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Jesse Dill
Senior Current Planner
City of Burnaby
4949 Canada Way
Burnaby, BC V5G 1M2

Dear Mr. Dill:

Re: Phase 1 of the Bainbridge and Lochdale Urban Village Plans

The Urban Development Institute (UDI) appreciated the November 10 update by City staff to our members regarding two important planning initiatives this coming year in Burnaby – the Bainbridge and Lochdale Urban Village Plans. The presentation and the discussion that followed was very informative. UDI is supportive of the City’s efforts to sustainably expand housing choices and economic opportunities in Burnaby and look forward to working with staff on the upcoming phases of both Plans. As noted in the meeting, we have a few recommendations for staff as they proceed to the Policy Directions phases early next year.

Expanding the Borders of the Plans

UDI recommends that the City increase the size of the areas of both Bainbridge and Lochdale Plans to include the expansion areas being considered in Phase 1. In fact, we suggest that the City look at expanding boundaries of the planning areas even further – especially in Bainbridge – which is referred to in the *Public Consultation Discussion Guide* as a multimodal “... sustainable transportation hub for the City ... with access to Lougheed Highway, the Millennium SkyTrain Line and the Central Valley Greenway.” For example, the area south of Bainbridge East could be considered as part of the Urban Village Plan. The expansion of the boundaries could also allow the higher density areas to expand as well. Lochdale is also well served by transit with a RapidBus line (the R5 Hastings Street). The more people who can live and/or work in these areas, the faster Burnaby will achieve its modal split and carbon emission reduction goals. Affordability can be improved as well because residents in these areas do not have to rely on cars to travel to destinations, which can save households thousands of dollars per year.

Parking

Because of the access to transit and active modes of transportation as noted above (especially in Bainbridge), we also endorse reducing parking standards. Eliminating parking minimums should even be considered. Again, this would assist Burnaby in achieving its climate emergency goals. In addition, because areas like Bainbridge have a high-water table and are

susceptible to floods, reducing the number of parking levels in buildings will reduce the impact of projects on the environment and lower the cost of building homes. Each parking stall can cost approximately \$50,000, and this cost rises for projects in areas with water issues.

Urban Design and Green Buildings/Mass Timber

UDI appreciates that Burnaby is prioritizing energy efficiency and carbon emission reductions in new buildings. We are also pleased that mass timber construction will be encouraged in both Bainbridge and Lochdale Urban Village Plans. However, these policies may conflict with City's urban design objectives. At the November 10 meeting, staff noted a desire to have articulated and terraced buildings, which undermines the ability of our members to cost effectively construct mass timber buildings or projects at a high *Energy Step Code* levels. The problems with articulation are highlighted in the [BC Energy Step Code Design Guide](#).

Townhouse Forms

One issue that we would like to discuss further with staff is establishing new townhouse zones for the Urban Villages – especially because townhouses will be a significant housing form in both the Bainbridge and Lochdale Plans. The current townhouse zones in Burnaby will not be viable for redevelopments of single-family homes. The lower density townhouse zones do not provide enough floor area, and the City's affordable housing policies apply to the higher density townhouse zones. As a result, there is not enough land lift value to compensate single-family homeowners.

We thank staff for the November 10 consultation session and look forward to working with Burnaby on the development of the new Urban Village Plans next year.

Yours sincerely,



Anne McMullin
President & CEO

CC:

Ed Kozak, Director of Planning and Building
Johannes Schumann, Assistant Director, Current Planning