

PART 3

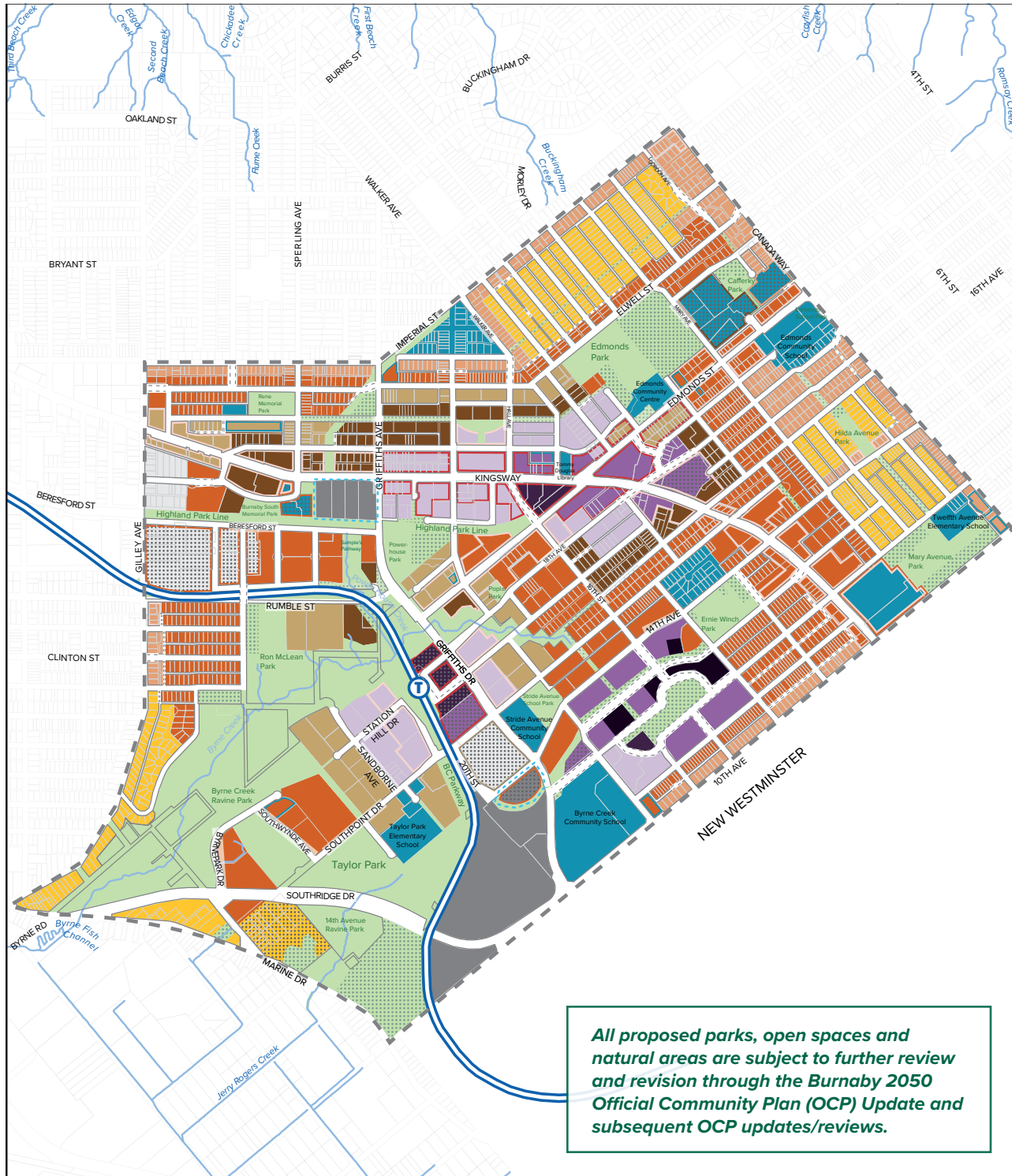
LAND USE AND DEVELOPMENT



3.1 Land Use Map and Designations

















Figure 6 (Edmonds Land Use Map) and Figure 7 (Edmonds Land Use Designations Table) outline the supported future land uses throughout the Edmonds community.

Figure 6. Edmonds Land Use Map



* Includes trails, green corridors and other components of the blue-green space network

Figure 7. Edmonds Land Use Designations Table

	Land Use Designation	Permitted ¹ Building Height Range	Land Use and Built Form
Residential	 Townhouse	4 storeys	Ground-oriented residential townhouse form
	 Low-Rise Apartment 1	4 storeys	Low-rise residential apartment form with ground-oriented residential ²
	 Low-Rise Apartment 2	6-8 storeys	Low-rise residential apartment form with ground-oriented residential ²
	 Mid-Rise Apartment 1	12 storeys	Mid-rise residential apartment form with ground-oriented residential ²
	 Mid-Rise Apartment 2	20 storeys	Mid-rise residential apartment form with ground-oriented residential ²
	 High-Rise Apartment 1	30 storeys	High-rise residential apartment use - may accommodate larger, terraced podiums dependent on location and context, with ground-oriented residential ²
	 High-Rise Apartment 2	40 storeys	High-rise residential apartment use, commonly in point-tower and podium form, with ground-oriented residential
	 High-Rise Apartment 3	50+ storeys	High-rise residential apartment use, commonly in point-tower and podium form, with ground-oriented residential
	 Rental Only	Variable	Market and non-market rental housing uses only (height range and built form in accordance with base residential designation)
	 Future RGS Amendment	Variable	Supplementary rental residential uses located above Employment uses ³
Commercial	 Neighbourhood Commercial	Variable	Commercial uses provided at a scale and intensity that meets the day-to-day needs of several blocks ⁴
	 General Commercial	Variable	Commercial uses provided at a scale and intensity that meets the needs of multiple communities ⁴
Employment	 Employment	Variable	Light industrial and creative employment uses
Industrial	 Industrial	Variable	Industrial uses
Institutional	 Institutional	Variable	Institutional, cultural and recreation uses at various scales and intensities
Parks, Open Spaces and Natural Areas	 Parks, Open Spaces and Natural Areas	Variable	Parks, natural areas, open spaces and related uses provided at various scales

¹ The Zoning Bylaw accommodates additional supported height beyond the permitted height range in certain circumstances. The heights outlined above may also be subject to change and may be amended from time to time in the Zoning Bylaw. Refer to the Zoning Bylaw for more up to date information.

² May also include ground-oriented and upper-level commercial uses if combined with Neighbourhood Commercial or General Commercial designation (ie. a mixed-use development). No additional height is supported in these cases and the building height range of the base residential designation takes precedence.

³ Supported building height range of base Employment designation takes precedence.

⁴ Commercial uses are generally integrated within a mixed-use development but may be in standalone form under specific circumstances.

Together, the Land Use Map and Land Use Designations Table provide parcel-specific information on the potential future land uses and development potential for each property in the Edmonds community. They also present a framework for how Edmonds can develop into an interconnected, regionally significant neighbourhood with a variety of housing and employment options as well as community amenities and services.

Supplementary Notes to Figure 6. Edmonds Land Use Map and Figure 7. Edmonds Land Use Designations Table

1. Maximum development potential may not be achievable for all sites, particularly where challenging site configurations or environmental constraints exist, or where development proposals do not use the full building heights permitted. Sites located within or near watercourse or riparian areas, for instance, may be subject to stream-side development restrictions and guidelines as outlined in the Official Community Plan (OCP) and other policies.
2. Sites with multiple designations may be developed such that supported building height ranges are distributed across the full site in a way that is generally consistent with the community plan and other urban design goals as determined at the site-specific development proposal stage.
3. The supported building height ranges indicated in *Figures 6 and 7* are provided as guidelines. During the site-specific development stage, slight variances to final building heights for proposed developments may be possible, accounting for various factors such as alignment with Zoning Bylaw regulations.
4. The supported building height ranges are inclusive of requirements for the provision of non-market rental units. Future apartment or mixed-use developments involving a residential component may be obligated to provide a non-market rental unit component as stipulated in the Zoning Bylaw.
5. Lands designated for Institutional Use may be developed or integrated into larger adjacent development sites, subject to the development delivering new or significantly enhanced public spaces or community amenities.
6. On lands designated for Institutional Use with a residential use overlay, development at a taller height and higher residential land use designation than originally assigned may be supported if the development exclusively provides significant public or community benefit uses, including market and non-market rental housing only, community gathering and/or programming space, and commercial and/or childcare use space. Support for taller height and higher residential land use designation for a new development would be assessed on a case-by-case basis during the site-specific development stage, taking into account the site's location within the neighbourhood, urban design context, and the land use designation of adjacent and nearby lands. In cases where a proposed development meets these conditions and additional height is supported, the site-specific development application may be processed without an Official Community Plan (OCP) Amendment application, though support would still be subject to Council discretion and approval.
7. Proposed streets, lanes, green corridors* and other linkages shown in this plan are conceptual and may be changed to reflect site-specific development proposals, land assemblies and specific mobility options to be accommodated such as vehicles, pedestrian and cycling.

Supplementary Notes to Figure 6. Edmonds Land Use Map and Figure 7. Edmonds Land Use Designations Table (cont'd)

8. New streets, lanes and green corridors will typically be achieved through land dedication to the City as redevelopment occurs.
 9. Lands that are dedicated or secured to construct a proposed street, lane, green corridor or other public space are assigned the same land use designation as the subject development site for the purposes of calculating maximum development potential of the site.
 10. The decision of whether new public space is dedicated to the City, or access is provided via statutory right-of-way will be determined at the time of site-specific development application.
 11. Professional assessments (e.g. environmental, riparian*, geotechnical) may be required to determine the developable area of development sites within the plan.
 12. Future potential park expansions shown on this map may require a future land acquisition strategy in which the City will need to purchase and acquire existing residential private properties to achieve the park space expansion goals outlined in the community plan. For properties designated for future park or public use in the new community plan, there is no obligation for an owner to sell their property to the City. The owner's existing land-use rights and current zoning designation for the property remain as is. Should an owner wish to sell their property in the future, the City would inquire about potentially making a fair market value offer to purchase the property, based on highest and best land use, to make sure that the homeowner is fairly compensated at the time of the sale and that the community is able to obtain necessary public lands. An owner is under no obligation to sell to the City and may sell to another interested party although there may be other advantages for owners to sell to the City, such as timeline flexibility.
 13. Neighbourhood commercial opportunities may be supported anywhere within the plan area boundary on a case-by-case basis, with a preference for such opportunities at significant intersections, fronting parks and other public spaces.
 14. Mid-block green corridors** are to be a minimum of 8m in width, with access provided via statutory right-of-way unless otherwise determined at the time of development application. Final cross section widths are to be determined at the time of development application.
- **See section 4.1 for further definition and explanation of green corridors in the context of the Edmonds Plan.*
15. Proposed stream daylighting areas and riparian habitat setbacks shown in the plan are conceptual in nature and would be determined at the site specific development stage.
 16. On sites designated for "future RGS Amendment," the community plan supports exploring additional rental residential uses located above creative employment* or light industrial uses, where they are compatible. This could be achieved either through a future separate City or neighbourhood-wide policy initiative, or a site-specific development proposal. A proposed amendment to the Regional Growth Strategy (RGS) and further coordination with Metro Vancouver would be required as part of this process. Residential floor area in these cases should not exceed 50% of the total floor area of these future developments to ensure that industrial or creative employment uses remain as significant uses on these sites. A future RGS amendment to the Newell Substation site (7260 Mission Avenue) could also explore the potential to incorporate future commercial, institutional and/or community uses as additional uses.

Supplementary Notes to Figure 6. Edmonds Land Use Map and Figure 7. Edmonds Land Use Designations Table (cont'd)

17. The supported development potential/ building height ranges identified for each corresponding land use designation in Figures 6 and 7, as well as the future proposed building heights discussed in Section 3.2 Neighbourhood Area Descriptions and Section 3.3 Future Building Height Ranges are consistent with provincially mandated and established minimum height requirements in Transit-Oriented Areas (TOAs). These minimum height requirements will help to create complete communities* in Burnaby and the wider Metro Vancouver region. By concentrating residential densities and increasing housing diversity and options close to public transit, these requirements improve access to transit, multi-modal* mobility options, local employment, businesses and community amenities and services for residents.
18. In 'Rental Only' designated sites, only market or non-market rental housing tenures* are supported through future development (with supported height ranges and built forms in accordance with the base residential designation). This supplementary "Rental Only" designation is intended to encourage rental housing development projects in strategic areas, including lands that are currently publicly-owned, proximate to transit and/or lands where the city supports additional housing options for specific population groups (e.g. seniors housing).
19. Where the 'Rental-Only' designation is supplementary to an industrial or employment land use designation, a residential land use designation overlay is also indicated. The intent for these lands is to explore options to allow market and non-market rental housing to be developed as an accessory use to employment or industrial uses. The location, feasibility, design, and quantity of future rental residential uses in these lands would be further explored on a case-by-case basis during the site-specific development stage, in accordance with the residential land use designation overlay indicated.
20. The City will continue to coordinate with the Burnaby School District to identify future new school sites in Edmonds, and to look for creative solutions to build additional school capacity as population growth continues. As part of the Edmonds Plan, two new potential future school sites are identified (one north of Ernie Winch Park, and the second further north on the lands bounded by Imperial Street, Walker Avenue and McBride Street). Developing these school sites will require a school acquisition strategy in which the School District will need to purchase and acquire existing residential properties.
21. Where amendments to existing proposed/ approved master plans are requested to bring the master plan development site under the proposed Height-Based Framework being implemented as part of the Burnaby Zoning Bylaw rewrite, proposed amendments to building heights, site layout and other aspects are subject to further detailed staff review and assessment.



The Edmonds SkyTrain Station area is one of several designated TOAs in Burnaby where future residential growth and development will be concentrated.