

**PLANNING AND DEVELOPMENT COMMITTEE**

**TO:** MAYOR AND COUNCILLORS

**SUBJECT: CASCADE HEIGHTS URBAN VILLAGE COMMUNITY PLAN PHASE 2  
PUBLIC CONSULTATION: DETAILED DRAFT PLAN DIRECTIONS**

**RECOMMENDATION:**

**THAT** the detailed draft plan directions for Phase 2 of the Cascade Heights Urban Village Community Plan, as a basis for receiving community input as outlined in the report “Cascade Heights Urban Village Community Plan Phase 2 Public Consultation: Detailed Draft Plan Directions”, dated April 8, 2024, be endorsed; and

**THAT** staff be authorized to undertake the Phase 2 public consultation process, as outlined in the report.

**REPORT**

The Planning and Development Committee, at its meeting held on April 8, 2024, received and adopted the *attached* report seeking Council endorsement of the Phase 2 detailed draft plan directions for the Cascade Heights Urban Village Community Plan; and to initiate the Phase 2 public consultation process for community input.

On behalf of the Planning and  
Development Committee,

Mayor M. Hurley  
Chair

Councillor P. Calendino  
Vice Chair

**TO:** PLANNING AND DEVELOPMENT COMMITTEE (PDC)  
**FROM:** GENERAL MANAGER PLANNING AND DEVELOPMENT  
**SUBJECT:** **CASCADE HEIGHTS URBAN VILLAGE COMMUNITY PLAN  
PHASE 2 PUBLIC CONSULTATION: DETAILED DRAFT PLAN  
DIRECTIONS**  
**PURPOSE:** To seek Council endorsement of the Phase 2 detailed draft plan directions for the Cascade Heights Urban Village Community Plan; and to initiate the Phase 2 public consultation process for community input.

## RECOMMENDATIONS

**THAT** the detailed draft plan directions for Phase 2 of the Cascade Heights Urban Village Community Plan, as a basis for receiving community input as outlined in the report “Cascade Heights Urban Village Community Plan Phase 2 Public Consultation: Detailed Draft Plan Directions, dated April 8, 2024, be endorsed; and

**THAT** staff be authorized to undertake the Phase 2 public consultation process, as outlined in the report..

## EXECUTIVE SUMMARY

Phase 1 public consultation for the Cascade Heights Urban Village Community Plan (the “*Cascade Heights Plan*”) was completed during the summer of 2023. This report provides Phase 2 detailed draft plan directions for the Cascade Heights Plan, which were developed based on community feedback received during Phase 1. Subject to Council authorization, staff will use the detailed draft plan directions as a basis to conduct Phase 2 public consultation in spring 2024. Feedback received during Phase 2 will help to shape the finalized draft community plan in Phase 3.

### 1.0 POLICY SECTION

The 1998 Burnaby Official Community Plan (OCP) identifies Cascade Heights as an Urban Village. Urban Villages are intended to provide more moderate multi-family residential densities near locally serving commercial uses, employment, recreation, schools and other everyday needs. The mix of services and housing in Urban Villages helps to bridge the gap between Town Centres and smaller-scale commercial and residential neighbourhoods in the City.

The development of the new Cascade Heights Plan is consistent with direction provided by Council-adopted plans and policies, including: Corporate Strategic Plan (2022), Regional Context Statement (2013), Official Community Plan (1998), Social Sustainability Strategy (2011), Environmental Sustainability Strategy (2016), Economic Development Strategy (2007), Climate Action Framework (2020), Burnaby Safety Plan (2020), Burnaby Transportation Plan (2021), Home Strategy (2021), and Rental Use Zoning Policy (2020).

## **2.0 BACKGROUND**

On May 10, 2023, the Planning and Development Committee (PDC) received a report, which outlined how the planning process to develop the new Cascade Heights Urban Village Community Plan (the “**Cascade Heights Plan**”) would be launched, beginning with Phase 1 public consultation to seek public input on the preliminary visioning, goals and plan directions for the new community plan. Council authorized staff to proceed with Phase 1 public consultation on June 5, 2023, and this initial phase was conducted throughout the summer of 2023. Results from Phase 1 public consultation were summarized in a report received by PDC on November 8, 2023, including key themes, issues raised, and how Gender-Based Analysis Plus (GBA+) tools and strategies were implemented during the consultation process as part of an ongoing pilot project.

Based on public input received during Phase 1, staff have developed the detailed draft plan directions described in this report as a basis for proceeding with Phase 2 public consultation. The detailed draft plan directions provide more specific information and policy directions around future proposed land use and development, public space and mobility, and housing and community building that will allow the public to provide more structured and targeted feedback prior to the finalized draft Cascade Heights Plan being presented to the public in Phase 3 (fall 2024). Based on input received in Phase 3, staff will make any outstanding minor revisions to the finalized draft Cascade Heights Plan, as needed, prior to presenting it to PDC and Council for consideration and approval (fall 2024).

## **3.0 GENERAL INFORMATION**

### **3.1 Overview of the Community Plan Process**

Phase 2 public consultation marks the mid-point of the community planning process (see **Figure 1** below) in which staff will be seeking feedback on the detailed draft plan directions for the new Cascade Heights Plan. The scope of the detailed draft plan directions are further described in section 3.2 of this report.

It is noted that while a condensed, two-phased community planning process was initially considered for the Cascade Heights Plan, staff decided, based on the amount and complexity of feedback received during Phase 1, to implement the community planning process in three phases, identical to the planning processes for

the Edmonds Town Centre and Royal Oak Urban Village community plans, which are being developed concurrently.

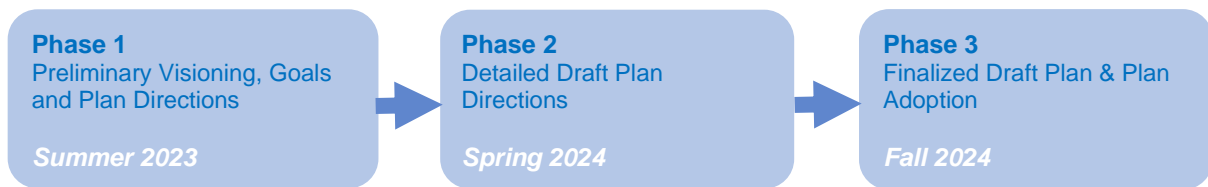


Figure 1. Community Plan Development Process for the Cascade Heights Plan

### 3.2 Phase 2 Detailed Draft Plan Directions

Key components of the Phase 2 detailed draft plan directions for the new Cascade Heights Plan are outlined below. The *Cascade Heights Urban Village Community Plan Phase 2 Public Consultation Discussion Guide* (see **Attachment 1**) is a comprehensive document that describes these directions in further detail. In combination with other engagement materials and documents, this discussion guide will be presented to the community as the basis for generating discussions and soliciting feedback during Phase 2 public consultation. It is noted that all information presented in the Phase 2 discussion guide should not be treated as finalized and are still subject to revision based on feedback received during Phase 2 public consultation.

#### 3.2.1 Draft Vision, Key Values and Goals

Part 1 of the Phase 2 discussion guide establishes a draft vision and a more concise and targeted set of key values and goals moving forward that will help shape the finalized Cascade Heights Plan. The draft vision for Cascade Heights is as follows:

*“Cascade Heights thrives both independently as a distinct and accessible Urban Village, and as a vibrant precinct next to the Burnaby Hospital, facilitating additional local housing and employment options as well as safer streets and public spaces.”*

The key values and goals encompass several strategies being actively pursued by the City on both neighbourhood and city-wide levels, including those around climate action, building resilient communities, and enhancing opportunities for housing, employment, recreation, and cultural expression. The key values and goals are identified in **page 7 of Attachment 1**.

#### 3.2.2 Community Plan Area Boundary

Phase 1 public consultation presented options for how the Cascade Heights Urban Village plan area boundary may be amended through the community planning process. Feedback revealed a variety of opinions about the proposed amended plan boundary. As part of Phase 2 public consultation, staff will seek further feedback on these potential plan boundary adjustments in the context of more comprehensive information. This will help community members provide more targeted and specific

commentary on whether they support amending the Cascade Heights plan area boundary.

The proposed plan area boundary is identified in **page 12 of Attachment 1** and is slightly revised from the boundary proposed in Phase 1, with the inclusion of an additional block of properties to the northwest extent. This area was included due to feedback received during Phase 1 expressing a desire for Avondale Park to be expanded northward to Linwood Street in the future. The Phase 2 proposed plan area boundary is generally bounded by Linwood Street/Avondale Street/Kalyk Avenue to the north, Boundary Road to the west, Spruce Street to the south, and Carleton Avenue to the east.

### ***3.2.3 Land Use and Development***

Part 4 Land Use and Development is a core component of the Phase 2 discussion guide that provides key information on future land uses that will be supported in different areas of the Cascade Heights Urban Village and outlines future development potential of properties included within the proposed plan area boundary at a parcel-specific level. This section includes a draft land use designations map and table that assigns a land use designation (or combination of designations) to each property (see **pages 18-19 of Attachment 1**). Each land use designation corresponds with supported potential future land uses as well as building typologies, heights and forms, clearly indicating the future land use potential that the community plan would support if a redevelopment proposal (e.g. rezoning) were to be submitted for a specific development site after plan adoption. The land use designation map is supplemented by a proposed building height map, which indicates projected proposed building height ranges throughout the Cascade Heights Urban Village, assuming full build-out of the plan boundary area over the long-term (see **page 23 of Attachment 1**).

In recognition that Cascade Heights is a smaller community relative to larger-scale transit oriented Urban Villages located proximate to rapid transit such as Royal Oak and Bainbridge, the proposed land use designations envision a generally low-rise urban form with building heights capped at approximately six storeys, except for Burnaby Hospital. The tallest forms are supported along key strategic areas, such as along Boundary Road, and along Sunset Street, which is envisioned to become the future Village Centre for Cascade Heights with a concentration of residential and ground-level commercial uses and services.

It is noted that several complimentary planning processes are ongoing at this time, including updates to the Official Community Plan and the Zoning Bylaw, which may further inform the land use and development potential of properties within Cascade Heights. The material presented in Phase 2 is in keeping with the preliminary directions for those projects.

### **3.2.4 Public Space and Mobility**

Part 5 Public Space and Mobility of the Phase 2 discussion guide outlines strategies for preserving and enhancing various aspects of public space and mobility in Cascade Heights as future development occurs and it continues to evolve into a complete Urban Village community. This includes strategies for enhancing the community's blue-green space network (i.e. its network of parks, trails, forested areas, streams, riparian habitats and other natural spaces), identifying key character street and plaza locations and enhancing the community's pedestrian, cyclist, public transit and street networks through time, in line with the goals of the Burnaby Transportation Plan and the City's Climate Action Framework. Several key big moves are identified in this section, including a proposed expansion to Avondale Park, the closure of sections of Avondale Street and Sunset Street to become car free green corridors, and daylighting opportunities of Spring Brook. Improvements to the existing street network, such as enhancing the safety and accessibility of busier streets like Smith Avenue, are also explored.

It is noted that the block directly south of the Burnaby Hospital, bounded by Kincaid Street, Macdonald Avenue, Forest Street, and the Discovery Place Conservation Area, which was identified for a future proposed new park space in Phase 1, has been removed in the Phase 2 materials, in response to community feedback.

### **3.2.5 Housing and Community Building**

Part 6 Housing and Community Building of the Phase 2 discussion guide provides detailed draft policy directions to support and encourage a full spectrum of housing typologies and tenures that are close to transit and services, community amenities that contribute to a complete and rich community, ways to build community identity, participation and stewardship, and a broad diversity of commercial offerings and employment options to cultivate local entrepreneurship. These directions incorporate feedback received during Phase 1, including those pertaining to building synergies between the Burnaby Hospital and surrounding housing, local businesses and services, establishing Sunset Street as a vibrant, active Village Centre, and supporting variations in housing forms, typologies and heights dependent on location and context (e.g. supporting lower building heights or terraced forms along quieter streets).

## **3.3 Next Steps**

Subject to Council authorization, staff will use the detailed draft plan directions referenced in this report and further detailed in Attachment 1 as a basis for conducting Phase 2 public consultation during spring 2024. Specific public consultation methods and strategies that will be used during Phase 2 are described below in section 4.0 of this report. Feedback received during Phase 2 will help to shape the draft Cascade Heights Plan, which will be presented to the public during the third and final phase of the community planning process, before subsequently advancing to PDC and Council for final consideration and approval in fall 2024.

#### **4.0 COMMUNICATION AND COMMUNITY ENGAGEMENT**

Building upon the notification process for Phase 1 of the Cascade Heights Plan, staff will conduct an advertising campaign ahead of Phase 2 public consultation consisting of print, online and social media advertising and mailed notifications to area residents, tenants, businesses, and property owners. Traditional methods such as open house events and a Phase 2 online survey will be used to engage with residents, community members and partners, and to gather input and feedback on the detailed draft plan directions. Drawing from feedback received during Phase 1, staff will utilize a more interactive digital platform to allow options to shorten the Phase 2 survey (based on the respondent's preferences) and to request input using a more concise set of questions. As an alternative for members of the public who do not wish to complete the survey, staff will also provide a supplementary digital platform on the project webpage for the public to easily and conveniently submit shortform comments on a specific issue or topic of concern.

In addition to standard engagement tools and methods, staff will be available throughout the Phase 2 public consultation process to receive mailed feedback, correspond with individuals via phone or email, and organize and attend in-person or virtual meetings with individuals, key partners or community groups to discuss the Phase 2 material. Expanding on efforts during Phase 1 to implement Gender-Based Analysis Plus (GBA+) tools and strategies as part of ongoing public consultation efforts, the project team will remain open during Phase 2 to engage with the public using other methods, upon request by residents or other community members and subject to staff availability and resources.

#### **5.0 FINANCIAL CONSIDERATIONS**

A one-time funding request for \$110,000.00 to complete the Edmonds, Royal Oak and Cascade Heights Plans, and to initiate further anticipated community plan updates, was included as part of the 2024 - 2028 Financial Plan process for Council's consideration. This includes provisions for the additional resources required to complete the remaining phases of work, which will occur throughout 2024.

Respectfully submitted,

E.W. Kozak, General Manager Planning and Development

#### **ATTACHMENT**

Attachment 1 – Cascade Heights Urban Village Community Plan Phase 2 Public Consultation Discussion Guide: Detailed Draft Plan Directions  
(see [Burnaby.ca/YourVoice-CascadeHeights](https://www.burnaby.ca/YourVoice-CascadeHeights))

*Note: Due to large file size of the attachment, please see the City of Burnaby website.*

## **REPORT CONTRIBUTORS**

This report was prepared by Andrew Yu, Planner 2, and reviewed by Mark Norton, Planner 3 and Johannes Schumann, Director Neighbourhood Planning and Urban Design.



**ATTACHMENT 1 – Cascade Heights URBAN VILLAGE COMMUNITY PLAN PHASE 2 PUBLIC CONSULTATION DISCUSSION GUIDE: DETAILED DRAFT PLAN DIRECTIONS**

**LINK:**

<https://yourvoice.burnaby.ca/cascade-heights-urban-village-community-plan>

*Note: Due to large file size of the attachment, please see the City of Burnaby website at link above..*