

**TO:** MAYOR & COUNCILLORS  
**FROM:** GENERAL MANAGER PLANNING AND DEVELOPMENT  
**SUBJECT:** **OCP - DRAFT OCP AND PHASE 4 ENGAGEMENT PROGRAM**  
**PURPOSE:** To present the draft Official Community Plan (OCP) and request authorization to advance the Phase 4 engagement program.

## **RECOMMENDATION**

**THAT** the draft Official Community Plan be received for information and staff be authorized to launch the Phase 4 engagement program, as described in Section 4.0 of the report titled “OCP – Draft OCP and Phase 4 Engagement Program” dated April 8, 2025.

## **EXECUTIVE SUMMARY**

The draft Burnaby Official Community Plan (OCP) is now complete, and the fourth and final phase of public engagement on the OCP is proposed to take place from April 9 to May 11, 2025. The content to be presented for feedback in Phase 4 includes draft policies on the 5 goals, and the land use framework. The public will have different ways to engage on this material, including a survey and a series of in-person and online open houses.

### **1.0 POLICY SECTION**

In accordance with the Local Government Act, a local government may establish an Official Community Plan (OCP) to guide decisions on planning and land use management. During the development of an OCP, opportunities must be provided for consultation with people and organizations who may be affected by it.

The Draft OCP generally aligns with the following provincial and municipal laws, bylaws and policies, including:

- Local Government Act (2015);
- Community Charter (2003);
- Metro 2050 - Regional Growth Strategy (2022);
- Burnaby Interim Housing Needs Report (2024);
- Transit Oriented Area Bylaw (2024);
- Corporate Strategic Plan (2022); and
- Burnaby Zoning Bylaw (1965).

**2.0 BACKGROUND**

The project to update Burnaby’s Official Community Plan was initiated in June 2022. This work is being undertaken in four phases, each of which includes an extensive engagement component. Phases 1, 2 and 3 are now complete and input from these phases has helped to shape the draft OCP presented in this report.

Throughout each phase of the OCP, draft OCP content and materials have been provided to Council as information based on public input.

Progress reports have also been provided to Council at project milestones. A summary of key Council reports is given in Table 1.

**Table 1: Official Community Plan: Summary of Council Reports**

<b>Meeting Date</b>	<b>Council Report</b>
Feb 14, 2022	Introduction of Official Community Plan
Jun 20, 2022	OCP - Project Initiation, Process, and Upcoming Next Steps
Feb 27, 2023	OCP - Phase 1 “Surfacing” Engagement Update
May 8, 2023	OCP – Conclusion of Phase 1: Surfacing and Initiation of Phase 2: Visioning
Sep 25, 2023	OCP – Burnaby Citizens’ Assembly on Livable and Resilient Neighbourhoods
Nov 20, 2023	Burnaby 2050 Phase 2 Engagement Report – What We Learned
Nov 20, 2023	OCP Policy Development Approach – Policy Reviews and Growth Modeling (Presentation)
Mar 25, 2024	Burnaby 2050 Project Update Q1 2024
Mar 25, 2024	OCP – Community and Social Infrastructure Needs Assessment – Project Initiation
Apr 15, 2024	Burnaby 2050 Phase 3 Engagement Plan - Drafting
Jul 8, 2024	OCP – Economic Development and Industrial Lands – Employment Lands Needs Assessment
Jul 22, 2024	Burnaby 2050 Draft Land Use Framework Engagement Plan
Oct 7, 2024	Burnaby 2050 Phase 3A Engagement Report – What We Learned
Jan 28, 2025	Burnaby 2050 Phase 3B Engagement Report – What We Learned

**3.0 DRAFT OFFICIAL COMMUNITY PLAN**

The draft Official Community Plan (OCP) is now complete and ready for the final phase of engagement.

The draft OCP (Attachment 1) includes an Executive Summary that provides an overview of the document structure and the plan highlights. Key components of the draft OCP are described below,

### 3.1 Vision

The draft OCP is guided by the community’s vision for Burnaby. This reflects the community’s aspirations and core beliefs about the City, as expressed in surveys, and in-person and online engagement sessions. The vision is:

*“Burnaby is a **green and inclusive City with safe and connected neighborhoods and a vibrant economy** where people want to live, work and play for generations to come.”*

### 3.2 Land Use Framework

The purpose of the OCP land use framework is to map the intended long-term land uses for each parcel of land in the City:

- It sets the vision for how the city will grow in the next 25 years and beyond;
- It allows for infrastructure, utility, and transit planning to align with development, ensuring services are planned in coordination with land use;
- It allows residents, landowners, and city staff to have a shared understanding of Burnaby’s future, and the neighbourhoods within it;
- Land use designations within the Land Use Framework provide an indication of what the potential future uses could be if redevelopment were to occur;
- It shows lands that are protected for environmental or agricultural purposes; and
- It shows lands that are identified to provide for future parks, recreational, institutional, and educational purposes to support a growing city.

The OCP Land Use Framework adopts a height-based development framework, which aims to simplify and modernize the City’s approach to development by focusing on building height and form, simplifying development regulations, and improving the quality and reliability of planning and development outcomes. The draft OCP Land Use Framework was guided by 10 objectives shaped by feedback from public engagement.

In response to public consultation feedback on park and school expansions, the revised OCP Land Use Framework now includes a residential overlay on park and school expansions. This change improves clarity by showing potential alternative residential uses for the community.

### 3.3 The Policy Framework

The draft OCP is structured around five goals that focus on (1) fostering complete communities, (2) creating welcoming spaces, (3) supporting a vibrant economy, (4) maintaining efficient networks, and (5) leading in climate change and environmental protection. Each goal includes a set of objectives and a list of policy actions that have been established through integrating and incorporating community input in previous phases of engagement, and framed through the overarching lenses of Reconciliation, Equity, Diversity and Inclusion and Climate Action.

**3.4 OCP Development Permit Areas**

The draft OCP establishes three new Development Permit Areas (DPAs). These identify areas across the city with specific or additional requirements should the land be developed or altered. The three DPAs include:

- **Form and Character Development Permit Area:** This DPA will guide the planning and design of development proposals, ensuring that outward-facing elements—such as landscaping, access, and building shape—exemplify urban design excellence within the City’s built environment.
- **Streamside Protection and Enhancement Development Permit Area:** This DPA is intended to protect the city’s streamside areas by providing clear guidance on preservation, enhancement, and restoration, and outlining measures to mitigate the impact of new development adjacent watercourses throughout the city.
- **Tenant Protection Development Permit Area:** This DPA establishes an area and process to protect tenants from the impacts of displacement resulting from redevelopment.

While the draft OCP describes the intent of each DPA and includes maps that specify the affected properties, the detailed development permit area guidelines will be housed separately in the Zoning Bylaw. There will be a separate engagement process on these guidelines undertaken as part of the *Zoning Bylaw Rewrite* project later in the year.

**3.5 Regional Context Statement**

As a member of the Metro Vancouver Regional District, Burnaby is required to prepare a *Regional Context Statement* to describe the relationship between Metro Vancouver’s Regional Growth Strategy and the OCP. This is a requirement under the Local Government Act for areas where a regional growth strategy applies.

The land use and policy frameworks in the draft OCP have been developed to align with the goals of Metro Vancouver’s Regional Growth Strategy, ensuring that Burnaby’s plan supports the regional planning framework.

Burnaby’s *Regional Context Statement* is currently being prepared. It will be included as an attachment to the final OCP when it is brought to Council in the fall.

**4.0 PHASE 4 ENGAGEMENT PROGRAM**

The public will have a variety of opportunities to provide feedback on the draft OCP, including a survey and a series of in-person and online open houses.

**4.1 Phase 4 Engagement Goals**

The primary engagement goals for the Phase 4 engagement program are as follows:

- Raise awareness about the draft OCP;
- Gather feedback on the draft OCP before it is finalized;

- Provide the community with relevant information around the draft OCP and how it will impact the community that is easy to understand;
- Demonstrate that the OCP team has listened and incorporated community input received through previous phases of engagement; and
- Use equitable engagement strategies that support participation from all those who live, work, play, or attend school in Burnaby.

**4.2 Phase 4 Engagement Content**

In Phase 4, staff will present the draft Burnaby OCP to the public for feedback. This includes a range of policies across 5 goals, along with a refined land use framework, consisting of a land use map and designations. Engagement content has been developed based on public input received in the last three phases of engagement, in combination with staff’s internal policy review research efforts, and in alignment with planning best practices.

**4.3 Phase 4 Engagement Audiences**

The following engagement audiences have been identified:

- General Public;
- Council and Committees;
- Host Nations and Urban Indigenous Peoples living in Burnaby;
- Community Partner Organizations; and
- Burnaby Staff.

**4.4 Phase 4 Engagement Activities**

The activities planned for phase 4 public engagement of the Burnaby OCP include:

- 1 online survey;
- 4 in-person open house events, distributed geographically across the City;
- 1 online open house;
- Letter seeking feedback to Community Partner organizations;
- Targeted workshops for Urban Indigenous Peoples living in Burnaby; and
- A referral letter to host Nations requesting written comments and offering meetings with staff.

**4.5 The Community Assembly**

The Community Assembly is a special engagement process led by SFU’s Centre for Dialogue under the Urban Resilient Futures Partnership. The Assembly brought together 40 residents, selected by civic lottery, for 7 days between February and June 2024, to have focused discussions about Burnaby’s future. The Assembly has provided Council with a set of recommendations for the development of the OCP, which staff has considered and incorporated in the draft OCP. The Assembly members will reconvene on April 26, 2025 to review and provide feedback on the draft OCP. The Assembly will prepare a report with its feedback for presentation to Council at a later date.

**4.6 Marketing and Communications**

A comprehensive communications strategy has been developed to encourage robust participation in the Burnaby OCP Phase 4 engagement activities, including:

- A city-wide postcard-style flyer mailed to all residential households;
- Posters distributed to community centres, libraries, neighbourhood resource centres, and local community hubs;
- An updated Phase 4 webpage on the Burnaby OCP website;
- An animated promotional video will be produced and distributed online via social media posts and on the project website;
- Social media posts and a news release; and
- Newsletters will be sent to the Burnaby OCP mailing list.

**4.7 Engagement Schedule**

The draft engagement schedule is shown in Table 2, below.

**Table 2: Phase 4 Engagement Schedule**

Date	Time	Details
Wed, April 9	Noon	Website Launch and Survey Opens
Thurs, April 24	5:30 – 7:30pm	Open House, The Amazing Brentwood (Food Court)
Sat, April 26	1 – 5pm	Community Assembly Reconvening Workshop (led by SFU’s Centre for Dialogue)
Sun, April 27	11am – 3pm	Open House, Bob Prittie Metrotown Library
Tues, April 29	6:30 – 8pm	Online Open House via Zoom
Thurs, May 1	4:30 – 6:30pm	Open House, The City of Lougheed Shopping Centre (Ground Level)
Sun, May 4	2:30 – 5:30pm	Open House, Tommy Douglas Library
Tues, May 6	5 – 7pm	Workshop, Indigenous Peoples Living in Burnaby
Thurs, May 8	6 – 7:30pm	Online Workshop, Indigenous Peoples Living in Burnaby
Sun, May 11	11:59pm	Survey Closes

**5.0 NEXT STEPS**

Subject to Council approval, the Phase 4 engagement program on the draft OCP will launch on April 9, 2025. The engagement will take place from April 9 to May 11, 2025.

Feedback from the Phase 4 engagement program will then be considered and integrated into the draft OCP. It is anticipated that the final draft OCP will be brought to Council for first reading in September.

The draft schedule for the remainder of the OCP Update project is shown in Table 3.

**Table 3: Draft OCP Updated Schedule for Project Completion**

Date	Activity
April/May 2025	Phase 4 engagement on the draft OCP
June 2025	Receive engagement and Community Assembly feedback Update OCP to respond to feedback
June/July 2025	Legal review of the OCP
July 2025	Finalize Regional Context Statement
September 2025	OCP to Council for First and Second Reading
September/October 2025	Public Hearing
October 2025	OCP to Council for Third reading
November 2025	Regional Context Statement to Metro Vancouver Board for acceptance
December 2025	OCP to Council for final reading and consideration for adoption

**6.0 FINANCIAL CONSIDERATIONS**

Sufficient funding for all OCP-related work in 2025 is included within the Planning & Development department operating budget in the 2024-2028 Financial Plan.

Respectfully submitted,

E. W. Kozak, General Manager Planning and Development

**ATTACHMENT**

- Attachment 1 – Draft OCP Part A and B
- Attachment 2 – Draft OCP Part C and D
- Attachment 3 – Draft OCP Part E
- Attachment 4 – Draft OCP Appendix

**REPORT CONTRIBUTORS**

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