

Advisory Planning Commission

Tuesday, January 16, 2024, 6:00 p.m.

Open to public attendance in Council Chamber, City Hall

Committee members may attend electronically

We recognize and respect that New Westminster is on the unceded and unsurrendered land of the Halkomelem speaking peoples. We acknowledge that colonialism has made invisible their histories and connections to the land. As a City, we are learning and building relationships with the people whose lands we are on.

	Pages
1. <u>CALL TO ORDER AND LAND ACKNOWLEDGEMENT</u>	
The Chair will open the meeting and provide a land acknowledgement.	
2. <u>CHANGES TO THE AGENDA</u>	
Addition or deletion of items.	
3. <u>ADOPTION OF MINUTES FROM PREVIOUS MEETINGS</u>	
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4. <u>REPORTS AND PRESENTATIONS</u>	
4.1 22nd Street Station Area Bold Vision - Ideas Gathering Recommendation	7
THAT the Advisory Planning Commission receive this report for information; and	
THAT the Advisory Planning Commission nominate a juror to participate in the reGENERATE ideas challenge evaluation.	
5. <u>STANDING REPORTS AND UPDATES</u>	
Regular and ongoing reports from staff or members for information and discussion.	
6. <u>NEW BUSINESS</u>	
Items added to the agenda at the beginning of the meeting.	
7. <u>END OF MEETING</u>	

8. UPCOMING MEETINGS

Remaining scheduled meetings for the year, which take place at 6:00 PM unless otherwise noted:

- February 20
- March 20
- April 16
- May 21
- June 18
- July 16
- August 20
- September 17
- October 15
- November 19
- December 3



**ADVISORY PLANNING COMMISSION
MINUTES**

**Tuesday, September 19, 2023, 6:00 p.m.
Open to public attendance in Council Chamber, City Hall
Committee members may attend electronically**

PRESENT:

Mr. Andrew Hull	Chair/Community Member
Ms. Simar Jaswal*	Alternate Chair/Community Member
Ms. Krista Macaulay*	Community Member
Mr. Diego Pons	Community Member
Mr. Quentin Van Der Merwe*	Community Member

ABSENT:

Mr. Jassy Briach	Community Member
Mr. Christopher Lumsden	Community Member
Ms. Angel Manguerra	Community Member
Ms. Luana Pinto	Community Member

GUEST:

Ms. Jean Roe*	Planner, Modus Planning, Design & Engagement
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STAFF PRESENT:

Ms. Meredith Seeton*	Policy Planner
Ms. Carilyn Cook	Committee Clerk

*Denotes electronic attendance

1. CALL TO ORDER AND LAND ACKNOWLEDGEMENT

Andrew Hull, Chair, opened the meeting at 6:00 p.m. and recognized with respect that New Westminster is on the unceded and unsundered land of the Halkomelem speaking peoples. He acknowledged that colonialism has made invisible their histories and connections to the land. He recognized that, as a City, we are learning and building relationships with the people whose lands we are on.

2. CHANGES TO THE AGENDA

None.

3. ADOPTION OF MINUTES FROM PREVIOUS MEETINGS

3.1 February 7, 2023

MOVED AND SECONDED

THAT the minutes of the February 7, 2023 Advisory Planning Commission meeting be adopted as circulated.

Carried.

All members of the Committee present voted in favour of the motion.

3.2 February 21, 2023

MOVED AND SECONDED

THAT the minutes of the February 21, 2023 Advisory Planning Commission meeting be adopted as circulated.

Carried.

All members of the Committee present voted in favour of the motion.

4. REPORTS AND PRESENTATIONS

4.1 22nd Street Station Area Visioning

Meredith Seeton, Policy Planner, and Jean Roe, Planner, Modus Planning, Design & Engagement, provided a PowerPoint presentation regarding the 22nd Street Station Area Visioning.

In response to questions from Commission members, Mses. Seeton and Roe provided the following comments:

- Community engagement will include a wide range of activities and approaches, in order to get ideas and feedback from a multitude of people, including those outside of the neighbourhood;
- Among other engagement activities, multiple workshops and an Ideas Challenge will take place, and input will be sought from students;
- The Ideas Challenge will be different than typical architecture design challenges in that it will be open to design concepts and policy ideas, and participation will be as low barrier as possible in effort to receive

the most number of ideas including submissions from community members;

- Visioning will include considering whether the boundary identified in the Official Community Plan remains the appropriate boundary for the 22nd Street Station area, and considering changes to the proposed land use designations in the Plan;
- Concurrently to engagement, staff is reaching out to external agencies and other departments, so as to be able to advance the vision in a timely fashion, but it will take time to bring all of the pieces together. Following the City's endorsement of a vision and adoption of bylaw amendments, neighbourhood transition will depend on landowner interest, land assembly, and market economics;
- City staff meet regularly with the School District with respect to their enrollment projections and long range plans with the goal of ensuring that there is capacity in schools to accommodate a growing student population. The Connaught Heights Elementary School is a great hub for the community but it is near capacity;
- Engagement will clarify what the community's aspirations for the neighbourhood are so that we know what will be needed from development;
- Part of the process will include financial analysis; and
- Once staff have heard from the community, the project will come back to the Commission for further input.

Discussion ensued and Commission member provided the following comments:

- Many community members are frustrated and tired of waiting and the neighbourhood is declining as residents do not know what to do with their properties;
- The first challenge will be assembling enough land for the towers;
- There is opportunity for First Nations groups to joint-venture housing in these large developments;
- Additional benefits could be realized with the inclusion of rental and/or supportive housing; and,
- The City should reconsider how rezoning is addressed as it should not be the long, drawn out process that it is now.

5. **NEW BUSINESS**

None.

6. **END OF MEETING**

The meeting ended at 6:49 p.m.

7. **UPCOMING MEETINGS**

Remaining scheduled meetings for the year, which take place at 6:00 p.m. unless otherwise noted:

November 21

December 19

Certified correct,

Andrew Hull, Chair

Carilyn Cook, Committee Clerk

REPORT

Climate Action, Planning and Development

To: Advisory Planning Commission **Date:** January 16, 2024
From: Emily Huang, Planning Analyst **File:** 2408432
Meredith Seeton, Senior Policy Planner **Item #:** 2024-21
Subject: **22nd Street Station Area Bold Vision: Ideas Gathering**

RECOMMENDATION

THAT the Advisory Planning Commission receive this report for information; and

THAT the Advisory Planning Commission nominate a juror to participate in the reGENERATE ideas challenge evaluation.

PURPOSE

To update the Advisory Planning Commission (APC) on 22nd Street SkyTrain Station Area visioning, including reporting back on the first round of community engagement, and to request participation of an APC member on the jury for the reGENERATE ideas challenge.

SUMMARY

The City has launched a visioning process to imagine the future of the neighbourhood around the 22nd Street SkyTrain station. The first phase of community consultation was ideas gathering and it is coming to a close. Through this phase, the project team heard from a diversity of residents, and interested and impacted parties who explored the current state of the neighbourhood and aspirations for its future. To gather further input, an ideas challenge was launched in mid-November, and will be open until the end of January. The ideas challenge is primarily focused on climate-friendly neighbourhood design. This report updates the Commission about the findings from community engagement to date, and requests participation in the evaluation of ideas challenge submissions.

BACKGROUND

Planning for the area around 22nd Street SkyTrain station was relaunched in the summer of 2023. The aim of this work is to create a bold vision for a climate-friendly neighbourhood that would advance the City’s goals around increased housing, climate action, and collaboration with First Nations. Previously, staff reported to the Advisory Planning Commission (APC) at their meeting on September 19, 2023, providing a project outline and soliciting input on key considerations for achieving the project objectives.

Since then, the first round of community engagement has been completed, and the reGENERATE ideas challenge has been launched. Recently, the Province released new legislation which requires accommodation of certain minimum densities around transit stations and hubs (see the Provincial press release included in Attachment 1). The new legislation applies to the 22nd Street Station area and will be integrated into the planning process.

COMMUNITY ENGAGEMENT

The first round of community engagement and ideas gathering took place from September to November 2023. This round of engagement solicited broad input on the state of the neighbourhood (assets and challenges), aspirations for the future, and ideas for how to create a climate-friendly neighbourhood where everyone can thrive.

General outreach was to neighbourhood and city-wide community members and businesses. Targeted outreach efforts were made to connect with youth, seniors, urban Indigenous community members, and other equity-denied groups and lesser-heard voices.

The sections below summarize engagement activities and findings; these are detailed further in the Ideas Gathering Engagement Summary included as Attachment 2.

Engagement Activities

A range of engagement activities were undertaken, including:

- *Community Survey and Ideas Board:* A closed-ended survey was hosted online, as was an ideas board, where community members could provide open-ended ideas and comments.
- *Idea Jams:* A launch event with speakers and facilitated table activities was held at Anvil Centre at the beginning of the engagement period, and a similar event was held virtually the following week.
- *Focus Groups, workshops and meetings:* Four focus groups and workshops were conducted with residents and organizations serving equity-denied groups, including newcomers, people with lived and living experience of homelessness, youth ageing out of foster care, and middle school youth. Two meetings with individuals

representing organizations serving urban Indigenous community members were held, to share about the project, encourage member participation, and listen to priorities and ideas from the organizations. In addition to engaging with equity-denied organizations, staff connected with post-secondary students and staff at Douglas College for a virtual ideas-gathering workshop.

Staff also attended a joint meeting of the Connaught Heights and West End Residents Associations early on in the engagement period. Staff provided an update on the relaunch of visioning, and listened to concerns and early input on the process.

- *Pop Up Booths:* Pop up booths were organized across different locations in the city for people to learn about the project, ways to engage, and share ideas. This strategy of “going to where community members are at” was used to connect with community members who may not have been able to attend a separate scheduled event. Locations included the 22nd Street SkyTrain station, Connaught Heights Elementary School, the farmers market, Grimston Park, Century House, and the library. A pop-up was also held at a Chamber of Commerce “Coffee Talks” event.
- *Open House:* Towards the end of the engagement period, an open house was held within the project area, at Connaught Heights Elementary School, where engagement highlights were shared and additional ideas were gathered.

Outreach Methods

Online engagement activities and project updates were (and continue to be) shared on the Be Heard New West project page. A postcard about engagement opportunities was mailed to residents of Connaught Heights and the West End, and delivered in-person to businesses along 20th Street. Engagement opportunities were also advertised in online newsletters, in local newspapers, through the City’s social media channels, on City billboards, bus shelters and digitally at City facilities. Focus group discussions were arranged by reaching out to organizations directly.

What We Heard

Staff heard from over 700 people encompassing both event attendees and online engagement responses. Key themes include:

- *Managing the transportation network:* Traffic congestion remains a key concern for residents, primarily along 20th Street and Stewardson Way. Many residents stressed the importance of giving careful consideration to the transportation network before accommodating significant growth in the area. Some community members encouraged consideration of a car-light area around the station, and supporting car-light lifestyles by enhancing car share options, making the most possible use of SkyTrain, and the region-serving bus loop and cycling connections through the neighbourhood.

- *Expanding housing:* There were many expressions of openness to exploring more density, including high-rise forms, especially near the SkyTrain station, and significant interest in affordable housing and diversity of housing typologies.
- *Enhancing amenities and services:* Many community members raised the lack of amenities and commercial services in the neighbourhood, and expressed a desire to for development to include a mix of uses, especially in the immediate vicinity of the SkyTrain station. There was also significant interest in expanding spaces to gather, especially outdoor space.

The input gathered echoed much of the feedback received through past planning processes in the area, with a recognition that the housing and climate crises have worsened in recent years and more bold action is needed on these fronts. Feedback from equity-denied community members highlighted the need to include non-market housing, public services such as washrooms and indoor and outdoor gathering spaces, and easily accessible commercial services.

REGENERATE IDEAS CHALLENGE

In addition to community engagement activities described above, the City is hosting an ideas challenge to tap into bold ideas on climate-friendly neighbourhood design. The reGENERATE ideas challenge was launched on November 20 and is open until January 31, 2024.

Thought leaders and experts on climate resilience and community planning, students, and community members are all invited to provide creative ideas about how to advance an inclusive climate-friendly neighbourhood, reflecting the underlying values of climate action, truth and reconciliation, and equity and inclusion.

Outreach Methods

Participation in the ideas challenge was encouraged during engagement activities, especially as there are prizes for submissions from New Westminster community members and youth, as well as ‘community’s choice’ award. The project’s external consultants are also promoting the challenge through their networks, and through direct outreach to relevant organizations, associations, and post-secondary programs with focuses on climate action, community planning and design. Staff is promoting the challenge through the City’s social media channels, CityPage, and local news media.

Submission Evaluation

A technical committee of staff and project advisors will review the ideas challenge submissions and create a short-list for evaluation. Evaluation will then be completed by a jury in February. The jury is gathered by invitation. Jurors are being selected to bring expertise on planning, design, and community development, with a focus on climate and equity. Attention to diverse representation was also part of the selection process. To date, confirmed jurors include:

- a climate planner from Metro Vancouver,
- a community planner from Happy Cities with expertise in social connectivity, and
- a New Westminster youth with civic engagement experience.

Confirmation of participation is anticipated from two more professionals. Collaborating First Nations have also been invited to join the jury, and Kwantlen First Nation has expressed an interest in participating.

APC JURIST

To enhance local representation, APC is being requested to consider nominating a representative to the ideas challenge jury. To reduce potential for (or perception of) conflict of interest, the representative would preferably live outside the Connaught Heights or West End neighbourhoods. An honorarium for the time spent as a juror will be provided.

The anticipated evaluation process and timeline is as follows:

- *January*: jury members individually review the Ideas Challenge Brief (Attachment 3), which includes the evaluation criteria for the submissions.
- *February 7-14*: jury members individually review a shortlist of submissions (estimated twenty four-page documents) and score submissions based on the evaluation criteria and categories.
- *February 14 or 15 (TBC)*: Half-day jury deliberation.

NEXT STEPS

Staff continue to manage the ideas challenge and are concurrently continuing discussions with external agencies, such as the Ministry of Transportation and Infrastructure, TransLink, BC Hydro, the School District, and the City of Burnaby. Staff is also reviewing the housing and transit oriented development legislation announced by the Province in November, and the recently released policy manuals, and giving consideration to how new requirements can be met through the vision, in conjunction with project goals.

Next steps include inviting First Nation staff members to join a workshop in early 2024, focused on integrating First Nations design into the vision, and better understanding reconciliation priorities.

Following the closing of the ideas challenge, idea submissions will be evaluated through February. These submissions, as well as the community engagement findings, collaboration with First Nations, and discussions with external agencies, will be considered further at a multi-day design workshop anticipated to be held in March. A vision will then be drafted and refined, and made available for public review later in 2024.

ATTACHMENTS

Attachment 1: Provincial Press Release Regarding Transit Oriented Development

Attachment 2: 22nd Street SkyTrain Station Engagement Summary Report

Attachment 3: reGENERATE Ideas Challenge Brief

APPROVALS

This report was prepared by:

Emily Huang, Planning Analyst

Meredith Seeton, Senior Policy Planner

This report was reviewed by:

Britney Dack, Acting Supervisor of Land Use Planning

Lynn Roxburgh, Manager of Housing and Land Use

Attachment 1
*Provincial Press Release Regarding
Transit Oriented Development*

- Skip to main content
- Skip to footer

British Columbia News

Legislation introduced to deliver more homes near transit hubs

<https://news.gov.bc.ca/29825>

Building more homes near transit hubs is the focus of new proposed legislation aimed at speeding up the delivery of homes and encouraging more communities near the transit, services and amenities that make life better for people.

“Building more homes near transit is good for people, communities, and helps make the most of transit, infrastructure and services,” said Ravi Kahlon, Minister of Housing. “But layers of regulations and outdated rules are stopping this kind of development from becoming a reality in too many municipalities. That’s why we are taking action to remove barriers and deliver more transit-oriented communities, faster.”

This legislation, if passed, will build on work underway to facilitate more transit-oriented development, create more livable communities and tackle the housing crisis. Earlier this year as part of Budget 2023, the Province committed approximately \$400 million to deliver thousands of units at or near transit over the next 10 to 15 years by accessing land that is suitable to be acquired near transit hubs and transforming it into thriving communities.

“We’re working to leverage public lands to build more affordable housing in connected, livable communities,” said Rob Fleming, Minister of Transportation and Infrastructure. “This legislation is the next step forward to help remove roadblocks and fast-track more transit-oriented development that works for people in their communities.”

In some cases in B.C., higher-density neighbourhoods have been established around transit hubs, but in other cases, restrictive zoning bylaws and parking requirements, along with delayed development approvals, continue to slow down the delivery of homes and services near transit hubs. As B.C. continues to invest significantly in transit infrastructure, it is important that this investment accommodates additional housing units to create vibrant and livable neighbourhoods.

The proposed legislation will require municipalities to designate Transit Oriented Development Areas (TOD Areas) near transit hubs. These TOD Areas are defined as land within 800 metres of a rapid transit station (e.g., SkyTrain station) and within 400 metres of a bus exchange where passengers transfer from one route to another (e.g., Newton Bus Exchange in Surrey).

In these designated TOD Areas, municipalities will be required to:

- permit housing developments that meet provincial standards for allowable height and density. The minimum allowable height and density is based on tiers – at its highest in the centre of the TOD Area – and will differ based on the type of transit hub (SkyTrain stop/bus exchange) and a municipality’s size, population and location. Note: A full list of intended allowable standards is available in a backgrounder.
- remove restrictive parking minimums and allow for parking to be determined by need and demand on a project-by-project basis.
- utilize standards and details in the provincial policy manual to provide consistency in the approach to developing TOD Areas.

Municipalities will still be able to require builders and developers to add parking to accommodate people living with disabilities. Commercial parking requirements will not be affected within TOD Areas. Builders and developers will be able to build as much parking as desired for a project but will not be required to meet a minimum standard of parking units.

or parking units.

Modelling future scenarios cannot account for unforeseen circumstances, the changing nature of housing, real-estate markets and other factors, but preliminary analysis indicates the Province could see approximately 100,000 new units in TOD Areas in B.C. during the next 10 years.

To support the legislation, the Province will create a provincial policy manual to support municipalities with setting their site standards and moving forward with proposed housing projects.

Following the release of regulations and the policy manual in December 2023, the lands that local governments have designated for transit-oriented growth in their official community plans will be immediately captured under the new minimum allowable density requirements included in the legislation.

For the remaining TOD Areas that require local government designation, municipalities will have until June 30, 2024, to designate these areas (pending regulation). It is expected that approximately 100 TOD Areas will be designated in approximately 30 municipalities throughout B.C. within the first year of the new legislation coming into effect.

Where a local government's current zoning allows for less density than the new provincial minimum, the new increased minimum density must be allowed by the local government. However, local governments can approve higher density at their discretion.

This proposed legislation will advance alongside the proposed small-scale, multi-unit housing legislation (SSMU). While SSMU will add increased density near transit stops, TOD Areas that have higher density will take precedence over SSMU zoning should they overlap.

This legislation is part of the Province's Homes for People action plan. Announced in spring 2023, the plan builds on historic action to deliver housing since 2017, and sets out further actions to deliver the homes people need faster, while creating more vibrant communities throughout B.C.

Learn More:

For a summary of Backgrounder 3 and the policy framework, visit: https://news.gov.bc.ca/files/TOD_Areas_PolicyFramework.pdf
(https://news.gov.bc.ca/files/TOD_Areas_PolicyFramework.pdf)

To read the Homes for People action plan, visit: https://news.gov.bc.ca/files/Homes_For_People.pdf
(https://news.gov.bc.ca/files/Homes_For_People.pdf)

To learn about the steps the Province is taking to tackle the housing crisis and deliver affordable homes for British Columbians, visit: <https://strongerbc.gov.bc.ca/housing/> (<https://strongerbc.gov.bc.ca/housing/>)

To learn more about local government housing initiatives, visit: <https://www2.gov.bc.ca/gov/content/housing-tenancy/local-governments-and-housing/housing-initiatives> (<https://www2.gov.bc.ca/gov/content/housing-tenancy/local-governments-and-housing/housing-initiatives>)

For more information about B.C. legislation, visit: <https://workingforyou.gov.bc.ca/legislation>
(<https://workingforyou.gov.bc.ca/legislation>)

Three backgrounders follow.
Ministry of Housing

Media Relations
236 478-0251

Ministry of Transportation and Infrastructure

Media Relations
250 356-8241

Backgrounders

Facts about housing and transit

- This project is part of a \$19-billion housing investment by the B.C. government.
- Since 2017, the Province has nearly 77,000 homes delivered or underway.
- B.C. is significantly expanding access to public transit.
- Once Broadway Subway, and Surrey-Langley SkyTrain are completed, B.C.'s SkyTrain network will increase by 27%.
- Budget 2023 commits \$394 million for the Ministry of Transportation and Infrastructure to purchase land near transit hubs for TOD Area development.
- In spring 2022, government amended the Transportation Act to enable the Province to acquire land for housing and community services near SkyTrain stations and transit exchange.
- Earlier this fall, the Province put forward \$51 million in capacity funding to support local governments' work to update their processes to meet new requirements to accelerate approval processes and build the homes people need.

What people are saying about housing and transit

Meghan Lahti, mayor, City of Port Moody –

“The creation of walkable, connected neighbourhoods in proximity to transit is a priority for Port Moody council and this direction from the Province will assist in achieving this goal. With this said, we hope that municipalities will retain the ability to approve proposals based on their existing policy frameworks with respect to climate resilience, increasing access to jobs and services, affordable housing options and urban design considerations to name a few.”

Tom Dyas, mayor, City of Kelowna –

“Positioning housing density proximate to accessible transit is smart planning and good policy. It’s why, for example, our recent OCP update in Kelowna was developed in tandem with our transportation master plan. Residents need diverse and affordable housing options that also make it easy to get to work, school and appointments. We look forward to continued collaboration with the Province to ensure there are investments in transit infrastructure that will support the housing objectives needed in our growing communities.”

Ken Sim, mayor, City of Vancouver –

“Investing in homes near transit hubs aligns with our shared vision for a sustainable future. We appreciate the Province moving forward with legislation that seeks to enable more housing and we look forward to working with the Province to implement these new regulations in a thoughtful way. Make no mistake, our goal is to deliver more housing faster and we look forward to understanding the opportunities and impacts of this new legislation.”

Jill Atkey, CEO, BC Non-Profit Housing Association –

“This legislation has the potential to unlock new sites for affordable housing development by reducing time and approval barriers for non-profit housing providers. Allowing non-profit housing developers to determine parking minimums on new developments based on the actual needs of their tenants will reduce costs and, ultimately, rents.”

Anne McMullin, president and CEO, Urban Development Institute (UDI) —

“We see this legislation as a pivotal turning point with the potential to significantly accelerate the pace of home construction in areas where growth is most needed and can be best accommodated. For years, the UDI has advocated for maximizing the billions of dollars of investments made by senior governments in our rapid transit system. Transit-oriented development will help us achieve other societal objectives: streamlined and more affordable commuting between work, home and other destinations; decreased greenhouse gas emissions; and the cultivation of vibrant and healthier communities as people can walk or cycle to meet their daily needs.”

Mike Moffatt, founding director, the PLACE Centre –

“Outdated zoning rules and parking minimums increase the costs and reduce the number of homes that can be built, driving up rents and home prices for families. With this legislation, which will make transit-oriented development a reality, British Columbia has created a best-in-Canada model for other provinces to emulate.”

Rory Kulmala, CEO, Vancouver Island Construction Association –

“We welcome any initiatives that look to reduce red tape and to accelerate increasing housing development on Vancouver Island, particularly around transit-oriented hubs and multi-modal transportation corridors. In doing so, it reduces congestion, promotes sustainability and enhances accessibility for all, while fostering healthier and more connected communities, while creating a more efficient, equitable and vibrant urban environment.”

Peter Edgar, CEO, Edgar Development –

“It’s time to make it easier to build complete, transit-oriented communities and create the types of livable cities that people want to be part of. The time and cost associated with getting multi-unit housing near transit approved and built is prohibitively long. Making it faster to build mixed-use, higher-density communities within walking distance of transit is going to create the kind of sustainable, diverse housing options Vancouver so desperately needs.”

Dak Molnar, managing director, Molnar Group –

“The way it’s set up now, the rezoning process to build multi-unit rental buildings around transit often takes years, even with city councils on board. This legislation will help speed up the process so developers can add the much-needed types of housing and desirable commercial and community amenities that people are looking for, within walking distance from transit.”

Owen Brady, director, Abundant Housing Vancouver –

“Legalizing apartments around our public-transit investments will improve affordability and support sustainable planning. More housing near rapid transit means more people will be able to live here without a car. Many-decades-old SkyTrain stations are still surrounded by single-family homes, but it is important for B.C.’s economy, the environment and affordability that we use the land around our multi-billion-dollar public-transit investments intensively and equitably.”

Tom Green, senior climate policy adviser, David Suzuki Foundation –

“We are very encouraged that in addition to much needed housing, transit-oriented development will lead to complete, vibrant communities. Increasing the housing around transit stations will mean easier access to transit to encourage use, opening the door for more people to live a lower-carbon, sustainable lifestyle.”

Shaun St-Amour, vice-president of operations, Clay Construction Inc. –

“By allowing more homes to be built around transit hubs, British Columbians will have more affordable living options. Transportation and buildings play a major role in tackling our climate emergency, so today’s alignment of policies creates the necessary synergies for better buildings, sustainable and efficient transportation, and diverse and vibrant communities.”

Rick Jeffery, president and CEO, Canadian Wood Council –

“We applaud the B.C. government’s new legislation to expedite higher-density housing near transit hubs in communities across the province. British Columbia’s ongoing excellence in the global production of high-quality lumber and engineered wood products remains pivotal in advancing sustainable housing. Its versatility, affordability and environmentally low-carbon properties are distinguishing factors in shaping the future of eco-friendly construction. It’s not just about building homes; it’s about building communities that enrich people’s lives with convenience and sustainability.”

Standards for Transit Oriented Development Areas

Many of the specific standards for Transit Oriented Development Areas (TOD Areas), including minimum densities, will be confirmed by policy and regulation.

Note: Where a local government’s current zoning allows for less density than the new provincial minimum, the provincial minimum must be allowed. Local governments can still approve higher density at their discretion.

The intent for future policy and regulations includes the following:

- Two types of provincially designated TOD Areas at Transit Hubs
 - within 800 metres of a rapid transit stations (SkyTrain)
 - within 400 metres of a bus exchange where passengers transfer from one route to another
- Permitted density within TOD Areas based on:
 - type of transit hub (rapid transit/bus exchange)
 - proximity to the transit hub station
 - a municipality’s population, geographic location and overall housing market broken down into three TOD Area types
- The three TOD Area types:
 - Type 1A: Rapid transit hubs in Metro Vancouver
 - Type 1B: Bus exchanges in Metro Vancouver
 - Type 2: Bus exchanges in the Capital Region, Kelowna and other medium sized municipalities
 - Type 3: Bus exchanges in smaller sized municipalities

Floor area ratio (FAR) is the total amount of usable floor area that can be developed relative to the size of the lot. The higher the permitted floor area ratio on a lot, the more housing units will be permitted on that lot.

- In Type 1A (SkyTrain stations) in Metro Vancouver, it is intended that municipalities will be expected to permit residential developments in TOD Areas using the following density criteria:
 - prescribed distance of 200 metres or less from a rapid-transit hub – minimum density up to 5.0 FAR, minimum height up to 20 storeys.
 - prescribed distance of 201 metres to 400 metres from a rapid-transit hub – minimum density up to 4.0 FAR, minimum height up to 12 storeys.
 - prescribed distance of 401 metres to 800 metres from a rapid-transit hub – minimum density up to 3.0 FAR, minimum height up to eight storeys.
- In Type 1B (Bus exchanges) in Metro Vancouver, it is intended that municipalities will be expected to permit residential development in TOD Areas using the following density criteria:
 - prescribed distance of 200 metres or less of a bus exchange – minimum density up to 4.0 FAR, minimum height up to 12 storeys.
 - prescribed distance of 201 metres to 400 metres of bus exchange – minimum density up to 3.0 FAR, minimum height up to eight storeys.
- In Type 2, it is intended that in the Capital Region, Kelowna and other medium-sized communities, municipalities will be expected to permit residential development in TOD Areas using the following density criteria:

- prescribed distance of 200 metres or less of a bus exchange – minimum density up to 3.5 FAR, minimum allowable height up to 10 storeys.
- prescribed distance of 201 metres to 400 metres of bus exchange – minimum density up to 2.5 FAR, minimum height up to six storeys.
- In Type 3, in other qualifying municipalities, it is intended that transit hubs that meet the service requirements, municipalities will be expected to permit residential development in TOD Areas using the following density criteria:
 - prescribed distance of 200 metres or less of a bus exchange – minimum density up to 2.5 FAR, minimum allowable height up to six storeys.
 - prescribed distance of 201 metres to 400 metres of bus exchange – minimum density up to 1.5 FAR, minimum allowable height up to four storeys.

This will apply only to residential or mixed residential land use, meaning that properties that are zoned for commercial, agricultural (Agricultural Land Reserve) and industrial land uses will not apply. Federally regulated properties, such as the Vancouver International Airport, are exempt, as are First Nations reserve lands.

Translations

- MoreHomesNearTransitHubs_Chinese(simplified).pdf
([https://govbcnews.azureedge.net/translations/releases/2023HOUS0063-001748/MoreHomesNearTransitHubs_Chinese\(simplified\).pdf](https://govbcnews.azureedge.net/translations/releases/2023HOUS0063-001748/MoreHomesNearTransitHubs_Chinese(simplified).pdf))
- MoreHomesNearTransitHubs_Chinese(traditional).pdf
([https://govbcnews.azureedge.net/translations/releases/2023HOUS0063-001748/MoreHomesNearTransitHubs_Chinese\(traditional\).pdf](https://govbcnews.azureedge.net/translations/releases/2023HOUS0063-001748/MoreHomesNearTransitHubs_Chinese(traditional).pdf))
- MoreHomesNearTransitHubs_French.pdf
(https://govbcnews.azureedge.net/translations/releases/2023HOUS0063-001748/MoreHomesNearTransitHubs_French.pdf)
- MoreHomesNearTransitHubs_Japanese.pdf
(https://govbcnews.azureedge.net/translations/releases/2023HOUS0063-001748/MoreHomesNearTransitHubs_Japanese.pdf)
- MoreHomesNearTransitHubs_Korean.pdf
(https://govbcnews.azureedge.net/translations/releases/2023HOUS0063-001748/MoreHomesNearTransitHubs_Korean.pdf)
- MoreHomesNearTransitHubs_Punjabi.pdf
(https://govbcnews.azureedge.net/translations/releases/2023HOUS0063-001748/MoreHomesNearTransitHubs_Punjabi.pdf)
- MoreHomesNearTransitHubs_Vietnamese.pdf
(https://govbcnews.azureedge.net/translations/releases/2023HOUS0063-001748/MoreHomesNearTransitHubs_Vietnamese.pdf)

Acknowledgment

The B.C. Public Service acknowledges the territories of First Nations around B.C. and is grateful to carry out our work on these lands. We acknowledge the rights, interests, priorities, and concerns of all

Indigenous Peoples - First Nations, Métis, and Inuit - respecting and acknowledging their distinct cultures, histories, rights, laws, and governments.

Attachment 3
reGENERATE Ideas Challenge Brief

reGENERATE

An Ideas Challenge for a
climate-friendly neighbourhood

CHALLENGE BRIEF

The City of New Westminster invites
innovators worldwide to help reimagine
the neighbourhood around 22nd Street
SkyTrain Station.



NEW WESTMINSTER



An aerial photograph of a city, likely New Westminster, showing a dense grid of streets, buildings, and green spaces. A large river flows through the city, and a bridge is visible in the lower right. The image is semi-transparent, allowing the text to be overlaid.

Land Acknowledgment

We recognise and respect that New Westminster is on the unceded and unsundered land of the Halkomelem (hənqəminəm, Halq'eméylem, Hul'q'umi'num') speaking peoples. We acknowledge that colonialism has made invisible their histories and connections to the land. As a City, we are learning and building relationships with the people whose lands we are on.

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Challenge Purpose

New Westminster is committed to taking bold action on climate, including changing the way we plan for neighbourhoods. We hope you will join us.

reGENERATE invites you to submit ideas about how we can reimagine the neighbourhood around 22nd Street Station to become a climate-friendly neighbourhood where everyone can thrive.

BACKGROUND

The area around the 22nd Street SkyTrain Station is identified in the City’s Official Community Plan (OCP) for higher-density development, with good access to transit and amenities. With input from the community, and in collaboration with local First Nations, the City is developing a vision for the future of this neighbourhood. This vision will help set the land use framework to enable growth and change in alignment with community aspirations and priorities.

To support the City’s commitment to climate action, the vision will focus on identifying how to create a climate-friendly future. This vision will show how the area can transform into a place where people can live better with the effects of climate change, and to help stop climate effects from getting worse over time. The City is also exploring with local First Nations how the vision for this neighbourhood can advance truth and reconciliation.

To reach a bold vision, we will integrate ideas and direction from local First Nations, City Council, the community, participants from the reGENERATE Ideas Challenge, and technical expertise.

WHY AN IDEAS CHALLENGE?

As we plan for future changes in our neighbourhoods and built environment, we must re-think our typical approaches to ensure bold action on climate change.

There is no “one way” out of the climate crisis. We need all of the perspectives and solutions to tackle this complex challenge. An effective transition to a climate-friendly community requires embracing the full range of human ingenuity and innovation, which includes traditional and new ideas from different communities and cultures.

That’s where you come in. We hope that your ideas will push us to be innovative and bold as we develop a vision for a climate-friendly future around 22nd Street Station neighbourhood.



Introduction

ABOUT NEW WESTMINSTER

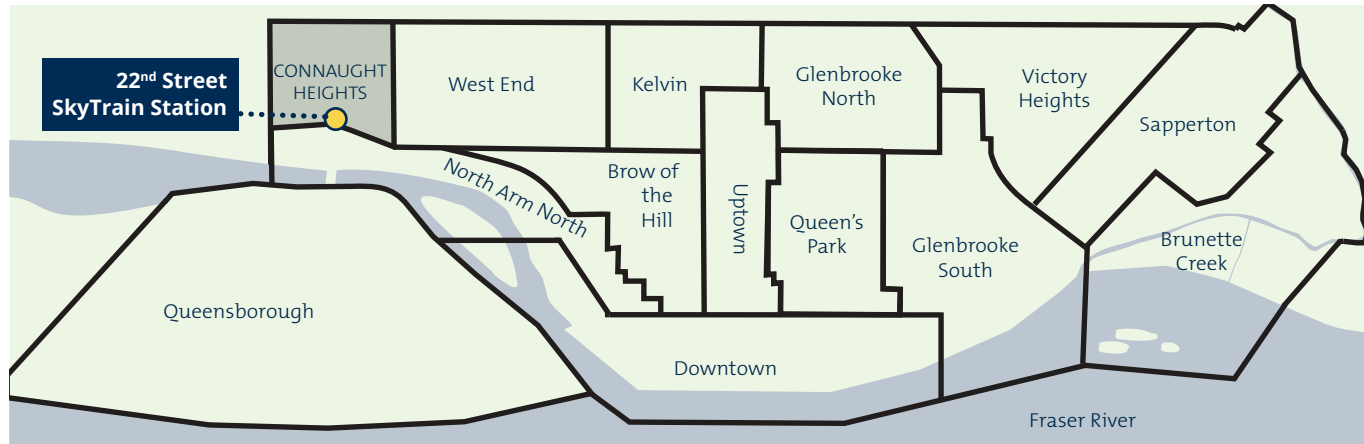
New Westminster is within the traditional territory of the Halkomelem (hənqəminəm, Halq'eméylem, Hul'q'umi'num') speaking peoples. Since the beginnings of time, the Halkomelem speaking peoples have been stewards of these lands, and hold an intimate and ancestral connection to the environment. In the 1800s, colonizers started to occupy the unceded and un-surrendered lands, eventually forcibly removing all Coast Salish communities from the land now known as New Westminster.

Today, New Westminster is a quickly growing municipality in the Lower Mainland where almost half (47%) of residents identify as a visible minority. As the community continues to grow, City staff and Council must consider how to plan for that growth.

The City of New Westminster is located in the heart of Metro Vancouver, bordered by Burnaby, Coquitlam, Surrey and Richmond. The City has many neighbourhoods. 22nd Street SkyTrain Station is located in the Connaught Heights neighbourhood.



Source: Metro Vancouver



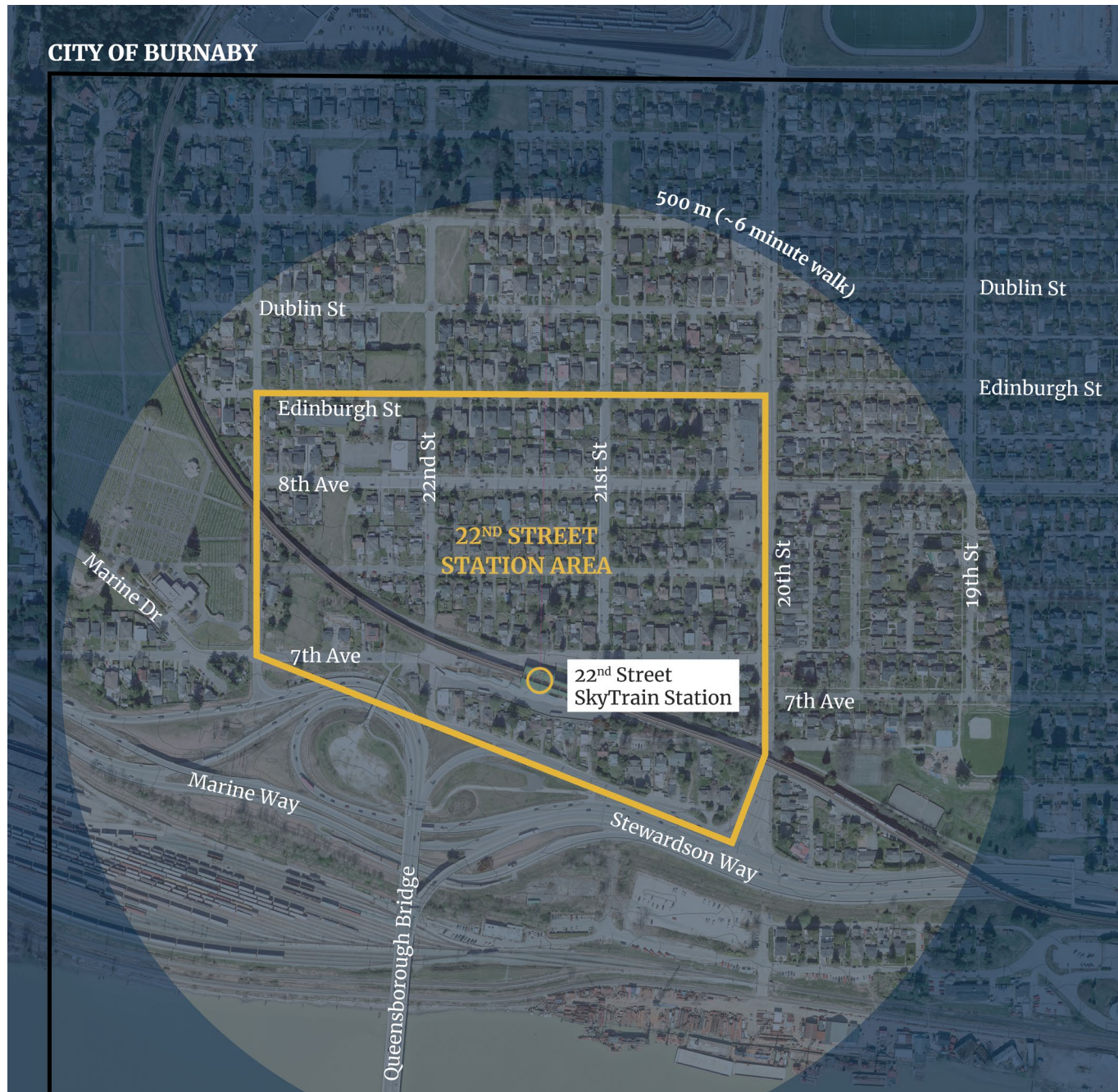
Source: City of New Westminster, 2006 Census Profile

ABOUT THE NEIGHBOURHOOD

22nd Street SkyTrain Station is located in the Connaught Heights neighbourhood, and adjacent to the West End neighbourhood.

Metro Vancouver's Regional Growth Strategy and the City of New Westminster's Official Community Plan identifies 22nd Street Station Area (the Station Area) as a Frequent Transit Development Area (FTDA). This 33 acre area is bounded by Edinburgh Street, 20th Street, and Stewardson Way. Previous planning efforts have focused on this Station Area.

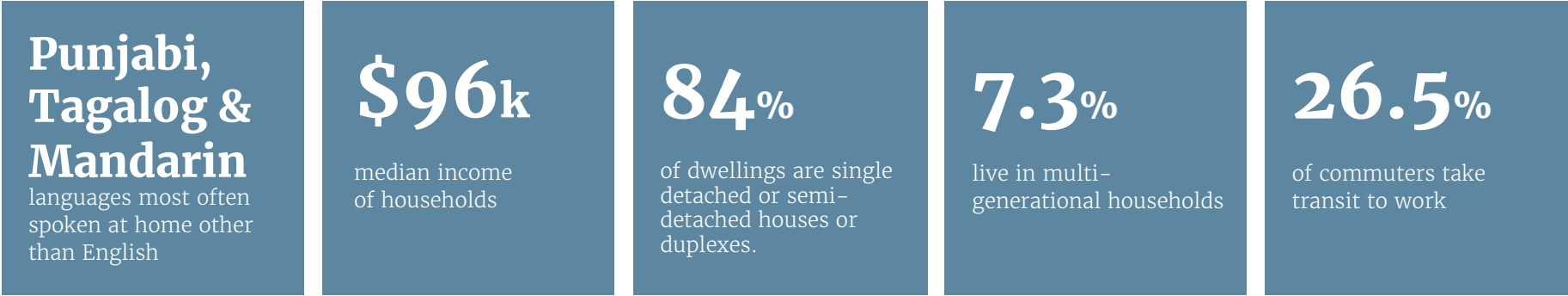
However, as we develop a bold vision, we are revisiting the Station Area boundaries, and are open to exploring with the community ideas for changes outside of this area.



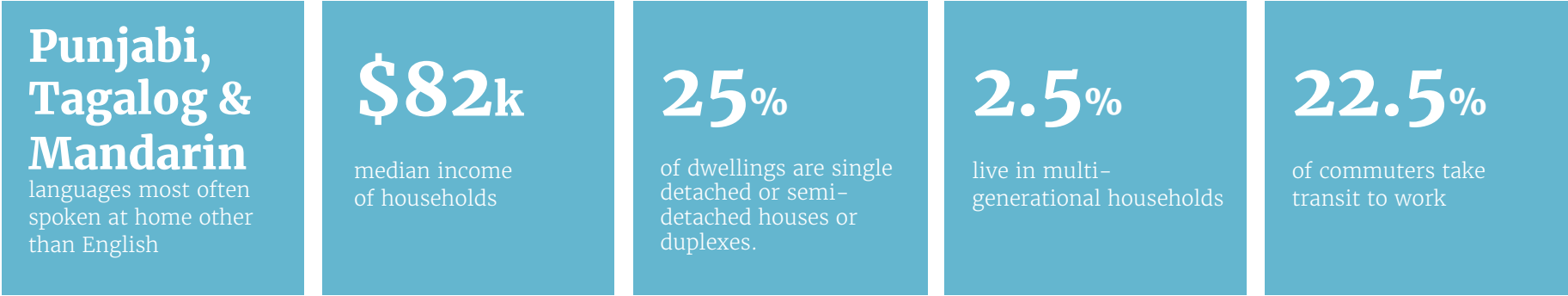
COMMUNITY PROFILE

The following statistics highlight some community characteristics, including the language diversity, income levels, housing types, and commuting patterns in Connaught Heights and New Westminster.

Connaught Heights



City of New Westminster



Data Source: Statistics Canada, 2021 Census Profile.

NEIGHBOURHOOD CHARACTERISTICS

The following physical characteristics of the neighbourhood’s streets, topography, lots, and infrastructure impact planning and development.



Views
Southern views of the Fraser River and neighbouring municipalities.



Street Alignment and Congestion
Some streets are misaligned across 20th Street, streets and other rights-of-way meet at different angles. Strong dominance of Stewardson Way, busy intersections, and congestion along 20th Street.



Multiple Jurisdictions
In addition to being on unceded Coast Salish territory, multiple jurisdictions have a presence in the neighbourhood, including the Ministry of Transportation and Infrastructure, TransLink, and BC Hydro. The area is also bordered by the City of Burnaby.



Single-Detached Lots
Current lots are smaller than typical multi-unit lots and predominantly occupied by single-detached houses. The City has very limited ownership of land in the area.



Aging Buildings and Train Station
SkyTrain station opened in 1985. The majority of homes in the station area were built before the 1960s. Some homes in the area may have heritage value.



Steep Slopes
Significant elevation changes to the south leading to development and design challenges and opportunities.

Challenge Framework

The reGENERATE Ideas Challenge is framed by one goal (what we hope to achieve), three foundational values (what we care about) and five themes (how we can reach our goals).

Challenge Framework Summary



FOUNDATIONAL VALUES

Climate Action

In 2019, the City of New Westminster declared a climate emergency and committed to reducing greenhouse gas emissions by 100% by 2050. Climate action will require addressing the causes and impacts of climate change. Climate action can be broken down into “mitigation” and “adaptation”.

Mitigation refers to addressing the cause (e.g. reducing energy and waste, transitioning to a low-carbon community, etc.), and adaptation refers to addressing the impacts (e.g. disaster preparedness, restoration of natural areas, preparing for extreme weather, protecting against sea level rise, etc.). Many climate action methods help with both mitigation and adaptation. Building community resilience is also a key strategy for climate action.

The City of New Westminster hopes that the vision for the neighbourhood around 22nd Street SkyTrain Station will push the envelope on how we design climate-friendly neighbourhoods.

Truth and Reconciliation

New Westminster is within the traditional territory of the Halkomelem (hənqəminəm, Halq'eméylem, Hul'q'umi'num') speaking peoples. Since the beginnings of time, the Halkomelem speaking peoples have been stewards of these lands, and hold an intimate and ancestral connection to the environment.

The City of New Westminster acknowledges that, for over 150 years, colonization has harmfully exploited Indigenous peoples and the lands—and the extractive practices of colonization continues to contribute to the climate crisis. Indigenous peoples have deep knowledge and understanding of how to live on these lands in a good way. We cannot effectively respond to the climate emergency without building reciprocal and respectful relationships with Indigenous communities, honouring and learning from Indigenous ways of knowing and climate leadership, celebrating Coast Salish culture, and making reparations for past harms.

The City of New Westminster hopes to build stronger respectful relationships with the local First Nation communities throughout this process, exploring what reconciliation and climate action could look like in this neighbourhood.

Equity, Diversity, Inclusion

Historically and today, many communities face inequitable access (based on race, age, gender, sexual orientation, immigration status, religion or disability, etc.) to important things like suitable housing, good health, adequate income, and the ability to move around easily.

The City of New Westminster is a dynamic community, rich in diversity. This diversity is a strength, and the City is committed to leveraging unique insights from diverse perspectives to foster an equitable, inclusive, and welcoming community.

The City of New Westminster hopes that the future 22nd Street Station area will reflect the city's diversity and acknowledge and respond to the needs of everyone, providing a better community for all.



Artist: Christina Coolidge
yearoftruth.ca

Bringing it all together

Indigenous and equity-denied communities are often disproportionately impacted by climate change, experiencing property damage, cost impacts, and/or health challenges from extreme weather events. Many of these communities are not just experiencing the impacts of climate change, but are also actively addressing climate challenges.

Climate-friendly communities must be accessible to a diverse range of community members – these need to be places where everyone can thrive. Taking action on climate needs to include being proactive on equity and inclusion, giving careful consideration to how different approaches or ideas would be experienced by equity-denied community members.

There is no “one way” out of the climate crisis. We need all of the perspectives and solutions that we have to tackle this complex challenge. An effective transition to a climate-friendly community requires embracing the full range of human ingenuity and innovation, which includes traditional and new ideas from different communities and cultures.

THEMES

As we plan for the future of 22nd Street Station Area and beyond, we are considering the following key themes. These are the ‘levers’ that the City can use to reach the project goal.



Land Use & Housing

For example, growth near transit, diverse and affordable housing.



Mobility, Access & Infrastructure

For example, sustainable transportation and infrastructure improvements.



Landscape & Water

For example, nature-based solutions, connected open space, sustainable food-systems.



Buildings, Energy and Waste

For example, zero emission buildings, energy efficiency and conservation, embodied energy, local renewable energy, construction waste reduction, and circular economy opportunities.



Community Connections and Belonging

For example, community well-being, sense of place and safety, celebrating culture, Coast Salish cultural revitalization.



Challenge Parameters

Your submission should respond to the Challenge Goal, reflecting on one or more of the Foundational Values, and can focus on one or more of the Themes.

EVALUATION CRITERIA

The jury will consider the following criteria when evaluating the submissions.

- **Adherence:** Does the submission adhere to the challenge parameters and submission requirements?
- **Creativity & Innovation:** How creative and innovative is the idea? Does it inspire us to approach things differently, use creative or new methods?
- **Relevance to Local Context:** How appropriate is the idea to the specifics of the local context of the neighbourhood around the 22nd Street SkyTrain Station, Connaught Heights Neighbourhood, and the City of New Westminster? How feasible is implementation of the solution?
- **Values Aligned:** How does the idea address one or more of the “foundational values” of Climate Action, Truth and Reconciliation, and Equity, Diversity, and Inclusion to help enable the City of New Westminster to catalyze change towards a climate-friendly neighbourhood?
- **Communication & Clarity:** How compelling is the narrative, presentation, and description of the idea?

ELIGIBILITY AND AWARDS

Entry is open to everyone – community members, students, designers, urban development professionals — from New Westminster and anywhere else in the world. There are no professional or education qualifications required.

PRIZES AND INCENTIVES

- **Top Comprehensive Idea (\$5,000)** | The winning idea from all submissions received will provide a comprehensive concept for the area, considering multiple challenge themes (i.e. landscape, land use, mobility, etc). These ideas must be at the Station Area or Neighbourhood scale.
- **Top Local Community Idea (\$2,000)** | The top idea from a New Westminster resident or team of residents. This idea may not address all of the challenge themes but it ranks well against the evaluation criteria.
- **Community’s Choice Award (\$1,500)** | The public will be invited to vote online on a shortlist of the submissions, to provide an opportunity to celebrate the idea that resonates most with the New Westminster community.
- **Top Youth Idea (\$500)** | The top idea from any individual or team aged up to 30 years old. This idea may not address all of the challenge themes, but ranks well against the evaluation criteria.
- **Honourable Mentions (\$200)** | Additional compelling ideas that we want to celebrate and acknowledge.

Submissions will be celebrated at a public event in the spring of 2024. Winning ideas and teams will also be profiled on the City’s project page, and receive coverage in social media and press releases. Winning individuals or teams may also be invited to participate in a design charrette to help weave the great ideas, community priorities, and technical considerations together into a bold vision for the neighbourhood.

We look forward to reviewing and considering all idea submissions. A jury will select winning ideas and honourable mentions, and the community will determine the Community’s Choice Award. There is also potential for many submissions to inform what ultimately becomes the neighbourhood vision.

REGISTRATION

To register online, visit the project website at www.newwestcity.ca/regenerate

Submission Requirements

SUBMISSION SCALES

Submissions are invited at different scales:

- **Site-specific:** For example, ideas for one parcel, building, block, pathway, or street.
- **22nd Street Station Area:** For example, an integrated concept for the 22nd Street Station Area.
- **Neighbourhood |** For example, ideas and integrated concepts that go beyond the Station Area, connecting into the surrounding Connaught Heights or West End community. In your submission, you can determine the boundaries of this neighbourhood scale.

SUBMISSION DETAILS

Submissions must be digital. Up to 4 boards may be submitted. Boards may include text, diagrams, photographs, maps, etc. Each group or individual can determine what information is needed to communicate the merits of their idea(s). Boards should be accompanied by a written description to a maximum of 1,000 words.

Board submissions must:

- Not exceed 4 pages
- Be 24”x36” in size and in landscape orientation
- File format: PDF
- File Size Maximum: 30MB (total for 4 boards)
- Visual Resolution: 150 DPI or higher
- .ZIP files accepted

Written descriptions must:

- Include a maximum 1,000 word count
- Describe the idea and how it meets the evaluation criteria
- Include name and title of project
- Not include forms of personal or professional identification

OWNERSHIP AND COPYRIGHT OF IDEAS/ SUBMISSIONS

By submitting an idea, participants in the Ideas Challenge agree that the Intellectual Property can be used free of charge by the City as part of the planning of the 22nd Street Station area/Connaught Heights neighbourhood and for the public promotion of the same. Intellectual Property shall be acknowledged and attributed to the named participant(s) wherever possible.

For additional disclaimers and information, see the registration form online: www.newwestcity.ca/regenerate

Submission Tip!

For your big bold idea, consider:

- What is your idea?
- What is the intended impact?
- Why is it needed?
- How is it innovative and/or ambitious?
- What challenge does it address?
- Why is it a good fit?
- What would be needed to make it happen?

TIPS FOR CREATING POSTER BOARDS

You can make the poster boards digitally or through analog tools.

The Digital Way

Make your poster board(s) on your computer. Some tools you can use to make poster boards include:

- Adobe InDesign
- Adobe Illustrator
- PowerPoint
- Google Slides
- Canva (canva.com)

Just remember to adjust the document size to be 24" by 36" in landscape orientation.

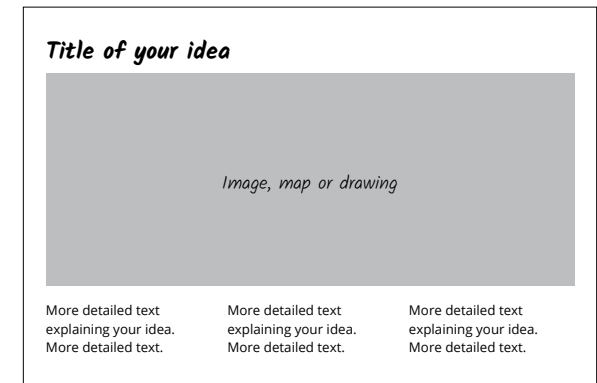
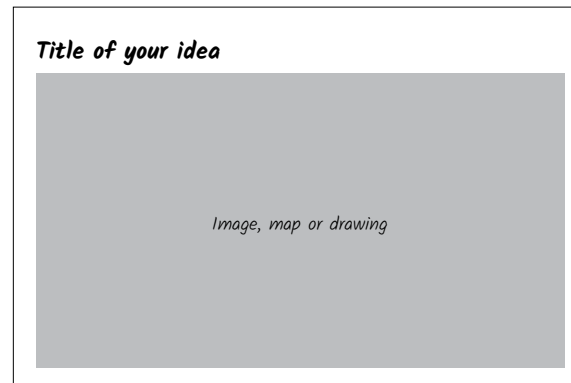
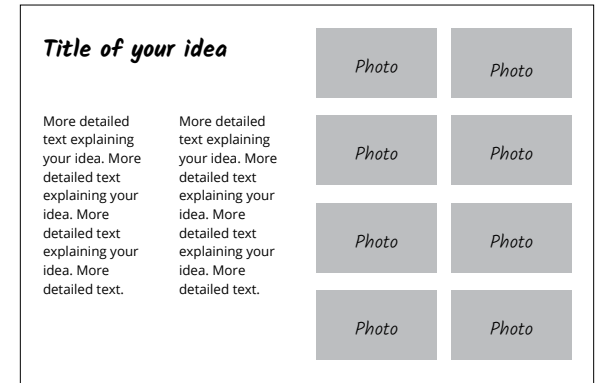
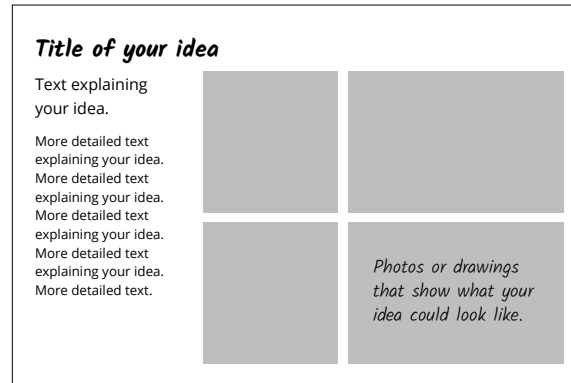
The Analog Way

You can also create a physical poster!

- Find a 24" x 36" poster board or piece of paper
- Showcase your idea through drawings, collages, or other analog ways.
- Take a photo and save it as a PDF. You may need to resize the PDF to be 24x36".

Layout Examples

Here are some examples of how you could balance text and images on the poster(s)



Evaluation

JURY

The jury will review a shortlist of submissions and choose the winning ideas based on the evaluation criteria.

The jury will include local representation as well as professionals and academics with experience in climate change policy, neighbourhood design, community planning, and Indigenous planning. First Nation representatives have also been invited to participate on the jury.

TECHNICAL COMMITTEE

The technical committee will help organize submissions to be evaluated by the Jury and make comments of a technical nature on the ideas. This committee will provide a shortlist of submissions for the jury, and for the Community's Choice Award, removing any applications that do not adhere to the submission requirements.

Once the reGENERATE Ideas Challenge closes, the technical committee will work to weave together the submitted ideas into a bold vision for the neighbourhood.

The technical committee is comprised of the consultant project team and City of New Westminster staff.

CHALLENGE SCHEDULE

- **Registration Opens:** November 20, 2023
- **Registration Closes:** January 15, 2024
- **Submission Deadline:** January 31, 2024
- **Community's Choice Award Voting:** February, 2024
- **Winners Announced:** Spring 2024





Attachment 2
22nd Street SkyTrain Station
Engagement Summary Report

BOLD VISION

for the neighbourhood around 22nd Street SkyTrain Station

IDEAS GATHERING ENGAGEMENT SUMMARY

DECEMBER 2023



Prepared for the City of New Westminster by:

MODUS Planning, Design & Engagement



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EXECUTIVE SUMMARY

The area around the 22nd Street SkyTrain Station is identified in the City's Official Community Plan (OCP) for higher-density development, given its good access to transit and amenities. With input from the community, and in collaboration with local First Nations, the City is now developing a vision for the future of this neighbourhood. This vision will help set the land use framework to enable growth and change in alignment with community aspirations and City priorities.

To support the City's commitment to climate action, the vision will focus on identifying how to create a climate-friendly future. This vision will show how the area can transform into a place that helps respond to the cause and impacts of climate change. The City is exploring with local First Nations how the vision for this neighbourhood can advance truth and reconciliation.

During this first phase of community engagement, focused on gathering ideas, the guiding question we asked was: "How might the area around 22nd Street SkyTrain Station become a **climate-friendly neighbourhood** where everyone can thrive?"

This report summarizes all of the engagement activities for this round of engagement. Ideas submitted through the reGENERATE Ideas Challenge are not summarized here.

WHAT WE DID

From September to November 2023, we engaged community members to hear ideas and input about their hopes for the future of the neighbourhood. This involved the following activities:



Online Survey & Ideas Board

Be Heard New West, Sept 25 - Oct 22

219 survey respondents, 37 ideas with 55 comments & 166 upvotes



Idea Jams

October 11 (in-person), October 18 (online)

Interactive, facilitated sessions, 85 attendees



Community Open House

November 18

Community open house at Connaught Heights Elementary School with 50 attendees.



Community Pop-Ups

Sept 25 - Oct 24

344 comments and 187 attendees at 7 pop ups throughout the community



Focus Groups, Meetings & Workshops

Sept 25 - Oct 22

Eight meetings with over 60 people from various groups, including youth and non-profit organizations.

WHO WE HEARD FROM

We had over 700 interactions with people encompassing both event attendees and online engagement responses. We heard from many people with a connection to the neighbourhood, including residents, commuters, business owners, and youth. During online engagement, 57% of respondents were homeowners and 4% owned a business in New Westminster. During the focus groups and meetings, we heard from over 50 participants, including from the Community Action Network, Residents Associations, Welcoming & Inclusive New West (WINS) Local Immigration Partnership, Aunt Leah's Youth Advisory Committee, Douglas College, and middle school youth. In a separate process, we are also engaging with local First Nations, including Kwantlen, Musqueam, Squamish, Qayqayt, Kwikwetlem, and Tsleil-Waututh. We are also engaging with external agencies like the Ministry of Transportation and Infrastructure, TransLink, BC Hydro and the City of Burnaby.

WHAT WE HEARD DURING FOCUS GROUPS

We engaged with people and organizations that represent and serve youth, local immigrants, people experiencing poverty, and urban Indigenous populations. From these groups, we heard a need to provide **more commercial uses, services and amenities**, and **affordable housing** in the neighbourhood. We also heard a need to address **truth and reconciliation** by providing community spaces for urban Indigenous people. We heard about the need to **address climate change** by providing more resilient landscapes and outdoor areas, and increasing pedestrian safety in the neighbourhood.

WHAT WE HEARD OVERALL

The cross-cutting top themes that we heard throughout all engagement activities include the following:



Public and Active Transportation | Desire for improved active transportation infrastructure and connections (i.e. building on the strengths of the existing SkyTrain, bus exchange, and walking/rolling connections)



Commercial Uses, Services and Amenities | Interest in building commercial and community spaces that will allow people to meet their daily needs without travelling far (i.e. places to shop, access services, and gather with community).



Landscape & Water | Providing more parks, greenspaces, and planting more trees in the neighbourhood



Private Vehicle Transportation | A need to manage the existing vehicle transportation issues, including congestion along 20th Street



Density and High-rise Towers | Providing a significant increase in housing by allowing for an increase in density and high-rise towers near the SkyTrain Station.

SCOPE OF ENGAGEMENT

ABOUT THE PROJECT

The area around the 22nd Street SkyTrain Station is identified in the City's Official Community Plan (OCP) for higher-density development, given its good access to transit and amenities. With input from the community, and in collaboration with local First Nations, the City is now developing a vision for the future of this neighbourhood. This vision will help set the land use framework to enable growth and change in alignment with community aspirations and City priorities.

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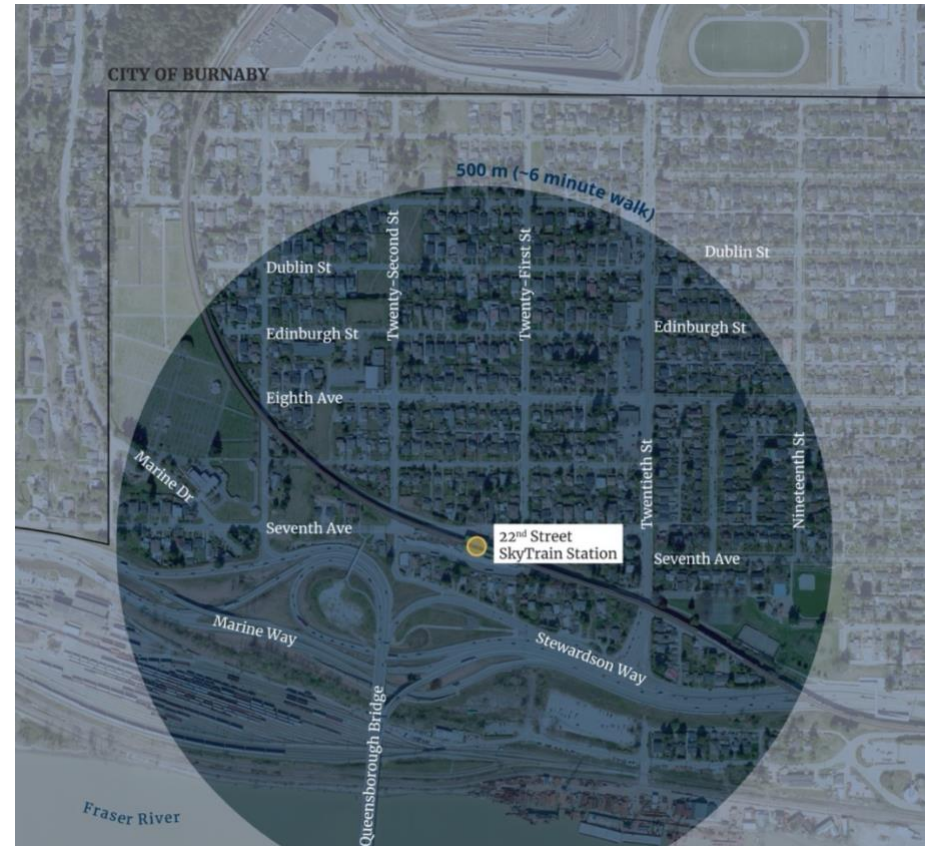


Figure 1: 22nd Street Station with a 500 m walking radius

PROJECT PROCESS

The visioning process for the future of the 22nd Street Station area is divided into the following phases:

- 1. Getting Started** (spring 2023)
Develop strategies for engagement and the ideas challenge, reach out to and build relationships with local First Nations.
- 2. Community Engagement** (September to November 2023) (fall 2023)
Engagement with the public and interested/impacted parties.
- 3. reGENERATE Ideas Challenge** (November 2023 to January 2024) | [WE ARE HERE!](#)
[Launch and manage the reGENERATE Ideas Challenge.](#)
- 4. Ideas Evaluation & Iteration** (winter 2024)
Evaluate the reGENERATE submissions, develop a concept plan through a 3-day design charrette.
- 5. Develop & Refine Vision** (spring – winter 2024)
Develop the Bold Vision document, check-in with community.
- 6. Implementation** (2025 onwards)
Implement the plan.

Collaboration with First Nations is happening through every phase of work.

ENGAGEMENT STREAMS

As we develop a bold vision for the future of the neighbourhood, the City has an engagement process with three streams:

- 1. Public Engagement** | broad and targeted engagement with community members, and people with a connection to New Westminster or the neighbourhood.
- 2. Engagement with Interested & Impacted Parties** | interviews and meetings with organizations who have a high interest or may be impacted by the bold vision, including BC Hydro, TransLink, Ministry of Transportation and Infrastructure, the School District, and the City of Burnaby.
- 3. First Nations Engagement** | invitations to collaborate with six local First Nations (Musqueam, Kwantlen, Squamish, Tsleil-Waututh, Kwikwetlem, and Qayqayt Nations), and relationship building and engagement with those who expressed an interest in collaboration.

This report outlines What We Did and What We Heard from the Public Engagement stream.

PURPOSE OF PUBLIC ENGAGEMENT

The primary purpose of the ideas generation phase of the engagement process was to gather ideas and input about community hopes and aspirations for the future of the neighbourhood around 22nd Street Station, reaching a broad and diverse range of community members. Engagement also supported raising public awareness about issues related to climate action, reconciliation and inclusive neighbourhood change, and building capacity among community members to participate in ideas generation and informed dialogue about the future of the neighbourhood.

WHAT WE DID

From September to November 2023, we engaged with the New Westminster community through in-person and online events, an online survey and ideas board, in-person pop-ups and focused meetings with specific interested or impacted parties.

In-Person Idea Jam

Event Details

- Date: October 11, 2023
- Location: Anvil Centre

The Idea Jam was an in-person gathering with a celebratory tone. Hosted at the Anvil Centre in Downtown New Westminster, the two-hour event included opening remarks from Mayor Patrick Johnstone, an introduction to the project from City planning staff, and short speeches from members of the project team (Coast Salish cultural advisor Cory Douglas, and landscape architect Derek Lee). After the presentations, facilitators hosted table discussions. Participants were invited to discuss what they love about the area today, set priorities for the future, and brainstorm ideas to realize those priorities.



Figure 2: Participant Responses at the In-Person Idea Jam at Anvil Centre on October 11, 2023

Online Idea Jam

Event Details

- Date: October 18, 2023
- Location: Online (Zoom)

The online Idea Jam had a similar purpose and format to the in-person event. It included a presentation from the project team and a discussion with participants on what they love about the area today, priorities for the future, and ideas for how to realize those priorities.

In-Person Pop-Ups

Event Details

- Dates: September 27 – October 24, 2023
- Locations: 22nd Street SkyTrain Station, Connaught Heights Elementary School, New Westminster Farmers Market, Chamber of Commerce Coffee Talks Event, Grimston Park, Century House, and New Westminster Public Library

City staff hosted seven in-person pop-ups throughout New Westminster, where passersby and residents were engaged in conversation to learn more about the project and provide input for the future. This engagement strategy was used to intercept and connect with a broader diversity of community members who may not have been able to come to scheduled meetings.

Online Ideas Board

Activity Details

- Date(s): September 25 – October 22
- Online (Be Heard New West)

The online ideas board served as a virtual platform for sharing and exploring community ideas. Participants were encouraged to contribute their own thoughts, browse through the ideas shared by others, and ‘upvote’ or comment on other people’s ideas.



Figure 3: In-person pop-up at 22nd Street SkyTrain Station

Survey

Activity Details

- Date(s): September 22 – October 22, 2023
- Online (Be Heard New West)

City staff hosted an online survey on the Be Heard New West platform, where participants were asked 10 close-ended questions about the community today and priorities for the future. The survey took approximately 15 minutes to complete. Those who completed the survey were entered into a draw to win one of three \$50 gift cards to a local business.



Figure 4 Chamber of Commerce Coffee Talks Pop-up

Community Open House

Activity Details

- Date(s): November 18 2023
- Connaught Heights Elementary School

An open house was hosted at the Connaught Heights Elementary School gymnasium, as another opportunity to talk with neighbours about the project. At the event, information boards were displayed and there were community mapping activities.

Focus Groups, Meetings and Workshops

Eight Focused meetings with various groups connected to the neighbourhood and/or are equity-denied groups were held from September to November. The intent of these meetings was to reach lesser-heard voices and interested parties, and understand hopes, concerns, and ideas for the future of the neighbourhood. Conversations were hosted with the following groups: Community Action Network; Aunt Leah's Youth Advisory Committee; Welcoming & Inclusive New Westminster (WINS) Local Immigration Partnership; a green building class at Douglas College; and the Connaught Heights/West End Residents Association. A workshop was also held at Fraser River Middle School, with students from that school as well as from the Monkey Rebels group at École Glenbrook Middle School. Meetings were also held with representatives from the North Fraser Métis Association and the Spirit of the Children society.

Through different engagement streams, the City will also continue to engage with local First Nations and external interested and impacted parties (e.g. BC Hydro, TransLink, Ministry of Transportation and Infrastructure, the School District, City of Burnaby, the development community, etc).

COMMUNICATIONS & OUTREACH

The project team invited New Westminster community members to participate through multiple communications and outreach channels, including:

1. A postcard, delivered by mail to Connaught Heights and West End residents and dropped in-person to businesses along 20th Street;
2. A dedicated webpage for engagement: beheardnewwest.ca/22ndSt
3. Social media posts and updates
4. Press releases
5. Advertising including: Ads on City billboards; bus shelter ads throughout the city; monitors and posters and City facilities; CityPage online; and advertisements in local newspapers.

Imagine with us...

What is the future of the neighbourhood around the 22nd Street SkyTrain Station?

Get involved!

Join an Ideas Jam!
During these interactive and energizing events, we want to hear from you and generate ideas together for the future of your neighbourhood.

IN-PERSON DATE	October 11, 2023 at 6pm - 8pm
LOCATION	Anvil Centre, 777 Columbia Street
FOOD	Light snacks will be provided
REGISTRATION	Registration required through the BeHeard website

Other ways to get involved
Visit www.beheardnewwest.ca/22ndSt to:

- Complete an online survey
- Share your ideas
- Learn about dialogues and pop-ups in the neighbourhood
- Register for events

BE HEARD NEW WEST

SCAN HERE

The City of New Westminster is developing a **bold vision** for a **climate-friendly neighbourhood** around the 22nd Street SkyTrain Station. Go online for more information (translation available).

Ang City of New Westminster ay nagdidibelop ng bold vision para sa isang climate-friendly neighbourhood sa paligid ng 22nd Street SkyTrain Station. Mag-online para sa karagdagang impormasyon (may available na translation).

新西敏市正在制定一个大胆愿景，即在22街架空列车车站的周边建设气候友好型街区。请上网了解更多信息（有翻译版本）。

ਅਉ ਉਸਦਾਨਿਸਦਾ ਸੀਟੀ 22 ਸਟਰੀਟ ਸਕਾਈਟ੍ਰੇਨ ਸਟੇਸ਼ਨ ਦੇ ਆਸਪਾਸ ਇੱਕ ਬਹਾਦਰ ਚਿੱਤਰਕ ਵਿਕਸਤ ਕਰ ਰਿਹਾ ਹੈ। ਹੋਰ ਜਾਣਕਾਰੀ ਲਈ ਓਨਲਾਈਨ ਵੇਖੋ (ਅਨੁਵਾਦ ਉਪਲਬਧ ਹੈ)।

Figure 5. Postcard sent to residents in the nearby neighbourhoods

WHAT WE HEARD

SUMMARY OF EMERGING THEMES

Results from public engagement are summarized in this section of the report. Written and verbal contributions were analyzed and summarized based on key themes from comments.

This section summarizes input and feedback from all the engagement activities to date.

Overall, the following cross-cutting themes emerged from all activities:

Community Today | When participants were asked about the community today (i.e. what do you love? What gaps and challenges exist?), the following themes emerged:

1. **Public and Active Transportation** | Robust bus and SkyTrain network as well as the cycling and walking paths
2. **Community Wellbeing & Connection** | Strong sense of community and neighbourliness
3. **Landscape & Water** | Appreciation for the views, parks, and access to some greenspace
4. **Location and Connections** | Appreciation for connections to other parts of the City and Region
5. **Private Vehicle Transportation** | Challenges with current vehicle traffic (congestion, and access into and out of the neighbourhood)

Ideas for the Future | When participants were asked about their big, bold ideas for a climate-friendly neighbourhood where everyone can thrive, the top themes included:

1. **Public and Active Transportation** | Suggestions to improve pedestrian and active transportation infrastructure, including improved crosswalks and safe/easy connections to other neighbourhoods
2. **Commercial Uses, Services and Amenities** | Need for more spaces in the neighbourhood to help meet daily needs without travelling far and build community connections.
3. **Landscape** | Providing more greenspaces, trees, and other outdoor spaces
4. **Private Vehicle Transportation** | Providing solutions to the current traffic challenges (especially along 20th Street)
5. **Housing** | Increasing housing affordability and the diversity of housing typologies

IDEA JAMS

During the online and in-person Idea Jams, participants were led through a facilitated discussion that asked three main questions: (1) Where are we now (What do people love about the community today?); (2) What are our priorities for the future?; (3) How do we get there (What are your big bold ideas for a climate-friendly neighbourhood where everyone can thrive?) The following pages provide a summary of the key themes and ideas we heard, based on the notes taken during the facilitated discussions.

Approximately 85 community members attended the in-person Idea Jam. The online Idea Jam had two participants. The following pages share what we heard from both events.

Where are we now?

Participants were asked to describe what they love about the community today. Some participants also described the gaps and challenges. The following themes emerged. The themes are listed in order of highest occurrence to lowest occurrence.

What do people love today?

1. The range of **public and active transportation** options, including the SkyTrain and buses, and the cycling and pedestrian friendly networks.
2. The **landscape**, including the views, parks, and open spaces (i.e. West End Dog Park, Grimston Park, and views of the Fraser River).

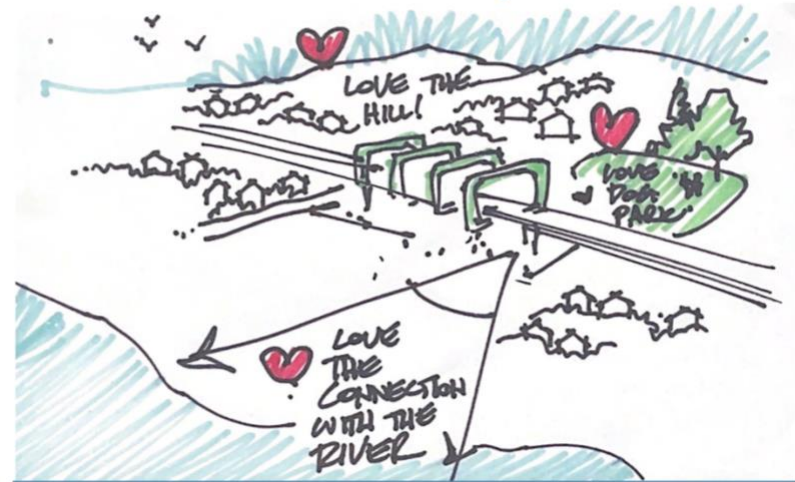
3. The sense of **community well-being and connection**, including a sense of peacefulness, family-oriented nature, diversity, and uniqueness.
4. The **location**, including its access to other municipalities and the rest of New Westminster.
5. The access for **private vehicle transportation**, including access to highways and the region.
6. Access to some **amenities and services**, like the neighbourhood tennis courts and parks, and the ease to access other services that are downtown.

What are the gaps & challenges?

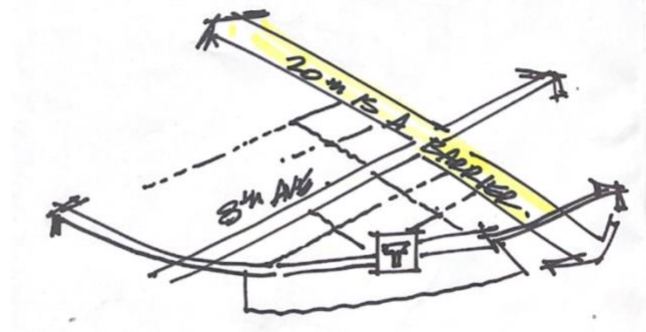
1. **Traffic** is a significant challenge – including congestion on 20th Street and the traffic to queue onto Queensborough Bridge. The traffic creates significant noise, and some mentioned a lack of parking.
2. There is a lack of local **services and amenities**, including neighbourhood-serving shops, public spaces, grocery stores, daycares and restaurants.
3. There is a need to improve **pedestrian infrastructure** and connections, and there is a lack of sidewalks on some streets.
4. **Safety** is a concern – including concern about crime around the SkyTrain Station.
5. The neighbourhood feels ‘cut off’ from the rest of the city.
6. The current **housing** stock is older and some buildings are in need of maintenance and repair.

Other comments included the noise levels in the neighbourhood, frustrations with the delayed planning process, opportunity to incorporate more technology, and the potential to incorporate different worldviews into the design.

What is the area like today?



Love the hill, love the connection to the river.



20th is barrier

Figure 6. An illustrator floated around to different tables during the in-person Idea Jam. These sketches show some of what they heard during the event.

What are the priorities for the future?

During the Idea Jam, participants were given 18 “priority cards”. These cards were based on what the City has heard from previous engagement with the neighbourhood, as well as strategies to address climate change. Participants were asked to choose their top three priorities from a list of 18 priorities. The following graph shows the total count of the cards that the participants chose. During this activity, the top five priorities were:

1. **Meeting Daily Needs:** Create space for commercial uses such as grocery stores, and provide amenities like child care
2. **Traffic Management:** Improve circulation, manage the impacts of vehicular traffic
3. **Housing Choice:** Provide a range of housing options, to accommodate diversity and a range of life stages
4. **Safety:** Improve pedestrian safety in the neighbourhood
5. **Affordable Housing:** Advance affordable housing options

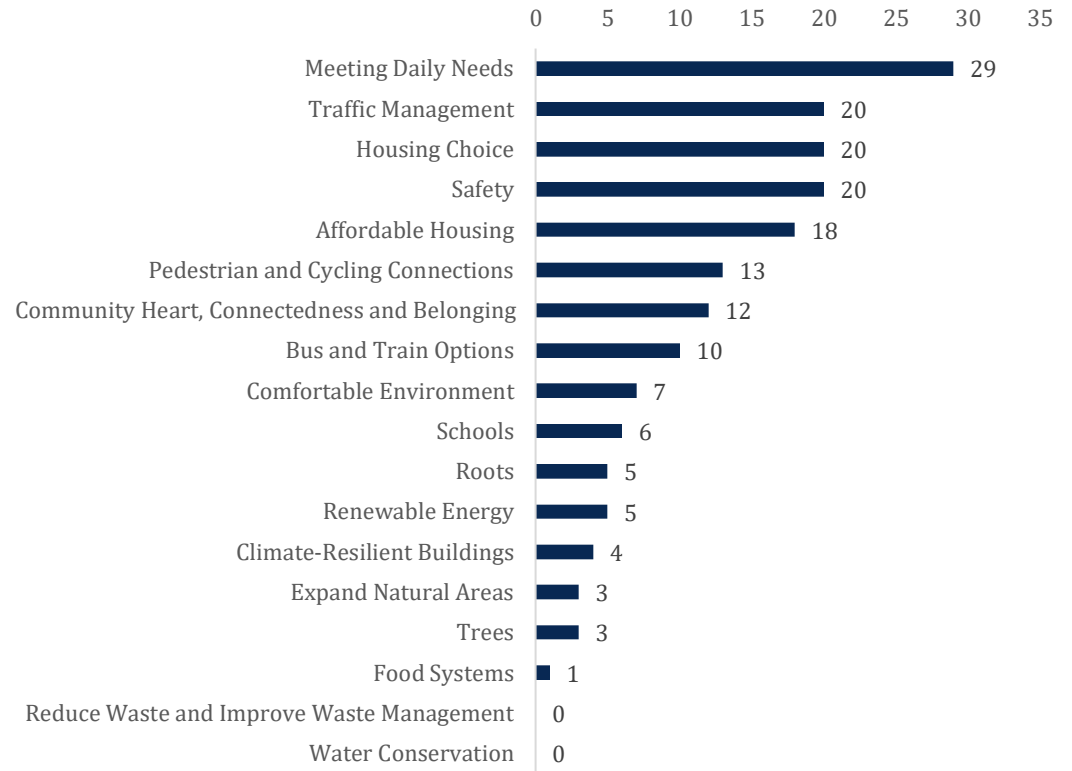


Figure 7. Total counts of top priority cards that participants chose during the activity.

How could we get there?

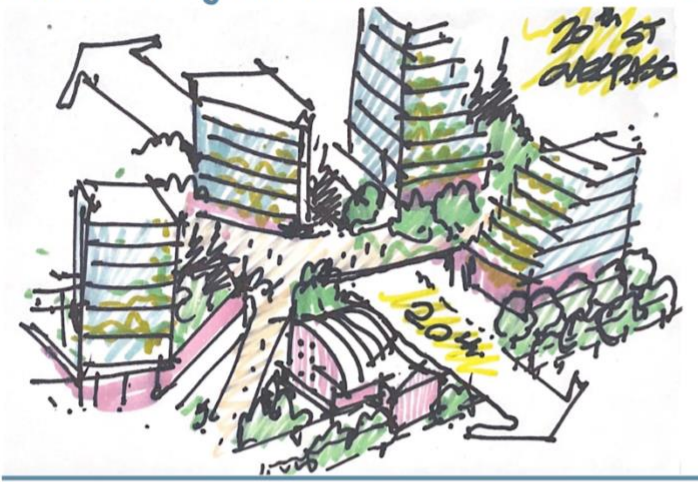
Participants were asked to describe their big, bold ideas for a climate-friendly neighbourhood where everyone can thrive. The following themes emerged:

1. **Commercial spaces, services, and amenities** | Ideas included intergenerational spaces, daycare, schools, spaces for seniors, neighbourhood house, places for recreation, a healing centre, walk-in clinics, and a tool share space. Ideas for commercial spaces included corner stores, grocery stores, and other local-serving retail.
2. **Public and active transportation** | Improving the network, design, and infrastructure, including improving the pedestrian safety and connections (e.g. pedestrian lighting), improving the design near the Station (e.g. consider a transit plaza); improving transit service (bus route access, bus priority lanes); and improving cycling infrastructure (e.g. e-bike sharing, improved cycling connections, protected bike lanes). Specific ideas included improving the use of the BC Hydro right-of-way for active transportation, building a funicular or public access to the Fraser River, providing a SkyTrain connection to Queensborough, building a car-free neighbourhood, and improving connections to Burnaby.
3. **Private vehicle transportation** | Improving networks and access, including: implementing traffic management strategies (reducing speed limits, banning right turns or red, more roundabouts), changing parking and curbside

management (e.g. improving pick-up/drop-off options at SkyTrain, setting parking maximums, park-and-rides, car-free developments); improving access to car sharing; and reducing the traffic noise.

4. **Landscape** | Improving green spaces and natural areas, planting more trees, enhancing food assets (i.e. fruit trees, urban agriculture). Specific suggestions included improving the West End Dog Park, creating a separated walkway to Queensborough, and utilizing the BC Hydro right-of-way for urban agriculture.
5. **Dense housing forms** | Including high-rises near the SkyTrain, townhouses throughout the neighbourhood, and providing missing-middle housing. Some comments included the need to go beyond the Station Area boundaries, increasing density in the broader neighbourhood.
6. **Affordable housing** | Including rental housing and housing for families, students, and Indigenous people.
7. **Energy** | Renewable energy and energy conservation including district heating, promoting home energy storage, wind energy generation, and EV charging for homes.
8. **Community well-being and connection** | Prioritizing livability, supporting neighbourhood initiatives, and creating community spaces for gathering.
9. **Safety** | Address safety concerns, reduce crime and ensure there are “eyes on the street.”

What are your ideas for the future?



20th Street overpass



Solar-oriented residences, pollinator gardens on BC Hydro site



Corner store



3D printed homes for those in need

Figure 8. Illustrations of ideas that were shared by participants during the Idea Jam.



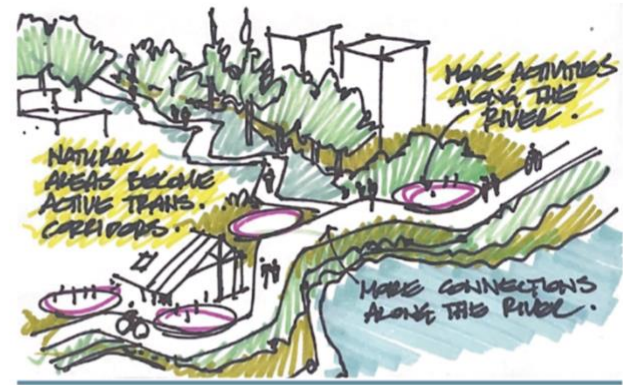
More access to amenities along the water



Community heart, connectedness & belonging

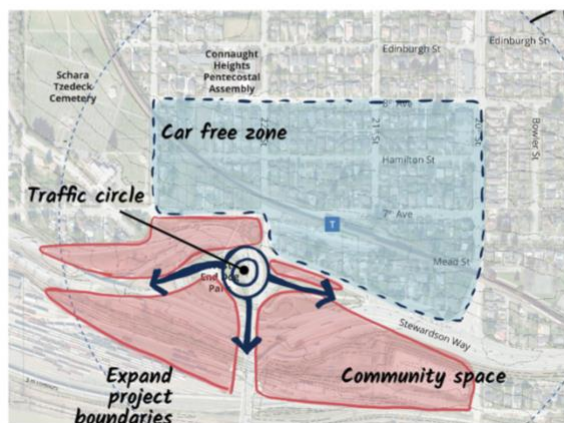
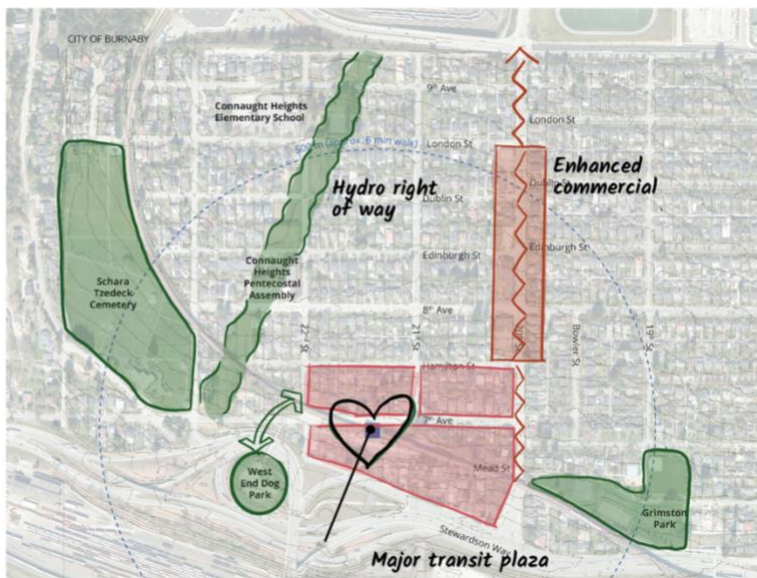
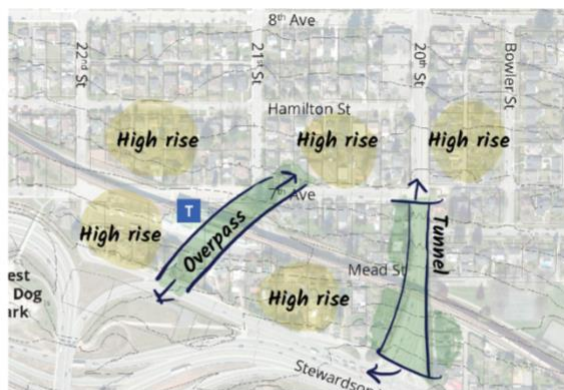
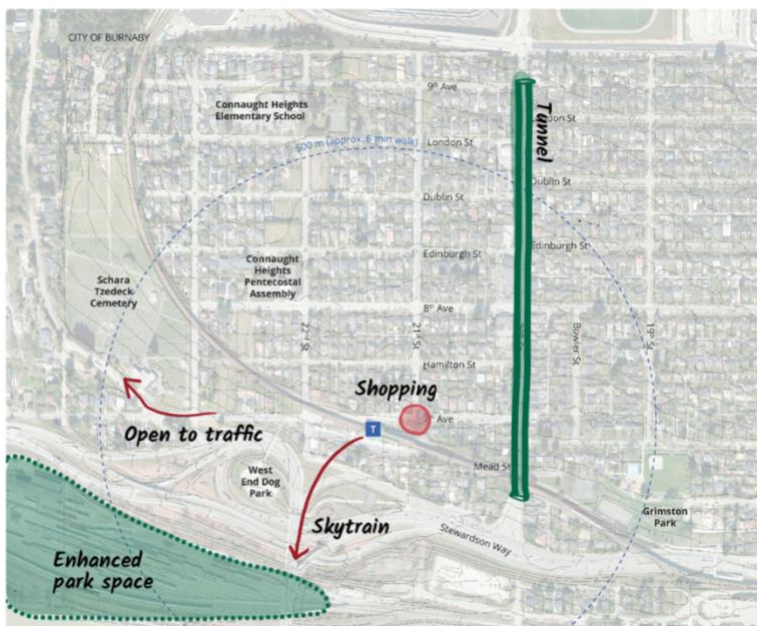


Library, art, lighting, shared spaces, connection with water and parks, community centre.



More activities along the river, more connections along the river, natural areas become active transportation corridors

Figure 9. Figure 8. Illustrations of ideas that were developed during the Idea Jam.



During the in-person Idea Jam, five of the nine tables visualized their ideas on maps. These are digitized versions of the drawings.

IDEA JAM EVALUATION

The information provided was clear (96% agree or somewhat agree)

The exercises and discussions felt useful (94% agree or somewhat agree)

I felt listened to (98% agree or somewhat agree)

I learned something new (90% agree or somewhat agree)

(n = 52)

OPEN HOUSE

At the Connaught Heights Elementary Gym, we hosted an open house on November 18 2023. Informational boards shared context about the project and the online survey results. Two maps were on tabletops in the centre of the room, and participants were asked to share thoughts about the community today and in the future. Approximately 50 community members attended the open house.





Many participants had questions about the project process, especially in relation to potential impacts of the recently changed Provincial legislation about transit oriented development areas and densities. There were other questions about the project process, planning and development as well. The following summary shares what we heard during the event.

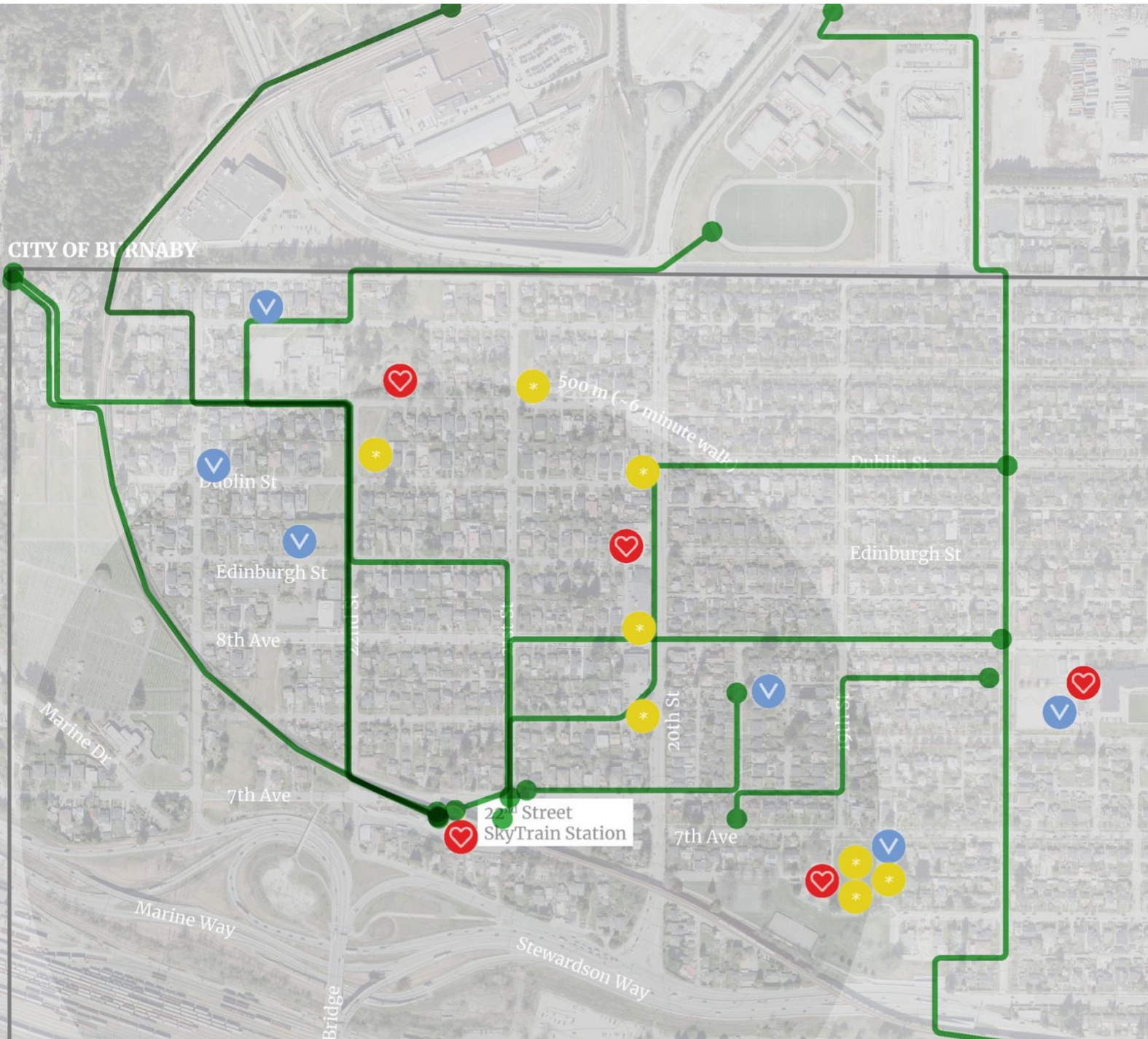
What are your big bold ideas for a climate-friendly neighbourhood where everyone can thrive?

Participants were asked to describe what their big, bold ideas for a climate-friendly neighbourhood where everyone can thrive. Some participants also described the gaps and challenges. The following themes emerged.

1. Addressing **public and active transportation**, including building more infrastructure for cyclists and pedestrians (while one comment suggested more bike lanes are not needed), creating a low-traffic neighbourhood, and coordinating with the local school to ensure active transportation improvements make it safer to get to school.
2. Providing more **commercial uses, services, and amenities**, including shops, accessible washrooms, and a community centre. Suggested location for these services included 20th Street and near the SkyTrain.
3. Addressing **private vehicle transportation**, including expanding car share programs, widening roads, planning or advocating for bridge changes, developing a toll on 20th Street or closing it down, and improving access through the neighbourhood.
4. Providing more **housing**, which garnered a range of comments. Some respondents mentioned the need for medium densities, and others suggested a need for many high-rises. Suggestions for more row houses on transit routes and encouraging larger, family-oriented housing.
5. Improving the **climate resiliency** of the neighbourhood, including native plant species, pollinator-friendly plants, green infrastructure. Other related ideas included using upcycled building materials, providing home retrofit rebates, and reducing the number of existing buildings that are torn down.
6. Providing **landscape** improvements, including community gardens and a community orchard. There was also a suggestion to consider planting more species that are important to First Nations.

MAPPING TODAY

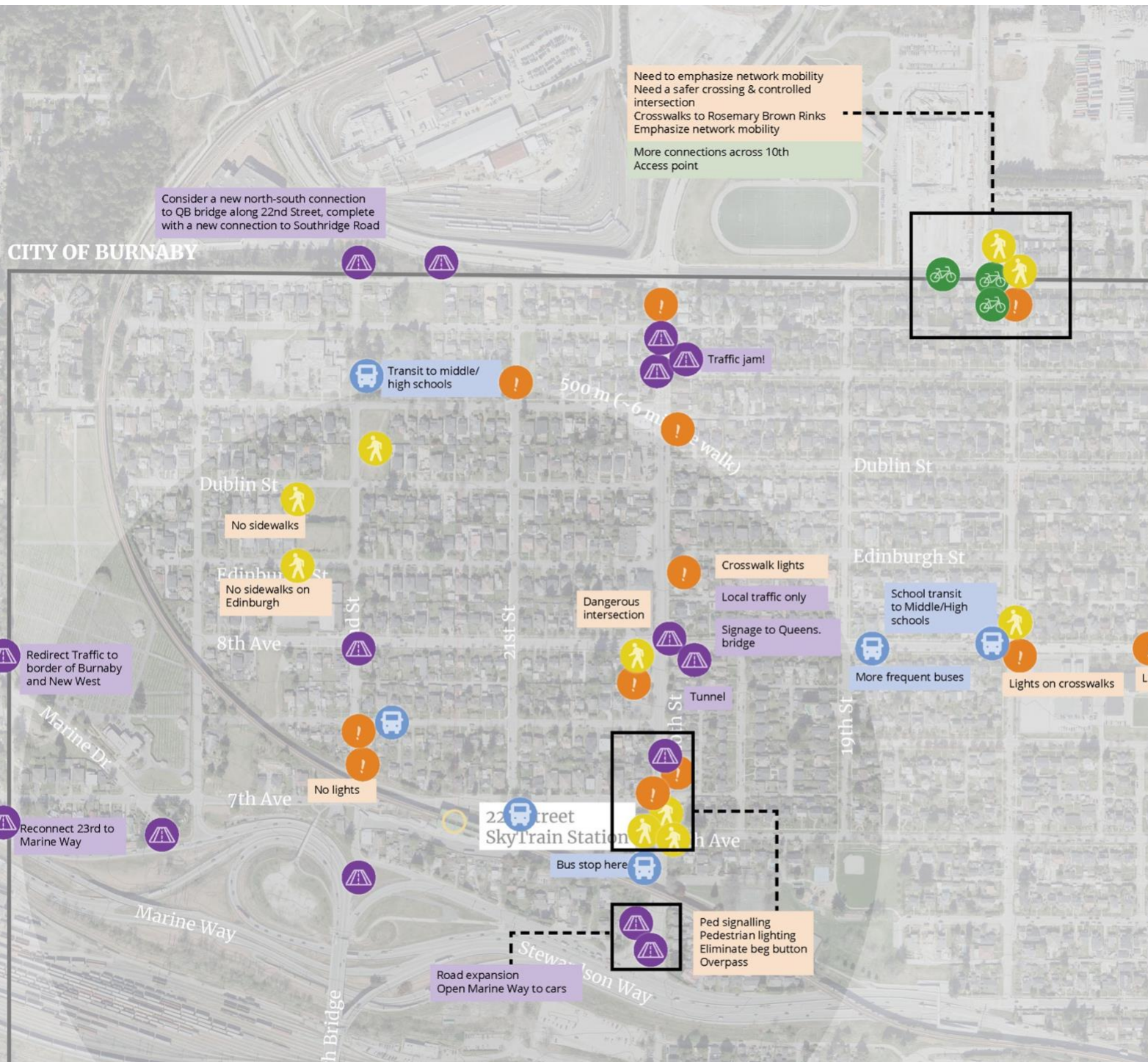
-  Where is the heart of the neighbourhood today?
-  What are the special places that you'd like to protect or enhance?
-  What routes do you move along? (Walking, cycling, riding)
-  Where are there great views?



Open House participants were asked to identify (with stickers) the above elements in the neighbourhood today. This is a digitized transcription of what participants shared.

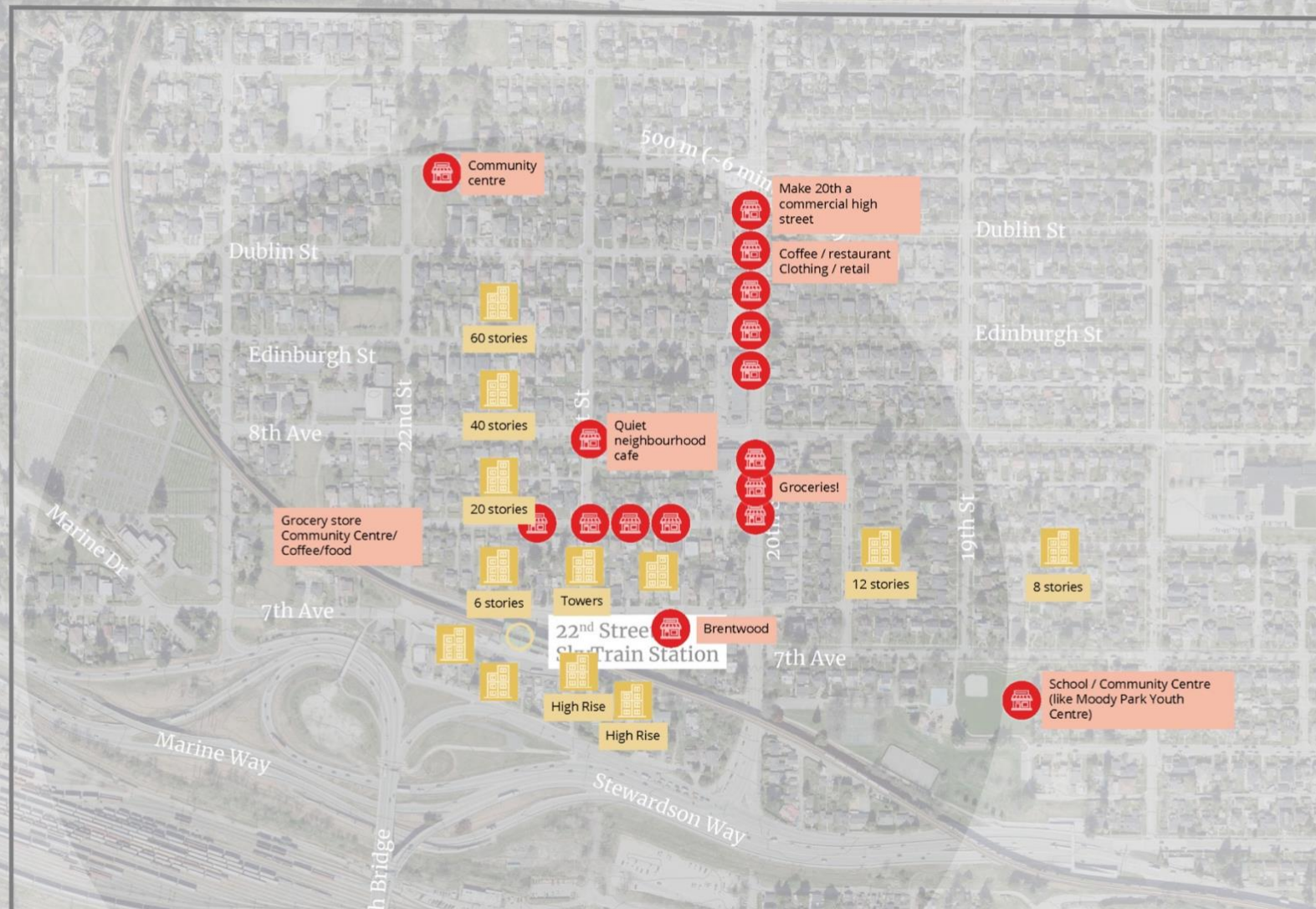
IDEAS FOR THE FUTURE

-  Where do we need to improve the pedestrian infrastructure?
-  Where should we improve pedestrian safety?
-  Where do we need to expand transit amenities?
-  Where do we need to improve cycling infrastructure?
-  Where should we have more commercial and community spaces?
-  Where should we have higher density housing?
-  Where should we improve the street network?






Open House participants were asked to identify (with stickers) the above elements for the future of the neighbourhood. This is a digitized transcription of what participants shared.

CITY OF BURNABY



IDEAS FOR THE FUTURE

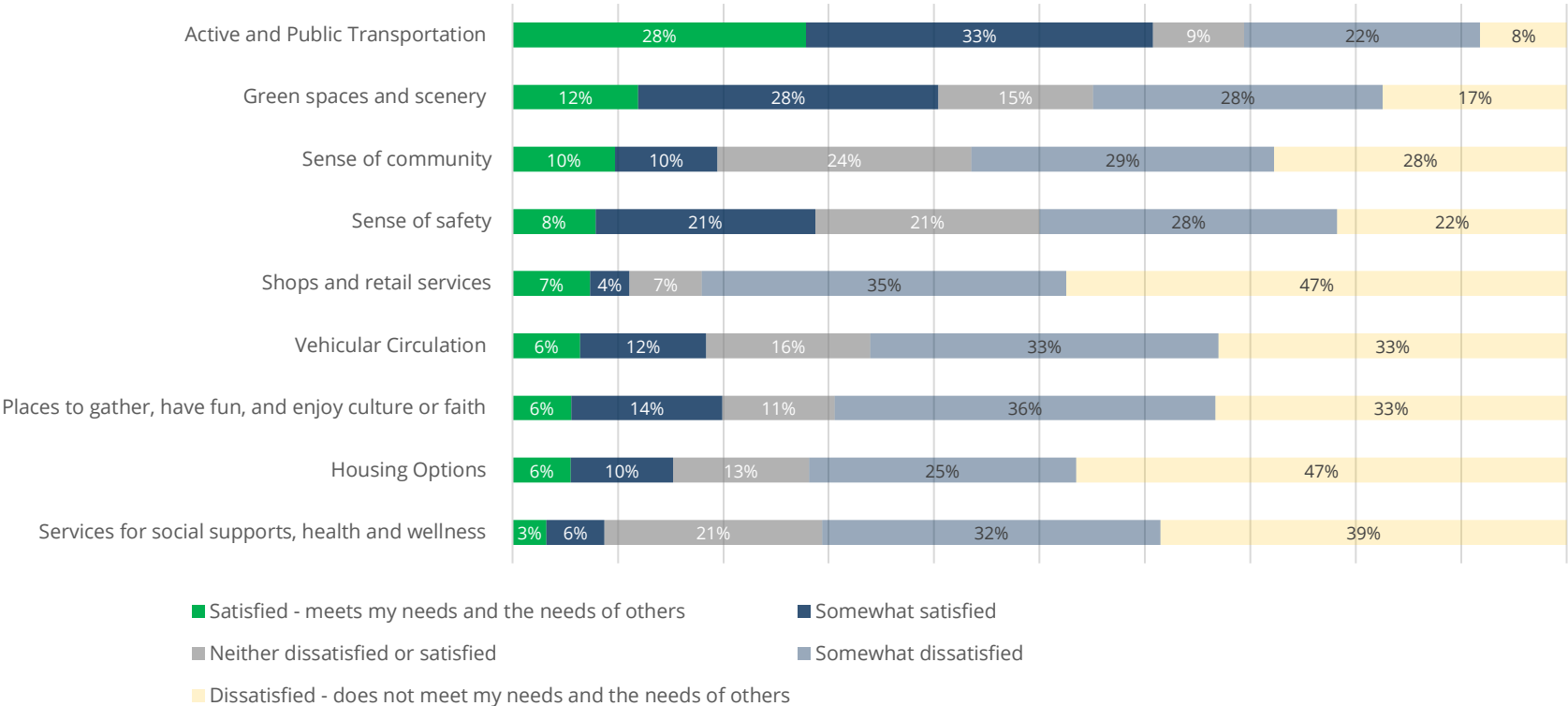
-  Where do we need to improve the pedestrian infrastructure?
-  Where should we improve pedestrian safety?
-  Where do we need to expand transit amenities?
-  Where do we need to improve cycling infrastructure?
-  Where should we have more commercial and community spaces?
-  Where should we have higher density housing?
-  Where should we improve the street network?

Open House participants were asked to identify (with stickers) the above elements for the future of the neighbourhood. This is a digitized transcription of what participants shared.

ONLINE SURVEY

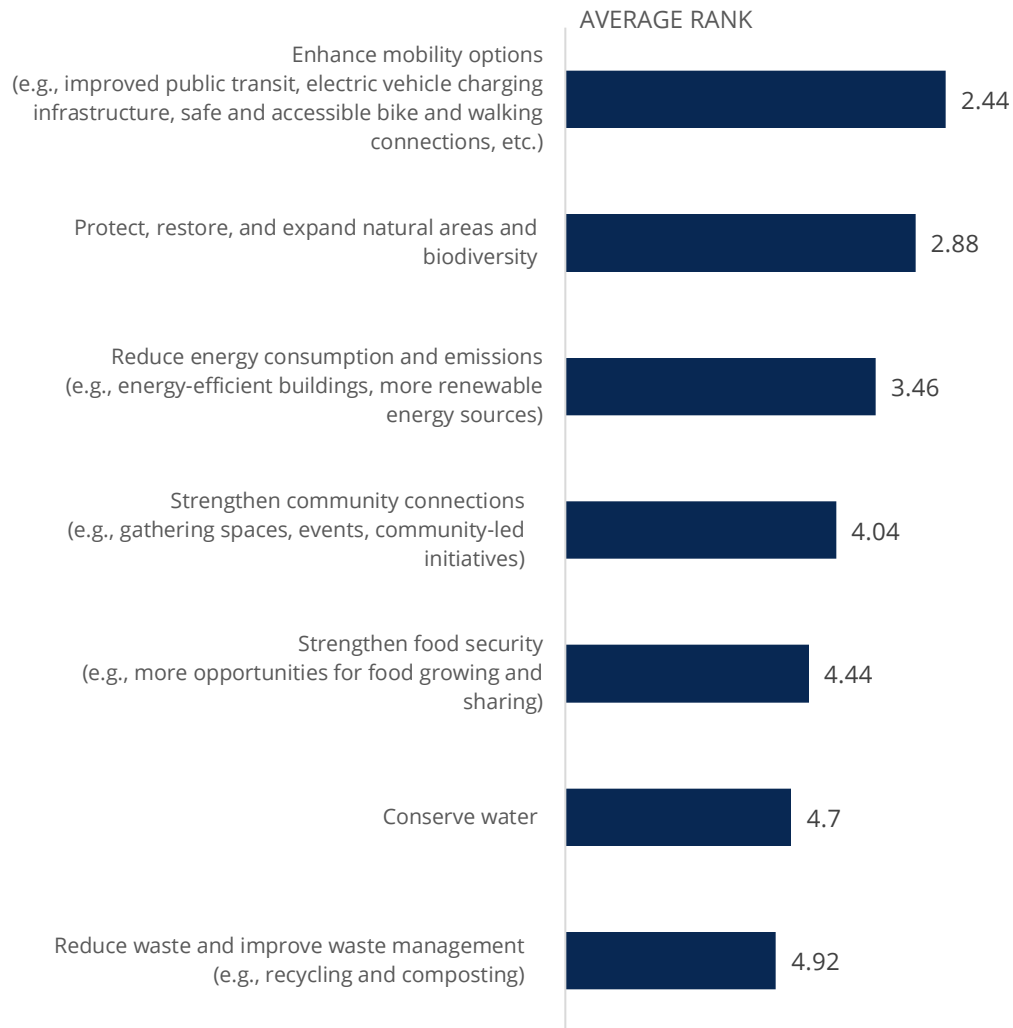
From September 25 to October 22 2023, an online survey was hosted on the Be Heard New West platform. Participants were asked 10 close-ended questions. Open-ended ideas were captured through an online ideas board activity on the Be Heard page. The survey took approximately 15 minutes to complete. Those who completed the survey were entered into a draw to win one of three \$50 gift cards to a local business. There were 219 responses. The results are described below in a series of charts.

1. We want to know what you like about the neighbourhood today, and where there are challenges. **Please rate how satisfied you are with the following features of the neighbourhood around 22nd Street Station today.** (185 responses)

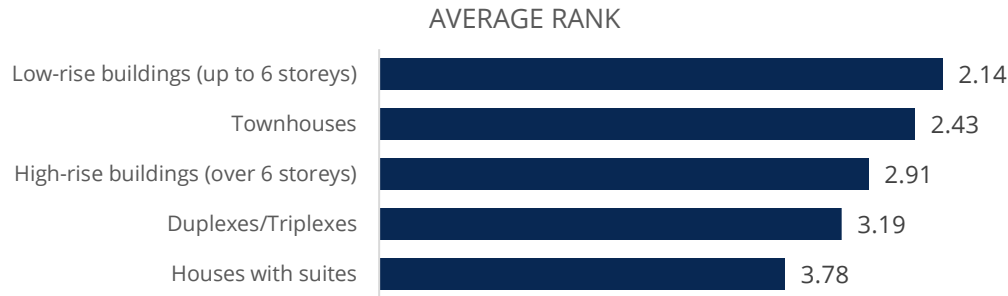


2. We hope the neighbourhood around 22nd Street Station becomes a climate-friendly place where everyone can thrive.

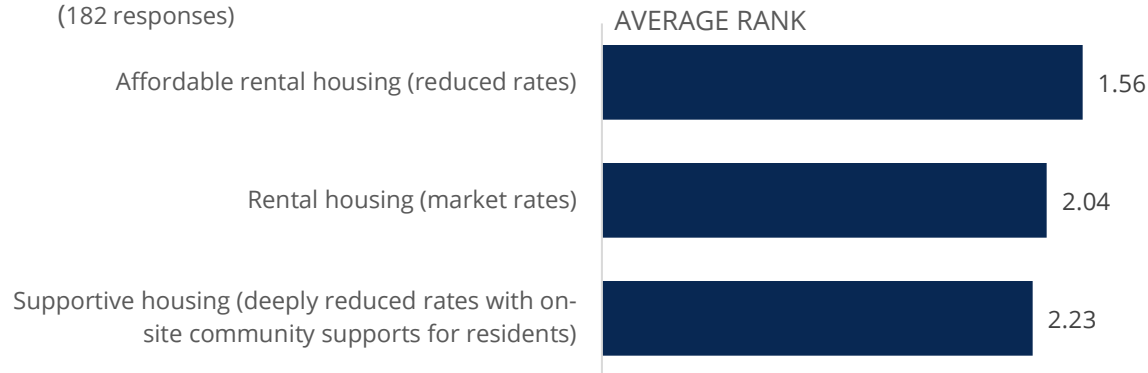
Where should we focus when working to achieve this goal? (please rank your top choices). Please note that 1 = top ranked choice and 5 = low



3. Which of the following **housing forms** would you like to see in the neighbourhood? (please rank your top choices) *Note: 1 = top ranked choice*
 (183 responses)



4. Which of the following types of **rental housing** would you like to see in the neighbourhood? (please rank your top choices) *Note: 1 = top ranked choice*
 (182 responses)

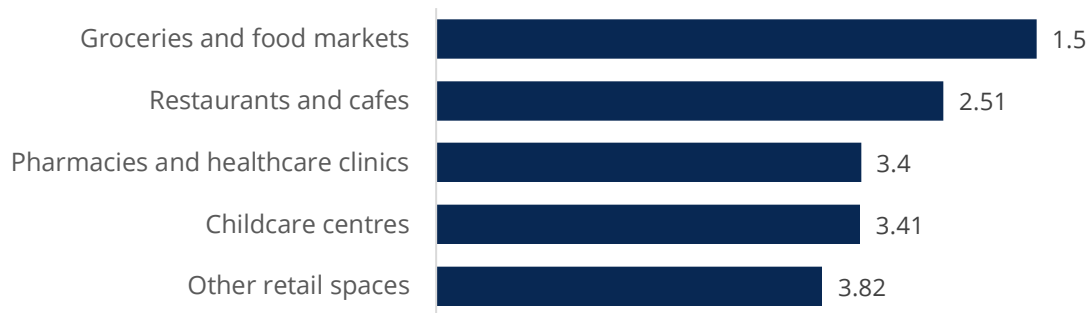


5. What types of **commercial spaces** would you like to see in the neighbourhood? (please rank your top choices)

Note: 1 = top ranked choice

(184 responses)

AVERAGE RANK



6. What types of **community spaces** would you like to see in the neighbourhood? (please rank your top choices)

Note: 1 = top ranked choice

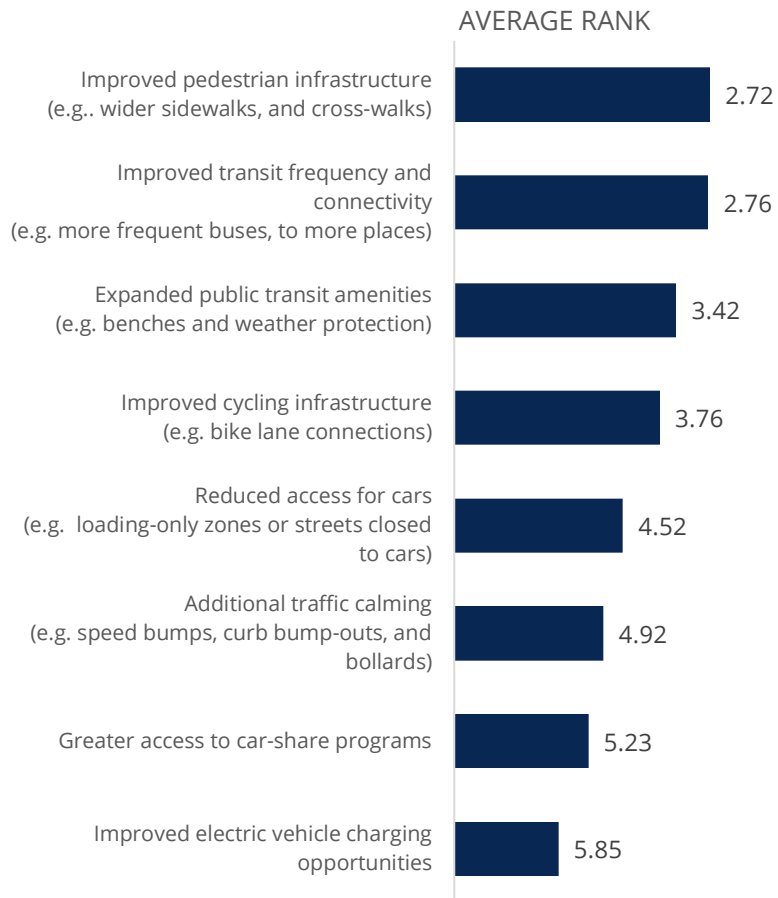
(183 responses)

AVERAGE RANK



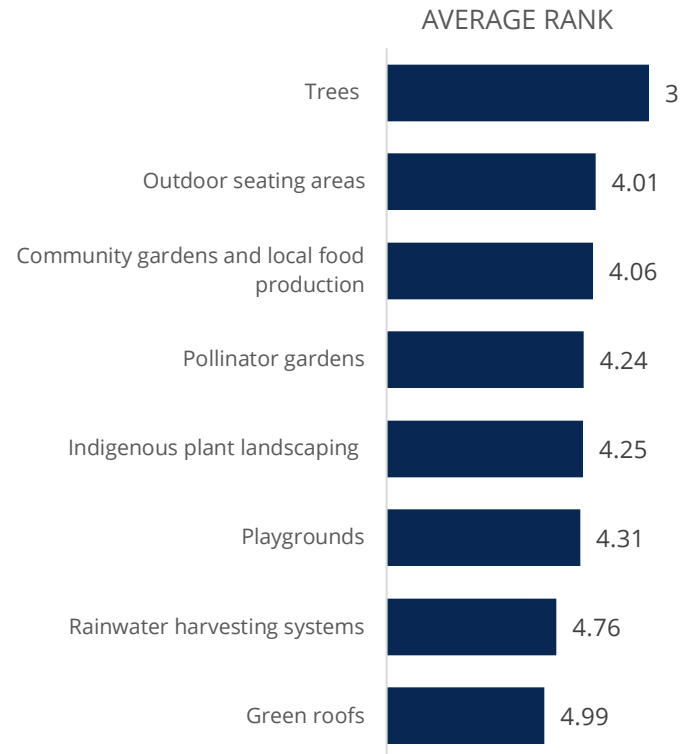
7. Which of the following **changes to mobility options** would you like to see in the neighbourhood? (please rank your top choices)

Note: 1 = top ranked choice
(182 responses)

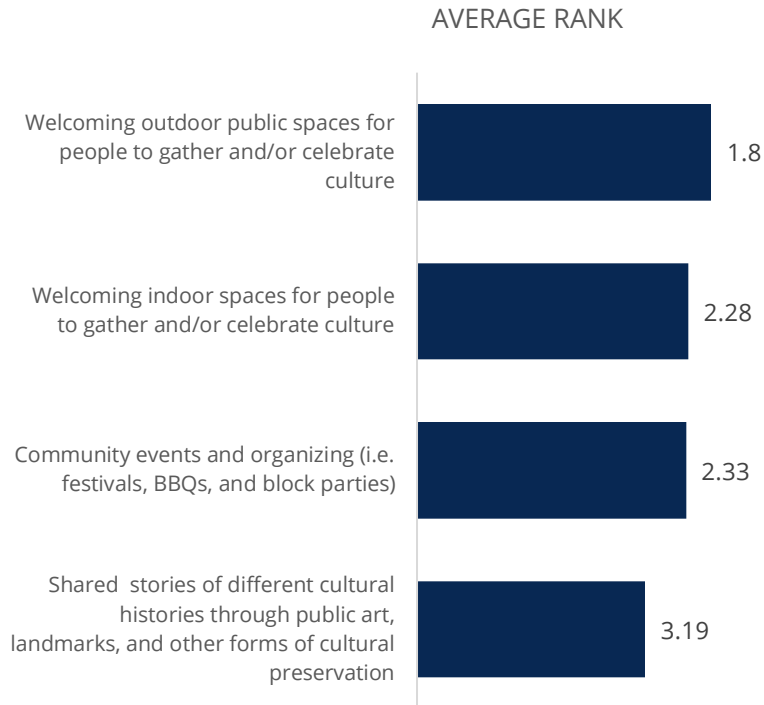


8. What types of **landscape design choices** would you like to see in the neighbourhood? (please rank your top choices)

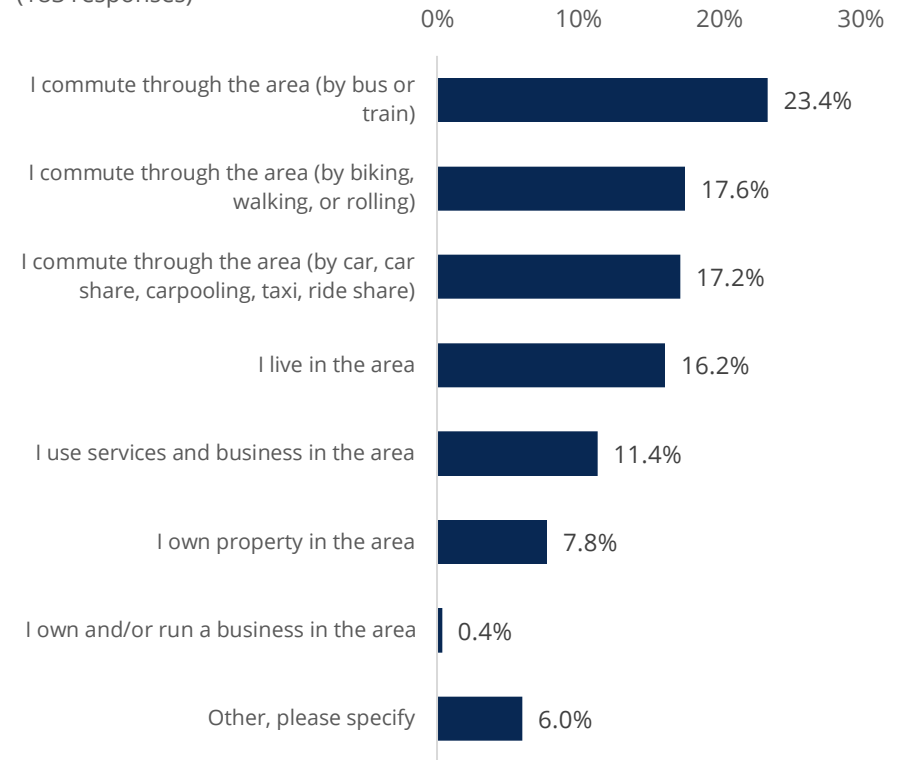
Note: 1 = top ranked choice
(185 responses)



9. How might the sense of **community belonging** in the neighbourhood be enhanced? Please rank the following options. *Note: 1 = top ranked choice* (178 responses)



10. What is your interest or **connection to the neighbourhood** around 22nd Street Station? (check all that apply) (183 responses)



Those who responded with "Other" included former residents, people who live nearby, people interested in living in the area, people who pursue recreational activities in the area and people who have friends and/or family in the area.

ONLINE IDEAS BOARD & IN-PERSON POP-UPS

During the in-person pop-ups and on the online [Ideas Board](#) (hosted on Be Heard New West – see all ideas online), the same question was asked. On the online ideas board, participants could also “upvote” other people’s ideas. The following themes emerged from both activity types.

How might the area around 22nd Street Station become a climate-friendly neighbourhood where everyone can thrive?

The following themes emerged, ordered by frequency of mention.

Public and Active Transportation

1. Reducing commute times;
2. Improving **pedestrian and cycling connections** (ideas included a protected pedestrian/cycling bridge connecting to Grimston Park over 20th Street, and making 20th Street more pedestrian friendly)
3. Improving **transit service** (ideas included more bus routes and night buses)
4. Improving the **experience around the station**, including weather protected areas, public bathrooms, pick-up/drop-off locations, open spaces and small shops.
5. Improved **cycling infrastructure**, including secure bicycle parking, e-bike charging, bike path lighting, more protected lanes on 20th Street, 7th Avenue and other locations)

6. Improved **pedestrian infrastructure** including overpasses, crosswalks, and walkways that connect across 20th, to the Fraser River and to Burnaby, and improved sidewalks and lighting throughout the neighbourhood.
7. **Other transportation ideas** like a gondola to Queensborough, adding more SkyTrain Stations (i.e. between 22nd^d Street and New West station), or developing a dedicated road for Buses on Marine Way.

Commercial Uses, Services and Amenities

1. **Neighbourhood-serving shops and amenities** like public washrooms, places to eat, convenience stores, cafes, banks, neighborhood serving commercial spaces, and grocery stores/supermarkets. We also heard a preference for smaller-scale, neighbourhood-serving amenities instead of large big-box stores.
2. **Community and recreation facilities** such places to swim, exercise, and play sports, and community centres and libraries.
3. **Spaces for different ages**, including childcare/daycare for various ages, play spaces, and facilities to support seniors and children.
4. **Schools**, including adding or expanding middle schools and high schools. Some respondents expressed that more schools in the area can decrease commute times for parents and students.
5. **Mixed use amenities** such as a community centre with housing and/or offices attached, mixed-use development

with commercial uses at-grade. Reference to Mount Pleasant Community Centre as an example.

6. **Other ideas** included health care facilities (i.e. urgent care and primary care), economic development incentives to encourage new buildings along 20th Street.

Landscape and Water

1. **Appreciation for existing landscape and relationship to water**, including the views from the neighbourhood, and the proximity of Grimston Park to the SkyTrain
2. **Create more greenspaces, gardens and natural spaces** to connect with others in the neighbourhood, including improvements to the West End dog park, more places for flowers, cultural spaces, playgrounds, fields, shaded areas
3. **Address food security**, such as small and large community gardens, edible landscapes.
4. Build **green infrastructure**, including daylighting natural stream beds, restoring green spaces and boulevards with native plants, provide drought tolerant grassy areas, design buildings that are friendly to wildlife and birds. Reference to “sponge city design”.

Housing

1. Increase **housing diversity**, including row housing, co-housing, co-op housing, tiny house communities, low-rises duplexes, basement suites and traditional apartment buildings

2. Ensure **housing affordability**, including lower rents, income assistance, providing a mix of market rental and subsidized housing, affordable home-ownership, and affordable low-rise housing.

Safety

1. Concerns about **crime** and safety and a need for more security, especially around the SkyTrain Station. Some reference to feelings of being unsafe due to substance use and litter in the area.
2. **Surveillance**. Ideas for a community policing centre near the station, using architectural and/or environmental design to reduce crime.
3. **Increased pedestrian/cyclist safety** | Improve walking conditions, provide bike storage.
4. Need more **lighting**, including bike paths, and by the station.

Dense Housing Forms

1. General support for increased density, especially near the station and south of 8th Avenue. Other ideas for high-density locations included along SkyTrain and around Marine Drive and 23rd Street. Comments about flexibility in densification, to allow for a range of housing types. Some concern about increased density.

Private Vehicle Transportation

2. **Traffic is a challenge** — especially along 20th Street and traffic from local schools and from Burnaby

3. **Allocate more space to cars** by widening the Queensborough Bridge, creating a new bridge at Boundary Road and creating a park and ride at the station.
4. **Reduce space for cars** by re-directing vehicle traffic, improving traffic calming measures, creating one-way streets

Equity

1. **Plan for seniors**, including providing parking spaces and accessible vehicle access for seniors (as not everyone can live a car-free lifestyle). Provide more and better sidewalks with benches so seniors can rest.
2. **Housing for diverse communities**, specifically for the most vulnerable including 2SLGBTQIA2+, seniors, people with disabilities, youth and diverse ethnic communities. Increased diversity in the neighbourhood — New Westminster is known to be a safe and welcoming place for diversity and this is an opportunity to create housing focused on welcoming diversity

Community Well-being and Connection

1. Build better social connectedness in the neighbourhood (and build upon the “small-town feel” of the area); create places for people to gather (including a transit plaza with retail spaces to create a destination in the neighbourhood)
2. There were also suggestions to regulate smoking in public, to help promote community health.

Land Use & Block Design

1. Ideas about the land use and block configuration included suggestions to design the neighbourhood with the **Barcelona**

superblock model, creating a **15 minute neighbourhood**, and creating an **industrial precinct** for high-density transit-oriented development. Also consider pre-zoning in the neighbourhood.

Energy

2. There were ideas about creating more energy efficient buildings and homes, including Step Code 5, LEED certification, and EV chargers in homes

Truth and Reconciliation

We heard suggestions to create a vision that centres Indigenous culture and values and ties together community, climate, and reconciliation.

1. **Build a community centre based on Indigenous architecture**, like a long house, including human-scale pathways and roads tying together the community
2. **Landscapes with culturally significant plants and trees** like Western Red Cedar and gardens with First Nations Art
3. **Work together with local Nations to create space for Indigenous people** to return to and live in First Nations Housing as part of the community
4. **Work with local nations to rename the area** to something that is more meaningful to local Indigenous communities and nations.
5. **Decolonize this part of the city** by bringing together Indigenous history and an exciting, resilient and forward-thinking community.

1. **Create a destination** instead of a place that people just move through

Climate Change

3. **Ensure water resiliency** including river, streams, storm and sea-level rise resiliency
4. **Consider the need for Tsunami evacuation** from Queensborough and other sea-level rise concerns
5. **New schools that address climate resiliency**, including educating students on climate resiliency

Process

1. **Concerns that the process is taking too long and is overcomplicating the redevelopment** of the neighbourhood

2. **Suggestions to prioritize higher density as soon as possible** in areas within a 200m radius of the SkyTrain station, and then update the Bold Vision as new themes emerge from the planning process

3. Ensure that facilities and amenities are in place before new development happens, as it can be costly to implement afterwards

Partnerships and Collaboration

1. **Suggestions to learn from other nearby municipalities** about their Skytrain station area redevelopment process, like Port Moody and Ioco Station

ONLINE QUESTIONS & ANSWERS

The City received and responded to questions on the project engagement website (see all questions and responses [online](#)).

8. Spirit of the Children Society

FOCUS GROUPS, MEETINGS AND WORKSHOPS

Community focus groups and meetings included introductory remarks about the project status, engagement period & activities, and guided discussion. The meetings and focus groups had different formats based on the audience.

The following section summarizes what we heard from these groups:

Groups Meetings

1. Welcoming & Inclusive New Westminster (WINS) Local Immigration Partnership
2. Community Action Network (CAN)
3. West End/Connaught Heights Residents Association

Youth and Student Workshops

4. Aunt Leah's Youth Advisory Council
5. Fraser River Middle School Student Leadership and Monkey Rebels
6. Douglas College Workshop

Meetings with Individuals

7. North Fraser Métis Association

GROUP MEETINGS

Welcoming & Inclusive New Westminster (WINS) Local Immigration Partnership

City staff attended a WINS meeting (September 8), presented about the project and facilitated a conversation with the group of service providers, with 13 attendees.

What do you love about the neighbourhood around 22nd Street Station today?

1. **Community Connections & Well-being** | The community feels connected, it is a quiet neighbourhood and it feels that everyone knows each other. People who get off at 22nd Street Station are friendly – people always say hello.
2. **Commercial Uses, Services, and Amenities** | Appreciation for the existing commercial and community spaces, including the small and intimate schools, and the small businesses.

What are the gaps and challenges?

1. **Commercial Uses, Services, and Amenities** | There are a lack of commercial and community spaces, including a lack of childcare spaces and grocery stores.
2. **Private Vehicle Transportation** |
Challenges with traffic on 20th Street, especially going onto and coming off of the bridge.

Due to the dependence on vehicles, some spaces are physically inaccessible for some families due to being car-dependent (i.e. Strong Starts program).

The neighbourhood can be inaccessible to those without a car, as it is hilly and there are no groceries or community facilities in the area.

Not enough parking in the neighbourhood because the streets have been made too narrow.

3. **Housing** | There is a lack of housing choice, as a result, newcomers don't tend to move to this neighbourhood.
4. **Landscape** | The current landscape includes many grassy areas which are not adapted for the climate and are not drought resistant.

What are the ideas for the future?

1. **Commercial Uses, Services, and Amenities** | Provide more commercial services, and amenities including washrooms, water fountains, childcare, community spaces, library, youth centre, and heating/cooling facilities. Plan for an increase in school capacity in the neighbourhood.
2. **Climate Change** | Plan for climate change by providing heating and cooling facilities, including outdoor space and patios in new rental buildings.
3. **Landscape** | Provide natural and open spaces, including:
Planting drought-tolerant green spaces, gardens, and boulevard fruit trees to support food security.

Ensure greenspaces are easy to maintain

Look to cities like Coquitlam who are doing a good job of integrating sidewalks and grassy boulevards

4. **Equity** | Create inclusive spaces for newcomers, including parks and greenspaces for people to come together. For signage, use visuals to convey messaging for newcomers.
5. **Active Transportation** | Expand the active transportation in the area. This includes building on the strength of 7th Avenue – dedicate more space to active transportation. It also includes making the neighbourhood more walkable, and providing scooter and bike share options (consider that school-aged children could use a bike share system to get to school).
6. **Housing** | Expand housing diversity, beyond single-detached homes.
7. **Private Vehicle Transportation** | Ensure that there is still parking for residents and seniors, and ensure that some people will still need to drive.
8. **Energy Systems** | Ensure there are free and public EV charging stations, and provide renewable energy systems (i.e. solar)

Community Action Network (CAN)

City staff attended two CAN meetings presented and facilitated a conversation with the group of leaders with lived and living experience.

What are the gaps and challenges today?

1. **Safety** | The SkyTrain station feels isolated and unsafe. There have been sanitary challenges in the elevator. There are also challenges with taxi wait times at the station.
2. **Commercial Uses, Services and Amenities** | There are no public washrooms.

What are your ideas for the future of the neighbourhood?

1. **Housing** | Integrate affordable housing into the area. Recommendations include: consider using zoning to require rental tenure, increase density, locate social housing near transit, consider co-op housing.
2. **Safety** | Improve a sense of safety by adding more lighting, adding cameras and surveillance by the station.
3. **Commercial Uses, Services and Amenities** | Need for public washrooms and water stations.
4. **Landscape** | Create friendly greenspaces and places to play, and increase the amount of greenspace in the area.
5. **Public and Active Transportation** | Make the Station Area more colourful and vibrant.

Connaught Heights/West End Residents Association

City staff and a project team representative were invited to a September 27 joint meeting of the Connaught Heights and West End Residents Association, to present about the project and facilitate an early conversation with local residents.

What are the gaps and challenges?

1. **Private Vehicle Transportation** | Frustrations that the traffic issues are not being addressed – traffic congestion (especially along 20th Street) has gotten worse in previous years. There is noise and dust from the highway. The issue of transportation must be solved first.
2. **Planning Process** | Lack of certainty in zoning and land use makes it challenging to sell homes. Concerns about the length and delays of the planning process. Suggestions that the Residents Association could have more decision-making influence.
3. **Safety** | Concerns about safety, including needles, mess in the neighbourhood, challenges faced by people who are unhoused, and break-ins.

What are your ideas for the future of the neighbourhood?

1. **Private Vehicle Transportation** | Develop a wall to block the noise and dust from the highway, introduce resident parking passes, and encourage electric vehicle use.
2. **Commercial Uses, Services and Amenities** | Provide more commercial and community spaces, including a post office, community space, and school.
3. **Safety** | Provide more lighting
4. **Housing** | Provide co-housing and row housing.

YOUTH AND STUDENT WORKSHOPS

Aunt Leah's Youth Advisory Committee Focus Group

City staff and a project team representative visited Aunt Leah's on October 17, and hosted a discussion with seven members of the Aunt Leah's Youth Advisory Committee (some joined virtually).

What do you love about the neighbourhood around 22nd Street Station today?

1. **Commercial Uses, Services and Amenities** | Appreciate Aunt Leah's and other resources in the area, 7-11, the schools, the Strong Start program, and small local business.
2. **Location and Connections** | Appreciate the location to the SkyTrain, Queensborough is easy to get to. People move to the neighbourhood to be closer to Aunt Leah's.
3. **Landscape** | Appreciation for Grimston Park and the forest trail between 22nd Street and Edmonds.

4. **Community Well-being and Connections** | Enjoy the neighbourhood character, sense of community, environment and calmness of the neighbourhood

What are the gaps and challenges?

1. **Commercial Uses, Services and Amenities** | Not enough community spaces
2. **Housing** | Affordability and housing availability is a challenge
3. **Public and Active Transportation** | The walk to Aunt Leah's from the Station is around 10 minutes, and it is challenging with the traffic on 20th Street and the topography.

What would you like your ideal neighbourhood to look like?

1. **Public and Active Transportation** | Increased transit accessibility and walkability to stores and places of interest; more pedestrian safety especially at crosswalks; more benches to sit and gather; improved bus frequency. Idea to create a moving walkway up the hill.
2. **Commercial Uses, Services and Amenities** | Needs more grocery/convenience stores and restaurants/cafes, need for more community centres, bathrooms, schools and daycares, especially if the neighbourhood is going to grow.
3. **Housing** | Need for more affordable mixed-use housing, including for low-income and youth ageing out of care. There is opportunity to build housing above Aunt Leah's and a need for more affordable housing next to SkyTrain.
4. **Landscape** | More playgrounds, greenspaces and trees.

5. **Community Well-Being and Connections** | Make the neighbourhood family friendly.

Youth Workshop

Held at Fraser River Middle School (FRMS) on November 1, 2023 after school, this workshop had 17 students – some were from FRMS, and others were part of the Monkey Rebels group at Ecole Glenbrook Middle School. The project team introduced the project, and then asked the youth to draw what the ideal neighbourhood would look like in the future.

What would you like your ideal neighbourhood to look like?

1. **Landscape and Water** | Participants shared ideas about the landscape, water, and public spaces, including: parks, recreation, places to play, playgrounds, waterparks, trees, gardens, public work-out spaces, spaces for scooters and skateboards, public garbage/compost bins, public art, and other outdoor spaces for youth to spend time. There were comments about renovating the existing spaces, like the off-leash dog area. Students had ideas about watering the trees and greenspaces with greywater, and to ensure the sewage system is well-maintained.
2. **Public and Active Transportation** | Participants had many ideas about how to improve the public transportation system, including ideas about alternative bus systems (i.e. hydrogen instead of electric); ensuring transit frequency; building a train over the river to Queensborough; using a magnetic train system; expanding the bike lane network and corresponding

signage/lighting; adding more sidewalks; ensuring accessible infrastructure (i.e. ramps and benches); adding bus schedules to bus stops; and reducing the reliance on cars.

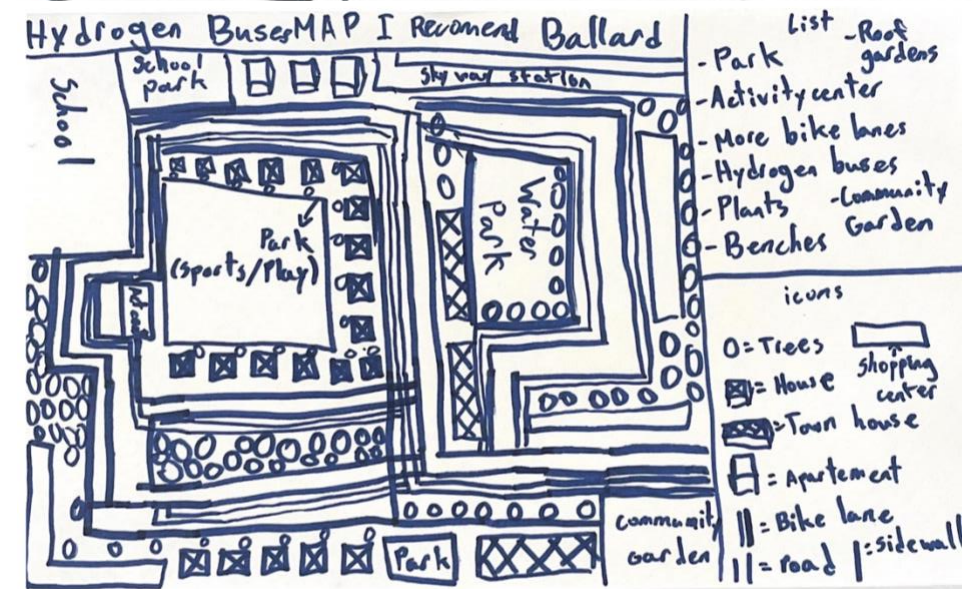
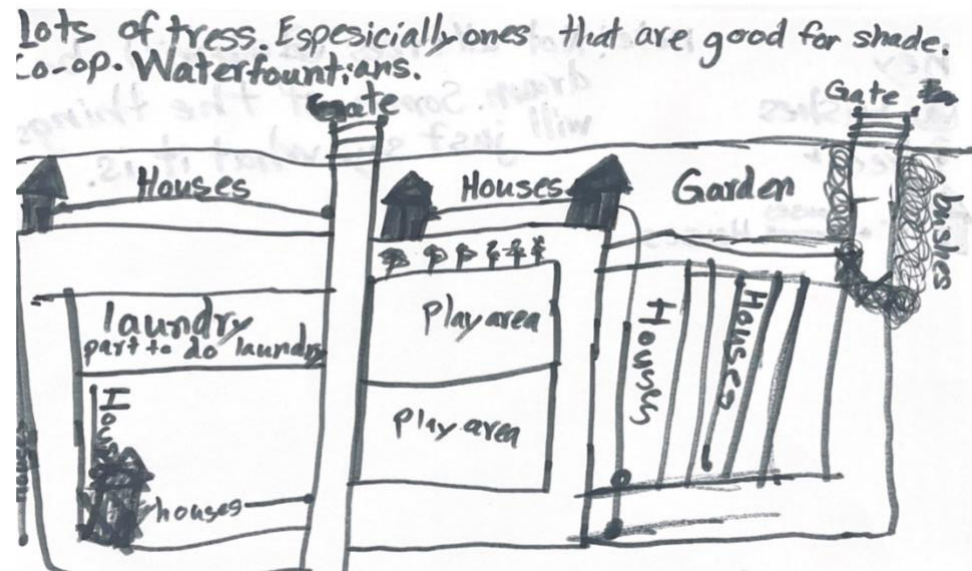
3. **Commercial Uses, Services, and Amenities** | Participants shared ideas to ensure that everyday essentials are available within walking distance. Ideas for new spaces include medical clinics, pharmacies, food options (i.e. donut shops, food trucks), laundromat, activity centre, small/local businesses. The need for water-fountains, affordable internet and mobility services, and affordable retail was also mentioned. There were suggestions to create an intergenerational community space with a cafeteria, outdoor community garden, and dedicated spaces for youth and seniors.
4. **Health, Safety, Noise** | We heard about ideas for more lights, signage to increase safety, smoking regulations, sanitization stations. Generally, there were comments about decreasing the noise levels and minimizing crime rates in the area.
5. **Equity** | We heard comments related to equity, diversity, and inclusion, including: ensuring food security, removing barriers for youth, providing skills-building programs for youth and intergenerational/multi-cultural programming.
6. Ideas specifically about **climate change** included a need for cooling centres and water fountains, reducing CO2 emissions, and providing heat pumps in houses.

Douglas College Workshop

Staff met with a professor from Douglas College's Practical Energy and Advanced Knowledge (PEAK) Buildings program, and on November 7, 2023, staff presented at a virtual lunchtime class of students enrolled in the program.

What ideas do you have for the future of the neighbourhood?

1. **Public and Active Transportation** | Increase walkability to local shops, enhance e-mobility, improve bike paths, narrow roads, widen sidewalks, and consider accessibility in the steep locations.
2. **Energy** | Collaborate with electrical department to ensure electrical needs are met.
3. **Climate Change** | Plan to adapt to climate change, including rain gardens, vegetation, and outdoor spaces.
4. Consider criticism of 15-minute cities when planning for **commercial uses, services and amenities**.
5. Consider a new form factor calculation for **housing**, where if a building meets step code 5, a new form factor would be required.
6. Explore accommodating more car share to decrease **private vehicle transportation** and curb the need for more underground parking.



Drawings from the Youth Workshop at Fraser River Middle School

MEETINGS WITH INDIVIDUALS

North Fraser Métis Association

On September 29, 2023, staff met with one representative from the North Fraser Métis Association, to share about the project, encourage members to engage, and hear about priorities. The representative shared extensively about perspectives on the New Westminster context, the work of the organization, and opportunities for community service and improvements. Priorities for within the 22nd Street station area included:

1. Developing a gathering place for urban Indigenous people and multi-cultural community, ideally Métis-owned and operated; and
2. Creating more affordable housing, specifically for First Nations and Métis community members.

Spirit of the Children Society

City staff met with two staff from the Spirit of the Children Society (SOTC) on November 20, 2023. Staff shared information about the project, expressed an interest in further engaging with urban indigenous community members, and listened to SOTC perspectives on the challenges facing community members they serve. Key points included the importance of providing housing that is truly affordable to people with low incomes, through measures like gearing rents to incomes and providing supports for first months rent and security deposits.

ADDITIONAL SUBMISSIONS

The City received and responded to additional submissions from residents, including emails and written submissions. These other submissions related to the following themes:

1. **Housing** | Adding more housing near the station will provide many benefits, including a mode-shift to transit, creating a more vibrant and safe community, and meeting housing need.
2. **Process** | Need to encourage municipalities to address local barriers to construction, including updating zoning bylaws and streamlining approval processes.
3. **Private Vehicle Transportation** | Access to the neighbourhood is a considerable challenge, with particular issues at 8th Avenue and 20th Street.
4. **Public & Active Transportation** | Appreciation for the bicycle storage, central location, and battery fast-charge station for buses at the SkyTrain station.
5. **Safety** | Concerns about safety, including break-ins, damaged properties, theft, and the challenges that unhoused people face.
6. **Commercial Uses, Services and Amenities** | Appreciation for the existing school, church, and businesses. Need for amenities like grocery stores, green spaces, and community spaces. Other ideas included an outdoor pavilion, an art and culture centre, and a hotel and accommodations.
7. **Density** | Some comments about maintaining lower density for families and seniors and people with disabilities.

WHO WE HEARD FROM ONLINE

On the City of New Westminster's Project page, 228 engaged participants contributed to at least one feedback tool. We heard from 219 survey respondents.

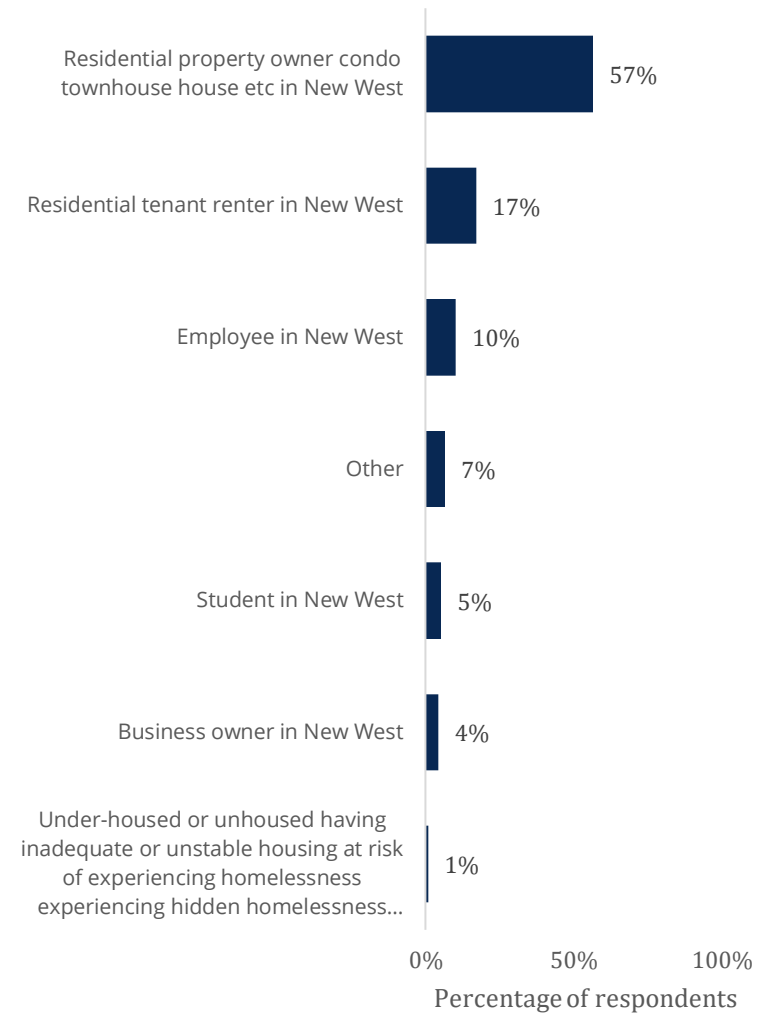
Be Heard Online Engagement Demographics

Registrants of Be Heard New West were asked a series of demographic questions. This section summarizes who we heard from through the online Be Heard platform. This includes people who responded to the survey or shared an idea on the online ideas board.

Connections to New West

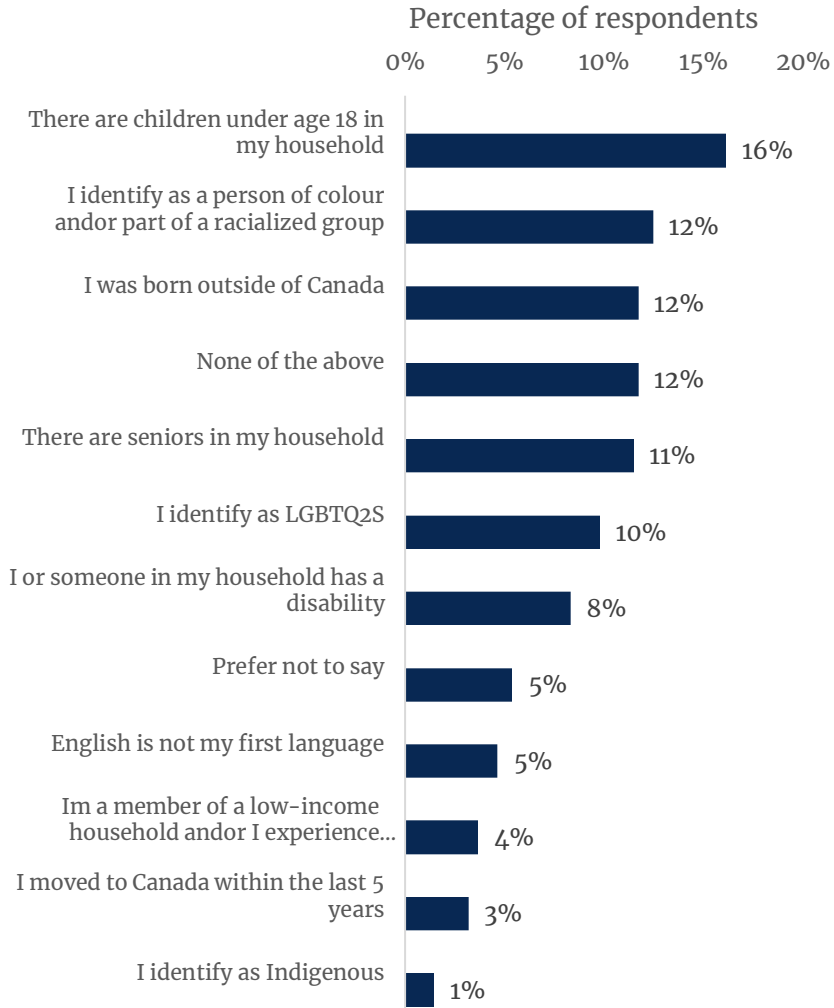
(check all that apply)

(322 responses)

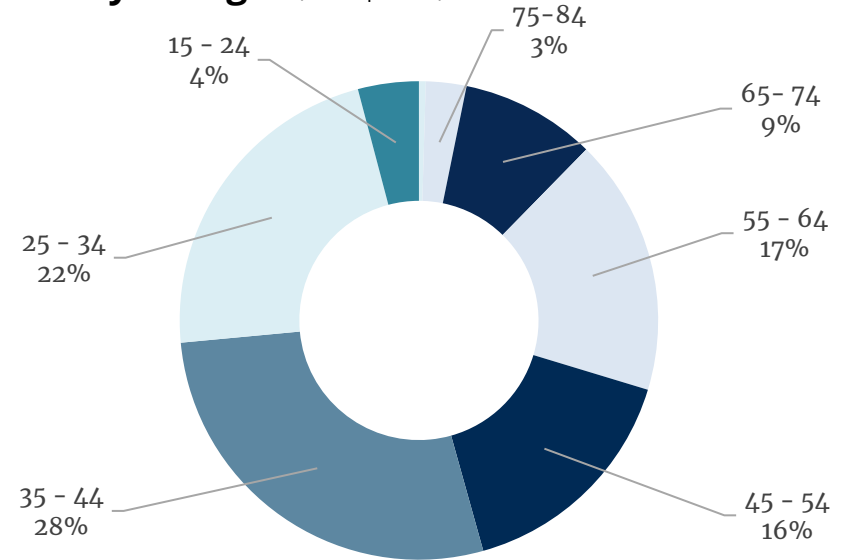


More info about you

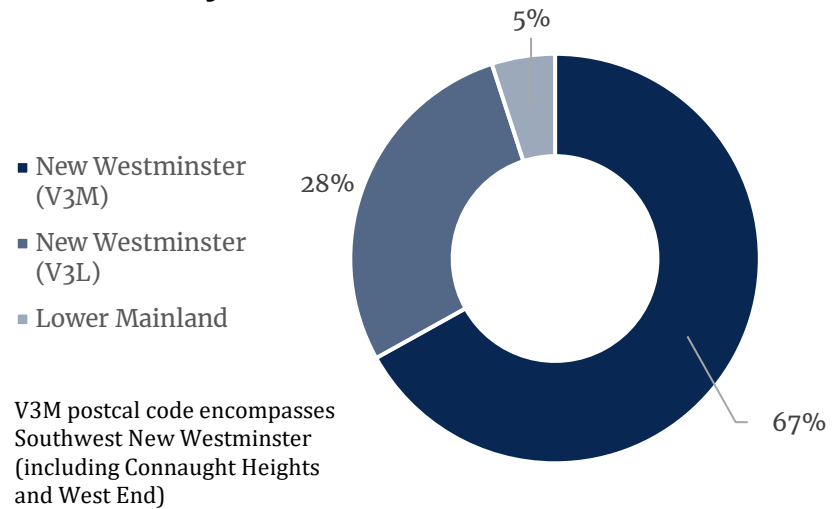
(select any/all that apply):



What is your age? (219 reponses)



Where do you live? (260 reponses)



NEXT STEPS

This past fall, the City of New Westminster engaged with the community through a series of online and in-person events to hear about the community's aspirations for the 22nd Street Skytrain Station Area. This report presents the results and findings from these activities, and will directly inform the development of a bold vision for the 22nd Street Skytrain Station Area. Additional inputs that will inform the vision include ideas and direction from local First Nations, City Council and committees, submissions from the **reGENERATE Ideas Challenge**, as well as the technical expertise of interdepartmental staff and consultants.

Next steps include evaluating the submissions from the reGENERATE Ideas Challenge, and weaving together the various streams of input at a multi-day design workshop in early spring of 2024. A draft vision will then be created and brought back to the community for review later in 2024.