

TO: PLANNING AND DEVELOPMENT COMMITTEE (PDC)
FROM: GENERAL MANAGER PLANNING AND DEVELOPMENT
SUBJECT: **FINALIZED EDMONDS, ROYAL OAK AND CASCADE HEIGHTS COMMUNITY PLANS**
PURPOSE: To seek Council approval of the finalized Edmonds, Royal Oak and Cascade Heights Community Plans.

RECOMMENDATION

THAT the finalized Edmonds, Royal Oak and Cascade Heights Community Plans, as outlined in the report titled “Finalized Edmonds, Royal Oak and Cascade Heights Community Plans”, dated March 12, 2025 be adopted.

EXECUTIVE SUMMARY

The Phase 3 informative engagement period to receive public input on the draft Edmonds, Royal Oak and Cascade Heights Community Plans was completed during winter 2025 and marked the last phase of the community planning process for the three plans. Based on feedback received, the plans have now been finalized and are being presented for Council adoption.

1.0 POLICY SECTION

The completion of the Edmonds, Royal Oak and Cascade Heights Community Plans 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: Burnaby’s Housing and Homelessness Strategy (2021), and
- Rental Use Zoning Policy (2020).

2.0 BACKGROUND

On November 4, 2024, Council authorized staff to proceed with the Phase 3 informative engagement period to seek public input on the draft Edmonds, Royal Oak and Cascade Heights Community Plans. The informative engagement period was initially scheduled for completion in December 2024 but was extended to early February 2025 due to the 2024 Canada Post strike. Staff have implemented minor adjustments to the draft plans, as described in this report, based on feedback and comments received in Phase 3. The finalized versions of the three community plans are now ready for Council consideration and adoption.

3.0 GENERAL INFORMATION

3.1 Summary of the Community Planning Process

Figure 1 below summarizes the Edmonds, Royal Oak and Cascade Heights community planning processes, which were implemented concurrently. During summer 2023, staff launched Phase 1 public consultation to seek input on the preliminary visioning, goals and plan directions for the three plans. Drawing from feedback received during this preliminary phase, detailed draft plan directions were presented as part of the Phase 2 public consultation period in spring 2024. Feedback from Phase 2 helped to shape the three draft community plans.

During the Phase 3 informative engagement period (completed winter 2025) the draft versions of the community plans were presented to the public for a final round of input and feedback. Based on this feedback, the finalized versions of the three plans have now been prepared for Council consideration and adoption.

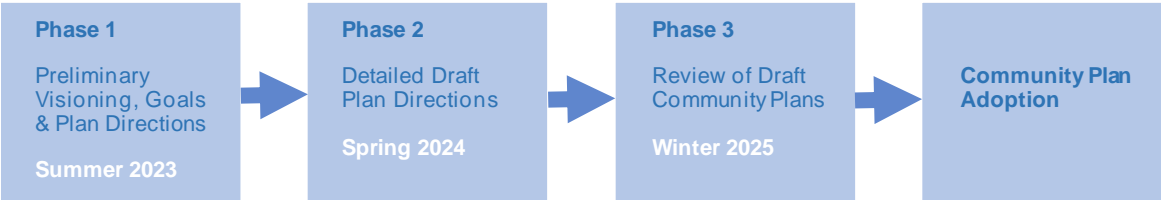


Figure 1. Community Plan Development Process for the Edmonds, Royal Oak and Cascade Heights Plans

3.2 Phase 3 Informative Engagement Results

During the Phase 3 Informative Engagement period, the draft community plans were presented to the public for a final round of input and feedback. The structure and content of the draft plans closely mirrored the Phase 2 public consultation discussion guides, which were presented during spring 2024 and had already included detailed directions on topics such as plan area boundary, future proposed land use designations and building heights/forms, public realm/mobility strategies and housing/community building strategies.

Due to the 2024 Canada Post strike, the Phase 3 Informative Engagement period was extended until early February 2025 to allow postcards to be mailed-out to residents, owners and other community members, which provided notification of

the draft community plans and opportunities to provide final input. **Attachment 1** summarizes key pieces of feedback received during Phase 3 and minor edits that were implemented to each of the draft community plans in response to feedback.

Notable pieces of feedback received included the following:

- A petition consisting of 54 signatures representing 32 properties was received in support for increasing allowable building heights in areas closer to Burnaby Hospital in Cascade Heights, particularly along Kincaid Street and Forest Street between Smith Avenue and Carleton Avenue. The petition was later expanded to include 57 additional signatures representing 46 additional properties concentrated along the east side of Boundary Road as well as along Sunset Street, Kincaid Street and Forest Street between Boundary Road and Smith Avenue.
- A petition representing owners from five properties along Royal Oak Avenue and Oakland Street at the northwest corner of the Royal Oak plan area boundary was submitted. The petition requested that the land use designation for these properties be revised from Low Rise Apartment 1 (4 storeys) to Low Rise Apartment 2 (6-8 storeys).
- Staff corresponded with representatives of the Gordon Presbyterian Church (7457 Edmonds Street), who also appeared as a delegation during the Planning and Development Committee (PDC) meeting on November 13, 2024. The representatives expressed an interest in future redevelopment of the site into a high-density, mixed-use development consisting of institutional (worship and program space), commercial space and rental housing uses.

Responses to these key pieces of feedback and other significant themes and topics raised through feedback received for the three draft community plans are further discussed in **Attachment 1**.

3.3 Finalized Community Plans and Next Steps

The finalized community plans are presented in this report as **Attachment 2** (Edmonds), **Attachment 3** (Royal Oak) and **Attachment 4** (Cascade Heights). Each community plan sets the vision for their respective community’s long-term future, and context-specific policy direction for how they will evolve in alignment with the City’s goals and policies. Once adopted, the community plans will play a key role in providing guidance and expectations for future development applications in these areas alongside the Official Community Plan (OCP), Zoning Bylaw and other key policies.

It is noted that where needed through the *Burnaby 2050* OCP update, further consultation and opportunity to implement minor amendments to land use designations and other elements of the community plans may still be provided after the plans are adopted. The next public consultation phase for the *Burnaby 2050*

OCP update project is anticipated for spring 2025, with finalization of the new OCP anticipated for late 2025. Once finalized, the new OCP will also include further details on the future roles and objectives of neighbourhood-specific community plans and how they will be integrated within the broader policy context outlined in the OCP.

4.0 COMMUNICATION AND COMMUNITY ENGAGEMENT

The finalized Edmonds, Royal Oak and Cascade Heights Community Plans were shaped by public input and feedback from host Nations, various community partners, residents, business owners and other members of the public during a two-year period and spanning several public consultation and engagement phases. No further public consultation or engagement measures are proposed at this time.

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 approved as part of the 2024 - 2028 Financial Plan.

Respectfully submitted,

Lee-Ann Garnett, Deputy General Manager Planning and Development, on behalf of
E.W. Kozak, General Manager Planning and Development

ATTACHMENTS

- Attachment 1 – Phase 3 Engagement Results and Revisions to Draft Community Plans
- Attachment 2 – Edmonds Community Plan
- Attachment 3 – Royal Oak Community Plan
- Attachment 4 – Cascade Heights Community Plan

REPORT CONTRIBUTORS

This report was prepared by Andrew Yu, Planner 2, and reviewed by Carl Isaak, Director Neighbourhood Planning and Urban Design.