

LOWER TWELFTH STREET

Developing an Evaluation Framework

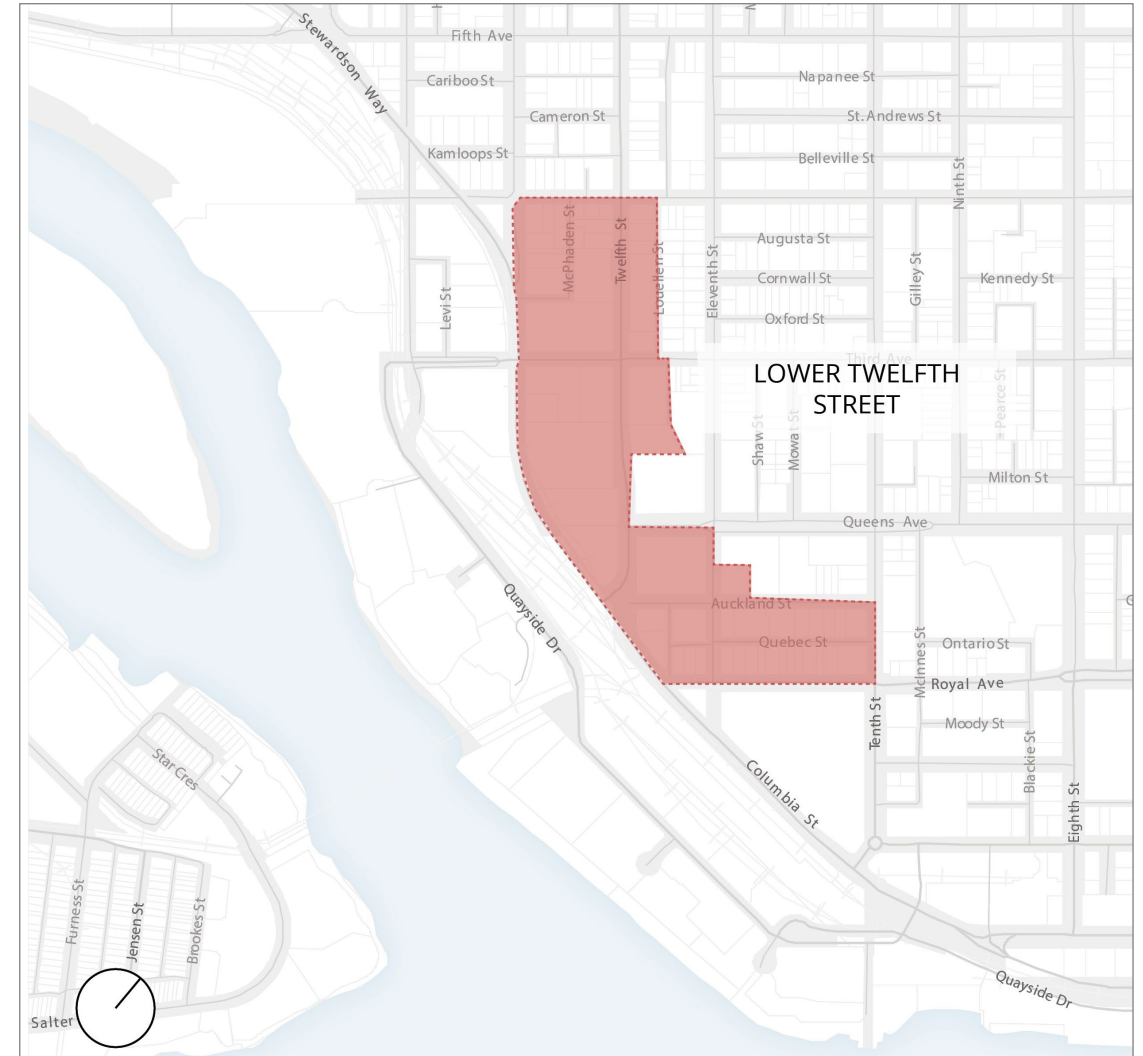
ON TABLE
Council Workshop
January 22, 2024
re: Item 3.1.a



NEW WESTMINSTER

Purpose

- To seek direction on developing an area-wide Evaluation Framework for the Lower Twelfth Street area.
- To guide review of catalyst projects, allowing these sites to advance ahead of an area-wide amendment to the OCP.



Official Community Plan Designation

(LTS) LOWER TWELFTH STREET AND SHARPE STREET STUDY AREA



Purpose: To provide an area that includes non-traditional mixes of uses including ultra-light industrial, residential, retail and service commercial within individual buildings and projects.

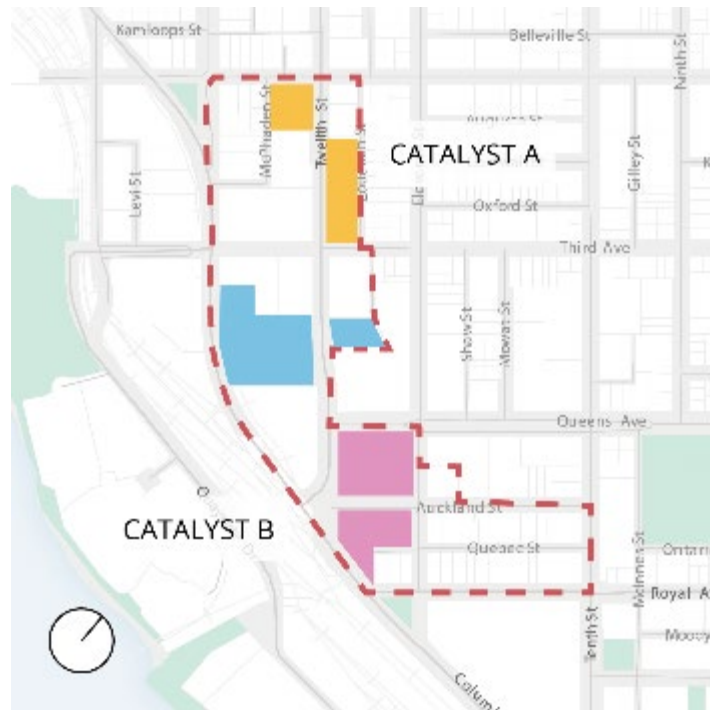
A Master Plan, including guidelines, will be prepared to guide the transition of the Lower Twelfth Street and Sharpe Street Study Area from commercial service and industrial uses to this creative mixed use area, with spaces for users such as artists, crafts people, artisans, and other creators. The Master Plan will determine the appropriate uses, location of uses, building forms and general expected densities. Further, this Master Plan will explore incorporation and adaptive reuse of existing heritage buildings and the provision of affordable 'maker spaces'. This Master Plan is subject to a public consultation process.

Study Area and Context



Catalyst Proposals

The OCP establishes that catalyst projects may be considered in advance of the Master Plan, if the project meets the objectives of the area and sets a high standard for redevelopment.



CATALYST A (yellow)

- Rezoning and OCP amendment applications have been received.
- Proposal includes a mix of light industrial/commercial uses with residential above.
- Topography and site depth makes this site unique.

CATALYST B (pink)

- PAR considered by Council in July 2023.
- Proposal includes light industrial, retail, office and residential. Rental housing proposed instead of office and consideration for a fire hall.

**site actively being marketed (blue)*

Precedent Research



LIGHT INDUSTRIAL

Rock Bay Arts & Innovation District, Victoria.



ARTIST & MAKER SPACE

MakerLabs Artist Studios, Vancouver.



GREEN INFRASTRUCTURE

Bioswale, Sweden



PLACEMAKING

Shipyards, North Vancouver.

Key Area-Wide Planning Considerations



**HOUSING
OPTIONS**



**CREATIVE
DISTRICT**



**PUBLIC SPACE
NETWORK**



**NEIGHBOURHOOD
CONNECTIONS**



**GREEN
INFRASTRUCTURE**



**COMMUNITY
AMENITIES**

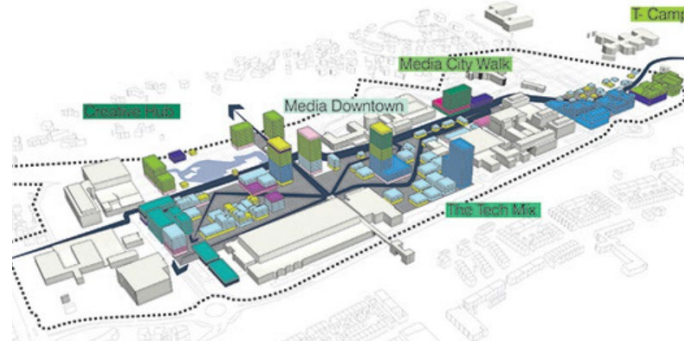
Consultant Studies

Three key area-wide consultancies to better understand the full potential of the LTS area:



MARKET ANALYSIS

To inform optimal mix of land uses (light industrial, office, commercial, etc.) to create a vibrant and resilient creative district.



URBAN DESIGN ANALYSIS

To synthesize existing information and create an illustrative site plan that considers connections, public spaces, biodiversity and green infrastructure, building height and massing.



FINANCIAL ANALYSIS

To confirm that the proposed development can support the community amenities and affordable housing needs generated by the new residents.

Timeline

Evaluation Framework:

WINTER / SPRING (2024)

DEVELOP FRAMEWORK

FALL/WINTER (2024)

FRAMEWORK APPROVAL



SPRING / SUMMER (2024)

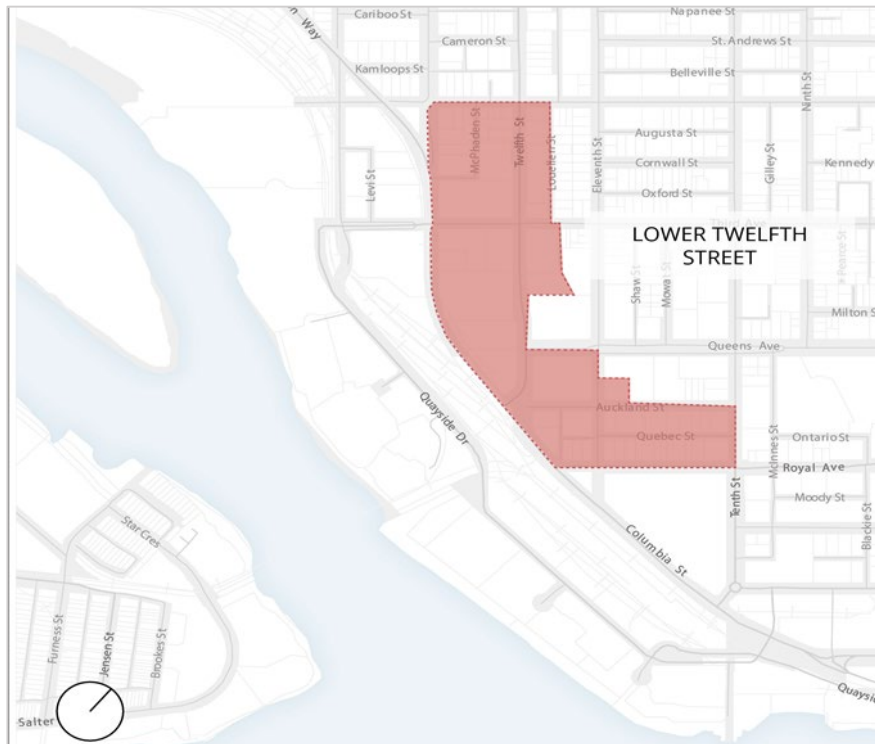
ENGAGEMENT

Catalyst Application Review:

concurrent & coordinated with Evaluation Framework outcomes

Options

The report outlines two options for Council's consideration:



OPTION 1

Develop an area-wide Evaluation Framework to guide review of development applications in advance of OCP amendments

OPTION 2

Provide staff with alternative direction

Additional Information

Process Diagram

Information Gathering

Synthesis & Ideas Testing

Outputs

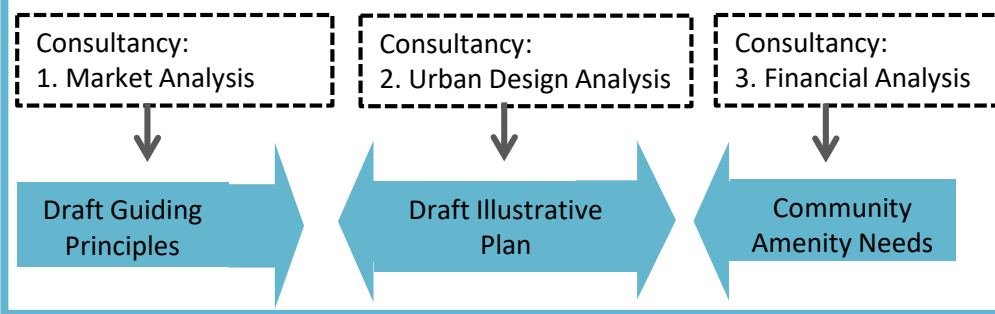
Existing Information

Council Policy
Background Research
Site Analysis
Catalyst Proposals
Provincial Legislation

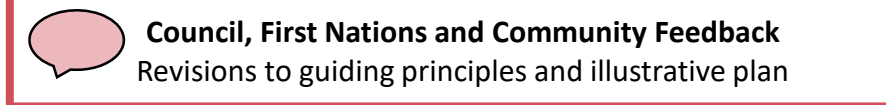
Identification of Gaps

e.g. Market Analysis

1. Create Evaluation Framework (Winter/Spring 2024)



2. Public Engagement & Refinement (Spring / Fall 2024)



3. Council Approval (Fall 2024)

Evaluation Framework
Guiding Principles and Illustrative Plan

Process Catalyst Applications
Applications to be reviewed against Evaluation Framework

Prepare OCP Amendments
Next steps to be determined, subject to Council direction and staff availability