

Attachment 2
Bold Vision Project Scope & Goals

BOLD VISION PROJECT SCOPE

The planning project is scoped to create a vision for a climate-friendly station area. The vision is intended to be an ambitious forward-looking statement on the bold steps that could be taken in developing the area. Although different than a full neighbourhood plan, the vision and implementation roadmap were anticipated to include land use recommendations and policy directions.

The station area is currently defined by Twentieth Street to the east (a collector road), Twenty-Third Street and the Schara Tzedek cemetery to the west, Sixth Avenue and the on- and off-ramps for Queensborough Bridge to the south, and Edinburgh Street to the north.

The vision area may be modified through the planning process, but this area was purposefully delineated as the area immediately adjacent to and within a short walk of the 22nd Street SkyTrain Station, where higher density uses are generally seen to be appropriate, with middle density uses intended for stepping down into the surrounding Connaught Heights community.

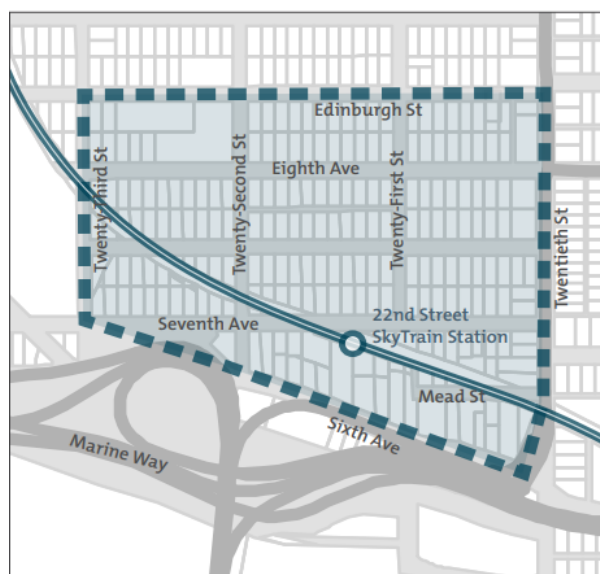


Image 1: 22nd Street Station Area

Bold Vision Goals

The goal of the 22nd Street Station Area Bold Vision process and subsequent steps will be to create a roadmap for redevelopment and the transformation of the station area into a climate-friendly neighbourhood, with a strong sense of place. Specifically, a neighbourhood that is designed in such a way as to adapt to climate impacts and to achieve a net zero or positive impact on climate. The eco-neighbourhood can catalyze the City's Bold Steps for Climate Action. For example, the eco-neighbourhood could reflect a car light community with pollution-free vehicles (Bold Steps #2 and 4), as well as carbon-free homes and buildings (Bold Step #3) and a quality people-centred public realm (Bold Step #7).

Creating a climate friendly community in an urban context will be challenging, as opportunities are constrained by a number of factors: an existing street network, existing in-ground services and infrastructure, a range of landowners and stakeholders, and lands that are not assembled or consolidated.

Advancing reconciliation will also be a key project focus important project priority that will underpin the planning process and shape the outcome. Opportunities to build

relationships with local First Nations, highlight the Coast Salish context of the station area, and advance First Nations interests through the planning process will be explored.

The creation and implementation of the Bold Vision must also address housing choice and affordability, through creative use of planning tools available, such as residential rental tenure zoning or performance metrics, if appropriate, and partnerships with other organizations or senior levels of government.

Equity, diversity and inclusion is an important project lens. The planning process will need to be shaped to ensure that the interests and wellbeing of existing and future residents are considered.

Safe movement of people is also a project goal. Transportation constraints, as well as mobility opportunities, will be key considerations through the visioning, to ensure that an intensified station area is also livable.

Achieving a station area with a strong sense of place and a community heart, with substantial housing and climate innovation will also require infrastructure and amenity upgrades that will need to be financially supported by growth and development itself to the degree possible.