

PLANNING AND DEVELOPMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

**SUBJECT: LOCHDALE URBAN VILLAGE COMMUNITY PLAN: PRELIMINARY
GOALS AND LAND USE FRAMEWORK**

RECOMMENDATIONS:

1. THAT Council endorse the preliminary goals and land use framework for the Lochdale Urban Village Community Plan, as a basis for receiving community input, as outlined in this report.
2. THAT Council authorize staff to undertake the Phase 1 public consultation process, as outlined in this report.

REPORT

The Planning and Development Committee, at its meeting held on 2020 July 23, received and adopted the attached report seeking endorsement of the preliminary goals and land use framework for the Lochdale Urban Village Community Plan and to initiate the Phase 1 public consultation process.

Respectfully submitted,

Councillor P. Calendino
Chair

Councillor S. Dhaliwal
Vice Chair

Copied to: City Manager Director Corporate Services Director Engineering Director Parks, Recreation and Cultural Services Director Planning and Building Director Public Safety and Community Services City Solicitor

TO: CHAIR AND MEMBERS
PLANNING AND DEVELOPMENT COMMITTEE **DATE:** 2020 July 15

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 71130 20

**SUBJECT: LOCHDALE URBAN VILLAGE COMMUNITY PLAN:
PRELIMINARY GOALS AND LAND USE FRAMEWORK**

PURPOSE: To seek endorsement of the preliminary goals and land use framework for the Lochdale Urban Village Community Plan and to initiate the Phase 1 public consultation process.

RECOMMENDATIONS:

1. **THAT** the Committee recommend that Council endorse the preliminary goals and land use framework for the Lochdale Urban Village Community Plan, as a basis for receiving community input, as outlined in this report.
2. **THAT** the Committee recommend that Council authorize staff to undertake the Phase 1 public consultation process, as outlined in this report.
3. **THAT** this report be advanced to the Council open agenda.

REPORT**1.0 INTRODUCTION**

The purpose of this report is to seek Council's endorsement of the preliminary goals and land use framework, which would form the basis of obtaining community input on this initial phase of public consultation for the Lochdale Urban Village Community Plan ("**Lochdale Plan**"). The Lochdale Plan would establish policy direction for a contemporary mixed-use Urban Village, focused along Hastings Street between Hammarskjold Drive and Duthie Avenue.

This report outlines the Lochdale Plan's context and surrounding influences; establishes the preliminary goals and land use framework to guide the new plan; and, proposes a robust public consultation process. With approval of this report, staff would initiate a public consultation process to set the plan boundary, to establish a community vision and goals for the plan, and to guide the preparation of a draft land use concept that ultimately leads to the development of a comprehensive community plan document.

2.0 POLICY

The development of a Lochdale Plan aligns with the following goals and sub-goals of the Corporate Strategic Plan:

A Connected Community

- Partnership - Work collaboratively with businesses, educational institutions, associations, other communities, and governments.
- Geographic connection – Ensure that people can move easily through all areas of Burnaby, using any form of transportation.

An Inclusive Community

- Serve a diverse community –Ensure City services fully meet the needs of our dynamic community.
- Create a sense of community – Provide opportunities that encourage and welcome all community members and create a sense of belonging.

A Dynamic Community

- Economic opportunity – Foster an environment that attracts new and supports existing jobs, businesses and industries.
- Community development – Manage change by balancing economic development with environmental protection and maintaining a sense of belonging.
- City facilities and infrastructure – Build and maintain infrastructure that meets the needs of our growing community.

A Thriving Organization

- Communication – Practice open and transparent communication among staff, Council and the community.

The development of a Lochdale Plan also presents an opportunity to advance and implement regional and City policy initiatives, including:

- Regional Growth - Metro Vancouver adopted a Regional Growth Strategy (RGS) in 2011 that outlines how the region is expected to grow by one million people from 2011 to 2040. A mixed-use Urban Village in the Lochdale area is consistent with the RGS to facilitate growth within compact communities that provide diverse housing choices near transit, services, and amenities.
- Housing Policy – The Mayor’s Task Force on Community Housing has made recommendations to increase the supply, diversity and affordability of housing in Burnaby. In addition, the *Rental Use Zoning Policy* outlines four policy streams to increase the supply of affordable and market rental housing in the City.

- **Climate Emergency** – The City’s 2019 declaration of a Climate Emergency supports sustainability initiatives across multiple subject areas, including targets to reduce community greenhouse gas emissions, green building Step Code requirements, and the provision of electric vehicle facilities. As an outcome of this declaration and new carbon emissions targets, the City will be updating the Community Energy and Emissions Plan (2016) with a clear path towards carbon neutrality by the year 2050.
- **Transportation** – The ongoing update of the Transportation Plan will set the long-term vision for moving people, goods, and services in the City, while integrating and achieving environmental, social, economic, and community development goals.
- **Sustainability Strategies** - The development of a Lochdale Plan would align with the goals of the City’s Economic Development Strategy (2007), Social Sustainability Strategy (2011), and Environmental Sustainability Strategy (2016). The Economic Development Strategy calls for the efficient use of land and the development of a strong, livable, healthy community. The Social Sustainability Strategy focuses on strategic priorities to achieve its vision of creating a more inclusive, livable and resilient community. The Environmental Sustainability Strategy (ESS) proposes a resilient and sustainable community that is integrated with healthy ecosystems.

3.0 LAND USE BACKGROUND

The Lochdale Urban Village is located in northeast Burnaby on the west ridge of Burnaby Mountain. The Plan area is generally focused around Hastings Street, bounded by Hammarskjold Drive, Ridge Drive, Duthie Avenue, and Union Street. The area includes commercial uses along Hastings Street, surrounded largely by single and two family residential to the south, low to medium multiple-family residential to the east, and industrial and petrochemical uses to the north. It is also influenced by Simon Fraser University and the Burnaby Mountain Conservation area to the east and the Capitol Hill and Hastings Street (Heights) Community Plan areas to the west. Burnaby North Secondary School, soon to be redeveloped and expanded, and the Kensington Complex are located southwest across Hammarskjold Drive.

The larger historic neighbourhood of Lochdale has been shaped by significant transportation developments in or nearby the neighbourhood, including the construction of Hastings Street and Barnet Road (1903), the construction of Sperling Avenue (then called Pole Line Road - 1905), the extension of the electric streetcar east along Hastings Street to Ellesmere Street in 1913, and the construction of Barnet Highway (1953).

With respect to historical land uses, Council introduced zoning bylaws to some areas of Burnaby in 1924 to separate residential, commercial, and industrial areas. Restrictions on farming would slowly push some forms of agriculture to the periphery of the municipality including the northeast quadrant where Lochdale is located. Despite considerable residential subdivision and development during the 1950’s, greenhouses and small farms remained on the outskirts of these neighbourhoods well into the 1960s.

The 1969 Apartment Study reviewed land uses in the Lochdale area, which was known as Apartment Area C. This area focused on the lands fronting or influenced by Hastings Street, Inlet Drive, and Barnet Road. The Study, which was adopted by Council in 1969, designated Apartment Area C for low to medium density residential with commercial and institutional uses along portions of Hastings Street and Barnet Road.

Although the Hastings Street corridor remained an active local shopping district, during the 1970s it began to suffer from competition from shopping malls, aging buildings, and a slow decline in economic activity. Despite these pressures, businesses remained and provided a unique commercial district of small, street-level shops that offered a different experience than the large shopping malls of other neighbourhoods.

In 1998, with the adoption of the City's Official Community Plan (OCP), a portion of the Lochdale area was designated as one of thirteen Urban Villages in the City. Urban Village areas share a common purpose to accommodate varied multiple-family housing options near local commercial services, recreation, schools, and transit facilities. The existing Lochdale area is generally shown on *attached* Sketch #1 with land use designations that include medium density mixed-use along Barnet Road, stand-alone commercial along Hastings Street, and institutional, park and public uses, and varied residential forms and densities throughout.

The commercial component is characterized by older, single and two-storey buildings along Hastings Street between Kensington Avenue and Clare Avenue, primarily constructed between 1947 and 1965, and the Kensington Square Shopping Centre which was constructed in 1968 and upgraded in 2007 and 2013. Along Hastings Street, to the east of Clare Avenue, are auto-oriented commercial uses. Immediately to the north of this commercial area is a vacant property formerly improved with a golf driving range and a current unused portion of the Shellburn refinery site.

The existing residential component of the Lochdale area includes a mix of post-war single and two-family housing, row housing developments, older low-density mixed-use developments on Hastings Street, a medium-density non-market housing development, and several low to medium density multiple-family developments generally constructed between 1946 and 1996.

The area is well served by parks, recreational facilities and schools, including Lochdale Community Hall, Westridge Park, Westridge School Park, Kensington Park and Complex, Westridge Elementary, Burnaby North Secondary, and Duthie Union School Park. It serves as a gateway from the west to Simon Fraser University, the UniverCity neighbourhood and the Burnaby Mountain Conservation Area.

4.0 PROPOSED LOCHDALE COMMUNITY PLAN AREA

An objective of the first phase of public consultation, outlined in Section 6.0 of this report, is to gather community input on the proposed boundary for the Lochdale Plan. This approach is in line with Section 4.4.2 of the OCP, which states, "*the precise boundaries of the Urban Village areas*

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will be defined through the area planning process that will include consultation with the adjacent local area.”

The proposed focus area of the plan is shown on *attached* Sketch #2 and is expanded to include the vacant property at 6555 Hastings Street that was previously a golf driving range facility, portions of the Shell-owned property at 6511 Hastings Street, and some single and two family residential properties south of Union Street and Hastings Street. Inclusion of surrounding areas into the plan area would be considered through the first phase of public consultation.

5.0 CONTEXT FOR THE LOCHDALE COMMUNITY PLAN

As outlined in the report *A Framework for the Establishment of Neighbourhood Village Centres*, adopted by Council on 1996 May 06, there is a benefit in creating Urban Village centres within Burnaby’s commercial and residential hierarchy that fall between Town Centres and local convenience centres. The Urban Village designation for the Lochdale area builds upon existing neighbourhood level services and contemporizes the existing apartment study. This approach has been used as the basis for the adoption of the Royal Oak Community Plan in 1999 and revised Sixth Street Community Plan in 2013. The objective of this approach is to enhance the livability and economic viability of these areas and their surrounding neighbourhoods by supporting local commercial uses and encouraging more pedestrian and transit-oriented neighbourhoods. Focusing growth within Urban Villages and facilitating the increased densities required to support commercial and transit services reduces the need for lengthy travel by providing greater opportunities to live close to work, schools, amenities and recreation. Good urban design and pedestrian orientation is crucial to ensure that these areas have a human scale and are inviting places to live, learn, visit and work.

The development of a Lochdale Community Plan provides an opportunity to deliver varied housing options, commercial services, and community amenities; to capitalize on regional public transportation; and to enhance the health and connection with the natural environment. These opportunities are described in more detail below.

5.1 Provision of Housing

On 2019 July 29, Council unanimously adopted the Mayor’s Task Force on Community Housing Final Report, which has 18 recommendations grouped under four themes as a basis for further direction and specific initiatives to increase the supply, diversity, and affordability of housing in Burnaby. Recommendations from the Final Report can be considered through the Lochdale planning and consultation process; the recommendations identified as being most relevant to the Lochdale Plan are as follows:

- develop a plan for introducing new housing forms and family-oriented housing in a variety of neighbourhoods;
- create sustainable and accessible communities, with a range of amenities and services, in and around arterials and transit corridors;

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- co-locate affordable housing with community facilities such as community centres, firehalls, schools, libraries, and other suitable public facilities;
- increase the supply of affordable rental housing; and,
- adopt ways to support affordable home ownership.

The Final Report also lists ten priority “Quick Start” actions, of which four could influence policy in the Lochdale Plan:

- adopt a robust Tenant Assistance Policy;
- increase additional density for projects with below-market rental;
- partner with BC Housing, non-profits, and private developers for more non-market housing; and,
- simplify zoning and other requirements to increase the number of homes in more neighbourhoods

A key housing policy is the Rental Use Zoning Policy, adopted by Council on 2019 May 27. This policy outlines four policy streams to increase the supply of below-market and market rental housing in the City, which would be addressed as part of the Lochdale Plan:

- **Stream 1, Rental Replacement:** The objective of this policy is to replace rental units lost to redevelopment and secure housing options for tenants that have been affected. Units lost to redevelopment would be replaced at a ratio of 1:1 or 20% of proposed market units, whichever is greater. Eligible tenants residing in the rental buildings would be provided right of first refusal to move into the new replacement units upon completion at non-market rates that match the rents they paid prior to moving out of the existing rental building. Eligible tenants will also receive enhanced benefits and supports as per the City’s Tenant Assistance Policy, including monthly rent top-ups and moving expenses, if applicable.
- **Stream 2, Inclusionary Zoning:** The objective of this policy is to deliver greater affordability and supply of below-market rental housing by requiring that new mixed-use and multiple-family developments provide a minimum of 20% of market (strata) units as rental housing, with rents set at 20 percent below Canada Mortgage and Housing Corporation (CMHC) market median rents. In addition, any use of the additional rental density provision (RMr) offered by the City to incentivize rental housing, above the required inclusionary requirement, is to be at a 1:1 ratio of market and CMHC Market Median Rents (e.g. for every one market rental unit proposed, an equivalent one unit at CMHC market median rents is required). The requirements for the delivery of inclusionary below-market/below-market rental housing units would be considered in Lochdale.
- **Stream 3, Voluntary Rental Housing in Commercial Districts:** The objective of this policy is to supplement the City’s stock of rental housing, especially in Community Plan areas designated for mixed commercial and residential uses. Voluntarily providing rental housing under this policy is generally achieved in connection with the provision of employment generating commercial uses. The opportunity to use surplus commercial

density (maximum 49% of the commercial FAR) for the delivery of market rental housing would be explored for areas that are proposed to be mixed-use.

- Stream 4, Prezoning: The objective of this policy is to allow for properties or areas to be prezoned or designated specifically for rental housing purposes.

In addition to the policies outlined above, the Lochdale planning process may be influenced by housing studies and initiatives currently in progress, including a Burnaby Housing Needs Report that will identify the types of housing needed in the community and the Burnaby Housing and Homelessness Strategy, which will provide the vision and framework for housing actions in the City.

5.2 Ageing Residential Building Stock

The majority of multiple and single family housing in the Lochdale area is over 50 years old. Therefore, it is expected that many buildings in the area will soon be nearing the end of their economic life. The adoption of a Community Plan for the area would help to guide future development proposals in a manner that is consistent with OCP's Urban Village designation and the directions arising from this planning process.

5.3 Delivery of Community Amenities, Open Spaces, and Public Realm

The Lochdale Community Plan would identify opportunities for new parks, open spaces and community amenities. Factors to be considered in the siting of a neighbourhood park or open space include its location and accessibility to the broader neighbourhood and the ability to secure the land for such a use within an appropriate time period. Other community amenities to be considered through the Lochdale planning process include opportunities for new greenways and cycling connections. In addition, there is an opportunity to consider new standards, such as a public realm and street design standard for Urban Villages.

5.4 Enhance Natural Environment

Through the Lochdale planning process, approaches to enhance the natural environment would be outlined, including creating connections to open space and greenways, and adding trees and landscaping throughout the neighbourhood.

5.5 Sustainability

The Lochdale Plan would incorporate climate action and sustainability policy at a local community scale. This would be guided by Burnaby's ongoing Climate Action Framework that outlines "Big Moves and Fast Track Actions" on a path towards carbon neutrality by 2050. As an Urban Village, there may be opportunities for emerging forms of development such as mass timber buildings taller than six storeys or green buildings with zero emissions. Also, the public realm can be improved, public green space and trees added, and natural systems can be enhanced with green boulevards and corridors.

5.6 Market Interest in Redeveloping Lands

In 2016, the 4.2 ha (10.4 acre) property located at 6555 Hastings Street, improved with a golf driving range facility, suffered significant fire damage and was ultimately demolished. The owner of the property is exploring the redevelopment potential of this site within an Urban Village context. The approval of the Lochdale Plan would be required prior to the adoption of any site specific development applications for this site.

6.0 OVERVIEW OF THE LOCHDALE URBAN VILLAGE COMMUNITY PLAN

The Lochdale Urban Village Community Plan would establish a vision and policy to guide the creation of a stronger and more vibrant mixed-use Urban Village that provides housing opportunities, services, employment, shopping, and recreational opportunities, and an exceptional public realm. Part of the initial round of public consultation would seek input on setting the area boundary and preparing the community vision for the plan. In addition, the preliminary goals and land use framework outlined below would help inform discussion and garner meaningful input on the future of this community.

6.1 Preliminary Goals

- **Goal #1 – Community Character and Identity**

Lochdale will have its own unique character and identity that combines its rich history as a community hub and its future as a contemporary Urban Village.

Sub-Goals:

- establish a shared vision and identity for the community as an Urban Village;
- celebrate characteristics that have defined the neighbourhood, such as access to parks, strong community ties, and the historic Lochdale Community Hall; and,
- create a network of community amenities and public spaces that foster social interaction and community.

- **Goal #2 – Local Economy and Employment**

Lochdale will establish Hastings Street, west of Clare Avenue, as a walkable mixed-use Village Centre that is complimented by a smaller commercial node at Pandora Street and Barnet Road.

Sub-Goals:

- establish a mixed-use Urban Village Centre along Hastings Street, west of Clare Avenue, that helps to animate the public realm, serve residents' daily needs, and provide opportunities for employment close to home;

- avoid the sprawl of commercial uses by replacing more auto-oriented suburban uses along Hastings Street, east of Clare Avenue, with new multiple-family housing opportunities; and,
- allow for a smaller-scale mixed-use commercial node at Pandora Street and Barnet Road to serve nearby residents that are further removed from the Hastings Street Urban Village Centre.

- **Goal #3 – Built Form and Community Design**

Lochdale will offer a high-quality built form that helps create a sense of place.

Sub-Goals:

- ensure high quality building designs and varied building heights that transition from the Urban Village Centre down to existing low-rise residential neighbourhoods;
- define the edges of public spaces with attractive buildings and vibrant commercial uses along mixed-use sections of Hastings Street and Barnet Road; and,
- explore opportunities for well-designed low-rise multiple family residential infill options in existing neighbourhoods.

- **Goal #4 – Public Realm, Parks and Open Space**

Lochdale will be a pedestrian-friendly neighbourhood with a well-connected network of parks and open space.

Sub-Goals:

- develop a hierarchy of neighbourhood parks, pocket parks, urban plazas, and other publicly accessible open spaces that address the diverse recreational, cultural and social needs of the community;
- develop a linear east-west greenway north of Hastings Street that connects to the regional trail network; and,
- enhance and expand existing park space to better serve the neighbourhood.

- **Goal #5– Housing and Community Amenities/Services**

Lochdale will be an inclusive community that provides for a range of housing types and forms as well as a variety of community amenities and services.

Sub-Goals:

- focus residential density in or near the Village Centre to support the demand for local commercial, employment uses, and public transit facilities;
- provide a range of housing opportunities including market and non-market rental units, and an expanded offering of housing types for individuals, couples, families, seniors, and those with mobility and other challenges;

- incorporate existing and evolving policy direction from the Mayor’s Task Force on Community Housing; and,
- provide a range of spaces, services and amenities that support human connection and interaction, and address diverse community needs.

- **Goal #6 – Environmental Sustainability**

Lochdale will be an environmentally sustainable Urban Village.

Sub-Goals:

- prioritize open space to increase habitat and tree cover and to provide enjoyment for residents and visitors;
- establish sustainability and climate action policies that are specific to the Lochdale Urban Village and in-line with City-wide strategies; and,
- develop green buildings that minimize energy use, water use, waste production, and carbon emissions.

- **Goal #7 – Mobility and Connectivity**

Lochdale will provide a walking, biking and transit friendly Urban Village.

Sub-Goals:

- enhance or introduce new pedestrian and cycling connections to major destinations, adjacent neighbourhoods, and nearby trail systems;
- establish Urban Village design standards to ensure that new and existing streets meet the needs of all users, including provisions for landscaping, trees, lighting, sidewalks, and cycling facilities;
- leverage new development to secure amenities and infrastructure improvements that support more sustainable transportation choices, including walking, cycling, transit, and public car share; and,
- extend a fine-grain network of new public streets, plazas, and connections to break up large privately owned suburban sites, such as the former driving range site and the Kensington Square Shopping Centre.

6.2 Preliminary Urban Village Framework

The preliminary Urban Village framework provides a high-level overview of the potential urban forms and land uses that could be incorporated into the Lochdale area. The purpose of this framework is to provide some initial direction to inform the first round of public consultation. The land use framework may change or evolve based on stakeholder and community input received through the public consultation process, which would be outlined in a future Council report.

There are five character areas proposed as part of this framework: Village Centre, Neighbourhood Mixed-Use, Urban Residential, Transitional Residential, and Park or Public Use (see *attached*

Sketch #3). All mixed-use or residential character areas have the potential to include non-market housing, which is inclusive of non-market rental housing (public housing, non-profit rental housing, and cooperative housing), housing with supports (community care facilities, assisted living, and supportive housing), and transitional housing.

The preliminary framework supports a balance of mixed-use and residential uses in a neighbourhood that benefits from quality parks and public spaces.

6.2.1 Village Centre

The Village Centre is proposed along Hastings Street, between Kensington Avenue and Clare Avenue, where the focus of commercial uses exist today. This area is envisioned to have street level storefronts that frame the public realm and provide for individuals' everyday needs. Smaller storefronts with colourful signage, display windows, outdoor seating areas, weather protection, landscaping and quality urban design would create an inviting place of activity designed for the pedestrian. Upper storey office, professional services, and residential units would provide employment and housing opportunities within a central and walkable location near public transit.

This mixed-use form along Hastings Street would include the transition of the former golf driving range site (6555 Hastings Street) and the suburban Kensington Square Shopping Centre (6500 Hastings Street) into a continuous streetscape of multi-storey mixed-use development with ample landscaping, a pedestrian-friendly public realm, new transportation connections, and full underground parking. The building form and height would help to create a stronger Urban Village character that is typical of other Hastings Street neighbourhoods, such as Burnaby Heights and Capitol Hill.

6.2.2 Neighbourhood Mixed-Use

The Neighbourhood Mixed-Use area provides a secondary smaller mixed-use node at the intersection of Barnet Road and Pandora Street that includes existing smaller-scale commercial uses that serves the day-to-day needs of immediate nearby residents. These smaller scale commercial uses create a meeting place for residents in the immediate area, who would benefit from such uses as cafes, smaller grocery stores, and other small retailers or service providers. The existing mixed-use developments located at 7180 and 7198 Barnet Road include local commercial uses at grade (e.g. hair salon, café) with residential units above.

6.2.3 Urban Residential

The Urban Residential area, extending west to Kensington Avenue, east to Duthie Avenue, south to Georgia Street and north to Ridge Drive, is intended to be characterized by a mix of multiple-family residential development, including townhouses, row-houses, low-rise apartments, and mid-rise apartment forms in select locations to provide a range of housing types to meet all aspects of the housing spectrum.

The larger sites directly north and south of the Village Centre, including a portion of the former golf driving range site (6555 Hastings Street), portions of the Shell property (6511 Hastings

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Street), and a portion of the Kensington Square Shopping Centre (6500 Hastings Street), which may be considered for higher building forms based on their adjacency to the Village Centre. The residential focus of this area is essential in fostering support for commercial uses in the Village Centre area. These sites also have significant potential for the provision of affordable rental housing in line with the City's Rental Use Zoning Policy.

The Urban Residential area proposes to change the land use along Hastings Street, east of Clare Street, from its existing auto-oriented and service-based commercial uses to multi-unit residential forms. This change aims to create a more centralized and walkable Village Centre that focuses commercial activity along three central blocks, rather than sprawling further east. The change also presents additional opportunities to secure more rental and affordable housing for the neighbourhood.

Lastly, the Urban Residential area includes the existing single family neighbourhoods north of Pandora Street and south of Hastings Street. The inclusion of these areas is to be further reviewed through the Lochdale area planning and public consultation process. Future planning would also consider the optimal site assemblies, urban forms, and road networks needed to facilitate multi-family development in this area.

6.2.4 *Transitional Residential*

The Transitional Residential area is located along both sides of Union Street, from Kensington to Invergarry Avenues. This area provides a respectful transition to residential neighbourhoods adjacent to the proposed Lochdale Plan area, and would include townhouses, row-houses and low-rise apartment forms.

Buildings directly adjacent to single family neighbourhoods should be limited in scale and building height with setbacks that are extensively landscaped. The inclusion of this area within the Plan boundary is to be further reviewed through the Lochdale area planning and public consultation process.

6.2.5 *Park or Public Use*

The Lochdale area is served by a number of park and public facilities including Lochdale Community Hall, Westridge Park, Westridge School Park, with Kensington Park and the Kensington Complex located immediately west of the Plan area. It is noted that Westridge School Park has minimal greenspace and limited access due to single-family development surrounding the park along Cliff Avenue and Union Street. As a component of this plan amendment, it is proposed that the single-family dwellings along Cliff Avenue and Union Street be identified as part of the Parkland Acquisition Program in order to expand the existing park area and improve access to the park from the surrounding residential community. It is understood that a number of the existing dwellings have been constructed in the past 25 years and would be part of a long-term acquisition strategy. However, a majority of the existing dwellings were constructed prior to 1975. Through an incremental approach, even the demolition, grading and grassing of properties as they become available for acquisition would greatly improve access to the park and provide for park improvement opportunities in the future.

7.0 PUBLIC CONSULTATION AND NEXT STEPS

The community planning process includes a robust public consultation program to gather valuable community input, build awareness by reaching a broad audience, and develop a shared understanding of the issues and opportunities.

The public consultation program is designed to reflect new conditions resulting from the COVID-19 Pandemic. The first cases of COVID-19 were diagnosed in Canada in late January and on 18 March 2020, the Provincial State of Emergency was announced. Following the direction of the Provincial Public Health Office, the City of Burnaby instituted a number of measures to keep people safe, including ceasing all in-person gatherings. The Province and the City have now turned attention to carefully "re-opening". However, physical distancing measures will be in place for the foreseeable future and therefore the consultation program aligns with our "new normal" and the Public Health Office orders and guidelines.

It is important to continue the strategic initiatives for the City and to plan for its future. The intent of the Lochdale Urban Village Community Plan is to set forth a long term plan for this neighbourhood that is line with community values, and that adds to the resiliency of the community. A strong, connected, and well-served community is better able to respond to future challenges or opportunities.

Given the new requirements in the way staff can interact with the public, the public consultation program has been designed to adhere to physical distancing requirements and other public health orders and guidelines. The public consultation program, and the timeline to advance the Lochdale Plan, is described under three project phases below.

- **Phase 1: Goals and Land Use Framework (Fall 2020)** – This first phase would gather public and stakeholder input on a vision for the Lochdale area, the proposed Plan boundary, and the preliminary goals and land use framework. Consultation will focus on virtual engagement opportunities, such as online materials and survey(s), virtual public event(s), and virtual stakeholder meetings with groups such as TransLink, BC Housing, Lochdale Community Hall Association, and more.
- **Phase 2: Land Use Designations and Policy Directions (Winter 2021)** - The second phase would gather public and stakeholder input on the proposed land use designations and proposed policy directions on such topics as housing, public realm, environment, social, transportation, economic development, housing, and community amenities. In addition to an online survey and virtual stakeholder meetings, this phase could include interactive virtual groups meetings or events with the public and stakeholders to review and provide input on more detailed material.
- **Phase 3: Draft Community Plan (Spring 2021)** – The third phase would involve would involve virtual engagement opportunities to provide the public with the opportunity to

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review the completed draft plan, ask questions, and provide input prior to finalizing the Plan.

Each phase of consultation would be supported by technical analysis, background research, and a variety of materials such as presentations, website and online materials, social media and other media outlets, brochures, renderings, pictures, graphics, and other means to reach a broad audience. Additional opportunities to engage with the community and stakeholders would continue to be explored and integrated into the public consultation process. The input received during each consultation phase would be used to inform and refine the work, resulting in the creation of the final Lochdale Urban Village Community Plan.

At this time, staff are seeking endorsement of the preliminary goals and land use framework for the Lochdale Urban Village Community Plan, as a basis to commence the initial phase of public consultation. Staff would report to the Planning and Development Committee and Council to summarize the input received during each phase of consultation and to seek endorsement prior to commencing any new public consultation phase.

8.0 CONCLUSION AND RECOMMENDATIONS

It is recommended that Council endorse the preliminary goals and land use framework for a Lochdale Urban Village Community Plan, as a basis for receiving community input. It is also recommended that Council authorize staff to undertake the first phase of the public consultation process. Results of the first public consultation phase would be the subject of a future report to Council.



E. W. Kozak, Director
PLANNING AND BUILDING

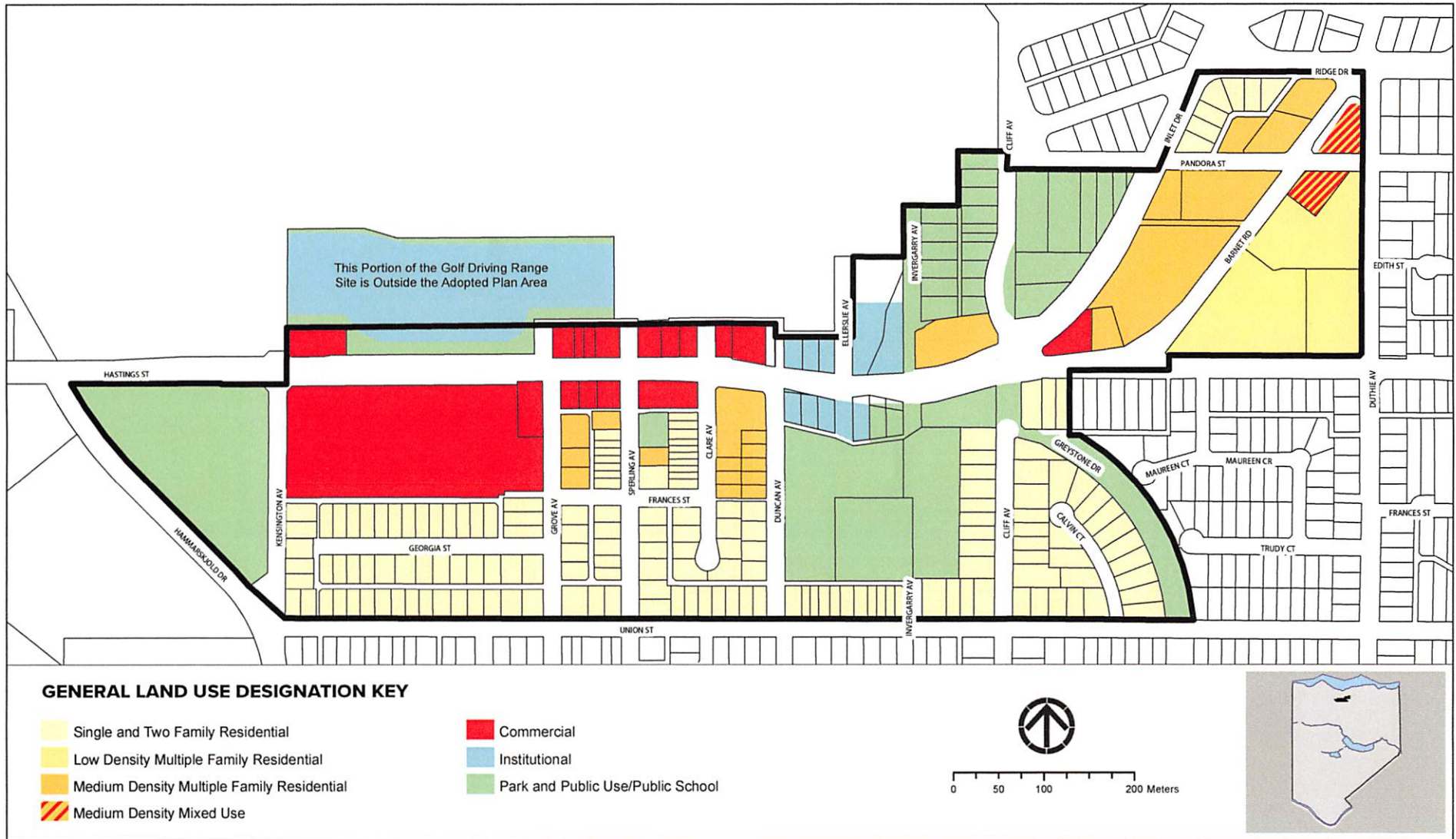
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Attachments

cc: City Manager	Director Engineering
Director Public Safety and Community Services	Director Corporate Services
Director Parks, Recreation and Cultural Services	City Solicitor
City Clerk	

LOCHDALE

SKETCH 1: EXISTING GENERAL LAND USE DESIGNATIONS






Updated to December 14, 2015

LOCHDALE

SKETCH 2: PROPOSED COMMUNITY PLAN BOUNDARY



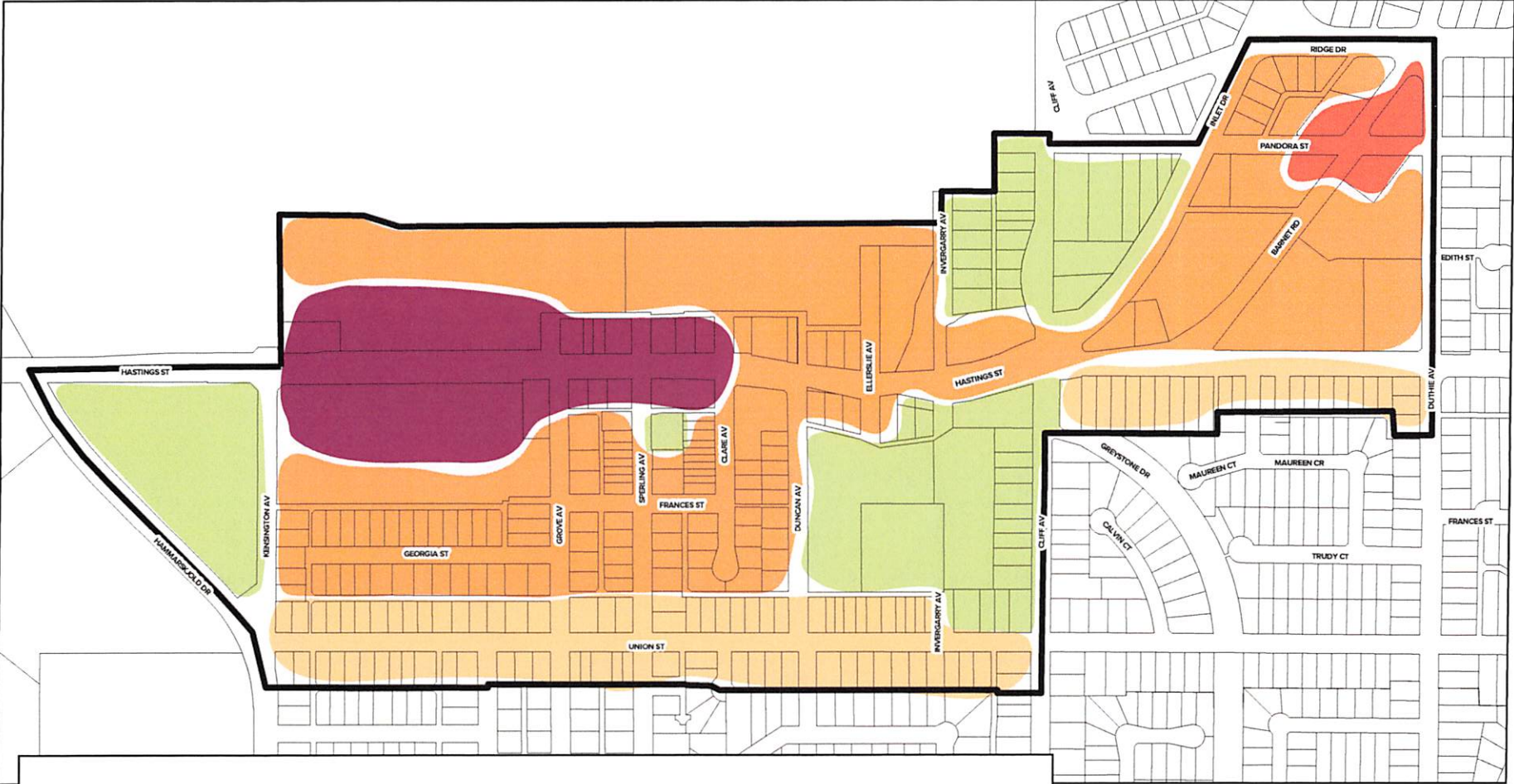
PROPOSED COMMUNITY PLAN BOUNDARY

-  Community Plan Focus Area
-  Inclusion of broader neighbourhood in Plan Area to be considered through Phase 1 Public Consultation
-  Park and Public Open Space








LOCHDALE

SKETCH 3: PRELIMINARY URBAN VILLAGE FRAMEWORK



PRELIMINARY URBAN VILLAGE FRAMEWORK KEY

-  **VILLAGE CENTRE** – Oriented towards Hastings Street with ground-level commercial and employment and residential uses above, and with public spaces that are inviting for the pedestrian.
-  **NEIGHBOURHOOD MIXED-USE** – A secondary mixed-use node that includes smaller-scale commercial uses to help meet the day-to-day needs of nearby residents.
-  **URBAN RESIDENTIAL** – A residential neighbourhood characterized by a diverse mix of public spaces, community amenities, and housing options, including townhouses, row-houses, low-rise apartments, and mid-rise apartment forms in select locations adjacent to the Village Centre.
-  **TRANSITIONAL RESIDENTIAL** – An area that provides a respectful transition to residential neighbourhoods adjacent to existing neighbourhoods, and would include townhouses, row-houses and low-rise apartment forms.
-  **PARKS AND PUBLIC OPEN SPACE** – The area is served by a number of parks and public facilities including Lochdale Community Hall, Westridge Park, Westridge School Park

