

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.