

Edmonds Town Centre Community Plan

Phase 1

Welcome

We want to hear your **thoughts on the phase 1 preliminary visioning, goals and plan directions to help us update Edmonds Town Centre Community Plan.**

Get involved! Please provide your feedback.

Join the discussion at the open house

Review these display boards, ask questions and share your thoughts with us.



Take the survey



Discussion guide & info

Take our survey!

Deadline: Monday, July 31

Visit Burnaby.ca/YourVoice-Edmonds or scan the QR code. A discussion guide is included to help you complete the survey.

Send us an email

Email your questions or comments to EdmondsPlan@Burnaby.ca

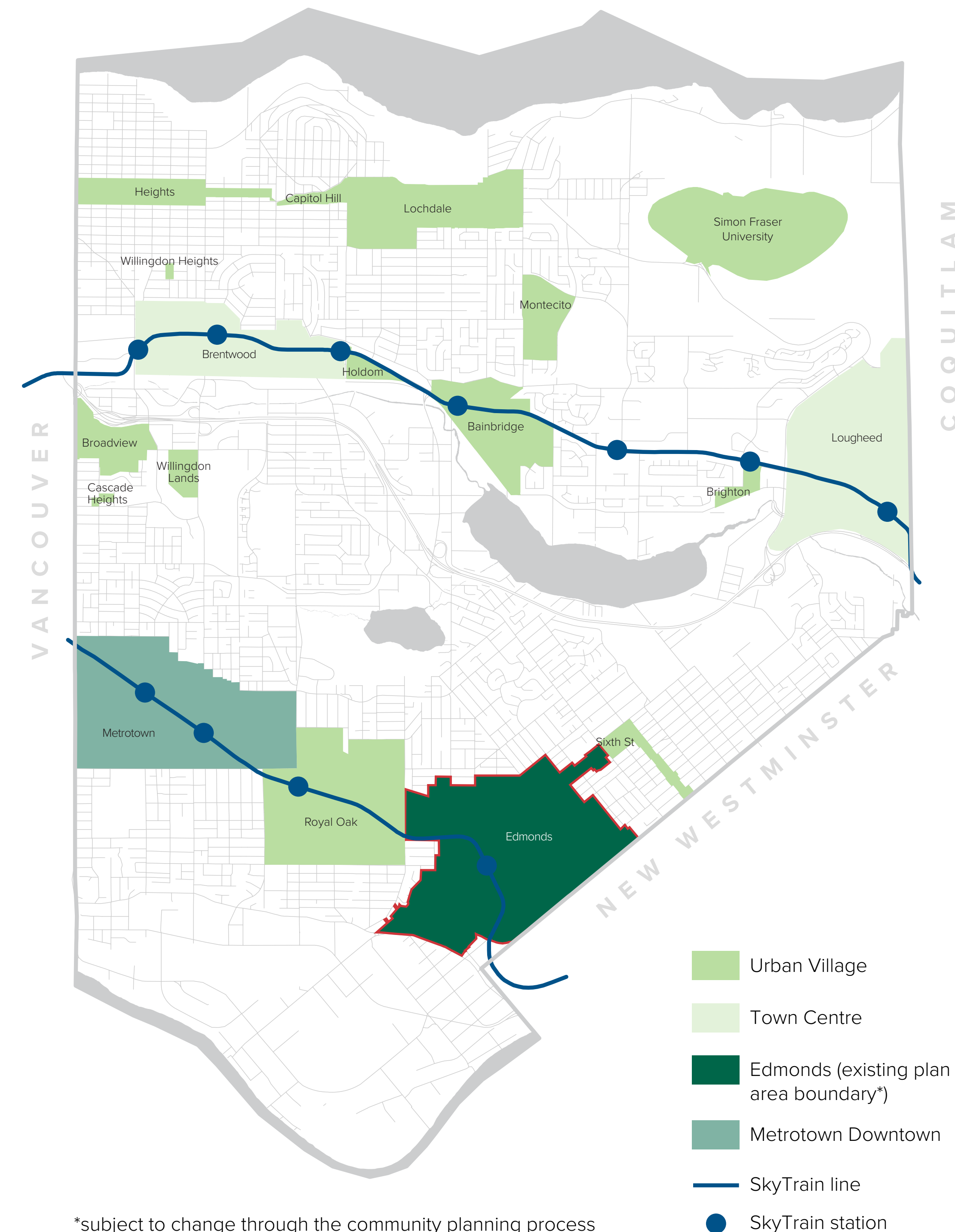
Submit written feedback

Mail or drop of your written comments at Burnaby City Hall, 4949 Canada Way, Burnaby, BC, V5G 1M2

Stay informed

Sign up to get notified of upcoming engagement and the latest project related news at Burnaby.ca/YourVoice.

The feedback we receive in phase 1 will help develop draft plan directions that will be presented in phase 2 in fall 2023-winter 2024.



Edmonds is identified in the Official Community Plan as a Town Centre within Burnaby. Connected to the broader city and region by major road and public transit networks, Edmonds is a major activity hub.

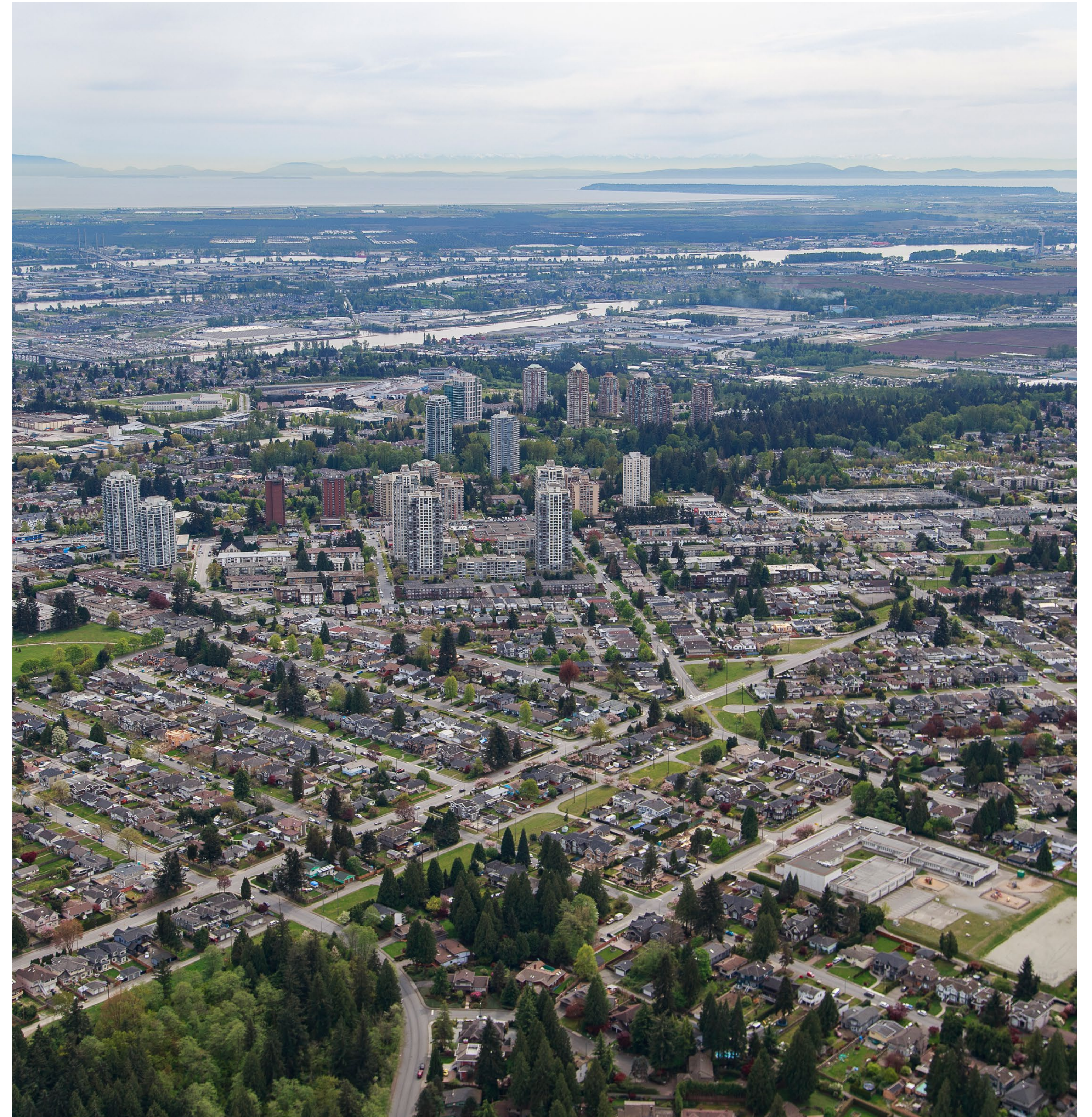
Edmonds Town Centre Community Plan

Phase 1

Purpose

The new Edmonds community plan aims to build on the original community plan and the ongoing growth and evolution of the Edmonds community. It will provide an updated framework for the strategic and well-managed growth of the Edmonds Town Centre in line with emerging community and citywide trends, including:

- » climate action and community resiliency
- » Official Community Plan update (ongoing)
- » Truth and Reconciliation
- » sustainable transportation
- » housing choices
- » employment options
- » building community, public space and urban design
- » transit-oriented development



Edmonds Town Centre Community Plan

Community plans

The City of Burnaby has a comprehensive set of community plans that provide policy direction to guide mid- to long-term development, growth and change in neighbourhoods throughout the city. These are developed in line with the Regional Growth Strategy, the Official Community Plan and other citywide and regional policies.

What’s the difference between a community plan and the OCP?

Burnaby’s Official Community Plan (OCP) is currently being updated. The OCP differs from community plans as it sets a long-range vision to guide and manage Burnaby’s growth over the next 25 years. While the OCP provides direction on land use, transportation, environment, etc., it doesn’t typically include the detailed local context that community plans do. Find out more about the OCP at [Burnaby.ca/Burnaby2050](https://burnaby.ca/Burnaby2050).

See below for an overview of Burnaby’s planning framework.

The Edmonds Town Centre Community Plan will complement Burnaby and Metro Vancouver’s current and future policies and plans with a focus on local land use and neighbourhood issues specific to the Edmonds Town Centre plan area.

The Royal Oak Urban Village and Cascade Heights Urban Village are also undergoing community plan updates.

Learn more at [Burnaby.ca/YourVoice-RoyalOak](https://burnaby.ca/YourVoice-RoyalOak) and [Burnaby.ca/YourVoice-CascadeHeights](https://burnaby.ca/YourVoice-CascadeHeights).



Edmonds Town Centre Community Plan

About you

To help ensure we are hearing from a variety of people in our City, let’s know a bit more about you.



Place a sticker on where you live or work in Edmonds (or elsewhere in Burnaby)

What is your age group?

Place a sticker next to the age group you belong to.

- » Under 18 years _____
- » 18 to 24 years _____
- » 25 to 34 years _____
- » 35 to 44 years _____
- » 45 to 54 years _____
- » 55 to 64 years _____
- » 65 and older _____

What language do you speak at home?

Place a sticker next to the language that you speak at home.

- » English _____
- » French _____
- » Cantonese _____
- » Mandarin _____
- » Korean _____
- » Tagalog _____
- » Spanish _____
- » Punjabi _____
- » Iranian Persian _____
- » Other _____

Edmonds Town Centre Community Plan

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Snapshot of Edmonds

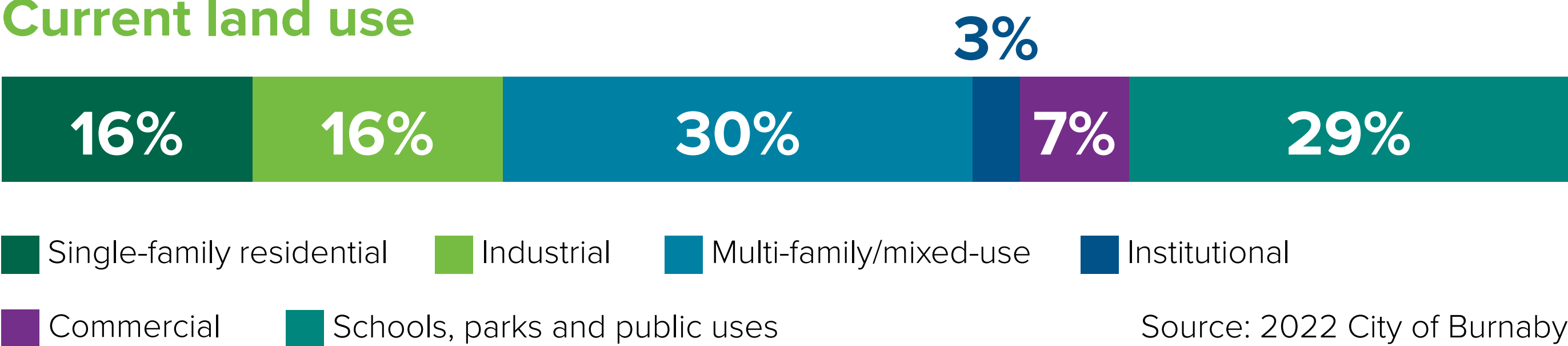
Edmonds is one of the most diverse neighbourhoods in Burnaby with a dynamic mix of residents of all ages, income levels and backgrounds. It also benefits from a vast network of open spaces and a rich history as Burnaby’s original downtown. See a snapshot of the community below.

Existing park spaces in Edmonds

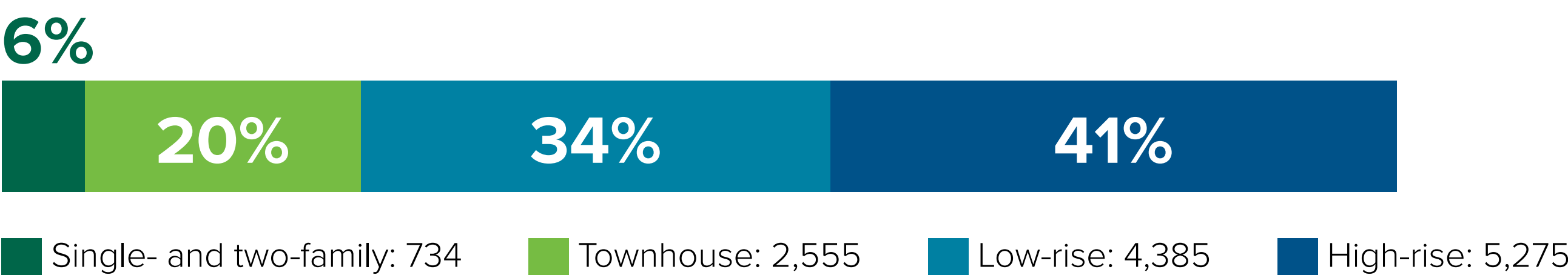


Land use and housing

Current land use



Housing by type

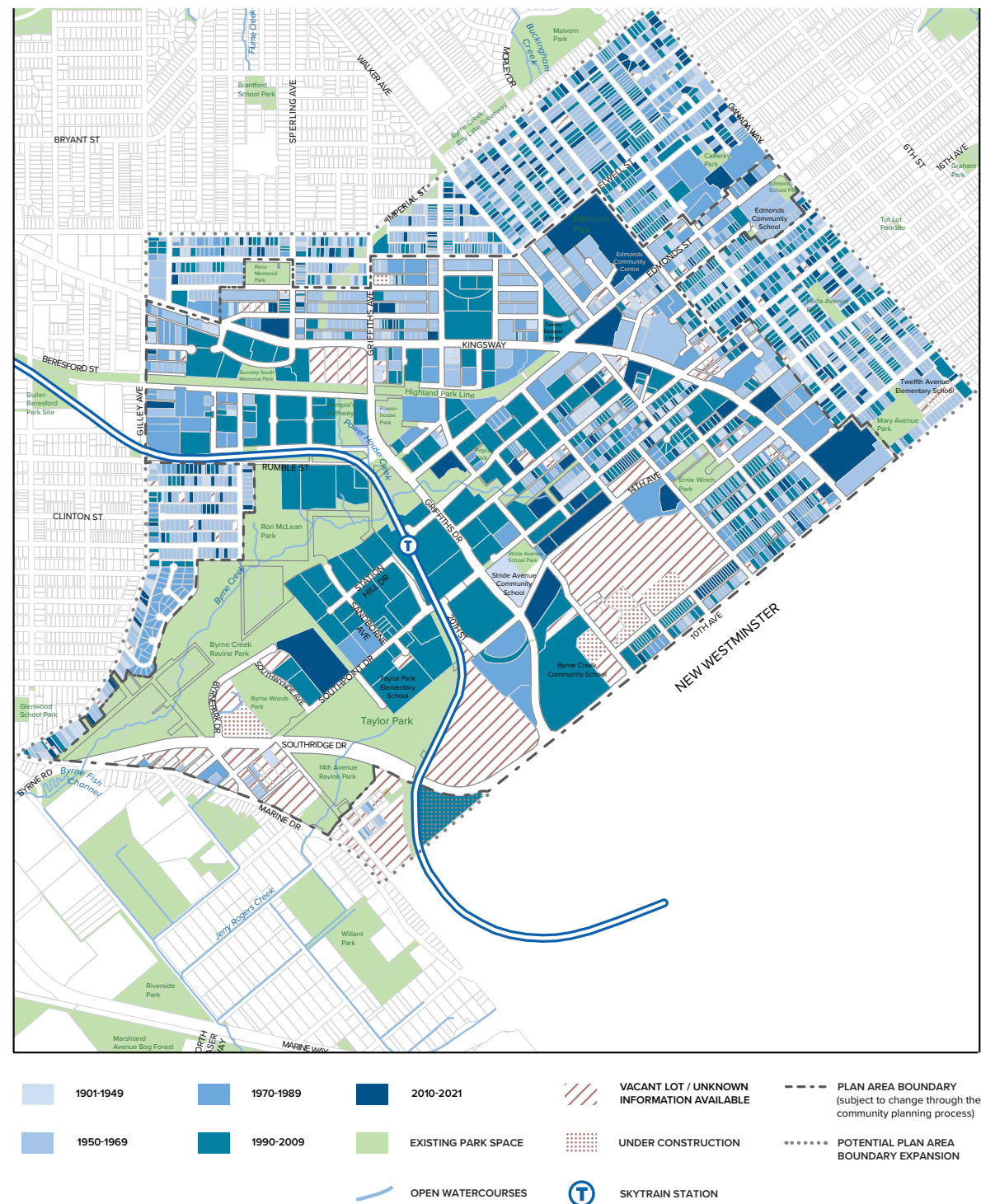


Source: 2021 City of Burnaby, unit counts

Community amenities and open space

- Edmonds consists of a variety of parks and trails such as Byrne Creek Ravine Park, Ron McLean Park, Ernie Winch Park, Edmonds Park, Taylor Park, 14th Avenue Park, Stride Avenue School Park, Poplar Park, Powerhouse Park, Rene Memorial Park and Burnaby South Memorial Park
- Community facilities include the Tommy Douglas Library and Edmonds Community Centre
- Taylor Park Elementary, Edmonds Elementary, Stride Avenue Community and Byrne Creek Community Schools are all within the Town Centre

Building ages in Edmonds



Demographics

Population

25,597 (10% of Burnaby’s population)

Source: 2021 Census Data

Language spoken at home

54% of residents spoke a language other than English at home

Source: 2016 Census Data

Transportation

- Kingsway and Edmonds Street are the major vehicle routes through Edmonds
- The Highland Park Line is a pedestrian and cycling trail that runs through the Edmonds community
- Existing public transit allows for travel from Edmonds to Royal Oak, Metrotown, Vancouver, New Westminster and Surrey in 30 minutes

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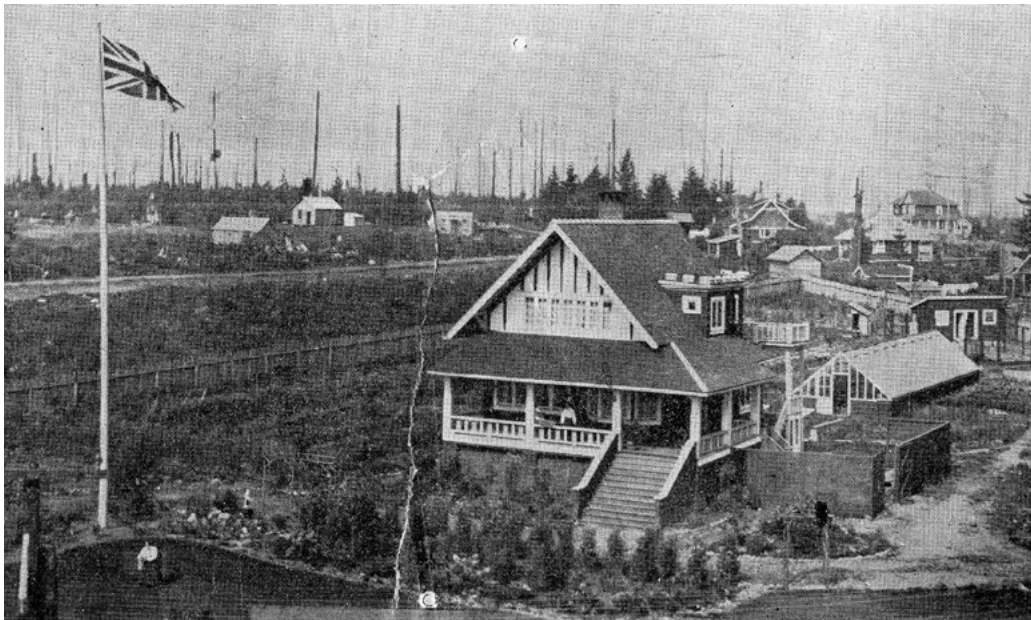
Phase 1

History of Edmonds

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

Trails to transit: transportation shaped the development of Edmonds.

The Edmonds neighbourhood was built around transportation corridors, including Douglas Road (Canada Way) and Kingsway, which have their origin as Indigenous trails used for millennia by hən̓q̓əmi̓nəm̓ and Skwxwú7mesh speaking peoples.



Edmonds neighbourhood homes and gardens in 1911, north of Kingsway. Edmonds is the road that can be seen in the background.



Farmers loading berries onto an interurban freight car at the Douglas Road Station (located at present-day Canada Way and Edmonds) in 1894. City of Burnaby Archives, 477-938

Intersections: early development happened in places where transportation corridors crossed.

The Kingsway and Edmonds intersection became an important epicenter in Burnaby in the early 20th century as a commercial and administrative centre and as a transportation hub.



Edmonds Triangle Block, 1911 (looking north down Edmonds Street). City of Burnaby Archives 449-006.

A landmark “flatiron” style building was constructed on the north-east corner of Kingsway and Edmonds



Burnaby's second municipal hall, constructed in 1911 on Kingsway near Kingsway and Edmonds. City of Burnaby Archives, 032-001

Building community: The post-war era brought social infrastructure and more cultural diversity to Edmonds.

Big changes came to Edmonds after the Second World War, including the closing of the interurban tram's passenger service in 1953 and Burnaby's Municipal Hall moving to central Burnaby in 1956.



Social housing for seniors was constructed by the New Vista Society on Vista Crescent in the late 1940s. City of Burnaby Archives 514-005

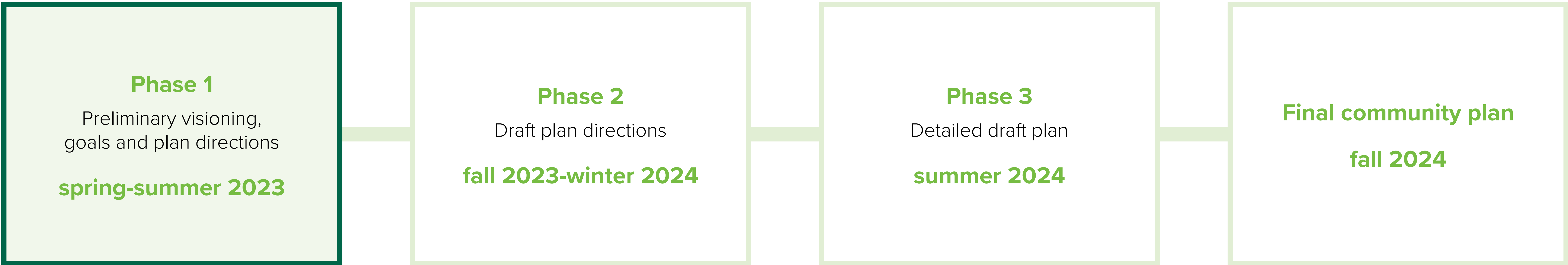


The Yangtze Market at the corner of Edmonds and Humphries Avenue in 1976, City of Burnaby Archives 556-160

Edmonds was the chosen home of many new community members who supported shops and institutions consistent with their cultural origins.

Edmonds Town Centre Community Plan

Community plan timeline



we are here

- » Establish preliminary plan concepts
- » Receive public feedback on preliminary visioning, goals and plan directions through public engagement
- » Gather feedback from phase 1
- » Prepare community plan policy directions, big moves, revisions to plan area boundary and draft plan land use designations
- » Conduct public engagement in fall 2023 on draft plan directions
- » Refine policy directions and prepare draft community plan
- » Conduct public engagement in spring 2024 on the detailed draft plan
- » Present final draft plan to City Council for consideration mid-2024

Edmonds Town Centre Community Plan

Phase 1

Preliminary visioning

Some of the key values that we hope to promote in the new Edmonds plan are:



*Community resiliency

A strong, connected and well-served community also supports a neighbourhood’s resiliency and capacity to respond to future challenges or adversity. In general, resiliency is the capacity of people, communities, organizations and the built and natural environments to prepare, withstand, adapt and bounce forward regardless of social, environmental and economic changes, uncertainties and challenges.



Edmonds Town Centre Community Plan

Preliminary goal 1:

Provide a diverse range of Town Centre housing types, forms and rental or ownership options across Edmonds, complemented by high-quality community amenities and services.

Sub-goals

- High density mixed-use nodes
- Housing along Kingsway corridor
- Apartment & townhouse/ rowhouse forms
- Existing housing policy (eg. RUZP & TAP)
- Non-profit & supportive housing
- Community amenities, services & commercial



Conceptual rendering of the Southgate Village Master Plan

Preliminary goal 2:

Develop usable, comfortable and accessible urban public spaces and streets throughout the Edmonds Town Centre.

Sub-goals

- Active public spaces
- High-quality Town Centre streetscapes
- Climate-resilient public spaces
- Smart Cities technology



Edmonds looking west, envisioned through the Kingsway Edmonds Master Plan

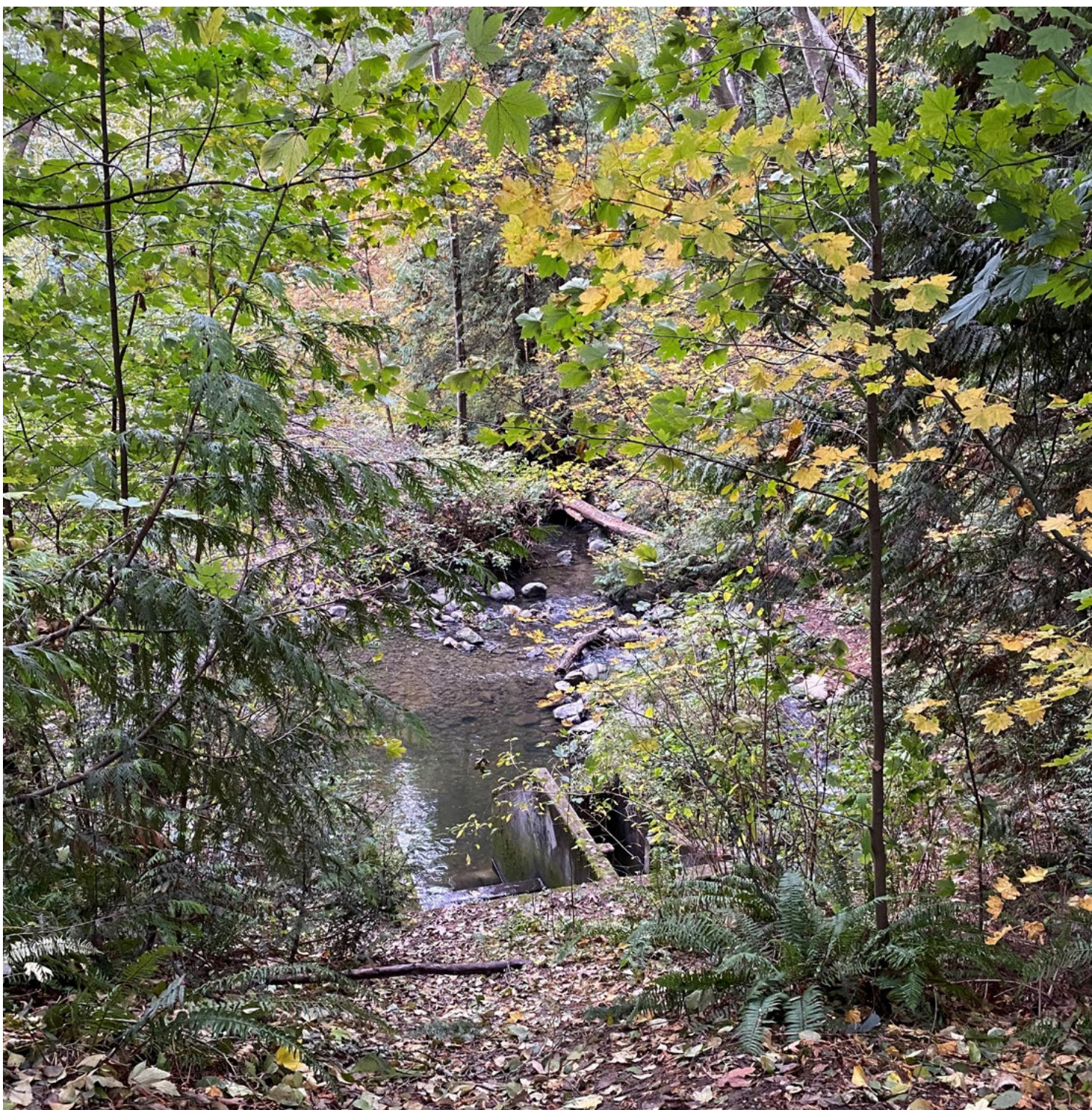
Edmonds Town Centre Community Plan

Preliminary goal 3:

Connect residents to nature by preserving, enhancing and expanding the community’s parks, green spaces, trails, watercourse and riparian habitats, green corridors and other environmental assets.

Sub-goals

- Pedestrian, cyclist & public transit connections
- Expanding & enhancing green spaces
- Environmental protection (eg. riparian habitats)
- Public education & environmental stewardship



Byrne Creek Ravine Park



Preliminary goal 4:

Establish Edmonds as an economically thriving regional Town Centre centered around several mixed-use nodes that encourages business and social enterprise and offers a range of employment opportunities.

Sub-goals

- Creative employment
- Vibrant commercial cores at mixed-use nodes
- Non-profit social enterprises, community spaces & childcare
- Office & hospitality uses



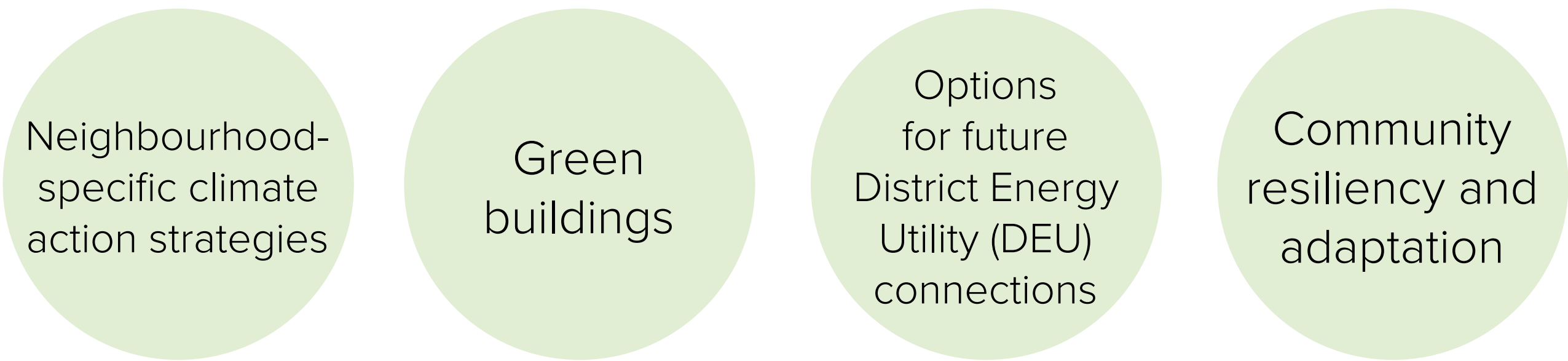
Kings Crossing development at the intersection of Edmonds Street and Kingsway

Edmonds Town Centre Community Plan

Preliminary goal 5:

Strive for a future Edmonds community that advances Burnaby’s goals and targets for climate action and community resiliency.

Sub-goals



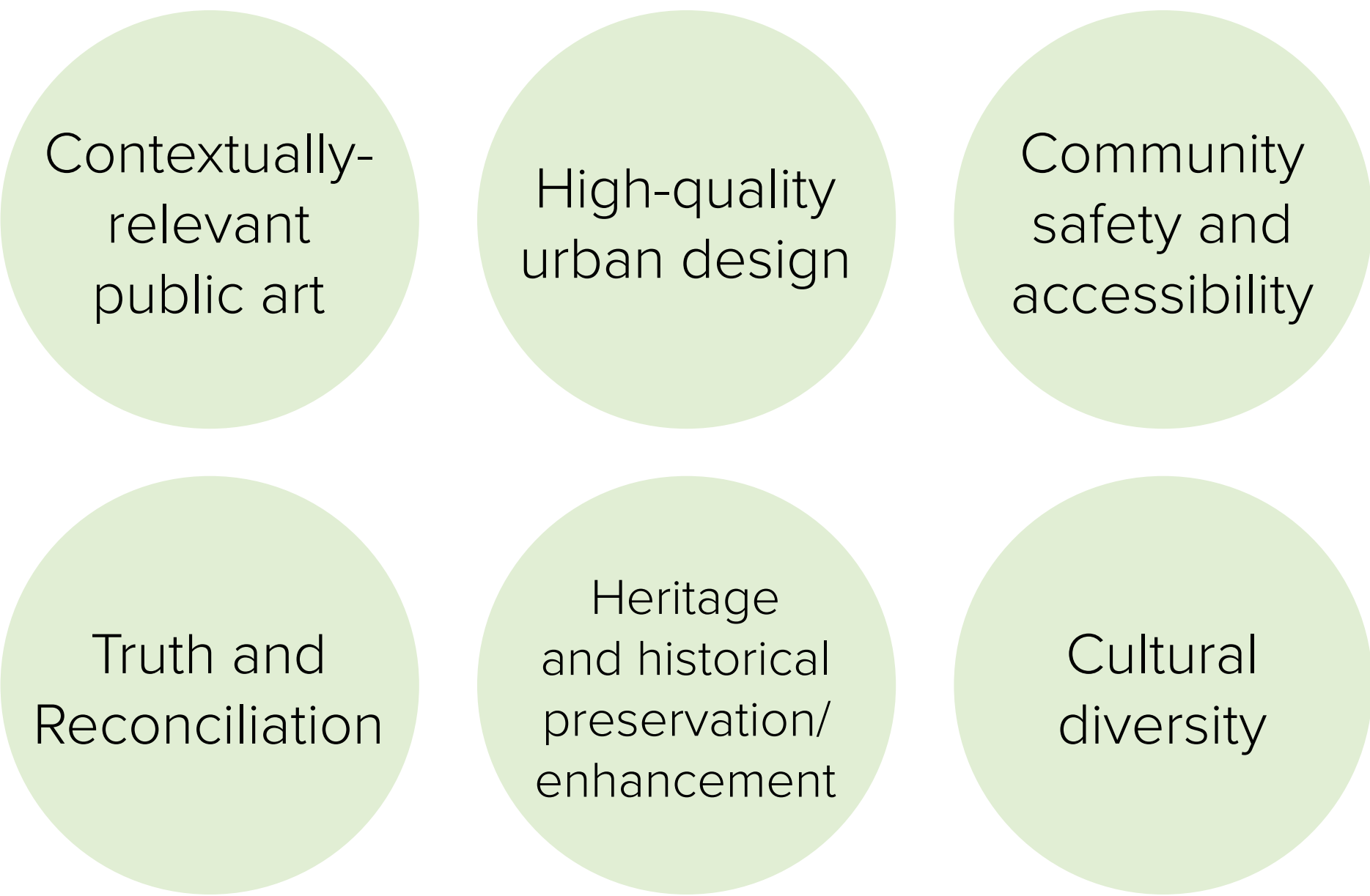
Burnaby Climate Action Framework: Quick Starts



Preliminary goal 6:

Foster an Edmonds community that is distinct from other Town Centres in Burnaby allowing it to remain a unique place where people are proud to live, work and recreate in.

Sub-goals



Photograph of the welcome arch erected at Edmonds Street and Kingsway to welcome Prince Arthur, Duke of Connaught during his visit to Burnaby. Prince Arthur was Governor General of Canada at this time. City of Burnaby Archives 001-008.

Edmonds Town Centre Community Plan

Phase 1

Preliminary plan area boundary

To provide greater housing options, enable better mobility connections, expand park and public uses and manage built form transitions at the edges of the Town Centre, we're considering an amendment to the Edmonds Town Centre plan area boundary. The map below shows the potential amended plan area boundary.

Your input now will help shape further discussions during phases 2 and 3 and contribute to developing the proposed plan area boundary for the new Edmonds plan.



An amended plan area boundary will help to:

- » provide additional opportunities for missing middle housing (e.g. townhouses, rowhouses, multiplexes) that are located close to transit and that create gradual transitions between the Town Centre and surrounding neighbourhoods, in coordination with the Housing Choices Program
- » provide better continuity between the Edmonds community and adjacent neighbourhoods
- » enable better mobility connections and improve public spaces in a wider area of the community
- » enable the possible expansion of park and public use spaces as the community grows

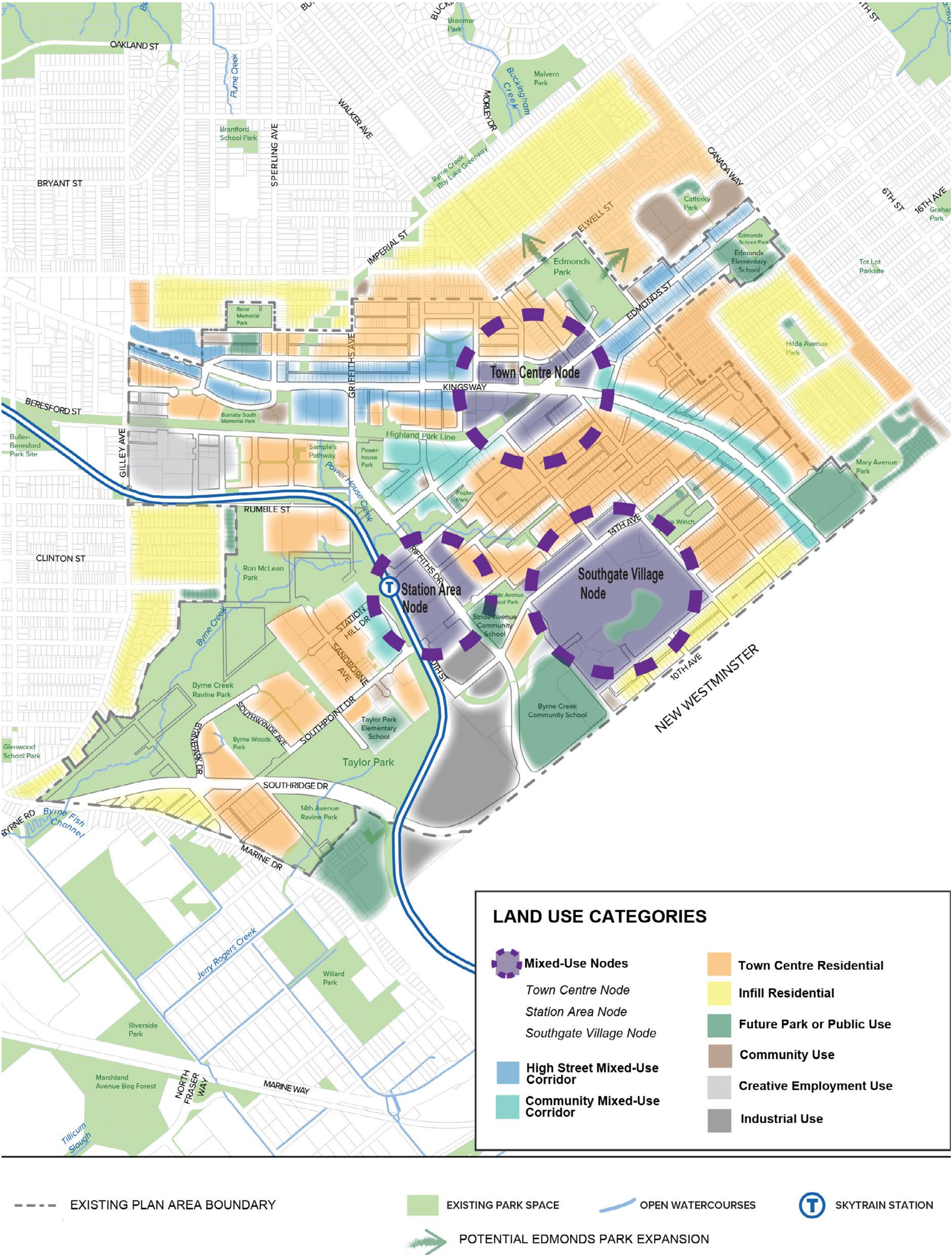
Edmonds Town Centre Community Plan

Phase 1

Preliminary land use framework

The map and tables displayed present potential land uses and building typographies (i.e. heights and zoning) that may be considered in different character areas of the Edmonds community, including in the potential amended plan area boundary.

Proposed building height ranges and zoning districts are provided for the high-density mixed-use nodes. We'll provide more detailed information about building typographies for all other character areas for discussion in phase 2 based on community feedback we receive as part of phase 1.



Edmonds Town Centre Community Plan

Phase 1

Preliminary land use framework

Mixed-use nodes

Town Centre node

Centered around the intersection of Kingsway and Edmonds Street, this area would continue to evolve into a central, high-density mixed-use node with high-rise forms of development, prominent public spaces, ground-level retail and commercial uses and enhanced public space connections.

Potential zoning districts: RM5s/RM5r (north of Kingsway), RM4s/RM4r (south of Kingsway and east of Edmonds Street), C2, C3, P2

Building height ranges: approximately 35-50+ storeys

Station Area node

This node would be a transit-orientated gateway to the Town Centre with a combination of medium- to high-density residential and commercial uses flowing out from the station, a variety of public spaces with active street-level commercial uses and improved pedestrian, cyclist and public transit connections.

Potential zoning districts: RM4s/RM5, C2/C3, P2

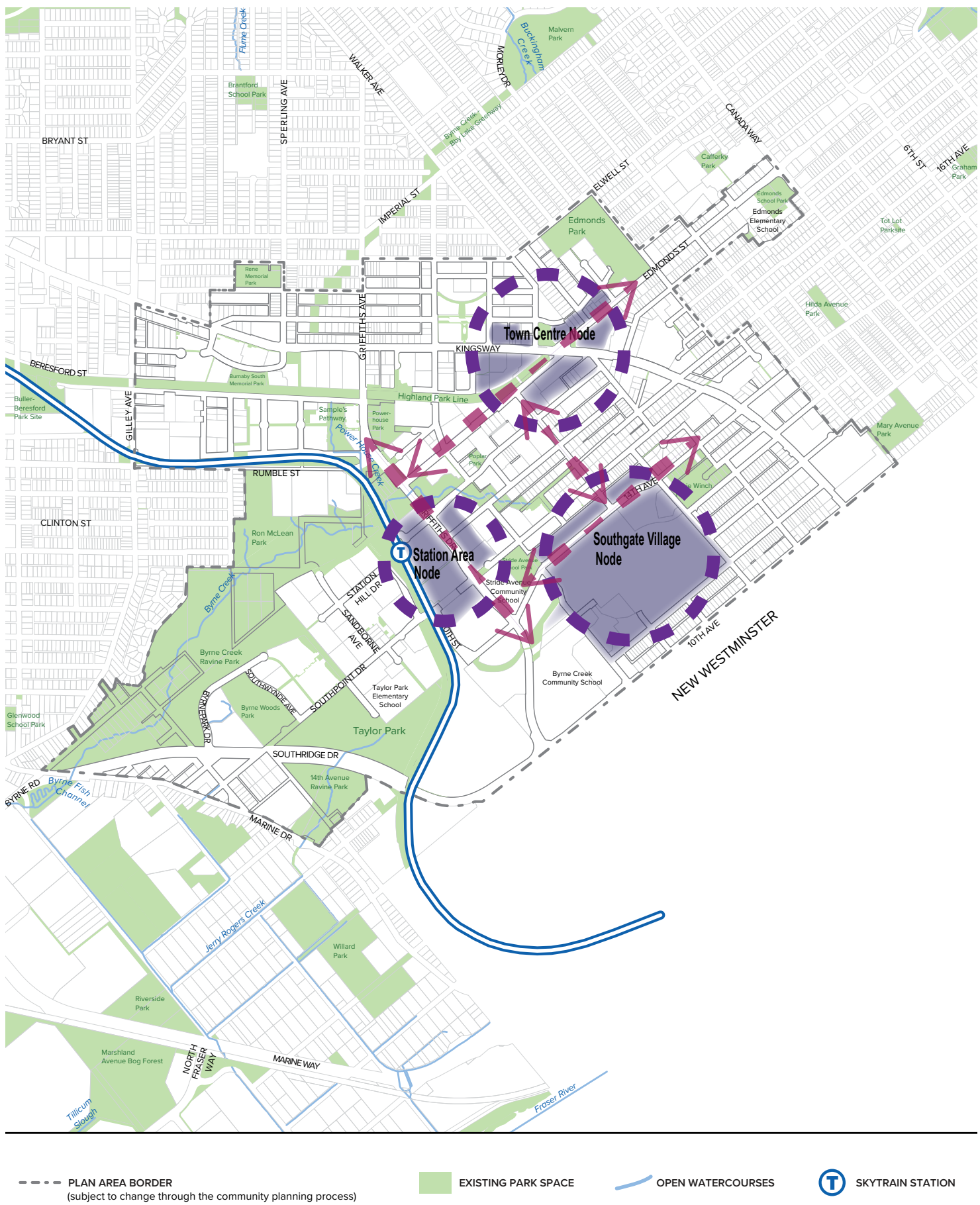
Building height ranges: approximately 20-40 storeys

Southgate Village node

As approved in the Southgate Village Master Plan, the Southgate Village node would be a medium- to high-density residential neighbourhood with local servicing commercial opportunities centred around a five-acre park.

Potential zoning districts: RM1, RM5, RM5r, C2

Building height ranges: as per Southgate Master Plan rezoning



Edmonds Town Centre Community Plan

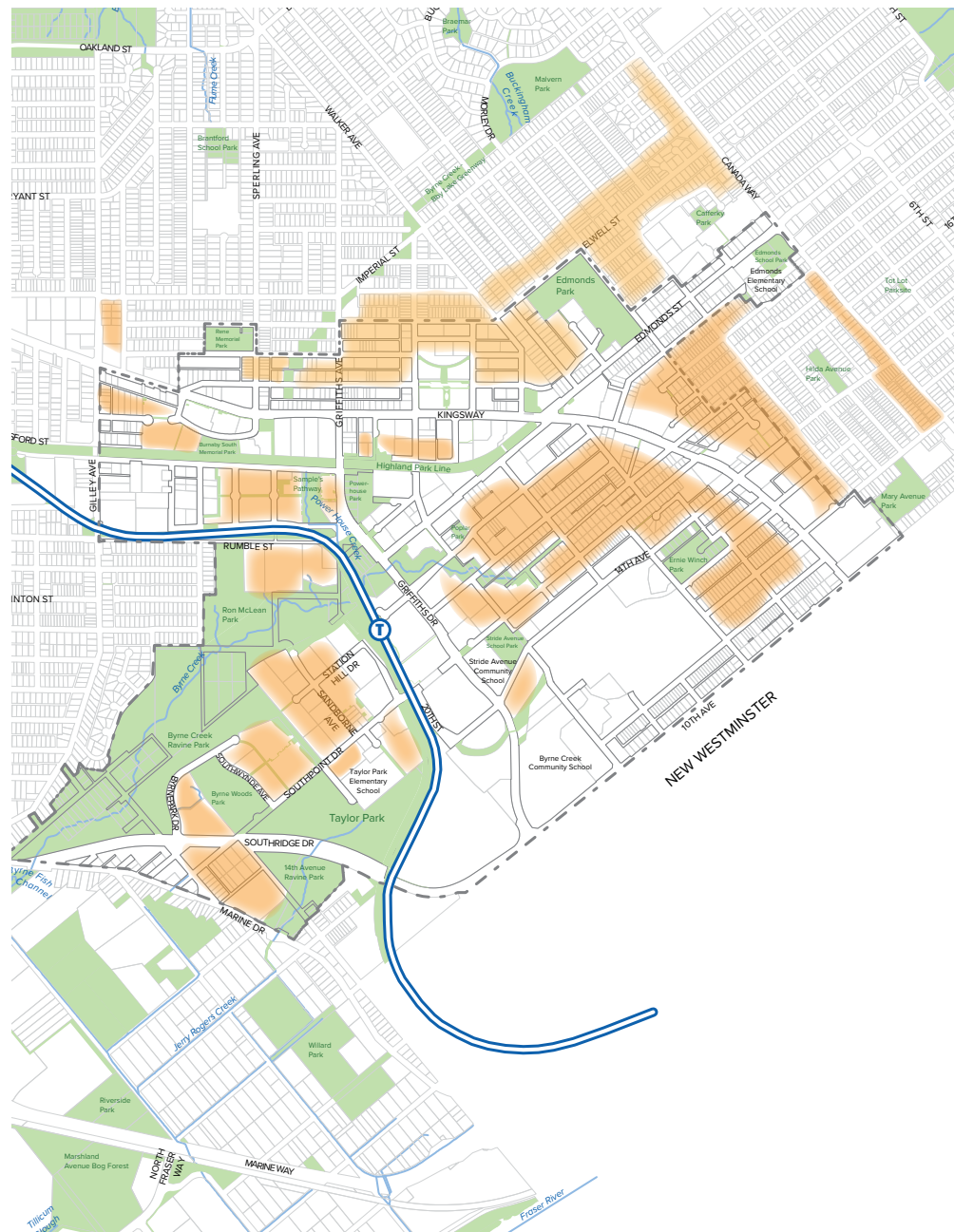
Phase 1

Preliminary land use framework



High street mixed-use corridor

The Kingsway and Edmonds Street mixed-use corridor would be characterized predominantly by mid-rise forms to frame these important connections with ground-level commercial uses. We'll prioritize opportunities to enhance the pedestrian experience along these traditionally car-orientated corridors.



Town Centre residential

These residential areas are intended to accommodate a diverse range of housing forms and rental or ownership options and would provide significant transition from high-density to low-density areas. Taller forms would be adjacent to the mixed-use nodes and high street mixed-use corridors. Other areas would primarily support mid-rise forms.



Community mixed-use corridor

These corridors would facilitate mid-rise residential forms with street-level commercial, creative economy or live-work uses in strategic locations. These corridors have a reduced commercial offering and scale of development compared to the high street mixed-use corridor.



Infill residential

Infill residential areas would be characterized by ground-level housing forms, such as three- to four-storey townhouses and rowhouses around locally-scaled park spaces. These areas and forms are key for community building and providing an appropriate interface with the traditionally single- and two-family neighbourhoods bordering the Edmonds Town Centre.



Edmonds Town Centre Community Plan

Phase 1

Preliminary land use framework



Future park or public use

These areas allow for the improvement and expansion of parks and other green spaces (e.g. sports fields, picnic areas). These areas may also facilitate smaller-scale community uses such as daycares, schools, recreational facilities or non-market housing.



Creative employment

These areas would be characterized by light industrial, commercial and employment uses that are generally compatible with residential neighbourhoods including workshops, studios, galleries and other similar uses. Heights and forms would generally be low-rise.



Community use

Community uses may include schools, recreational facilities, daycares, places of worship, hospitals or care facilities. Residential uses may also be considered for sites identified for community use, provided the densities keep with surrounding residential uses.



Industrial

These areas would continue to accommodate important transit infrastructure and industrial uses that support the local economy. Alternative uses could be considered for sites north of the BC Rapid Transit HQ in order to help activate the streets and connections in the area.



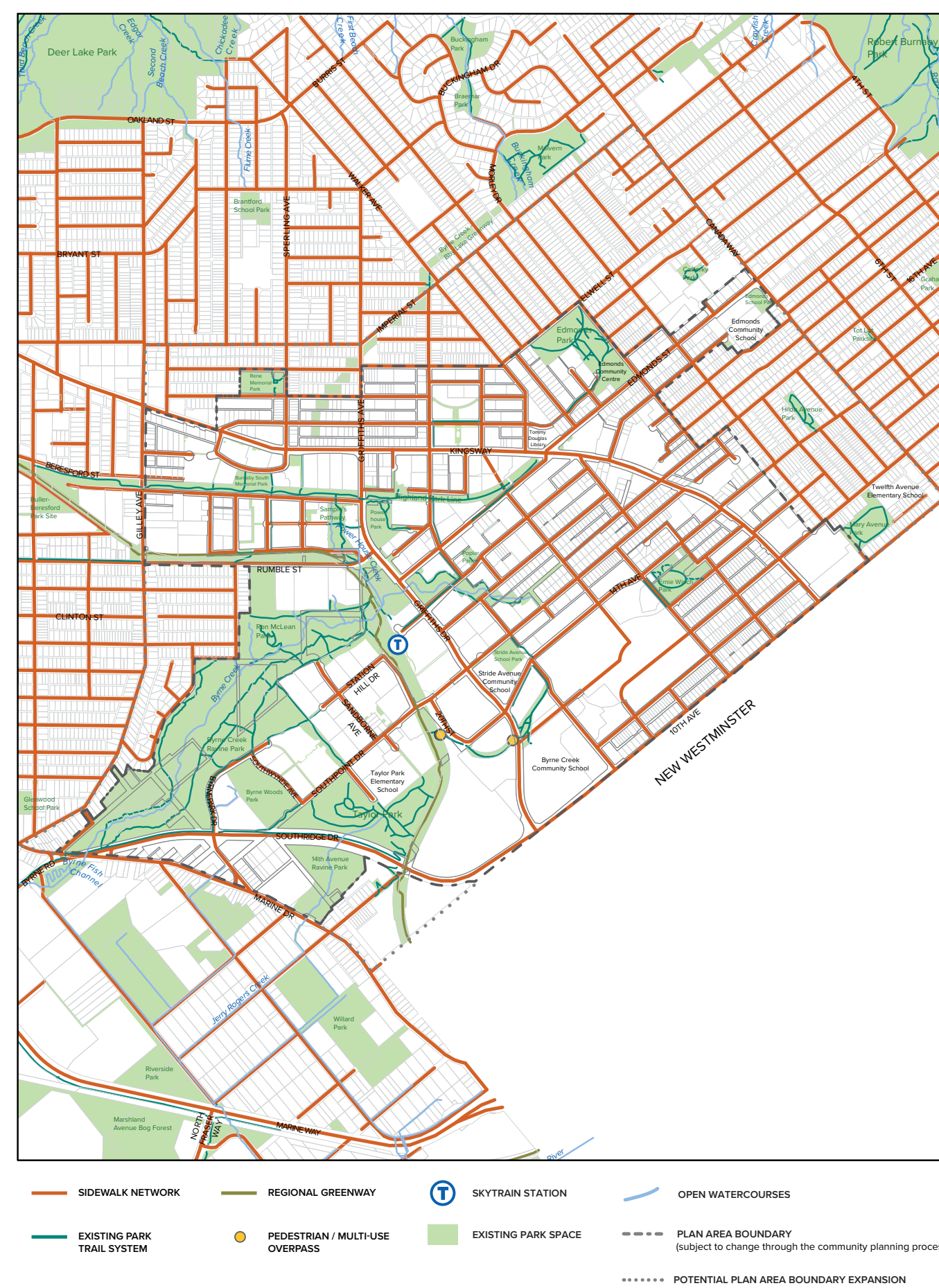
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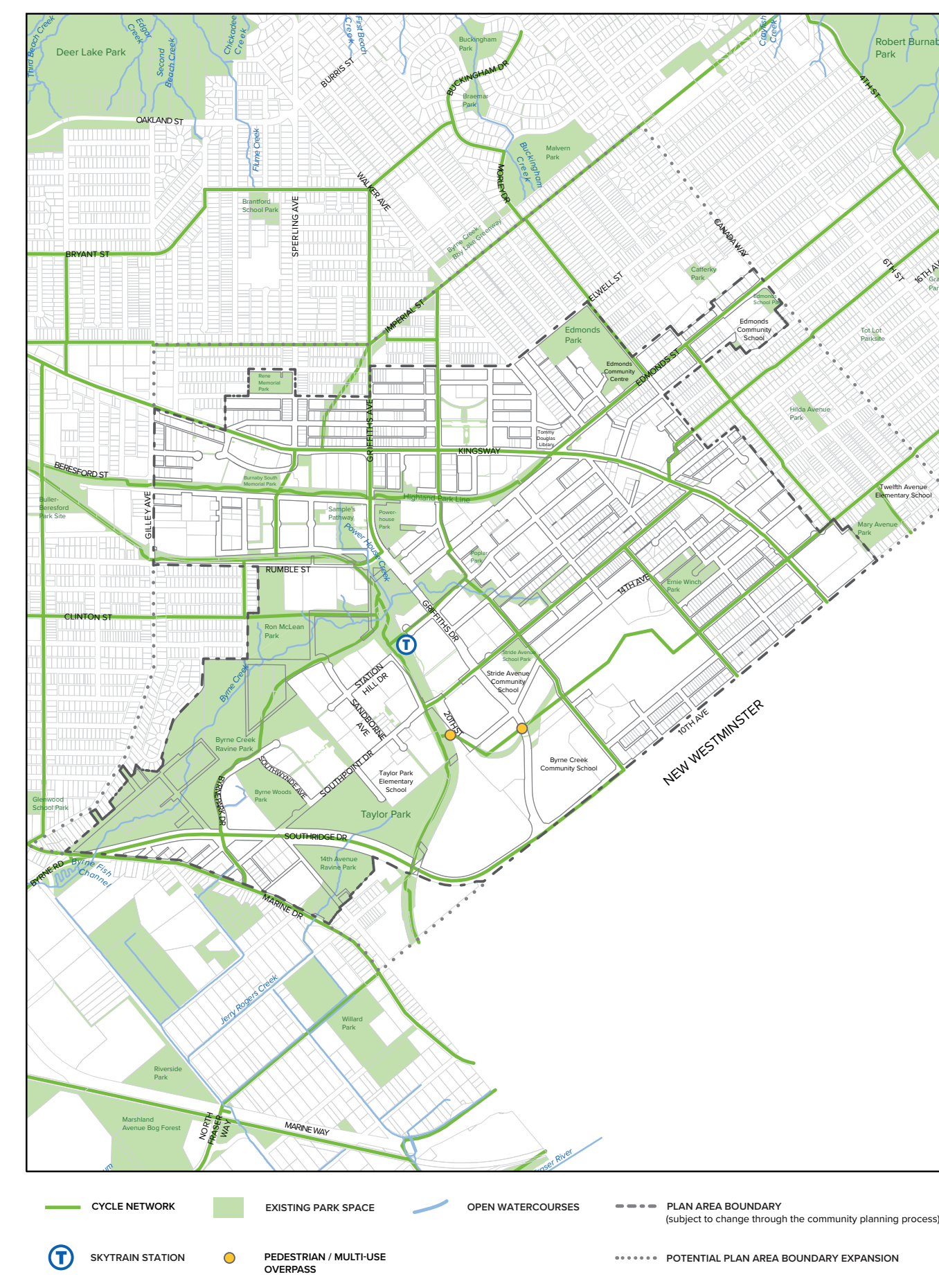
Preliminary mobility concepts, public spaces and green space connections

We want to find out more about how the Edmonds community feels to you when it comes to transportation and moving around the neighbourhood, accessing and enjoying public outdoor spaces and connecting with nature (e.g. trails, forested areas). What barriers and challenges do you currently face and what improvements and opportunities would you like to see?

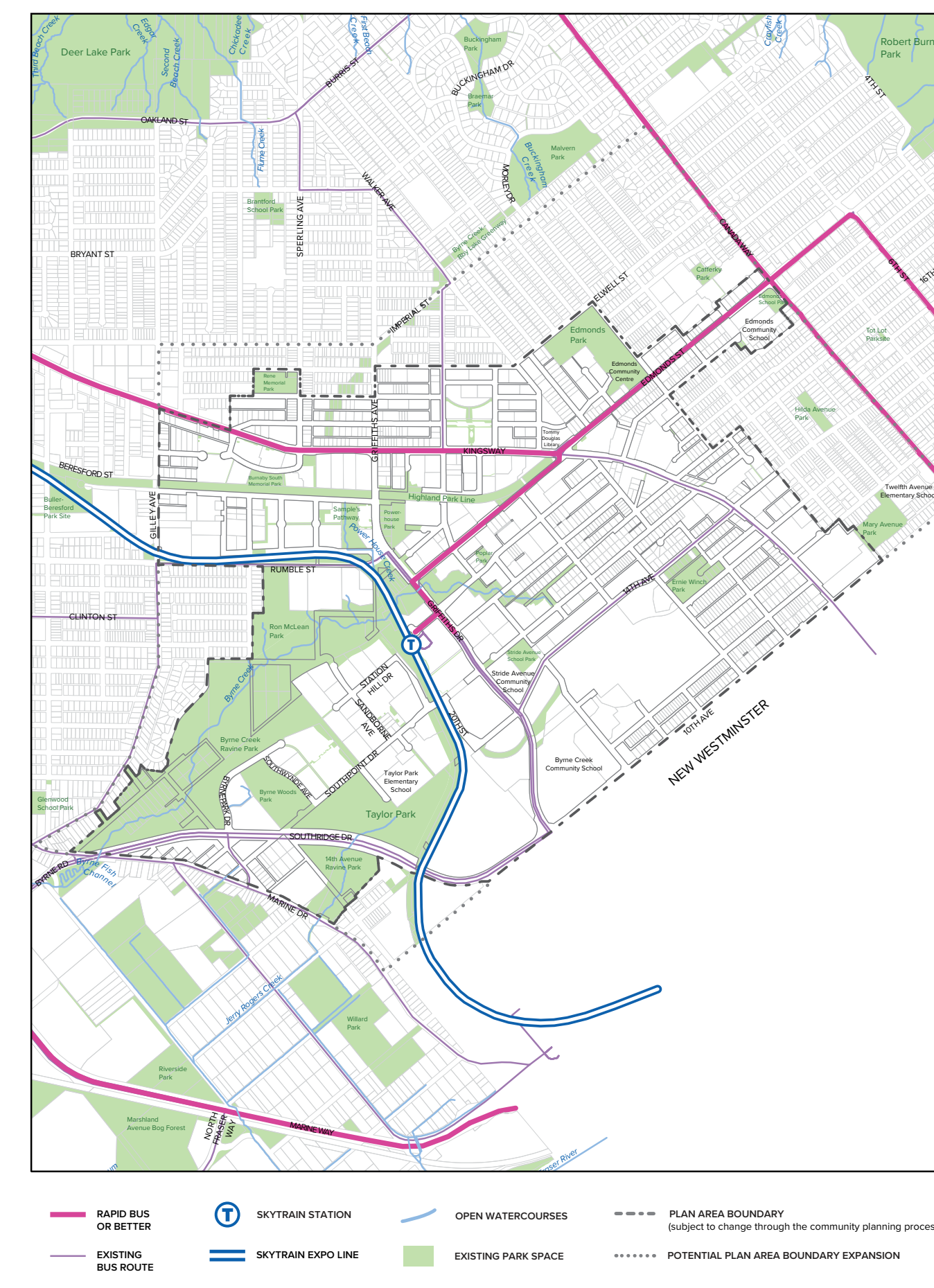
The following maps reflect the future pedestrian, cycling, transit and driving network based on *Connecting Burnaby: Burnaby's Transportation Plan*.



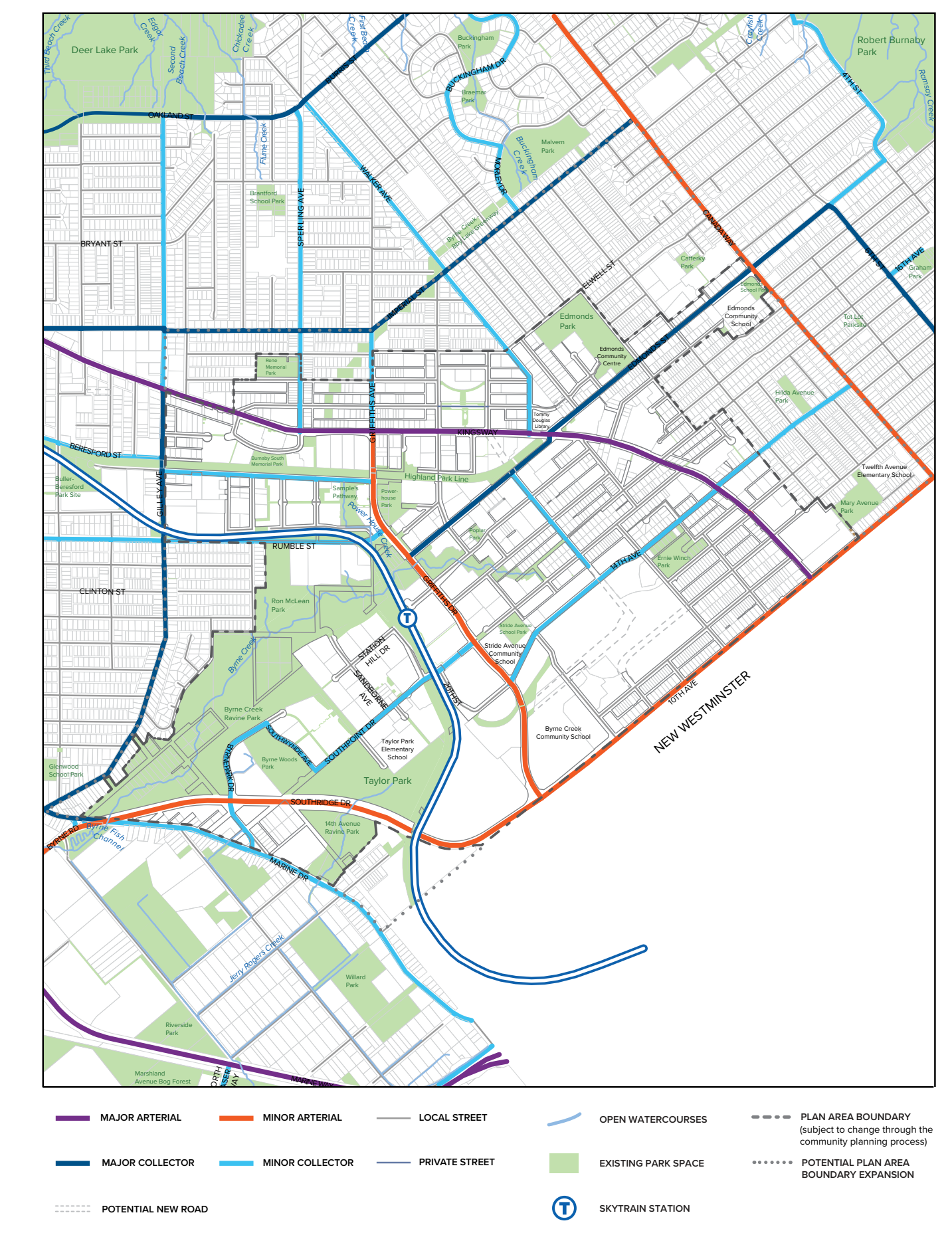
Pedestrian network



Cycling network



Transit network



Driving network

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