

Advisory Planning Commission

Tuesday, September 17, 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>	
3.1	December 19, 2023	3
3.2	January 16, 2024	7
3.3	February 20, 2024	10
3.4	April 16, 2024	13
3.5	May 21, 2024	17
4.	<u>REPORTS AND PRESENTATIONS</u>	
4.1	reGENERATE: Big Moves & Strategy Highlights for a Vision for the 22nd Street Neighbourhood To seek input on the big moves and strategy highlights in reGENERATE, a vision for the neighbourhood around the 22nd Street SkyTrain Station. Recommendation THAT the Advisory Planning Commission provide comments on the big moves and strategy highlights for a Vision for the 22 nd Street neighbourhood, identified in this report.	24
4.2	22nd Street Big Moves & Strategy Highlights Presentation	49

5. **NEW BUSINESS**

Items added to the agenda at the beginning of the meeting.

6. **END OF MEETING**

7. **UPCOMING MEETINGS**

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

October 15, 2024

November 19, 2024

December 3, 2024

**ADVISORY PLANNING COMMISSION
MINUTES**

Tuesday, December 19, 2023

**Open to public attendance in Council Chamber, City Hall
Committee members may attend electronically**

PRESENT

Andrew Hull*	Chair, Commissioner
Simar Jaswal	Alternate Chair, Commissioner
Jassy Braich	Commissioner
Christopher Lumsden*	Commissioner
Krista Macaulay	Commissioner
Angel Manguerra	Commissioner
Quentin Van Der Merwe	Commissioner

ABSENT

Luana Pinto	Commissioner
Diego Pons	Commissioner

GUESTS

Father Mykhailo	Holy Trinity Eucharist Church
Mark Koropecy	SURF Architecture

STAFF PRESENT

Mike Watson	Acting Manager of Development Planning
Wendee Lang	Development Planner
Marius Miklea	Assistant Corporate Officer
Katie Stobbart	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. REPORTS AND PRESENTATIONS

At 6:01 p.m., Andrew Hull recused himself due to a conflict of interest in the property. Simar Jaswal assumed the Chair.

3.1 Official Community Plan Amendment and Heritage Revitalization Agreement: 501 Fourth Avenue and 408 Fifth Street (Holy Eucharist Cathedral)

Wendee Lang, Development Planner, provided a presentation titled “501 Fourth Avenue and 408 Fifth Street.” In the presentation, staff posed two questions for the Commission to consider:

- Does the Commission support consideration of a six-storey residential and childcare building, and two-storey manor house, aligned with the Mixed Use – Low Rise land use designation at this location?
- Does the Commission feel that sufficient community amenities are provided to consider an Official Community Plan amendment for this project?

Mark Koropecy, SURF Architecture, and Father Mykhailo, Holy Eucharist Cathedral, provided a presentation titled “Holy Eucharist Cathedral.”

There were no questions for staff or the applicant.

MOVED and SECONDED

THAT the Advisory Planning Commission hear speakers who were not registered by 5:00 p.m. on the day of the meeting.

CARRIED UNANIMOUSLY

The Chair called for speakers from the public.

Manny Canton, resident, noted that he has lived on the same block as Holy Eucharist Cathedral for over 30 years, and that they have been good neighbours; however, he did note the following concerns with the project:

- The setback from the next-door neighbour appears to be only four feet, and there is concern that this proximity will affect their quality of life, particularly during excavation of the proposed underground parking;
- Twenty mature trees will need to be removed to make room for this project, and there is nothing in the proposal showing those trees will be replaced, in an area where there is not much green space;
- It was believed there would be over 100 spaces for childcare, and now there are only 49 spaces being proposed; and
- The lane is very narrow and entrance to basement parking is through that lane—there are safety concerns with the pick-up and drop-off of kids.

MOVED and SECONDED

THAT the Advisory Planning Commission hear second-time speakers on the project.

CARRIED UNANIMOUSLY

There were no second-time speakers.

The Commission had the following comments on the project:

- The project is community focused, with a shared hall that community groups can use;
- The concerns that were brought up are understood, but also recognize the work that has been put in, with consideration made toward the community;
- Encourage the developers to look at the laneway issue to see if something can be done to ease access to the facility; and
- Parking is not a major concern given the proximity to the frequent transit network.

MOVED AND SECONDED

THAT the Advisory Planning Commission support the proposed Official Community Plan Amendment and Heritage Revitalization Agreement applications for 501 Fourth Avenue and 408 Fifth Street (Holy Eucharist Cathedral).

CARRIED UNANIMOUSLY

4. **CORRESPONDENCE**

None.

5. **NEW BUSINESS**

None.

6. **END OF MEETING**

The meeting recessed for two minutes at 6:42 p.m.

At the request of the Chair, Mike Watson, Acting Manager of Development Planning, provided clarity on next steps for the project and additional opportunities for the public to provide feedback.

ON MOTION, the meeting ended at 6:49 p.m.

7. **UPCOMING MEETINGS**

The next meeting is scheduled on January 16, 2024.

Certified correct,

Andrew Hull, Chair

Carilyn Cook, Committee Clerk



**ADVISORY PLANNING COMMISSION
MINUTES**

**Tuesday, January 16, 2024, 6:00 p.m.
Open to public attendance in Council Chamber, City Hall
Committee members may attend electronically**

PRESENT

Andrew Hull*	Chair, Commissioner
Jassy Braich*	Commissioner
Christopher Lumsden*	Commissioner
Krista Macaulay*	Commissioner
Angel Manguerra	Commissioner

ABSENT

Simar Jaswal	Alternate Chair, Commissioner
Luana Pinto	Commissioner
Diego Pons	Commissioner
Quentin Van Der Merwe	Commissioner

STAFF PRESENT

Emily Huang	Planning Analyst
Meredith Seeton	Senior Policy Planner
Katie Stobbart	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 September 19, 2023 Minutes

MOVED and SECONDED

THAT the Minutes of the September 19, 2023 Advisory Planning Commission meeting be adopted.

CARRIED UNANIMOUSLY

4. REPORTS AND PRESENTATIONS

4.1 22nd Street Station Area Bold Vision - Ideas Gathering

Emily Huang, Planning Analyst, and Meredith Seeton, Senior Policy Planner, provided a presentation titled “22nd Street Station Area Visioning” to update the Commission on the community engagement process and request participation on the “reGENERATE Ideas Challenge” jury.

In response to questions from the Commission, Ms. Huang and Ms. Seeton advised:

- The City is actively building relationships with six Indigenous Nations: Musqueam, Squamish, Tsleil-Waututh, Kwikwitlem, Kwantlen, and Qayqayt;
- Staff connected with businesses along 20th Street by walking to each business, sent mailouts inviting them to engagement events, and connected with the business community through the Chamber of Commerce; and
- The first round of public engagement was well-resourced to ensure feedback from a diversity of residents, and saw good turnout both online and in person.

In discussion, Commission members encouraged the following:

- creating design guidelines that prevent wind tunnels from tower development;
- creating consolidation opportunities with sufficient depth that are serviceable; and
- establishing a financing growth regime that ensures infrastructure, parks and amenities can be delivered.

MOVED and SECONDED

THAT the Advisory Planning Commission receive the report on the 22nd Street Station Area Bold Vision for information.

CARRIED UNANIMOUSLY

MOVED and SECONDED

THAT Krista Macaulay be nominated as a juror to participate in the regenerate ideas challenge evaluation.

CARRIED UNANIMOUSLY

5. **STANDING REPORTS AND UPDATES**

None.

6. **NEW BUSINESS**

None.

7. **END OF MEETING**

ON MOTION, the meeting ended at 6:45 p.m.

8. **UPCOMING MEETINGS**

Remaining scheduled meetings for the year:

February 20

March 20

April 16

May 21

June 18

July 16

August 20

September 17

October 15

November 19

December 3

Certified correct,

Andrew Hull, Chair

Carilyn Cook, Committee Clerk



**ADVISORY PLANNING COMMISSION
MINUTES**

**Tuesday, February 20, 2024, 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
Mr. Quentin Van Der Merwe	Alternate Chair/Community Member
Mr. Jassy Braich*	Community Member
Ms. Ginny Foo	Community Member
Ms. Krista Macaulay	Community Member
Ms. Gwendolyn Reischman	Community Member
Mr. Joseph Van Vliet	Community Member

ABSENT:

Ms. Luana Pinto	Community Member
Mr. Diego Pons	Community Member

STAFF PRESENT:

Mr. Mike Watson	Senior Development Planner
Ms. Carilyn Cook	Committee Clerk

*Denotes electronic attendance

1. CALL TO ORDER AND LAND ACKNOWLEDGEMENT

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

Procedural note: Agenda Item 4.1 Legislative Services Commission Orientation and Oaths of Office was addressed at this time.

2. CHANGES TO THE AGENDA

MOVED AND SECONDED

THAT the agenda of the February 20, 2024 Advisory Planning Commission meeting be amended to address Item 4.1 – Legislative Services Orientation, Affirmations of Office, and Elections of Chair and Alternate Chair first, followed by the remainder of regular agenda items in order as presented.

Carried.

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

Procedural note: The minutes are recorded in numerical order.

3. ADOPTION OF MINUTES FROM PREVIOUS MEETINGS

None.

4. REPORTS AND PRESENTATIONS

4.1 Legislative Services Orientation and Affirmations of Office

a. Legislative Services Orientation Presentation & Affirmations of Office

Carilyn Cook, Committee Clerk, commenced with her Legislative Services Commission Orientation PowerPoint presentation which included the role of advisory committees, the terms of reference, meeting attendance and quorum, meeting conduct, City policies and freedom of information, and, lastly, affirmations of office.

b. Election of Chair

MOVED AND SECONDED

THAT Andrew Hull be appointed as the Chair for the 2024 Advisory Planning Commission term.

Carried.

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

Procedural note: At this point in the meeting Andrew Hull assumed the Chair.

c. Election of Alternate Chair

MOVED AND SECONDED

THAT Quentin Van Der Merwe be appointed as the Alternate Chair for the 2024 Advisory Planning Commission term.

Carried.

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

4.2 Climate Action, Planning and Development Orientation

Mike Watson, Senior Development Planner, provided a Planning Policy Orientation PowerPoint presentation which included the Advisory Planning Commission (APC) Bylaw, the role of the Commission, the scope of review by the APC, the development review process, meeting format, and, City policy documents to consider.

5. NEW BUSINESS

None.

6. END OF MEETING

The meeting ended at 6:55 p.m.

7. UPCOMING MEETINGS

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

March 20, 2024

April 16, 2024

May 21, 2024

June 18, 2024

July 16, 2024

August 20, 2024

September 17, 2024

October 15, 2024

November 19, 2024

December 3, 2024

Certified correct,

Andrew Hull, Chair

Carilyn Cook, Committee Clerk



ADVISORY PLANNING COMMISSION

MINUTES

Tuesday, April 16, 2024, 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
Mr. Quentin Van Der Merwe*	Alternate Chair/Community Member
Mr. Jassy Braich	Community Member
Ms. Ginny Foo*	Community Member
Ms. Krista Macaulay	Community Member
Mr. Diego Pons	Community Member
Ms. Gwendolyn Reischman	Community Member
Mr. Joseph Van Vliet	Community Member

ABSENT:

Ms. Luana Pinto	Community Member
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GUESTS:

Mr. Ben Aldaba	PMG Landscape Architects
Ms. Daniela Alvarado	SmartCentres
Mr. Nicholas Caragianis*	WPT Architecture
Mr. Michael Gilman	SmartCentres
Mr. Alan Lee	
Mr. Santiago Xavier Miranda*	WPT Architecture
Ms. Cristiana Valero	SmartCentres

STAFF PRESENT:

Ms. Dilys Huang	Planner
Ms. Hanna Jarrett	Planner
Mr. Marius Miklea	Assistant Corporate Officer
Mr. Mike Watson	Acting Manager of Development Planning

Mx. Katie Stobbart	Committee Clerk
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*Denotes electronic attendance

1. CALL TO ORDER AND LAND ACKNOWLEDGEMENT

Andrew Hull, Chair, opened the meeting at 6:01 p.m. and recognized with respect that New Westminster is on the unceded and unsurrendered 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. REPORTS AND PRESENTATIONS

3.1 805 Boyd Street

a. 805 Boyd Street Staff Report

b. 805 Boyd Street Staff Presentation

Hanna Jarrett, Planner, and Dilys Huang, Planner, provided a presentation summarizing the 805 Boyd Street proposal.

In response to questions from the Commission, Ms. Jarrett and Ms. Huang advised:

- There are retail units that are vacant on the other side of the building portion that is being kept; the portion being demolished is currently unused;
- Within the proposed subdivided parcel there are some tree plantings along the west and south side of the building planned; the rest of the Queensborough Landing site will remain unchanged;
- Eleven replacement trees are required for the parcel;
- The application will reconfigure existing parking on the site as part of this proposed subdivision so they fall within the parcel;
- There is no gate proposed surrounding the new parcel; there would be an easement so mall users are able to access parking spaces near the storage facility; and
- The Queensborough Residents Association has not submitted any correspondence for this meeting; they were also notified as part of the applicant-led consultation process.

c. 805 Boyd Street Applicant Presentation

Cristiana Valero, SmartCentres, provided a presentation with further detail on the application.

In response to questions from the Commission, Ms. Valero and the applicant team advised:

- SmartStop has a different building model for storage; it relies on the idea of safety (e.g. being able to go at night as it is located close to a shopping centre);
- As businesses are shrinking, they need space to store their goods for internet sales, so proximity to the mall is helpful;
- Customer parking is accessible to the shopping centre and is not enclosed, but there is an access code required to access the three loading spaces within the building—customers with something small from their car would not need to access loading, but customers with vans or larger vehicles would use that secure loading access point.

The Commission provided the following comments:

- In favour of encouraging such use of light industrial land;
- There were negative sentiments in the resident surveys, including pointing to the proximity of a daycare;
- Storage is a needed amenity in Metro Vancouver;
- This business may result in fewer vacancies in the nearby shopping area;
- There are extreme traffic challenges with the Queensborough Bridge, and there may be an impact on the community if traffic increases in that area; and
- The building is well-designed with minimal and attractive signage.

MOVED and SECONDED

THAT the Advisory Planning Commission support the application for an Official Community Plan amendment and rezoning at 805 Boyd Street.

CARRIED UNANIMOUSLY

The Commission asked about the usefulness of asking Council to consider reviewing the current zoning to allow this type of use on similar sites.

Staff advised that the site is currently zoned commercial, and in those zoning districts, mini-storage uses are undesirable.

4. NEW BUSINESS

None.

5. END OF MEETING

The meeting ended at 6:54 p.m.

6. UPCOMING MEETINGS

Remaining scheduled meetings for the 2024 year, which take place at 6:00 p.m. unless otherwise noted:

- May 21, 2024
- June 18, 2024
- July 16, 2024
- August 20, 2024
- September 17, 2024
- October 15, 2024
- November 19, 2024
- December 3, 2024

Certified correct,

Andrew Hull, Chair

Carilyn Cook, Committee Clerk



**ADVISORY PLANNING COMMISSION
MINUTES**

Tuesday, May 21, 2024, 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
Mr. Quentin Van Der Merwe	Alternate Chair/Community Member
Ms. Ginny Foo	Community Member
Ms. Krista Macaulay*	Community Member
Mr. Diego Pons	Community Member
Ms. Gwendolyn Reischman*	Community Member
Mr. Joseph Van Vliet	Community Member

ABSENT:

Mr. Jassy Briach	Community Member
Ms. Luana Pinto	Community Member

GUEST:

Mr. Ruchir Dhall	Architecture Panel Inc.
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STAFF PRESENT:

Mr. Mike Watson	Acting Manager of Development Planning
Ms. Dilys Huang	Planner II
Mr. Marius Miklea	Assistant Corporate Officer
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

MOVED and SECONDED

THAT the Agenda of the May 21, 2024 Advisory Planning Commission be adopted as circulated.

CARRIED UNANIMOUSLY

3. ADOPTION OF MINUTES FROM PREVIOUS MEETINGS

3.1 September 19, 2023

MOVED and SECONDED

THAT the Minutes of the September 19, 2023 Advisory Planning Commission be adopted as circulated.

CARRIED UNANIMOUSLY

4. REPORTS AND PRESENTATIONS

4.1 Official Community Plan Amendment, Rezoning, and Development Variance Permit: 1135 Salter Street

4.2 1135 Salter Street – Staff Presentation

Dilys Huang, Development Planner II, provided a presentation summarizing the 1135 Salter Street proposal.

A Commission member noted that the proposed development is on a floodplain and that the mitigation is to lift up of the living areas by 3.54 metres. He shared that he had reviewed information on the City’s website related to the dykes in Queensborough and found that many of them are in disrepair, while the flood reports from 2014 assume that the dykes are in good shape. He queried what would happen if we were to experience a 100-year flood and if the 3.54 metre uplift would be sufficient to protect the complex given current state of the dykes.

In response to questions from the Commission, Ms. Huang advised:

- For this particular area of Queensborough, the flood construction level is 3.54 metres above GSC. Flood protection levels are identified within the Development Permit area for flood hazard which is a part of the current Official Community Plan (OCP). Any future updates that are proposed will be reflected in the OCP;

- This particular site is not located adjacent to a dyke but it would still need to comply with the current flood construction levels that are specified;
- Regarding the OCP designations for the different properties, these were determined through an extensive public engagement process when the OCP was updated;
- The Residential Medium density (RM) designation and other higher forms of designation tend to be more concentrated along Ewen Avenue which is identified as a Great Street in the OCP and, within the Queensborough Community Plan, there is also the Advance Street Plan that provides the anticipated configuration of the sites as well as future road networks. The OCP currently designates this site Residential Low-Density (RL); and
- For future developments, whether or not adjacent properties would also be designated as RM would depend on an OCP amendment application. Review of such a proposal would need to go through an application process similar to this one.

4.3 1135 Salter Street – Applicant Presentation

Ruchir Dhall, Architecture Panel Inc., provided a presentation with further detail on the application.

In response to a question from the Commission, Mr. Dhall advised that the park space for the community will be developed and maintained by the City and that the on-site amenity green space for the residents will be maintained as a part of the strata maintenance plan.

Discussion ensued, and in response to questions from the Commission, Dilys Huang, Development Planner II, advised:

- The proposed south side park space will be sub-divided and the developer will be providing that land to the City. The Parks and Recreation Department will be designing and constructing the park space using the capital contribution provided by the developer;
- The park space will be located in an area that will allow residents from other complexes to use it;
- The Parks and Recreation Department has requested \$175,000 from the developer to go towards the design and construction of the park space; and
- The turnover of the land for the park space to the City would be to the satisfaction of the Director of Parks and Recreation. Information

has been shared with the developer regarding the state in which the land needs to be in when it is turned over to the City.

The Chair called on registered speakers from the public.

Carmen Ng and Susan Ng, residents, advised that they own properties on Ewen Avenue and Jardine Street and shared the following comments:

- There is concern about drainage from the site as it could potentially flood the lower areas with less drainage;
- Currently, their Ewen Avenue property is being flooded by the property next door when it rains and the developer has not done anything for mitigation;
- The higher density that comes with the increase in height variance could also negatively affect their property; and
- There is concern that there will be no access to their home from Salter Street and request that parking on their side is improved to ensure access to their property.

In response to questions from the Commission, Ms. Ng confirmed that their farm runs behind the western side of the proposal property, from Ewen Avenue to Salter Street and that the roads around the property are higher than the actual property.

In response to questions from the Commission, Ms. Huang provided the following comments:

- The Engineering Department is currently reviewing the proposal. Proposed stormwater management and drainage works will need to be in accordance with City bylaws and requirements; and
- Typically on-site drainage will be managed and treated within property boundaries.

MOVED and SECONDED

THAT the Advisory Planning Commission provided the opportunity to hear unregistered first time speakers.

CARRIED UNANIMOUSLY

There were no unregistered first time speakers.

MOVED and SECONDED

THAT the Advisory Planning Commission provided the opportunity for the applicant to address the Commission for a second time.

CARRIED UNANIMOUSLY

In response to the concerns previously expressed by Commission members and residents Carmen Ng and Susan Ng, Mr. Dhall advised of the following:

- As the preload on the site is higher than the surrounding properties, drainage naturally flows to the adjacent properties. The preload will be removed as the development progresses; and
- Engineering Department staff have been in contact with the developer's consultants and it was advised that the proposed development be lowered by approximately two feet as permitted by the flood construction level. This has been done by acquiring as-built drawings and to the satisfaction of the City's Engineering staff.

The Chair called for speakers from the public and there were none.

MOVED and SECONDED

THAT the Advisory Planning Commission provided the opportunity to hear second time speakers.

CARRIED UNANIMOUSLY

The Chair called for second time speakers and there were none.

In response to questions from the Commission, Ms. Huang provided the following comments:

- The Engineering Department will be reviewing proposed works to be done with respect to stormwater management and on-site drainage;
- The applicant will need to enter into a Works and Services Agreement (Agreement) with the City prior to the issuance of a Building Permit. The specific details of the Agreement would be determined through a detailed review by the Engineering Department and include any stormwater management requirements;
- Some portions of the pavement will be permeable pavers;

- A stormwater management plan would be required as part of the engineering works along with geo-technical and other water-related studies; and
- Residents who wish to provide new and additional feedback on the proposal may do so via the City's Be Heard website.

Carilyn Cook, Committee Clerk, will share the link to the Be Heard website with the delegates after the meeting.

Discussion ensued, and in response to a question from the Commission, Mr. Dhall advised that the developer is eager to begin construction and anticipates breaking ground early next spring.

Discussion ensued and Commission members provided the following comments:

- The drainage issues should be dealt with prior to the beginning of construction of the project;
- Generally in favour of this development; however, weary when anything is proposed to be built on a floodplain;
- Long-term flood protection in Queensborough is still concerning;
- We are in a housing crisis as well as a school-capacity crisis with local schools already over capacity. Adding 45 units of housing will increase school populations and consideration of amenities for projects does not include schools;
- The addition of more and more development in Queensborough will potentially raise the water table and greatly impact existing properties that are lower because they have not been developed; and
- The City should apply pressure to the school district and provincial government regarding school sizes and to ensure that Queensborough is properly served as it is currently underserved.

MOVED and SECONDED

THAT the Advisory Planning Commission support the application, the Official Community Plan amendment, rezoning, and Development Variance Permits for 1135 Salter Street.

CARRIED UNANIMOUSLY

5. NEW BUSINESS

None.

6. END OF MEETING

The meeting ended at 7:15 p.m.

7. UPCOMING MEETINGS

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

June 18, 2024

July 16, 2024

August 20, 2024

September 17, 2024

October 15, 2024

November 19, 2024

December 3, 2024

Certified correct,

Andrew Hull, Chair

Carilyn Cook, Committee Clerk

REPORT

Planning and Development

To: Advisory Planning Commission
From: Meredith Seeton, Senior Policy Planner
Date: September 17, 2024
File: #2563893
Item #: 2024-512
Subject: **reGENERATE: Big Moves & Strategy Highlights for a Vision for the 22nd Street Neighbourhood**

RECOMMENDATION

THAT the Advisory Planning Commission provide comments on the big moves and strategy highlights for a Vision for the 22nd Street neighbourhood, identified in this report.

PURPOSE

To seek input on the big moves and strategy highlights in reGENERATE, a vision for the neighbourhood around the 22nd Street SkyTrain Station.

SUMMARY

This report brings forward big moves and strategy highlights for a multi-generational Vision for the neighbourhood around 22nd Street SkyTrain Station. The Vision is informed by Council's Strategic Priorities Plan, responding to the climate emergency, the City's commitment to truth and reconciliation, new regulations from the Province which mandates minimum densities around SkyTrain stations, as well as a unique planning process that featured an Ideas Challenge and significant public engagement.

The Vision considers how to appropriately implement the Provincial density framework in the Connaught Heights and West End neighbourhoods, creating the kind of green network and opportunities for social connection that will maintain and enhance livability as the neighbourhood grows and the climate crisis advances. This neighbourhood is envisioned as one with housing choice for a wide range of residents, including those in greatest need, and where buildings are energy efficient, low carbon, comfortable and safe through extreme weather. The neighbourhood includes commercial and community services that ensure residents can meet many daily needs in close proximity to home, and empowers them to live comfortably car-free. The Vision includes opportunities to

advance First Nations priorities throughout, such as by providing space for ceremony, and supporting cultural revitalization in the public realm.

This report seeks APC’s feedback on the big moves and strategy highlights, to inform the finalization of a full Vision which will be brought forward later in the year.

BACKGROUND

Vision Framing

The area around the 22nd Street SkyTrain Station is identified in the Official Community Plan (OCP, 2017) as an area intended to accommodate higher density development, with good access to transit and amenities.

As an outcome of its 2019 declaration of the climate emergency, in February 2020 Council endorsed creating a bold vision for a climate friendly neighbourhood centred around the 22nd Street SkyTrain Station. It was directed that the Vision should respond to the climate emergency, and the City’s Seven Bold Steps for Climate Action, while also incorporating other Council priorities such as affordable housing, equity, and inclusion. Following a pause during the Covid-19 Pandemic, work on a Vision was relaunched in the summer of 2023. At that time, Council directed the Vision to have a dual focus on climate action and closer collaboration with First Nations, in alignment with the City’s A Year of Truth.

Another important influence was that (partway through visioning, in early 2024) the Province brought forward new housing regulations for Transit Oriented Development areas (TOAs). The new regulations established a minimum density framework for residential lands within 800 meters of SkyTrain stations. This framework expanded the geographic scope of the Vision and informed the density and housing forms anticipated. The Province also introduced new regulations pertaining to housing needs reports, OCP updating timelines, and financing growth tools (e.g. new amenity cost charge, expanded scope for development cost charges) which are also being considered by the City.

Most recently, the Province brought forward a housing target for New Westminster and other municipalities (released in July 2024), through the new *Housing Supply Act* and related regulation. This information, as well as data gathered for an upcoming update to the City’s Housing Needs Report, informed the approach to housing supply in the Vision.

Vision Process and Previous Advisory Planning Commission Involvement

A number of processes informed the Vision:

- on-going conversations with four First Nations who expressed an interest in collaborating on this Vision: Musqueam Nation, Kwantlen Nation, Tsleil-Waututh Nation, and Squamish Nation;
- a robust community engagement process from September to November 2023;

- the reGENERATE Ideas Challenge, from November 2023 through January 2024;
- a design charrette in early March 2024; and
- additional analysis and consultation with external agencies.

Staff reported to APC at their meeting on September 19, 2023, providing a project outline and soliciting input on key considerations for achieving the project objectives. On January 16, 2023, staff reported to APC on what we heard in the first round of community engagement, and sought APC participation on the ideas challenge jury.

Attachment 1 provides more information on the processes identified above, and outcomes from each, including comments from APC members and how these have been reflected in the emerging Vision.

VISION HIGHLIGHTS

reGENERATE is a long range, multi-generational and high level Vision, crafted with full neighbourhood build-out to TOA density in mind. Full build-out, if it were to occur, could translate to over 30,000 new residents. The pace and extent of redevelopment of the neighbourhood, will in part be determined by the market. As per best practices with long range planning, the policies which implement the Vision, such as the Official Community Plan (OCP) are expected to be updated periodically.

Big Moves for a Bold Vision

Building on the reGENERATE Ideas Challenge themes, in alignment with Council’s Strategic Priorities Plan, and integrating priorities from First Nations, the Vision calls for the following big moves:

- *A Transit Village:* A high-density mixed-use core centered around a regional transit hub, where residents’ daily needs can be met in close proximity to home. This move to a more complete, less vehicle-dependent community, supports climate goals by reducing transportation-related emissions.
- *Increased Housing Capacity and Choice:* A neighbourhood of abundant housing with a mix of tenures and affordability levels, and somewhere for everyone to call home. Growth is focused around transit facilities with, local commercial uses, employment opportunities and well-served by community amenities, will support climate goals of enabling car-free living in energy efficient, low carbon buildings.
- *Transforming Streets to be for People:* A well-connected place with a range of safe, sustainable, and enjoyable mobility options that reduce vehicular dependence and lower transportation-related emissions. Sustainable transportation choices are supported through improved bike and pedestrian facilities, car-share and EV charging opportunities, and bus speed and reliability measures. High vehicle volume streets are tamed with enhanced pedestrian environments, and new roads or lanes are added where needed to ensure emergency and service vehicle access and enhance connectivity.

- *Green Networks:* A diverse system of ecologically-rich, resilient public green spaces and corridors, supported by green private and semi-private spaces. This network includes the BC Parkway, options for enhancing the BC Hydro right of way as a green corridor, and connecting these with a network of green streets and lanes, including a “park street” along a portion of Twenty-first Street. Opportunities for expanded and new parks would also enhance the green network, collectively supporting climate adaptation through rainwater management, reduced urban heat island effect, and improved air quality in the neighbourhood.
- *Coast Salish Cultural Contributions:* A community that celebrates the Coast Salish context of the land, and where opportunities for cultural revitalization and reconciliation are provided, including through places for ceremony, cultural visibility in the public realm, and inclusion of housing and economic opportunities for First Nations and indigenous people.
- *Social Connectedness:* A vibrant and inclusive community with a range of social spaces where diverse people can gather, connect, and support each other – through community spaces like a Neighbourhood House (multipurpose facility), public realm design, and sociable building design. There are spaces to build community capacity and knowledge about climate action.
- *Climate-Friendly Buildings:* Low-carbon, low-emissions buildings, powered by clean and renewable energy, and designed to provide safety and comfort through extreme weather, support reduced energy consumption, and minimize waste. Clean and renewable energy powers the neighbourhood, and community members are empowered to conserve and reduce their own energy use.
- *Fiscally Responsible Approach:* A livable neighbourhood that balances growth and long-term municipal financial resilience, where “growth pays for growth” to the degree possible. City-wide infrastructure modelling is anticipated over the next year, as the City adapts to the new financing growth framework the Province has established. Modelling will include consideration of the growth envisioned in the 22nd Street neighbourhood. Amenity priorities in the Vision (such as park expansion and a Neighbourhood House) will also be considered in city-wide amenity planning. This city-wide work will inform detailed density framework and rezoning policies during the implementation phase.

Further details on the above big moves, as well as full-concept, mobility, and green network maps are provided on community engagement boards, included as Attachment 2.

NEXT STEPS

Community Engagement – Round 2

On their September 9th Council workshop agenda, Council directed staff to bring forward the big moves identified in this report for community engagement in the coming weeks. The goal of this second round of engagement is to show community members the results of the work they informed, and ensure that their inputs and aspirations are accurately captured in the finalized Vision.

The following engagement activities are planned:

- On-line engagement through the project’s Be Heard New West page;
- A drop-in engagement session in the neighbourhood; and
- Targeted outreach and meetings with previously engaged groups.

Staff will also circulate to external agencies including TransLink, the Ministry of Transportation and Infrastructure, New Westminster School District, and BC Hydro. The work will be shared as part of continuing conversations with the four Nations that have been involved to date, as well as Qayqayt Nation and Kwikwetlem First Nation.

Endorsement of Vision

The input collected from APC, community engagement, First Nations review and comment, external agency consultation, and additional analysis would inform the final Vision. The Vision is scheduled to be brought forward for Council’s consideration of endorsement by the end of the year.

ATTACHMENTS

- Attachment 1: Vision Process Summary
- Attachment 2: Big moves and strategy highlights from the reGENERATE Vision for the 22nd Street Station Neighbourhood

APPROVALS

This report was prepared by:
Meredith Seeton, Senior Policy Planner

This report was reviewed by:
Britney Dack, Supervisor of Land Use Planning
Lynn Roxburgh, Manager of Housing and Land Use

Attachment 1
Vision Process

VISION PROCESS

On-going First Nations Consultation

As part of the City's commitment to truth and reconciliation, Council directed staff to prioritize First Nation partnerships on this visioning process. Before the launch of visioning, staff reached out to six Nations that have expressed interest in building a stronger relationship with the City and engaging on projects. Musqueam Nation, Kwantlen First Nation, Tsleil-Waututh Nation, and Squamish Nation expressed early interest in collaborating on this particular project. A Coast Salish cultural advisor was also retained as a key part of the project team, providing guidance on how to take steps towards decolonizing the visioning process and outcomes.

Partnership with First Nations was not as extensive as initially planned, and can be better described as consultation. This was due to the need to start with relationship building, meeting with Nations individually rather than as part of larger workshops, the volume of referrals Nations receive and the limited staff capacity, and the importance of prioritizing the larger relationship-building work and truth exploration which is happening at the City-to-Nation level. Still, important conversations were started with between First Nations staff and Planning staff.

Overall, ten meetings with First Nations were held. Early conversations with Nations yielded important insights on priorities. Several First Nations had a strong presence on these lands, with the Fraser River as a critical place for fishing and navigation. Colonization displaced and disenfranchised these communities and erased their visibility on the lands.

First Nations are resurfacing their connections to lands within what is referred to as New Westminster, and there is a role for the City to support that work. Nations shared various priorities, including:

- seeking opportunities for ecological restoration even as density increases,
- finding indoor and outdoor space for ceremony and culture,
- creating affordable housing opportunities for Indigenous people,
- supporting economic reconciliation and economic development, including low barrier opportunities,
- enhancing the visibility of the Coast Salish context of the neighbourhood, including by meaningfully advancing knowledge of place and being sensitive to the power of place names; and
- taking culturally sensitive approaches to ground disturbance and archaeology during development.

The moves and strategies would address the priorities above. Green Networks offer opportunities for ecological restoration and culturally sensitive approaches to public realm. Social Connections include strategies for indoor and outdoor spaces for

ceremony and enhanced visibility of Coast Salish context. There are opportunities to facilitate Indigenous-led housing and economic development opportunities in Housing and Homes Options and Climate-Friendly Buildings chapters. Both the priorities listed above and draft strategies have been shared with the four collaborating Nations for their early review. At the time of writing, Tsleil-Waututh First Nation had expressed general support for these directions.

Lessons on preferred processes, important considerations, and key priorities were also learned through discussions with First Nations, and can be applied to future land use planning processes. Opportunities to collaborate further and partner with First Nations during implementation of the Vision have been identified.

Community Engagement – Round 1

Significant community engagement and ideas gathering took place from September to November 2023. This first 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 and equitable neighbourhood. Outreach was to the neighbourhood residents, businesses along Twentieth Street, citywide community members, and the City’s Advisory Planning Commission (APC). Targeted outreach efforts were made to connect with youth, seniors, urban Indigenous community members, and other equity-denied groups and lesser-heard voices. Engagement activities and findings were summarized in a previous Council report (January 22, 2024), and a full engagement report prepared by the project’s consultant team is available on the 22nd Station Area webpage.

Community input was also received through the Advisory Planning Commission (APC). The following table outlines highlights from APC feedback, and how these issues were addressed in the emerging Vision:

APC Comments	Vision Directions & Next Steps
<p>APC members commented on the importance of thoughtful urban design, for example preventing wind tunnels between towers, being flexible on lanes and servicing patterns, and preserving consolidation opportunities.</p>	<p>Following endorsement of a vision, new design guidelines for the neighbourhood will be created, reflecting the aspirations embodied in the Vision.</p> <p>The emerging Vision calls for flexibility in future lane alignment, following principles around ensuring serviceability, reducing pedestrian and cyclist conflicts with vehicle traffic, and maintaining and enhancing connectivity.</p> <p>The emerging Vision also calls for consolidation patterns that do not result in orphaned parcels. Staff are also in the process of learning more about the implications of recent changes to the BC Building Code enabling single exit staircase buildings, which, combined with removed parking regulations, may change typical lot consolidation sizes. These issues will be explored further in a Transit Village Conceptual Development Plan.</p>

APC members highlighted the need for park space in the densifying neighbourhood.	The emerging Vision calls for the creation of a network of green spaces, including new and expanded parks.
APC members highlighted the importance of planning for adequate school capacity in this neighbourhood, where schools are already reaching capacity.	Staff continue to consult with New Westminster Schools and share population projections to inform their school planning. The emerging Vision calls for exploring creating an urban school within the Transit Village (the highest density part of the neighbourhood), as well as exploring multiple strategies for new schools in other parts of the Vision area.
APC members noted the importance of consulting the development community and ensuring financial feasibility.	As part of consultation on the Big Moves and strategy highlights, staff will be consulting with the Urban Development Institute (UDI). City-wide planning for infrastructure and amenities is on-going and will inform an update to the City’s financing growth framework, calibrated to maximize livability while maintaining financial feasibility for development as well as municipal financial resilience.

Commissioner Macaulay also participated on the reGENERATE ideas challenge jury, and brought important community perspectives and considerations to the table.

reGENERATE Ideas Challenge

As a way to surface new ideas on planning, the City hosted the reGENERATE Ideas Challenge, from November 2023 to January 2024. A total of 82 submissions were received from New Westminster and beyond. The winning entries demonstrated creativity, passion, and enthusiasm of community members and professionals towards shaping an inclusive and climate-friendly future.

Ideas ranged from “low tech” people-focused approaches, to futuristic and highly-technical approaches. Key themes from the Ideas Challenge included emphasizing the importance of green space and social connectedness to achieve climate and community resilience. Transit-oriented development forms were also emphasized as an important strategy for reducing emissions, as was support for sustainable transportation modes. The table below provides a summary of the six key themes from the Ideas Challenge, as well as how they became the big moves for the Vision:

Ideas Challenge Key Theme	reGENERATE Vision Chapter
Create and expand spaces for public gathering, including green space with ecological and climate adaptation functions, as well as indoor gathering spaces where neighbours can connect, support each other’s wellbeing, and advance climate action	The critical role of social connectivity and green space in climate-friendly neighbourhood design is reflected in the Vision by crafting chapters on Green Networks and Social Connections.
Redevelop the station and its immediate surroundings into a mixed-use hub that serves daily needs of residents	The Vision proposes to create a Transit Village at the core of the Transit Oriented Development area, complete with retail and commercial services and community facilities.
Support a range of housing typologies, from high rise, to mixed-use low rise, courtyard orientations, townhouses, and multiplexes	The provincial legislation significantly influenced the direction on density, and the Vision identifies ways to integrate a bigger mix of housing forms, as well as tenure mix and affordability.
Support sustainable transportation modes by expanding bike and pedestrian infrastructure, developing complete streets, or closing select roads to cars	A Streets for People chapter would identify how to “do more” with streets, which are critical public space and have the potential to support sustainable transportation, as well as contribute to the public realm and support climate adaptation.
Promote green buildings and local renewable energy generation, such as through wind, solar, or even capturing kinetic energy along pathways	A Climate-Friendly Buildings chapter would identify how to keep the door open to local renewable generation, as well as ensure buildings are high-performing and resilient to climate impacts, providing safe and comfortable homes and commercial and institutional spaces.
Celebrate the Coast Salish context of the lands, advance reconciliation, and incorporate memory as a design concept	Strategies to address First Nation priorities would be woven into each chapter, and a Coast Salish Cultural Contributions chapter summarizes how priorities can be advanced, through policy and implementation.

External Agency Consultation

The transformation of this neighbourhood will require advocacy to, support from, and collaboration with other jurisdictions. Given this, staff from external agencies, including TransLink, the Ministry of Transportation and Infrastructure, BC Hydro, New Westminster Schools, and the City of Burnaby were consulted throughout the Visioning

process. Their agencies' plans, priorities, and feedback informs or is integrated into the directions proposed for the Vision.

Design Charrette

Following the Ideas Challenge, the consulting team, internal staff, and staff from external agencies held a three-day design workshop in early March. At this "charrette", Ideas Challenge ideas were integrated with community feedback, input from external agencies and additional analysis, to create a first synthesis of possible Vision directions. Sketches and ideas from this process were shared with community members at a pin-up session, where significant support was heard.

Since the design charrette, emerging ideas and directions have been further refined through additional analysis and continued consultation internally, with external agencies, and with First Nations.

Attachment 2

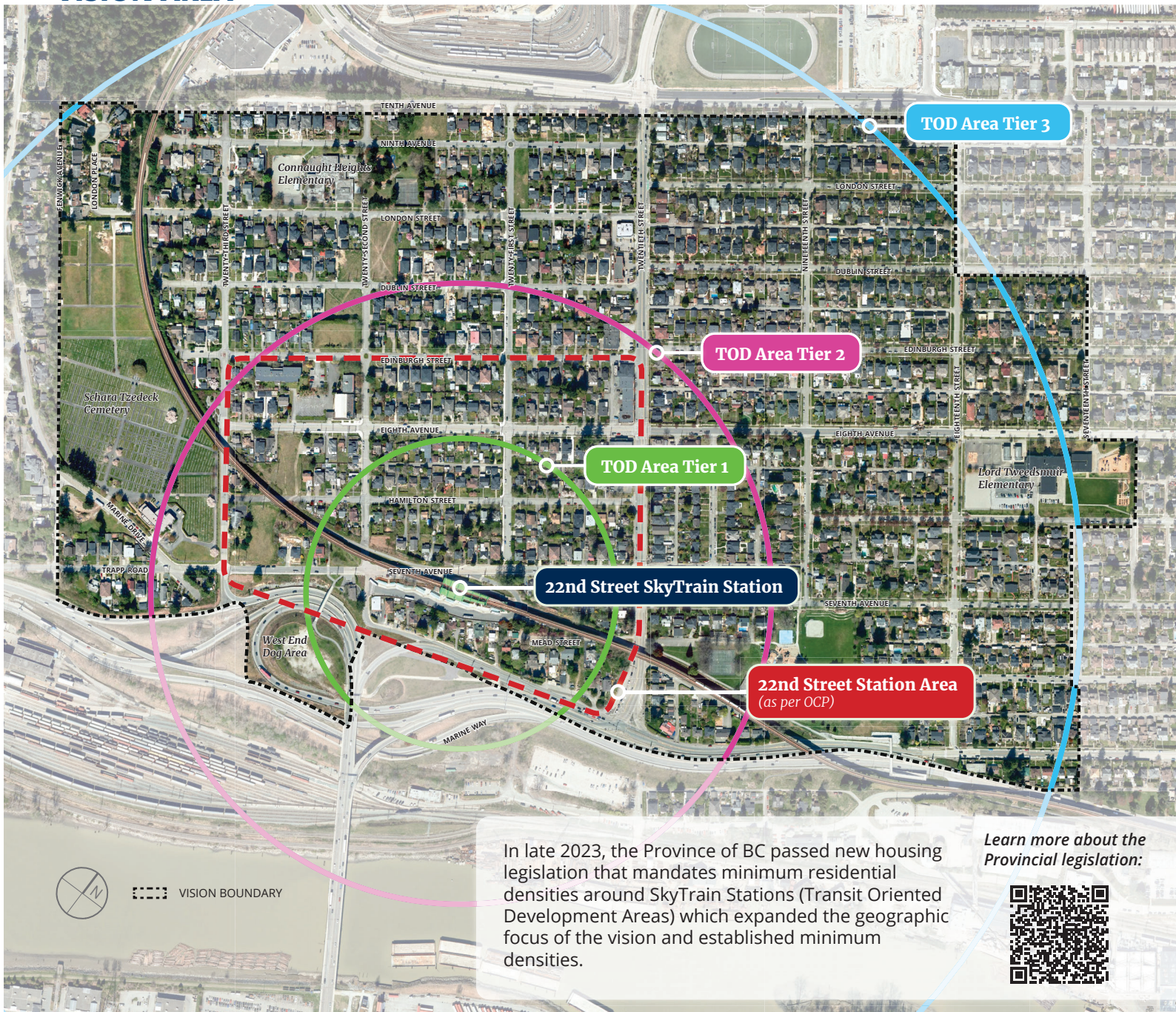
Big Moves and Strategy Highlights from the reGENERATE Vision for the 22nd Street Station Neighbourhood

WELCOME

This vision is being shaped by community input and the reGENERATE ideas challenge. Themes and directions presented today are in alignment with Council's Strategic Priorities Plan, respond to the climate emergency, integrate First Nation priorities, and integrate Provincial housing mandates.

Thank you for joining us today. Please review the information and share your thoughts and feedback: we are keen to hear from you.

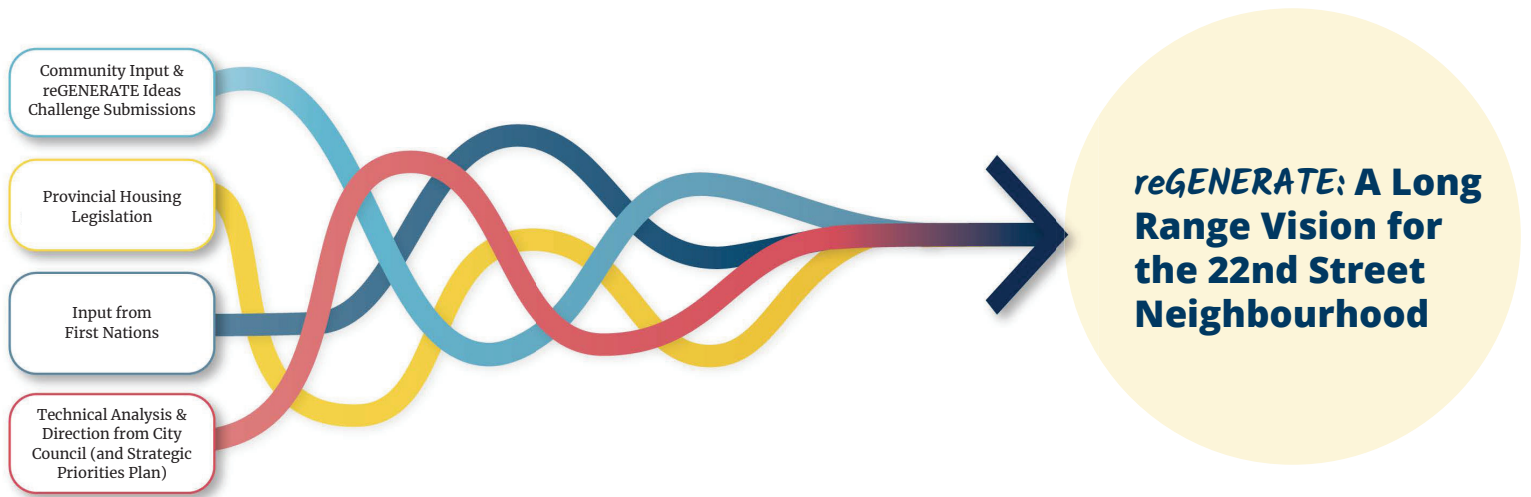
VISION AREA



PROCESS

To reach a bold vision, we are weaving together ideas and input from City Council, local First Nations, community members, participants from the reGENERATE Ideas Challenge, and technical analysis.

Information from all these streams interact, leading to shared learning and insights, and the emergence of new ideas throughout the process.



The project timeline is outlined below:

SPRING / SUMMER 2023

Background Review

Review existing plans and policies, understand opportunities and challenges of the neighbourhood.

FALL 2023

Community Perspectives & Ideas

Community consultation, conversations with external agencies and interdepartmental staff. Input from these groups shapes the Vision.

WINTER 2023 / 2024

Ideas to Inspire: *reGENERATE Ideas Challenge*

Host an international ideas challenge to gather new ideas for the neighbourhood.

DECEMBER 2023

Provincial Housing Mandates

Medium to high densities are prescribed in proximity to rapid transit. The need to align with this new legislation significantly impacts the Vision.

MARCH 2024

Design Workshop

Project team hosts design workshop to integrate all inputs to date. Community invited to glimpse emerging directions.

SUMMER / FALL 2024

Develop the Vision

City Council reviews big moves and strategy highlights, and Community consultation

First Nations Engagement

Conversations with First Nations were initiated at the beginning of this project and continued throughout every step of the way.

COMMUNITY ENGAGEMENT

During the **first phase** of community engagement in Fall 2023, focused on gathering ideas, we asked: *“How might the area around 22nd Street SkyTrain Station become a climate-friendly neighbourhood where everyone can thrive?”*

How We Engaged



Survey & Ideas Board

Online, Sept 25 - Oct 22

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



Community Pop-Ups

Sept 25 - Oct 24

344 comments and 187 attendees at 8 pop ups throughout the community.



IdeaJams

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

Interactive, facilitated sessions, 85 attendees



Focus Groups, Meetings & Workshops

Sept 25 - Oct 22

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



Community Open House

November 18

Community open house at Connaught Heights Elementary School with 52 attendees.



Design Workshop: In Spring 2024, the project team hosted a design workshop to advance the vision. Community members attended a "pin-up" to provide feedback on the mid-stream design concepts.

What We Heard



Active Transportation

Improved active transportation infrastructure and connections.



Housing & Density

Significant increase in housing through increased density, and building high-rise towers near the SkyTrain Station.



Community & Commercial Spaces

Spaces to enable people to meet their daily needs and gather.



Private Vehicle Transportation

Manage existing traffic issues, including the congestion on Twentieth Street.



Landscape

More outdoor parks, green spaces, and trees in the neighbourhood.



REGENERATE IDEAS CHALLENGE

CHALLENGE PROCESS

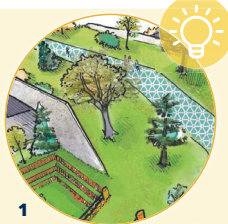
To surface new ideas, the City hosted the reGENERATE Ideas Challenge.



THEMES FROM REGENERATE IDEAS CHALLENGE

Support Natural Systems

Create and expand green spaces that restore natural ecology and build resilience to climate change through landscape design.



1

Create Diverse Housing

Support a range of housing typologies, from high rise, to mixed-use low rise, courtyard orientations, townhouses, and multiplexes.



2

Make Transportation Sustainable

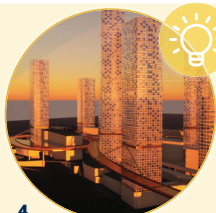
Support sustainable transportation modes by expanding bike and pedestrian infrastructure, developing complete streets, or closing select roads to cars.



3

Transit Core

Redevelop the station and its immediate surroundings into a mixed-use hub that serves daily needs of residents.



4



Throughout the boards, this symbol denotes images that came from reGENERATE Ideas Challenge participants.

Create Social and Caring Places

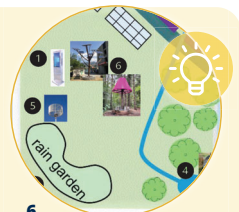
Provide spaces for public gathering and support community building programs, to provide opportunities for neighbours to connect and support each other.



5

Build Renewable Energy and Low-Carbon Buildings

Promote local renewable energy generation, such as through wind, solar, or even capturing kinetic energy along pathways.



6

Celebrate Culture and Honour History of Place

Celebrate Coast Salish context of the lands, advance reconciliation, and advance memory as a design concept.



7

reGENERATE Ideas Challenge Image Credit: 1. Joyce Carrera, Sarah Letourneau, and Hanna Grimminck; 2. Peter Williams and Jamie Eden; 3. JIM Architecture; 4. Andrew Scott and Vivian Chow; 5. Monkey Rebels; 6. New Westminster Climate Action Team; 7. Natalia Botero Duque, Johanna Pabon Villanueva, Fiorella Pinillos.

BIG MOVES & CONCEPT PLAN

BIG MOVES



Transit Village: A high-density mixed-use core, centered around a regional transit hub, featuring a high-quality public realm and where daily needs can be met.



Green Networks: A diverse system of ecologically-rich, resilient public green spaces and corridors, supported by green private and semi-private spaces.



Housing Capacity and Choice: A neighbourhood of abundant housing with a mix of tenures and affordability levels, and somewhere for everyone to call home.



Social Connections: A vibrant and inclusive community with a range of social spaces where diverse people can gather, connect, and support each other.



Streets for People: A well-connected place with a range of safe, sustainable, and enjoyable mobility options that reduce vehicular dependence and lower transportation-related emissions.

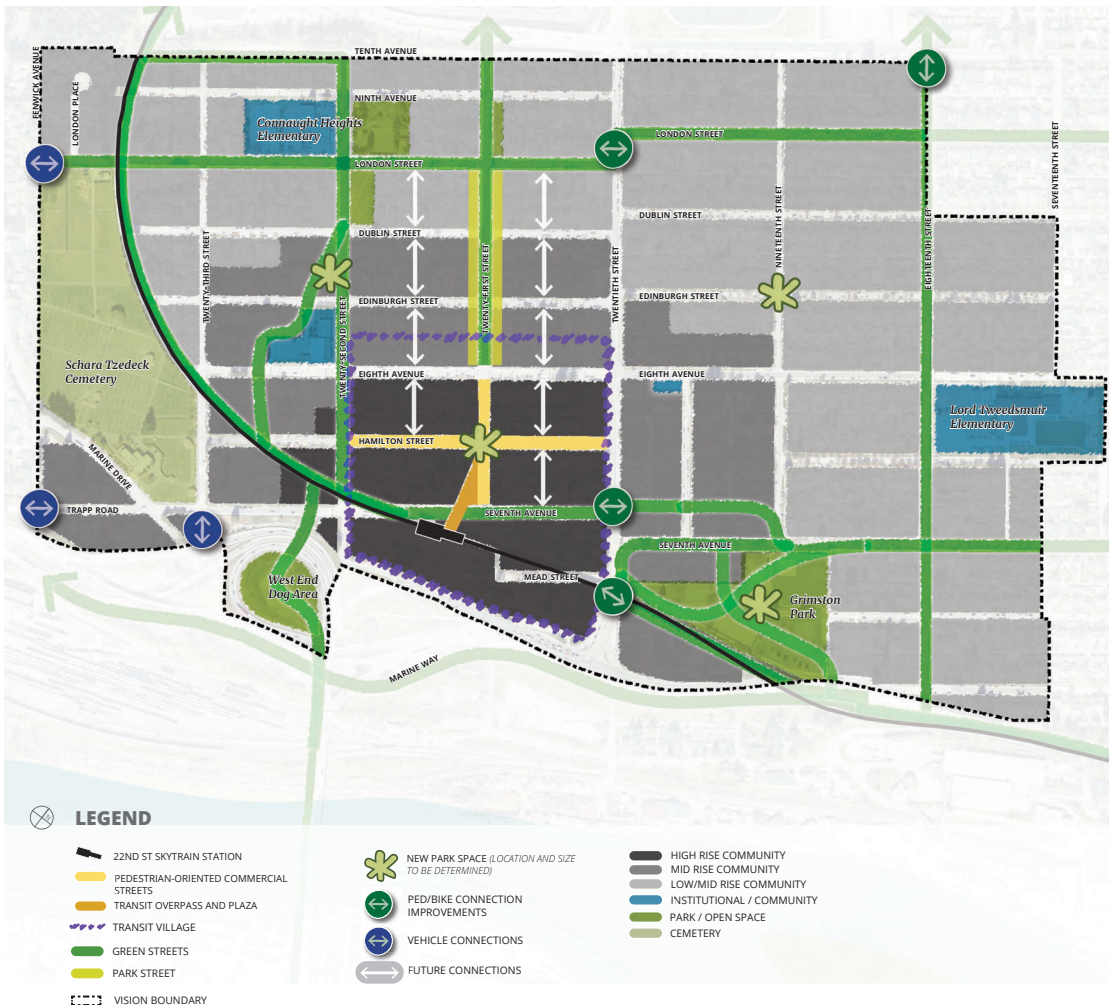


Climate-Friendly Buildings: Low-carbon, low-emissions buildings, powered by clean and renewable energy, and designed to provide safety and comfort through extreme weather, support reduced energy consumption, and minimize waste.



Coast Salish Cultural Contributions: A community that celebrates the Coast Salish context of the lands, and where opportunities for cultural revitalization and reconciliation are provided.

Fiscally-Responsible Approach: A livable neighbourhood that balances growth and long term-municipal financial resilience.



KEY FEATURES

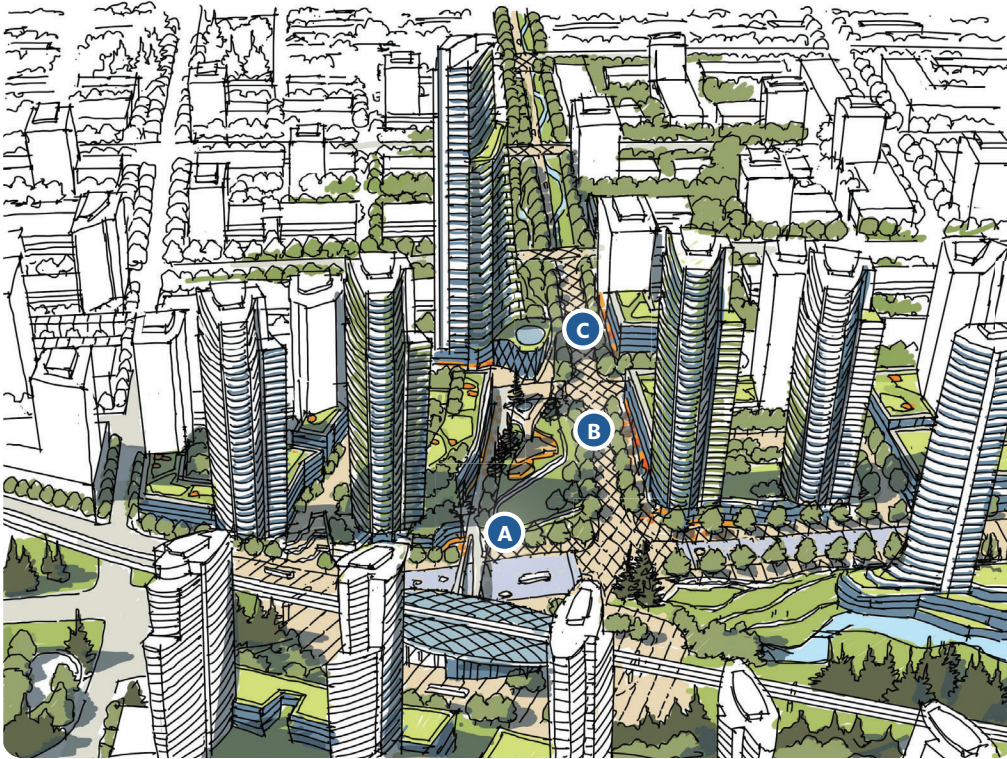
- **Transit Village as Neighbourhood Heart:** a mixed-use, pedestrian-oriented place to meet daily needs
- **Plaza-to-Park Street:** Twenty-First Street transitions from a bustling, urban, pedestrian-priority street northwards to a quieter, lush, park-street
- **Improved Connections:** New and improved connections for pedestrians, cyclists, and vehicles
- **Connected & Diverse Green Spaces:** providing breathing room to a growing community
- **Neighbourhood House:** for community connection, cultural space, and neighbourhood-led climate action (*location to be determined*)

This is a conceptual plan. As planning and development progress, details and designs may change to better suit the community's evolving needs and aspirations.

TRANSIT VILLAGE

GOAL

A high-density mixed-use core, centered around a regional transit hub, featuring a high-quality public realm and where daily needs can be met.



This is a conceptual drawing. Design features and building form/heights are subject to change.



Image by Huda Suwi

A CENTRAL PLAZA

A pedestrian overpass connects the SkyTrain Station to an active Central Plaza anchoring a pedestrian-oriented Twenty-First Street. Activated by street fronts and a human-scale public realm, this contributes to the new neighbourhood heart.



B COMMERCIAL CORE

A range of commercial and community spaces activate Twenty-First Street and the Central Plaza, Hamilton Street, and Eighth Avenue, creating a strong commercial core, and allowing residents to meet many daily needs.



< Image by Alexandra Anghel

C PLAZA-TO-PARK STREET

Twenty-First Street is a new 'Great Street' transitioning from a bustling, urban, pedestrian-oriented street (near the Station), northwards to a quieter, lush, park-street (Edinburgh to London Streets).

STRATEGY HIGHLIGHTS

- **High-Density Living:** Create a livable, high-density neighbourhood, vibrant public spaces, active commercial spaces, and community amenities.
- **Daily Needs:** Support mixed-use development, especially commercial and services that allow people to meet many daily needs.
- **Public Realm:** Create a high-quality public realm and neighbourhood heart with a strong sense of place. This includes a pedestrian-oriented stretch of Twenty-First Street from Seventh Avenue to Hamilton Street.

HOUSING CAPACITY & CHOICE

GOAL

A neighbourhood of abundant housing with a mix of tenures and affordability levels, and somewhere for everyone to call home.

22ND ST SKYTRAIN STATION

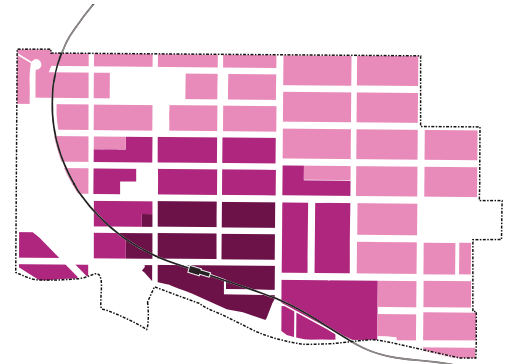
HIGH RISE COMMUNITY

MID RISE COMMUNITY

LOW/MID RISE COMMUNITY

VISION BOUNDARY

Note: This map is not a land use designation map. Some sites may not be able to develop to the density described.



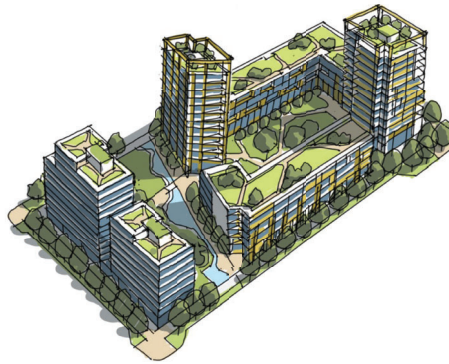
HIGH-RISE COMMUNITY

A mixed-use, high-density village of towers (twenty or more storeys) of 5.0 FSR and beyond located closest to the Skytrain station.



MID-RISE COMMUNITY

Mid-rise development with up to twelve stories and 4.0 FSR.



LOW/MID-RISE COMMUNITY

A diversity of housing forms, up to mid-rise density of eight stories and 3.0 FSR.



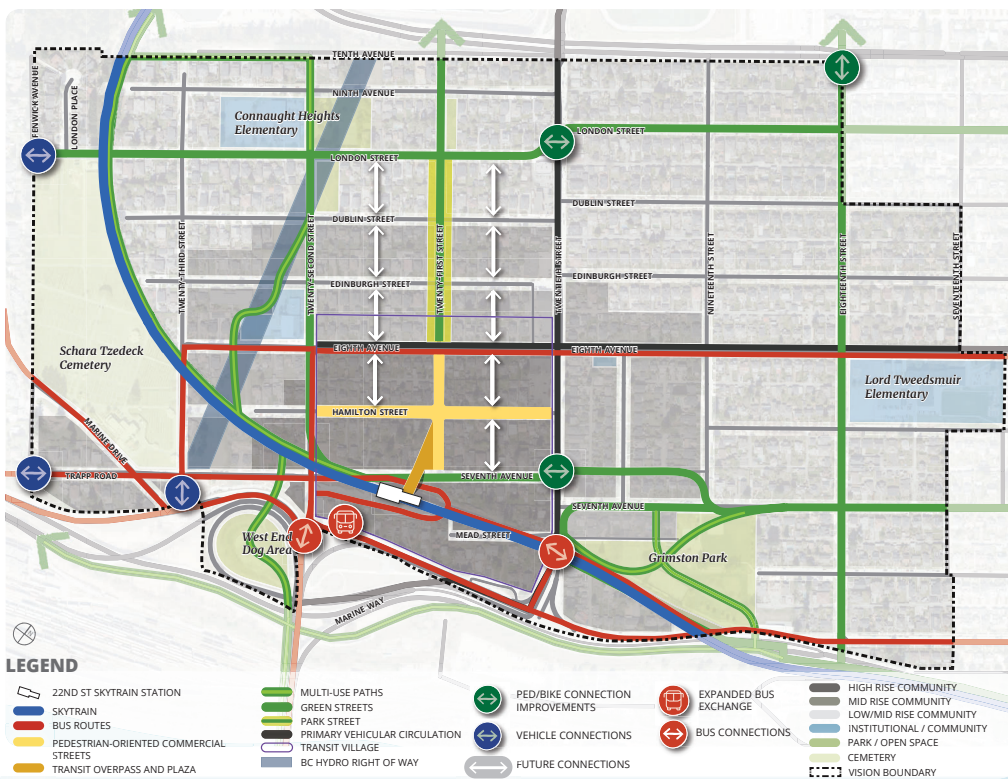
STRATEGY HIGHLIGHTS

- **Aligning with Provincial Legislation:** Respond to BC's new Transit Oriented Development Area legislation, allowing a significant increase in housing supply and focusing growth near transit.
- **Meeting Housing Need:** Provide a diversity of housing, including purpose-built rental, Indigenous-led, family-friendly, and affordable housing options throughout the neighbourhood.
- **Incentivizing and Bonusing:** Additional residential height and density, beyond the Transit Oriented Development Area minimum density framework may be available when providing specific infrastructure, amenities, or affordable housing options.

STREETS FOR PEOPLE

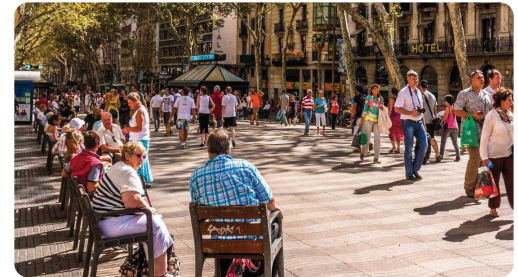
GOAL

A well-connected place with a range of safe, sustainable, and enjoyable mobility options that reduce vehicular dependence and lower transportation-related emissions.



BIKING FACILITIES AND NETWORK

Improving the core network of biking facilities through the neighbourhood, including facilities for all ages and abilities on London Street and Seventh Avenue.



PEDESTRIAN-ORIENTED STREETS

Within the Transit Village, a network of streets are pedestrian-oriented, creating a safe, enjoyable and vibrant place



NEW AND IMPROVED CONNECTIONS

Streets and lanes are well connected, including public mid-block pedestrian connections, intersection improvements across Twentieth Street, and improved connections to Burnaby.

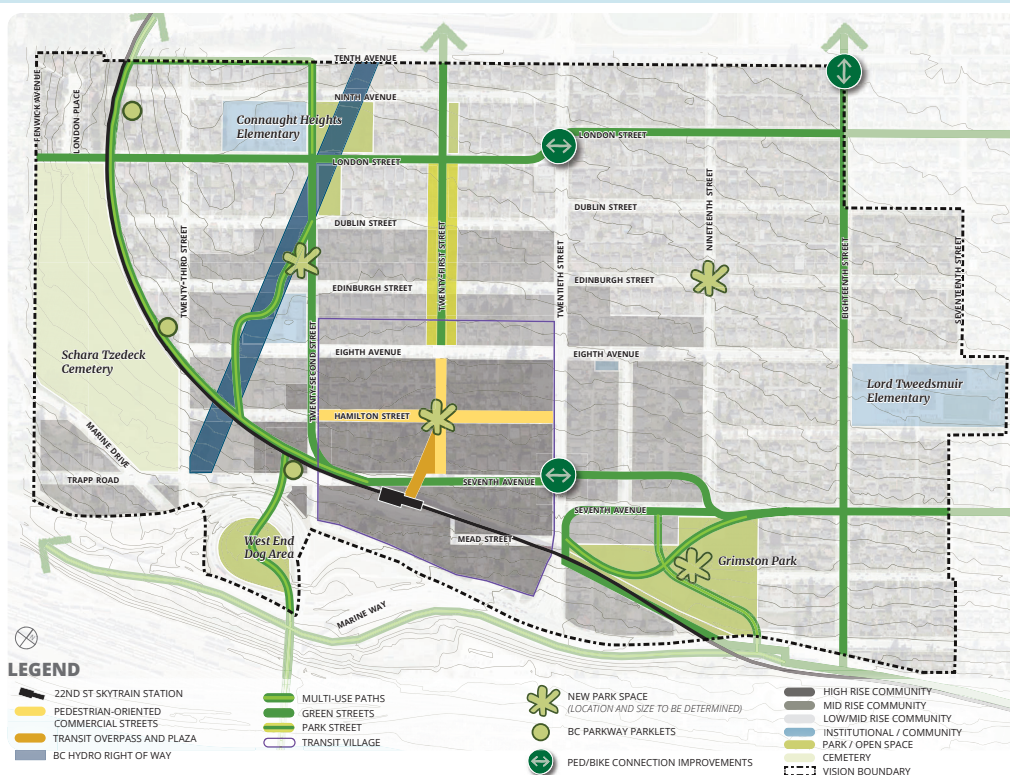
STRATEGY HIGHLIGHTS

- **Improved Active Transportation Network:** Improve the facilities and network that support safe walking and cycling, including pedestrian-oriented streets.
- **Connectivity:** Improve streets and laneway networks within and through the neighbourhood, including improved intersections and new north-south connections.
- **Transit Improvements:** Improve bus speed and reliability, advocate for station facility improvements, and create transit pick-up-drop-off areas near the station.
- **Transportation Demand Management:** Reduce reliance on single occupancy vehicles, by supporting car-share options, providing excellent bike storage options, an e-bike share system, and other measures.

GREEN NETWORKS

GOAL

A diverse system of ecologically-rich, resilient public green spaces and corridors, supported by green private and semi-private spaces.



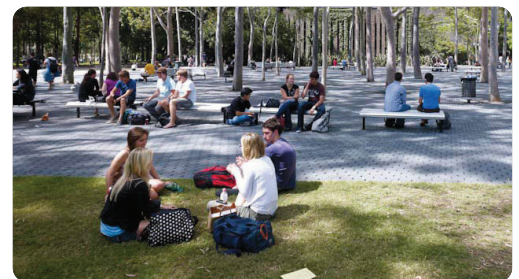
BC PARKWAY

Enhance the BC Parkway by planting native shrubs, creating playful places, and improving small parks along the way.



BC HYDRO RIGHT OF WAY

Work with BC Hydro to secure public open space on the right of way. If not possible in the long term, pursue other options to secure similar public open space in conjunction with future development of the lands.



NEW PARKS

Acquire more land for parks and open spaces, distributed throughout the neighbourhood, providing multi-functional spaces that offer a range of active and passive recreation opportunities. This could include expanding Grimston Park, providing park space in the Transit Village, and adding park space in the other quadrants of the neighbourhood as well.

STRATEGY HIGHLIGHTS

- **Green Spines, Corridors and Streets:** Create a network of green spines, including the BC Parkway, BC Hydro Right of Way, and Twenty-First Street Park Street, supported by a network of "Green Streets", with green treatments like trees, boulevards, and rain gardens.
- **Diverse Green Spaces:** Create a range of accessible green spaces for all, that allow for a diversity of activities and support biodiversity and climate resilience.
- **Green Development:** Require new development to include permeable surfaces, green spaces and tree canopy.
- **Nature-Based Solutions:** Prioritize nature-based climate solutions, including green rainwater infrastructure.
- **Traditional Ecological Knowledge:** Partner with local First Nations to develop landscape design guidelines and to reflect and celebrate the pre-colonial landscape of the area.

SOCIAL CONNECTIONS

GOAL

A vibrant and inclusive community with a range of social spaces where diverse people can gather, connect, and support each other.

NEIGHBOURHOOD HOUSE

The flagship community gathering space serves as a hive of activity and includes multipurpose space, climate resilience programming, and is a refuge during extreme weather.

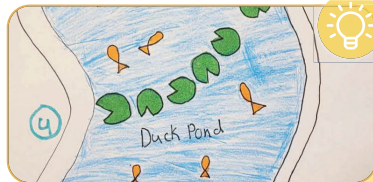


OUTDOOR PLAYFUL PLACES

Provide a range of playful places throughout the neighbourhood, including play features and places that engage all senses.



Idea Highlight: Image from reGENERATE submission proposing multiple Community Research, Innovation, and Betterment micro neighbourhood centres (or “CRIBs”).



Idea Highlight: Image from reGENERATE submission (by Carter Misle-Canton) proposing a Sensory Park that engages all 5 senses, including a Joke Bench: when you sit on the bench, it tells you a joke.

SOCIABLE HOUSING

Multi-unit housing supports social connection, by including features like outdoor gathering spaces and courtyards, social rooftops, wide hallways, sociable entryways and lobbies, and functional amenity rooms.



Idea Highlight: Image from reGENERATE submission (by Peter Williams) proposing courtyard housing near the SkyTrain Station.



SPACES FOR CULTURE

Create spaces, programs and design choices that celebrate a diversity of cultures, both in community buildings and in the public realm.



Idea Highlight: Image from reGENERATE submission (by Alexandra Anghel) proposing a outdoor spaces that celebrate a diversity of cultures.

STRATEGY HIGHLIGHTS

- **Inclusive and Vibrant Places:** Create vibrant and accessible public spaces where everyone feels welcome and safe.
- **Sociable Housing:** Provide diverse social spaces in buildings and semi-private space.
- **Celebrate Culture:** Preserve and celebrate diverse cultures and histories.
- **Community Capacity Building:** Support community members through programming and other opportunities to take the lead on neighbourhood-scale climate action.
- **Social Infrastructure:** Provide access to schools, childcare, sport facilities and community spaces.

CLIMATE-FRIENDLY BUILDINGS

GOAL

Low-carbon, low-emissions buildings, powered by clean and renewable energy, and designed to provide safety and comfort through extreme weather, support reduced energy consumption, and minimize waste.



ENERGY EFFICIENT, RESILIENT & SAFE BUILDINGS

Buildings are energy efficient and powered by a range of local renewable energy generation solutions. Buildings are resilient to climate risks with comfortable environments.

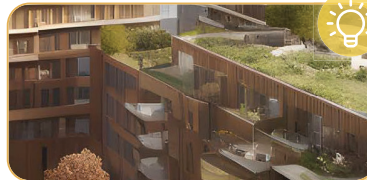


MASS TIMBER

Mass timber construction is incentivized to reduce emissions embodied in new construction.



Idea Highlight: Image from reGENERATE submission (by Monkey Rebels) proposing energy efficient and retrofitted buildings.

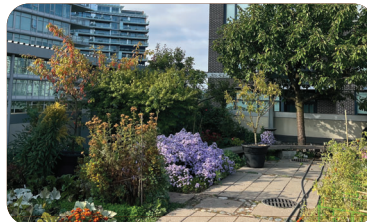


Idea Highlight: Image from reGENERATE submission (by Peter Williams) proposing wood-frame construction for all new buildings.



CIRCULAR ECONOMY

Community initiatives and spaces, such as tool libraries, little free libraries, re-use it and zero-waste centres encourage re-use and repair of materials, including at the Neighbourhood House.



GREEN, RENEWABLE, AND SOCIAL ROOFS

Efficient use of rooftops is critical -- for stormwater management, cooling, piloting renewables, and supporting social connection.



Idea Highlight: Image from reGENERATE submission (by Alexandra Anghel) proposing spaces to sell / share second hand clothing and other goods.



Idea Highlight: Image from reGENERATE submission (by Erick Villagomez) proposing green roofs on all buildings around the SkyTrain Station.

STRATEGY HIGHLIGHTS

- **Energy Efficiency:** Ensure new and existing buildings are energy efficient and low carbon.
- **Embodied Carbon:** Reduce embodied emissions in new construction.
- **Local Energy:** Enable a suite of local clean, renewable energy generation solutions including building-scale to neighbourhood-scale energy generation.
- **Climate Resilience:** Ensure new homes provide living environments that will be safe and comfortable through extreme weather events.
- **Circular Economy:** Encourage a circular economy where goods and materials are reused or repurposed, and waste is minimized.
- **Community Capacity:** Build community awareness and capacity in energy conservation.

COAST SALISH CULTURAL CONTRIBUTIONS

GOAL

A community that celebrates the Coast Salish context of the lands, and where opportunities for cultural revitalization and reconciliation are provided.



ECOLOGICAL RESTORATION

Landscape design can incorporate traditional ecological knowledge and an understanding of the pre-colonial landscape of the neighbourhood.



SPACES FOR CULTURE

Create safe and welcoming spaces in the public realm and in community buildings to celebrate culture. First Nations are invited to identify needs and locations for cultural use.



Idea Highlight: Image from reGENERATE submission (by Joyce Carrera, Sarah Letourneau, and Hanna Grimminck) proposing a plant palette of traditional plants.

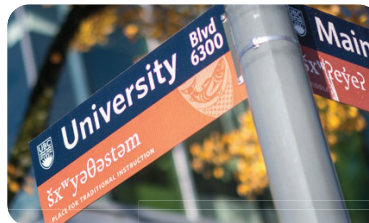


Idea Highlight: "House of Memory" - a cultural centre that showcases Indigenous History and memory of place. By Fiorella Pinillos, Johanna Pabon Villanueva, and Natalia Botero Duque.



INDIGENOUS-LED HOUSING

Support Indigenous-led housing development, design, and operation in the neighbourhood.



PUBLIC REALM AND PLACE NAMES

Convey the Coast Salish context of the lands through public realm design interventions, and exploring place names.



Idea Highlight: Image from reGENERATE submission proposing Indigenous-led housing that enables multi-generational living. By Fiorella Pinillos, Johanna Pabon Villanueva, and Natalia Botero Duque.



Idea Highlight: Images from reGENERATE submission proposing a public walkway that mimics canoes on a river, and cedar-tree lampposts.

STRATEGY HIGHLIGHTS

- **Traditional Ecological Knowledge:** Incorporate traditional plantings in landscape design and climate resilience planning.
- **Public Realm:** Incorporate Indigenous design principles into public realm design.
- **Indigenous-led Housing:** Facilitate Indigenous-led development, design and operation of housing.
- **Pre-colonial Landscapes:** Understand the pre-colonial landscape and develop a culturally sensitive approach to landscape design and archaeology.
- **Indigenous and Cultural Visibility:** Support cultural sharing between Indigenous, newcomer, and other communities.
- **Economic Development:** Support local First Nations to pursue economic development opportunities including real estate development, renewable energy generation, and green construction.

NEXT STEPS & IMPLEMENTATION

Implementation moves the vision from strategy to action.

The vision for the 22nd Street neighbourhood is long-range, and it will be achieved through combined action from the City, community, development industry, and external agencies for decades to come.

FACTORS THAT INFLUENCE IMPLEMENTATION

Many factors contribute to implementation including:

- Carrying out BC's new Province-wide housing legislation
- Securing investments for infrastructure and amenities
- Market conditions which influence timing, phasing, and development types

FISCALLY RESPONSIBLE APPROACH

The vision calls for a fiscally responsible approach, where “growth pays for growth” to the degree possible. City-wide infrastructure modelling is anticipated over the next year, as the City adapts to the new financing growth framework the Province has established. Modelling will include consideration of the growth envisioned in the 22nd Street neighbourhood. Amenity priorities in the Vision (such as park expansion and a Neighbourhood House) will also be considered in city-wide amenity planning. This city-wide work will inform detailed density framework and rezoning policies during the implementation phase.

IMPLEMENTATION ACTIONS

To bring the vision to life, City-led implementation actions will include the following:

- Continuing to engage with First Nations to identify priorities and partnership opportunities
- Developing a Transit Village concept plan to guide development applications
- Updating the Development Cost Charge program
- Creating an Amenity Cost Charge program
- Amending the Official Community Plan to apply new land use designations that reflect the vision, new development permit areas, and related design guidelines

NEXT STEPS

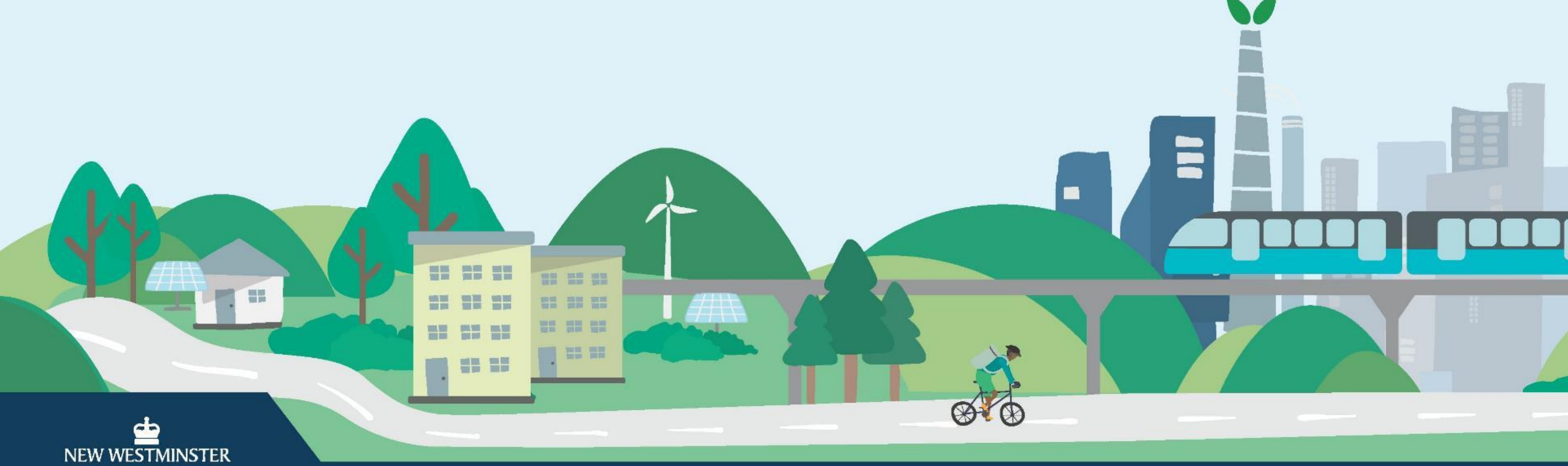
NOW
Community, External Agency, and First Nation review of draft Vision

OCTOBER - NOVEMBER 2024
Finalize the Vision

DECEMBER 2024
Present Final Vision to Council for endorsement

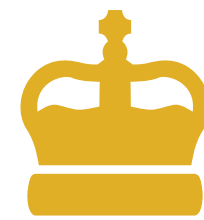
2025
OCP Amendments, other implementation actions

2025-ONWARDS
New development is enabled



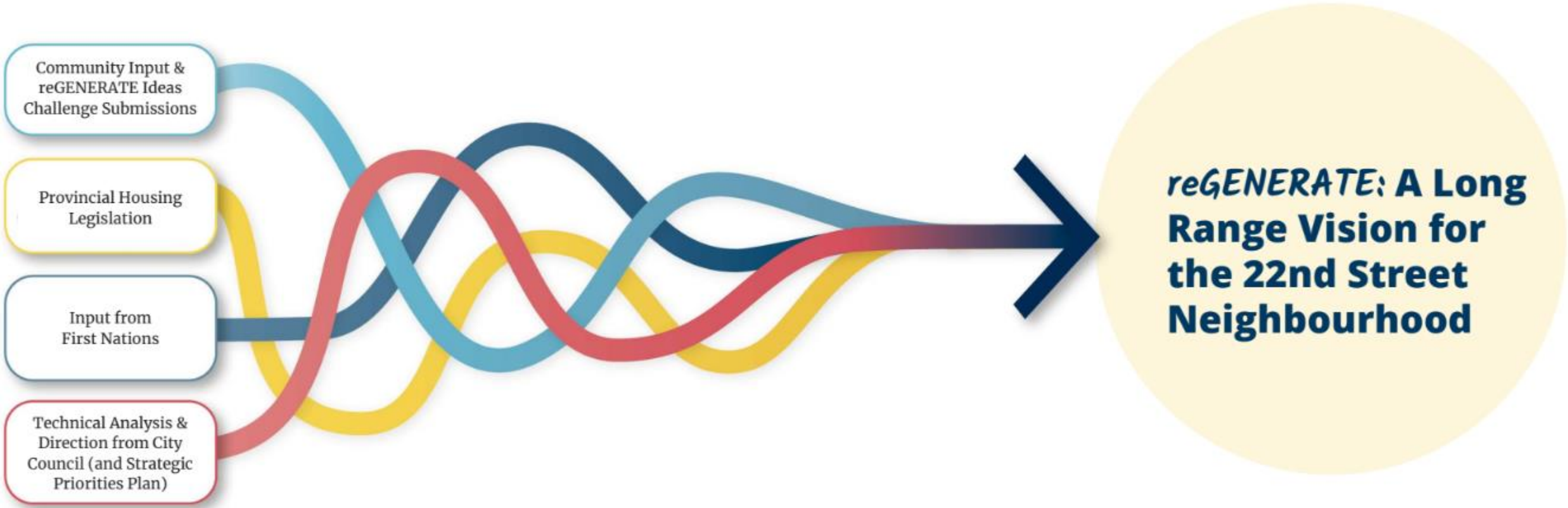
reGENERATE: Big Moves for a Vision for the 22nd Street Neighbourhood

Advisory Planning Commission, September 17, 2024



NEW WESTMINSTER

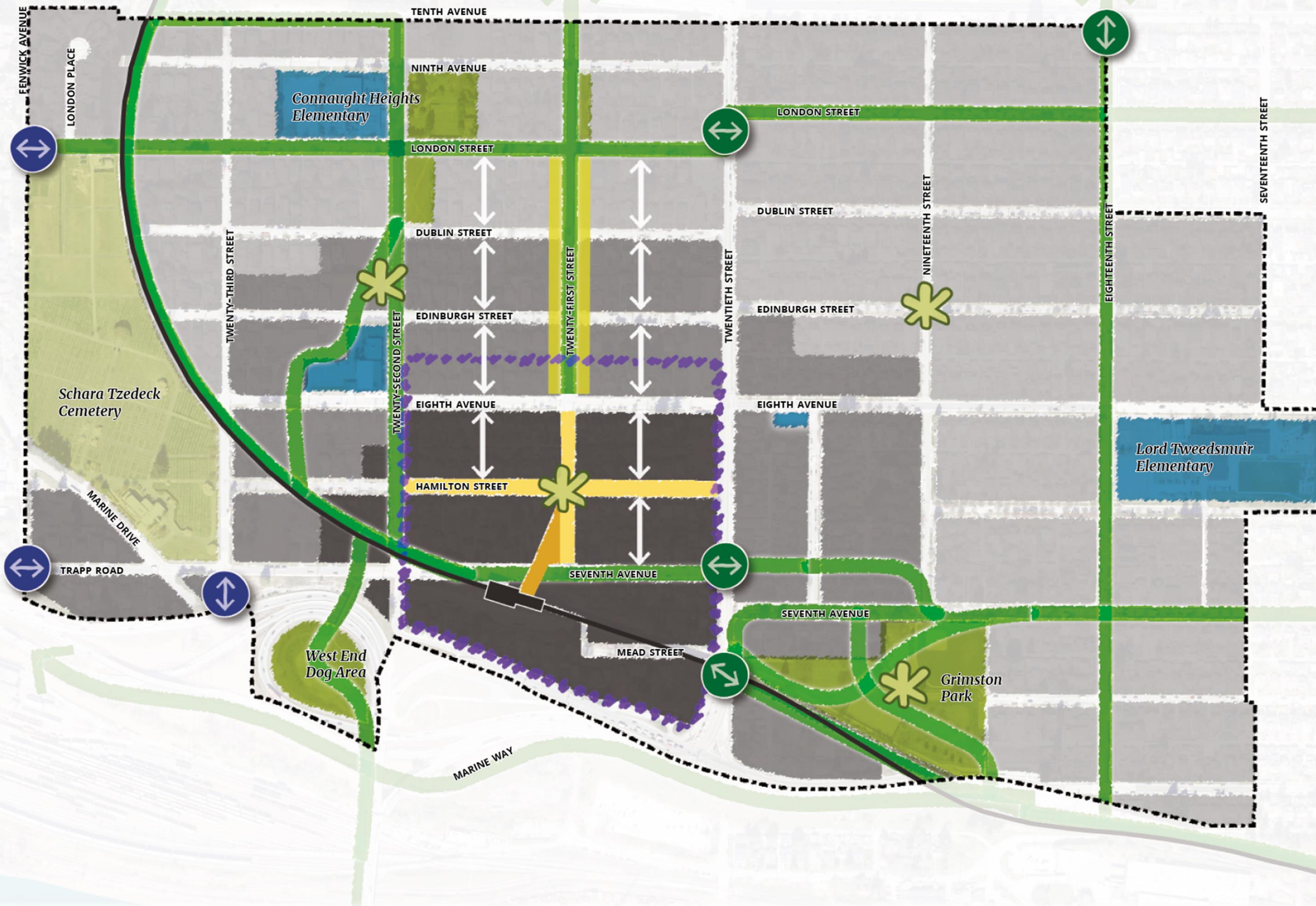
Process & Framing






















Vision Boundary

Big Moves for a Bold Vision



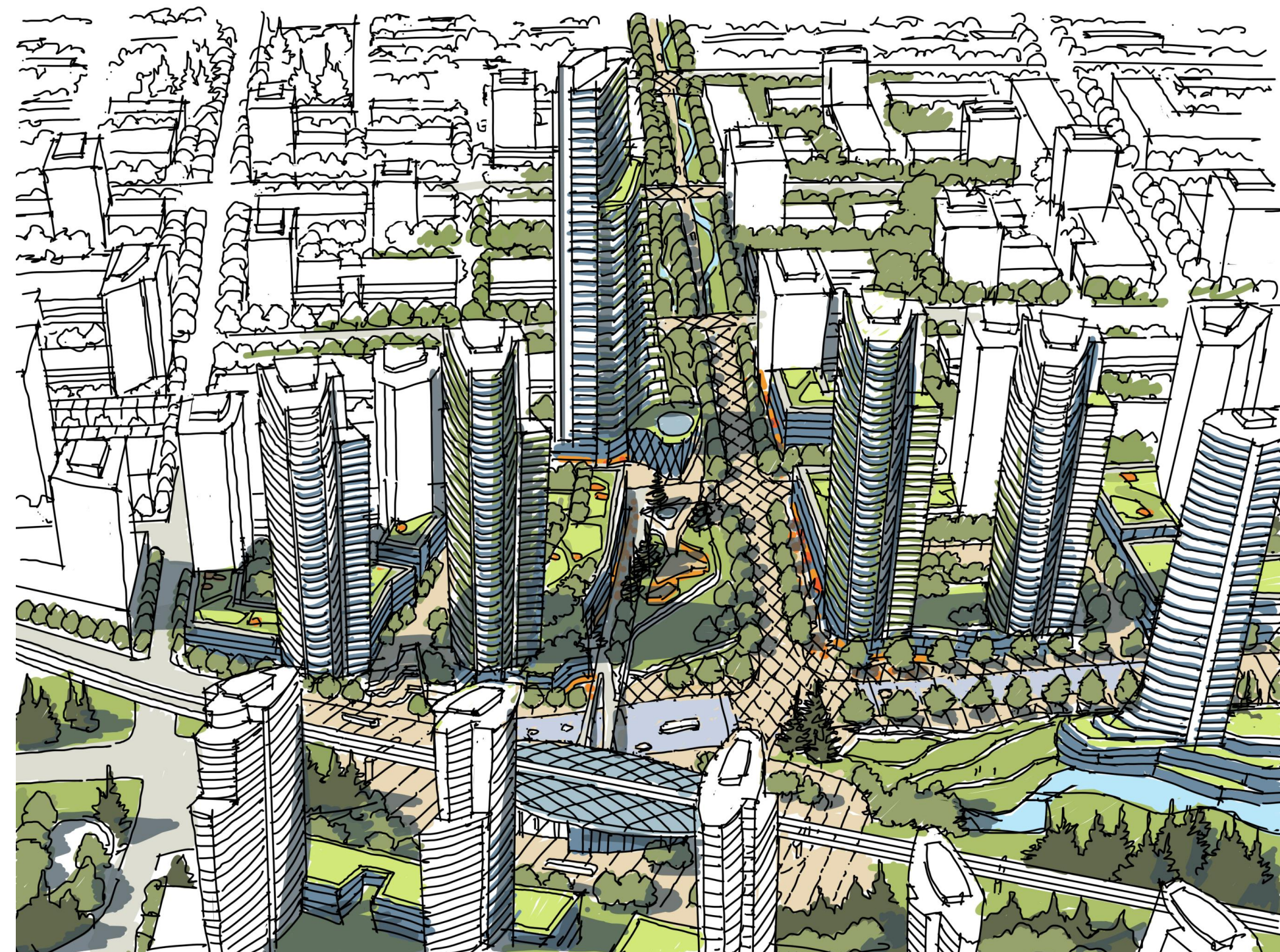
-  22ND ST SKYTRAIN STATION
-  PEDESTRIAN-ORIENTED COMMERCIAL STREETS
-  TRANSIT OVERPASS AND PLAZA
-  TRANSIT VILLAGE
-  GREEN STREETS
-  PARK STREET
-  VISION BOUNDARY
-  NEW PARK SPACE (LOCATION AND SIZE TO BE DETERMINED)
-  PED/BIKE CONNECTION IMPROVEMENTS
-  VEHICLE CONNECTIONS
-  FUTURE CONNECTIONS
-  HIGH RISE COMMUNITY
-  MID RISE COMMUNITY
-  LOW/MID RISE COMMUNITY
-  INSTITUTIONAL / COMMUNITY
-  PARK / OPEN SPACE
-  CEMETERY

-  **Transit Village**
-  **Housing Capacity & Choice**
-  **Streets for People**
-  **Coast Salish Cultural Contributions**
-  **Green Networks**
-  **Social Connections**
-  **Climate-Friendly Buildings**



Transit Village

A high-density mixed-use core, centered around a regional transit hub, featuring a high-quality public realm and where daily needs can be met.





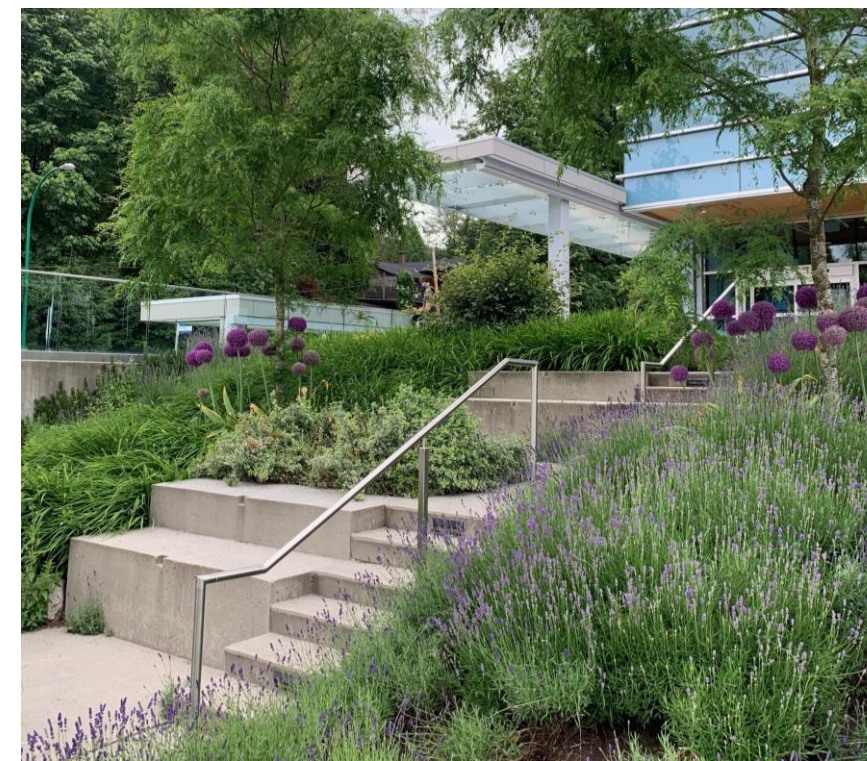
Streets for People

A well-connected place with a range of safe, sustainable, and enjoyable mobility options that reduce vehicular dependence and lower transportation-related emissions.



Green Networks

A diverse system of ecologically-rich, resilient public green spaces and corridors, supported by green private and semi-private spaces.





Coast Salish Cultural Contributions

A community that celebrates the Coast Salish context of the lands, and where opportunities for cultural revitalization and reconciliation are provided.



Social Connections

A vibrant and inclusive community with a range of social spaces where diverse people can gather, connect, and support each other.





Climate-Friendly Buildings

Low-carbon, low-emissions buildings, powered by clean and renewable energy, and designed to provide safety and comfort through extreme weather, support reduced energy consumption, and minimize waste.



Housing Capacity & Choice

A neighbourhood of abundant housing with a mix of tenures and affordability levels, and somewhere for everyone to call home.





Fiscally Responsible Approach

A livable neighbourhood that balances growth and long-term municipal financial resilience.



Consultation Round 2

- Online & in-person engagement
- Outreach to external agencies
- Consultation with First Nations



Reflections and Questions?

