

GENERAL LAND USE MAP – Updated to October 01, 2013.

The general land use designations depicted on this map are based on the Sixth Street Community Plan including all plan amendments and rezoning approvals adopted by Council. Site specific land uses, development guidelines, desired assemblies and road dedications are further defined by the Community Plan, Burnaby Zoning Bylaw, Comprehensive Development Plans and other City plans, policies, guidelines and bylaws.

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City of Burnaby Community Plans and general land use maps are provided as a public service. Community Plans are adopted by Council as a policy guideline for consideration of specific rezoning development applications. Community Plans and general land use designations are subject to change and amendment by Council.

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Community Plan Information

For more Community Plan Information or site specific zoning information, please contact us:

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Planning and Building Department
 4949 Canada Way
 Burnaby, BC V5G 1M2

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 Email: planning@burnaby.ca

Or visit the Community Plan section on our website: www.burnaby.ca

Sixth Street

General Land Use Map



SIXTH STREET is designated in Burnaby's Official Community Plan as an urban village accommodating non town centre multi family development with a service commercial component. The Sixth Street community plan was adopted by Council on 1982 March 22.

Updated to October 01, 2013.



Community Plan Information



General Land Use Designation Key

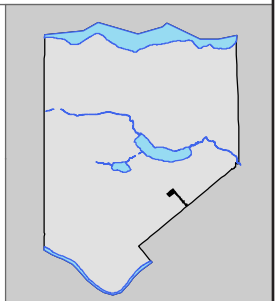
- Medium Density Multiple Family Residential
- Commercial
- Medium Density Mixed Use
- Institutional



PLANNING & BUILDING DEPARTMENT



0 30 60 120 Meters

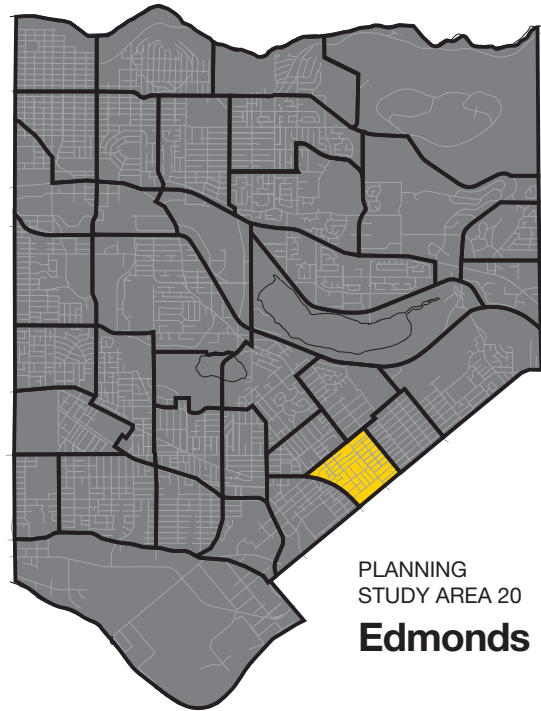


*Note: This potential Medium Density Multiple Family area designation is subject to a future 'Area Rezoning Process'



Planning Study Area 20 – Edmonds –

is bounded by Edmonds Street to the northwest, 6th Street to the northeast, 10th Avenue to the southeast and Kingsway to the southwest.

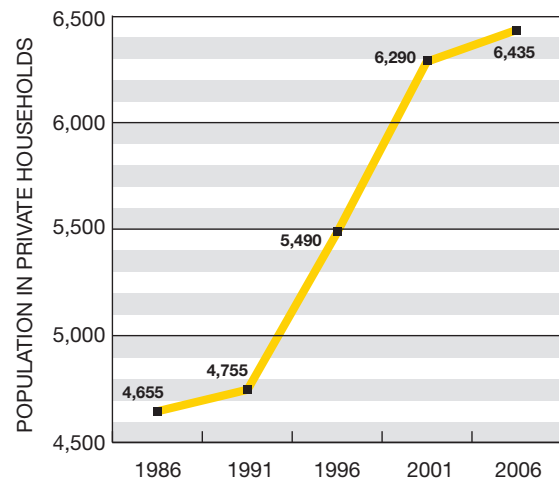


Population

In 2006, there were 6,485 people living in private households in the Edmonds neighbourhood representing 3% of Burnaby's population in private households¹ (200,195).

The neighbourhood's population has increased by 39% since 1986 compared to 41% for the city as a whole.

Population Growth in the Edmonds neighbourhood



NOTES:

Information presented in the profile is derived from Statistics Canada's 2006 Census data and is for reference purposes only.

Totals in each chart or table may vary slightly from the calculated totals due to rounding.

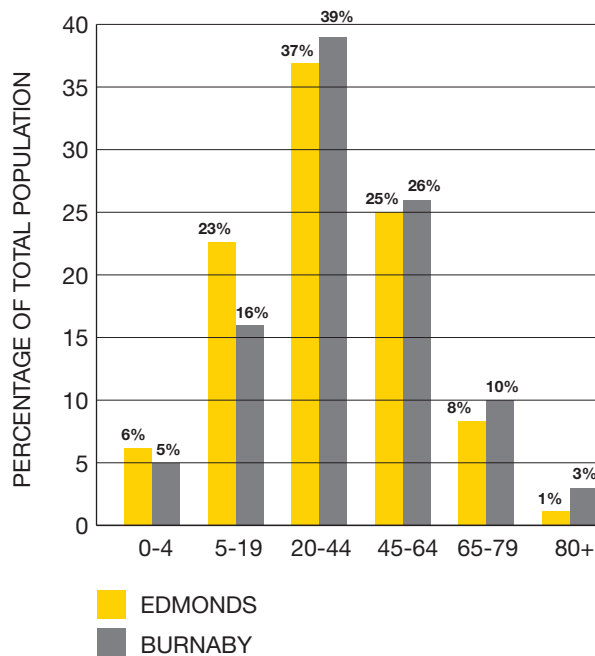
¹ Population in private households refers to people living in private dwellings; it excludes people living in institutional facilities such as hospitals or residential care homes.

Population in Private Households by Age and Gender

YEARS	EDMONDS			BURNABY		
	MALES	FEMALES	TOTAL	MALES	FEMALES	TOTAL
0 TO 4	190	180	370	4,850	4,655	9,505
5 TO 9	220	210	430	4,780	4,640	9,420
10 TO 14	250	230	480	5,570	5,300	10,870
15 TO 19	335	275	610	6,735	6,060	12,795
20 TO 24	320	215	535	8,145	7,920	16,065
25 TO 29	245	255	500	7,370	7,310	14,680
30 TO 34	170	245	415	6,925	7,795	14,720
35 TO 39	200	230	430	7,820	8,130	15,950
40 TO 44	250	265	515	8,545	8,545	17,090
45 TO 49	280	290	570	7,580	8,650	16,230
50 TO 54	235	240	475	7,400	7,765	15,165
55 TO 59	190	165	355	5,975	6,845	12,820
60 TO 64	125	105	230	4,410	4,565	8,975
65 TO 69	85	135	220	3,620	4,125	7,745
70 TO 74	55	80	135	3,315	3,325	6,640
75 TO 79	75	60	135	2,460	2,875	5,335
80 TO 84	25	10	35	1,575	2,275	3,850
85 AND OVER	10	35	45	865	2,115	2,980
TOTAL	3,260	3,225	6,485	97,940	102,895	200,835*

* Statistics Canada reported population in private households for Burnaby in 2006 as 200,195. Due to rounding by Statistics Canada, figures for Burnaby in this table are higher than the reported population.

Age Distribution



Diversity

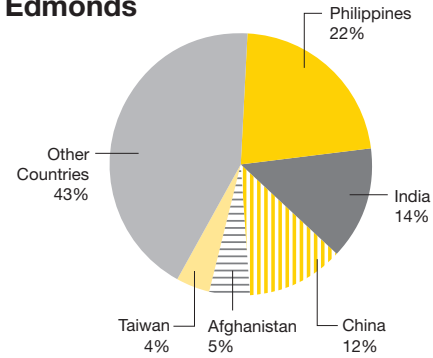
In 2006, immigrants² comprised 59% of the population in the Edmonds neighbourhood, compared to 51% for Burnaby as a whole

Immigrants by Period of Immigration

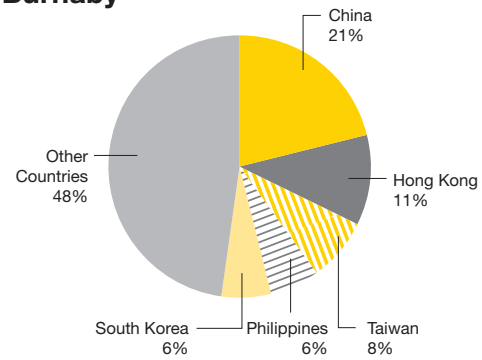
	EDMONDS		BURNABY	
	#	%	#	%
BEFORE 1961	95	2	6,450	6
1961 TO 1970	130	3	7,620	7
1971 TO 1980	375	10	13,545	13
1981 TO 1990	555	15	14,105	14
1991 TO 2000	1,680	44	38,515	38
2001 TO 2006	980	26	21,790	21
TOTAL IMMIGRANTS	3,810	100	102,030	100

Top 5 Places of Origin of Immigrant Population

Edmonds



Burnaby



Top 5 Places of Origin of Recent Immigrants³

EDMONDS		BURNABY	
	#		#
Total recent immigrants	980	Total recent immigrants	21,790
Afghanistan	170	China	7,755
Philippines	110	South Korea	1,905
China	105	Philippines	1,835
India	80	Taiwan	1,385
Sudan	80	India	1,155
All other places	435	All other places	7,755

Aboriginal Population – 2006

EDMONDS	BURNABY	% OF BURNABY'S ABORIGINAL POPULATION
270	3,005	9%

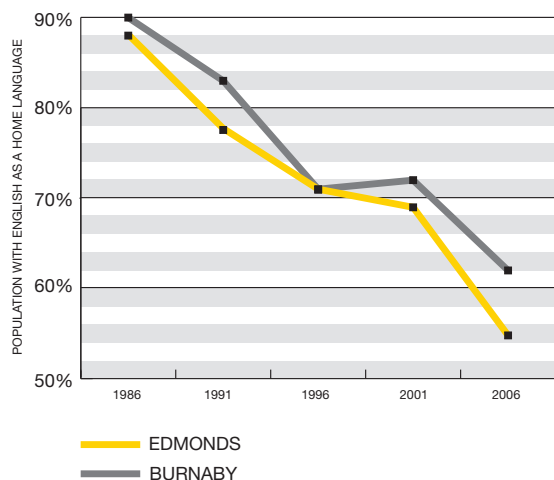
² Immigrants include all residents who have been granted the right to live in Canada permanently by immigration authorities. Most were born outside of Canada, but a small number were born in Canada.

³ Recent immigrants are immigrants who arrived in Canada between 2001 and 2006.

Home Language⁴

In 2006, 55% of Edmonds residents spoke English at home, down from 87% in 1986.

Population with English as a Home Language - 1986 to 2006



Most Common Home Languages – 2006

EDMONDS			BURNABY		
LANGUAGE	#	%	LANGUAGE	#	%
English	3,380	55	English	120,115	62
Punjabi	415	7	Chinese, not specified	13,980	7
Chinese, not specified	355	6	Mandarin	13,225	7
Tagalog	310	5	Cantonese	13,025	7
Persian (Farsi)	270	4	Korean	6,295	3
Mandarin	220	4	Punjabi	2,875	1
Cantonese	190	3	Tagalog	2,500	1
Other languages	1,040	17	Other languages	20,645	12
Total single responses	6,180	100	Total single responses	192,660	100

Education

In 2006, 23% of the population aged 25 and over in the Edmonds neighbourhood had a university degree compared to 29% city wide.

Population aged 15 to 24

Population aged 25 and over

	EDMONDS		BURNABY		EDMONDS		BURNABY	
	#	%	#	%	#	%	#	%
Total	1,135		28,870		4,060		142,195	
No certificate, diploma or degree	455	40	8,230	29	730	18	20,560	14
High school certificate or equivalent	415	37	12,265	42	880	22	32,150	23
Apprenticeship or trades certificate or diploma	60	5	1,070	4	445	11	12,990	9
College or other non-university certificate or diploma	120	11	2,885	10	690	17	23,630	17
University certificate or degree	25	2	3,025	10	950	23	41,930	29

⁴ Home language refers to the language spoken most often at home. Statistics for home language are based on the population reporting a single home language.

Housing

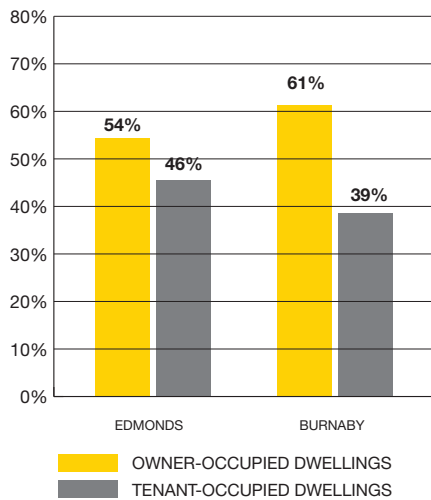
In 2006, the most common type of housing in the Edmonds neighbourhood was single and two family dwellings.

Dwelling Type

UNITS	EDMONDS		BURNABY	
	#	%	#	%
Single and Two Family	1,140	56	35,095	45
Townhouse and Low Rise Apartment	870	43	28,220	36
High Rise Apartment	35	2	14,710	19
Total	2,045	100	78,025	100

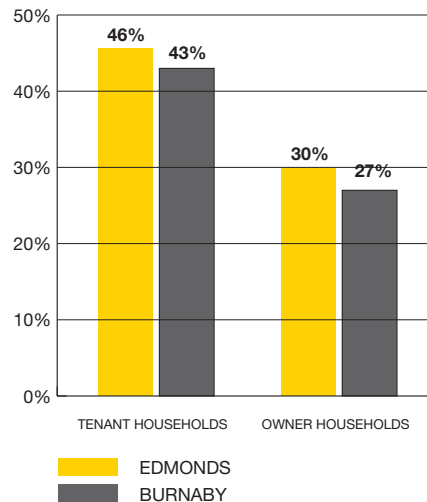
Housing Tenure

In 2006, 54% of dwellings in the Edmonds neighbourhood were occupied by owners, lower than the city rate of 61%.



Households spending 30% or more of total monthly household income on shelter

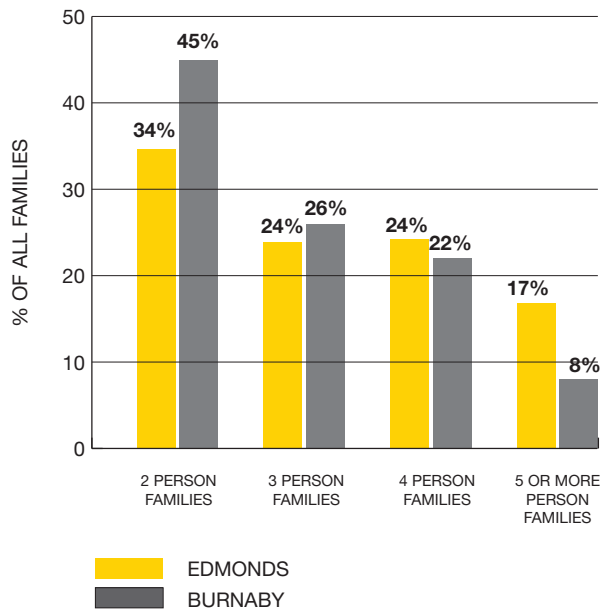
In the Edmonds neighbourhood, 46% of tenant households spent 30% or more of household income on shelter costs in 2006 (higher than the city rate of 43%) while 30% of owner households spent 30% or more of household income on shelter (also higher than the city rate of 27%).



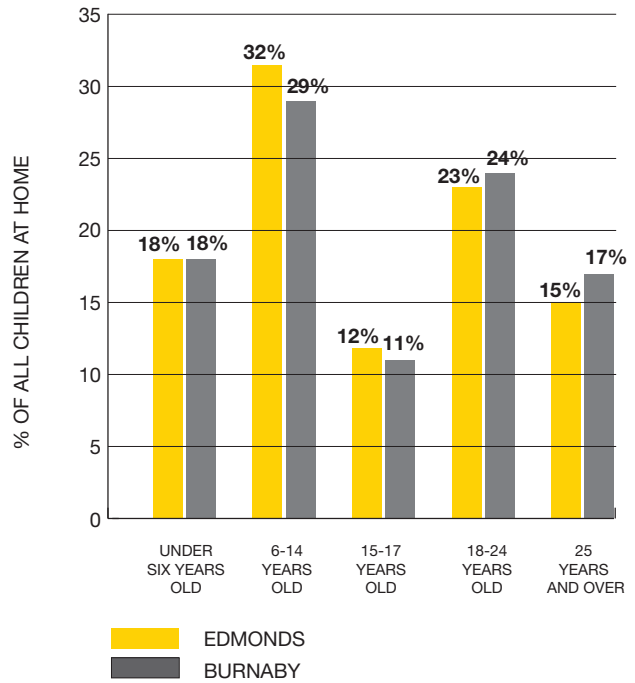
Families

In 2006, there were 1,680 census families⁵ in the Edmonds neighbourhood. Of these families, 18% were headed by a single parent, higher than the city rate of 17%.

Family Size



Age Distribution of Children at Home



Average persons per family – 2006

EDMONDS	BURNABY
3.3	2.9

Average number of children at home per family – 2006

EDMONDS	BURNABY
1.5	1.1

⁵ A census family generally refers to a couple (married or common-law) and their children who live together in the same home; a single parent and his or her child(ren) who live in the same home; or a couple without any children who live in the same home. A census family is often referred to as a nuclear family.

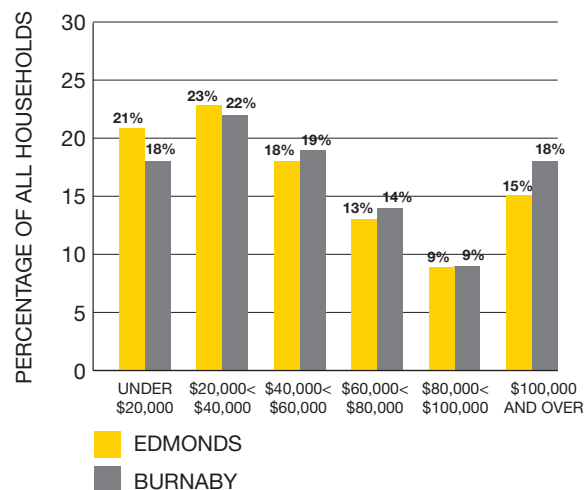
Income

Average before-tax household income⁶ in the Edmonds neighbourhood in 2005 was \$56,861 compared to \$63,453 for Burnaby.

Average before-tax Income by Family⁷ or Household Type in 2005

	EDMONDS	BURNABY
All families	\$63,412	\$74,413
Families headed by couples	\$68,522	\$79,842
Male single parent families	\$51,791	\$62,481
Female single parent families	\$42,686	\$46,228
Persons 15 yrs and over not in families	\$27,530	\$31,574
All households	\$56,861	\$63,453

Income Distribution of Private Households



Prevalence of Low Income⁸ before tax in 2005

	EDMONDS		BURNABY	
	#	%	#	%
Families	1,585	28.4	54,300	22.1
Families headed by couples	1,250	26	44,270	19.6
Male single parent families	55	0	1,330	20.6
Female single parent families	220	42.2	6,925	36.3
Persons 15 yrs and over not in families	585	45.3	28,850	42.9
All person in private households	6,465	30.5	200,115	25.5
Children under 6 yrs	450	41.1	11,330	26.8
Seniors (65 yrs and over)	575	28.9	26,445	24.1

⁶ Total household income is the sum of the total incomes of all members of the household.

⁷ Income data for families in this table is reported for economic families. An economic family refers to all persons living in the same home who are related by blood, marriage, common-law or adoption. By definition, all members of a census family are also members of an economic family but an economic family includes extended family members if they are living in the same home.

⁸ Prevalence of low income measures the percentage of the population who have incomes less than Statistics Canada's Low Income Cut-Offs (LICO). LICO represent levels of income at which people spend disproportionate amounts of money on food, shelter and clothing.

Labour Force

The labour force participation rate⁹ for the population aged 15 and over in the Edmonds neighbourhood in 2006 was 68.6% compared to 64% for the city.

Labour Force Participation Rates

	EDMONDS			BURNABY		
	TOTAL #	IN LABOUR FORCE #	PARTICIPATION RATE %	TOTAL #	IN LABOUR FORCE #	PARTICIPATION RATE %
Men (15 yrs and over)	2,595	1,870	72.1	82,740	57,160	69.1
Women (15 yrs and over)	2,605	1,695	65.1	88,325	52,385	59.3
Women with children at home	1,215	855	70.4	35,345	23,240	65.8
Total population 15 yrs and over	5,195	3,565	68.6	171,065	109,545	64

Top 5 Occupations by Major Occupation Categories – 2006

	EDMONDS		BURNABY		
	#	%	#	%	
Sales and service occupations	1,280	36	Sales and service occupations	27,585	25
Business, finance and administration occupations	560	16	Business, finance and administration occupations	23,040	21
Trades, transport and equipment operators and related occupations	440	12	Trades, transport and equipment operators and related occupations	12,110	11
Management occupations	230	6	Management occupations	11,025	10
Health Occupations	220	6	Natural and applied sciences and related occupations	10,910	10
All other occupations	835	23	All other occupations	24,875	23
Total labour force	3,565	100	Total labour force	109,545	100

⁹ The labour force participation rate refers to the percentage of people, 15 years and older, who were either employed or actively looking for paid work during the week prior to Census Day.