

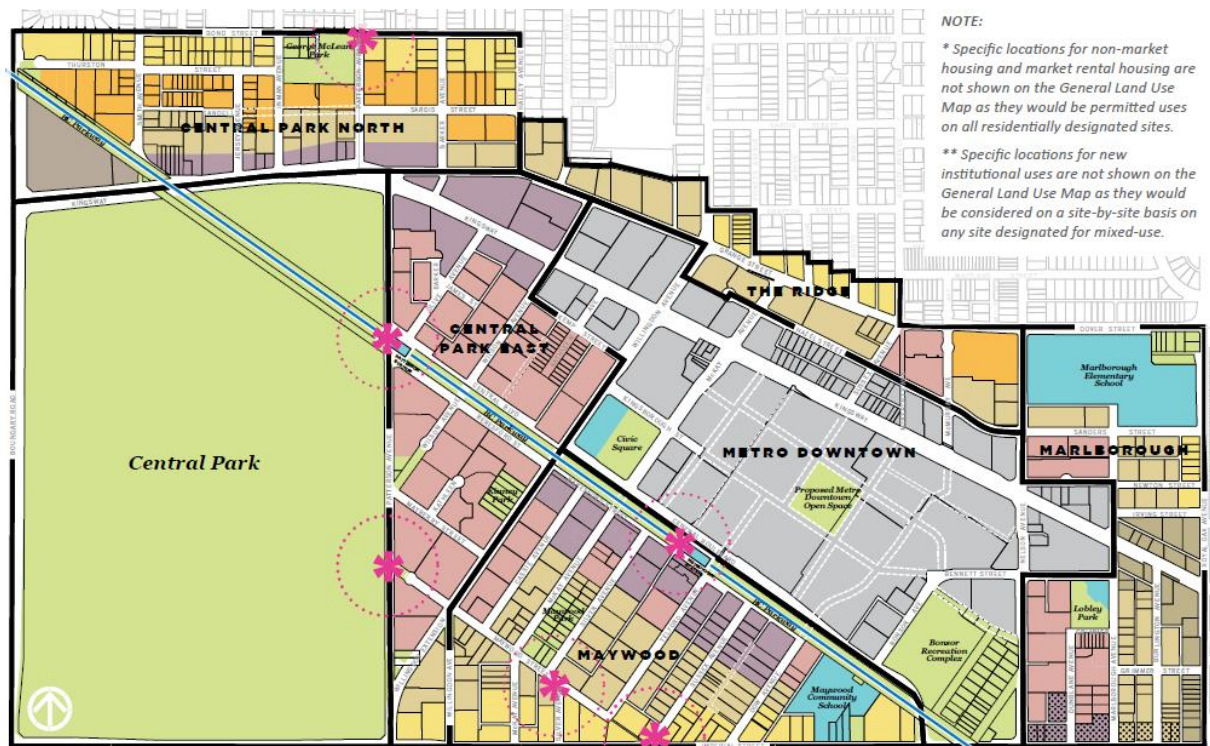
BBOT Policy Bulletin Metrotown Downtown Plan

The City of Burnaby is currently undergoing a process to update the community plan for Metrotown which will guide the future development of the area as a regional town centre and direct the nature of its growth.

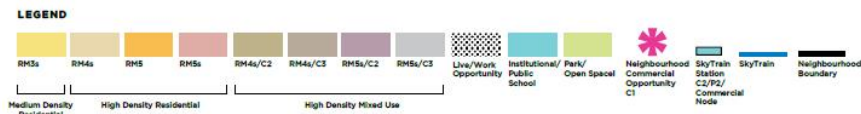
Given the vision this plan provides for Metrotown and the significant economic activity involved, the Burnaby Board of Trade (BBOT) is very supportive of the City's proposed *Metrotown Downtown Plan* and the goal to further develop Metrotown into a vibrant and diverse urban centre with walkable, transit and cycling-oriented communities, mixed-use residential development, and a variety of new opportunities for business. Creating a true downtown in this area will allow Burnaby to maximize the tremendous potential of the Metrotown area, creating a destination for people to live, businesses to operate, tourists to visit and commerce to be done.

The BBOT believes that Burnaby does development right. Recognizing that the city is well-served by both the road and transit networks, Burnaby has wisely focused most of its density and growth around transportation hubs located in the city's four town centres: Brentwood, Edmonds, Lougheed and Metrotown. By focusing density into mixed-use developments in the town centres, population growth is absorbed most efficiently. This model of development allows Burnaby to maximize its transportation infrastructure and create transit-accessible neighbourhoods which have the two-way, all day ridership required for sustainable mass transit projects that help reduce the negative impacts of commuting and traffic. This is particularly important in the context of facilitating the movement of goods and services throughout the area given the limited opportunities to expand the road network.

The *Metrotown Downtown Plan* will, over the coming decades, permit higher density buildings to be



Metrotown
GENERAL LAND USE MAP



constructed throughout the Metrotown area. A downtown core of high rise office and residential buildings along with mixed-use commercial podiums will be focused along Kingsway, Central Boulevard, and Beresford Street. Allowable building heights and density will then transition down to lower building forms until eventually phasing into existing single family neighbourhoods.

Burnaby will need to accommodate nearly 120,000 additional people over the next 25 years, increasing the total population to 345,000 by 2041.¹ Burnaby's town centres—foremost Metrotown—will need to absorb the bulk of this growth. In fact, increased density and growth will be required all across the region to house the additional 1.2 million people expected to come to the Lower Mainland from other parts of BC, Canada and the world in the next 25 years.

In order to accommodate this influx of people and mitigate negative impacts such as urban sprawl, traffic congestion and even higher housing costs, increased density is essential. The City's *Metrotown Downtown Plan* is a good approach to addressing this growth while ensuring Burnaby remains a vibrant city in the future. This plan is aligned with Metro Vancouver's *Regional Growth Strategy* which aims to maintain the region's livability. The BBOT believes that well-planned developments as envisioned by the *Metrotown Downtown Plan* are essential to ensuring Burnaby remains an attractive city in which to live, work, play and learn.

The BBOT acknowledges that the redevelopment of Metrotown (and the subsequent growth planned for Edmonds, Lougheed and Brentwood) will undoubtedly have impacts on the community, such as the issue of older, low-rise, rental residential buildings being replaced with new developments. This is a serious concern and the Burnaby Board of Trade looks to government and other community stakeholders to be responsive to this issue.

In surveying its members, the BBOT has found that the high cost of housing in general across the region [is now a business issue](#). Further, the BBOT believes that regional housing affordability is a triple-bottom-line issue with major economic, social and environmental impacts which need to continue to be addressed. The BBOT is therefore tasking its *Government Relations Committee*, *Social Development Committee* and *Environmental Sustainability Committee* with reviewing the housing affordability issue and determining future BBOT contributions on this matter and any further engagement with government.

The BBOT supports the City's vision of creating an exciting, inclusive and sustainable downtown for Burnaby as laid out in the *Metrotown Downtown Plan* and is enthusiastic about the future of Metrotown and for the opportunities it will provide for our business community.

This statement will inform the Burnaby Board of Trade's official submission to the City of Burnaby's public consultation process for the *Metrotown Downtown Plan*.

¹ According to Metro Vancouver's *Regional Growth Strategy*