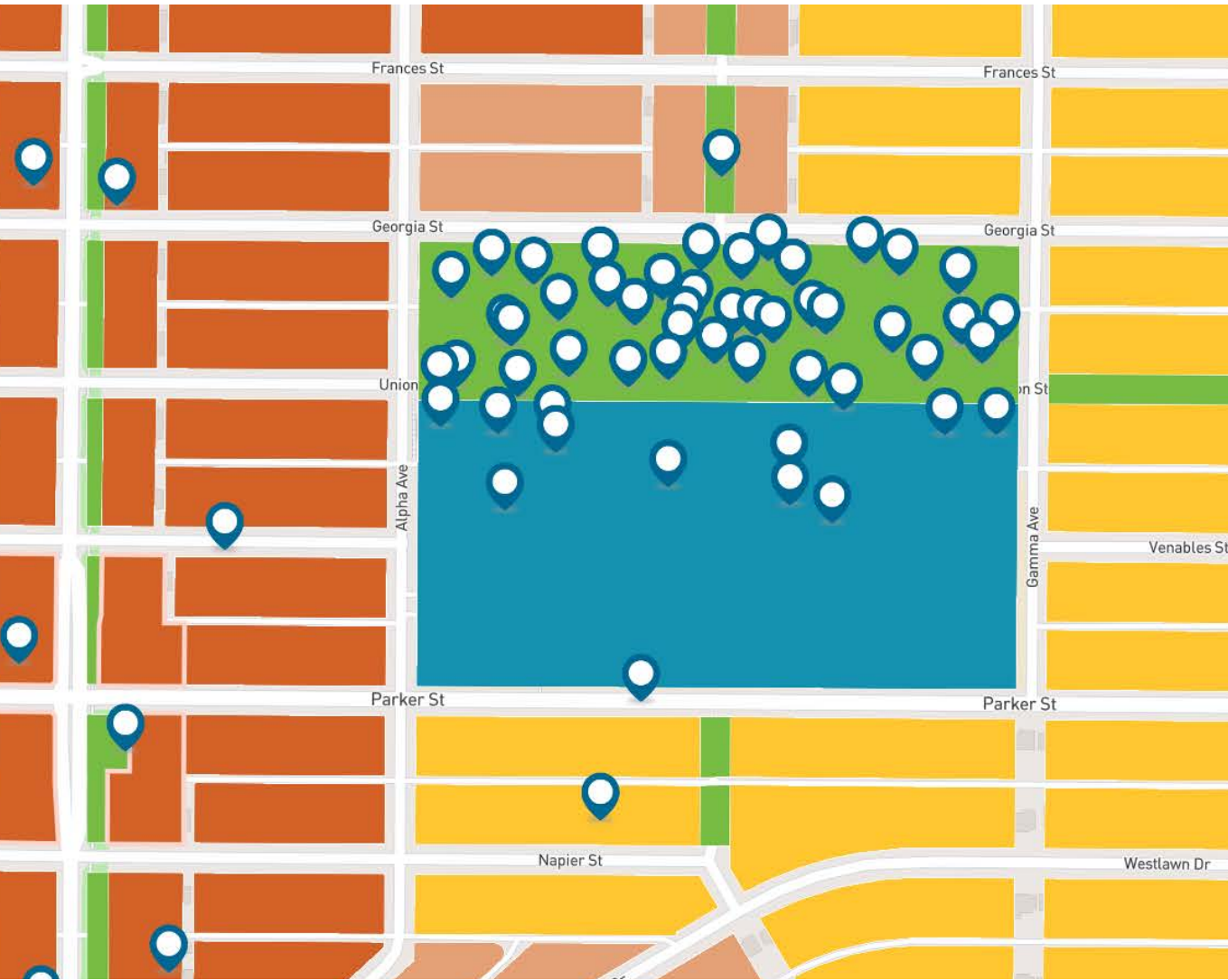




## Northwest Quadrant

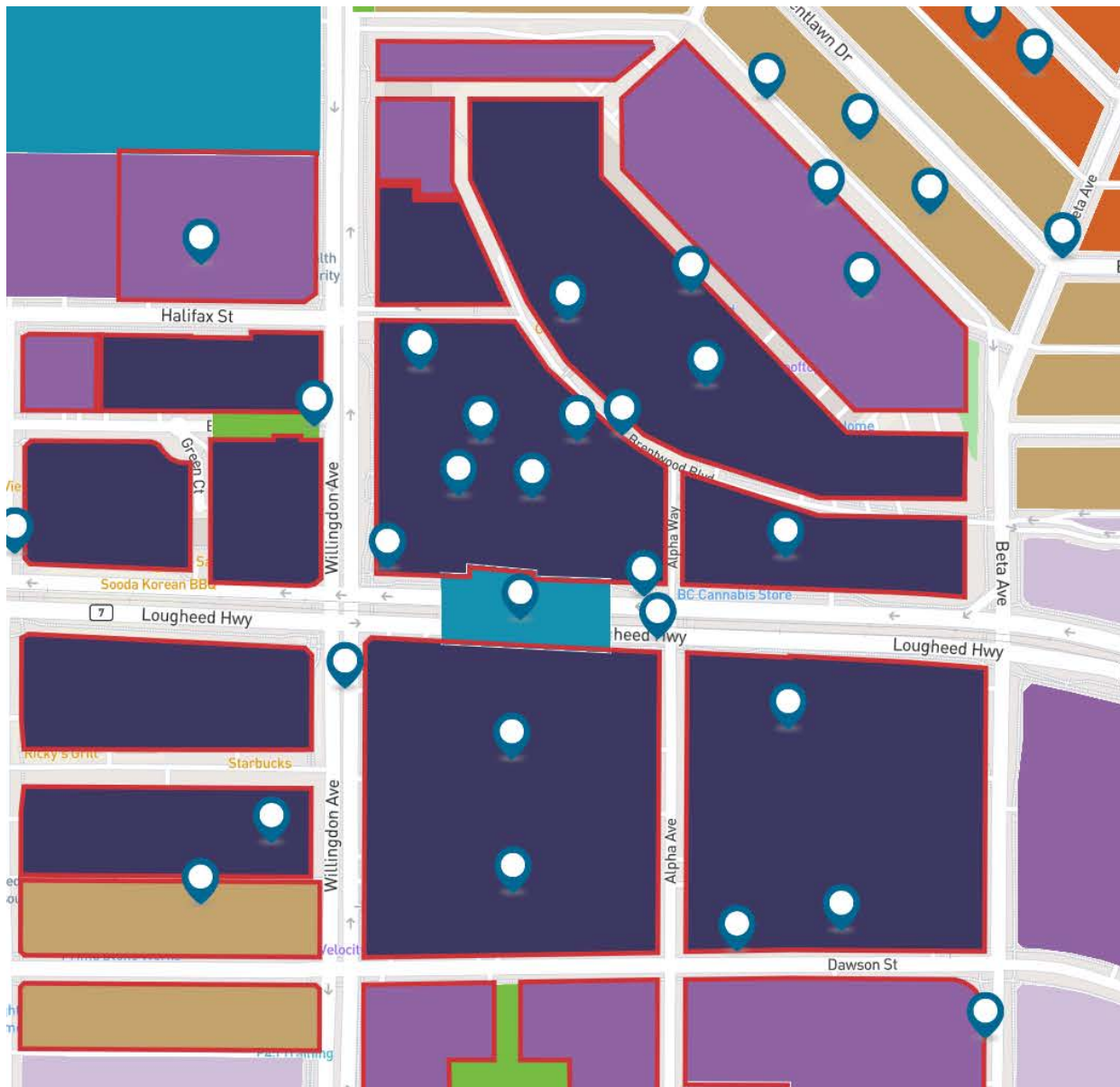
### Alpha Secondary School

Figure 20: Alpha Secondary School interactive map



Comments near Alpha Secondary School were generally opposed to the proposed Land Use Designation of “Park, Open Space, and Natural Areas” between Union Street and Georgia Street. Comments expressed the lack of support for the conversion of housing stock to create a park when the existing Alpha Secondary school field is perceived to be underused, and Confederation Park is nearby.

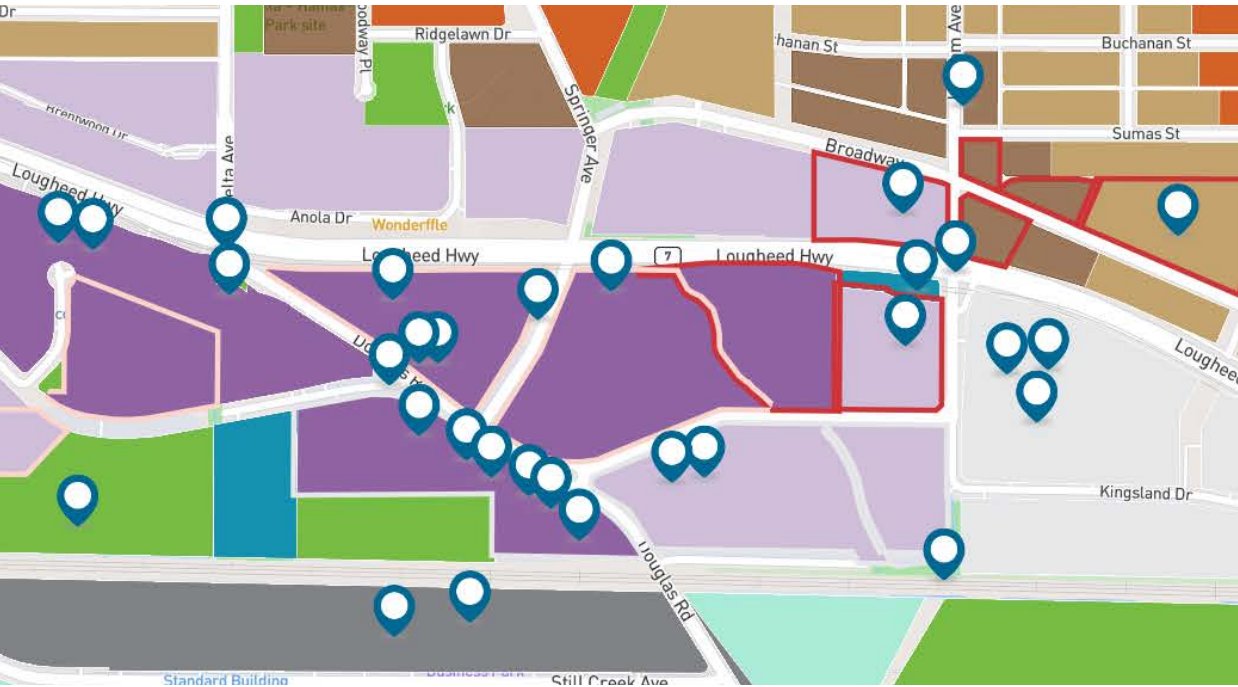
Figure 21: Brentwood interactive map



Comments in the areas of Brentwood with the proposed designation of “High-Rise Apartment 3” called for more amenities, specifically grocery stores and community centres, to serve the higher population in this area. There was some concern that the high-rise buildings in this area are unaffordable for most community members and that current community members want other types of housing such as low-rise apartments, town houses and laneway homes. Other comments point to a lack of green space and expressed a desire for smaller “pocket parks” and greenway connections to larger parks nearby.

Holdom

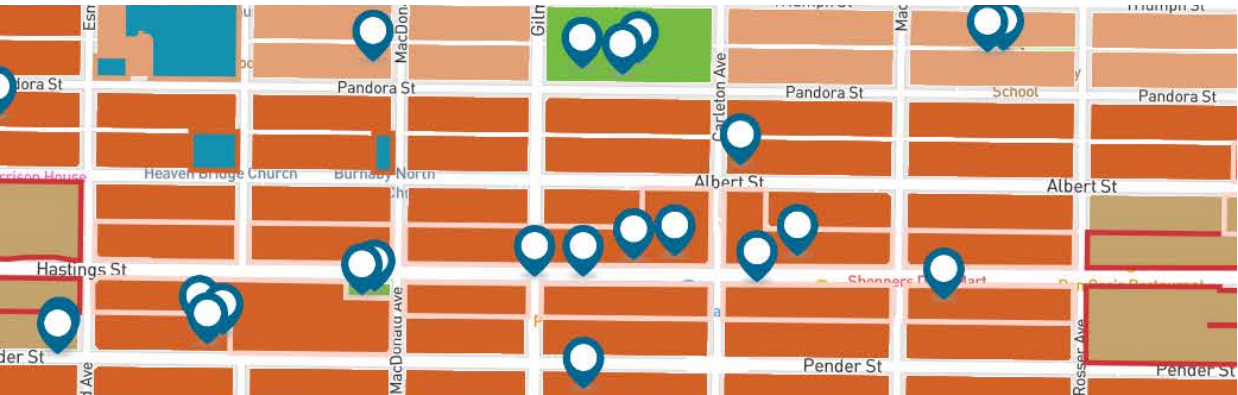
Figure 22: Holdom interactive map



Comments in the areas with the proposed designations of “High-Rise Apartment 1” and “High-Rise Apartment 2” near the Holdom SkyTrain Station shared general support for these designations. However, some comments shared the belief that there are not enough commercial spaces in this area to serve community members, such as grocery stores, coffee shops and other services. Some comments also felt that there should be a buffer zone between the railroad track and residential areas.

Hastings Street

Figure 23: Hastings Street interactive map



Comments along Hastings Street in the area with the proposed designation of “Low-Rise Apartment 2” advocated for preserving community garden and park space, ensuring walkability, improving transit service, maintaining some parking space, and adding trees.

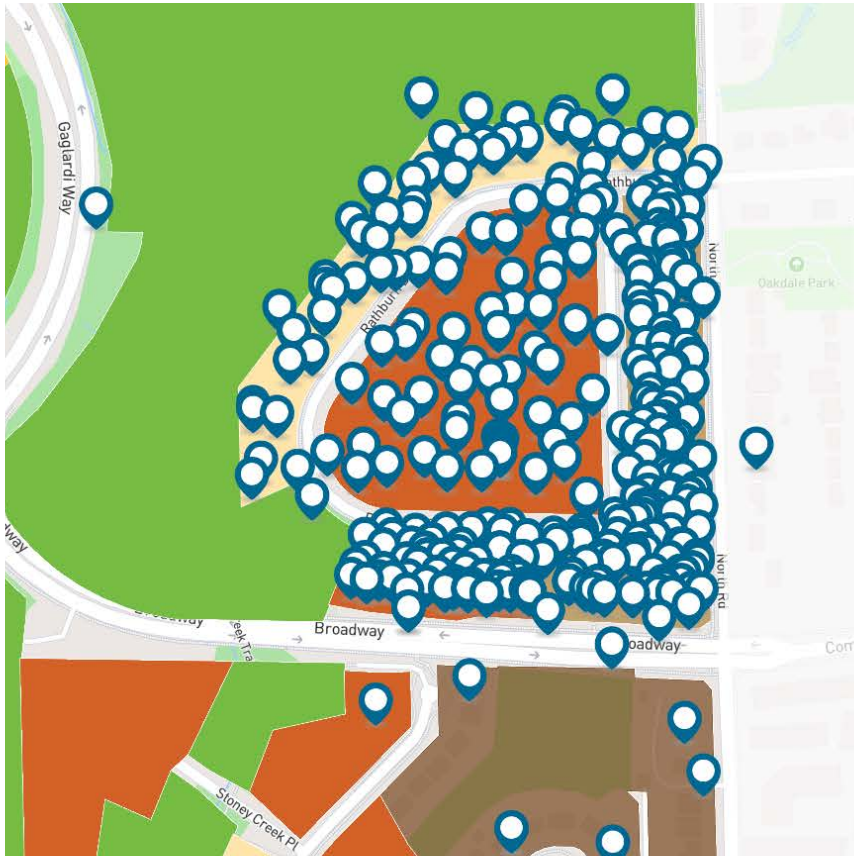




## Northeast Quadrant

### Rathburn Drive

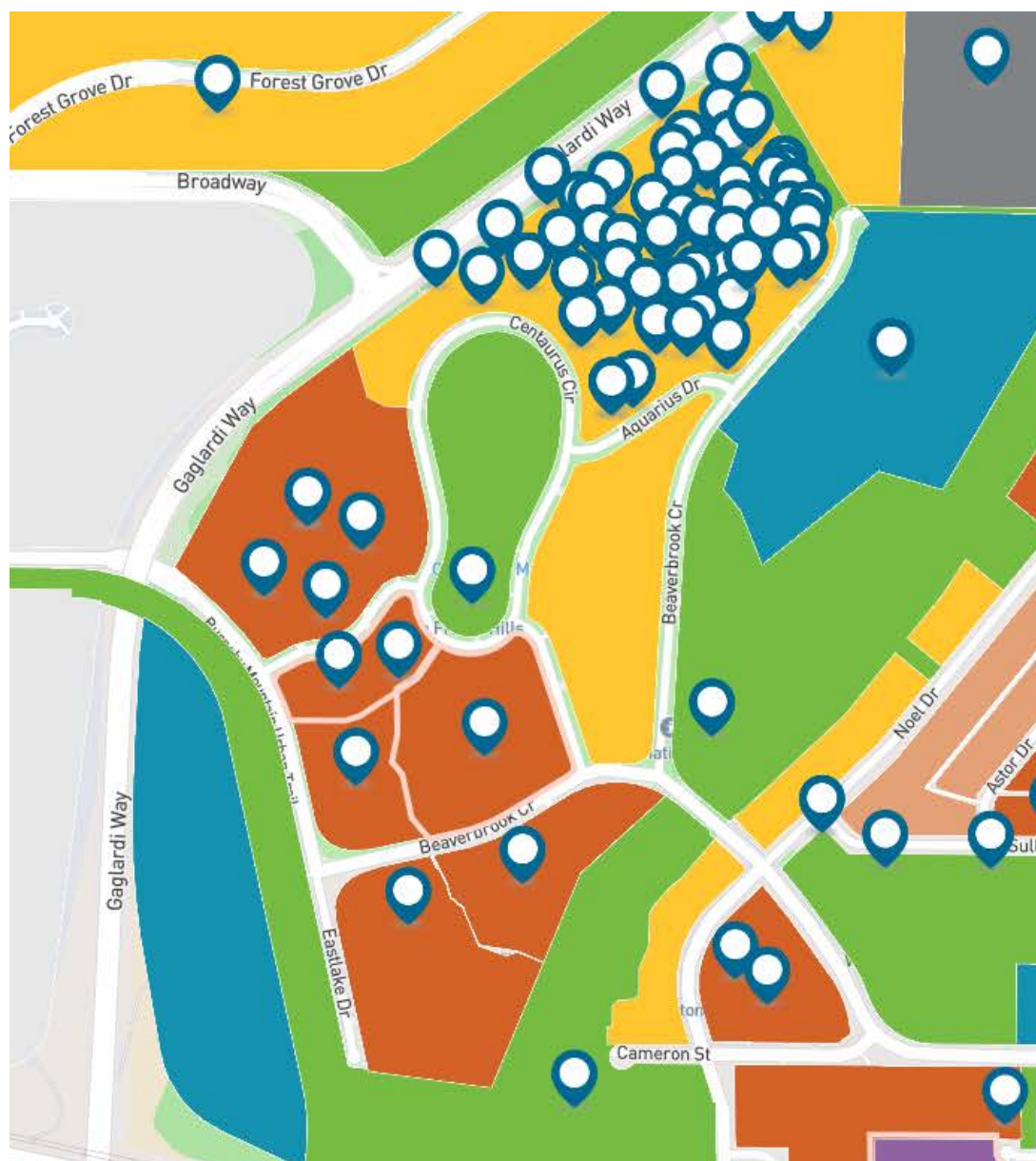
**Figure 24:** Rathburn Drive interactive map



Comments around Rathburn Drive focused on the following themes:

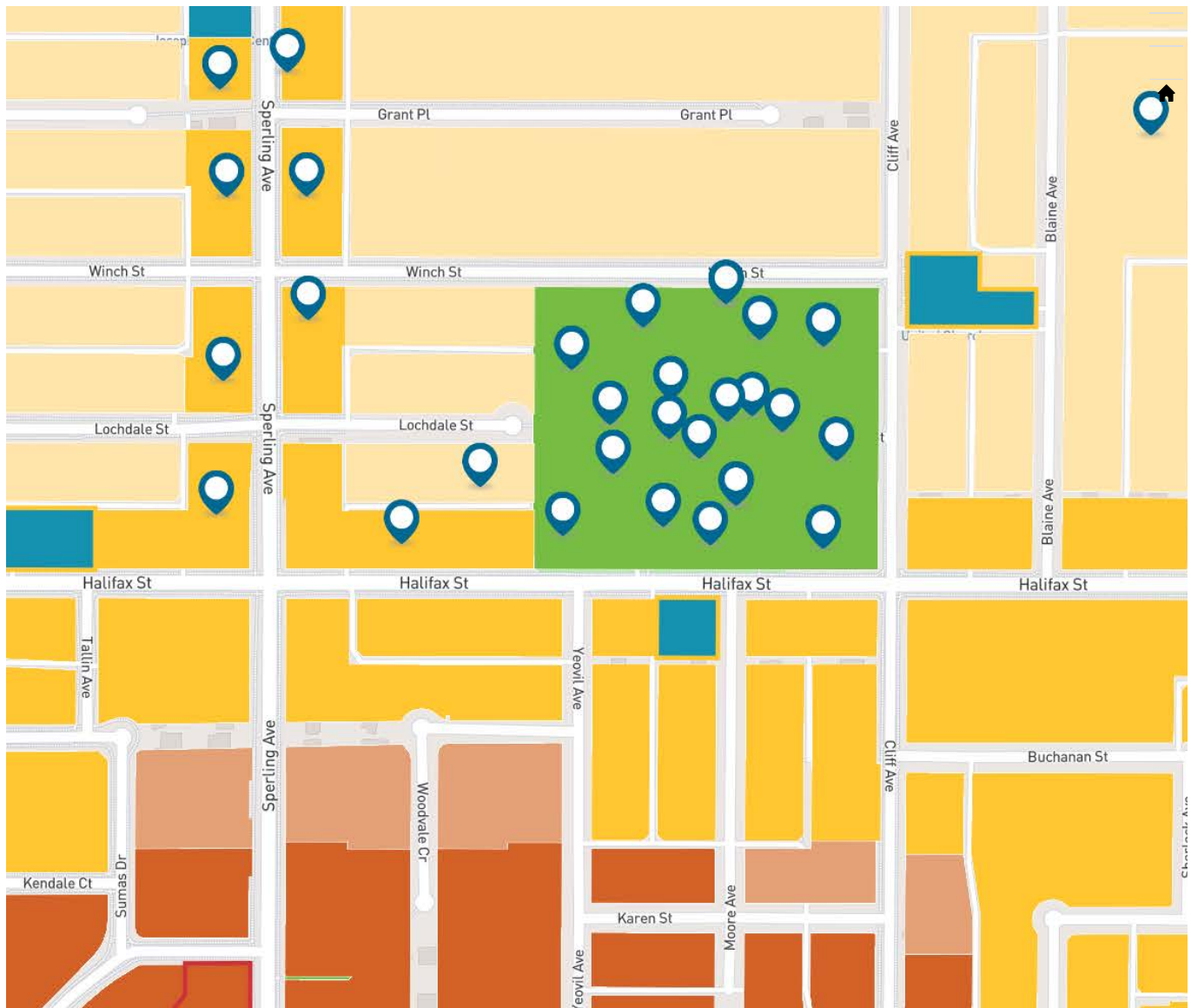
- Concerns about the environmental impacts of development on Stoney Creek.
- A desire for more gradual transition between mid-rise apartments to the forest.
- Concerns that new development in this area will be unaffordable to SFU students and that more housing availability does not necessarily lead to more housing affordability.
- A desire for a new school in this neighborhood to meet the need for students.



**Figure 25:** Beaverbrook Crescent interactive map

Most comments along Beaverbrook Crescent near Stoney Creek Community School and Park called for the City to increase the allowable building height to 6-storey low-rise apartments to match neighbouring areas and allow for redevelopment of current buildings at the end of their life cycle.

**Figure 26:** Halifax Park interactive map



Most comments near Halifax Park expressed that it is unnecessary to designate the area between Lochdale Street and Winch Street as “Parks, Open Spaces, and Natural Areas” since the current Halifax Park is perceived to be underused.



## Southeast Quadrant

### Cariboo Heights Forest

**Figure 27:** Cariboo Heights Forest interactive map



Comments in the Cariboo Heights Forest shared strong support for the proposed “Parks, Open Spaces, and Natural Areas” designation for this area as a well-used and well-loved green space that should be protected from development.

**Figure 28:** Byrne Creek Ravine interactive map



Comments in the area between Rumble Street and Portland Street and between Hedley Avenue and Gilley Avenue with the proposed designation of “Low-Rise Apartment 2” shared a concern about potential environmental impacts of more residential development on Byrne Creek Ravine.





## Southwest Quadrant

### Ledingham Park

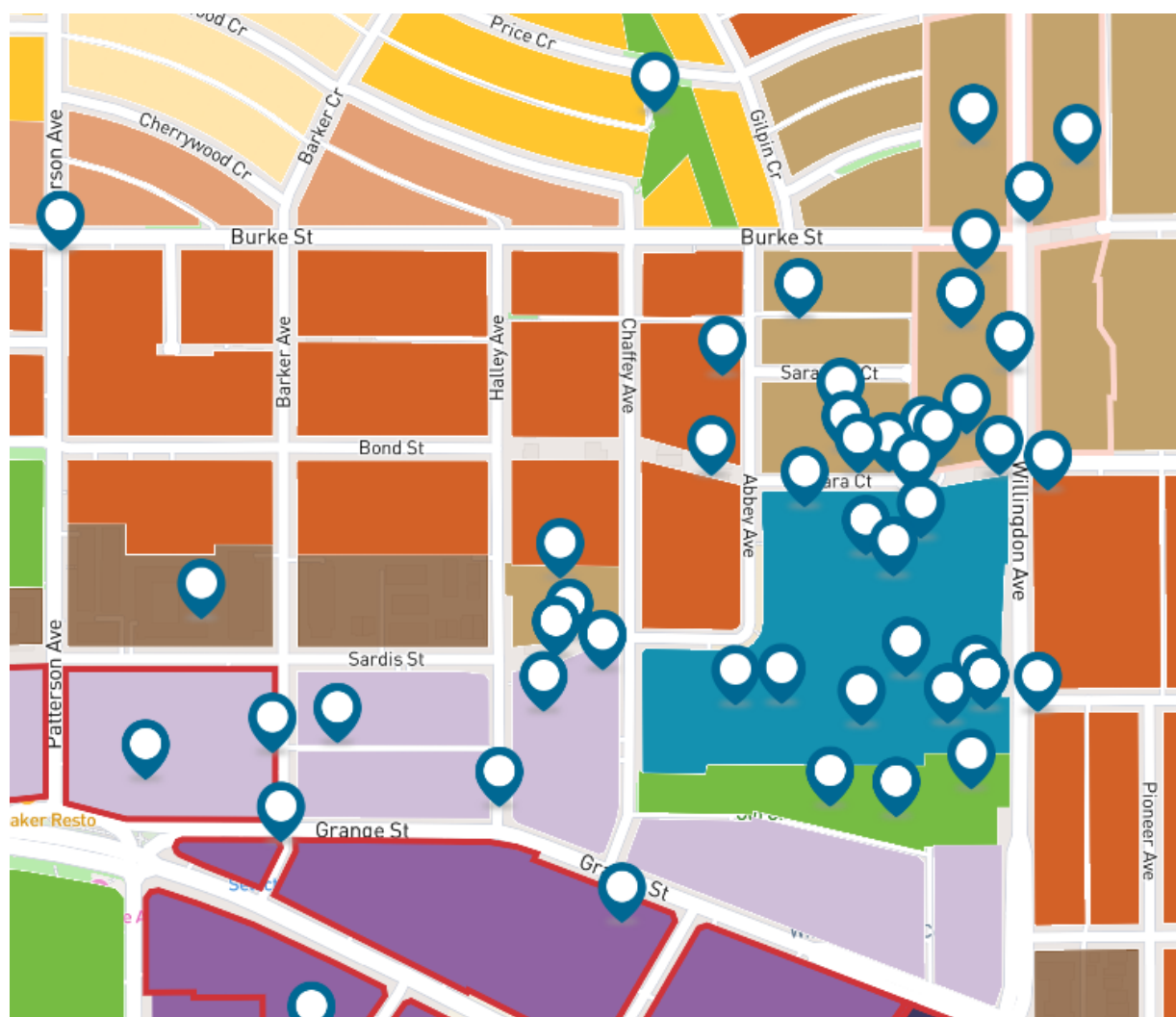
**Figure 29:** Ledingham Park interactive map



Comments near Ledingham Park shared concerns that current residential land should not be used to expand park space.



**Figure 30:** Chaffey-Burke Elementary School interactive map



Comments in the area near Chaffey-Burke Elementary School and Samara Court and Saratoga Court expressed concerns with extending the proposed “Institutional” Land Use Designation beyond the current school grounds into the current homes on the south side of Samara Court. Additional concerns were related to connecting Samara Court to Willingdon Avenue, with the belief that this will increase traffic levels, noise and safety issues.

**Figure 31:** Kingsway and Boundary Road interactive map

Comments on the area with the proposed designation of “High-Rise Apartment 3” at the corner of Kingsway and Boundary Road felt that this building height is too high. Concerns from the comments include that the building height would block views and sunlight, would not match the surrounding area, and would create traffic congestion.

**Figure 32: Metrotown interactive map**



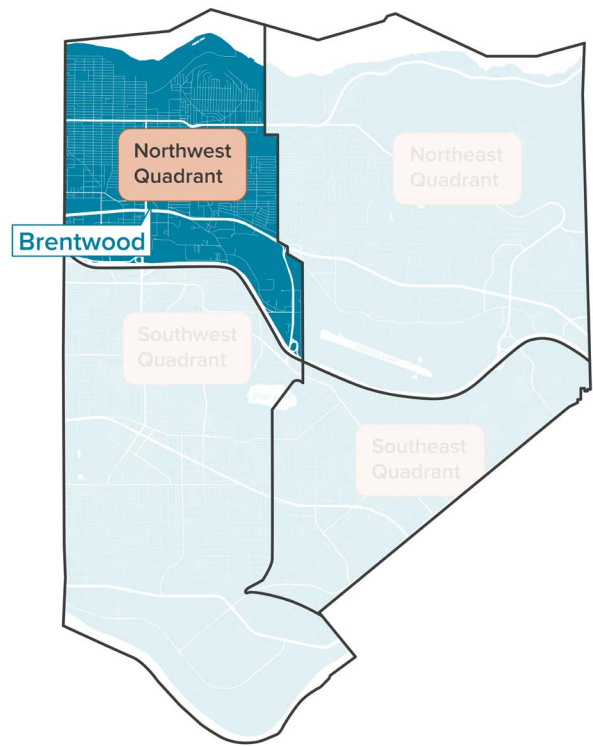
Comments in the Metrotown area with the proposed designation of “High-Rise Apartment 3” felt that Metropolis at Metrotown should remain a pedestrian-only indoor mall with no new roads.

## 5.2 Northwest Quadrant

### Overall Themes

The top five themes from across engagement methods related to Land Use Designations in the Northwest quadrant were:

- **Concern about land use changes** (77 comments)
  - Participants in this quadrant were more opposed to having detached single-family homes redeveloped into town homes or apartment buildings. Participants were also concerned about Land Use Designations that redesignate current residential areas into parks or institutional use, pointing out that this is counter-intuitive to creating more housing in the city.
- **Need for infrastructure upgrades** (69 comments)
  - Participants felt that infrastructure upgrades will be required in areas with Land Use Designations for high-rise apartment buildings. A key priority is to accommodate a greater number of people moving in and out of these areas. Participants suggested more sidewalks, pedestrian-controlled traffic signals, and traffic control measures such as road narrowing and speed bumps.
- **Desire for more types of housing** (58 comments)
  - Comments in areas near SkyTrain stations and the Amazing Brentwood development expressed a desire for Land Use Designations that allow for increased building heights. Some participants expressed support for more apartment buildings but also emphasized a need for a variety of housing that meets the needs of different people.
- **Incorporate more parks and green spaces** (57 comments)
  - Community members felt that areas designated for taller residential buildings, such as Brentwood, should incorporate green space such as pocket parks or green pathways to other parks.
- **Incorporate commercial use** (27 comments)
  - Participants felt that areas with Land Use Designations allowing for taller residential buildings will need more commercial and mixed-use buildings to provide services to community members in these areas.





## Open Houses

N=110 comments

Open house comments about the Northwest quadrant of Burnaby shared the following themes:

- Brentwood Park
  - Concern about proposed Land Use Designations in the Brentwood Park neighbourhood impacting neighbourhood character and property values.
  - Desire for more green spaces.
  - Concern about the affordability of new housing.
  - Calls to maintain detached single-family housing within the neighbourhood.
- Support for increased safe cycling routes in North Burnaby, especially routes travelling north to south.
- Support for the “Climate Action” policy objective.
- Desire for climate mitigation features for new buildings, including rainwater harvesting, solar panels, community gardens and natural cooling of spaces.
- The need for a new community centre in the Brentwood area.
- The need for diverse, affordable housing options.
- The need to improve connections to residential areas and public transit/SkyTrain.

## Written Submissions

N=2 written submissions

Written submissions related to the Northwest quadrant of Burnaby focused on the following themes:

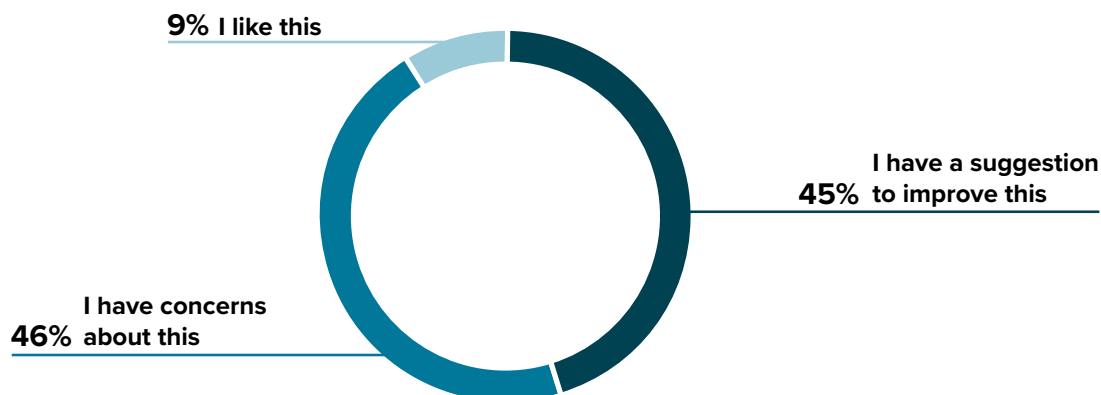
- Support for the retention of detached single-family homes in Northwest Burnaby.
- Concerns that taller buildings will contribute to the heat island effect.
- The perception that a lack of detached single-family homes will increase wealth disparities and drive families to move away from Burnaby.
- Concerns about how proposed Land Use Designations consider the existing restrictive covenants in Brentwood Park.
- Suggestions that the City of Burnaby work with BC Assessment to ensure that assessments reflect restrictive covenants on land evaluations.

## Interactive Map

N=367 pins

As shown in Figure 33, less than 10% of pins on the interactive map in the Northwest quadrant indicated they “like” the land use designation. Over 90% of pins stated that the participant had concerns or suggestions for the land use designation.






**Figure 33: Responses to “How do you feel about this designation?” in the Northwest quadrant**





The top themes that emerged from the pins placed in the Northwest quadrant of the interactive map are summarized in Table 5.

**Table 5: Key themes from interactive map comments in the Northwest Quadrant**

Theme	Number of Comments	Percentage of total Quadrant Comments
<b>Housing</b> <ul style="list-style-type: none"> <li>• Increase building heights close to SkyTrain stations and in Brentwood Town Centre and north of Brentwood Mall.</li> <li>• Protect the view of the Burrard Inlet from Boundary Road when increasing building heights in the area.</li> <li>• Increase the variety of housing options, including low-rise apartment buildings, town houses and lane houses.</li> </ul>	83	 <b>22%</b>
<b>Parks/Greenspaces</b> <ul style="list-style-type: none"> <li>• Increase accessible green spaces in Brentwood and in areas with high-rise apartment buildings.</li> <li>• Create more green corridors, similar to the Willingdon Linear Park.</li> <li>• Work with Parkland Refining to enhance the forested area and provide beach access from Confederation Park.</li> <li>• Protect areas around the TransCanada Trail in the Capitol Hill area and proposed Lochdale development.</li> </ul>	62	 <b>17%</b>
<b>Opposition to land use changes</b> <ul style="list-style-type: none"> <li>• Concern that there is no Land Use Designation for detached single-family housing</li> <li>• Opposition to redesignating residential areas to parks, specifically at Alpha Secondary.</li> <li>• Concerns that changes could benefit developers and investors more than current community members.</li> </ul>	46	 <b>12%</b>
<b>Infrastructure upgrades needed</b> <ul style="list-style-type: none"> <li>• Concerns about increased vehicle traffic and congestion on already busy roads, such as Albert Street, Hastings Street, Holdom Avenue, Willingdon Avenue and Lougheed Highway.</li> <li>• Concerns about pedestrian safety and calls to improve sidewalks and crossings in areas designated for high rise apartments.</li> <li>• Calls for more multi-use pathways and pedestrian routes, especially near schools.</li> </ul>	41	 <b>11%</b>
<b>Commercial/economic</b> <ul style="list-style-type: none"> <li>• Need for more multi-use areas that combine small scale and neighbourhood commercial with residential buildings, especially along Willingdon Avenue and Broadway.</li> <li>• Need for more grocery stores, coffee shops, services within walking distance of areas designated for higher building heights.</li> </ul>	29	 <b>8%</b>

## Upvotes and Downvotes

Contributors to the interactive map also had the ability to “upvote” or “downvote” each comment to show whether they agreed or disagreed. The most upvoted comments in the Northwest quadrant were in the area near Alpha Secondary School. These comments centred on the concerns about designating the land between Union Street and Georgia Street across from Alpha Secondary School as “Park, Open Space, and Natural Areas.” Commenters felt that with the high demand for housing in this area and proximity to other parks, this land would be better designated as “Low-Rise Apartment 1” or “Low-Rise Apartment 2.”

### Top comment:

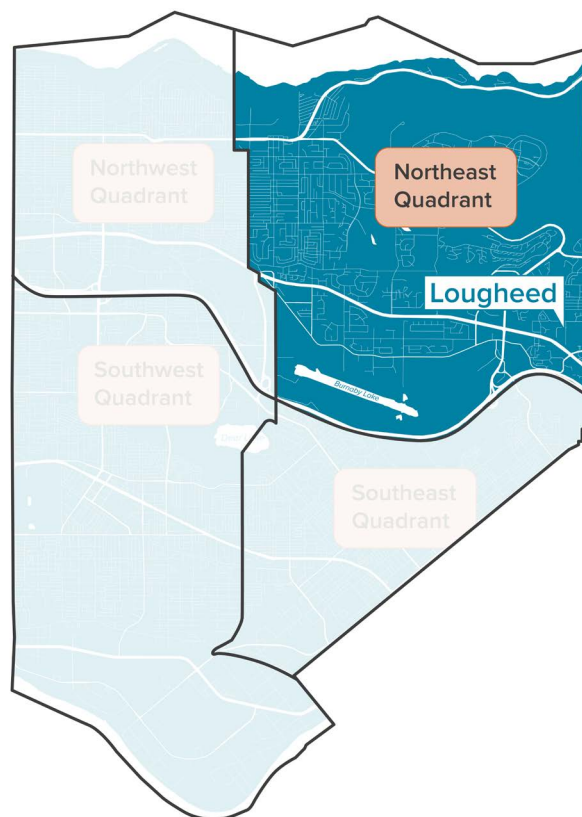
“This area should be apartments providing housing nearby major school, major transit corridor, and recognizing that there is a major sports field/park within walking distance. [The] secondary school already has large sports field and can build upwards (get the school to build upwards to 3 or 4 storeys instead of wider to preserve existing sports field and expand spaces), so that residential parcels can remain residential for housing.”

(Average score of 39 upvotes)

## 5.3 Northeast Quadrant

### Overall Themes

- **Increase the amount of housing, especially student housing (186)**
  - Participants felt that more housing and more varieties of housing types are needed. Participants were comfortable with the land use changes that will gradually transition neighbourhoods with detached single-family homes into multi-family housing and apartments, especially near SkyTrain stations and Town Centres. Community members in this quadrant were especially concerned about affordable housing for SFU students.
- **Concern about loss of detached houses (144)**
  - Participants had mixed feedback on changes to Land Use Designations for specific parcels. Some community members, primarily property owners, were opposed to having areas with existing detached single-family homes designated as “Townhouse” or low-rise or mid-rise apartment designations, whereas others believed that centrally located areas with detached single-family homes should all be redesignated to Land Use Designations that would allow for medium- or high-rise apartments.



- **Need for infrastructure upgrades** (108 comments)

- Concerns were raised about infrastructure upgrades keeping pace in areas that will become higher apartment buildings and have higher population growth. Suggestions from participants included improving sidewalks, crosswalks, traffic lights and multi-use paths as well as road infrastructure to accommodate more traffic. Specific areas that were noted as needing infrastructure investments included North Road, Broadway, Gaglardi Way and around SFU.

- **Enforce accountability for developers**

(74 comments)

- There was high concern in this quadrant that the Land Use Designations will benefit developers more than community members. Participants pointed out that more housing does not necessarily mean more affordable housing, and that the City should work to ensure development meets the needs of current community members.

- **Protect parks and green spaces** (50 comments)

- Community members valued the parks and green spaces in this quadrant and wanted them to be protected. Participants felt that as the city grows, community members in high-rise apartment buildings will need access to green space, and preserving these areas across the quadrant will support climate resiliency.

## Open Houses

N=79 comments

Open house comments about the Northeast quadrant of Burnaby shared the following themes:

- The need to upgrade aging public amenities such as parks, playgrounds, bus shelters and washrooms.
- Concerns about traffic flow and road infrastructure in the Lougheed area.
- The need to improve transit service in residential areas of North Burnaby.
- Desire for safe, separated bike paths that travel North-South.
- Suggestions to increase allowable building heights along the Coquitlam border, to match development taking place in Burquitlam.
- Calls to maintain the existing single-family neighbourhoods.
- Suggestions to add bike lockers at popular destinations, malls and civic buildings.
- A desire for more green spaces near Lougheed Mall.
- Calls to ensure infrastructure capacity matches residential growth.

## Written Submissions

N=7 written submissions

Written submissions related to the Northeast quadrant of Burnaby focused on the following themes:

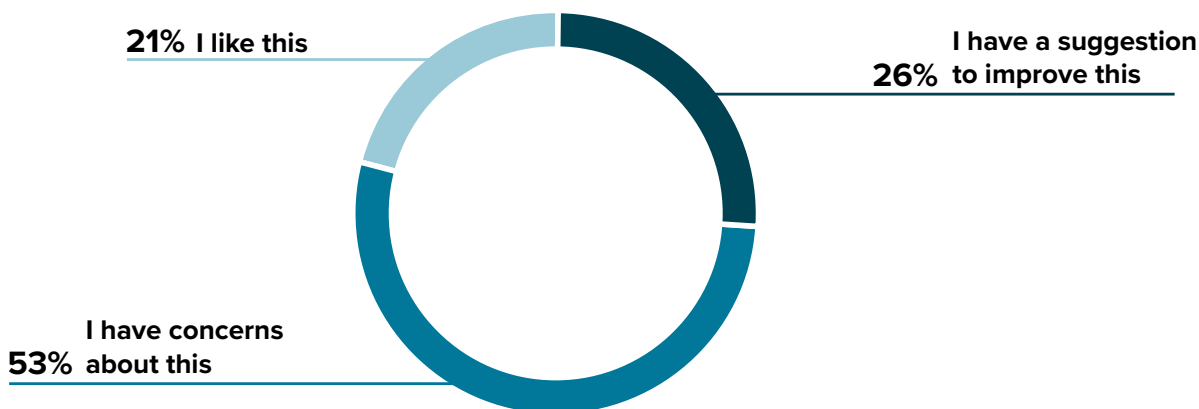
- Stoney Creek/Rathburn Drive
  - Several comments were received related to the Land Use Framework proposing Land Use Designations that would increase development on Rathburn Drive. These comments emphasized:
    - The need to daylight Stoney Creek and opportunities to do this as part of the redevelopment of the area.
    - The environmental impacts of construction on the water quality, ecosystems and fish populations (including populations protected under the Species at Risk Act).
    - Concerns that adequate geotechnical assessment has not been done to determine that taller buildings are feasible in the area.
    - The proximity and importance of Stoney Creek to host Nations and that restoring Stoney Creek would advance reconciliation.
- Protect Indigenous cultural areas and mandate archaeological assessments in the Northeast.
- Ensure there is affordable housing for students near Simon Fraser University.
- Protect the environment of Burnaby Mountain.
- Increase development near SkyTrain stations.

## Interactive Map

N=766 pins

As shown in Figure 34, more than half (53%) of interactive map participants had concerns about the Land Use Designations in the Northeast quadrant. Approximately one-quarter (26%) had suggestions to improve the designations, and 21% liked the designations.





**Figure 34: Responses to “How do you feel about this designation?” in the Northeast quadrant**



The top themes that emerged from pins placed in the Northeast quadrant of the interactive map are summarized

in Table 6.

**Table 6: Key themes from interactive map comments in the Northeast quadrant**

Theme	Number of Comments	Percentage of total Quadrant Comments
<b>Housing</b> <ul style="list-style-type: none"> <li>• Increase building heights in areas that are close to the SkyTrain, town centres and SFU, as well as prioritize redevelopment in areas with buildings that are reaching the end of their life cycle.</li> <li>• Build more student housing near SFU that is affordable, reduces the need for students to commute from farther away, and relieves demand for rental housing in other areas of the city.</li> <li>• Support for taller residential buildings around SkyTrain stations.</li> <li>• Increase variety of housing options with more 6 to 8 storey buildings and townhouses.</li> </ul>	181	 <b>24%</b>
<b>General opposition to land use changes</b> <ul style="list-style-type: none"> <li>• Concern that the Land Use Framework will remove all detached single-family homes from Burnaby.</li> <li>• Current residential areas should not be designated as “Park, Open Space and Natural Areas.” Specific parks that were noted include Cameron Park, Halifax Park, and Burnaby Lake.</li> <li>• Concern that the “High-Rise Apartment 3” designation (high rises with more than 50 storeys) would not contribute to livable communities.</li> <li>• Include more gradual transition from natural areas to high-rise apartments.</li> </ul>	140	 <b>18%</b>
<b>Parks and green spaces</b> <ul style="list-style-type: none"> <li>• Existing parks and green spaces should be protected to ensure recreational opportunities and conserve wildlife and waterways. Specific areas that should be protected include the Burnaby Mountain Conservation Area and Cariboo Heights Forest.</li> <li>• Existing parks and green spaces should be connected to create active transportation and wildlife corridors. Specific parks that could be connected include Central Valley Greenway to Burnaby Lake to Camrose Park.</li> <li>• Enhance existing parks and green spaces, such as Barnet Marine Park, with more amenities such as washrooms and safer transportation routes to increase usage.</li> <li>• Ensure that ecosystems are protected.</li> </ul>	92	 <b>12%</b>
<b>Accountability for developers</b> <ul style="list-style-type: none"> <li>• Strong concern about holding developers to stricter requirements and regulations and that land use changes should benefit community members instead of developers.</li> <li>• Specific concerns about accountability for developers are centred around the Rathburn Drive and Stoney Creek area.</li> </ul>	74	 <b>10%</b>

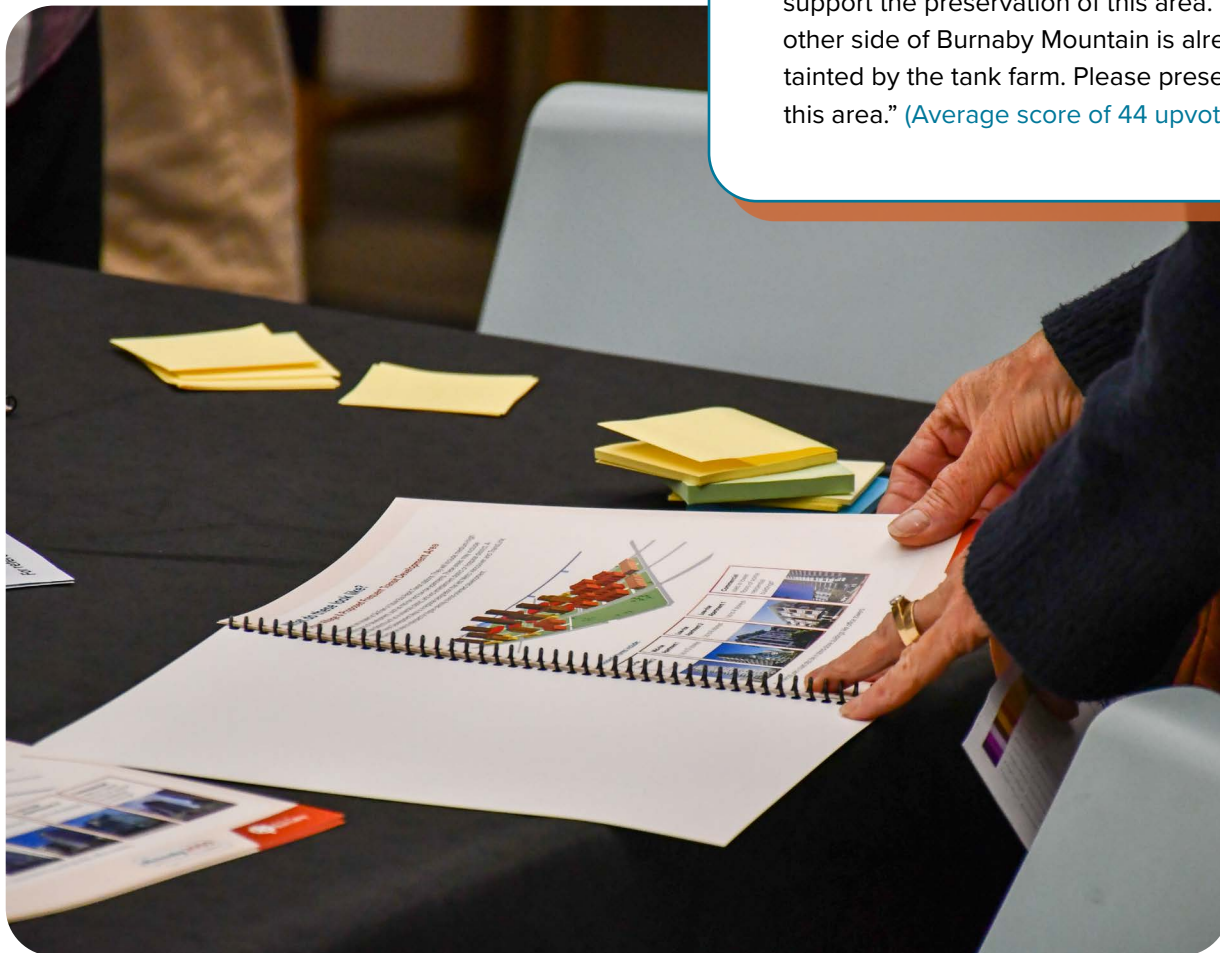


## Upvotes and Downvotes

Contributors to the interactive map also had the ability to “upvote” or “downvote” each comment to show whether they agreed or disagreed. The most upvoted comments in the Northeast quadrant were located on Rathburn Drive and Rietta Court. These comments were concerned about the change in Land Use Designation to “Low-Rise Apartment 2,” which many participants felt would have harmful environmental impacts on Stoney Creek and fish habitats. Other concerns in this area included that the high-water table may make this land unsuitable for increased building heights and that the transportation infrastructure leading into this area will not be able to support a larger population, especially considering the challenges with higher-density new development nearby in Coquitlam.

### Top comment:

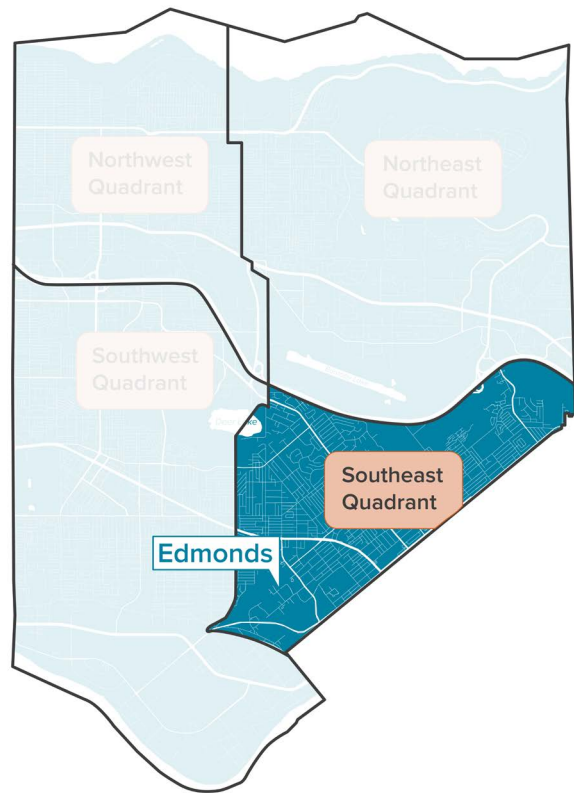
“This little patch of land is very special in Burnaby, being surrounded by the forest of Burnaby Mountain, a salmon bearing stream, not too close to the transit hub and yet not too far to access it. In terms of those who suggest that students in SFU are well served in this neighbourhood, TransLink apparently doesn’t think so, as the #143 bus only serves this area from Monday to Friday and only until 7:30 PM. The effects of rezoning this area to higher density will have long term consequences in damaging the environment around this area. The increased traffic both on the road and foot traffic on the mountain trails, the lack of infrastructure, the difficulty of the terrain during the winter months, all support the preservation of this area. The other side of Burnaby Mountain is already tainted by the tank farm. Please preserve this area.” (Average score of 44 upvotes)



## 5.4 Southeast Quadrant

### Overall Themes

- **Need for investments in transportation infrastructure** (79 comments)
  - Participants shared concerns about existing transportation infrastructure issues in the Southeast quadrant that they feel will become worse in areas with proposed Land Use Designations that would increase building heights. This includes congestion on Canada Way and Kingsway, and the need for more sidewalks, crosswalks and street lights to improve pedestrian safety.
- **Support for protecting parks and green spaces** (67 comments)
  - Many participants supported Cariboo Heights Forest being designated as “Parks, Open Spaces and Natural Areas” and advocated for greater protection of this area. Participants also wanted more green paths and trees on streets to bring green spaces into areas designated for high-rise apartments.
- **Support for higher apartment buildings in certain areas** (46 comments)
  - Participants supported having higher building heights in areas close to amenities and public transit routes. Suggestions for improvement included being consistent with the rationale for changing Land Use Designation in neighbouring areas and including more gradual transition of building heights.
- **Concern about loss of detached single-family homes** (26 comments)
  - Participants were concerned that there is no proposed Land Use Designation for detached single-family homes in Burnaby, that high-rise apartments should be limited to less than 40 storeys, and that taller buildings will lead to an “urban jungle” with no sunlight or green space.



### Open Houses

N=52 comments

Open house comments about the Southeast quadrant of Burnaby shared the following themes:

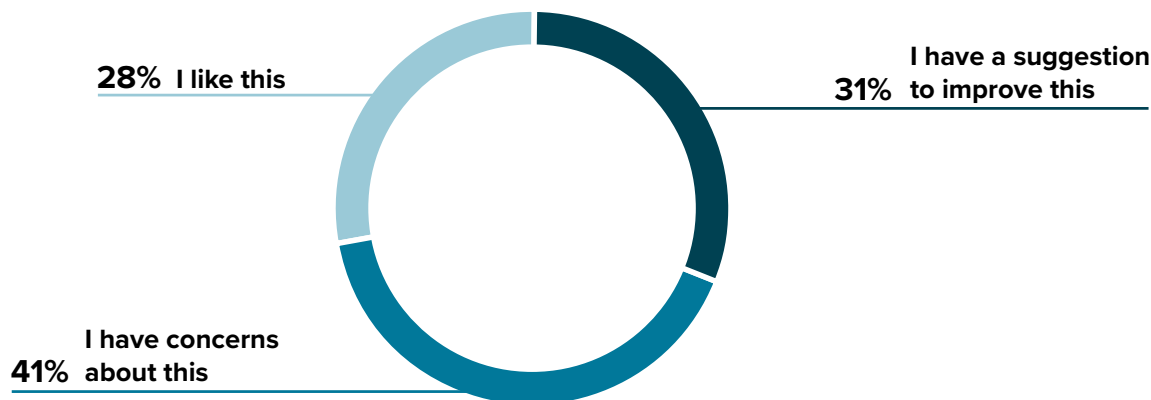
- Difficulties with transit service and availability, particularly around Edmonds SkyTrain station.
- The importance of diverse, affordable housing options in the area.
- The need for safe, separated bike paths.
- Concerns about infrastructure capacity (roads, underground services) amid growth.
- A desire for more green spaces and public amenities, such as parks, pools and dog-friendly areas.
- The importance of walkability and pedestrianized town centres.

## Interactive Map

N=266 pins





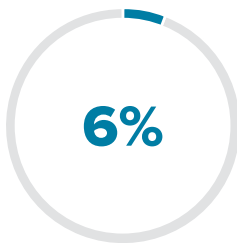
As shown in Figure 35, participants in the Southeast quadrant were the most supportive of the Land Use Designations, with 28% indicating they liked the Land Use Designations. Thirty-one percent shared suggestions to improve the Designation, and 41% of pins had concerns about the Designation.

**Figure 35: Responses to “How do you feel about this designation?” in the Southeast quadrant**



The top themes that emerged from pins and comments placed in the Southeast quadrant of the interactive map are summarized in Table 7.

**Table 7: Key themes from interactive map comments in the Southeast quadrant**

Theme	Number of Comments	Percentage of Quadrant Comments
<b>Infrastructure</b> <ul style="list-style-type: none"> <li>• Areas with proposed high-rise apartments will need upgraded pedestrian infrastructure, including controlled intersections with pedestrian-controlled lights, sidewalks and crosswalks.</li> <li>• Concern that increased building heights will lead to greater vehicle traffic and congestion.</li> <li>• Increase bike lanes in areas with proposed high-rise apartments and connecting to SkyTrain stations.</li> </ul>	71	 <b>26%</b>
<b>Parks/greenspaces</b> <ul style="list-style-type: none"> <li>• Protect the Cariboo Heights Forest from future development by designating it as parks and green space.</li> <li>• Increase pocket parks, green pathways and trails that connect to other parks.</li> <li>• Enhance existing parks with additional amenities, trails and signage to increase usage, such as Edmonds Park.</li> </ul>	67	 <b>25%</b>
<b>Housing</b> <ul style="list-style-type: none"> <li>• Increase building heights in specific areas that have the transit service and amenities to support growth, such as Burris Street, Kingsway, 10<sup>th</sup> Avenue, and the border with New Westminster.</li> <li>• Ensure renters in existing buildings are protected from displacement once the proposed Land Use Designations are in effect.</li> <li>• Ensure housing around schools are suitable for families.</li> <li>• Higher building heights do not necessarily equate to affordability.</li> </ul>	39	 <b>14%</b>
<b>Concern about land use changes</b> <ul style="list-style-type: none"> <li>• Consider more gradual transition between building heights to ensure access to sunlight.</li> <li>• Industrial and institutional areas should be closer together and ensure the use is compatible with nearby residential use.</li> </ul>	29	 <b>11%</b>
<b>Add more small scale/neighbourhood commercial</b> <ul style="list-style-type: none"> <li>• Increase mixed-use areas with small scale and neighbourhood commercial in areas proposed to have taller buildings.</li> </ul>	16	 <b>6%</b>



## Upvotes and Downvotes

Contributors to the interactive map also had the ability to “upvote” or “downvote” each comment to show whether they agreed or disagreed. The most upvoted comments in the Southeast quadrant were in the Cariboo Heights Forest. These comments supported this area being designated as “Park, Open Space, and Natural Areas” and expressed a desire for this area to be more protected and enhanced. The Interurban Railway, wildlife habitat and access to green space were highlighted as very important features for community members.

### Top comment:

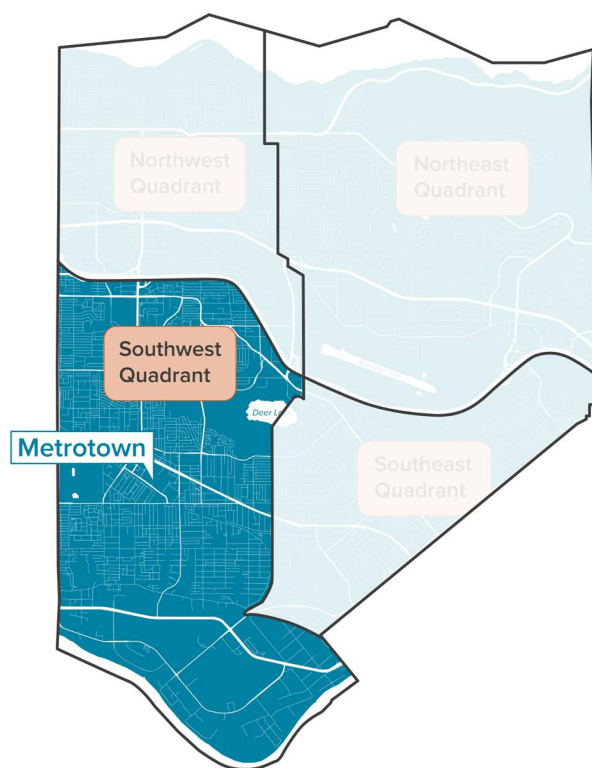
“This area should be upgraded to a park. I’m always worried it’ll be developed. I’d like to see a city managed trail run through this greenspace connecting to Robert Burnaby Park.”

(Average score of 34 upvotes)

## 5.5 Southwest Quadrant

### Overall Themes

- **Upgrade infrastructure to support growth** (111 comments)
  - The greatest concern in the Southwest quadrant was that infrastructure upgrades will be needed to meet the needs of Burnaby’s growing population. This includes adding more active transportation infrastructure to reduce vehicle congestion, but also sanitation services, utilities, schools and health care.
- **Concerns about loss of detached single-family homes** (61 comments)
  - Participants that were opposed to land use changes were concerned about the loss of detached single-family homes in Burnaby and areas that appear to have new roads and parks established where there are existing homes.
- **Include more pocket parks and green spaces** (60 comments)
  - Participants suggested including more “pocket parks” that connect to larger parks to add more green space and reduce the urban heat island effect that could be caused by higher apartment buildings.





- **Increase apartment heights near transit**  
(53 comments)
  - ➔ Participants felt that there was need for more housing in this quadrant and suggested that areas near Central Park and the Royal Oak SkyTrain station that are designated as low-rise apartments should be mid-rise to create more housing. Participants also wanted to ensure that there are a wide variety of housing options for families and seniors.
- **Add more commercial use in residential areas**  
(30 comments)
  - ➔ Participants felt that more neighbourhood commercial designations should be included in areas where community members do not currently have access to services and shops. This includes along Maywood Street, near Rumble Street and in Greentree Village.

## Open Houses

N=108 comments

Open house comments about the Southwest quadrant of Burnaby shared the following themes:

- Opposition to the proposed expansion of Ledingham Park and houses designated as parks.
- Desire for infrastructure upgrades (roads, crosswalks) to scale with community growth.
- The importance of greenways and parks (BC Parkway, Central Park, Deer Lake) for the wellbeing of local community members.
- Concern about property devaluation because of the proposed changes in land use.
- The need for increased SkyTrain frequency during rush hour to accommodate commuters.
- Concern about over-densifying areas such as Metrotown that are already busy.
- Opposition to making Samara Court cul-de-sac a through-road that connects to Willingdon Avenue.
- Access to amenities such as parks and recreation centres is important for young people.
- Desire for diverse, affordable housing options throughout the City.

## Written Submissions

N=1 written submission

Written submissions related to the Southwest quadrant of Burnaby focused on the following themes:

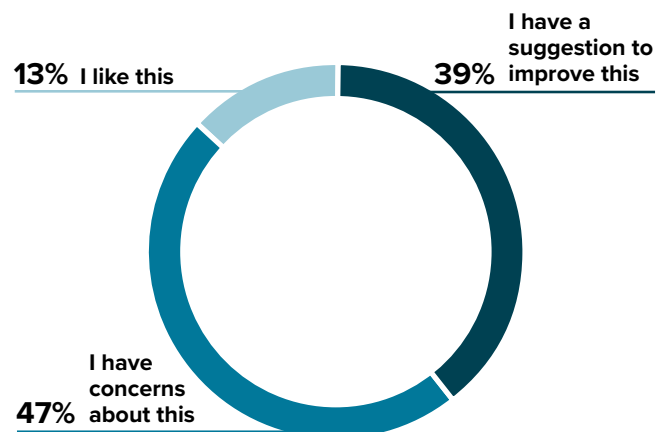
- Opposition to making the Samara Court cul-de-sac a through-road that connects to Willingdon Avenue.
- Opposition to increased building heights on Samara Court and Saratoga Court.

## Interactive Map

N=435 pins






As shown in Figure 36, almost half of participants (47%) had concerns about the proposed Land Use Designations in the Southwest quadrant of the map and 39% had suggestions to improve them. Thirteen percent of participants indicated they liked the designation where they placed their pin.

**Figure 36: Responses to “How do you feel about this designation?” in the Southwest quadrant**



The top themes that emerged from pins and comments placed in the Southwest quadrant of the interactive map are summarized in Table 8.

**Table 8: Key themes from interactive map comments in the Southwest quadrant**

Theme	Number of Comments	Percentage of Quadrant comments
<b>Infrastructure upgrades</b> <ul style="list-style-type: none"> <li>Improve active transportation infrastructure, such as sidewalks and bike lanes, in areas with taller buildings to reduce vehicle congestion.</li> <li>Improve pedestrian safety with more crosswalks, traffic signals and traffic calming measures.</li> <li>Specific roads that need upgrades to reduce congestion and improve safety are Willingdon Avenue, Kingsway, Canada Way, and the intersection at Grimmer Street and Royal Oak Avenue.</li> <li>Build multi-use and greenway pathways across the city to improve connectivity with walking and biking, but especially to connect to Royal Oak and Metrotown SkyTrain stations and shopping complexes.</li> <li>Improve North-South bicycle connections to the BC Parkway, along Kingsway.</li> </ul>	100	 22%
<b>Parks/Greenspaces</b> <ul style="list-style-type: none"> <li>Protect parks and greenspaces, specifically Burnaby Fraser Foreshore Park and “Kathleen Forest” on Kathleen Avenue and Kemp Street.</li> <li>Build “pocket parks” in Metrotown to ensure access to green spaces for residents in high-density areas.</li> <li>Enhance parks and greenspace so they are more usable all year round, with more seating, more recreation amenities, and better maintenance of trails.</li> </ul>	56	 13%
<b>General opposition to land use</b> <ul style="list-style-type: none"> <li>Concern about changing institutional land to residential land and reducing the critical public infrastructure needed to support a growing population.</li> <li>Concern that this Land Use Map makes Royal Oak Community Plan redundant.</li> <li>Concern about difference in allowable building heights within the same neighbourhood or across the street.</li> </ul>	55	 12%
<b>Protect neighbourhood character</b> <ul style="list-style-type: none"> <li>Preserve the current character of established neighbourhoods such as Greentree Village, on Birchwood and Village Drive, and Gilley Street, Cascade Heights, Saratoga Court and Samara Court.</li> </ul>	51	 11%
<b>Housing</b> <ul style="list-style-type: none"> <li>Increase allowed building heights in specific areas to improve housing availability, specifically near Royal Oak SkyTrain and Central Park.</li> </ul>	49	 11%

## Upvotes and Downvotes

Contributors to the interactive map also had the ability to “upvote” or “downvote” each comment to show whether they agreed or disagreed. The comments that received the most upvotes in the Southwest quadrant focused on:

- Prioritizing areas that are walkable and close to SkyTrain stations for mid to high-rise apartments. This included areas in Metrotown, along Imperial Street across from Central Park, and Garden Village.
- Protecting the sensitive ecosystems in Burnaby Fraser Foreshore Park.
- Improving active transportation infrastructure and transit to reduce congestion in areas designated for taller buildings, especially on Royal Oak Avenue and near Kingsway and Boundary Roads.

### Top comment:

“I think we should make good use of the land in prime location like this when we have a surging population growth in downtown Burnaby. This location is so walkable from SkyTrain, but is just being designated as 12 storeys, while sites across the street with the same radius from Patterson Station will be much denser at 20 storeys. Moreover, Garden Village is downward slopping to the North and will not cast shadow on the southeast institutional land. It is also at the immediate North of a much higher 30-storey tower, I think it will be justified to make it 20 storeys for better urban planning and landscape.” (Average score of 29 upvotes)



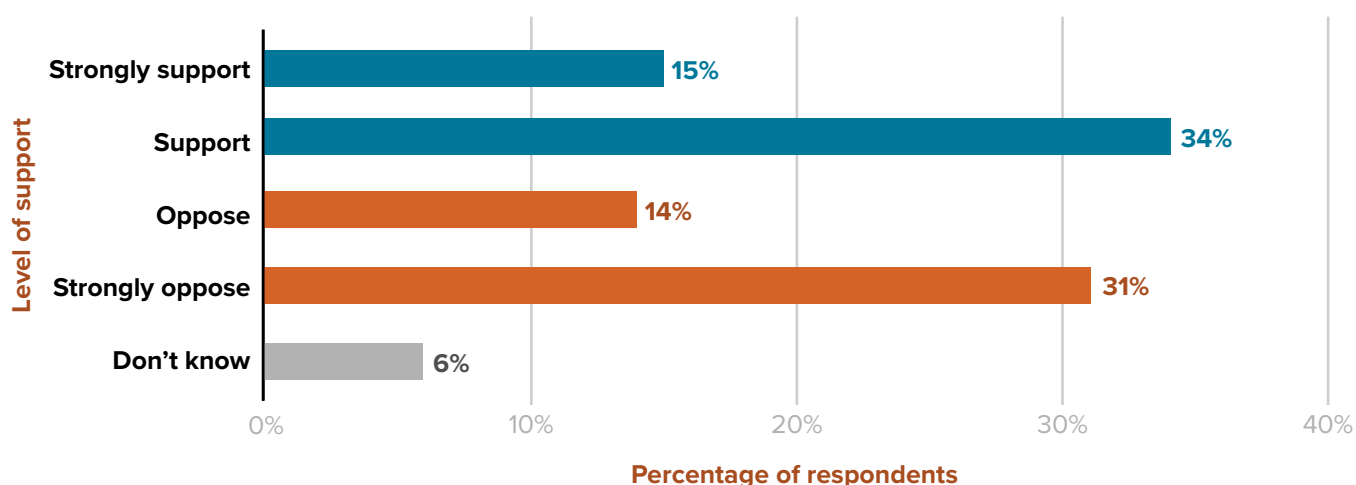
## 5.6 Policy Objectives

Through the survey and at the open houses, participants were asked to share their level of support for the Land Use Framework, Land Use Designations, how the policy objectives were achieved through the Land Use Map, and the City's overall approach to managing and planning for land use.

### Survey

Survey respondents were asked “Overall, are you supportive of our approach to managing and planning for growth and land use in Burnaby?” Close to half of respondents (49%) supported or strongly supported Burnaby's approach to growth and land use, a smaller number (45%) opposed or strongly opposed, and the remaining respondents (5%) did not know as shown in Figure 38.

**Figure 38: Survey respondent support of land use approach**



N=323 responses

### Land Use Designations

Survey respondents were asked if they supported the draft Land Use Designation categories overall. Nearly half of respondents (49%) opposed or strongly opposed the draft Land Use Designation categories, while a slightly smaller number of respondents (46%) supported or strongly supported the categories. As shown in Figure 37, the remaining respondents (6%) indicated they did not know if they supported the draft Land Use Designations.

## Transit Oriented Development (TOD)

**Survey Question: What are your thoughts on how we connected the community to transit corridors and hubs in the Land Use Map?**

N=297 responses

Survey respondents provided open-ended comments about transit-oriented development in the Land Use Map. The most prominent themes included:

- General support for transit-oriented development as shown on the Land Use Map.
- Support for how focusing development near transit will increase housing supply and reduce congestion.
- The need for increased transit frequency and reliability to meet the goals of the proposed Land Use Designations near transit.
- Concerns for the current level of SkyTrain service and its capacity to accommodate increased demand.
- The need for more active transportation infrastructure, such as pedestrian walkways, greenways and bike lanes.
- The need to address traffic congestion and bottlenecks in areas designated for taller buildings.
- Comments about increased building heights leading to loss of mountain views and increased traffic.

## Diverse Housing Forms

**Survey Question: What are your thoughts on the proposed housing types and choices in the Land Use Map?**

N=305 responses

- Survey comments related to the proposed housing types in the Land Use Map included the following main themes:
- Support for the proposed housing types and choices on the Land Use Map, citing the benefits for providing more options for Burnaby community members.
- Appreciation for row houses, townhomes, low-rise apartments and other medium density housing forms that meet the needs of different people and families.
- Concerns about the increase in designations for medium and high-rise apartments and the lack of a single-family home designation.
- General support for proposed designations with increased building heights around transit hubs to address community growth and housing affordability.
- The importance of preserving green spaces and ensuring that new development includes amenities such as parks, community centres and local businesses.

## Climate Action

**Survey Question: What are your thoughts on these initiatives to reduce climate change impacts through the Land Use Map?**

N=291 responses

Survey comments about how the Land Use Map addresses climate change impacts included the following main themes:

- Strong support for the potential of the proposed Land Use Designations to promote healthier lifestyles, reduce carbon emissions and enhance community resilience. There was a consensus that these initiatives are essential and well thought out.
- Concern that increased growth and urban development will lead to increased congestion, loss of green spaces and higher energy consumption.
- Suggestions to address climate change in other ways, such as improving pedestrian and bike infrastructure and preserving Burnaby's tree canopy.



## Access to parks and natural areas

**Survey Question: Do you have any thoughts on the proposed expansion and addition of parks and natural areas to the Land Use Map?**

N=280 responses

Survey comments about the expansion and addition of parks and natural areas included the following main themes:

- High level of support for the proposed increase of areas designated as “Parks, Open Spaces and Natural Areas” throughout Burnaby. Many comments expressed the importance of these areas for community enjoyment, mental health and wellbeing.
- Create pocket parks, rooftop gardens and linear parks in areas with proposed designations for mid-rise and high-rise apartments.
- Concerns about areas with a proposed designation of “Parks, Open Spaces and Natural Areas” that currently have single-family houses. There is a preference for using undeveloped land rather than residential areas to create or expand parks.
- In residential areas where new “Parks, Open Spaces and Natural Areas” designations are proposed, comments urged for any potential park expansions to follow a clear, fair and communicative process with surrounding property owners.

## Access to amenities

**Survey Question: Do you have any thoughts on the proposed expansion and addition of community amenities in the Land Use Map?**

N=249 responses

Survey comments related to the expansion and addition of community amenities included the following main themes:

- General support for the proposed expansion of community amenities throughout Burnaby, particularly in areas with designations for medium and high-rise apartments. Many participants saw it as critical to meeting the needs of a growing population.
- Support for increasing access to indoor recreation, including pools, fitness centres and indoor pickleball courts.
- The need to increase the number of schools and upgrade existing schools to accommodate population growth.
- Specific areas where participants felt more amenities are needed included the Lougheed, Brentwood and Metrotown areas.

## Complete communities

**Survey Question: What are your thoughts on the proposed neighbourhood commercial hubs to support local businesses in the Land Use Map?**

N=261 responses

Survey comments about proposed neighbourhood commercial hubs included the following main themes:

- General support for the proposed neighbourhood commercial hubs and their potential to enhance livability and walkability of Burnaby.
- The need for local shops and services to meet the needs of community members. Some comments preferred placing commercial hubs close to transit corridors.

- More flexibility in where small-scale commercial uses are permitted. These comments suggested allowing corner stores and cafes in all residential areas, which would allow for a more equal distribution of shops and services throughout the city.
- Preference for incentivizing small, locally owned businesses within commercial hubs over globally owned chains.
- Concerns that the cost of rent and other economic factors will make it difficult for smaller businesses to succeed.

## Support a sustainable economy and create jobs

**Survey Question: What are your thoughts on the proposed protection and support for industrial, economic, and agricultural lands in the Land Use Map?**

N=224 responses

Survey comments related to the protection and support for industrial, economic and agricultural lands included the following main themes:

- High support for protecting industrial, economic and agricultural lands in Burnaby – and recognition of the role those lands play in creating a sustainable economy and community.
- The importance of agricultural land for food production, the economy and environmental protection.
- Suggestions to allocate industrial uses in such a way that minimizes commuting time for workers, reduces noise and smell for neighbouring residential areas, and separates industrial activity from environmentally sensitive areas.

## Improved built form & urban design

**Survey Question: What are your thoughts on the proposed height transitions between housing densities in the Land Use Map?**

N=264 responses

Survey comments about the proposed height transitions between housing densities included the following main themes:

- Support for more gradual transitions between building heights, especially when transitioning from low- to medium-rise buildings forms.
- Concern that high-rise designations outside of existing town centres will lead to a loss of sunlight, mountain views and neighbourhood character.
- Concern that designations for high-rise apartments will create a future strain on infrastructure, such as congested roads and public services, and the overall liveability of residential neighbourhoods.

## Advance reconciliation

**Survey Question: What are your thoughts on advancing Reconciliation through the Land Use Map?**

N=223 responses

Survey comments about how the Land Use Map supports the City of Burnaby in advancing reconciliation included the following themes:

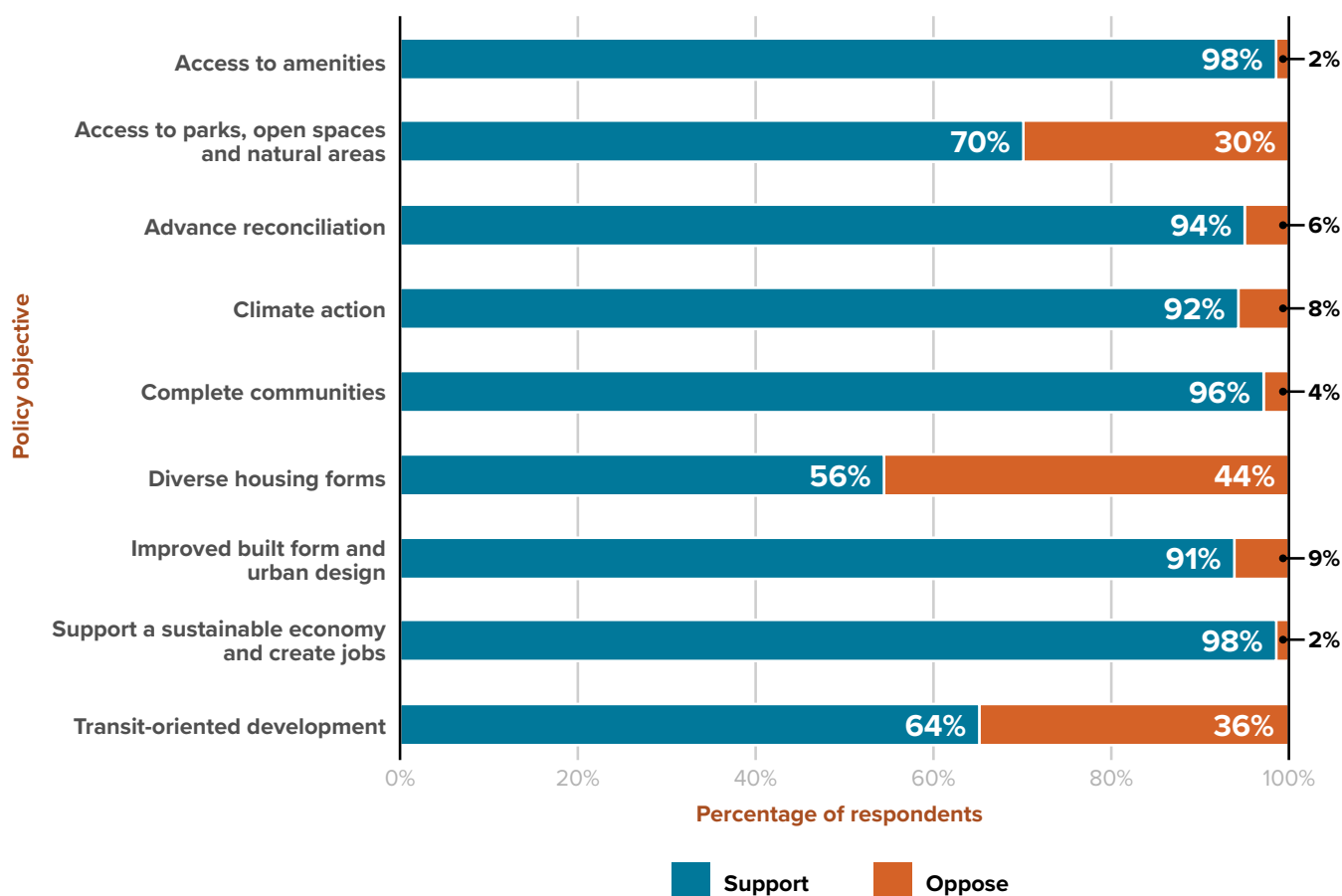
- High support for reconciliation initiatives, emphasizing the importance of advancing reconciliation efforts and involving First Nations in land stewardship and decision-making processes.
- Positive feedback on specific ideas, such as giving land back to First Nations, Land Use Designations that provide more environmental protection, and incorporating educational signs about traditional territories and history.
- The importance of consulting host Nations on land use decisions that may have impacts on the environment and wildlife, such as salmon and birds.

## Open Houses

N=608 responses

Overall, there was strong support for the policy objectives at the open houses. Most participants (78%) supported the policy objectives. Policy objectives with notably lower levels of support included “transit-oriented development,” with 64% support and “diverse housing forms” with 56% support. Negative responses to these two policy objectives were concentrated in the Northwest quadrant. Outside of the Northwest quadrant, 95% of participants supported “Transit-oriented development” and 68% of participants supported “diverse housing forms.”

**Figure 39: Open house participant support for policy objectives**



N =608

MAKING CONNEC

# Burnaby 2050

planning our city together

The City of Burnaby recognizes that we are on the ancestral and unceded homelands of the hən̓q̓əmin̓əm̓ and Sḵwəx̣ẉmesh speaking peoples and are grateful to be on this territory.

The City of Burnaby is working in partnership with Indigenous Peoples to advance truth and reconciliation. We are committed to build and improve relationships between non-Indigenous Canadians and Indigenous communities and to responding to the Truth and Reconciliation Commission Calls to Action, in particular Action 57 to educate public servants, in partnership with Indigenous Peoples.

Through the process of Official Community Plan development, the City and its communities are committed to

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# Next Steps



As we move into the final phase of developing the Burnaby OCP, the focus will shift to refining and validating the plan to ensure it aligns with the community's aspirations and reflects the input and feedback community members shared in the first three phases of engagement.

**Phase 4: Confirming** will involve sharing the draft OCP and engaging with the community to confirm that the draft OCP reflects their values and priorities for the future.

Updates, information and opportunities to participate in the Burnaby OCP process will continue to be shared on [Burnaby.ca/Burnaby2050](https://burnaby.ca/burnaby2050).



