

PHASE 3 **ENGAGEMENT RESULTS** **AND REVISIONS TO DRAFT** **COMMUNITY PLANS** (winter 2025)

EDMONDS, ROYAL OAK
AND CASCADE HEIGHTS
COMMUNITY PLANS

Overview

During the Phase 3 engagement period, staff sought final input from community members on the draft versions of the Edmonds, Royal Oak and Cascade Heights community plans. Feedback was received primarily via a web-based comment portal which was available on each of the community plan web pages. Staff also received feedback via letters, emails, petitions, phone calls, and virtual or in-person meetings.

From mid-November 2024 to January 2025, community members were notified about the Phase 3 engagement period through various methods, including postcard mail-outs, newspaper advertising in Burnaby NOW and Burnaby Beacon, and web-based and social media advertising. Due to the 2024 Canada Post strike, the engagement period was extended until February 3, 2025, to allow sufficient time for the postcards to be mailed out, received, and for community members to respond. Over 49,200 postcards were sent to area residents, business owners, tenants and other members of the public in the three communities.

The purpose of this attachment is to summarize the qualitative results of the Phase 3 engagement period for each of the three draft community plans and to outline minor revisions that were implemented to the draft community plans to form the finalized versions of the Edmonds, Royal Oak and Cascade Heights Community Plans.

Edmonds

Summary of Phase 3 feedback received on the Draft Edmonds Community Plan

A total of 113 comments were received via the Edmonds Plan web page short-form comment portal, and staff continued to address other inquiries and receive other comments via phone, email, and in-person or virtual meetings. Several comments focused on whether future building heights and supported land use designations should be increased in strategic areas, such as along Beresford Street east of Gilley Avenue. Other comments continued to support a generally lower-density and height profile across Edmonds looking into the future, cautioning against the potential for development to outpace the provision of infrastructure and services (e.g. streets and traffic infrastructure, schools and other public services), as well as family-friendly housing options and more affordable housing options. Several comments also cautioned against the potential negative impacts of development on existing natural and forested areas, particularly in the Byrne Creek Ravine Park and surrounding areas.

Comments relating to transportation and improving infrastructure for various travel modes were received, with many respondents expressing interest in enhancing pedestrian and cyclist safety and connectivity throughout the Town Centre.

Of note, 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.

Staff response and minor revisions to the Draft Edmonds Community Plan

In the interest of facilitating a more diverse and distinct future building form and height profile in Edmonds and establishing the three mixed-use nodes where the tallest buildings and highest-density forms are concentrated, the majority of proposed land use designations as presented in the draft community plan remain unmodified. Proposed building heights along Edmonds Street east of Kingsway (and the Town Centre mixed-use node) continue to taper and transition downwards to lower-density forms, with the intention of facilitating the future Edmonds character street, which is a key piece of the envisioned public realm strategy for the Edmonds community.


With regards to the Gordon Presbyterian Church site (7457 Edmonds Street), the proposed designation supports institutional and neighbourhood commercial uses, as well as low-rise residential apartment (up to 6-8 storeys) use. Additional policy direction has been incorporated into the finalized community plan to indicate potential discretionary support for development at a higher zoning district on institutional use sites if the redevelopment scheme exclusively provides significant public or community benefit uses, including market and non-market rental housing only, community gathering and/or programming space, and commercial and/or child care use space.

To address concerns about whether building heights should be increased in other areas, it is noted that policy tools and mechanisms such as the Zoning Bylaw will continue to provide flexibility in land uses and building form/height, where warranted, during the site-specific redevelopment stage, including through allowances for height variance and density bonusing. These tools would allow for taller heights than those specified in the Edmonds Plan land use designations to be considered as part of a redevelopment proposal.

Minor revisions to the draft land use map were applied to sites in the Southgate City Master Plan to more accurately reflect proposed building heights in alignment with the proposed amended master plan.

Land use map revisions to the Draft Edmonds Community Plan

Table 1. Land use map revisions to the draft Edmonds land use map

Location/ Address	
Southgate City Master Plan (various addresses)	
Phase 3 Draft Plan Designation	Finalized Plan Designation
High-Rise Apartment (50+ storeys)	High-Rise Apartment (up to 40 storeys) & High Rise Apartment (50+ storeys)
	
Rationale	
To more accurately reflect proposed building heights in alignment with the proposed amended master plan.	

Royal Oak

Summary of Phase 3 feedback received on the Draft Royal Oak Plan

A total of 76 comments were received via the Royal Oak Plan web page short-form comment portal, and staff continued to address other inquiries and receive other comments via phone, email, and in-person or virtual meetings. Some community members continued to express support for taller building heights in some strategic areas, including near the Royal Oak SkyTrain station and were encouraged by future plans for more programmed park space and anchor businesses (e.g. restaurants, cafes and stores) to serve nearby residents. A petition representing owners of five properties along Royal Oak Avenue and Oakland Street at the northwest corner of the plan area boundary was submitted (see **Appendix A to Attachment 1**). The petition requested that the land use designation for these properties be revised from Low Rise Apartment 1 (four storeys) to Low Rise Apartment 2 (6-8 storeys). Other comments continued to express opposition or concern about further development in Royal Oak (e.g. due to concerns about traffic congestion and safety, and the ability of existing infrastructure and services to keep pace with development), as well as concerns about the designation of some areas for future proposed park space.

Staff response and minor revisions to the Draft Royal Oak Community Plan

Based on community feedback received during previous public consultation phases, the land use framework for the finalized Royal Oak Plan continues to support low to mid-rise forms throughout most of the community, with an appropriate mix of taller forms (12-30 storeys) accommodated at the Village Centre node (at the intersection of Kingsway and Royal Oak Avenue) and at the Station Node near the Royal Oak SkyTrain Station. Lower building forms (generally 4-6 storeys) are supported outside of these areas to encourage a lower-profile urban form, including small-scale multi-unit and townhouse forms near the boundaries of the plan area where it is adjacent to quieter, lower-density neighbourhoods.

As with future redevelopment in Edmonds, potential support for additional height in new developments in Royal Oak may be assessed at the site-specific development stage, subject to regulations in the Zoning Bylaw and other policies.

As Royal Oak continues to grow in the future, it remains important to consider where expanded or new parks and green spaces may be located to best serve an increasing number of residents and other community members. The finalized Royal Oak Plan continues to outline strategies for how the City can continue to work with property owners to acquire additional lands for these future park spaces, should owners be interested in selling their properties.

No significant revisions were made to the draft Royal Oak Plan or draft land use map as a result of feedback received during Phase 3. Revisions were not implemented in response to the above-noted petition, as the Low Rise Apartment 1 (4 storey) designation is appropriate to facilitate a slight building height decrease north of the proposed new Sanders Street connection and to transition towards townhouse-designated properties further east and north.

Cascade Heights

Summary of Phase 3 feedback received on the Draft Cascade Heights Plan

A total of 48 comments were received via the Cascade Heights Plan web page short-form comment portal, and staff continued to address other inquiries and receive other comments via phone, email, and in-person or virtual meetings. Several comments expressed continued support for establishing Sunset Street as a pedestrian-oriented Village Centre high street to serve the community, including a car-free portion west of Smith Avenue. Some respondents also continued to express support for slightly higher-density and more diverse housing options. Other comments continued to express concern about additional density in the neighbourhood, citing opposition to higher-density apartment forms in the neighbourhood, the potential intensification of parking, traffic and safety issues, as well as the ability for schools, services and other infrastructure to keep pace with development.

A petition with 54 signatures representing 32 properties was received in support for increasing allowable building heights in areas adjacent to Burnaby Hospital, up to 20 storeys or at least the same height as the hospital, including a mix of commercial and residential uses. Most signatories represented properties located along Kincaid Street and Forest Street between Smith Avenue and Carleton Avenue. The petition was later expanded and resubmitted to staff with an additional 57 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 copy of the revised petition (which includes all signatures) is included in **Appendix B of Attachment 1**.

Staff response and minor revisions to the Draft Cascade Heights Community Plan

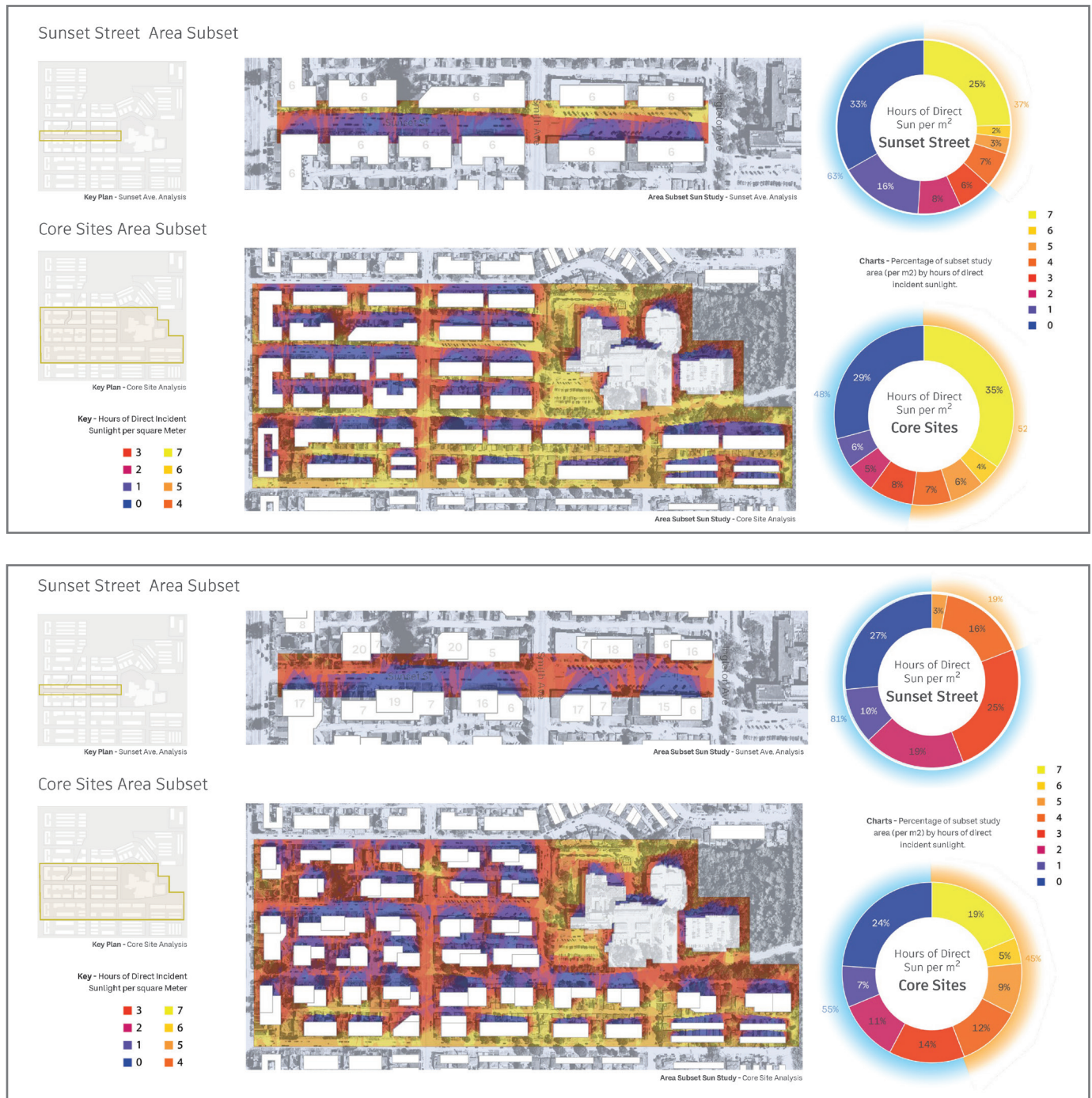
Throughout the community planning process, community members in Cascade Heights expressed varying opinions about the appropriate future building heights, forms and land uses that should be envisioned in different areas of the neighbourhood. While some residents expressed support for taller mid-rise, mixed-use development (over six storeys) especially in areas close to the hospital, others expressed that a lower-density, low-rise height profile (closer to the scale of single-family and multiplex forms) would be most appropriate given the neighbourhood's context. The finalized Cascade Heights Community Plan aims to balance these different viewpoints while envisioning the neighbourhood's long-term future. The finalized plan also continues to envision commercial uses on the ground floor of buildings along Sunset Street and portions of the block bounded by Smith Avenue, Kincaid Street, Boundary Road, and Elmwood Street, addressing the need for more commercial uses and services in the neighbourhood.

In response to the petition received and other comments expressing support for taller future building heights of up to 20 storeys in some areas, the City engaged the services of a consultant between December 2024 and February 2025 to conduct additional architectural massing/urban design analyses and scenario testing to identify the potential impacts of an overall taller future height profile than the one presented in the draft community plan, along key areas of Sunset Street and Kincaid Street between Boundary Road and Carleton Avenue. While it is noted that the revised petition included representatives of some properties outside of these areas, the scope of the analyses focused on areas closest to the hospital site along these key corridors (i.e. the "core test blocks").

The analyses explored projected demographic and urban design impacts of different building height scenarios, including shadowing and public realm impacts, and differences in overall estimated residential unit count and population, assuming long-term full build-out of the community plan. The base scenario consisted of a general height profile of up to six storeys as currently proposed in the community plan. Subsequent scenarios explored the impacts of increasing this height profile to up to 12 storeys, 20 storeys and a combination of mainly 12-storey forms with punctuated 20-storey forms at strategic locations. The combined 12-20 storey scenario was included mainly to explore instances where taller heights may be supported in strategic locations (e.g. larger sites including a significant on-site community amenity or benefit and/or non-market rental housing units) as indicated in the community plan. In summary, the analyses revealed the following key points:

1. The 20-storey building height profile scenario results in a higher projected population of over 12,000 at full build-out stage compared to over 8,000 under the baseline (six storey height profile) scenario. Though being able to accommodate more potential residents, amenities and services, the 12 and 20-storey height profile scenarios result in significantly more shading along key streets such as Sunset Street, Kincaid Street and Elmwood Street. Shading and shadowing along the streetscape is dependent to some extent on the massing, orientation and sitting of taller tower forms in these scenarios.
2. The six storey base scenario generally projects less shading along key streets such as Sunset Street and Kincaid Street due to lower building heights. In both the 12 and 20-storey building height profile testing scenarios, significantly more shading is projected particularly along Sunset Street between Boundary Road and Ingleton Avenue, where the community plan envisions a pedestrian-oriented village high street and green corridor as key future public realm moves.
3. Along Sunset Street specifically, the six storey base scenario projected that a total of 37% of the streetscape area would receive high sun levels during the spring equinox (defined as areas receiving four or more hours of direct incident sunlight during the day), compared to 19% and 15% in the 12 and 20-storey scenarios, respectively.
4. A taller (12-20 storey) building height profile also results in significantly more shading along Kincaid Street, particularly along the north side of the street, though there are minimal projected direct shadowing impacts on the Burnaby Hospital site.
5. The combined 12-20 storey scenario still projects significantly more shadowing on some streets such as Kincaid Street and Elmwood Street, though this will be highly dependent on specific locations where additional height is supported.

Figures 1-8 below provide examples of visual materials provided by the consultant through their analyses to address the various height scenarios.



Figures 1 and 2

Maps showing the Sunset Street area and the broader “core sites” area of Cascade Heights indicating projected shadowing impacts resulting from a six storey height profile (top) and 20-storey height profile (bottom) during the spring equinox (March 20). The brighter yellow represents areas receiving up to seven hours of uninterrupted direct sunlight, while the darker blue represents areas receiving less than one hour of sunlight. Particularly along Sunset Street, taller building heights were projected to result in more hours of shading along the entirety of the streetscape, including the north side.



Figures 3 and 4

Concept renderings of Sunset Street looking east towards Burnaby Hospital, with a six storey building height profile on both sides (10 am [top] and 2 pm [bottom] during spring equinox). Under this scenario, sunlight is still able to reach most of the sidewalk and pedestrian zone on the north side of Sunset Street, as well as the south facades of the adjacent buildings.



Figures 5 and 6

Concept renderings of Sunset Street looking east towards Burnaby Hospital, with a 20-storey building height profile on both sides (10 am [top] and 2 pm [bottom] during spring equinox). Under this scenario more of the Sunset Street streetscape, including the northern extent and adjacent buildings, are projected to experience more shade, depending on location and siting of taller tower forms.



Figures 7 and 8

Conceptual massing renderings of Cascade Heights at full build-out stage looking east, showing a six storey height profile (top) vs. 20-storey height profile (bottom) along Sunset Street and Kincaid Street between Boundary Road and Carleton Avenue

Taking into consideration further staff analyses and the results of the consultant's work during Phase 3 engagement, the finalized Cascade Heights Plan maintains a 4-6 storey future potential building height profile throughout most of the plan area boundary. The following rationale below is provided for this decision:

Future policy support for additional height

- » The intent of the finalized Cascade Heights Plan is to balance the viewpoints between different community members. Despite maintaining an overall 4-6 storey future potential building height profile based on assigned land use designations, it is noted that potential remains in some cases for taller heights to be explored in some cases during the site-specific development stage. This may apply, for example, in cases where a redevelopment proposal includes a major public benefit or community amenity such as a significant provision of affordable housing or on-site child care facilities. It may also apply in cases where existing purpose-built rental units are required to be replaced through redevelopment.
- » Support for taller height and building form, whether under Zoning Bylaw regulations or in some cases exceeding allowances under the Zoning Bylaw, would be assessed on a site-specific case-by-case basis at the time of redevelopment.

Urban design and public realm implications

- » From an urban design standpoint, future mixed-use and multi-family residential developments in Burnaby's urban villages are generally expected to take on low to mid-rise forms with proportionally larger podium floorplates in order to minimize building heights and shadowing impacts where possible on streets and public spaces and to support a distinct, lower urban form than those seen in Town Centres and other higher-density neighbourhoods. Where buildings in urban villages are located within, along or in close proximity to a key transit hub or corridor (e.g. SkyTrain station or major rapid bus route), taller building heights of 12-20 storeys are generally supported, as the impacts of taller heights can often be balanced or offset by the presence of wider arterial streets (e.g. Kingsway in Royal Oak, Lougheed Highway in Bainbridge, Hastings Street in Lochdale) and more expansive or amplified public spaces (e.g. larger urban plazas or parks).
- » Taking Lochdale further as an example, the Lochdale Community Plan (adopted 2022) supports up to 20-storey building forms in the village centre (along Hastings Street between Kensington Avenue and Clare Avenue) with Hastings Street remaining as a primary six lane arterial street with future consideration of rapid transit infrastructure and widened sidewalks and pedestrian areas. Even in this context, the community plan anticipates lower podium forms (between 4-12 storeys) being oriented towards Hastings Street to maintain a pedestrian-scaled urban form and avoid a high street wall along the street.

- » Despite the presence of the Burnaby Hospital campus, the above specific features (i.e. adjacency to primary arterial streets and/or rapid transit stations and routes) are absent in the Cascade Heights neighbourhood and a maximum six storey urban form remains more appropriate to frame the smaller and narrower streets (classified as minor collector and local roads) and public spaces that are characteristic of the neighbourhood, including the envisioned Sunset Street village centre area which remains a crucial public realm component envisioned for the future. A lower, six storey future street wall facing most of Sunset Street between Boundary Road and Ingleton Avenue remains important to minimize shadowing and massing impacts on the streetscape and to encourage a smaller, more intimate and pedestrian-scaled public realm along the street. In addition, given the east-west orientation of most future lots in Cascade Heights (for the purposes of apartment and mixed-use development), taller building forms (i.e. 12-20 storeys) presents unique challenges in potentially casting wider shadows along adjacent key streets compared to areas where north-south orientated lots are more predominant.
- » Although Kincaid Street is not identified for major future public realm improvements in the community plan and the argument can be made that shadowing on this street would be less impactful if taller building forms were supported along the south side of Kincaid Street, it is still important to consider the need for more gradual building height transitions southwards towards lower density areas south of Spruce Street that are proposed for small-scale multi-unit housing under the draft Burnaby 2050 OCP land use framework.

Economics and future development potential

- » Assuming long-term full build-out of the community plan based on a six storey building profile in key areas along Sunset Street and Kincaid Street, the consultant's detailed massing analyses projects a total population capacity of over 8,000 which, along with the ongoing expansion of Burnaby Hospital, would be sufficient for supporting ground-level neighbourhood commercial opportunities along the stretch of Sunset Street between Ingleton Avenue and Boundary Road.
- » As part of the ongoing Zoning Bylaw Rewrite, it is anticipated that new residential multiple-family (R) zoning districts using a height-based framework will be introduced, along with inclusionary requirements for non-market rental housing imbedded as part of the Zoning Bylaw for new residential strata developments.
- » The highest land use designation proposed for Cascade Heights is the Low-Rise Apartment 2 designation, which corresponds with the proposed R4 residential district and supports low-rise residential apartment forms of up to six storeys. Under the proposed height-based framework, the next highest land use designation (i.e. Mid-Rise Apartment 1 designation, which corresponds with the proposed R5 Zoning District and supports residential forms up to 12 storeys) is the stage at which inclusionary requirements would begin to apply to new developments. In other words, assigning a higher land use designation (and taller supported height of more than six storeys) to areas in Cascade Heights would essentially place them under requirements to provide inclusionary rental housing during the redevelopment process for strata residential units. While the provision of new, non-market rental housing is needed in all areas of the City, it is anticipated that inclusionary requirements will generally have a significant impact on the economic feasibility and viability of future development.

- » Currently, constructing buildings above six storeys typically involves concrete-frame construction, which significantly increases development costs. Given these factors, maintaining a maximum Low-Rise Apartment 2 designation across Cascade Heights is appropriate to best support future development in the area.

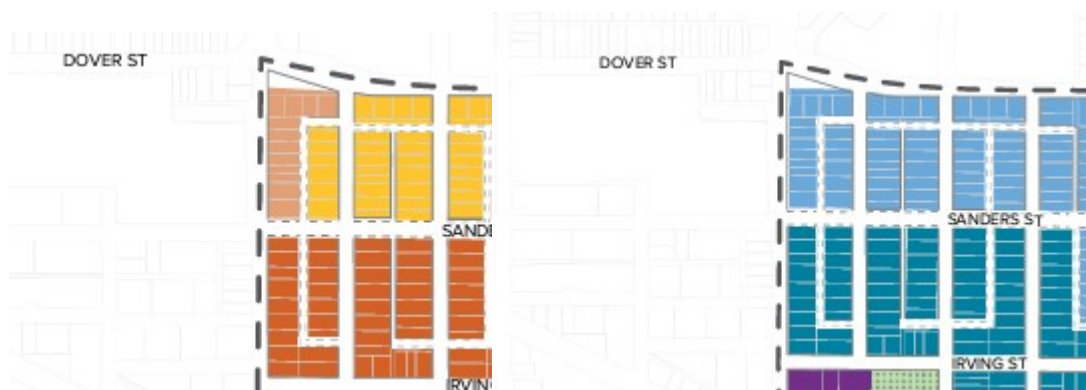
Burnaby 2050 OCP update and the broader policy context

- » As part of the Burnaby 2050 Official Community Plan (OCP) update, Cascade Heights continues to be envisioned as part of the larger Broadview community, with Sunset Street functioning as a secondary village centre area and not as a primary growth area. Willingdon Avenue is envisioned to be the primary corridor for Broadview, with a higher concentration of density, height, amenities, and proximity to future transit infrastructure via TransLink's planned Metrotown-North Shore rapid transit line. Given this, it is appropriate to maintain Cascade Heights as a relatively lower-density area with an overall lower building height profile which still accommodates significant growth beyond the neighbourhood's existing conditions.

Hi Jasmin,

Thanks for meeting with us last Thursday to discuss the Royal Oak Plan and following up with an email that recaps the meeting and answers our questions! We'd like to also provide you with a summary of the feedback that we came up with as a community. We would appreciate it if you could please bring this up to the city counsellor before the final decisions are made, so they can consider our inputs in writing along with the notes from the meeting that we had.

After the second phase of the proposal was released, we sent emails suggesting that the building height on the Royal Oak Ave side (between Sanders and Oakland St) should be increased from four stories to 6-8 stories.



However, in the new proposal (we have attached a screenshot), we noticed that the inner street height has already been increased to four stories, but the height on the Royal Oak Ave side remains unchanged at

four stories. we believe this planning is unreasonable. The height on our side should be increased to six to eight stories. We **think a reasonable plan should be as shown in the diagram below:**



Here is the list of reasons why we are in favor of 6-8 storey apartment design for residential buildings on Royal Oak north of Sanders Street:

1) We think this planning does not make full use of this land. We are in a housing crisis that requires support from all levels of government. BC Builds will ensure that housing will get built faster and more in line. A maximum of four storey does not provide enough housing and plot ratio should be increased. If a developer builds an eight-story building,

the ground floor could be commercial retail, the second to third storey could be used for market rental, more people who can rent at market rental rate, and the fourth to eighth floors can be sale at market price, which is more reasonable. Higher residential buildings with more units will accomodate for more individuals and families, which will help contribute to resolving the shortage of housing issue in Burnaby.

2) Our part of Royal Oak is right across from Marlborough Elementary School, which will be ideal for families with elementary school age children. The location allows for maximum convenience and safety for elementary school children as school crossing guards help children cross streets safely. The bus stops on Dover Street, just steps away from our portion of Royal Oak, allow seniors and children easy access to transit. It would make sense to build more homes in our locations to benefit the residents. Across from our properties is Marlborough Elementary School, which has a very good ranking. We hope that more families can live in this area so that more children can enjoy good school districts and education.

3) As shown on the Royal Oak Community Plan maps, the inner streets south of Sanders are planned as 6-8 storey buildings. However, with narrower streets and less accessibility to buses on the inner streets, the

drastic increase in population in the area may contribute to slower transit and longer time in transit. Our location is right next to the wider, two-lane Royal Oak Ave, so it would only make sense to have higher buildings along major roads rather than in the inner streets. The Royal Oak Ave in front of our properties is a four-lane bidirectional road with heavy traffic and convenient transportation, which can meet the traffic needs of more residents. The Royal Oak Ave (south part of Imperial)has only two lanes in both directions, and the transportation is not as convenient as our part. Our properties are beside Royal Oak Ave, which is a main traffic road. The land beside main traffic road deserves high Zoning plot ratio. The area zoning plot ratio should be greatly increased and developed into condos with at six to eight storey.

4) Referring to the same map, some of the 6-8 storey buildings on the inner streets of Royal Oak south of Sanders Street are also greater than 800 meters in radius from the Royal Oak Skytrain station. If the proportions are represented accurately on the map, some of these buildings are further away from the skytrain station than some of the houses in our area. Yet, the large area of buildings south of Sanders remain as a unified area.

We believe that rigidly designing based on an 800-meter radius centered

on the Royal Oak SkyTrain Station is clearly unreasonable. Although some areas within the inner streets appear to fall within this radius, there are no direct roads leading to the SkyTrain station. Residents there must walk to Royal Oak Avenue first before heading to the station. This design approach could increase congestion in the inner streets. Our area is located right next to Royal Oak Avenue, making access to the SkyTrain station closer and more convenient. Therefore, it is more appropriate to plan for higher-density apartment projects here, rather than limiting it to just four stories.

5) We disagree with the notion of envisioning Sanders Street to cut through Royal Oak, and dividing the community into two halves. For everyone living on Royal Oak, Sanders is not a street that divides Royal Oak. The part of Royal Oak in between Irving Street and Dover Street is a unified community, and uniformity of the street is important to us.

6) Four storey buildings on our part of the Royal Oak will not look esthetically pleasing right next to the 6-8 storey buildings. Especially with the steeper slope of the street, the buildings on our part will look much lower. This likely will negatively impact the perceived values of the properties in our part of Royal Oak. Royal Oak Ave (between Sanders and Oakland St) runs downhill from south to north. 6-8 storey building

(same height between Irving st to Sanders St) at this location will not affect gradual and meaningful transitions in height.

7) Royal Oak as a street can be quite loud during the early morning hours. Units on higher floors are usually quieter and less disturbed by traffic sounds. It makes acoustic sense to plan for higher buildings. The inner street was previously planned at two stories (creating a two-story height difference with our side), but it has now been increased to four stories. Similarly, we believe our side can be increased to 6-8 stories. This height difference would not be abrupt; rather, it would be appropriate.

Please consider our suggestion seriously. We are eagerly awaiting your response. Your prompt response would be appreciated. Hopefully city planning department could revise our Land Use Designation of the community plan. We appreciate the city council's considerations for our thoughts!

Best regards,

Address	Owner's Name	Signature
5262 Oakland St, Burnaby, BC	ZHU, SHENGFA	
6166 Royal Oak Ave, Burnaby, BC	WANG, LEI & LIU, ZHENDONG	
6168 Royal Oak Ave, Burnaby, BC	ZHOU, QING	
6076 Royal Oak Ave, Burnaby, BC	LI, GUO FENG	
6120 Royal Oak Ave, Burnaby, BC	HAN, MITONG	

PETITION TO BURNABY CITY COUNCIL

Sent on behalf of residents and home owners of Cascade Heights neighborhood in Burnaby who advocate increased building heights in the upcoming community planning

Dear Mayor Hurley and City Council,

We, the residents and homeowners of Cascade Heights present the attached petition to **Petition in support of a proposed plan to have building heights increased up to 20 stories or at least the same height as the hospital, with mix uses of commercial and residential**, in the forthcoming **Cascade Heights Urban Village Community Plan**.

We value the dedication and the commitment to all those actively engaged in planning for the future of Cascade Heights Urban Village Community. The only general hospital in the city of Burnaby is in the Cascade Heights Neighborhood. The future vision for this neighborhood is important and impactful even beyond its immediate planning area.

The residents would like to voice a strong support the properties directly adjacent to the Hospital, which are currently planned for 4-6 stories and townhomes in the current draft community plan to be increased to mid-rise building heights between 10-20 stories.

Increasing density around the hospital would bring many future benefits to the community:

- Development of increased building heights zoned for a mix use for residential and commercial is critical in the Cascade Heights neighborhood to sustain the future housing needs of hospital staff, those who need to live in close proximity of the hospital and the growing population.
- In the future, increasing the density around the Hospital would align with the BC 2050 Transit plan. A Future Skytrain line along Willingdon Ave would make the hospital more accessible. The future patients and health care workers would want a rich ecosystem of amenities steps from the hospital, and housing options so that they can stay nearby for work and treatment. This convenience could make the Hospital more efficient.
- Higher density around a hospital creates a vibrant walkable and livable neighborhood where a car is not needed to go to restaurants, medical services, supermarkets, gyms and banks etc. The mass population from mid-rise buildings will be able to sustain all businesses in this neighborhood and will create walkable jobs for all ages.
- The Lions Gate Hospital in North Vancouver is a perfect example. There are multiple existing mid-rise buildings between 10-20 stories around this hospital, the population of which supports thriving businesses such as restaurants, coffee shops, fitness centres, grocery stores, banks, legal offices, senior community, day care, health care services etc.
- The location surrounding Burnaby Hospital is unique that it serves not only the hospital but also multiple commercial buildings along Sanderson Way and Gilmore Ave. Thousands of workers in the Discovery tech park would benefit from housing and amenity options around the hospital, allowing them to walk within minutes.
- Finally, a belt of mid-rise buildings around the hospital will create a noise buffer for those homes further away in the Cascade Heights neighborhood, reducing the impact of emergency vehicles and increasing the overall enjoyment of the surrounding area.

PETITION TO BURNABY CITY COUNCIL

We, the residents, respectfully request that you take the proposal into consideration in the future planning of Cascade Heights neighborhood. City of Burnaby is limited when it comes to land use, however, the sky is unlimited. Higher Density will decrease the pressure on affordability of housing, the Elderly, persons of a disability and the important Hospital staff will save on travel time and parents will have options to place their young children in a day care or after school activities within the additional commercial spaces.

Thank you for your attention on this proposal petition for the future. We look forward to hearing from you.

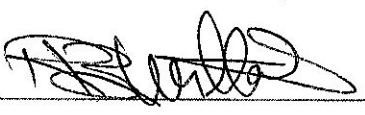

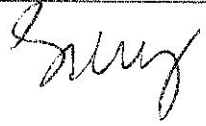
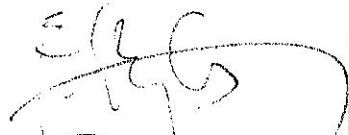

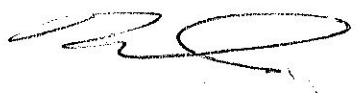
Sukhjinder Lalli
4066 Kincaid St,
V5G 1V8
Burnaby BC

PETITION TO BURNABY CITY COUNCIL

We, the residents and homeowners of Cascade Heights present the attached petition to **Petition in support of a proposed plan to have building heights increased up to 20 stories or at least the same height as the hospital, with mix uses of commercial and residential** in the forthcoming **Cascade Heights Urban Village Community Plan**.

By signing a petition that is submitted to a public body, your personal information including your name, address and other personal contact information becomes part of public record. Personal information is collected, used and disclosed in accordance with Freedom of Information and Protection of Privacy Act of British Columbia.

Local residents and community members:

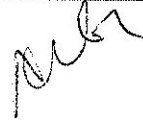
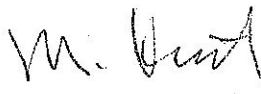




Name (Print Clearly)	Address	Signature
Rajinder Bhullar	3917 Fir St, Bby	
Jasbir Bhullar	3917 Fir St Bby	Jasbir Bhullar
Parmveer Bhullar	3917 Fir, Bby	
Saily Chey	3845 Kincaid St	
Brandon Mann	3375 Kincaid	
Jason Sun	3855 KINCAID ST	
MANPREET ATWAL	3825 KINCAID ST.	
Carolyn Atwal	3825 Kincaid st	Carolyn Atwal

PETITION TO BURNABY CITY COUNCIL

We, the residents and homeowners of Cascade Heights present the attached petition to **Petition in support of a proposed plan to have building heights increased up to 20 stories or at least the same height as the hospital, with mix uses of commercial and residential** in the forthcoming **Cascade Heights Urban Village Community Plan**.

By signing a petition that is submitted to a public body, your personal information including your name, address and other personal contact information becomes part of public record. Personal information is collected, used and disclosed in accordance with Freedom of Information and Protection of Privacy Act of British Columbia.

Local residents and community members:

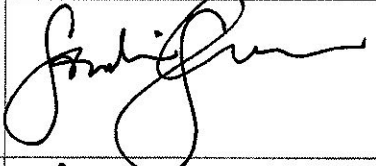

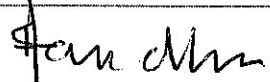


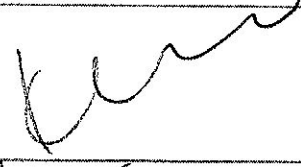
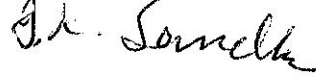
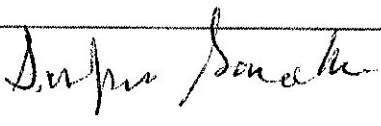
Name (Print Clearly)	Address	Signature
✓ ASHOK SHAN	4008 KINCAID ST	
✓ MIKAKU HASHIMOTO	4076 KIXICARD ST	
✓ HARJIT SINGH	3950 KINCAID ST BBY	H.K. Sidhu
RESHAM SINGH TOWANA	3758 ELMWOOD STREET BURNABY, BC V5G 1R7	R. S. Towana
✓ HARPREET SINGH GILL	3938 KINCAID ST BURNABY	
✓ HARPREET GURDEV SINGH GILL	4092 KINCAID ST BURNABY	
✓ Bo Shien Wu	3508 Kincaid St Burnaby	
✓ Yue Dai	3806 Kincaid St Burnaby	

PETITION TO BURNABY CITY COUNCIL

We, the residents and homeowners of Cascade Heights present the attached petition to **Petition in support of a proposed plan to have building heights increased up to 20 stories or at least the same height as the hospital, with mix uses of commercial and residential** in the forthcoming **Cascade Heights Urban Village Community Plan**.

By signing a petition that is submitted to a public body, your personal information including your name, address and other personal contact information becomes part of public record. Personal information is collected, used and disclosed in accordance with Freedom of Information and Protection of Privacy Act of British Columbia.

Local residents and community members:


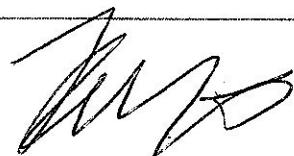

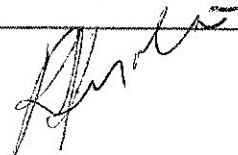
Name (Print Clearly)	Address	Signature
✓ SONALI SHARMA	4038 KINCAID STREET BURNABY, BC V5G 1V8	
✓ GAURIKA SHARMA	4038 KINCAID STREET BURNABY, BC V5G 1V8	
AVTAR SANDHU	3833 ELMWOOD ST BRY, V5G 1R9	
✓ MOHAN SINGH MANH	3960 KINCAID ST. V5G 1V7	
✓ NIRMAL Kaur MANH	3960 KINCAID ST BURNABY V5G 1V7	
KAMALJIT SIDHU	3950 KINCAID ST BRY V5G 1V7	
JASVINDER SANDHU	3849 ELMWOOD ST V5G 1R9	
SWPNA SANDHU	3906 KINCAID ST. V5G 1V7	

PETITION TO BURNABY CITY COUNCIL

We, the residents and homeowners of Cascade Heights present the attached petition to **Petition in support of a proposed plan to have building heights increased up to 20 stories or at least the same height as the hospital, with mix uses of commercial and residential** in the forthcoming **Cascade Heights Urban Village Community Plan**.

By signing a petition that is submitted to a public body, your personal information including your name, address and other personal contact information becomes part of public record. Personal information is collected, used and disclosed in accordance with Freedom of Information and Protection of Privacy Act of British Columbia.

Local residents and community members:

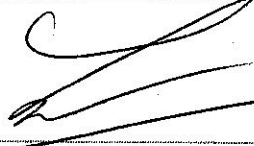
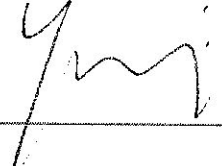
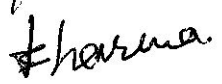
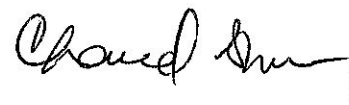
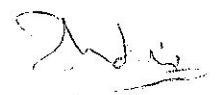
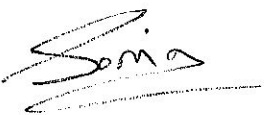


Name (Print Clearly)	Address	Signature
Pauline Pigeon	4083 Forest St	Pauline Pigeon
Aamir Bharnal	4099 Forest St	
Tas Bharnal	4099 Forest-	
SHIRAZ LAKHANI	4135 Forest st	
Perviz Lakhani	4135 Forest st	Malchani
Patricia Ross	3981 Forest St.	P. Ross
Ronald Kujala	3981 Forest St.	
Lindsey Xie	4098 Kinross st.	Lindsey Xie

PETITION TO BURNABY CITY COUNCIL

We, the residents and homeowners of Cascade Heights present the attached petition to **Petition in support of a proposed plan to have building heights increased up to 20 stories or at least the same height as the hospital, with mix uses of commercial and residential** in the forthcoming **Cascade Heights Urban Village Community Plan**.

By signing a petition that is submitted to a public body, your personal information including your name, address and other personal contact information becomes part of public record. Personal information is collected, used and disclosed in accordance with Freedom of Information and Protection of Privacy Act of British Columbia.

Local residents and community members:


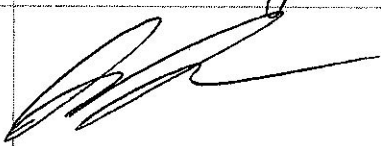
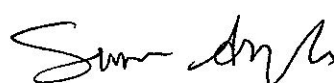


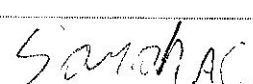


Name (Print Clearly)	Address	Signature
THOMAS DANG	4080 KINCAID	
YUH-JIA LIM	4080 KINCAID ST	
ADAY K. SHARMA	4038 Kincaid St.	
CHAND SHARMA	4038 KINCAID ST.	
Muhammad Shohin	3955 Smith Ave	
Sonia Rayani	3955 Smith Ave	
Sana Nain	4067 Forest St	
Vijendra Kh	4069 Bonessy	

PETITION TO BURNABY CITY COUNCIL

We, the residents and homeowners of Cascade Heights present the attached petition to **Petition in support of a proposed plan to have building heights increased up to 20 stories or at least the same height as the hospital, with mix uses of commercial and residential** in the forthcoming **Cascade Heights Urban Village Community Plan**.

By signing a petition that is submitted to a public body, your personal information including your name, address and other personal contact information becomes part of public record. Personal information is collected, used and disclosed in accordance with Freedom of Information and Protection of Privacy Act of British Columbia.

Local residents and community members:

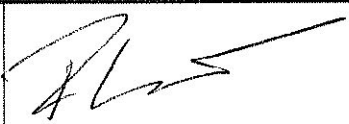
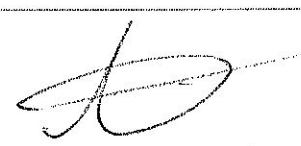
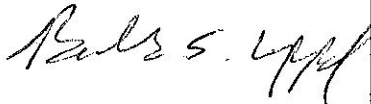


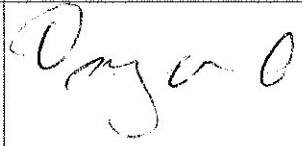


Name (Print Clearly)	Address	Signature
AKANSHA ANGRA	3865 FOREST STREET BURNABY, BC V5G 1W7	
AKAASH ANGRA	3865 FOREST STREET BURNABY, BC V5G 1W7	
SUMAN ANGRA	3865 FOREST STREET BURNABY, BC V5G 1W7	
PARMODH ANGRA	3865 FOREST STREET BURNABY, BC V5G 1W7	
Andrea Ferrigno	3838 Kincaid St Burnaby, B.C. V5G 1W7	
Sarah Umha	3805 Kincaid St Burnaby V5G 1W7	
BRIS CHOPRA	3815 KINCAID ST. BURNABY BC V5G 1W6	
SONIA CHOPRA.	3835 KINCAID ST. BURNABY BC V5G 1W6	

PETITION TO BURNABY CITY COUNCIL

We, the residents and homeowners of Cascade Heights present the attached petition to **Petition in support of a proposed plan to have building heights increased up to 20 stories or at least the same height as the hospital, with mix uses of commercial and residential** in the forthcoming **Cascade Heights Urban Village Community Plan**.

By signing a petition that is submitted to a public body, your personal information including your name, address and other personal contact information becomes part of public record. Personal information is collected, used and disclosed in accordance with Freedom of Information and Protection of Privacy Act of British Columbia.

Local residents and community members:

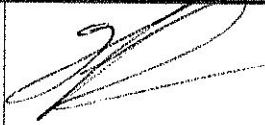



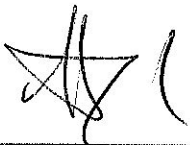
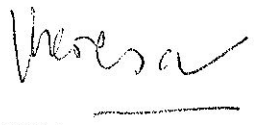


Name (Print Clearly)	Address	Signature
JUGOSLAV FILIPOVIC	3713 KINCAID ST.	
Amca Drillen	3769 Forest ST	
Balsinder Uppal	3716 Forest ST	
DILIP PATEL	3717 Kincaid ST.	
Makiz / Donald Katsukate / Mah	3723 Kincaid ST.	
DINIS FRAZAO	3737 KINCAID ST.	
JOAN WONG	3749 KINCAID ST	
ERIC YEUNG	3750 KINCAID ST	

PETITION TO BURNABY CITY COUNCIL

We, the residents and homeowners of Cascade Heights present the attached petition to **Petition in support of a proposed plan to have building heights increased up to 20 stories or at least the same height as the hospital, with mix uses of commercial and residential** in the forthcoming **Cascade Heights Urban Village Community Plan**.

By signing a petition that is submitted to a public body, your personal information including your name, address and other personal contact information becomes part of public record. Personal information is collected, used and disclosed in accordance with Freedom of Information and Protection of Privacy Act of British Columbia.

Local residents and community members:

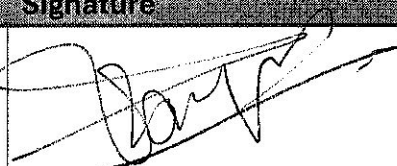
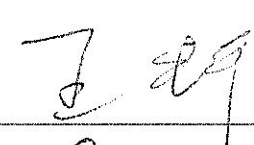




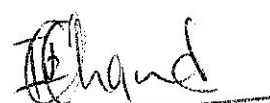

Name (Print Clearly)	Address	Signature
BILL SAM	3775 FOREST STREET	
Ngoc Pham	3754 Forest St	
AIMEE ILLESCAS	3650 BURNABY RD BURNABY BC V5M 4A7	
RON RALPH	3640 BOUNDARY	
Supinder	3704 Linwood St	
THUY XO	3830 Boundary Rd.	
Michael Wohlstrom	3852 Boundary Rd	
HARBHARAN SINGH BHANGRA	3707 Sunset St	

PETITION TO BURNABY CITY COUNCIL

We, the residents and homeowners of Cascade Heights present the attached petition to **Petition in support of a proposed plan to have building heights increased up to 20 stories or at least the same height as the hospital, with mix uses of commercial and residential** in the forthcoming **Cascade Heights Urban Village Community Plan**.

By signing a petition that is submitted to a public body, your personal information including your name, address and other personal contact information becomes part of public record. Personal information is collected, used and disclosed in accordance with Freedom of Information and Protection of Privacy Act of British Columbia.

Local residents and community members:


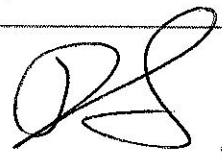

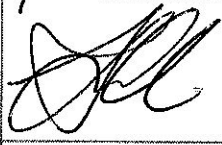

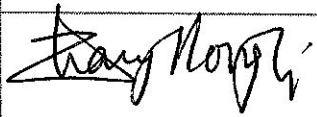
Name (Print Clearly)	Address	Signature
ASHA SHARMA	3764 Kincaid St	
Jay Wang	3736 Kincaid	
Shweta	3751 Sunset Street Burnaby	
For OK	3600 Boundary Rd	
Josh Walker	3806 Boundary RD	
Bobby Chand	3733 SUNSET ST	
Irene Chand	3733 SUNSET ST	
Michael Lei	3755 Sunset St	

PETITION TO BURNABY CITY COUNCIL

We, the residents and homeowners of Cascade Heights present the attached petition to **Petition in support of a proposed plan to have building heights increased up to 20 stories or at least the same height as the hospital, with mix uses of commercial and residential** in the forthcoming **Cascade Heights Urban Village Community Plan**.

By signing a petition that is submitted to a public body, your personal information including your name, address and other personal contact information becomes part of public record. Personal information is collected, used and disclosed in accordance with Freedom of Information and Protection of Privacy Act of British Columbia.

Local residents and community members:





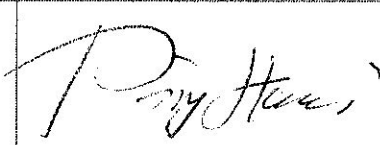
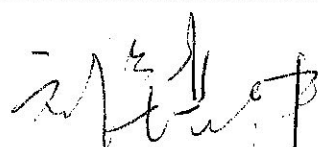

Name (Print Clearly)	Address	Signature
✓ Parminder Kaur Lalli	4066 Kincaid St	P. K. Lalli
✓ B. K. LALLI	4066 Kincaid St	B. K. LALLI
✓ Manjinder Lalli	4066 Kincaid St	
DARSHAN RATTAN	3805 FOREST STREET	
✓ KEVIN SINGH	3988 KINCAID ST BURNABY	
✓ SURAJINDER LALLI	4066 Kincaid St	
VIREN DRA BHATTAR	3813 Forest St.	
HONGLI ZHANG	4061 Forest St.	

PETITION TO BURNABY CITY COUNCIL

We, the residents and homeowners of Cascade Heights present the attached petition to **Petition in support of a proposed plan to have building heights increased up to 20 stories or at least the same height as the hospital, with mix uses of commercial and residential** in the forthcoming **Cascade Heights Urban Village Community Plan**.

By signing a petition that is submitted to a public body, your personal information including your name, address and other personal contact information becomes part of public record. Personal information is collected, used and disclosed in accordance with Freedom of Information and Protection of Privacy Act of British Columbia.

Local residents and community members:

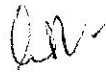



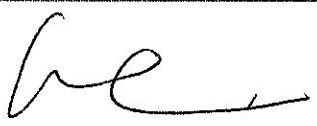

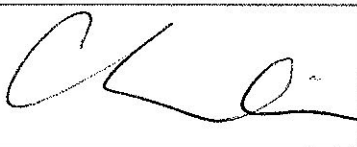
Name (Print Clearly)	Address	Signature
CARI CARAMA	3916 Kincaid Street, BBL	
Kenan Sarpal	4008 Kincaid St	
Manching LI	4075 Forest St	
Kathleen Allan	4053 Forest St	
Nancy P/Ng	4056 Kincaid St.	
Zhenzhong LIU	4056 Kincaid St.	
Kerran Lalli	4066 Kincaid St.	
BAHADUR LALLI	4066 KINCAID ST	Bahadur S Lalli

PETITION TO BURNABY CITY COUNCIL

We, the residents and homeowners of Cascade Heights present the attached petition to **Petition in support of a proposed plan to have building heights increased up to 20 stories or at least the same height as the hospital, with mix uses of commercial and residential** in the forthcoming **Cascade Heights Urban Village Community Plan**.

By signing a petition that is submitted to a public body, your personal information including your name, address and other personal contact information becomes part of public record. Personal information is collected, used and disclosed in accordance with Freedom of Information and Protection of Privacy Act of British Columbia.

Local residents and community members:







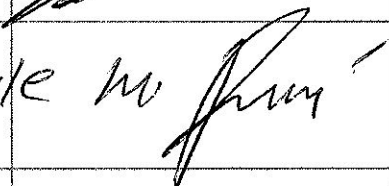
Name (Print Clearly)	Address	Signature
Gurpreet Jaswal	3779 Sunset St	
Arjun Bedi	3750 Sunset St	A.B
Ashna Malik	3744 Sunset St	
Harjit Atwal	7111 2662 4032 Boundary	
Jinwen Yang	3722 Forest St	
Edmond Chiu	3844 Spruce Street Burnaby W 14	
Ling xiao Zhou	4043 Forest St	
Cindy Wong	3872 Spruce Street V5E 1M1	

PETITION TO BURNABY CITY COUNCIL

We, the residents and homeowners of Cascade Heights present the attached petition to **Petition in support of a proposed plan to have building heights increased up to 20 stories or at least the same height as the hospital, with mix uses of commercial and residential** in the forthcoming **Cascade Heights Urban Village Community Plan**.

By signing a petition that is submitted to a public body, your personal information including your name, address and other personal contact information becomes part of public record. Personal information is collected, used and disclosed in accordance with Freedom of Information and Protection of Privacy Act of British Columbia.

Local residents and community members:




Name (Print Clearly)	Address	Signature
QIXIN LIU	4061 Forest St Burnaby	
Sony Manah	4038 MacDonald Ave Burnaby	
Alex Manah	4038 MacDonald Ave Burnaby	
Rupinder Manah	4038 MacDonald Ave Burnaby	
Jasbir Bains	3723 Elmwood St. Burnaby	
Mike Panghe	3722 Nithsdale St Burnaby	
MAKHAN Panghe	3976 NITHSDALE W. Drive St, Burnaby	

PETITION TO BURNABY CITY COUNCIL

We, the residents and homeowners of Cascade Heights present the attached petition to **Petition in support of a proposed plan to have building heights increased up to 20 stories or at least the same height as the hospital, with mix uses of commercial and residential** in the forthcoming **Cascade Heights Urban Village Community Plan**.

By signing a petition that is submitted to a public body, your personal information including your name, address and other personal contact information becomes part of public record. Personal information is collected, used and disclosed in accordance with Freedom of Information and Protection of Privacy Act of British Columbia.

Local residents and community members:

Name (Print Clearly)	Address	Signature
XIAOYU WU	3743 Kincaid St.	
BILL	3755 KINCAID ST.	BILL
ROSE MARIA MAUER	3731 Kincaid St	
KAREENA	3750 Sunset	Kareena
SERENA	3895 FIRST	

PETITION TO BURNABY CITY COUNCIL

We, the residents and homeowners of Cascade Heights present the attached petition to **Petition in support of a proposed plan to have building heights increased up to 20 stories or at least the same height as the hospital, with mix uses of commercial and residential** in the forthcoming **Cascade Heights Urban Village Community Plan**.

By signing a petition that is submitted to a public body, your personal information including your name, address and other personal contact information becomes part of public record. Personal information is collected, used and disclosed in accordance with Freedom of Information and Protection of Privacy Act of British Columbia.

Local residents and community members:

[illegible]