


# PROPOSED LAND USE MAP REVISIONS

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EDMONDS, ROYAL OAK  
AND CASCADE HEIGHTS  
COMMUNITY PLANS



The purpose of this attachment is to summarize revisions that were made to the draft land use maps between Phase 2 public consultation stage and Phase 3 Draft Plan stage for the Edmonds, Royal Oak and Cascade Heights neighbourhoods. These revisions were made based on feedback received from the public during Phase 2 public consultation as well as through further analyses conducted with various external and internal groups.

**Tables 1-6** below list general and location-specific revisions that were made to each of the land use maps.

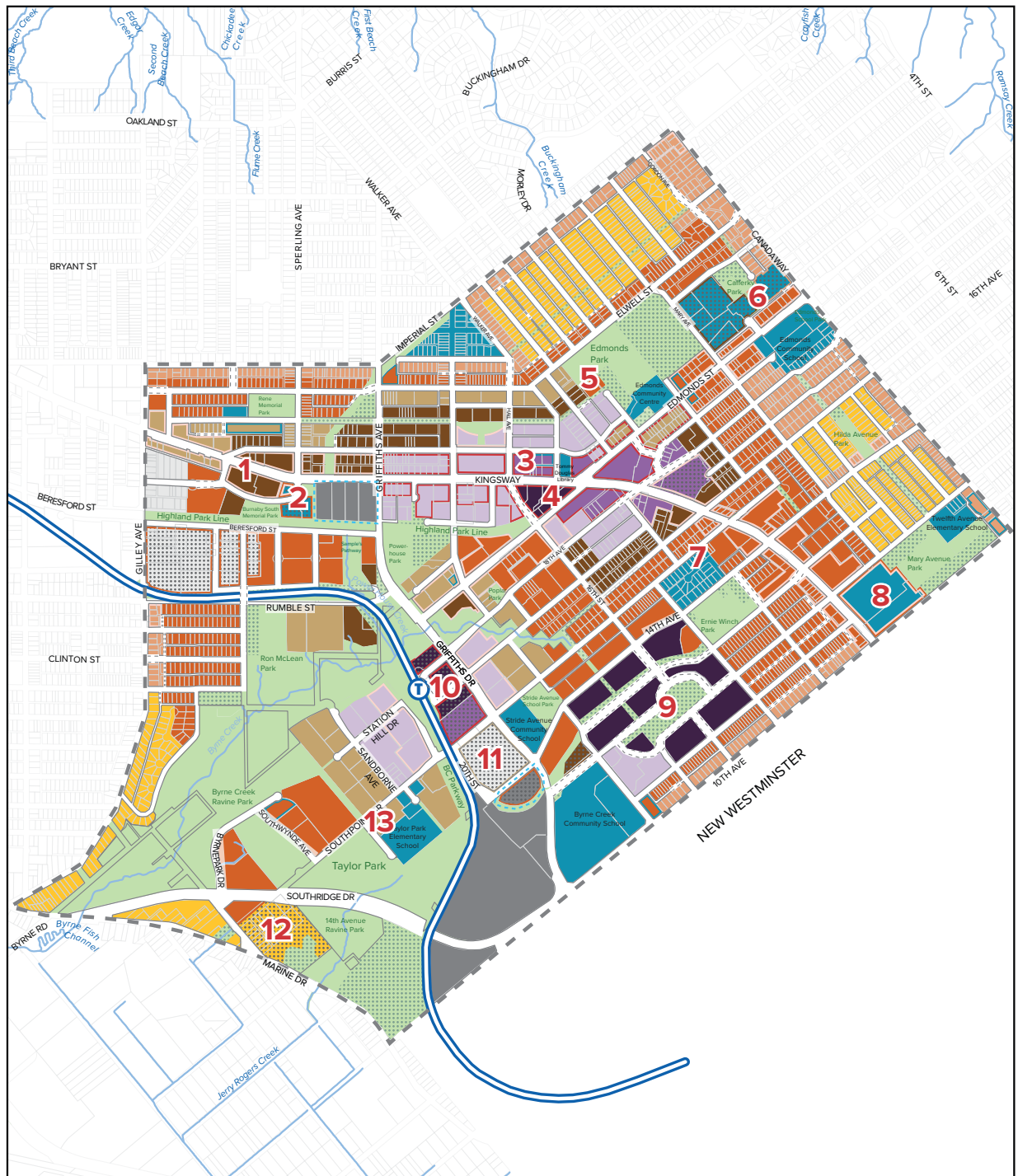
\*LUD = Land Use Designation

# Edmonds Community Plan

**Table 1. General Revisions to Draft Edmonds Land Use Map**

Revision	Rationale for change
Consolidation of “Existing/Proposed Urban Park, Trails & Green Corridors” and “Existing/Proposed Natural Areas” into a single LUD category of “Existing/Proposed Parks, Open Spaces and Natural Areas”	To facilitate consistency between the Edmonds Plan and ongoing work on the <i>Burnaby 2050 Official Community Plan (OCP)</i> update land use designation structure and naming convention.
Addition of Institutional LUD overlay on existing place of worship sites	To enable existing place of worship sites to consider future redevelopment options that involve retaining institutional uses while also incorporating rental and non-rental residential uses and other uses.
Minor adjustments to green corridors and riparian areas (both identified under the Parks, Open Spaces and Natural Areas LUD category) where needed	To clarify areas where green corridors and the protection and enhancement of riparian habitats is to be considered during future redevelopment

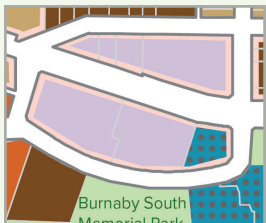
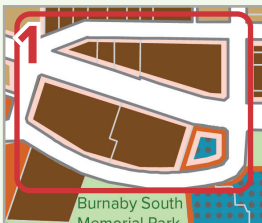
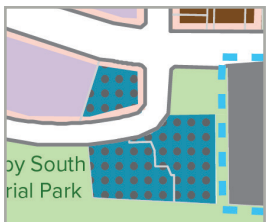
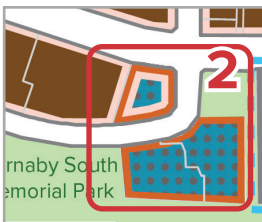
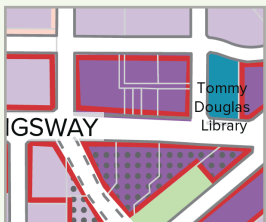

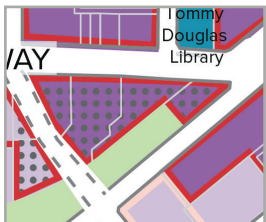
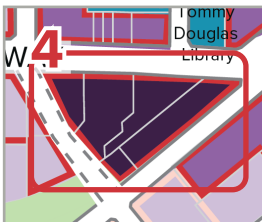
**Figure 1. Map of Location-specific Revisions to Draft Edmonds Land Use Map**





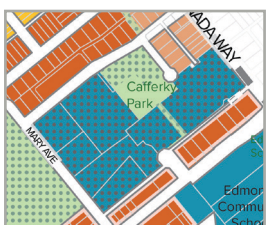
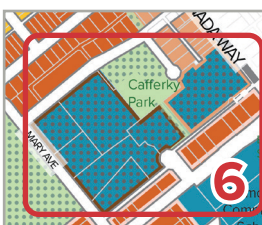
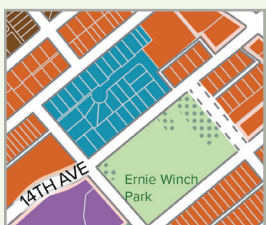
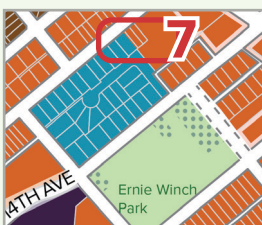
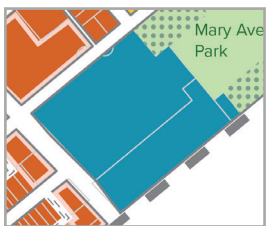
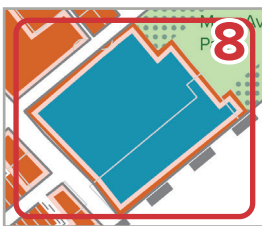
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|--|--|---|---|--|
| <ul style="list-style-type: none"> <li>--- PLAN AREA BOUNDARY</li> <li>--- PROPOSED STREET / LANE</li> <li>WATERCOURSES</li> <li>SKYTRAIN STATION</li> </ul> | <ul style="list-style-type: none"> <li>EXISTING PARKS, OPEN SPACES AND NATURAL AREAS*</li> <li>PROPOSED PARKS, OPEN SPACES AND NATURAL AREAS*</li> <li>FUTURE RGS AMENDMENT</li> </ul> | <ul style="list-style-type: none"> <li>HIGH-RISE APARTMENT (50+ STOREYS)</li> <li>HIGH-RISE APARTMENT (40 STOREYS)</li> <li>HIGH-RISE APARTMENT (30 STOREYS)</li> <li>MID-RISE APARTMENT (20 STOREYS)</li> <li>MID-RISE APARTMENT (12 STOREYS)</li> </ul> | <ul style="list-style-type: none"> <li>LOW-RISE APARTMENT (6-8 STOREYS)</li> <li>LOW-RISE APARTMENT (4 STOREYS)</li> <li>TOWNHOUSE/ROWHOUSE/MULTI-UNIT (4 STOREYS)</li> <li>GENERAL COMMERCIAL</li> <li>NEIGHBOURHOOD COMMERCIAL</li> </ul> | <ul style="list-style-type: none"> <li>INSTITUTIONAL</li> <li>EMPLOYMENT</li> <li>INDUSTRIAL</li> <li>RENTAL ONLY</li> </ul> |
|--|--|---|---|--|
- \*Includes trails, green corridors and other components of the blue-green space network





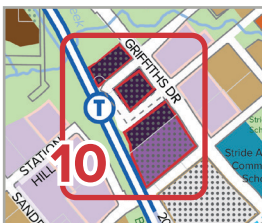
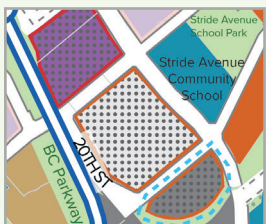
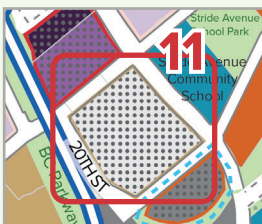
**Table 2. Location-specific Revisions to Draft Edmonds Land Use Map**

Location	Phase 2 LUD	Phase 3 (Revised) LUD	Rationale
6611, 6659 Southoaks Crescent, 6611-6641 Kingsway & 6688 Arcola Street	High Rise Apartment (30 storeys) 	Mid Rise Apartment (20 storeys) 	To support a smoother and more consistent height/massing decrease transition along Kingsway west of the Town Centre Mixed-Use Node at Kingsway and Edmonds Street
Nikkei National Museum and Cultural Centre (6677, 6680 Southoaks Crescent)	Institutional/Neighbourhood Commercial/Rental Only 	Institutional/Neighbourhood Commercial/Low Rise Apartment (6-8 storeys)/Rental Only 	To support future rental residential options as part of redevelopment
The Neighbourhood Church (7135 Walker Avenue, 7244 Arcola Street)	High Rise Apartment (40 storeys)/General Commercial 	High Rise Apartment (40 storeys)/Institutional 	To clarify support for future mixed institutional and residential uses.  The General Commercial designation is removed as commercial uses are expected to be concentrated along Kingsway.
Portion of Hall Towers Master Plan site (7252-7282 Kingsway)	High Rise Apartment (40 storeys)/General Commercial/Rental Only/ Existing Urban Park, Trails & Green Corridors 	High Rise Apartment (50+ storeys)/General Commercial 	To clarify intent of the proposed master plan development

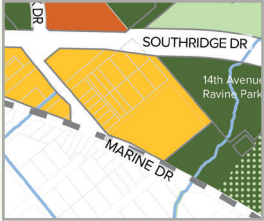
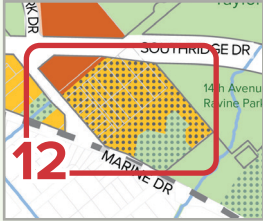
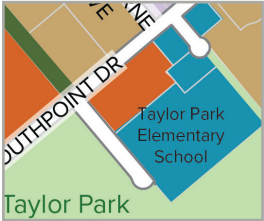

**Table 2. Location-specific Revisions to Draft Edmonds Land Use Map (continued)**

Location	Phase 2 LUD	Phase 3 (Revised) LUD	Rationale
Portion of 7107 Fulton Avenue	Mid Rise Apartment (12 storeys)/ Proposed Urban Park, Trails & Green Corridors 	Low Rise Apartment (6-8 storeys) 	To support gradual building height decrease adjacent to Edmonds Park and to clarify the boundary of proposed park expansion
New Vista Campus (various addresses)	Institutional/Rental Only 	Institutional/Mid Rise Apartment (20 storeys)/Low Rise Apartment (4 storeys)/Rental Only 	To clarify support for future building height ranges across the New Vista Campus as redevelopment occurs, with an emphasis on transitioning to lower building heights toward Canada Way.
7348, 7350 Stride Avenue	Institutional 	Low Rise Apartment (6-8 storeys) 	To facilitate a cleaner boundary for the potential future new school site north of Ernie Winch Park
St. Thomas More Collegiate (7450 12th Avenue, 7455 10th Avenue)	Institutional 	Institutional/Low Rise Apartment (6-8 storeys)/Neighbourhood Commercial 	To clarify support for future mix of institutional and residential/commercial uses with future development

**Table 2. Location-specific Revisions to Draft Edmonds Land Use Map (continued)**

Location	Phase 2 LUD	Phase 3 (Revised) LUD	Rationale
Southgate City Master Plan site (various addresses)	<p>High Rise Apartment (40 storeys)/Neighbourhood Commercial/Proposed Urban Park, Trails &amp; Green Corridors</p> 	<p>High Rise Apartment (50+ storeys)/High Rise Apartment (30 storeys)/Low Rise Apartment (6-8 storeys)/Proposed Parks, Open Spaces and Natural Areas</p> 	<p>To clarify the intent of the amended Southgate City Master Plan, and areas of the master plan already under construction or completed.</p> <p>Neighbourhood commercial uses are anticipated but will not be present in all areas of the Southgate City master plan.</p>
Portions of sites near Edmonds SkyTrain Station	<p>High Rise Apartment (40 storeys)/Rental Only/General Commercial</p> 	<p>High Rise Apartment (50+ storeys)/Rental Only/General Commercial</p> 	<p>To support higher-density rental residential and mixed-use developments closest to the SkyTrain Station while still allowing for gradual height and massing transitions further away.</p>
6900 Southpoint Drive	<p>Creative Employment/Low Rise Apartment (6-8 storeys)/Rental Only</p> 	<p>Creative Employment/Mid Rise Apartment (12 storeys)/Rental Only</p> 	<p>To support potential for more rental housing near the Edmonds SkyTrain Station while maintaining a lower mid-rise form than those supported on sites closest to the station.</p>

**Table 2. Location-specific Revisions to Draft Edmonds Land Use Map (continued)**

Location	Phase 2 LUD	Phase 3 (Revised) LUD	Rationale
“Big Bevan” and “Little Bevan” development sites (6229 Marine Drive, 6199-7532 Bevan Drive)	<p>Townhouse Rowhouse Multi-Unit (4 storeys)</p> 	<p>Townhouse Rowhouse Multi-Unit (4 storeys)/Rental Only/Low Rise Apartment (6-8 storeys)/ Proposed Parks, Open Spaces and Natural Areas</p> 	<p>To clarify the intended building forms, heights and tenure mix of the “Big Bevan” and “Little Bevan” development sites as well as areas to be preserved as naturalized/forested area.</p>
6736 Southpoint Drive	<p>Low Rise Apartment (6-8 storeys)</p> 	<p>Mid Rise Apartment (12 storeys)</p> 	<p>To better align future building forms with sites north of Southpoint Drive and east of Taylor Park Elementary School, before building heights begin to transition downward further west.</p>

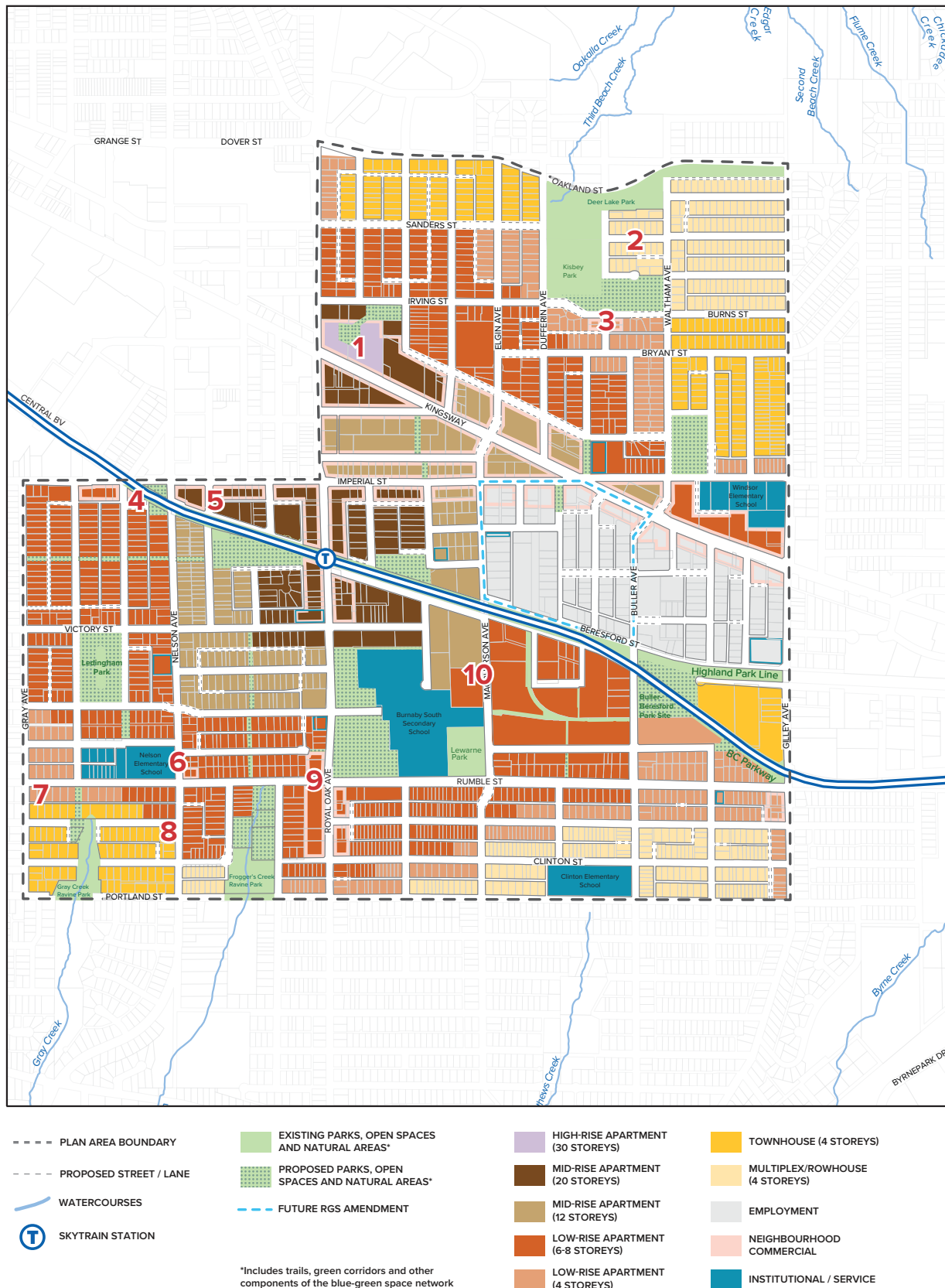
# Royal Oak Community Plan

**Table 3. General Revisions to Draft Royal Oak Land Use Map**

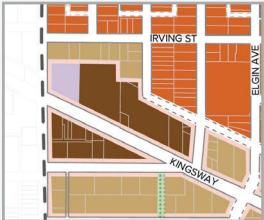
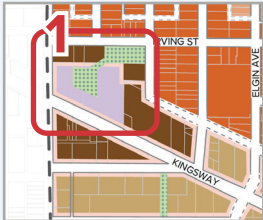

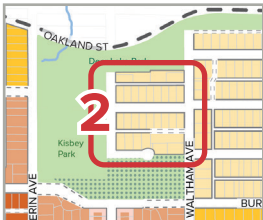
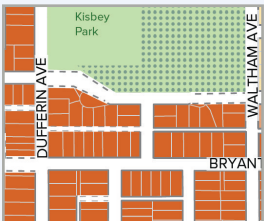
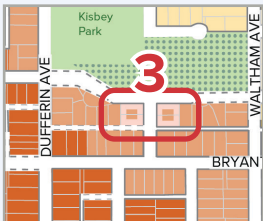
Revision	Rationale for change
Consolidation of “Existing/Proposed Urban Park, Trails & Green Corridors” and “Existing/Proposed Natural Areas” into a single LUD category of “Existing/Proposed Parks, Open Spaces and Natural Areas”	To facilitate consistency between the Royal Oak Plan and ongoing work on the <i>Burnaby 2050 Official Community Plan (OCP)</i> update land use designation structure and naming convention.
Addition of Institutional LUD overlay on existing place of worship sites	To enable existing place of worship sites to consider future redevelopment options that involve retaining institutional uses while also incorporating rental and non-rental residential uses and other uses.
Land use designations revised for various properties along Rumble Street, south of Rumble Street and west of Waltham Avenue from “Low Rise Apartment (6-8 storeys)” to “Low Rise Apartment (4 storeys)”	<p>Due to new Provincial legislation mandating minimum 8-20 storey building heights around the Royal Oak SkyTrain Station Transit-Oriented Area (TOA), the Royal Oak Plan has assigned land use designations accordingly to support these future building heights surrounding the station area.</p> <p>Outside the TOA, the proposed Phase 2 land use designations for numerous properties were revised to a less permissive LUD category, which achieves the following objectives:</p> <ul style="list-style-type: none"> <li>» To accommodate a more varied building height profile throughout Royal Oak by concentrating taller buildings (8-20+ storeys) within the TOA, as well as along and surrounding the Kingsway corridor, while supporting shorter building forms elsewhere</li> <li>» To support more gradual building height transitions towards the southern and eastern boundaries of the Royal Oak plan area</li> <li>» To respond to concerns heard during Phase 2 public consultation about excessive building heights and density in Royal Oak, and the desire for Royal Oak to stay as a smaller-scale mixed-use community compared to neighbouring Metrotown and Edmonds.</li> </ul>
Land use designations revised for various properties south of Rumble Street and east of Waltham Avenue from “Low Rise Apartment (6-8 storeys)” and “Low Rise Apartment (4 storeys)” to “Townhouse (4 storeys)” or “Multiplex/Rowhouse (4 storeys)”	



**Figure 2. Map of Location-specific Revisions to Draft Royal Oak Land Use Map**



**Table 4. Location-specific Revisions to Draft Royal Oak Land Use Map**

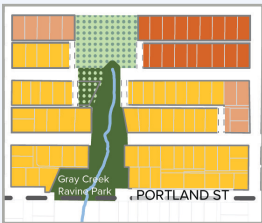
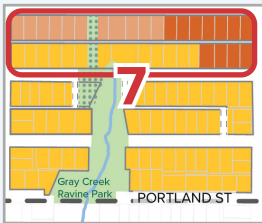
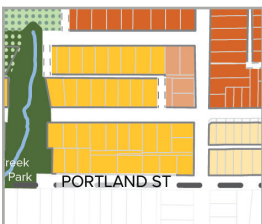
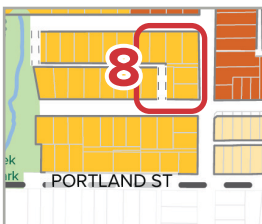

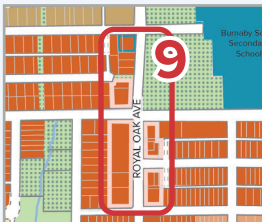
Location	Phase 2 LUD	Phase 3 (Revised) LUD	Rationale
5235 Kingsway, 6440 Royal Oak Avenue, 5335 Kingsway, and adjacent properties to the north facing Irving Street and Selma Avenue	<p>High Rise Apartment (30 storeys)/Mid Rise Apartment (20 storeys)/ Mid Rise Apartment (12 storeys)/Neighbourhood Commercial</p> 	<p>High Rise Apartment (30 storeys)/Mid Rise Apartment (20 storeys)/Neighbourhood Commercial/Proposed Parks, Open Spaces and Natural Areas</p> 	<p>To clarify supported building heights and public realm expectations at this key intersection, with an emphasis on ensuring that future development on these sites establish an inviting landmark and gateway to Royal Oak.</p>
Various properties bounded by Waltham Avenue, Dickens Place and Kisbey Avenue	<p>Proposed Urban Park, Trails &amp; Green Corridors</p> 	<p>Multiplex/Rowhouse (4 storeys)</p> 	<p>These properties were included in Phase 2 as part of the proposed future Kisbey Park expansion. Through further topographical analysis, it was determined that the area would not be ideal for future active recreation park space and is therefore revised for proposed future residential use in the draft plan.</p> <p>The Multiplex/Rowhouse designation is appropriate given the area's adjacency to the park and to other Multiplex/Rowhouse designated properties east of Waltham Avenue.</p>
6427, 6433, 6436 Kisbey Avenue and 5818 Burns Place	<p>Low Rise Apartment (6-8 storeys)</p> 	<p>Low Rise Apartment (4 storeys)/Neighbourhood Commercial</p> 	<p>To support future small-scale commercial opportunities as part of redevelopment (e.g. corner stores) adjacent to Kisbey Park.</p>

**Table 4. Location-specific Revisions to Draft Royal Oak Land Use Map (continued)**

Location	Phase 2 LUD	Phase 3 (Revised) LUD	Rationale
4816 and 4850 Imperial Street	Low Rise Apartment (6-8 storeys)/Neighbourhood Commercial 	Proposed Parks, Open Spaces and Natural Areas 	To support additional green space adjacent to the BC Parkway.
4916-5092 Imperial Street, 6875 Dunblane Avenue, 5035-5069 Beresford Street	Mid Rise Apartment (12 storeys)/Neighbourhood Commercial 	Mid Rise Apartment (20 storeys)/Neighbourhood Commercial 	To support higher-density residential and mixed-use development along the neighbourhood's interface with Metrotown and in proximity to the Royal Oak Sky Train Station.
4909 Rumble Street	Low Rise Apartment (6-8 storeys) 	Low Rise Apartment (6-8 storeys)/Neighbourhood Commercial 	To support future neighbourhood commercial opportunities as part of redevelopment.



**Table 4. Location-specific Revisions to Draft Royal Oak Land Use Map (continued)**

Location	Phase 2 LUD	Phase 3 (Revised) LUD	Rationale
Various properties north of Gray Creek Ravine Park	<p>Townhouse (4 storeys)/Low Rise Apartment (4 storeys)/Low Rise Apartment (6-8 storeys)/ Proposed Urban Park, Trails &amp; Green Corridors</p> 	<p>Townhouse (4 storeys)/Low Rise Apartment (4 storeys)/Low Rise Apartment (6-8 storeys)/ Proposed Parks, Open Spaces and Natural Areas</p> 	<p>Through further staff analyses, the larger proposed park space identified in Phase 2 was deemed lower priority relative to other proposed park space expansions in Royal Oak and is therefore removed in the draft plan.</p> <p>This facilitates more redevelopment potential on this block, with townhouse forms considered appropriate to align future development with blocks to the south that are also designated for Townhouse.</p> <p>The revised land use map shows a proposed through east-west lane and north-south green corridor to facilitate mobility through this block.</p>
4876 Neville Street; 7719 and 7769 Nelson Avenue; 4891 Clinton Street	<p>Low Rise Apartment (4 storeys)</p> 	<p>Townhouse (4 storeys)</p> 	<p>To allow for more consistent development forms south of Neville Street.</p>
Properties along Royal Oak Avenue south of Watling Street	<p>Mid Rise Apartment (12 storeys)/ Neighbourhood Commercial</p> 	<p>Low Rise Apartment (6-8 storeys) /Neighbourhood Commercial</p> 	<p>To support a smoother building height transition along the Royal Oak high street corridor southwards away from the SkyTrain station area, where taller forms (12-20 storeys) are supported.</p>

**Table 4. Location-specific Revisions to Draft Royal Oak Land Use Map *(continued)***

Location	Phase 2 LUD	Phase 3 (Revised) LUD	Rationale
7325 Macpherson Avenue	<p>Mid Rise Apartment (12 storeys)</p>	<p>Low Rise Apartment (6-8 storeys)</p>	<p>To align development potential with the prescribed Provincial TOA tier.</p>

# Cascade Heights Community Plan

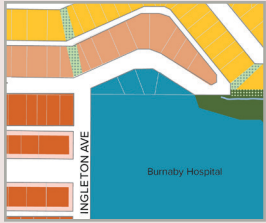
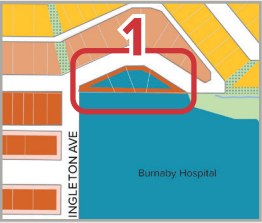
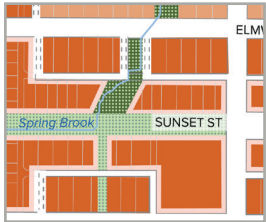

**Table 5. General Revisions to Draft Cascade Heights Land Use Map**

Revision	Rationale for change
Consolidation of “Existing/Proposed Urban Park, Trails & Green Corridors” and “Existing/Proposed Natural Areas” into a single LUD category of “Existing/Proposed Parks, Open Spaces and Natural Areas”	To facilitate consistency between the Cascade Heights Plan and ongoing work on the <i>Burnaby 2050 Official Community Plan (OCP)</i> update land use designation structure and naming convention.
Minor adjustments to green corridors (identified under the Parks, Open Spaces and Natural Areas LUD category) where needed	To clarify areas where green corridors are to be considered during future redevelopment

**Figure 3. Map of Location-specific Revisions to Draft Cascade Heights Land Use Map**



**Table 6. Location-specific Revisions to Draft Cascade Heights Land Use Map**

Location	Phase 2 LUD	Phase 3 (Revised) LUD	Rationale
3912, 3938, 3962, 3988 Elmwood Street	<p>Institutional</p> 	<p>Institutional/Low Rise Apartment (6 storeys)</p> 	<p>To support future opportunities for a mix of institutional uses and residential use in this area through redevelopment, adjacent to or as part of the Burnaby Hospital.</p>
Properties bound by Elmwood Street, Smith Avenue, Sunset Street and proposed Spring Brook riparian corridor	<p>Low Rise Apartment (6 storeys)/ Neighbourhood Commercial</p> 	<p>Low Rise Apartment (6 storeys)/ Neighbourhood Commercial</p> 	<p>To support more viable opportunities for the future consolidation of these properties for a potential low rise mixed-use development, given its prominent location at the intersection of Smith Avenue and Sunset Street and adjacency to the Spring Brook riparian corridor.</p>

[Burnaby.ca/YourVoice](https://burnaby.ca/YourVoice)

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**CLIMATE**  
**ACTION**



City of  
Burnaby