

Social Infrastructure Needs Assessment

Summary Report: January 2026



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1. Introduction

1.1 Purpose & Project Background

The Social Infrastructure Needs Assessment (SINA) provides high-level city-wide analysis of social infrastructure (SI) needs and recommends priorities to deliver more SI by facility type and geographic location. The purpose of SINA is to be a resource guide for long-term decision-making and coordination of SI projects and opportunities, through City investment, redevelopment opportunities, and community or master plan implementation.

This SINA Summary Report includes key takeaways, priorities and recommendations from the research. This Summary Report is based on the SINA Technical Report, which includes all the research, maps and analysis undertaken for this project, and is available as a resource for future facilities or amenity-planning exercises.

SINA was initiated as part of *the Burnaby 2050 Official Community Plan* process with the purpose of informing the plan's policy development. SINA further serves as the research basis for a forthcoming amenity framework and implementation strategy to guide the delivery of new SI in the City of Burnaby. Funding for the project was provided by Union of British Columbia Municipalities (UBCM) through a Complete Communities grant.

SINA is intended to complement other decision-making inputs, including Council and corporate direction, strategic & facility plans and frameworks, and community engagement, where applicable, to inform planning, prioritization and investment in SI.

1.2 What is Social Infrastructure (SI)?

For the City of Burnaby, social infrastructure (SI) is facilities and spaces that are used for social and community services, activities and events delivered by the City, non-profits, private sector and other community operators for communities and individuals. The purpose of Burnaby's SI is to meet community needs, ensure good health and well-being of community members, provide social connection and belonging, and to meet daily needs and foster learning.

1.2.1 Types of Social Infrastructure In Scope

SI types or categories have been simplified to reflect the City's areas of interest in SI facility delivery. Table 1 lists the SI types and subtypes which were considered as part of this Assessment. For the definitions of these SI types, see Appendix A.

SI types that fall under the City of Burnaby's Parks, Recreation and Culture portfolio (e.g. arts and cultural facilities, recreation facilities and parks) were considered in the Technical Report but have been omitted in this Summary Report, and will be forthcoming in the *Making Life Better: Parks, Recreation and Culture Plan* (estimated completion in Spring 2026). SINA findings and SI concepts are inputs into that forthcoming document.

Table 1: Social infrastructure in-scope for Summary Report

SI Type	SI Subtype
Child cares	N/A
Community Resource Centres	N/A
Public Libraries	N/A
Public schools	<ul style="list-style-type: none"> Public schools Community schools
Healthcare facilities	<ul style="list-style-type: none"> Fraser Health Hospitals Urgent & Primary Care Centres Mental Health & Substance Use Facilities Private Healthcare Offices
Commercial and retail spaces	<ul style="list-style-type: none"> Grocery and Convenience Stores Restaurants and Cafes Pharmacies

1.3 City's Role

The City of Burnaby has different roles, depending on the SI type; these roles are described in Table 2. This report's recommendations reflect the City's various role(s).

Table 2: City of Burnaby roles and responsibilities in Social Infrastructure delivery

ROLE	Owner/Investor	Operator	Partner	Regulator
DESCRIPTION	<ul style="list-style-type: none"> City-led development Direct capital investment in infrastructure Leasing of City-owned facilities to non-profits Grant applicant or grant partner 	<ul style="list-style-type: none"> Direct service delivery of programs, services or resources Employment of staff for operations 	<ul style="list-style-type: none"> Partner-led development Capital funding contributor Lease of City-lands Grant provision Coordinator, liaison and advocate 	<ul style="list-style-type: none"> Enforce compliance of municipal Bylaws Development reviews, permitting Investments and delivery are market-dependent with no direct City involvement.

1.4 Project Goals

The goals of the Social Infrastructure Needs Assessment are to:

- 1) Understand the baseline of existing SI city-wide (e.g., number of facilities and locations, etc.)
- 2) Describe Burnaby's high-level SI needs and opportunities by quadrant and infrastructure type, and
- 3) Propose research-based priorities and strategic recommendations to inform decision making and support the delivery of eligible City-owned or City-partnered SI from development-related projects, funds or benefits.

1.5 Project Guiding Principles

The guiding principles of this project are to:

- Support access to public, non-profit and private SI that meet daily needs within walking and rolling distance of where people live.
- Consider co-location, mixed-use, and proximity to complementary uses to foster convenient and efficient services.
- Pursue facility proximity to the Frequent Transit Network to support ease of access for service users.
- Whenever possible, convey the minimum functional sizes or design specifications for SI facilities and spaces based on approved City policies or plans, or best practices.

1.6 Methods & Assessment Development

The following methods were used to conduct the Assessment:

Background Review and Environmental Scan

- Existing literature and best practices informed this project and identified SI challenges and opportunities faced by other jurisdictions.

Key Indicators Analysis

- Mapping and population data were used to analyze SI needs, gaps and opportunities, nested under four key indicator categories:
 - Infrastructure (3 indicators)
 - Population (10 indicators)
 - Daily Need (6 indicators)
 - Transportation (4 indicators)
- Data was derived from both City and open data, during the period of January 2024 to September 2025. See Appendix B for a list of the key indicators and descriptions. Each SI type was analyzed using a subset of these indicators, depending on applicability.
- Analysis findings were expressed based on Burnaby’s four geographic quadrants - Northwest (NW), Northeast (NE), Southwest (SW) and Southeast (SE) - or by Community Plan Areas (CPAs), where applicable (see Figure 1).

Mapping Analysis

- Geospatial mapping and analysis of existing City-owned and non-City-owned facilities was conducted using Geographic Information Systems (GIS).
- Catchment areas around City-owned SI were created to measure how much of the population could reach these places within a 20-minute walk. Walksheds factored in topography and road crossings, but did not include trails due to the limitations of available data
 - 20-minute walkshed for SI facilities
- Aggregate maps were created to consider all existing SI and the overall level of access in Burnaby. Scales or indices were created to classify the access as ‘low’, ‘medium’ or ‘high’.

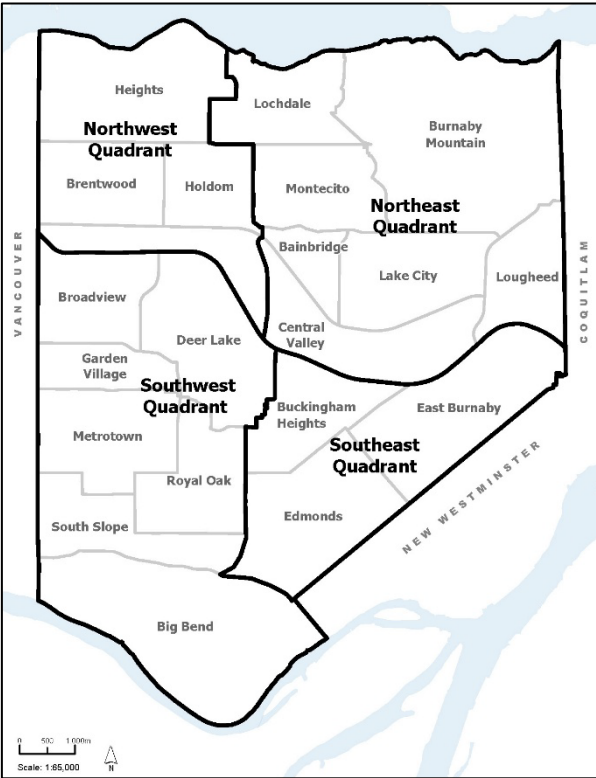


Figure 1: City of Burnaby quadrants and CPAs

- Dissemination Areas (DAs) were used to as the geography’s to map proximity to SIs. DAs are the smallest geographical unit in the Canadian Census for which detailed socioeconomic data are available, with populations ranging from 400–700 people.

Quadrant Prioritization

- For each SI type, quadrants were ranked for each key indicator category to determine which quadrant is underserved (current and future) or may warrant additional SI due to proximity to other existing infrastructure types (e.g., transportation infrastructure). A quadrant prioritization was produced, which indicated which quadrants to focus on for each SI type.
- A relative “rank” was assigned to each quadrant. A “value” or multiplier was also assigned to each indicator to show that some indicators were more relevant to a given infrastructure type than others. The rank was multiplied by the value to create a “score” for each indicator. The scores for each quadrant were then tallied to create a total. A higher score translates to a higher priority.

Service Provision Analysis

- The level of service provision needed for each SI type to maintain current service levels was calculated per capita up to 2050. Each SI type has a different service provision metric, as informed by approved City strategic plans or policies, or best practice. Maintaining an existing service provision is called a “benchmark”, whereas an aspirational provision is called a “target.”
- Analysis was done to identify what additional facility sizes would be needed to meet the provision in the future, given the City of Burnaby’s population projections (last updated Summer 2025).

Engagement

- Over 190 people from 96 unique organizations were engaged through surveys, interviews, focus groups, meetings, outreach and site visits. This included social, recreational and arts & culture organizations, City departments, and public institutions (Burnaby School District and Fraser Health). Feedback obtained through engagement contributed to the strategic recommendations made in the Assessment.

Strategic Recommendations

- Recommendations were developed from a mix of criteria, including key indicator findings, engagement feedback, best practices and guiding principles for the project.

1.7 Engagement Findings

Engagement participants shared their challenges, opportunities and design considerations related to SI in the City. Below are the key findings:

Challenges

- **More space needed (dedicated program space and rental space).** 66% of survey respondents (n=44) stated they would need more space in the next 5-10 years.
- **Affordability.** Leasing or owning dedicated spaces is a challenge as community organizations cannot compete for market commercial spaces due to cost. Space rentals for civic facilities have challenges related to their cost, limited supply and often lengthy administrative processes (e.g. liaising over room bookings and onerous insurance requirements).
- **Suitability.** Location and features of a facility or space are the two most cited challenges to the suitability of existing spaces.

Opportunities

- **Improve location and accessibility.** Ideally, SI should be close to public transit, especially SkyTrain. Different SI types should be more evenly distributed across the City.
- **More gathering space.** Create new or enhance existing indoor and outdoor spaces to facilitate community gatherings and places for connection, including both passive spaces and programmed spaces (e.g. quality indoor lobby space, shading, tables).
- **Foster co-location.** Co-location supports better service provision and enables those services to be more embedded in community. 77% of organizations (n=44) are interested or possibly interested in sharing space.
- **Support nominal leases and lease grants to community organizations.** Continue supporting community organizations with nominal leases and lease grants so financial resources can be focused on developing programming and deepening community impact.
- **Reduce barriers to renting civic community spaces.**
 - Improve coordination and policies related to rental bookings across City-owned spaces.
 - Revisit and explore reducing liability insurance threshold requirements and re-evaluate the level of risk associated with community-led programs.

Design Considerations

- Provide more multi-purpose space.
- Provide more storage space for co-location or multiple uses.
- Provide more design features that do not require administration to facilitate programming and gathering (e.g. amphitheater, shading, benches).
- Create dedicated spaces for youth within facilities.

2. Social Infrastructure Profiles

This section includes the profiles for six SI types: Child care; Community Resource Centres, Libraries, Public Schools, Healthcare Facilities; and Commercial and Retail Spaces. This section also includes key findings (existing infrastructure baseline, gaps, opportunities), service provision and priority areas by quadrant for each SI type. To see a summary inventory of existing and future City-owned SI by quadrant, please refer to Appendix C.

2.1 Child Care

Child care is a daily need, age-based service that serves children aged 0-12, and impacts a considerable portion of the population (families with children and families considering having children). Full-time licensed group child care programs are offered for children aged 0-5 and require dedicated permanent spaces to operate throughout the year. Due to the high demand for child care and limited number of spaces available, child care is suitable to be located in a wide variety of locations if it is supported through provincial licensing and meets City bylaws and requirements.

Strategic Plans

The Burnaby *Child Care Action Plan* (CCAP) provides a 10-year road map to address the child care needs of Burnaby's growing population. This Assessment complements the findings of the CCAP.

City roles and responsibilities

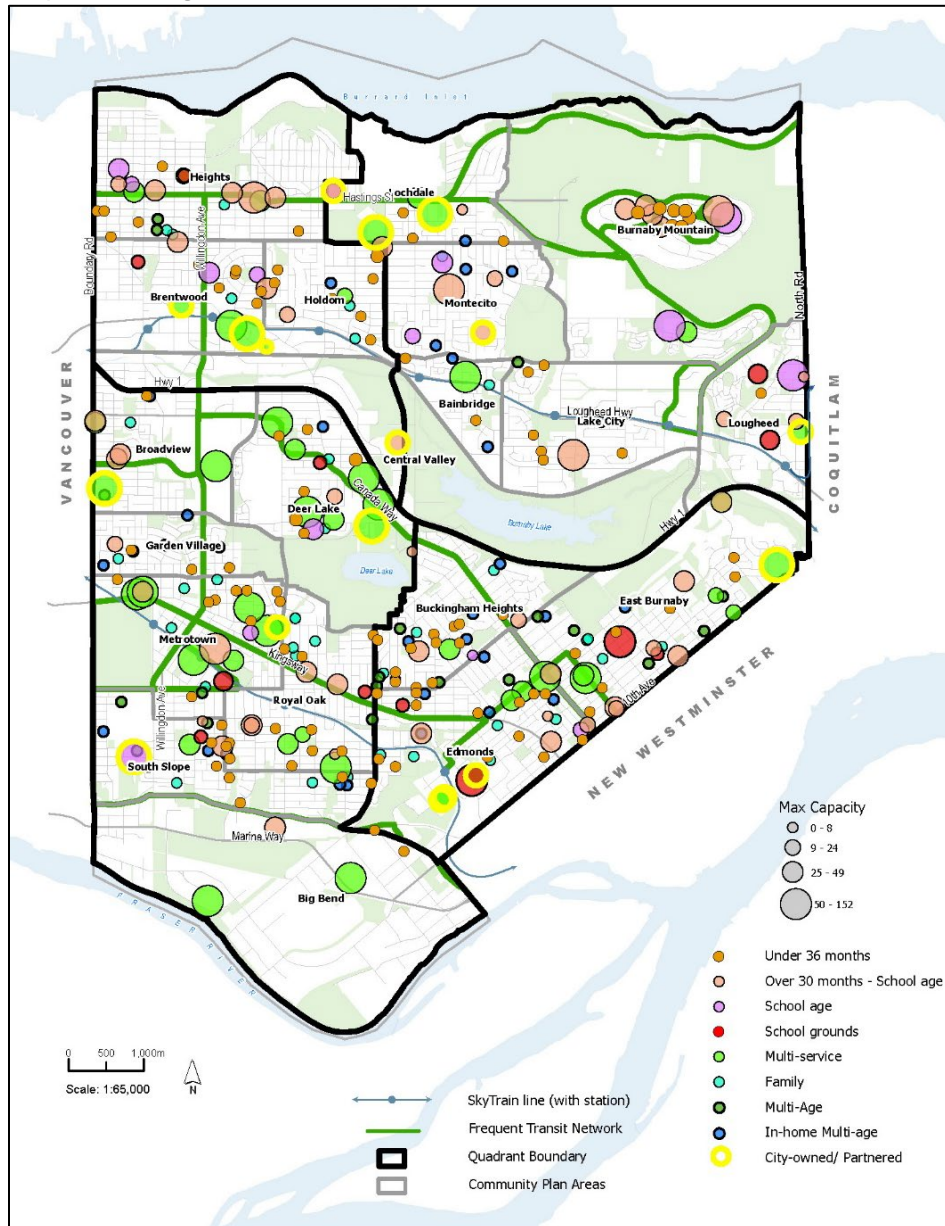
Infrastructure type	Owner/Investor	Operator	Partner	Regulator
Child care (licensed Age 0-12)	X		X	X

Key Indicator Findings

Infrastructure Indicators

- For existing child care facility locations, the Southwest (SW) (n=122) and Southeast (SE) (n=100) quadrants have more facilities overall. The Northwest (NW) (n=52) and Northeast (NE) (n=58) have fewer facilities.
- By quadrant, City-affiliated (owned or partnered) facilities (n=16) are evenly distributed. NW= 3; NE= 5; SW= 4; SE= 4. See Map 1 for details.
 - Loughheed CPA (NE) only has one City-owned child care facility.
- NW, NE and SE have fewer larger (25-space or more) and multi-service (more than one program) child care facilities. These quadrants would benefit from more City-affiliated facilities to increase quality child care.
- NW and NE each have two newer City-affiliated buildings that are less than 20 years old. NE (n=3) and SW (n=2) have more older buildings over 40 years old. A typical building has a life span of 60 years before significant maintenance is required and/or redevelopment is contemplated.

Map 1: Existing child care locations



Population Indicators

- The following six Community Planning Areas (CPAs) have the most child care need based on five selected population and Census categories, from highest to lowest: Metrotown (SW), Edmonds (SE), Brentwood (NW), Royal Oak (SW), Heights (NW), East Burnaby (SE). The indicators are population, population density, population growth, children ages 0-5, and families with children. Refer to Appendix B for more details.
- The following CPAs have the highest “child vulnerability” scores among kindergarten children, based on the Early Development Instrument¹: Metrotown (SW); Edmonds (SE) and parts of East Burnaby (SE); as well as Lougheed (NE), Burnaby Mountain (NE) and parts of Lake City (NE).

¹ See Appendix B for definition of this indicator

Daily Need Indicators

- All City-affiliated child care facilities are within a 20-min walking distance from another point of interest such as community centres, recreation centres, libraries, parks or schools.
- Lougheed CPA, as a Town Centre with a rapidly growing population, would benefit from more child care facilities.

Transportation Indicators

- Some City-affiliated child care facilities are located near SkyTrain stations (5 of 15) and most (11 of 15) are within 400 metres of the Frequent Transit Network.
- There is limited cycling infrastructure around child care facilities, particularly in the northern quadrants.
- Walkability varies considerably around child care facilities, with more facilities in the south being in areas with higher walkability compared to facilities in the north of the City.

Service Provision

The Burnaby Child Care Action Plan (CCAP) (2021) sets targets for new (public and private) child care spaces to be built by 2030 (Table 3). CCAP will be updated in 2026 to consider additional population and employment density in line with the new OCP, likely resulting in more facilities being needed beyond what is noted below.

Table 3: New childcare spaces (public and private) needed from 2025-2030 expressed by program, based on CCAP targets

2025-2030	Spaces for under 3 yrs	Spaces for 3-5 yrs	Spaces for children 6-9 yrs
Remaining new spaces required	969	1,255	1,406
<i>Or</i>			
Remaining new spaces required expressed by program *	16x 12-space programs per year	10x 25-space programs per year	7x 24-space programs per year

*Set program sizes shown in Table 3 reflect the standard licensed program sizes outlined in BC’s Child Care Licensing Regulation, which is based on employee-to-children ratios.

City-owned and City-partnered Opportunities

From the 2020-2024 period, new City-owned and City-partnered child care facilities accounted for 321 new spaces in Burnaby. The City’s partnership with the Burnaby School District is ongoing and subject to Provincial funding programs. The 2025-2030 target for City-affiliated facilities would be 321 new spaces over 5 years. The Assessment suggests typical child care facility configurations to meet this target (Table 4).

Table 4: City-affiliated or City-partnered new child care spaces expressed by typical facility size

Expressed by typical age 0-5 facility sizes (typical configurations)*	Licensed programs for typical facility configurations	Facility size by approximate area (indoor and outdoor total)**
37-space Facility	1x 12-space Under 3 Program 1x 25-space Age 3-5 Program	8,783 sq.ft (816 sq.m)
49-space Facility	2x 12-space Under 3 Program 1x 25-space Age 3-5 Program	11,754 sq.ft (1,092 sq.m)
74-space Facility	2x 12-space Under 3 Program 2x 25-space Age 3-5 Program	17,567 sq.ft (1,632 sq.m)

Notes:

* Typical facility configurations exclude examples with school age care (i.e., licensed programs that are needed at key times of the day, such as before school and after school). The Assessment focuses on dedicated full-time social infrastructure like group child care for age 0-5, while noting there is a continued importance to provide school age care through partnerships and other opportunities.

**Facility areas are approximate, based on BC Ministry of Education and Child Care’s *Design Guidelines for Child Care Centres*. Actual area is determined on a project-by-project basis, in addition to space efficiencies saved by co-locating areas such as the kitchen, office, laundry, utility closet, garbage & recycling area and storage when more than one program is present.

Recommendations for Child care

From the four key indicator categories (Infrastructure, Population, Daily Need and Transportation), a relative score was established to support the prioritization of need. The priorities are as follows:

Table 5: Quadrant priorities for child care

Assessment Priority	Quadrant	Key focus areas (CPAs)
1	Northeast (NE)	1. Lougheed 2. Montecito 3. Burnaby Mountain
2	Southeast (SE)	1. Edmonds 2. East Burnaby 3. Buckingham Heights
3	Southwest (SW)	1. Metrotown 2. Royal Oak 3. South Slope
4	Northwest (NW)	1. Heights 2. Brentwood 3. Holdom

Other Strategic Recommendations

In conjunction with the Burnaby Child Care Action Plan, the City may consider the following:

1. Continue to explore co-location of child care with other complementary uses like schools, community centres and recreation facilities, senior-serving centres, post secondary institutions, libraries, family-serving non-profit spaces, and non-market housing.

2. Encourage and strongly support on-site child care for City-owned facilities delivered through Community Benefit Bonus. Child cares are a less-intensive land use that complements a mixed-use building or project.
3. Focus on delivery or funding of multi-service facilities (i.e., more than one licensed program) where possible.
 - a. Further explore and confirm the ideal minimum facility size for group child care. For this Assessment, 37-spaces for City-owned and City-partnered facilities are recommended to support more than one licensed program within a facility and to foster space efficiencies.
4. Explore and confirm minimum facility sizes for typical child care facility configurations, including configurations that include school-age care programs. Refer to the Province's *Design Guidelines for Child Care Centres* as a starting point.
5. Explore regulatory and policy incentives for child care facilities in employment lands.
6. Continue to explore and monitor the effectiveness of regulatory incentives for child care use, such as height exemptions city-wide (i.e., Section 6.4.1.2 of the *Zoning Bylaw*) and relaxation of setbacks.
7. Continue to require and explore opportunities to further support child care in Master Plan developments, per the child care needs assessment tool.
8. Explore partnerships or foster networks to explore the use of under-used or off-hour spaces for school age care, especially for City-owned and City-partnered facilities.
9. Explore creative solutions for more school-age care programs.
10. Continue partnership with Burnaby School District for child care programs, especially for school-age care.

2.2 Community Resource Centres

Community Resource Centres (CRCs) are City-owned facilities that are leased to non-profits organizations. Non-profit organizations can apply for a lease grant on an annual basis that reduces the annual lease payment by up to 50%. This arrangement supports affordability for the non-profit sector as those tenants often struggle to afford market rate lease rates.

CRCs provide a range of services, from general programs for broad populations to specialized programs that are by referral only. For this Assessment, CRCs are viewed as destination-serving facilities that people will travel to access, though some services within CRCs may be local or serve daily needs. As a destination, CRCs are less evenly distributed across Burnaby and should be located near frequent or rapid transit (Transportation Indicator) and in areas with the highest population density (Population Indicator).

Strategic Plans

Policy supporting the creation of CRCs are contained within Burnaby's *Social Sustainability Strategy* (2011) and *Burnaby 2050 Official Community Plan*.

City roles and responsibilities

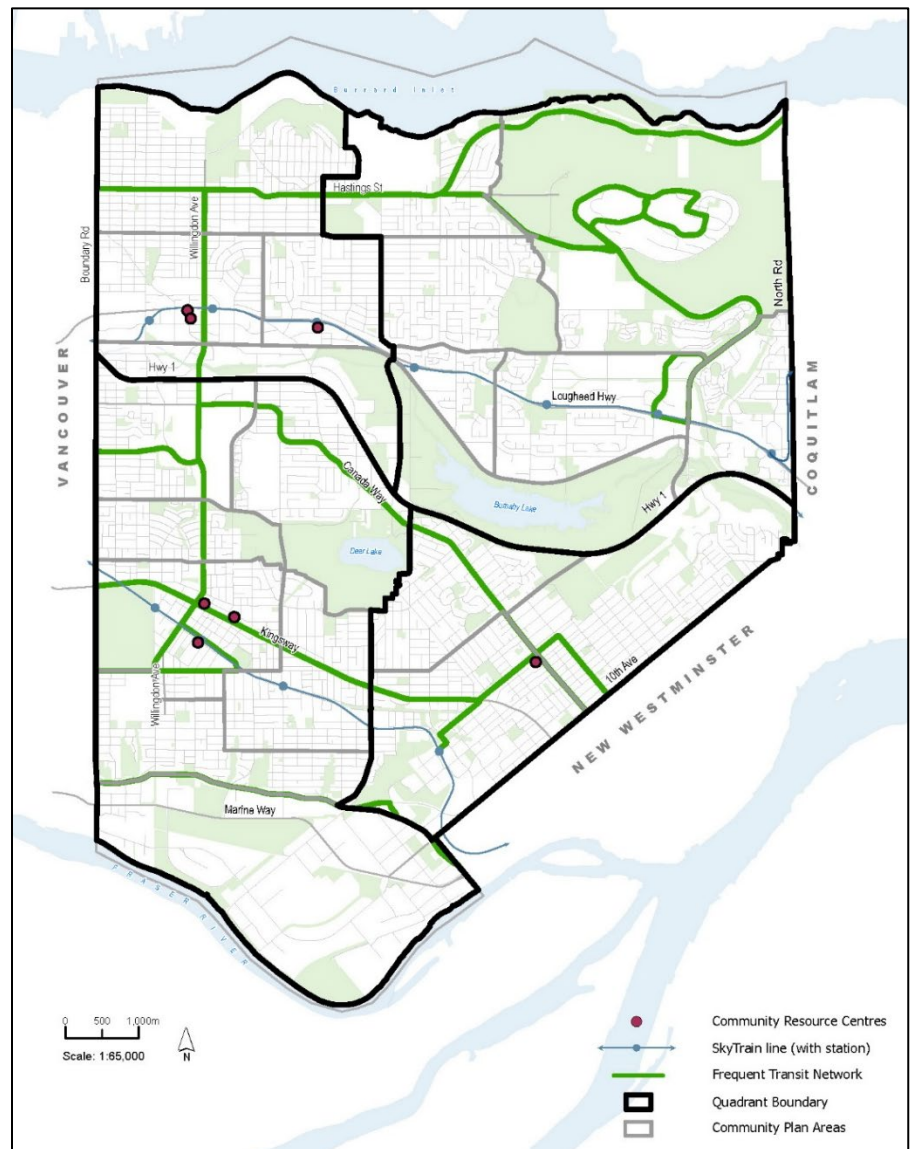
Infrastructure type	Owner/Investor	Operator	Partner	Regulator
CRC	X		X	X

Key Indicator Findings

Infrastructure Indicators

- There are seven CRCs in Burnaby with a total of 20 different tenants. There are currently no CRCs in the Northeast (NE) quadrant. See Map 2 for details.
- Northwest (NW) and Southwest (SW) have the most facilities with a total of three each. Southeast (SE) has one facility, but it is the largest at 17,374 square feet.
- In priority order, the SW, SE, NW quadrants need the most attention with regards to facility renewal, maintenance or upgrades.

Map 2: Existing Community Resource Centre Locations



Population Indicators

- The following six CPAs have the most CRC needs based on seven selected population and Census categories, from highest to lowest: Metrotown (SW), Edmonds (SE), Royal Oak (SW), Brentwood (NW), Heights (NW), Lougheed (NE). The indicators are population, population density, population growth, families with children, seniors 65+, people with low income (Low-income measure) and recent immigrants. Refer to Appendix B for more details.

Daily Need Indicators

- There are seven CRCs in Burnaby, with 40.8% of all residents (101,594 people) within 20-min walk of a CRC.
- CRCs are less evenly distributed geographically but tend to be located near the greatest number of people and in areas with the highest population density.

Transportation Indicators

- Six of the seven CRCs are within walking distance of a SkyTrain station except for the Edmonds CRC. NE is the only quadrant that does not have a CRC in its Town Centre.
 - Heights CPA is served by frequent bus instead of SkyTrain so access to CRCs is lower relative to other CPAs in the NW quadrant.
- CRCs are in areas with more and higher comfort walking infrastructure as well as cycling infrastructure.

Service Provision

There are no confirmed service provision benchmarks or targets for CRCs. A benchmark was calculated for the purposes of this Assessment, based on a ratio of the total area of existing CRCs to the current population, which is 0.26 square feet per capita. Additional CRC area needed to maintain this calculated service provision of 0.26 square feet per capita based on population projections to 2050 is as follows:

Table 6: Additional CRC area needed to maintain service provision up to 2050

Quadrant	Additional area needed to maintain 0.26sq.ft / capita by 2050 (Approximate)	Recommended facility options to meet or exceed 0.26sq.ft / capita by 2050 (Approximate)
Northwest (NW)	9,800 sq.ft (910 sq.m)	1 new 9,800sq.ft (910sq.m) facility in the Heights CPA
Northeast (NE)	19,700 sq.ft (1.830 sq.m)	1 new 19,700sq.ft (1.830sq.m) in the Lougheed CPA <i>or</i> 2 new facilities with an average 9,850sq.ft (915sq.m) each in the Lougheed CPA
Southwest (SW)	21,000 sq.ft (1,951 sq.m)	1 new 21,000sq.ft (1,951sq.m) facility in the Royal Oak or Metrotown CPA <i>or</i> 2 new facilities with an average of 10,500sq.ft (976sq.m) in the Metrotown and Royal Oak CPA
Southeast (SE)	4,200 sq.ft (390 sq.m)*	1 new 7,000sq.ft (650sq.m) facility close to Edmonds SkyTrain station
Burnaby total	54,700 sq.ft (5,082 sq.m)	4-6 new facilities depending on size

*Note: Facilities that are less than 7,000sq.ft (650sq.m) (gross approximate) may be too small to effectively facilitate co-location of shared functions, spaces and dedicated programming.

Five out of seven existing CRC have sizes between 2,500-6,100sq.ft (232-567sq.m). From engagement findings and best practices review, this Assessment recommends exploring minimum CRC size of 7,000sq.ft (650sq.m) to support co-location and flexibility of programming uses. New design considerations, such as those noted below, should be applied to increase the minimum size to 7,000sq.ft (650sq.m) or more to improve functionality. This may include:

- Creating larger multi-purpose rooms and meeting rooms to facilitate gathering
- Increasing storage space due to co-location or shared tenants
- Creating a welcoming lobby or lounge space for gathering and relieve
- Ensuring exclusive CRC space circulation space is provided in hallways, entrances and elevator shafts to support neighbourliness in mixed-use buildings and clarity for future operational maintenance demands

Recommendations for Community Resource Centres

From the four key indicator categories (Infrastructure, Population, Daily Need and Transportation), a relative score was established to support the prioritization of need. The priorities are as follows:

Table 7: Quadrant priorities for CRCs

Assessment Priority	Quadrant	Key focus areas (CPAs)
1	Northeast (NE)	1. Lougheed, close to SkyTrain station
2	Southeast (SE)	1. Edmonds, close to SkyTrain station
3	Southwest (SW)	1. Metrotown 2. Royal Oak Close to SkyTrain stations
4	Northwest (NW)	1. Heights, close to the Frequent Transit Network

Other Strategic Recommendations

In conjunction with the *Social Sustainability Strategy* and *Burnaby 2050 Official Community Plan*, the City may consider the following:

1. Explore creating a service provision target for CRCs. For the Assessment, the benchmark of 0.26sq.ft / capita was used.
 - a. If a new target is established, reassess the size for a future CRC in the NE as more space may be required, especially since the NE lacks publicly-accessible spaces to gather or for programming.
2. Encourage and strongly support on-site CRCs for City-owned facilities delivered through Community Benefit Bonus. CRCs are a less-intensive land use that complements a mixed-use building or project.
3. Further explore and confirm the ideal minimum size for CRCs that support flexibility in facility planning and supports the functionality of space based on a range of tenant models (e.g., co-location, one tenant only, etc). This Assessment suggests an minimum size of approximately 7,000 sq.ft (650 sq.m).
4. Create design standards for CRCs that include dedicated entrances, elevators and hallways to support neighbourliness in mixed-used buildings and effectiveness of the services for the CRC.
5. Conduct further research and establish typical co-location facility models and administration models to help facilitate the effectiveness of CRCs. For example,

multiple tenants; head tenant and sub-tenant; co-ops, etc.

- a. Consider conducting focus groups with existing tenants on how spaces are used to inform functional planning that will help advance CRC delivery and sustainability in terms of negotiations with developers as well as the eventual planning, design and operations of new CRCs.
 - b. Tour other existing co-location spaces for non-profits to understand their design and models.
6. Explore capacity-building opportunities or partnerships for the non-profit sector to build literacy, knowledge and proactive strategic planning for an organization’s facility or space needs. As a result, this may also support a more intentional and timely design for future CRCs if potential tenants know what types of spaces they need.

2.3 Libraries

Public libraries contribute greatly to the social fabric of a community and are low-barrier spaces where everyone is welcome. Libraries have expanded their role beyond the traditional provision of learning through books and archives, to places where people can come to participate in programs, access resources, including digital resources, and seek connection and reprieve.

With the exception of central libraries, public libraries are generally local-serving facilities that serve a broad population. A 20-minute walk (Daily Need Indicator) is a good way to understand where existing needs are met, and where there are gaps related to populations and population density. Locating future libraries close to complementary uses helps support better service provision and creates “community hubs” that act as centralized places for access to services, making it easier for community members to navigate resources.

Strategic Plans

Burnaby Public Library (BPL) has adopted the *Burnaby Public Library 2024-2027 Strategic Plan*, which guides the approach to providing library services. Additionally, there is a *Burnaby Public Library Strategic Facilities Plan (2025-2050)*, which sets a framework to guide planning and decision making for future public library locations and space requirements over the next 25 years. The intent of the Assessment is to be an additional resource to complement other City research, planning and direction to inform decision making.

City roles and responsibilities

Infrastructure type	Owner/Investor	Operator	Partner	Regulator
Public libraries	X	X*		X

*Note: The Library Board operates libraries.

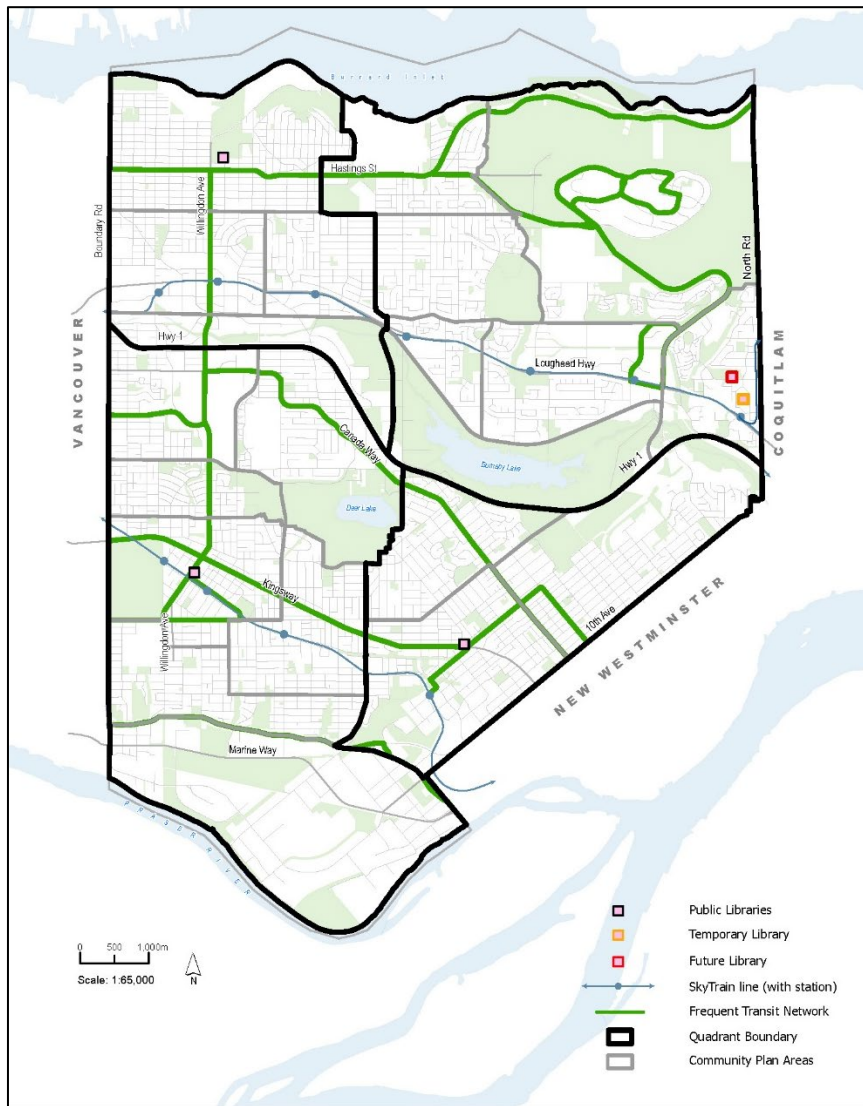
Key Indicator Findings

Infrastructure Indicators

- There are four libraries in Burnaby, one in each quadrant. The Southwest (SW) quadrant has the largest library at 61,000 sq.ft, however, even after recent renovations, the building condition is worse than the other three libraries. The Northwest (NW) quadrant branch is 20,000 sq.ft and the Southeast (SW) quadrant branch is 17,500 sq.ft, both of which are in good condition.

- In the Northeast (NE), a temporary 7,000 sq.ft branch is located at the City of Lougheed Shopping Centre. A new Cameron Library (22,000 sq.ft) is in development (expected completion in 2028) and will be co-located with a new recreation centre.

Map 3: Existing and future public libraries



Population Indicators

- The following six CPAs have the most library need based on eight selected population and Census categories, from highest to lowest: Metrotown (SW), Edmonds (SE), Royal Oak (SW), Brentwood (NW), Heights (NW), Lougheed (NE). The indicators are population, population density, population growth, children of school age (age5-19), families with children, seniors 65+, people with low income (Low-income measure) and recent immigrants. Refer to Appendix B for more details.

Daily Need Indicators

- 43% (107,131) of Burnaby residents live within a 20-min walkshed of a public library.
 - Bob Prittie Metrotown (SW) and Tommy Douglas (SE) libraries have the highest concentrations of children, seniors, low-income individuals and recent immigrants within their walkshed.
- Most libraries are in Town Centres, except for McGill Library, which is in the Heights CPA.
- All four libraries have youth centres, community centres and public schools within their walksheds, with the SW library being the most central to other uses.

Transportation Indicators

- Libraries in the SW and SE are in areas with high connectivity to the SkyTrain, frequent bus, walking, and cycling networks. The temporary and future Cameron Library (NE) will be well-served by SkyTrain.
- Brentwood CPA (NW) is a Town Centre with a SkyTrain station without a library.
- McGill Library (NW) does not have direct access to the SkyTrain network but is served by the Frequent Transit Network. The area around this facility has a lower walkability score and is served by some cycling infrastructure.

Service Provision

The *Burnaby Public Library Strategic Facilities Plan (2025-2050)*, identifies a service provision target of 0.50 sq.ft per capita. In Canada, there is a national benchmark of 0.39 sq.ft per capita for public libraries.

To achieve 0.50 sq.ft per capita up to 2050, the following amount of additional library area is needed:

Table 8: Additional library area needed to meet service provision up to 2050

Quadrant	Additional area needed by 2050 (Approximate)	Recommended facility options to meet or exceed 0.50sq.ft / capita by 2050 (Approximate)
Northwest (NW)	29,700 sq.ft (2,759 sq.m)	One new facility near Brentwood or Holdom Skytrain station
Northeast (NE)	15,900 sq.ft (1,477 sq.m)	One new facility near Montecito CPA or Bainbridge CPA
Southwest (SW)	15,000 sq.ft (1,394 sq.m)	One new facility near Royal Oak CPA or replacement and expansion of Bob Prittie as Burnaby's central library
Southeast (SE)	24,500 sq.ft (1,347 sq.m)	One new facility near Edmonds CPA, close to the SkyTrain station
Burnaby total	85,177 sq.ft (7913 sq.m)	

Recommendations for Libraries

From the four key indicator categories (Infrastructure, Population, Daily Need and Transportation), a relative score was established to support the prioritization of need. The priorities are as follows:

Table 9: Quadrant priorities for libraries

Assessment Priority	Quadrant	Key focus areas (CPAs)
1	Northwest (NW)	1. Brentwood, close to SkyTrain station
2	Southwest (SW)	1. Metrotown expansion of existing central library 2. Royal Oak, close to SkyTrain station
3	Southeast (SE)	1. Edmonds, close to SkyTrain station
4	Northeast (NE)	1. Montecito or Bainbridge

Other Strategic Recommendations

In conjunction with the *Burnaby Public Library Strategic Facilities Plan* and the *Burnaby Public Library Strategic Plan*:

1. Encourage and strongly support libraries as on-site amenities delivered through Community Benefit Bonus. Libraries are a less-intensive land use that may span multiple floors without compromising their function, making it ideal and complementary within a mixed-use building or project.
2. Explore having libraries along commercial streets.
3. Explore the minimum sizes of libraries by scale (i.e., ‘small’, ‘medium’, ‘large’ library models with different key spaces and distinct functions within), to facilitate and inform opportunities to deliver more libraries through development processes.
 - a. While service provision recommendations are made for additional square footage required by 2050, these numbers could be expressed as a single additional facility, more than one facility, or a mix of new and expansion of existing facilities over the long term.
4. Consider meeting and community room space as an integral part of library services.
 - a. Consider flexible and more multi-purpose gathering spaces in libraries.
5. Consider welcoming and unique lobby space for libraries to facilitate reprieve, access, and safety since libraries are “the living rooms of communities”.
6. Continue to provide dedicated spaces for specific groups or activities within libraries. This includes distinct Teen Space in all libraries and space for Digital Studios within larger library facilities. Inclusion of these spaces recognize the contemporary role libraries play in providing educational, skill-based and resource needs beyond the traditional provision of books.

2.4 Public Schools

Children and youth should be able to walk or roll to public schools, which function as local-serving facilities. The Burnaby School District (BSD) plans, develops and maintain public schools, which include elementary, secondary and community schools. Community schools are located within existing public schools and provide space for community activities during non-school hours. The City of Burnaby has a partnership with BSD and provides annual grants to fund the community school program.

The focus of this SI type is on publicly funded schools. The role for the City of Burnaby is to support private school location through its role as a regulator, through the planning and development approvals process.

Strategic Plans

The Burnaby School District has a *Long-range Facilities Plan (2023)* that guides facilities planning and investment.

City roles and responsibilities

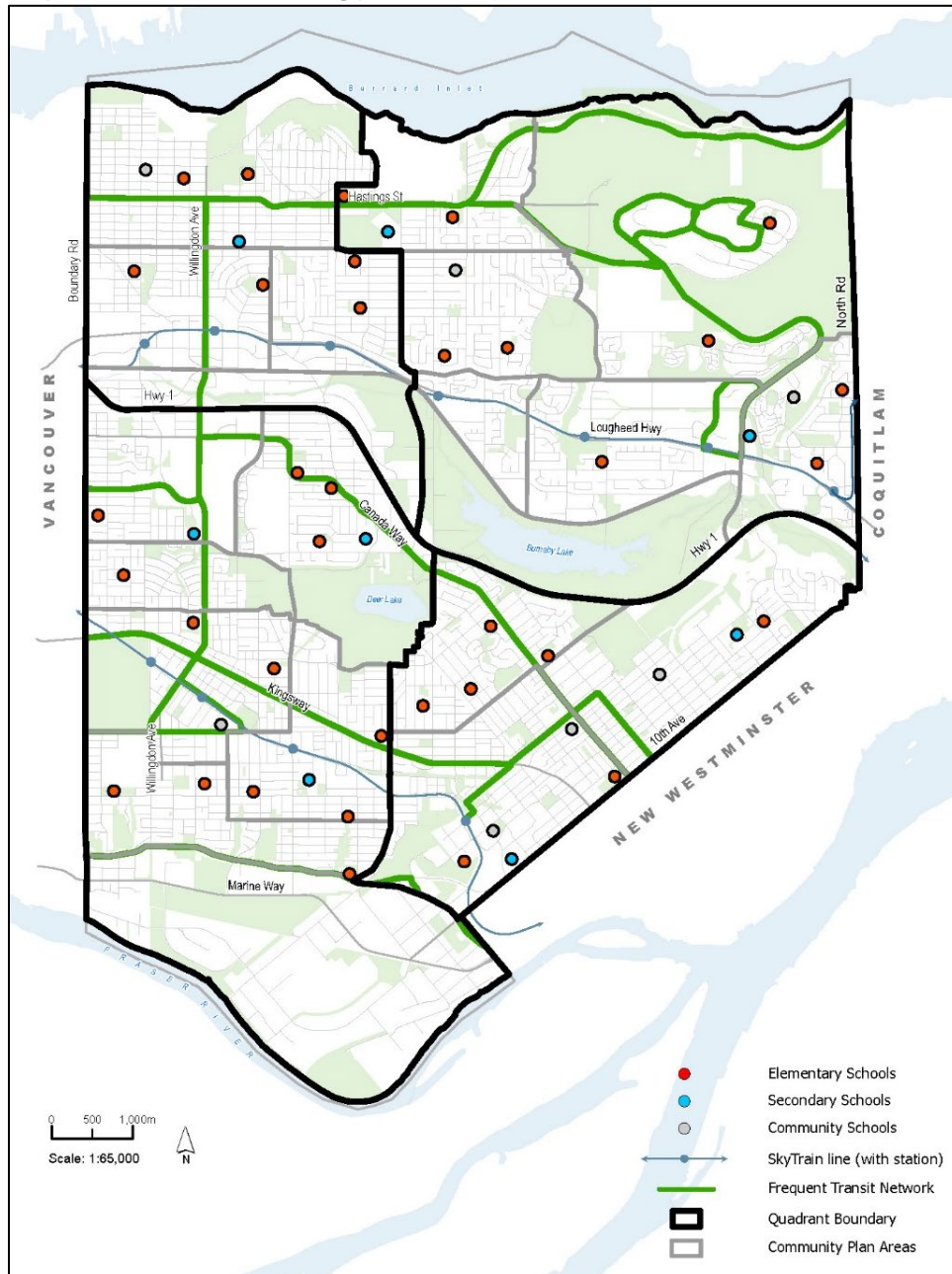
Infrastructure type	Owner/Investor	Operator	Partner	Regulator
Public Schools			X	X
Private Schools				X

Key Indicator Findings

Infrastructure Indicators

- The number of schools in each quadrant reflects a general alignment with the City’s population distribution (see Map 4), though the limited number of secondary schools in the Northeast (NE) could present challenges, especially as the population grows in the Lougheed CPA.

Map 4: Locations of existing public schools



Population Indicators

- The following six CPAs have the most need for new schools based on five selected population and Census categories, from highest to lowest: Metrotown (SW), Edmonds (SE), Brentwood (NW), Royal Oak (SW), Heights (NW), Lougheed (NE). The indicators are population, population density, population growth, children of school age (age 5-19) and families with children. Refer to Appendix B for more details.

Daily Need Indicators

- Out of scope. No walksheds were generated for non City-owned SI types.

Transportation Indicators

- Northern quadrants generally have lower walking comfort and cycling comfort. Specifically, there is less comfort outside of Loughheed CPA (NE) and for north-south routes in the NW.
- Southern quadrants have high walking comfort in Town Centres and medium to high cycling comfort, especially going east-west within the City.

Service Provision

This Assessment did not generate a service provision for schools, as that is under the purview of Burnaby School District. The Burnaby School District *Long-Range Facilities Plan* provides information on service provision in the form of school enrollment and operating capacity per school.

Recommendations for Public Schools

From the four key indicator categories (Infrastructure, Population, Daily Need and Transportation), a relative score was established to support the prioritization of need. The priorities are as follows:

Table 10: Quadrant priorities for public schools

Assessment Priority	Quadrant	General Recommendations
1	Southwest (SW)	<ul style="list-style-type: none"> • School District to continue expansions of existing schools. SW currently and will continue to be the most populous quadrant in Burnaby.
2	Northwest (NW)	<ul style="list-style-type: none"> • Continue with City partnership to find creative solutions to integrate new proposed schools in the NW in response to population growth.
3	Northeast (NE)	<ul style="list-style-type: none"> • Opportunity to plan proactively, ahead of more population growth to find creative solutions for new schools.
4	Southeast (SE)	<ul style="list-style-type: none"> • Expansions and new schools are not as urgent. SE shows fewer opportunities for dense residential growth outside of Edmonds CPA, per the Official Community Plan. This influences population projections and the pace of growth and change in the quadrant. • The City should continue to work with the School District to find opportunities for new community schools.

Other Strategic Recommendations

In conjunction with the current and future Burnaby School District Long-Range Facilities Plans, the City may consider the following:

1. Encourage the exploration of different facility models for new school delivery, including vertical schools.
2. Continue support for more community schools through funding and facility planning to proactively identify and develop suitable schools as community schools.
 - a. Review the community school operational model to see if there are opportunities to reduce the administrative burden for the School District and reduce barriers for new organizations to use community schools.
3. Continue working with the School District to improve road conditions for safety and access where there are new schools or school expansions.
4. Continue partnership with the School District to:

- a. Ensure land use is designated to allow for schools.
- b. Deliver child care programs on school sites, especially for school-age care.
- c. Develop new schools close to other complementary uses like parks, community centres, libraries and family-serving non-profit spaces. This integration maximizes access and fosters multi-generational connections and uses for community members.
- d. Inform school planning with the City’s population growth and development data.
- e. Maintain relationships and find co-beneficial opportunities between School land and Park land.

2.5 Healthcare Facilities

The social determinants of health - such as income, housing and access to care – affect the health outcomes of people and communities. While funding for and provision of health care falls under federal and provincial responsibilities, municipalities can play a role in advocacy, building partnerships, convening planning tables, and creating policies that affect the social and built environments. This Assessment considers public healthcare facilities (urgent & primary care centres, mental health and substance use clinics, hospitals) and private healthcare offices.

Strategic Plans

There are no facility or capital plans from Fraser Health to inform the Assessment’s development, which limits the level of detail in key findings and recommendations here related to healthcare facilities. An interview with Fraser Health capital planning staff highlighted that the health authority is doing long-term planning and will be publishing a strategic capital plan in the near future. The intent of the Assessment is to be an additional resource to complement other publicly available research, planning and direction to inform partnerships.

City roles and responsibilities

Infrastructure type	Owner/Investor	Operator	Partner	Regulator
Healthcare facilities				X

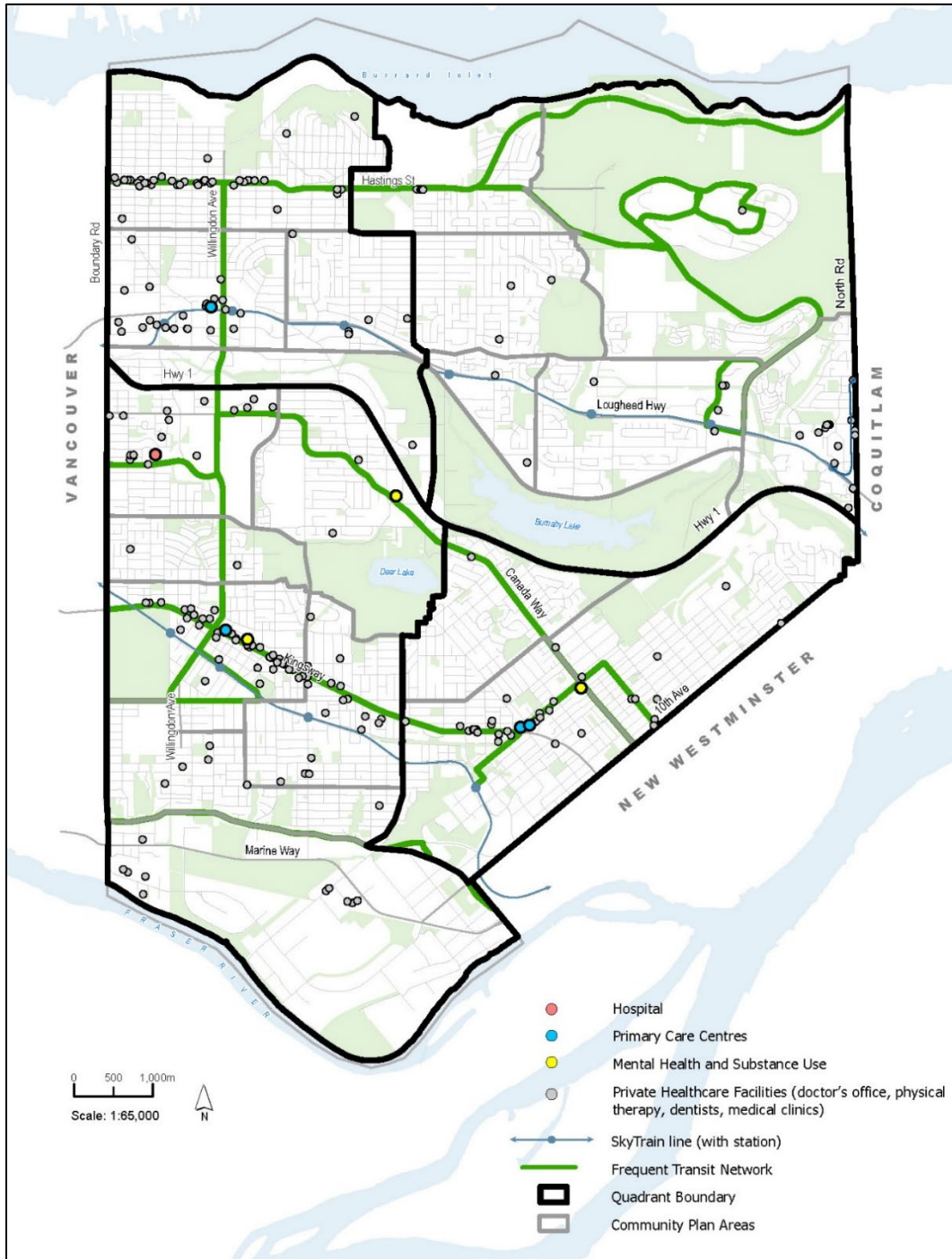
Key Indicator Findings

Infrastructure Indicators

- There are more healthcare facilities located in the western quadrants versus the eastern quadrants, and notably lower access to healthcare facilities in the Northeast versus all the other quadrants.
- There are four Urgent & Primary Care Centres in the Southeast (SE), one each in the Northwest (NW) and Southwest (SW) quadrant, and none in the Northeast (NE).

See Map 5 for locations of healthcare facilities.

Map 5: Locations of healthcare facilities



Population Indicators

- The following six CPAs have the most need for healthcare facilities based on seven selected population and Census categories, from highest to lowest: Metrotown (SW), Edmonds (SE), Royal Oak (SW), Brentwood (NW), Heights (NW), Lougheed (NE). The indicators are population, population density, population growth, families with children, seniors 65+, people with low income (Low-income measure) and recent immigrants. Refer to Appendix B for more details.

Daily Need Indicators

- Out of scope. No walksheds were generated for non City-owned SI types.

Transportation Indicators

- All existing public healthcare facilities are within the Frequent Transit Network (FTN).
- Three out of eight public healthcare facilities are close to a SkyTrain station, which includes two Urgent & Primary Care Centres in the NW and SW, and one mental health and substance use clinic in the SW.
- Existing facilities in the SW are well located close to transit.

Service Provision

This Assessment did not generate service provision public healthcare facilities, as that is under the purview of Fraser Health.

Recommendations for Healthcare Facilities

From the four key indicator categories (Infrastructure, Population, Daily Need and Transportation), a relative score was established to support the prioritization of need. The priorities are as follows:

Table 11: Quadrant priorities for healthcare facilities

Assessment Priority	Quadrant	General Recommendations
1	Northeast (NE)	<ul style="list-style-type: none"> • Advocate to Fraser Health to explore urgent & primary care centres in this quadrant. • City to consider Fraser Health as opportunities arise related to co-location and new Community Resource Centres.
2	Northwest (NW)	<ul style="list-style-type: none"> • Advocate to Fraser Health to explore urgent & primary care in the north side of the NW, close to Hastings St.
3	Southwest (SW)	<ul style="list-style-type: none"> • Opportunity to plan proactively, ahead of more population growth for more public healthcare facilities. The existing facilities are well located to support convenient access to these services.
4	Southeast (SE)	<ul style="list-style-type: none"> • SE quadrant shows less opportunities for dense residential growth outside of Edmonds CPA, per the Official Community Plan. In the short and medium term, other quadrants are prioritized for new facilities, especially as the SE already has two urgent & primary care centres. • Continue the strong partnership and communication between Division of Family Practice, Fraser Health and the City.

Other Strategic Recommendations

In conjunction with the Zoning Bylaw and Official Community Plan, the City may consider the following:

1. Explore a dedicated staff liaison to coordinate with Fraser Health on long-range facility planning.
2. Stay connected with Fraser Health in anticipation of their future long-term strategic capital plan as a starting basis to explore facility opportunities.
3. In line with the OCP and Zoning Bylaw Rewrite, encourage the integration of healthcare facilities into neighbourhoods with mixed use land use designations.
4. Monitor the effectiveness of enabling commercial and office on the second floor of

commercial zoning districts, as they are suitable for some health services and private clinics, and may be more affordable than ground-floor commercial spaces.

2.6 Commercial and Retail Spaces

Commercial and retail spaces are social infrastructure that help people meet their daily needs. For this Assessment, local-serving commercial and retail include uses like cafes & restaurants, pharmacies, large and small grocery and food stores and convenience stores.

Strategic Plans

City directions from *Burnaby 2050 Official Community Plan* and the *Zoning Bylaw Rewrite* informed the Assessment. The intent of the Assessment is to be an additional resource to complement other City research, planning and direction to inform decision making, including a future *Economic Development Strategy* update and *Food Systems Strategy* implementation.

City roles and responsibilities

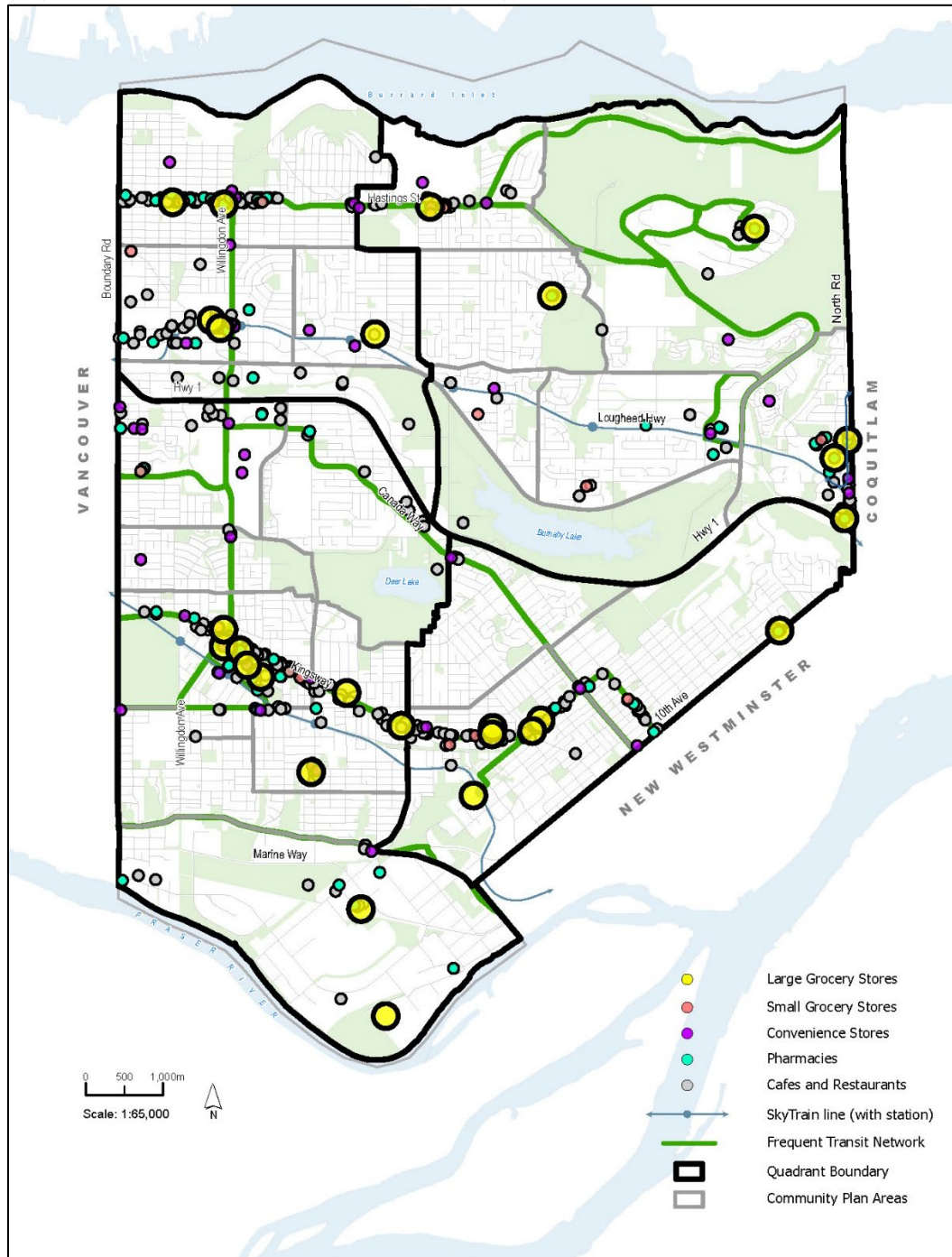
Infrastructure type	Owner/Investor	Operator	Partner	Regulator
Commercial and retail spaces				X

Key Indicator Findings

Infrastructure Indicators

- Concentration of commercial activity is found in the western quadrants of the city.
- For large grocery stores, there are 27 across Burnaby, with more in the south of the city (n=16) and the most located in Southwest, SW (n=10), whereas Northwest (NW) has the fewest (n=4).

Map 6: Locations of commercial and retail spaces



Population Indicators

- The following six CPAs have the most need for commercial and retail based on seven selected population and Census categories, from highest to lowest: Metrotown (SW), Edmonds (SE), Royal Oak (SW), Brentwood (NW), Heights (NW), Lougheed (NE). The indicators are population, population density, population growth, families with children, seniors 65+, people with low income (Low-income measure) and recent immigrants. Refer to Appendix B for more details.

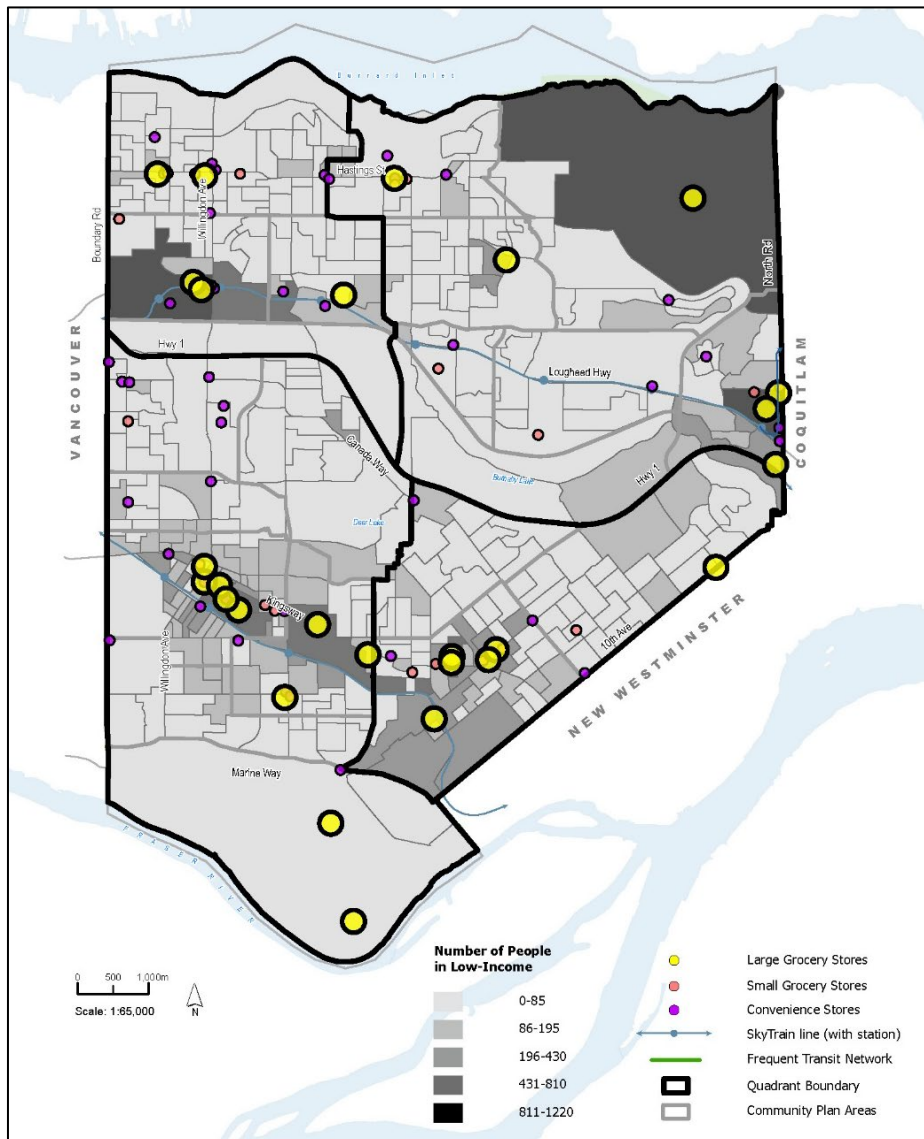
Daily Need Indicators

- Out of scope. No walksheds were generated for non City-owned SI types.

Transportation Indicators

- Commercial and retail spaces in all quadrants are generally located in high to medium walking comfort areas, and in close proximity to the Frequent Transit Network and SkyTrain stations.
- Cycling infrastructure is conveniently located as they are generally a few blocks away from most commercial and retail spaces for all quadrants.
- Additional analysis was conducted to understand more about transportation access to food. This analysis looked at the spatial distribution of grocery and convenience stores as places where fresh food options are found. See Map 7 for details.

Map 7: Grocery and convenience stores in Burnaby and number of people living with low-income



- The findings are as follows:
 - In general, areas of low-income² are proximate to the Frequent Transit Network or SkyTrain stations, which support convenient access to a grocery store nearby. The exceptions are Montecito and East Burnaby CPA, which are not close to frequent transit options.
 - Based on available transit infrastructure and areas of low-income populations, the following are opportunities to encourage more accessible food options via grocery stores:

Quadrant	Community Plan Areas that can benefit from more fresh food options
Northwest (NW)	<ul style="list-style-type: none"> • Holdom CPA • Brentwood CPA • Burnaby Mountain CPA
Northeast (NE)	<ul style="list-style-type: none"> • Montecito CPA • Lougheed CPA
Southwest (SW)	<ul style="list-style-type: none"> • Royal Oak
Southeast (SE)	<ul style="list-style-type: none"> • Edmonds CPA, south of SkyTrain

Service Provision

This Assessment did not generate a service provision benchmark for commercial and retail space.

Recommendations for Commercial and Retail Spaces

From the four key indicator categories (Infrastructure, Population, Daily Need and Transportation), a relative score was established to support the prioritization of need. The priorities are as follows:

Table 12: Quadrant priorities for commercial and retail spaces

Assessment Priority	Quadrant	General Recommendations
1	Northeast (NE)	<ul style="list-style-type: none"> • Support opportunities for more commercial and retail spaces (all subtypes including cafes & restaurants, pharmacies, large and small grocery stores and convenience stores). • Foster more opportunities for large and small grocery stores in the Montecito CPA.
2	Southeast (SE)	<ul style="list-style-type: none"> • Support opportunities for small-scale commercial like convenience stores and pharmacies in this quadrant. • Foster more opportunities for large and small grocery stores in the East Burnaby CPA and Edmonds CPA south of the SkyTrain station.
3 (tied)	Northwest (NW)	<ul style="list-style-type: none"> • Research grocery store needs in the Brentwood and Holdom CPAs.
3 (tied)	Southwest (SW)	<ul style="list-style-type: none"> • This quadrant has the highest diversity and amount of commercial and retail spaces. • Grocery store in Royal Oak CPAs may be needed.

² Based on low-income measure (Census 2021)

Other Strategic Recommendations

In conjunction with the Zoning Bylaw, *Burnaby 2050 Official Community Plan, Form and Character Development Permit Guidelines*, a forthcoming updated *Economic Development Strategy*, and *Food Systems Strategy* implementation, the City may consider the following:

1. Continue to use regulatory tools to support opportunities for commercial and retail spaces and uses.
2. Continue work on the *Zoning Bylaw Rewrite* to support zoning district modernization and simplification to integrate more flexible uses in various zones.
3. Monitor the development uptake and occupancy of local-serving or smaller commercial and retail units based on the impact from the *Zoning Bylaw Rewrite* and *Form and Character Development Permit Guidelines*. This includes:
 - New second-level commercial and office space along commercial districts.
 - New business services, commercial and retail uses that are permitted as secondary uses in low-rise residential districts.
 - New small retail units provided at the street level and locating larger format retail above grade.
4. Explore feasibility and encourage developers to create large commercial retail units in key locations to facilitate opportunities for large grocery stores as anchor tenants. Explore this in the following places in the medium-to-long term: Edmonds CPA, East Burnaby CPA, Montecito CPA and Royal Oak CPA.
5. Share the *Social Infrastructure Needs Assessment* findings to inform a future update to the *Economic Development Strategy* to identify more opportunities to reduce regulatory barriers and support relevant incentives for diverse commercial and retail spaces.

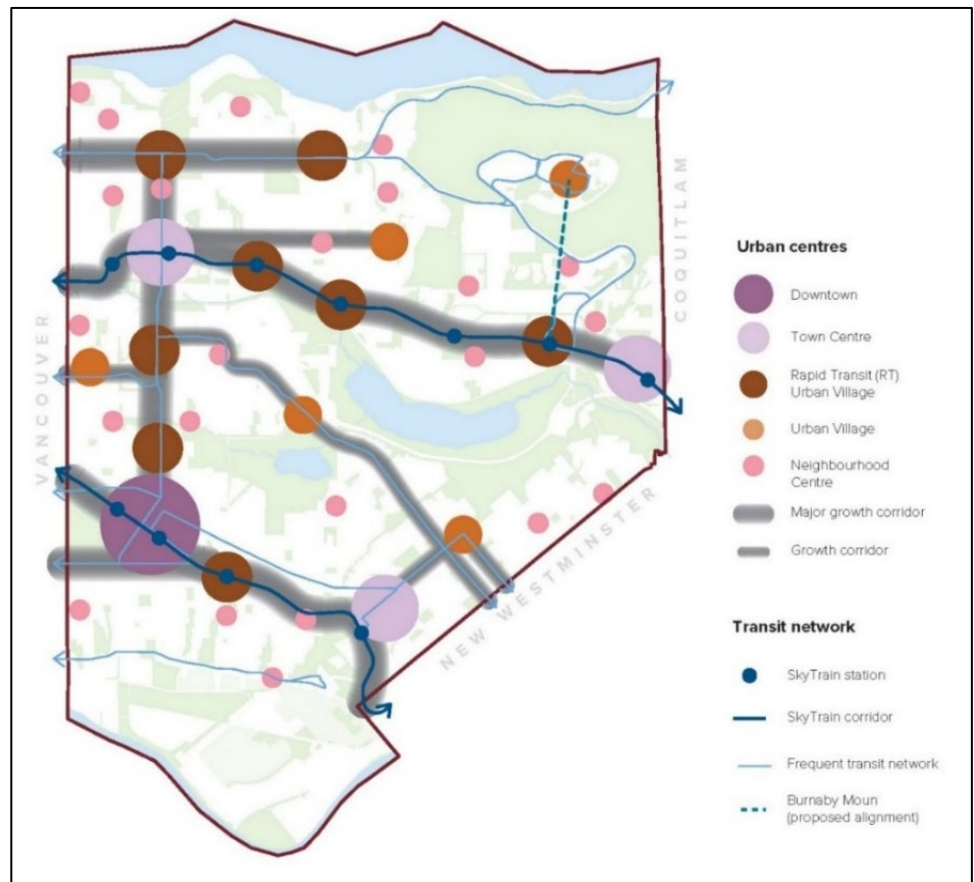
3. City-wide Social Infrastructure Analysis

The Assessment also analyzed the combined needs for all social infrastructure types. The City of Burnaby land use framework as well as development policies and regulations were used to identify gaps and opportunities.

3.1 Official Community Plan: Urban Structure

Burnaby 2050 Official Community Plan includes an Urban Structure Map (Figure 2) that aligns various neighbourhood types with the transportation network to show the type of growth opportunities in various parts of city. The Assessment refers to this Urban Structure to understand the potential scale of development and access to transportation networks to inform where different types of social infrastructure (SI) may be ideally located.

Figure 2: OCP Land Use Framework: Urban Structure Map



Below is a table of where different types of SI could ideally be located based on factors like the nature of their services and the number of users/visitors. The size and scale of the facility may also vary based on the location, with larger facilities associated with urban structures having the capacity for more development (i.e., Town Centres and Rapid Transit Urban Villages).

Table 13: Suitable locations for social infrastructure facilities by Urban Centre

SI Type	SI Subtype	Downtown & Town Centre	Rapid Transit Urban Village	Urban Village	Neighbourhood Centre	Level of importance along Growth Corridor(s)
Child cares	N/A	X	X	X	X	Low
Community Resource Centres	N/A	X	X			High
Libraries	N/A	X	X	X	X	Medium
Public Schools	Public elementary and secondary schools	X	X	X	X	Low
	Community schools	X	X	X	X	Low
Healthcare	Fraser Health hospitals	X	X			Medium
	Urgent and Primary Care Centres	X	X	X	X	High
	Mental Health and Substance Use facilities	X	X			High
	Private healthcare offices	X	X	X	X	Medium
Commercial and Retail	Grocery and convenience stores	X	X	X	X	Medium
	Restaurants and cafes	X	X	X	X	Low
	Pharmacies	X	X	X	X	Low

3.2 Municipal Finance Tools

Relevant municipal finance tools to fund SI include Community Benefit Bonus (CBB), as well as Amenity Cost Charges (ACCs). There are also Development Cost Charges to support park land acquisitions and school site acquisition. CBBs are voluntary, wherein developments may receive additional residential height in exchange for cash-in-lieu or the provision of on-site community benefits. In contrast, ACCs are one-time cash-in-lieu levied from a development and can only be used to fund amenities identified by the City, as defined in provincial legislation. The nature of ACCs means there will be a collection of funds incrementally over time to fund municipal amenities.

Challenges to deliver SI:

- Limited land availability and cost of land
- Depreciation of available funds
- Slow rate of funds collection
- Rising construction costs over time
- Operational servicing and maintenance over the life of the building or air space parcel

Strengths with on-site delivery:	Strengths with cash contributions:
<ul style="list-style-type: none"> • Cost of the land accounted for. • Timely project development alongside the construction of the larger project. • The amenity can usually be delivered at a lower cost by the private sector as part of their development project. This is usually due to economies of scale and the cost-savings in materials and soft costs that are already being utilized as part of the larger development. 	<ul style="list-style-type: none"> • Suitable for large civic projects, where a large site size or intensity of land use is anticipated (e.g., a large theatre or an ice rink). • Supports planning, phasing and development of complex civic project with multiple uses. • City desires more control over the project in terms of the pace and details of the development.
<p>Takeaway: SI types that do not have intensive land uses and have smaller continuous floor areas are relatively more suitable and complementary as an on-site amenity.</p>	<p>Takeaway: Use of cash is suitable and complementary for large facilities and complex projects.</p>

Opportunities to encourage more on-site delivery:

While CBBs are voluntary, the City can encourage, support and streamline on-site amenities in a variety of ways.

- Develop an implementation strategy to inform amenity delivery.
- Establish minimum site and functional sizes needed to create efficient and desirable SI facilities to streamline project development and feedback with developers.
- Develop long-range facility plans and ongoing coordination for all City-owned SI types as a standard practice to inform amenity delivery.

Table 14. City-owned social infrastructure compatibility with on-site amenity delivery

SI Type	Suitable for on-site delivery?
Child cares	Yes
Community Resource Centres	Yes
Libraries	Yes

4. Summary of Recommendations by Quadrant

This section summarizes each SI type's prioritization to deliver more facilities by quadrant, where 1 is the highest prioritization and 4 is the lowest. When different SI types have the same priority ranking, this Assessment does provide further comparison or prioritization between them (e.g., libraries vs. child cares); this can be determined through other strategies or decision-making processes.

Table 15: Prioritization summary of each social infrastructure type by quadrant

Social Infrastructure Types	Northwest (NW)	Northeast (NE)	Southwest (SW)	Southeast (SE)
Child care	4	1	3	2
Community Resource Centres (CRCs)	4	1	3	2
Library	1	4	2	3
Public schools	2	3	1	4
Healthcare facilities	2	1	3	4
Commercial and Retail spaces	3 (tied)	1	3 (tied)	2

Note: Colour gradient shows lowest (white) to highest (dark green) prioritization.

4.1 Northwest (NW)

The Northwest quadrant is relatively well served along major east-west corridors such as Hastings Street and Lougheed Highway. Many of the demographic characteristics associated with higher social infrastructure needs, including population density, growth, families with children, and residents with low incomes are represented in the NW. As a result, priorities in this quadrant reflect the need to support the diversity of SI in sub-areas within the NW's northern (Heights CPA) and southern portions (Brentwood and Holdom CPA).

Table 16: Northwest quadrant social infrastructure priority

Assessment Priority	Social Infrastructure Type	Community Plan Area Priority	Recommended Additional Area to Meet Service Provision up to 2050
1	Library	1. Brentwood, close to SkyTrain station	1x 29,700 sq.ft (2,759sq.m) facility or broken down to smaller facilities, as determined by Burnaby Public Library.
2	Public schools	To be determined by School District	Not City-led SI. To be determined by School District.
2	Healthcare facilities	To be determined by Fraser Health	Not City-led SI. To be determined by Fraser Health.
3	Commercial and Retail spaces	To be determined by private market	Not City-led SI. To be determined by private market.
4	Child care	<ol style="list-style-type: none"> Heights Brentwood Holdom 	<p>City wide, City-affiliated child cares for 321 new spaces up to 2030, focus on a mix of:</p> <ul style="list-style-type: none"> 37-space facilities at approximately 8,783 sq.ft (816 sq.m) each 49-space facilities at approximately 11,754 sq.ft (1,092 sq.m) each 74-space facilities at approximately 17,567 sq.ft (1,632 sq.m) each

Assessment Priority	Social Infrastructure Type	Community Plan Area Priority	Recommended Additional Area to Meet Service Provision up to 2050
4	Community Resource Centres (CRCs)	1. Heights, close to the Frequent Transit Network	1x 9,800 sq.ft (910 sq.m) facility

4.2 Northeast (NE)

NE is the most fragmented quadrant by geography, with Burnaby Mountain and employment and industrial areas in the middle of the quadrant, surrounded by residential uses. Many natural barriers (e.g. creeks), and man-made infrastructure (e.g. highways and SkyTrain) separate neighbourhoods within the NE. Lougheed is a Town Centre but isolated from the NE neighbourhoods to its the west. Connections and access within the quadrant are low, besides access via the SkyTrain line. Population demographics in need of social infrastructure were the lowest in the NE compared to the other three quadrants in categories like seniors, families with children, and current population, though the population is increasing. SI priorities reflect the need to provide infrastructure that either does not currently exist in the quadrant or is not well distributed.

Table 17: Northeast quadrant social infrastructure priority

Assessment Priority	Social Infrastructure Type	Community Plan Area Priority	Recommended Additional Area to Meet Service Provision up to 2050
1	Child care	<ol style="list-style-type: none"> Lougheed Montecito Burnaby Mountain 	City wide, City-affiliated child cares for 321 new spaces up to 2030, focus on a mix of: <ul style="list-style-type: none"> 37-space facilities at approximately 8,783 sq.ft (816 sq.m) each 49-space facilities at approximately 11,754 sq.ft (1,092 sq.m) each 74-space facilities at approximately 17,567 sq.ft (1,632 sq.m) each
1	Community Resource Centres (CRCs)	1. Lougheed, close to Skytrain station	1x 19,700 sq.ft (1,830 sq.m) in the Lougheed CPA or 2x facilities with an average of 9,850 sq.ft (915 sq.m) each in the Lougheed CPA
1	Healthcare facilities	To be determined by Fraser Health	Not City-led SI. To be determined by Fraser Health
1	Commercial and Retail spaces	For grocery stores only: 1. Montecito	Not City-led SI. To be determined by private market.
3	Public schools	To be determined by School District	Not City-led SI. To be determined by School District.
4	Library	1. Montecito, close to Bainbridge in the long-term	1x 15,900 sq.ft (1,477 sq.m) facility or broken down to smaller facilities, as determined by Burnaby Public Library.

4.3 Southwest (SW)

SW is the most populous, diverse and well-connected quadrant. SW includes Metrotown as Burnaby's Downtown, and the SI priorities reflect the ongoing and future needs of this quadrant to serve a growing population. SW is well suited to support both local-serving and destination-serving infrastructure types that can serve immediate neighbourhoods and regional visitors and audiences alike.

Table 18: Southwest quadrant social infrastructure priority

Assessment Priority	Social Infrastructure Type	Community Plan Area Priority	Recommended Additional Area to Meet Service Provision up to 2050
1	Public schools	To be determined by School District	Not City-led SI. To be determined by School District.
2	Library	<ol style="list-style-type: none"> 1. Metrotown expansion of existing library 2. Royal Oak, close to SkyTrain Station 	1x 15,000 sq.ft (1,394 sq.m) facility or broken down to smaller facilities, as determined by Burnaby Public Library.
3	Child care	<ol style="list-style-type: none"> 1. Metrotown 2. Royal Oak 3. South Slope 	City wide, City-affiliated child cares for 321 new spaces up to 2030, focus on a mix of: <ul style="list-style-type: none"> • 37-space facilities at approximately 8,783 sq.ft (816 sq.m) each • 49-space facilities at approximately 11,754 sq.ft (1,092 sq.m) each • 74-space facilities at approximately 17,567 sq.ft (1,632 sq.m) each
3	Community Resource Centres (CRCs)	<ol style="list-style-type: none"> 1. Metrotown 2. Royal Oak Close to Skytrain stations	1x 21,000 sq.ft (1,951 sq.m) facility or 2x facilities with an average of 10,500 sq.ft (976 sq.m)
3	Healthcare facilities	To be determined by Fraser Health	Not City-led SI. To be determined by Fraser Health
3	Commercial and Retail spaces	For grocery stores only: <ol style="list-style-type: none"> 1. Royal Oak 	Not City-led SI. To be determined by private market.

4.4 Southeast (SE)

Much of the SE quadrant's social infrastructure is concentrated in the Edmonds CPA, close to the SkyTrain station and the Frequent Transit Network (Kingsway and Canada Way). Outside of these areas, the diversity of SI and the connections to access them decreases. SE is also the quadrant with the lowest proposed growth opportunities (as per the OCP's Urban Structure Map) compared to the other quadrants. The quadrant also has the most diverse population demographics (e.g. families with children, seniors, people with low-income, and recent immigrants) that require most of the SI types identified in this Assessment. SI priorities reflect the need to continue supporting the diversity and number of facilities needed in this quadrant to meet population need, and create more complete communities.

Table 19: Southeast quadrant social infrastructure priority

Assessment Priority	Social Infrastructure Type	Community Plan Area Priority	Recommended Additional Area to Meet Service Provision up to 2050
2	Child care	<ol style="list-style-type: none"> Edmonds East Burnaby Buckingham Heights 	City wide, City-affiliated child cares for 321 new spaces up to 2030, focus on a mix of: <ul style="list-style-type: none"> 37-space facilities at approximately 8,783 sq.ft (816 sq.m) each 49-space facilities at approximately 11,754 sq.ft (1,092 sq.m) each 74-space facilities at approximately 17,567 sq.ft (1,632 sq.m) each
2	Community Resource Centres (CRCs)	1. Edmonds, close to SkyTrain Station	1x 7,000 sq.ft (650 sq.m) facility
2	Commercial and Retail spaces	For grocery stores only: <ol style="list-style-type: none"> East Burnaby Edmonds (south of SkyTrain Station) 	Not City-led SI. To be determined by private market.
3	Library	1. Edmonds, close to SkyTrain Station	1x 24,500 sq.ft (1,347 sq.m) facility or broken down to smaller facilities, as determined by Burnaby Public Library.
4	Public schools	To be determined by School District	Not City-led SI. To be determined by School District.
4	Healthcare facilities	To be determined by Fraser Health	N/A. Not City-led SI. To be determined by Fraser Health.

5. Assessment Recommendations

5.1 Summary of Strategic Recommendations

Below is a high-level summary of strategic recommendations previously mentioned for all SI types.

Table 20: Summary of SINA strategic recommendations

Social Infrastructure (SI) Recommendations	Social Infrastructure Profiles					
	Child cares	Community Resource Centres	Libraries	Public Schools	Healthcare	Commercial and Retail Spaces
Explore delivery of more SI types through development opportunities	X	X	X	N/A. Not City-led		
Conduct more research or obtain strategic direction to better understand need for SI types.				X	X	
Pursue on-site delivery of SI types that are complementary in mixed-use projects and require less continuous site area.	X	X	X	N/A. Not City-led		
Foster more co-location of SI types.	X	X	X	X	X	

Social Infrastructure (SI) Recommendations	Social Infrastructure Profiles					
	Child cares	Community Resource Centres	Libraries	Public Schools	Healthcare	Commercial and Retail Spaces
Develop and confirm the minimum site and functional sizes for this SI type.		X	X	N/A. Not City-led		
Develop and confirm the service provision for this SI type.		X		N/A. Not City-led		
Prioritize siting this SI type close to SkyTrain stations, then the Frequent Transit Network, as they are destination-serving facilities that require convenience and access.		X				
Diversify the locations and number of facilities for these SI types, especially if it is an age-based (e.g., children, seniors etc), local-serving SI type.	X		X	X	X	X
For City of Burnaby-owned infrastructure, including in-kind amenities, ensure there are dedicated entrances, elevators and parking as part of the amenity to foster efficient design and neighbourliness between uses.	X	X	X	N/A		

5.2 Additional Recommendations

The City may consider the following:

1. Use this Assessment to directly inform the City of Burnaby’s forthcoming *Community Amenity Strategy*, a decision-making framework to guide City investments and related development funds towards municipal community amenities. Use this Assessment to support development applications, master plans, community plans and City spending of cash-in-lieu.
 - a. Encourage and pursue on-site amenity delivery for community amenities. Refer to *Municipal Finance Tool* section for suitability and opportunities. This includes SI types like child care facilities, Community Resource Centres and libraries.
 - b. Build the capacity, process, and coordination to actively develop on-site amenity delivery as an attractive and viable development option.
2. Pursue ongoing coordination, tracking, and development project data as needed between internal City departments to understand the status of projects city-wide, share opportunities to support development negotiations, and provide updates of when project proposals change.
3. Continue the development or updates to facility plans or strategies for all types of SI to inform long-term planning, amenity delivery, financial planning, and development opportunities.
4. Explore updating this Assessment periodically, after the release of the Census data and City of Burnaby population growth projections. The Assessment should also inform future Official Community Plan updates.
5. Consider incorporating key indicators from the SINA report into the OCP Implementation Action Plan and continuing to monitor changes to social infrastructure needs as part of ongoing OCP monitoring.

Appendix A: Social Infrastructure Types - Definition

The Assessment defines the following social infrastructure types and subtypes in the following ways:

Type	Subtype	Definition
Child care	N/A	Licensed child care programs that includes group child care (0-5 and school age), school age care on school grounds, multi-age, in-home and family child care
Community Resource Centre	N/A	Non-profit office and programming spaces owned by the City and leased out to community and social non-profit organizations at nominal rates. These facilities are key to helping non-profits to stay in Burnaby and continue providing essential social programs, services and resources
Library	N/A	Provided by the Burnaby Public Library, libraries provide access to a range of books, stories, ideas, information and a welcoming place where people can explore, learn and connect
Public schools	Community schools	Community schools are existing public schools that provide space for community activities during off-hours such as evening, weekends and during the summer
	Elementary schools	Burnaby School District grades K-12
	Secondary schools	
Healthcare facilities	Hospitals	Facilities that offer a range of medical care, such as surgical, obstetric, tertiary palliative care, psychiatry, critical care as well as 24/7 emergency services
	Mental Health & Substance Use Facilities	Facilities that provide support to adult (19+) residents experiencing mental illness, and substance issues
	Private Healthcare Offices	Includes doctor's office, physical therapy, dentists and medical clinics)
	Urgent & Primary Care Centres	A facility for urgent care for non-life-threatening medical concerns that need attention within 12 to 24 hours
Commercial and retail spaces	Grocery and Convenience Stores	Places to access fresh food options, to varying degrees
	Pharmacies	Stores where prescription medicinal drugs are dispensed and sold
	Restaurants and Cafes	Places for casual to refined dining

Appendix B: Key Indicator Definitions

The following are all the key indicators used for SINA to help identify SI gaps and opportunities. Each SI was analyzed with a subset of these indicators for their profile.

Key Indicators	Indicator Description	Social Infrastructure Profiles for Summary Report					
		Child cares	Community Resource Centres	Libraries	Public Schools	Healthcare	Commercial and Retail Spaces
Infrastructure Indicator							
Existing and future facilities or locations	Locations of facilities and spaces. Future facilities are underway and committed projects.	X	X	X	X	X	X
Facility Condition Index (FCI)	FCI is a point in time industry standard metric to assess the physical condition of a facility.		X	X			
Age of building	Used as a proxy if FCI information is incomplete.	X					
Population Indicator							
Population	Demographic category derived from the Census (2021)	X	X	X	X	X	X
Population density	Number of people by land mass	X	X	X	X	X	X
Population growth projection up to 2050	City or Burnaby population projection of new community members in Burnaby by 2050. (Summer 2025 data)	X	X	X	X	X	X
Children Ages 0-5	Demographic categories derived from the Census (2021)	X					
Children of school age (Age 5-19)				X	X		
Families with children		X	X	X	X	X	X
Seniors 65+			X	X		X	X
People with low income, Low-Income Measure (LIM)			X	X		X	X
Recent immigrants			X	X		X	X
Child Vulnerability - Early Development Instrument (EDI)		EDI is a standardized tool completed by kindergarten teachers every year, across the province. The questionnaire gathers data about five domains to determine child vulnerability by area over time.	X				
Daily Need Indicators							
20-minute Walkshed	Catchment areas around City-owned facilities to measure how much of the population have the possibility of reaching these facilities within a 20 min walk, with topography and road crossing factored in.	X	X	X			
Proximity to other points of interest/ complementary uses	Complementary uses selected during the Assessment to determine if an infrastructure	X		X			

Key Indicators	Indicator Description	Social Infrastructure Profiles for Summary Report					
		Child cares	Community Resource Centres	Libraries	Public Schools	Healthcare	Commercial and Retail Spaces
	type is located close to these uses, and where there are gaps.						
Amenity Density	The amenity density measure is from the BC Complete Communities Spatial Access Measures database and quantifies access to daily needs for a family with minors of a selected key public and private amenities, within walking distance (30 mins).	X	X	X	X	X	X
Diversity of City-owned Social Infrastructure Amenities	Developed just for the Assessment, it is a measure for only City-owned social infrastructure facilities that were calculated from the 20-min walksheds around facilities, and the measure is the total of how many of those facilities are reachable from any Dissemination Area.	X	X	X			
Official Community Plan: Urban Structure	City of Burnaby's Urban Structure Map shows opportunities for growth and the types of growth opportunities in different areas of the city.	X	X	X	X	X	X
Land Use Map and Designations	City of Burnaby's Land Use Map and corresponding designations that outline the intended use for a given property over the long term.	X	X	X	X	X	X
Transportation Indicators							
Skytrain station and network	Locations of SkyTrain stations and lines.	X	X	X	X	X	X
Frequent Transit Network (FTN)	Frequent Transit Network is a network of corridors where transit service runs at least every 15 minutes in both directions. Frequent Transit Network Areas (FTNAs) are within 400m of the network.	X	X	X	X	X	X
Walking comfort (Canadian Active Living Environments, CanALE)	Walkability measures are from the Canadian Active Living Environments (CanALE) database and represent the categorical favorability of walking. It provides an aggregate summary of how compact and walkable an area is, where category 1 represents the lowest walkability and category 5 is the highest.	X	X	X	X	X	X
Cycle infrastructure	Existing infrastructure for cycling shown as low, medium to high comfort.	X	X	X	X	X	X

Appendix C: Existing and Future City-owned Social Infrastructure

Table C1. Overview of existing City-owned facilities and spaces in Burnaby (Fall 2025)

SI Type	City-wide Total	Northwest quadrant	Northeast quadrant	Southwest quadrant	Southeast quadrant
Child care	16	5	3	4	4
Community Resource Centre	7	3	0	3	1
Library	4	1	1(temporary)	1	1

The following are future City-owned facilities that are underway or committed to be developed as of Fall 2025:

Table C2: Future City-owned social infrastructure facilities

SI Type	Facility Name	City-wide Total	Northwest quadrant	Northeast quadrant	Southwest quadrant	Southeast quadrant
Library	Cameron Library	1	0	1	0	0