

# Cascade Heights Community Plan







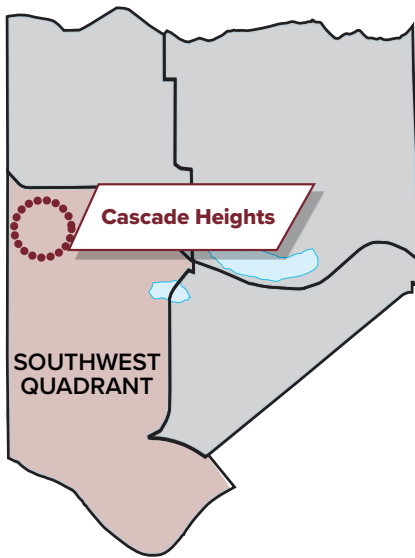
**Burnaby is located on the ancestral and unceded territories of the hə́ńqəmiñəm and Sḵw̓xwú7mesh Sníchim speaking peoples. We are grateful for the opportunity to be on this territory.**

Since 2016, the City of Burnaby has been working toward truth and reconciliation, in response to the Truth and Reconciliation Commission of Canada’s “Calls to Action” for Local Government. This encompasses the initiation of government-to-government relationships with the host First Nations on whose traditional and unceded territory the City of Burnaby is now located, including the x<sup>w</sup>məθk<sup>w</sup>əyəm (Musqueam), Sḵw̓xwú7mesh Úxwumixw (Squamish Nation), sə́lilwətaʔ (Tsleil-Waututh Nation), and k<sup>w</sup>ik<sup>w</sup>əłəm (Kwikwetlem First Nation) Peoples. The City seeks to improve engagement with host First Nations, establish and maintain positive and effective working relationships and advance reconciliation. As the original stewards of the lands on which Burnaby is now located, and as knowledge keepers on land use and environmental protection, host First Nations have a unique connection to and understanding of these lands. The City recognizes host Nations’ traditional knowledge and the value it brings to future land use decisions.

In recognition of ongoing Truth and Reconciliation efforts and the City’s commitment to working in consultation and collaboration with Indigenous peoples, the community planning process has included the following steps:

- » Using public consultation methods, documents and materials as an opportunity to acknowledge and educate the wider community about the value and importance of Truth and Reconciliation, and the role of Indigenous Peoples in shaping Burnaby’s history, heritage and future;
- » Facilitating communication and engagement with host First Nations with an open invitation to collaborate and provide feedback at various stages of the community planning process; and
- » Providing cultural competency and sensitivity training for the project team and other staff involved in the community planning process.

As the Cascade Heights Plan (“Cascade Heights Plan” or “the Plan”) is implemented, the City is committed to continued collaboration with the host First Nations as part of ongoing Truth and Reconciliation efforts.



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PART 1

**OVERVIEW OF THE  
CASCADE HEIGHTS PLAN**

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# 1.1 Big Moves and Opportunities

Figure 1 below outlines some of the big moves and opportunities envisioned for Cascade Heights, looking into the long-term future.

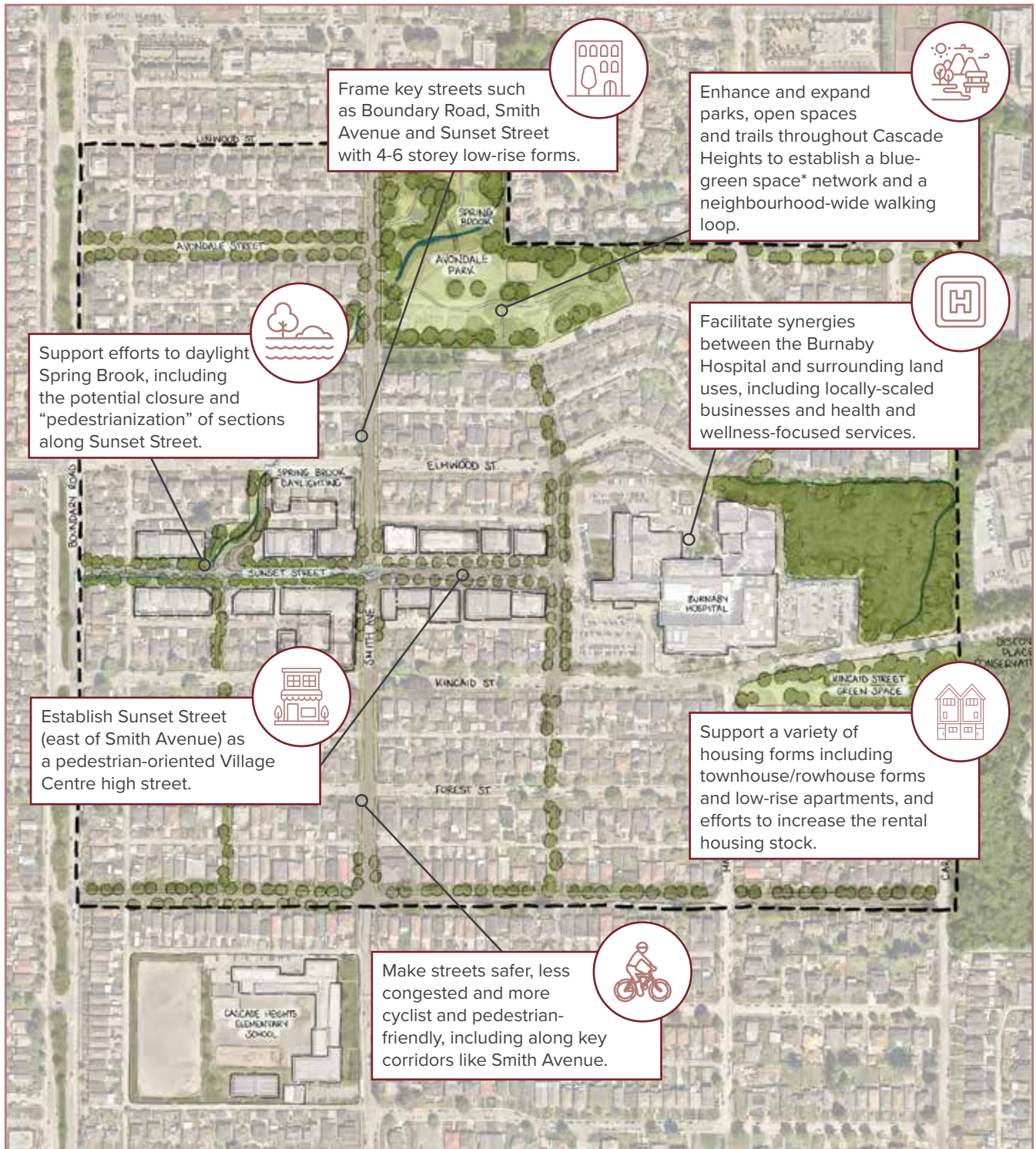
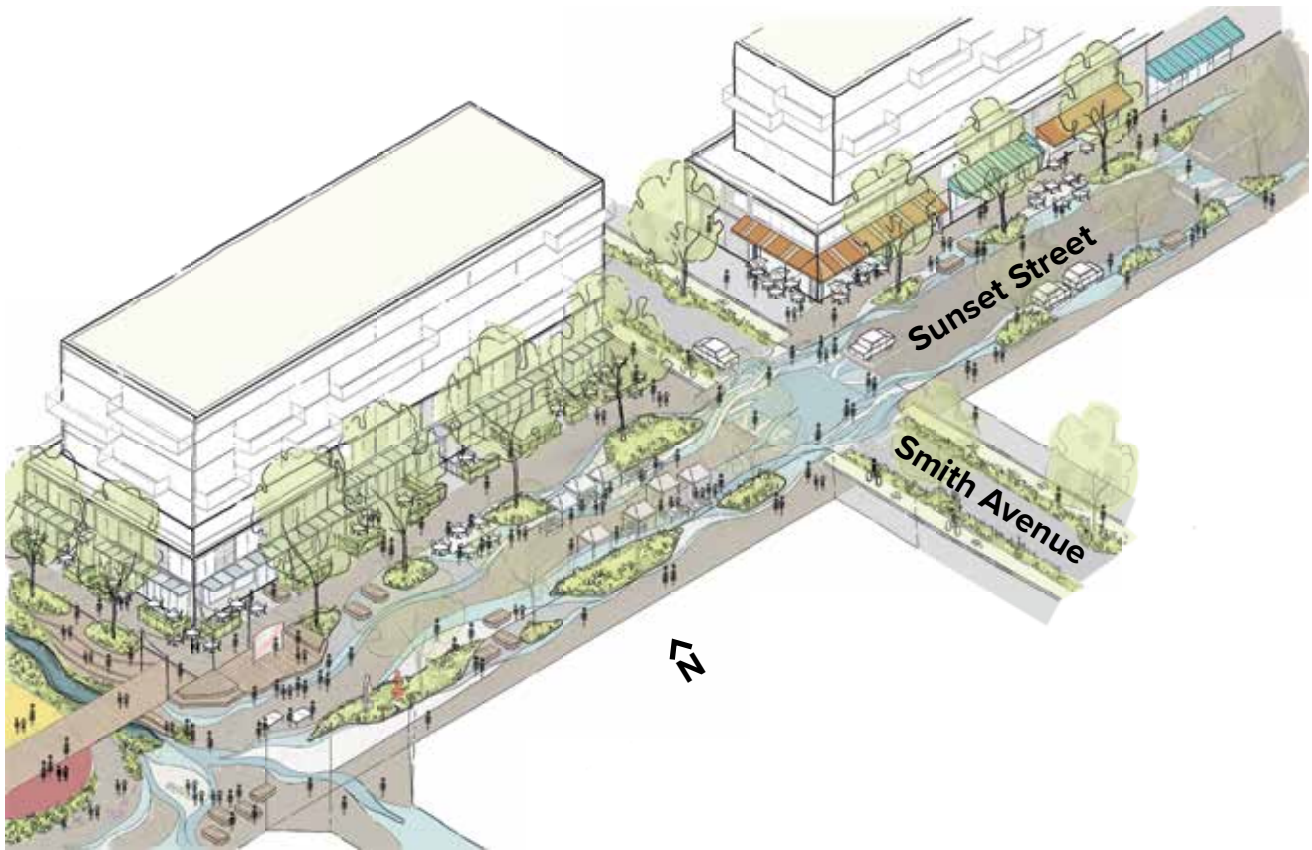


Figure 1. Big Moves and Opportunities for the Cascade Heights Plan

Many of these big moves and opportunities focus on establishing Sunset Street as a prominent village centre for the Cascade Heights neighbourhood. This is a village centre that fosters a unique community identity for Cascade Heights, where businesses and local economy thrives, and where residents, workers and visitors can gather to socialize, relax and easily access everyday basic needs and services.



Concept sketch of Sunset Street as the future village centre of Cascade Heights

# 1.2 Vision, Key Values and Goals

The vision statement for the Cascade Heights Plan establishes broad-level aspirations for the community's future and is further supplemented by a list of key values and goals that guide the community plan in achieving its vision.

Together, the vision, key values and goals are reflected in the rest of the Cascade Heights Plan within various policy directions that will shape future land use and development, public space and mobility, and housing and community building in Cascade Heights.



Figure 2. Vision, Key Values and Goals for the Cascade Heights Plan



# 1.3 The Community Planning Process

The Cascade Heights Plan was developed through a multi-phased process involving several rounds of extensive public consultation and engagement with host Nations as well as area residents, various community groups, partners and organizations and other members of the public. Key highlights and milestones for each of the public consultation phases are outlined below.

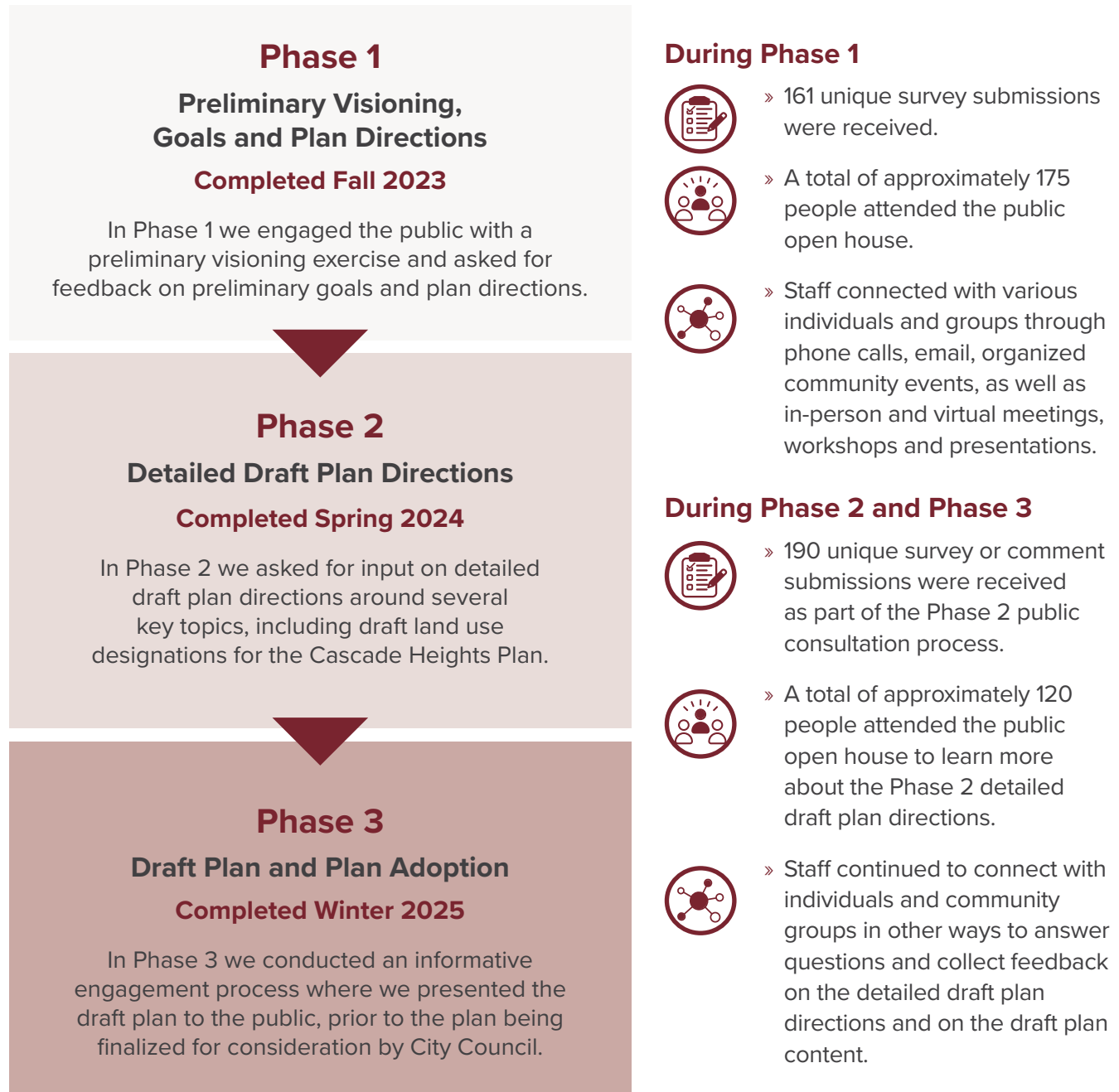


Figure 3. The Community Planning Process

During the entire community planning process, a Gender Based Analysis Plus (GBA+)\* approach was applied to various public consultation methods, events, tools and strategies. This allowed us to reach out to as many people as possible and encourage their active participation in shaping the Cascade Heights Plan.

PART 2

# CONTEXT AND HISTORY

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# 2.1 Community Plan Area Boundary

Figure 4 below outlines the plan area boundary, or the geographical scope, of the Cascade Heights Plan. The area is bounded generally by Linwood Street/Kalyk Avenue, Spruce Street to the south, Boundary Road to the west, and Carleton Avenue to the east. All lands within the plan area boundary are

considered part of Cascade Heights under which future directions and strategies around land use and development, public space and mobility, and housing and community building will be considered in the wider context of the Cascade Heights community.



Figure 4. Plan Area Boundary



## 2.2 Community Plan Context

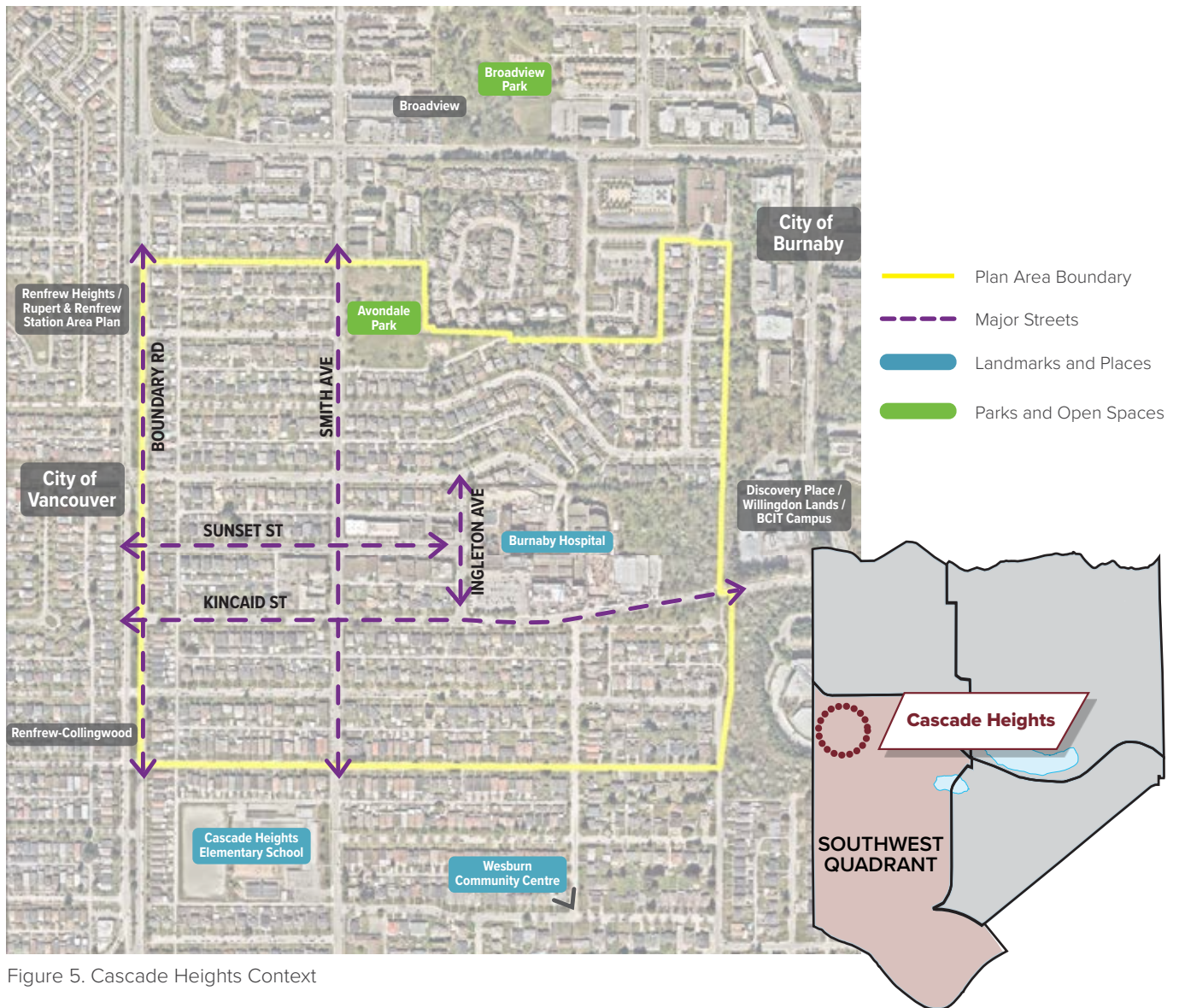


Figure 5 above shows the surrounding context of Cascade Heights. The community is located within the southwest quadrant of Burnaby, with its western extent at Boundary Road, which forms the border between Vancouver and Burnaby. To the east of the community and Burnaby Hospital is the Discovery Place neighbourhood, with the Willingdon Lands and the British Columbia Institute of Technology (BCIT) campus located further east. To the north is the Broadview

neighbourhood, and to the south are primarily residential uses, along with key landmarks\* such as Cascade Heights Elementary School, Wesburn Community Centre and Wesburn Park.

The context of Cascade Heights, and many of its existing features and connections, will continue to play a critical role in shaping the future of this community.

## 2.3 History and Heritage of Cascade Heights

For generations, the rich resources of these lands have been accessed by hən̓q̓əmi̓nəm̓ and Skwxwú7mesh Sníchim speaking peoples. Today, their descendants continue to live in Burnaby and the adjacent municipalities that developed within their traditional ancestral and unceded territories.

### Cascade Heights was part of the rural “Broadview” neighbourhood

Cascade Heights was part of a larger neighbourhood known as “Broadview” that stretched from Kincaid Street in the south to Halifax Street in the north.

By the Second World War, the northern portion of Broadway had become largely a commercial and industrial area, while the neighbourhood known today as “Cascade Heights” remained a residential neighbourhood.



In the earliest days following Burnaby’s incorporation in 1892, the Broadview neighbourhood was largely home to acreages and farms, including the Nicholson family farm on Boundary Road. 1933 photograph: City of Burnaby Archives, 375-020

### The neighbourhood grew rapidly after the Second World War

The Cascade Heights neighbourhood saw significant residential growth in the 1940s and 1950s, when Burnaby became a popular place for families to live after the Second World War. Burnaby’s population tripled from 30,328 in 1941 to over 100,000 in 1961.



Cascade Heights Elementary School opened in 1953. It was one of several schools built in Burnaby in the 1950s to meet the needs of the rapidly growing community. PHOTO: Cascade Heights School in 2009, City of Burnaby Archives 503-042

## Cascade Heights is home to Burnaby's hospital

Burnaby General Hospital opened in 1952. The hospital was built on property provided by the City of Burnaby, following extensive lobbying and fundraising by the community. The hospital admitted 5,010 patients in its first year and delivered 944 babies.



Aerial photograph of Burnaby General Hospital, 1961. City of Burnaby Archives 480-241

The Cascade Heights Plan provides policy directions to identify various heritage assets that may be preserved and enhanced as part of the mid to long-term future and to continue to highlight the neighbourhood's diverse history through various placemaking\* and community building strategies. See [Section 5.3](#) for more details.

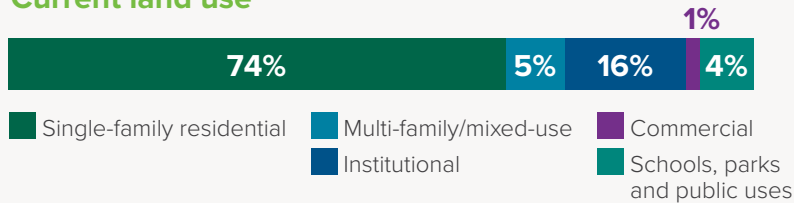


## 2.4 Community Snapshot

Cascade Heights is a diverse neighbourhood in Burnaby with a dynamic mix of residents of various ages, income levels and backgrounds. See a snapshot of the community below.

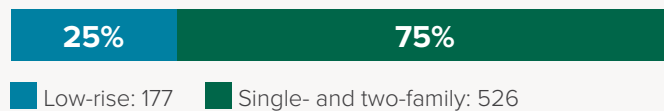
### Existing Land Uses and Housing

#### Current land use



Source: 2024 City of Burnaby

#### Housing by type



Source: 2023 City of Burnaby, unit counts

### Demographics

#### Population

**2,543** (1% of Burnaby's population)

Source: 2021 Census Data

#### Languages spoken at home

**34%** of residents spoke a language other than English at home

Source: 2021 Census Data

### Transportation



Sunset Street runs east-west along the centre of Cascade Heights. Boundary Road, Smith Avenue and Kincaid Street are major vehicle routes running through or surrounding the neighbourhood.



Existing bus routes connect Cascade Heights to other parts of Burnaby and Metro Vancouver, including access to the Millennium and Expo SkyTrain Lines.

### Community Amenities & Open Space



Avondale Park currently serves as the main open park space for Cascade Heights. Residents also enjoy access to the Discovery Place Conservation Area, located directly east of Cascade Heights.



Burnaby Hospital has operated in Cascade Heights since 1952. It is currently (2024) being expanded and renovated so that it can continue to better serve the wider community.

PART 3

# LAND USE AND DEVELOPMENT

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# 3.1 Land Use Map and Designations

Figure 6 (Cascade Heights Land Use Map) and Figure 7 (Cascade Heights Land Use Designations Table) outline the supported future land uses throughout the Cascade Heights community.









Figure 6. Cascade Heights Land Use Map

*All proposed parks, open spaces and natural areas are subject to further review and revision through the Burnaby 2050 Official Community Plan (OCP) Update and subsequent OCP updates/reviews.*



Figure 7. Cascade Heights Land Use Designations Table

	Land Use Designation	Permitted <sup>1</sup> Building Height Range	Land Use and Building Form
<b>Residential</b>	 Townhouse	4 storeys	Ground-oriented residential townhouse form
	 Low-Rise Apartment 1	4 storeys	Low-rise residential apartment form with ground-oriented residential <sup>2</sup>
	 Low-Rise Apartment 2	6 storeys	Low-rise residential apartment form with ground-oriented residential <sup>2</sup>
<b>Commercial</b>	 Neighbourhood Commercial	Variable	Commercial uses provided at a scale and intensity that meets the day-to-day needs of several blocks <sup>3</sup>
<b>Institutional</b>	 Institutional	Variable	Institutional, cultural and recreation uses at various scales and intensities
<b>Parks, Open Spaces and Natural Areas</b>	 Parks, Open Spaces and Natural Areas	Variable	Parks, natural areas, conservation areas, open spaces and related uses provided at various scales

<sup>1</sup> The Zoning Bylaw accommodates additional supported height beyond the permitted height range in certain circumstances. The heights outlined above may also be subject to change and may be amended from time to time in the Zoning Bylaw. Refer to the Zoning Bylaw for more up to date information.

<sup>2</sup> May also include ground-oriented and upper-level commercial uses if combined with Neighbourhood Commercial or General Commercial designation (ie. a mixed-use development). No additional height is supported in these cases and the building height range of the base residential designation takes precedence.

<sup>3</sup> Commercial uses are generally integrated within a mixed-use development but may be in standalone form under specific circumstances.

Together, the Land Use Map and Land Use Designations Table provide more detailed, parcel-specific information on the potential future land uses and development potential for each property within the Cascade Heights community. They also present a framework for how Cascade Heights can develop into a complete community with a variety of housing and employment options as well as community amenities and services.

### Supplementary Notes to Figure 6. Cascade Heights Land Use Map and Figure 7. Cascade Heights Land Use Designations Table

1. Maximum development potential may not be achievable for all sites, particularly where challenging site configurations or environmental constraints exist, or where development proposals do not use the full building heights permitted. Sites located within or near watercourse or riparian areas, for instance, may be subject to stream-side development restrictions and guidelines as outlined in the Official Community Plan (OCP) and other policies.
2. Sites with multiple designations may be developed such that supported building height ranges are distributed across the full site in a way that is generally consistent with the community plan and other urban design goals as determined at the site-specific development proposal stage.
3. The supported building height ranges indicated in *Figures 6 and 7* are provided as guidelines. During the site-specific development stage, slight variances to final building heights for proposed developments may be possible, accounting for various factors such as alignment with Zoning Bylaw regulations.
4. The supported building height ranges are inclusive of requirements for the provision of non-market rental units. All future apartment or mixed-use developments involving a residential component will be obligated to provide a non-market rental unit component as stipulated in the Zoning Bylaw.
5. Lands designated for Institutional Use may be developed or integrated into larger adjacent development sites, subject to the development delivering new or significantly enhanced public spaces or community amenities.
6. On lands designated for Institutional Use with a residential use overlay, development at a taller height and higher residential land use designation than originally assigned may be supported if the development 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 childcare use space. Support for taller height and higher residential land use designation for a new development would be assessed on a case-by-case basis during the site-specific development stage, taking into account the site's location within the neighbourhood, urban design context, and the land use designation of adjacent and nearby lands. In cases where a proposed development meets these conditions and additional height is supported, the site-specific development application may be processed without an Official Community Plan (OCP) Amendment application, though support would still be subject to Council discretion and approval.

## Supplementary Notes to Figure 6. Cascade Heights Land Use Map and Figure 7. Cascade Heights Land Use Designations Table (cont'd)

7. Proposed streets, lanes, green corridors\* and other linkages in this plan are conceptual and may be adjusted and refined to reflect development proposals, land assemblies, and specific mobility options including the types of modes to be accommodated (i.e. vehicular, pedestrian, cycling).
  8. New streets, lanes and green corridors will typically be achieved through land dedication to the City as redevelopment occurs.
  9. Lands that are dedicated or secured to construct a proposed street, lane, green corridor or other public space are assigned the same land use designation as the subject development site for the purposes of calculating maximum development potential of the site.
  10. The determination of whether new public space is dedicated to the City, or access is provided via statutory right-of-way will be determined at the time of development application.
  11. Professional assessments (e.g. environmental, riparian\*, geotechnical) may be required to determine the developable area of development sites within the plan.
  12. Future potential park expansions shown on this map may require a future land acquisition strategy where the City will need to purchase existing residential private properties in order to achieve the park space expansion goals outlined in the community plan. For properties designated for future park or public use in the new community plan, there is no obligation for an owner to sell their property to the City. The owner's existing land-use rights and current zoning designation for the property remain as is.
- However, if the owner decides to sell their property in the future, the City may potentially consider making a fair market value offer to purchase the property, based on highest and best land use. This helps to make sure that the homeowner is fairly compensated at the time of the sale and that the community is able to obtain necessary public lands. An owner is under no obligation to sell to the City and may sell to another interested party. There may however be other advantages for owners to sell to the City, such as timeline flexibility.
13. Proposed stream daylighting areas and riparian habitat setbacks shown in the plan are conceptual in nature and would be determined at the site specific development stage.
  14. Neighbourhood commercial opportunities may be supported anywhere within the plan area boundary on a case-by-case basis, with preference for commercial opportunities at prominent intersections, and fronting parks and other public spaces.
  15. Mid-block green corridors\*\* are required to be a minimum of 8m in width, with access provided via statutory right-of-way unless otherwise determined at the time of development application. Final cross section widths to be determined at time of development application.

\*\*see [Section 4.1](#) for further definition and explanation of Green Corridors in the context of the Cascade Heights Plan.



## 3.2 Future Building Height Ranges

Figure 8 below generally portrays building height ranges that exist in Cascade Heights today.

For comparison, Figure 9 provides an approximation of building height ranges that may be supported in different areas of Cascade Heights based on the Land Use Map and Land Use Designations Table. The exact heights of future developments will be determined through the development application process, though they should generally follow the height ranges outlined in the community plan.

Today, building heights generally range between 2-3 storeys, with more significant height emerging at the Burnaby Hospital as it undergoes redevelopment and expansion. The plan update presents an opportunity to create more definition around key streets, landmarks\*, and public spaces, as well as appropriate transition from the hospital site to the lower forms\* in the surrounding areas.

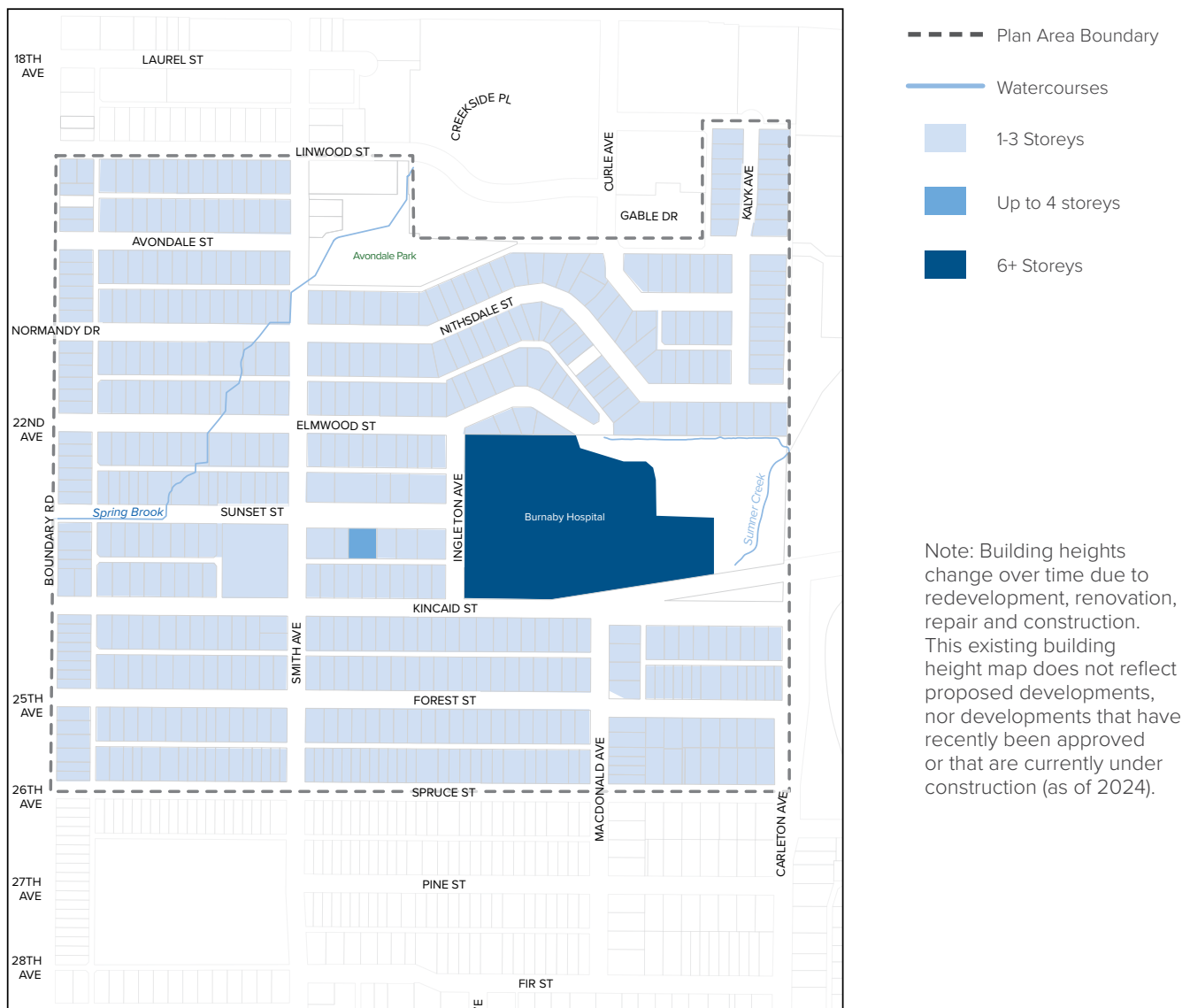
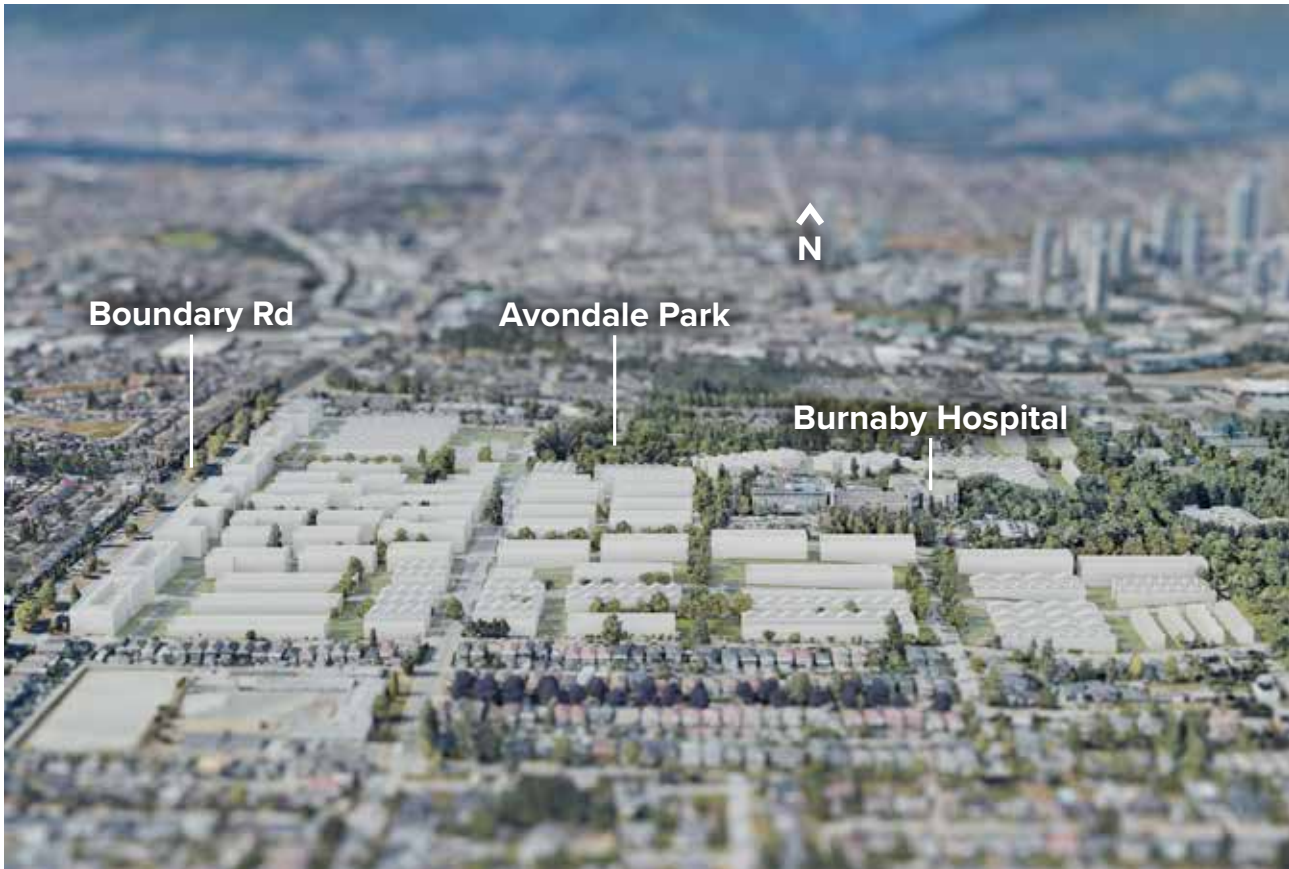


Figure 8. Existing Building Height Ranges in Cascade Heights

It is noted that while *Figure 9* shows future proposed building height ranges, the map assumes full-build out of the plan boundary area based on the proposed draft land use designations map. It is not intended to reflect where, how, and at what pace future development will occur once the new Cascade Heights Plan is adopted, keeping in mind that the plan envisions the long-term future (30+ years) of the Cascade Heights community.



Figure 9. Proposed Future Building Height Ranges in Cascade Heights



Rendering of potential future building heights across Cascade Heights

### **Supplementary Notes to Figure 9. Proposed Future Building Height Ranges in Cascade Heights**

- » Permitted building heights identified in this map and elsewhere in the community plan are inclusive of all land uses and housing tenures being incorporated into a new development. For example, in the case of a new mixed-use development consisting of ground-level commercial uses with mixed strata and rental residential uses above, all uses must be included within the supported building height range identified in the corresponding land use designation assigned to the development site.

## Supplementary Notes to Figure 9. Proposed Future Building Height Ranges in Cascade Heights (cont'd)

- » On sites with existing purpose-built rental units (marked in a dark pink outline in *Figure 9*) that are proposed for redevelopment, the City will work closely with applicants on a case-by-case basis during the site-specific redevelopment stage to identify potential support for building height increases above maximum identified heights up to a potential maximum of 20 storeys. Additional height in these cases may be supported and the site-specific development application may be processed without an Official Community Plan (OCP) amendment application if the applicant has:
  - provided evidence (via independent market feasibility studies or other analyses), to the satisfaction of staff and City Council, that redeveloping within the confines of the supported maximum building heights is economically unfeasible, given rental replacement requirements under existing housing policies and Zoning Bylaw requirements.
  - committed to providing, either independently or through partnerships with the City or third-party organizations, additional community amenities or benefits as part of the proposed redevelopment that is required by the Cascade Heights community (e.g. daycare space, non-profit office or gathering space, specialized housing for seniors and/or hospital staff)
  - demonstrated the ability and willingness to negotiate with the City to seek potential concessions to reduce building heights as much as feasibly possible (e.g. through negotiated reductions or revisions to standard requirements through the site-specific development application stage).
- » In all cases where additional building height is supported in proposed redevelopments involving required replacement rental units, the applicant's development proposal must demonstrate exceptional urban design and careful consideration of how the proposed building massing\*, bulk and scale may be reduced in consideration of the site's surrounding context and adjacent building forms\*.

Framing key streets and public spaces with a comfortable level of enclosure is a key goal of the height framework, with 6 storey forms envisioned along Sunset Street, Boundary Road, and Kincaid Street, and 4-6 storeys generally proposed along Smith Avenue. Away from these streets, building heights gradually step down towards the edges of the plan area, with 4 storey townhomes providing appropriate transition to the surrounding residential neighbourhoods.

Overall, the plan supports lower building heights than those typically considered in other communities that are more proximate to rapid transit to allow for a more local and intimate neighbourhood character.



Low-rise mixed-use building in River District, Vancouver

PART 4

**PUBLIC SPACE  
AND MOBILITY**

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## 4.1 Blue-Green Space\* Network

Within the Cascade Heights community, a network of parks, trails, streams, riparian habitats\*, and other types of blue-green spaces\* are highly valued and enjoyed by residents, workers and visitors alike. Looking ahead into the long-term future, the Cascade Heights Plan will explore opportunities to enhance and expand this blue-green space\* network. The goal is to provide existing and future residents with safe and convenient opportunities to walk, cycle, gather and relax close to nature.

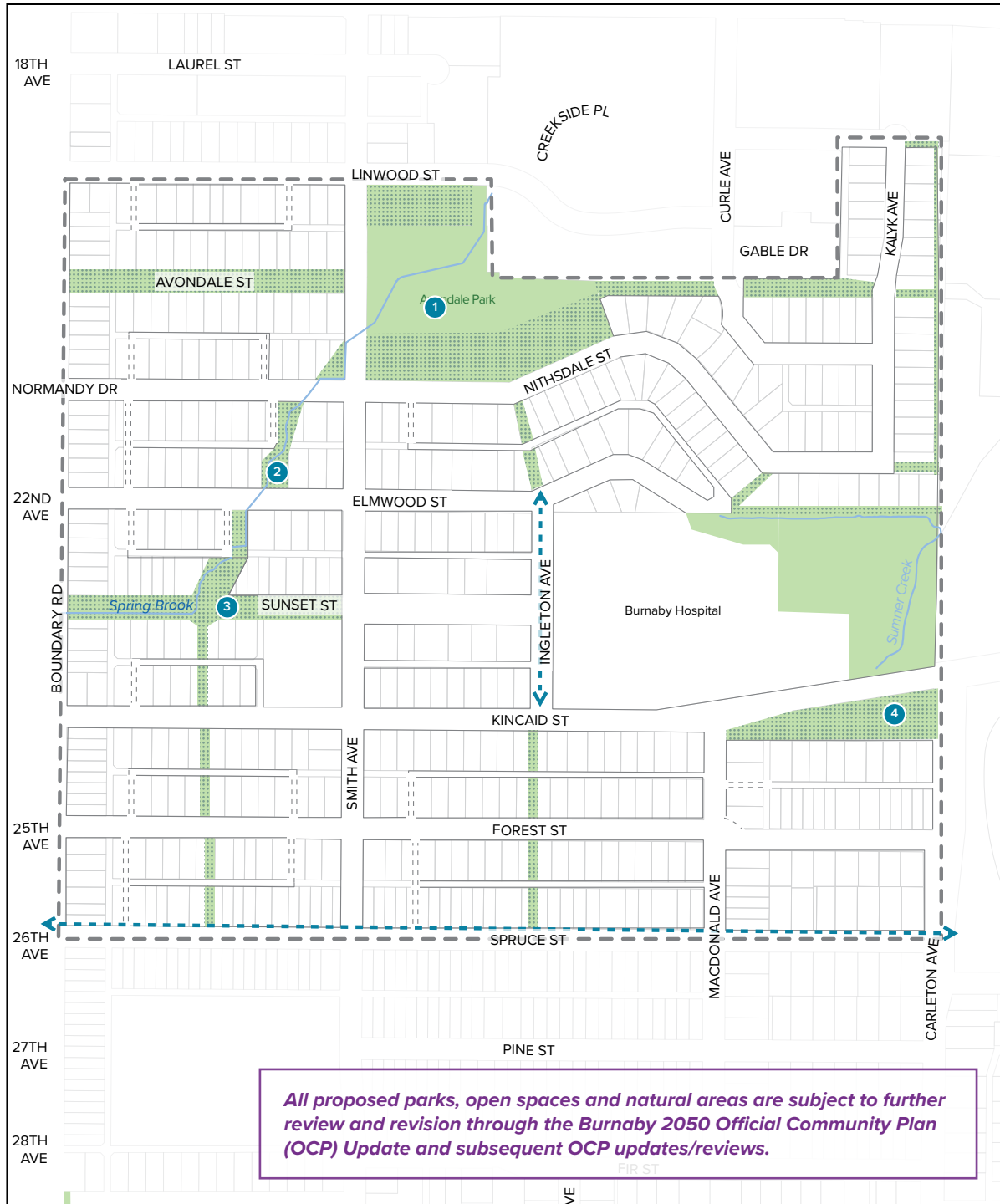


Landscaped rainwater management amenities (RMA) along the streetscape

*Figure 10* on the next page shows the future proposed blue-green space\* network for Cascade Heights, depicting how parks and other open spaces may be improved and expanded upon in the future, as well as how they may be more closely linked by an enhanced system of green streets\*, green corridors\* and trails. The primary goals of the blue-green space\* network are as follows:

- » to provide overall better access to nature for residents and visitors and to enhance the usability of the community's various parks and open spaces
- » to establish a community-wide green walking loop, where people have the opportunity to safely and conveniently walk and cycle throughout Cascade Heights using a complete system of trails, green streets, green corridors and other connections
- » to help achieve the City's various climate action goals, including the encouragement of active transportation modes and the preservation of natural areas and habitats
- » to promote the improvement of water quality and the overall ecological health of urban streams and watercourses through measures such as daylighting and reducing stormwater run-off (e.g. by encouraging landscaping and rainwater management amenities in the public realm).

Figure 10. Cascade Heights Future Blue-Green Space\* Network Map



- Plan Area Boundary
- - - Proposed Street / Lane
- Watercourses
- Existing Parks, Open Spaces and Natural Areas\*
- Proposed Parks, Open Spaces and Natural Areas\*
- Green Street
- 1 Avondale Park Expansion
- 2 Spring Brook Daylighting
- 3 Sunset Street Green Corridor
- 4 Kincaid Street Green Space

\*Includes trails, green corridors and other components of the blue-green space network

## Supplementary Notes to Figure 10. Cascade Heights Future Blue-Green Space\* Network Map

- » Where possible, the acquisition of land for future new or expanded park spaces and green corridors should be achieved through negotiation with developers/property owners during the site specific development application stage.
- » Where parks, natural areas or other green spaces already exist, the intent of the community plan is to preserve, maintain or enhance these spaces in the future for their most appropriate public use. The plan does not support removing existing components of the blue-green space\* network, unless under unique circumstances supported by Council through a community plan amendment process.
- » As communities grow, it is necessary to continue reassessing future park space needs and requirements for existing and future residents. In addition to the future potential new park spaces shown in *Figure 10*, other areas within the Cascade Heights Plan area boundary may be identified by the City in the mid to long-term future to accommodate new park spaces as the community continues to evolve. This process would involve further public consultation, separate from the community planning process.

## What are green streets vs. green corridors?

A **green street** is a street or section of a street that has unique back-of-curb design features (e.g. heavy landscaping, denser street tree plantings, enhanced rainwater management amenities and boulevards, curb-less design) to provide enhanced pedestrian and cyclist linkages to larger parks or green spaces in the neighbourhood.

While green streets may still accommodate vehicle traffic, they are designed to slow-down vehicle traffic as much as possible and to prioritize the pedestrian and cyclist experience even more so than standard streetscape designs.



Watling Street, Burnaby

A **green corridor** refers to a narrower (min. 8 metre right-of-way) pedestrian and cyclist only landscaped path. In many cases, these corridors provide mid-block connections to improve overall pedestrian and cyclist movement through the neighbourhood.

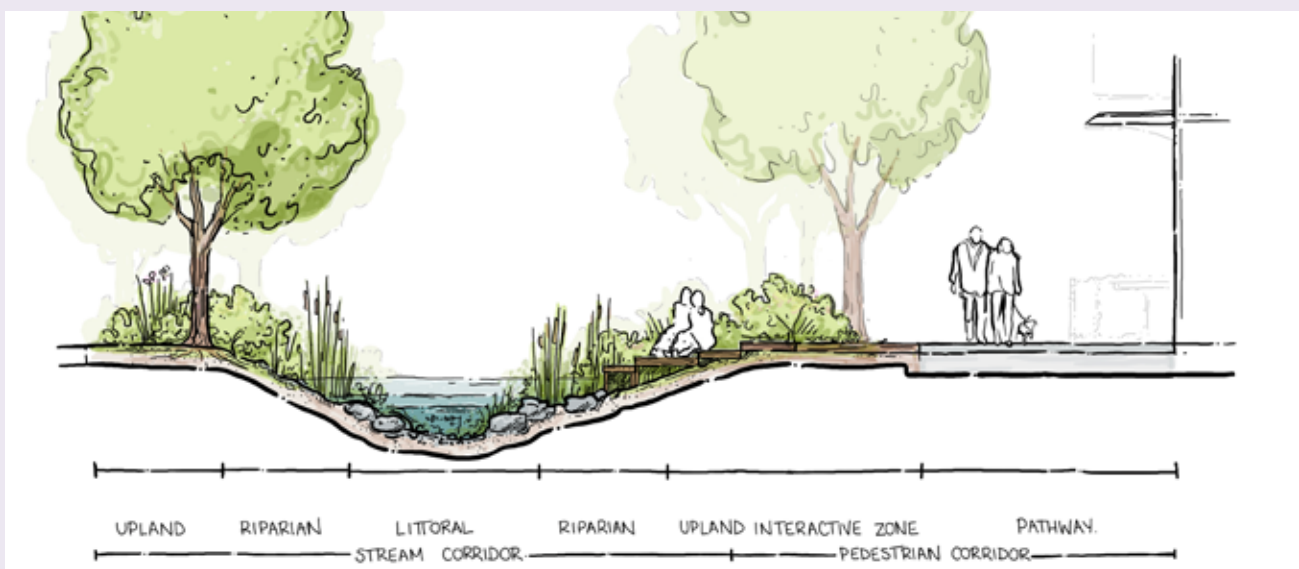


Green corridor in Edmonds, Burnaby

## Park Space Expansions and New Blue-Green Spaces\*

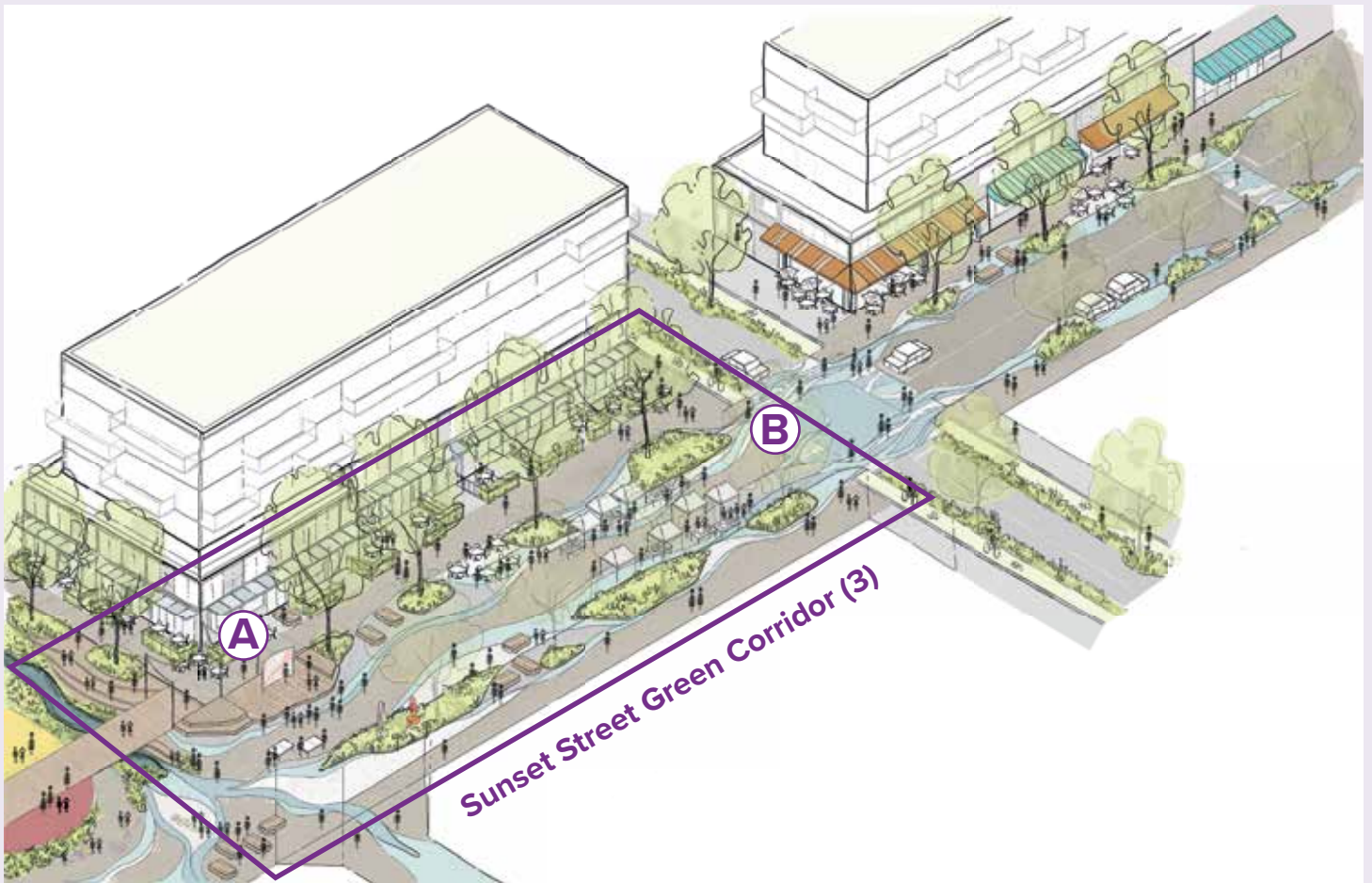
Figure 10 above identifies specific components of the proposed blue-green space\* network that are further discussed below. As part of the Cascade Heights Plan, considering future park space expansions is critical to continue providing excellent, high-quality amenities for existing and future residents. This helps ensure we provide sufficient parks and green spaces as Cascade Heights continues to grow and welcome more residents.

- 1 Avondale Park expansion:** Avondale Park serves the Cascade Heights community well, though there is potential for future improvements to the park space, including enhancements in park programming and active recreational amenities. Potential future expansions of the park may also be explored to the south (to meet Nithsdale Street) and north (to the intersection of Smith Avenue and Linwood Street), as well as connections with Avondale Street which is envisioned to become a future pedestrian and cycling-oriented green corridor connecting to Avondale Park.
- 2 Spring Brook daylighting:** The Cascade Heights Plan supports future efforts to daylight Spring Brook and to enhance its surrounding riparian habitat as it flows through the neighbourhood between Sunset Street and Avondale Park. These efforts include ways to provide access and connectivity to the daylighted stream for residents (e.g. via trails) and improving other public realm elements around the stream.
- 3 Sunset Street green corridor:** To further support Spring Brook daylighting efforts, there is a future opportunity to explore transforming Sunset Street between Boundary Road and Smith Avenue into a pedestrian and cyclist-oriented green corridor. This new Sunset Street Green Corridor would be activated by ground-level residential and lower-intensity commercial uses (e.g. live-work uses) and provide the Cascade Heights community with a unique public realm experience compared to Sunset Street east of Smith Avenue, which is envisioned as a busier, more active high street\*.
- 4 Kincaid Street Green Space:** A triangular-shaped green space currently exists in the Kincaid Street right-of-way south of the Burnaby Hospital. In the future, there is an opportunity to explore enhancing this space to create a more accessible Green Space for residents, as well as hospital staff, patients and visitors. This space would feature passive recreation amenities (e.g. seating areas, access to landscaping and nature) and facilitate improved connections to the adjacent trails in the Discovery Place neighbourhood.



Future efforts to daylight Spring Brook (2) could include exploring options to provide access and connectivity to the stream through trails or other public realm improvements





**A**

View of the Sunset Street green corridor looking east (towards Smith Avenue). The green corridor is lined on both sides by lower intensity ground-level commercial uses (compared to Sunset Street east of Smith Avenue), including live-work units and cafes.



**B**

View of the Sunset Street green corridor looking west (towards Boundary Road). The future closure of Sunset Street between Boundary Road and Smith Avenue to vehicle traffic will allow this area to become a multi-purpose pedestrian and cyclist oriented green corridor that facilitates a range of programmed and un-programmed activities and opportunities for community gathering and recreation.



## 4.2 Plazas and Character Streets

A **plaza** is a large, usually hardscaped\* public open space that is framed, activated and defined by adjacent buildings, streets, green spaces or other urban elements.

Plazas often function as a focal point or gathering place for the community and may accommodate various activities depending on their size, location and function. Generally, plazas are reserved for pedestrians or other active transportation users.

A **character street** can be thought of as a plaza in linear form. While these streets may still accommodate vehicle traffic, their design prioritizes the pedestrian experience, both in terms of safety and accessibility, but also from the general experience of the streetscape not only as a place to travel through, but also as a unique place to gather, shop, relax, eat or recreate in.



Washington Square, NY



Water Street, Gastown, Vancouver



Main Street, Vancouver during car-free day festival



Albee Square, Brooklyn, NY



Greene Street, Soho, NY

Both plazas and character streets are defined not only by the surrounding land uses that activate them (e.g. ground-level storefronts, café and restaurant patio seating areas), but also by other urban design elements. This includes unique landscaping, hardscaping features and materials, street furniture and lighting, and public art.

Historically, plazas and character streets have played a crucial role in shaping excellent urban design in neighbourhoods and cities throughout the world, and in creating unique places that residents and visitors can enjoy, identify with, and feel welcome in.

As part of the overall public space and mobility strategy, the Cascade Heights Plan identifies strategic locations where plazas and character streets may be developed in the future (see *Figure 11* below). These spaces provide unique placemaking\* opportunities that will establish Cascade Heights as a special destination with plenty to see, do and enjoy for both residents and visitors.



Figure 11. Cascade Heights Plazas and Character Streets Map

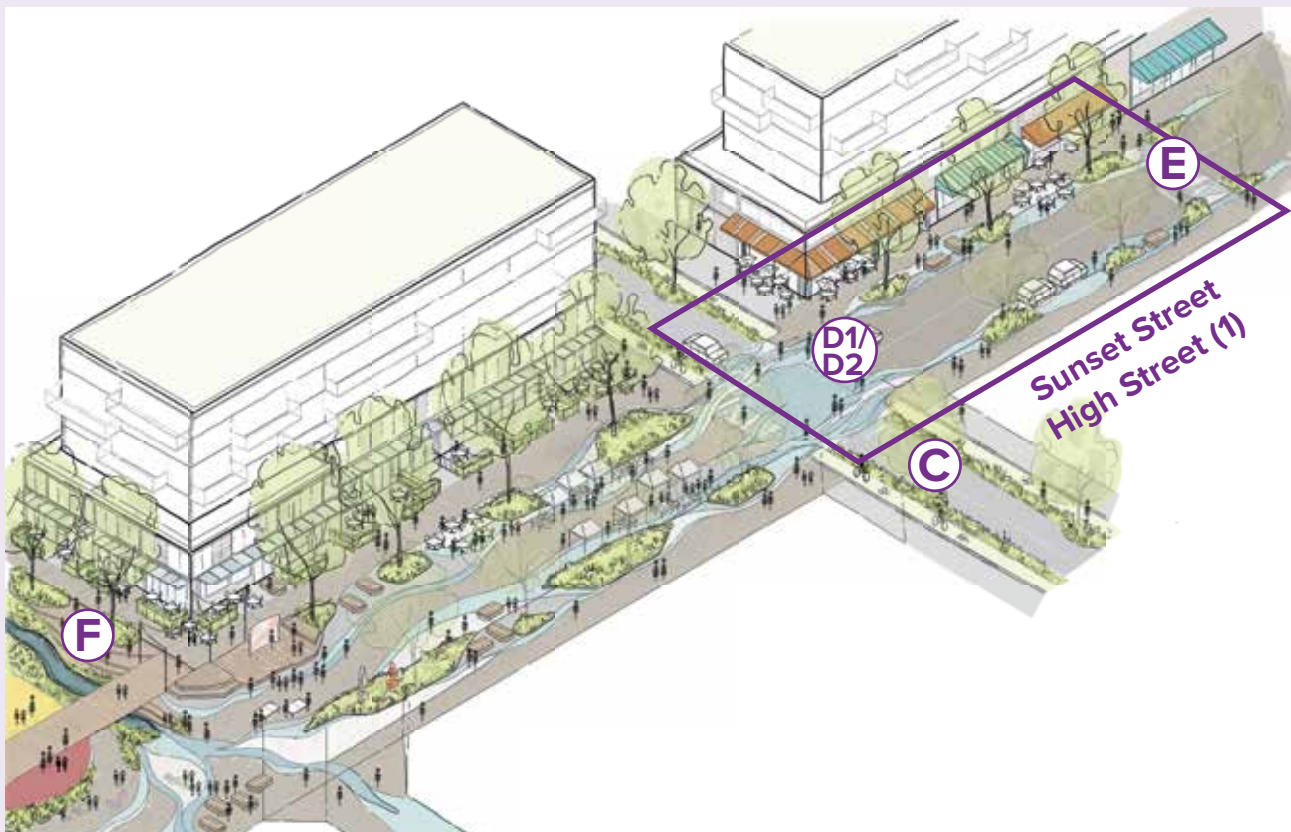


## Plazas and Character Streets

- 1 Sunset Street High Street:** The segment of Sunset Street located east of Smith Avenue will continue to be the commercial core of the neighbourhood. Lined with shops, cafés and services, the street will be transformed into a pedestrian-oriented high street, enhanced by wider sidewalks and space for patio seating, retail product displays, and other elements to activate the commercial streetscape for pedestrians. To accommodate outdoor uses, a minimum of 2 metres will be provided between the building edge and the sidewalk. Vehicle lanes will be reduced to two bus-friendly lanes with street parking strategically located to maximize available space for pedestrians. Dedicated cycling lanes will be provided along parallel streets instead of Sunset Street.

The high street will be defined by a unique, high-quality paving, street lighting, and street furniture standard. Street trees and rain gardens will help to soften the streetscape expression, while providing shade during the summer. A curb-less or modified curb design will be explored, with parkade entrances to developments fronting the high street restricted to optimize the pedestrian experience and support future street closures for festivals and markets. A mid-block crosswalk will be explored to improve pedestrian flows, and improved crosswalks will be provided at Smith Avenue to provide a seamless connection between the high street and the pedestrian section of Sunset Street to the west.

- 2 Sunset Plaza:** Sunset Plaza is located where Spring Brook meets the Sunset Street Green Corridor. The plaza serves as a gateway to the Spring Brook Green Corridor and provides a focal point for social gathering and small community events. The space will be designed to emphasize openness and facilitate a welcoming experience, with a café or similar use on its eastern edge, and a balance of soft and hardscaped elements, with public art and seating.





## C

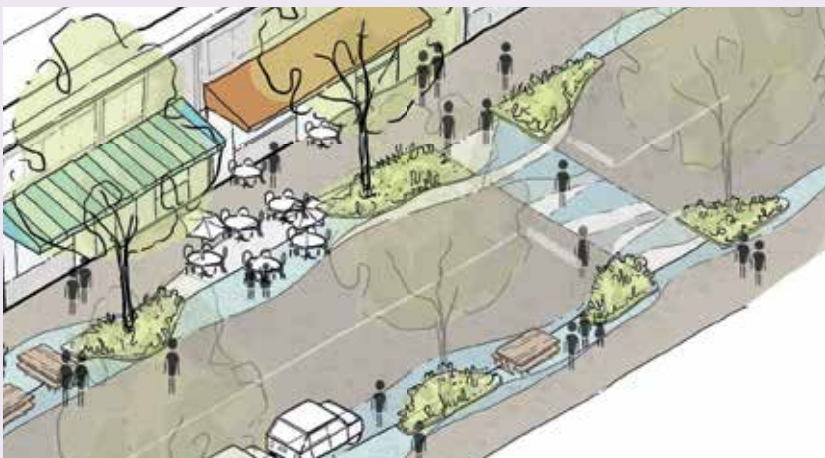
View from Smith Avenue looking north to the intersection of Sunset Street: The intersection of Smith Avenue and Sunset Street will be characterized by unique paving patterns and traffic calming measures to signify the gateway to the village centre, and to create a distinct transition between the Sunset Street high street and the calmer, green corridor section of Sunset Street to the west.



## D1

View from Sunset Street looking east: The Sunset Street high street is envisioned to be the vibrant commercial core of Cascade Heights with local shops, cafes, and other businesses activating both sides of the street. The streetscape will be characterized by unique paving materials, landscaping and flex spaces/areas that may be programmed for various uses such as seating, food trucks, farmers' market tents and other activities during street closures for festivals and community events.

## D2



## E

A crosswalk with a landscaped bump-out located midblock along Sunset Street contributes to a safer, more pedestrian-friendly environment. Continuous, multi-coloured awnings provide shade and weather protection year-round and contributes to creating a distinct sense of place and neighbourhood identity.





## F

Concept sketch and envisioned aerial view of Sunset Plaza located along the pedestrianized section of Sunset Street east of Smith Avenue.



Where plazas and character streets are being developed as part of a site-specific development, applicants will be required to work with staff to carefully consider, at a minimum, the following aspects for the new public space:



Burnaby, BC



North Vancouver, BC



New York City, NY



Burnaby, BC



Wesbrook Mall, UBC



North Vancouver, BC



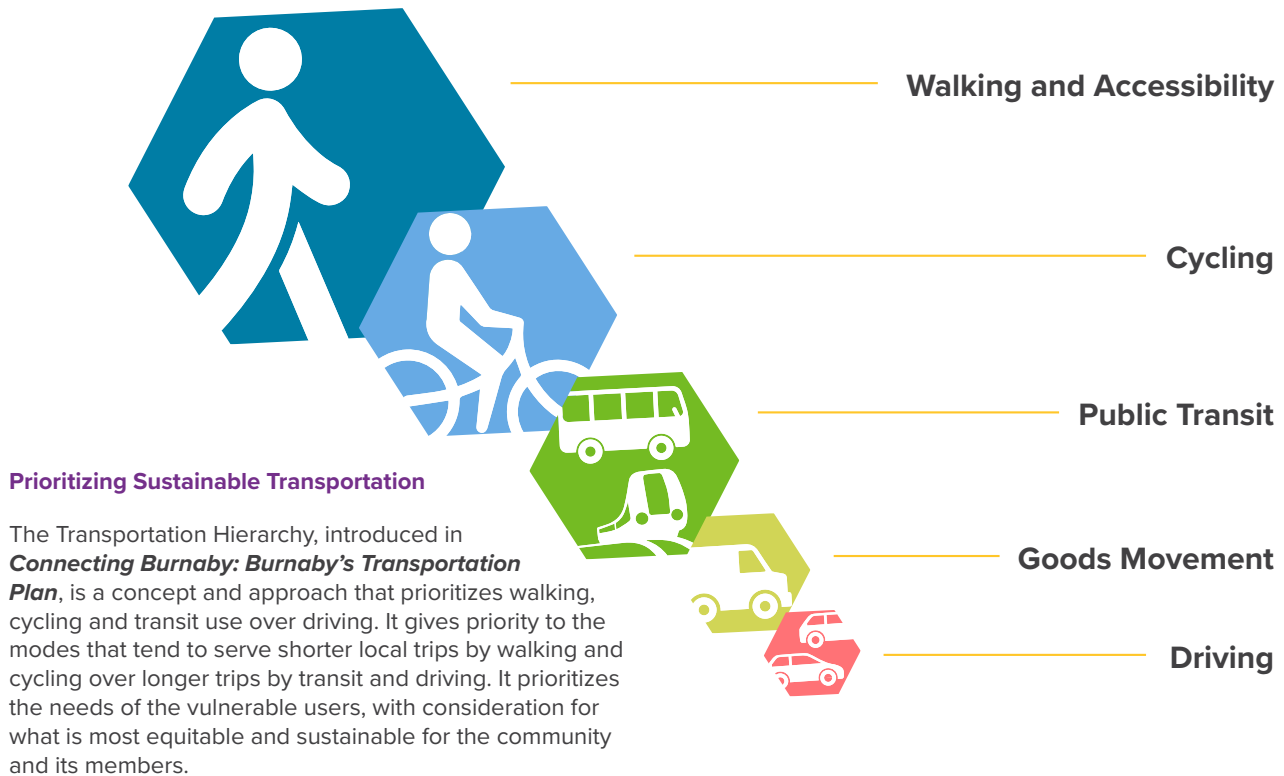
The blue-green space network, in combination with plazas and character streets, work together to form a comprehensive public realm vision for the long-term future of the Cascade Heights community, in which a complete, interconnected network of public spaces is available for the public to enjoy (see *Figure 12* below).

Figure 12. Cascade Heights Comprehensive Public Realm Vision



## 4.3 Transportation Mobility Networks

All proposed future transportation mobility networks in Cascade Heights build off of the **Connecting Burnaby: Burnaby Transportation Plan** to prioritize sustainable transportation and are aligned with the City's **Climate Action Framework** as well as other strategies and policies aimed at providing safer, more convenient and accessible mobility options for all (see *Figures 13, 14, 15, 16*).



### Pedestrian Network

In coordination with the extensive blue-green space\* network, the proposed pedestrian network for Cascade Heights will create new, local linkages that encourage walkability. The goal is to create an enhanced and universally accessible pedestrian experience, and enable all parts of the neighbourhood to be reached comfortably by walking or rolling (e.g. for wheelchairs, strollers, etc). The future pedestrian network will also improve key connections to natural spaces and key public transit destinations.

All street designs will follow or be informed by the Burnaby Town Centre Street Standards, which require wide, separated sidewalks, with clearly marked crossings on both sides of every street.

The plan places a priority on making it easier for people to walk around. This includes creating clear and easy-to-follow paths for pedestrians, using special greenways in the middle of longer blocks. These greenways will help people move between important places and through areas without cars, within a calmer walking environment.

Figure 13. Cascade Heights Pedestrian Network Map



- Plan Area Boundary
- Proposed Street / Lane
- Watercourses
- Existing Parks, Open Spaces and Natural Areas\*
- Proposed Parks, Open Spaces and Natural Areas\*
- Proposed Pedestrian Network

\*Includes trails, green corridors and other components of the blue-green space network

## Cycling Network

The proposed cycling network prioritizes connecting the neighbourhood with major citywide cycling routes, as well as to local destinations through a safe cycling network. Similar to proposed pedestrian improvements, designated cycling pathways will be provided on both sides of most streets to encourage a safe and convenient riding experience. On Character Streets, there will be limited

designated cycling facilities, with slower cycling speeds encouraged. Alternative dedicated cycling routes will be provided on parallel streets to make it easier and more comfortable for riders to get to and from key destinations. Safe and accessible bike parking will be provided in the public spaces at key destinations and will be required for both residents and visitors with each development.



Figure 14. Cascade Heights Cycling Network Map

\*Includes trails, green corridors and other components of the blue-green space network



## Public Transit Network

Smith Avenue and Kincaid Street are the focal points for public transit in the neighbourhood, with bus connections to other areas of Burnaby and neighbouring municipalities. The plan provides alternative transit routing options in the future to help facilitate street closures for community events and celebrations on Sunset Street. Street designs will also support

expanded curb-side bus service and the potential for enhanced TransLink facilities, including weather-protected waiting areas.

Figure 15 shows existing and potential future transit routes in Cascade Heights. Transit routes and the timing of any potential future changes to bus services are determined by TransLink in consultation with the City.



Figure 15. Cascade Heights Public Transit Network Map

## Street Network

While the plan acknowledges the role that vehicles will continue to play in the transportation and mobility network, it will focus on creating pedestrian-oriented streets that prioritize active transportation and public transit. The goal is to reduce single-occupancy vehicle trips, in line with citywide initiatives such as the Climate Action Framework and the Burnaby Transportation Plan. Road closures are planned for portions of Sunset Street and Avondale Street, with allowances for emergency and service vehicles only.

Smith Avenue and Kincaid Street will remain the primary vehicular streets linking the neighbourhood. However, these streets will undergo traffic calming measures, including new safe crosswalks, and aesthetically improved with street trees, rain gardens, wide sidewalks, and dedicated cycling facilities.

Lanes play an important role in facilitating access and movement of servicing vehicles (e.g. garbage and recycling collection vehicles) and in providing driveway access to private properties. The plan generally maintains or expands the network of lanes, with some adjustments to lane configurations to create more defined edges to key streets. Requirements for new lanes, closures and the alignment of new streets should be further explored through site specific development applications.

In cases where access for vehicles is limited on the fronting street, lane widths will be increased to 7.3m and designed to facilitate emergency vehicles.



Existing street parking along Sunset Street

Figure 16. Cascade Heights Street Network Map



- Plan Area Boundary
- Proposed Street / Lane
- Watercourses
- Existing Parks, Open Spaces and Natural Areas\*
- Proposed Parks, Open Spaces and Natural Areas\*
- Arterial Street (6-lane)
- Collector Street (2-lane)
- Local Street (2-lane)

\*Includes trails, green corridors and other components of the blue-green space network

PART 5

**HOUSING AND  
COMMUNITY BUILDING**

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## 5.1 A Comprehensive Approach to Housing

The City of Burnaby supports a range of housing opportunities to meet the diverse needs of its residents, including those without homes, renters, homeowners and those in homes with supports.

The Cascade Heights Plan presents an opportunity to address key housing goals enabling more affordable and diverse forms of ground-oriented housing to be constructed, creating a distinctive character and enabling social cohesion throughout the community.

Continued demand for future housing also presents an opportunity to advance sustainable, climate-adaptive and resilient construction methods and technologies that meet or exceed the BC Energy Step Code and Zero Carbon Step Code.

Housing strategies within the Cascade Heights Plan will be supplemented by existing citywide housing policies and initiatives including HOME: Housing and Homelessness Strategy, the Mayor's Task Force on Community Housing, the Housing Needs Report, the Rental Use Zoning Policy (RUZP), the Tenant Assistance Policy, as well as the Official Community Plan. These policies provide key direction on housing partnerships, supports for tenants, provision of affordable housing, and housing options for all, across the City.



Townhouse and low-rise apartment forms in River District, Vancouver



Assuming the Cascade Heights Plan is fully built-out and developed in accordance with the draft land use designations in the long-term future, the community has the potential to accommodate over 6,000 units (including a significant number of non-market rental units).

The following policy directions provide further guidance for the provision of housing specific to the unique community needs of Cascade Heights:

### Urban Style Townhouses\*

All future townhouse developments that require or propose parking should have underground parking to maximize useable ground-level space for residents (e.g. common amenity areas, private outdoor spaces). Where possible, lock-off suites should be encouraged in townhouse units, and each unit should provide at least 10 square metres. (107.6 square feet) of private open space.

### Mixed-use Corridor

Support mixed-use residential forms along Sunset Street with opportunities for live work uses to the west of Smith Avenue. Create housing options unique to Cascade Heights that provide access to key amenities.

### Missing Middle

Support missing middle housing\* forms in existing single- and two-family neighbourhoods to provide additional housing for various groups such as new families, seniors, hospital employees and multi-generational families, and to provide smoother building form and height transitions along the plan area boundary.

### Location

Co-locate housing forms\* with commercial opportunities, green spaces, and access to transit, allowing for the development of a complete resilient community.

### Rental Housing Renewal

Where existing purpose-built rental housing stock exists and is proposed for replacement and redevelopment, support strategies for height increases on a case-by-case basis to enable the feasible renewal of rental housing stock, while keeping tenant protections in place for existing residents.

### Worker Rental Housing on or near Burnaby Hospital Site

Support future Zoning Bylaw amendments to establish worker rental housing on or near the Burnaby Hospital site, in partnership with Fraser Health Authority (FHA) or other organizations.

### Public Lands

Explore opportunities for future non-market rental residential and supportive housing on all publicly owned lands.

## A Full Spectrum of Housing Forms

The Cascade Heights Plan supports housing diversity by encouraging a variety of housing forms, including the following:

### Low-rise Multi-family Housing

In key locations such as Sunset Street, Smith Avenue, Kincaid Street and along Boundary Road, low-rise multi-family residential apartment forms are supported.



### Ground-oriented Missing Middle Housing

Townhouses as well as multi-plex forms (e.g. triplexes, fourplexes, and rowhouses) provide ground-oriented housing forms that may be supported in many contexts within and surrounding lower density neighbourhoods in the City.



## 5.2 Civic and Community Uses in Cascade Heights

As Cascade Heights continues to grow it is important to ensure that a variety of services and amenities are readily available to serve the population. The ways in which complete communities\* provide access to civic and community amenities can boost social connection and promote neighbourhood health and resilience.

The provision of civic and community amenities and facilities in Cascade Heights aligns with existing citywide policies and initiatives including the Social Sustainability Strategy and the Childcare Action Plan. Through the update to Burnaby's Official Community Plan, the City is also undergoing a Community and Social Infrastructure Needs Assessment that will assist in identifying gaps in and planning for future civic facilities such as community centres, recreation facilities, cultural spaces, libraries, etc. This assessment will inform the need for civic amenities and facilities within Cascade Heights. The Cascade Heights Plan will facilitate any such civic and community uses that are proposed through this assessment. In addition, the following policy directions support the development of a broad range of services and amenities in Cascade Height, as it continues to grow:

### Child Care

Support child care uses in all residential districts, commercial districts and select institutional districts across the neighbourhood to address the citywide gap in the provision of child care.

Ensure that all larger mixed-use development applications, particularly those that anticipate generating child care demand, consider co-locating child care facilities.

Assuming the Cascade Heights Plan is fully built-out and developed in accordance with the land use designations in the long-term future, the community will have a potential projected demand of over 700 childcare spaces.

### Basic Commercial Services and Needs

Outside of key commercial streets, districts and areas (e.g. Sunset Street), support the provision of local shops and services (e.g. convenience stores, neighbourhood cafes, cultural spaces) within residential neighbourhoods at strategic locations.



Child care centre in Burnaby, BC

## 5.3 Sense of Place and Community Identity

The Cascade Heights Plan supports strategies to ensure that existing and future residents continue to feel a unique sense of place in where they live, work and engage in recreation. The following policy directions provide strategies for placemaking and community building within Cascade Heights:

### Food Security

Prioritize food access and security through encouraging the balanced and equitable distribution of food retail outlets across mixed-use developments, encouraging a mix of sizes and types of commercial outlets to accommodate a range of food access and affordability options, encouraging food production on private lands, and enabling more community gardens on public lands. The city-wide Food System Strategy provides more detailed direction on ensuring food security and sustainability.

### Heritage Buildings\* and Landmarks\*

Work with the community to update the inventory of heritage buildings and landmarks in Cascade Heights.

Provide property owners with incentives to retain heritage buildings and encourage the inclusion of heritage buildings and landmarks into new developments.

### Character Streets and Plazas

Establish Sunset Street as the community's landmark\*, with unique physical attributes (e.g. street furniture, seating, paving, lighting) and with businesses, activities and gathering opportunities to draw people in.

### Families

Support family-friendly housing unit types with three or more bedrooms that is greater than what is typically delivered in, and with amenities for families, children, and multi-generational families.

### Aging in Place

Support an age-friendly community by ensuring access to a variety of affordable housing forms, designing public spaces and mobility networks that are accessible and safe for all participants, and by enabling clear and legible wayfinding.

### Indigenous Histories

Engage with the host Nations and members of Burnaby's urban Indigenous communities to identify opportunities to incorporate Indigenous histories of the lands into public art, wayfinding\* elements, place naming, and public realm\* design.

### Public Art and Public Spaces

Promote public art that appropriately reflects the history, heritage and diverse cultural history of Cascade Heights as part of new developments, in line with the City's public art policy.

In parks and other public spaces, add educational features to help share the stories of Burnaby's diverse communities and Indigenous histories of the land.

### Amenities

Through the site-specific development process, support a network of integrated amenities (parks, places of worship, cafes, bookstores, etc.) outside of homes and workplaces that intrigue people from various backgrounds to explore the urban and natural environment while developing a distinct identity for Cascade Heights.

### Small Local Businesses

Through the site-specific development stage, encourage developers to work with local businesses and business groups to promote and encourage smaller local businesses on mixed-use development sites.



## 5.4 Employment and Local Economy

Assuming the Cascade Heights Plan is fully built-out and developed in accordance with the land-use designations in the long-term future, the community has the potential to accommodate a significant number of new jobs (excluding hospital jobs).

As Cascade Heights continues to grow, it will be essential to ensure that there are employment opportunities for all as part of a complete community, that there are designated spaces for employment, and that existing businesses are supported.

The City's Economic Development Strategy provides citywide direction on enhancing Burnaby's local economy. The following policy directions provide specific strategies to strengthen the local economy in Cascade Heights:

### Appropriate CRU Sizing

Work with developers during the site-specific development stage to support retention and growth of smaller local businesses through, for example, constructing smaller commercial retail unit (CRU) sizes where appropriate.

### Commercial Cores

Establish a vibrant commercial core along Sunset Street with ground-level retail or service uses that are welcoming and that enhance pedestrian interest, facilitating a key high street that meets the diverse population needs.

### Local Economy

Continue to work with property owners, the development community, Fraser Health Authority and other parties to establish and enhance synergies between the Burnaby Hospital and the surrounding local economy, for example by providing opportunities for health and wellness offices and services on upper floors of mixed-use buildings along Sunset Street.



Burnaby Hospital

PART 6

**PLAN IMPLEMENTATION  
AND MONITORING**

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## 6.1 Implementing the Cascade Heights Plan

The Cascade Heights Plan will be implemented through a combination of future development, partnerships (e.g. between the City and various private/public organizations), city-led initiatives, and continual collaboration with residents, property owners, community partners and host Nations. From time to time, amendments to the plan may be required to align with shifting priorities and trends. Outlined below are further key considerations for the implementation of the Cascade Heights Plan:

**Burnaby 2050 Official Community Plan (OCP) Update:** The completion of the new OCP (anticipated 2025) will assist with the future implementation of the Cascade Heights Plan through, for example, the establishment of development permit area guidelines for future development and re-envisioning the overall role that community plans play within the broader citywide policy framework. Amendments to the Cascade Heights Plan will be introduced, where necessary, to align with the new OCP framework.

**Zoning Bylaw Rewrite:** The Zoning Bylaw rewrite (completion anticipated 2025) will play an important role in establishing the specific densities, uses, and development controls for each redevelopment site.

*continued on next page >*



View from Smith Avenue looking north

**Development Application Requirements:** During the site-specific development stage, applicants will be required to submit a Community Plan Consistency Statement which outlines how their specific proposed development aligns with the following key aspects of the Cascade Heights Plan:

### Housing Diversity and Rental Housing

How is the proposed development contributing to providing a variety of housing forms, typologies and tenures in Cascade Heights? For multi-family residential developments, does the unit mix reflect the projected unit type requirements under the Housing Needs Report?

### Climate Action and Resiliency

What type of sustainability and/or green building practices and technologies does the proposed development incorporate, above and beyond standard requirements (e.g. BCBC requirements)?

### Local Economy and Employment

Where ground-level commercial uses are considered as part of a proposed development, has the applicant considered an appropriate variety of commercial retail unit (CRU) sizes, including smaller units to encourage more affordable and locally-oriented types of future businesses?

What research has the applicant conducted to determine the most appropriate mix of CRU sizes and types for the surrounding neighbourhood, and how has this been reflected in the development proposal?

Where a proposed redevelopment site has active business(es) in operation, has the applicant tried to work with the business-owner(s) to explore opportunities for the business(es) to return and operate in the new development?

### Urban Design and Architecture

What is the design rationale for the proposed development, and how does it fit in with its surroundings?

### Child Care Demand

Is the proposed development expected to generate significant childcare demand? If so, can on-site or co-located childcare facilities be considered as part of the development?

### Public Art and Placemaking

Where public art is required, how can the applicant encourage installations that the community can enjoy, resonate with and/or interact with?

How can the proposed development contribute overall to placemaking in Cascade Heights, particularly where a development is adjacent to or includes existing or future public spaces (e.g. plaza, character street, green street, green corridor, park)?

### Streets, Public Space and Infrastructure

Has the applicant taken into full consideration dedications and/or right-of-ways that will be required for new streets, lanes, green corridors, park space or other public infrastructure that is indicated as part of the future vision for Cascade Heights, as outlined in the community plan?

### Other Considerations

How will the proposed development enhance and further other goals of the Cascade Heights Plan?



## 5.2 Monitoring the Cascade Heights Plan

Staff will use various measures as the Cascade Heights Plan is implemented to monitor and track its progress and success every five years through the OCP review, including the following:

- » Number of residential dwelling units developed, tracked by housing form, unit type and size (i.e. number of bedrooms) and tenure.
- » Consistency between the types of residential dwelling units being developed and projected housing needs according to the Housing Needs Report.
- » Ground-level retail/service floor space developed, tracked by number and size range of commercial retail units (CRUs), occupancy rates, as well as office and other commercial floor space developed.
- » Number, type and age range of child care facilities and child care spaces created, as well as other types of community amenities and services.
- » Active transportation enhancements implemented, including amount of new sidewalks, cycling lanes and facilities, green corridors and street upgrades, and new street connections.
- » Opportunities through site-specific development to further explore potential strategies to daylight Spring Brook in specific sections.
- » Amount of new park space acquired and implemented.
- » Amount of new plaza or character street space acquired and implemented.



# Appendix: Glossary

The following terms are used in the Phase 2 draft plan directions Discussion Guide and are described here for your reference.

- » **“Blue-green spaces”** refers to an integrated network of parks, trails, greenways, natural forested areas, streams, riparian habitats, watercourses and other green or blue spaces that enhance the community’s public realm, improve urban water systems and access to nature, and addresses various climate action goals.
- » **“Character street”** refers to a street or section of a street that creates a unique sense of place or destination. This is achieved through the use of unique materials, paving, street furniture and landscaping features, and/or through regular space programming (e.g. street closures for pedestrian-only access to host farmers’ markets, festivals or other community gathering events). While these streets may still accommodate vehicle traffic, their design prioritizes the pedestrian experience both in terms of safety and accessibility. Character streets are not only a place to travel through, but also a unique place to gather, shop, relax, eat or engage in recreational activities.
- » **“Creative employment”** refers to places like live-work units, arts and craft studios, workshops, galleries, small-batch manufacturers and flex-industrial spaces. Unlike more traditional industrial or manufacturing uses, these uses are expected to be environmentally friendly and non-disruptive to surrounding land uses including residential uses.
- » **“Complete communities”** refer to communities or neighbourhoods that bundle residential development with key amenities such as local shops and personal services, recreation, green spaces, culture and entertainment, and neighbourhood meeting hubs.
- » **“Daylighting”** refers to efforts to expose and restore urban streams, creeks and other watercourses to their natural condition, in cases where they have been buried, piped or otherwise impacted by human activity over time. These efforts may be done in conjunction with new development, streetscape upgrades or other public realm improvements. While in some cases daylighting may result in opportunities for people to interact more closely with nature (e.g. pedestrian trail next to a stream), the priority is to preserve and enhance natural watercourses and riparian habitat to their fullest extent possible.
- » **“Forms”** or building forms/built forms/housing forms refer to different typologies of buildings, ranging from smaller types (e.g. single-family houses, multiplexes) to medium-sized types (e.g. mid-rise apartment or mixed-use buildings) to larger types (e.g. towers).
- » **“Gender Based Analysis Plus (GBA+)”** is a systematic method employed by the federal and provincial governments of Canada (and other entities globally) to evaluate systemic inequalities and understand how policies, programs, and initiatives may affect diverse groups of women, men, and gender-diverse individuals from an intersectional lens.
- » **“Green corridor”** refers to a narrower (~eight metre right-of-way) pedestrian and cyclist orientated landscaped path. In many cases, these corridors provide mid-block connections to improve overall pedestrian and cyclist movement through the neighbourhood.

- » **“Green street”** is a street or section of a street that has unique design features (e.g. heavy landscaping, denser street tree plantings, enhanced rainwater management amenities and boulevards, curbless design) to provide enhanced pedestrian and cyclist linkages to a larger system of parks, trails or green spaces in the neighbourhood. While green streets may still accommodate vehicle traffic, they are designed to slow-down vehicle traffic as much as possible and to prioritize the pedestrian and cyclist experience even more so than standard streetscape designs.
- » **“Hardscape”** refers to hard, non-living and often non-porous surface materials in outdoor public or private spaces, including concrete, asphalt, brick, gravel and stone. Hardscape materials are the opposite of softscape materials, which include softer, living surface materials and elements such as grass, soil, shrubbery and other plant material.
- » **“Heritage buildings”** are houses or other types of buildings that have heritage value because of their age, architecture, or history.
- » **“High street”** is a general term used to refer to any major busy street or street section that facilitates multiple functions and travel modes (e.g. walking, cycling, public transit, driving, relaxing, gathering) and is commonly flanked and activated by ground-level retail or commercial uses.
- » **“Landmarks”** are objects or features that are considered important to the community. They could be a monument (like a cenotaph), a landscape feature (such as a tree), or a site where an important activity happens or used to happen.
- » **“Massing”** in the architectural and urban design context refers to the general size, scale, bulk and height of a building, in relation to nearby buildings and public spaces.
- » **“Missing middle housing”** in the Burnaby context commonly refers to any lower to medium-density multi-family housing form that represents a transition between the lowest density housing forms (e.g. single-family houses and duplexes) and the highest density forms (e.g. residential and mixed-use towers). These may include multiplex forms (e.g. townhouses, rowhouses) as well as low to mid-rise apartment and mixed-use forms. These forms are sometimes referred to as the “missing middle” as they are currently less common across the City and represent a gap between the lowest and highest density forms seen in Burnaby.
- » **“Mixed-use nodes”** are key areas within a neighbourhood that serve as a focal gathering point and/or gateway to the community, where a diverse mix of higher-density residential, commercial and civic land uses and public spaces are envisioned compared to other areas of the community. These nodes serve as unique landmarks for the community and are often located along key corridors, intersections or public transit connections (e.g. SkyTrain stations).
- » **“Multi-modal”** means two or more modes of transport. It typically describes the pattern of travel of an individual during a single trip (i.e. walking to transit); characteristics of a corridor or streets that accommodates more than one mode of transport; and/or a transport hub that enables people to connect and transfer between different modes of transport.
- » **“Multiplex”** refers to a range of smaller-scaled, ground-oriented and attached multi-family housing forms characterized by individual ground-level unit entries. These forms include triplexes, fourplexes and rowhouses which accommodate more individual dwelling units than a traditional single-family home or duplex, but generally fewer units than a townhouse complex. Multiplex forms are generally 3-4 storeys in height, are considered a form of infill or missing middle housing and may accommodate various housing tenures including rental tenures, market strata unit ownership or fee-simple ownership (e.g. fee-simple rowhouses).



- » **“Placemaking”** refers to building community identity, fostering a unique sense of place that people can identify with, and recognizing the unique character of the places where people live, visit, work or play in their neighbourhood. Placemaking can be achieved through developing, preserving or enhancing physical elements in the built or natural environment (e.g. through the naming and appearance of streets, parks and other public spaces, the development of public art, community amenities or heritage resources, or the enhancement of creeks, forests or other natural features). It can also be achieved through more intangible elements such as a thriving local economy or strong social connections.
- » **“Plaza”** refers to a large, usually hardscaped public open space that is framed, activated and defined by adjacent buildings, streets, green spaces or other urban elements. Plazas often function as a focal point or gathering place for the community and may accommodate various activities depending on their size, location and function. Generally, plazas are reserved for pedestrians or other active transportation users.
- » **“Podium”** refers to the bottom level(s) of a mixed-use or multi-family residential building. In mixed-use buildings, these levels commonly facilitate commercial uses, including ground-level retail and service uses (e.g. grocery stores, retail stores, personal service establishments, restaurants, cafes) and upper-level office uses in higher-density settings. Residential uses are commonly situated above commercial podiums in mixed-use buildings. Podiums in strictly residential buildings may include ground-level dwelling units (e.g. townhome-style units) that are accessible from the street.
- » **“Point-tower and podium form”** refers to a tower form commonly seen in Burnaby’s town centres and the Metrotown downtown core, featuring a smaller podium and taller tower form. Point-tower and podium forms contrast with larger podium forms which allow a building to achieve alternative urban design objectives, such as lower building heights, while accommodating similar levels of density.
- » **“Public realm”** refers to any public outdoor space situated between buildings or other structures and may include elements ranging from streets, sidewalks, trails, greenways, parks, plazas and courtyards to streams, forested areas and other natural assets that are publicly accessible.
- » **“Riparian habitat”** refers to natural habitats usually located adjacent to or close to a stream or other watercourse, forming a transition zone between aquatic and dry land habitats.
- » **“Sense of place”** refers to the unique set of qualities (cultural, environmental, architectural, historical etc.) that provide meaning and connection to a place, setting it apart from other neighbourhoods and places and making it a desirable place for residents to spend time in.
- » **“Tenure”** (in reference to housing) refers to different options and arrangements under which people live in their homes, including market and non-market rental and home-ownership options, as well as market and non-market housing options with supports (e.g. group homes, long-term care homes, assisted and supportive housing).
- » **“Townhouse”** refers to a 3-4 storey multi-family housing form characterized by attached, stratified dwelling units, each usually with an individual ground-level entry. In certain circumstances, townhouse forms may be developed for rental-only housing projects as well. Townhouse buildings and complexes vary greatly in size depending on factors such as development lot size, shape and topography. Townhouses differ from rowhouses in that rowhouses usually accommodate fee simple ownership, rather than ownership of a strata lot or in some cases, a rental townhouse building(s)/complex.
- » **“Wayfinding”** is the practice of navigating through urban public spaces to reach certain landmarks or destinations. Urban design elements, ranging from surrounding urban forms, site layouts, signage, street furniture, landscaping, lighting and street paving materials and patterns, heavily influence wayfinding in the public realm. These elements play a key role in determining how safe, easy and comfortable it is to navigate through public spaces.

