

## Attachment 2

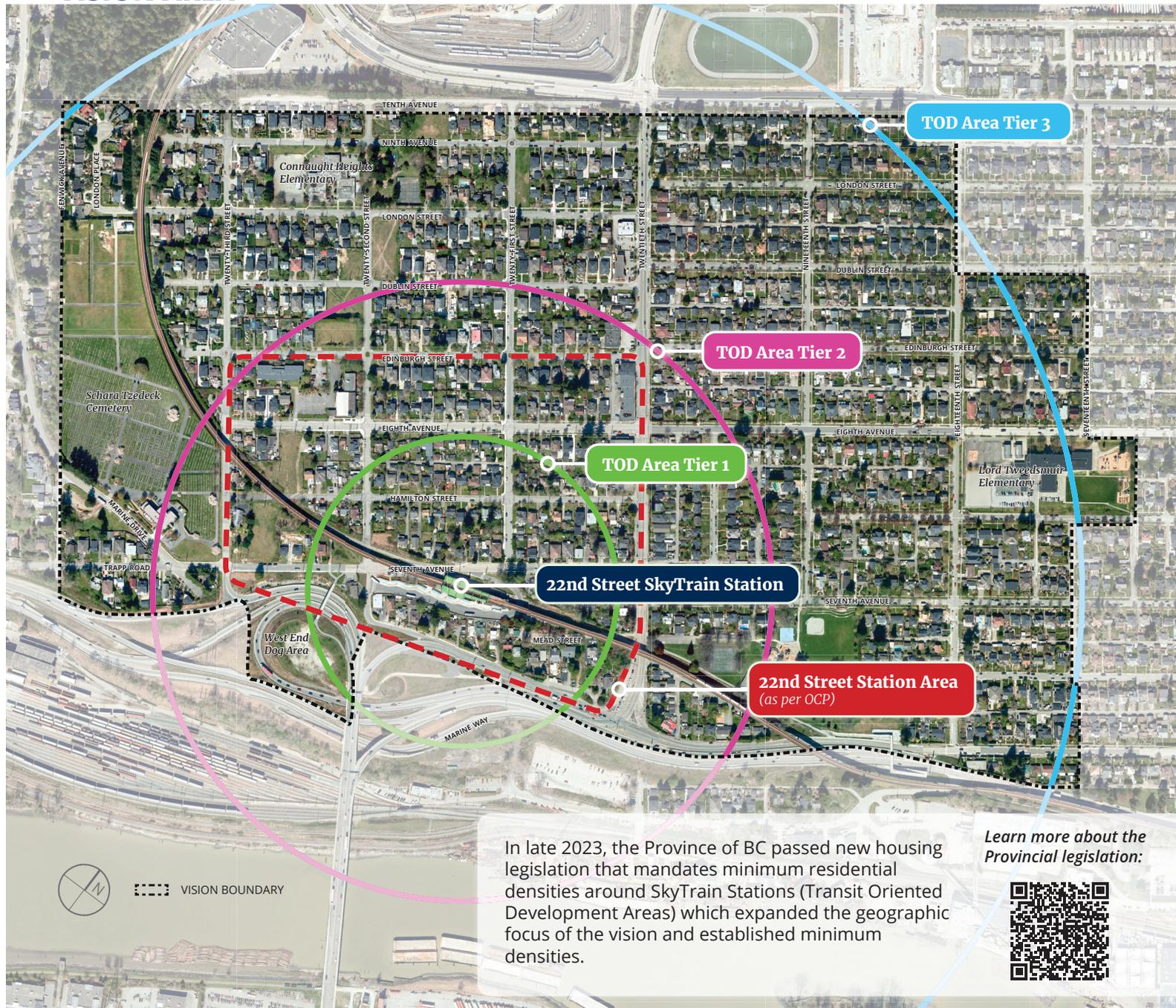
### *Big Moves and Strategy Highlights from the reGENERATE Vision for the 22nd Street Station Neighbourhood*

# 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



In late 2023, the Province of BC passed new housing legislation that mandates minimum residential densities around SkyTrain Stations (Transit Oriented Development Areas) which expanded the geographic focus of the vision and established minimum densities.

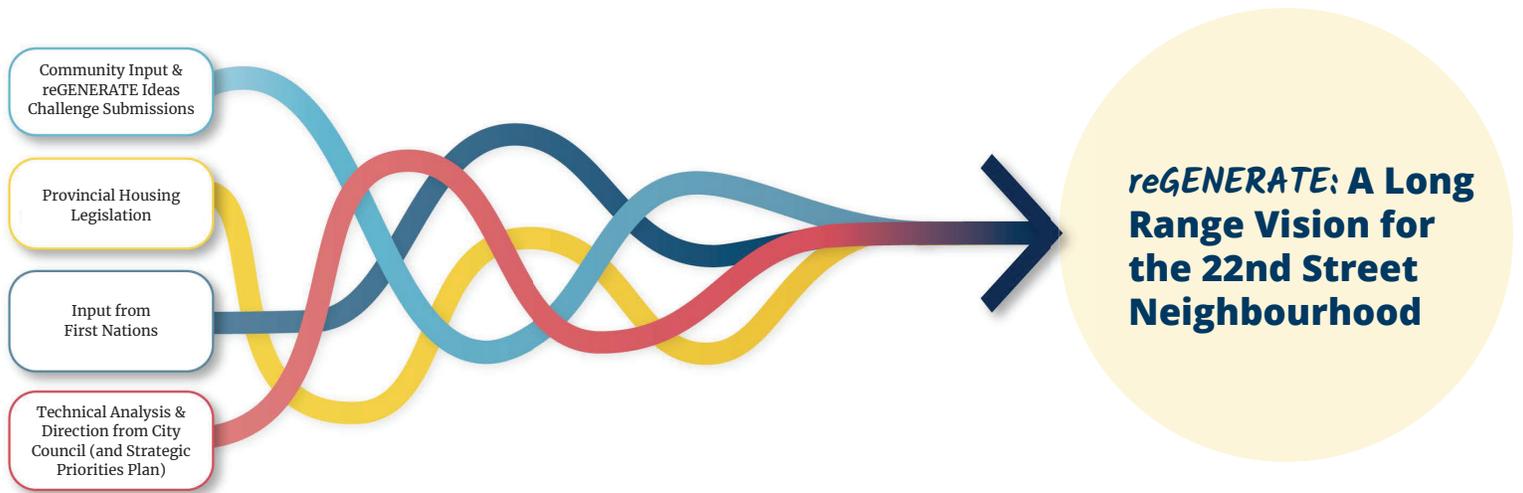
Learn more about the Provincial legislation:



# 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.



### Create Diverse Housing

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



### Make Transportation Sustainable

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



### Transit Core

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



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

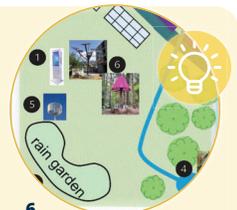
### Create Social and Caring Places

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



### Build Renewable Energy and Low-Carbon Buildings

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



### Celebrate Culture and Honour History of Place

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



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.

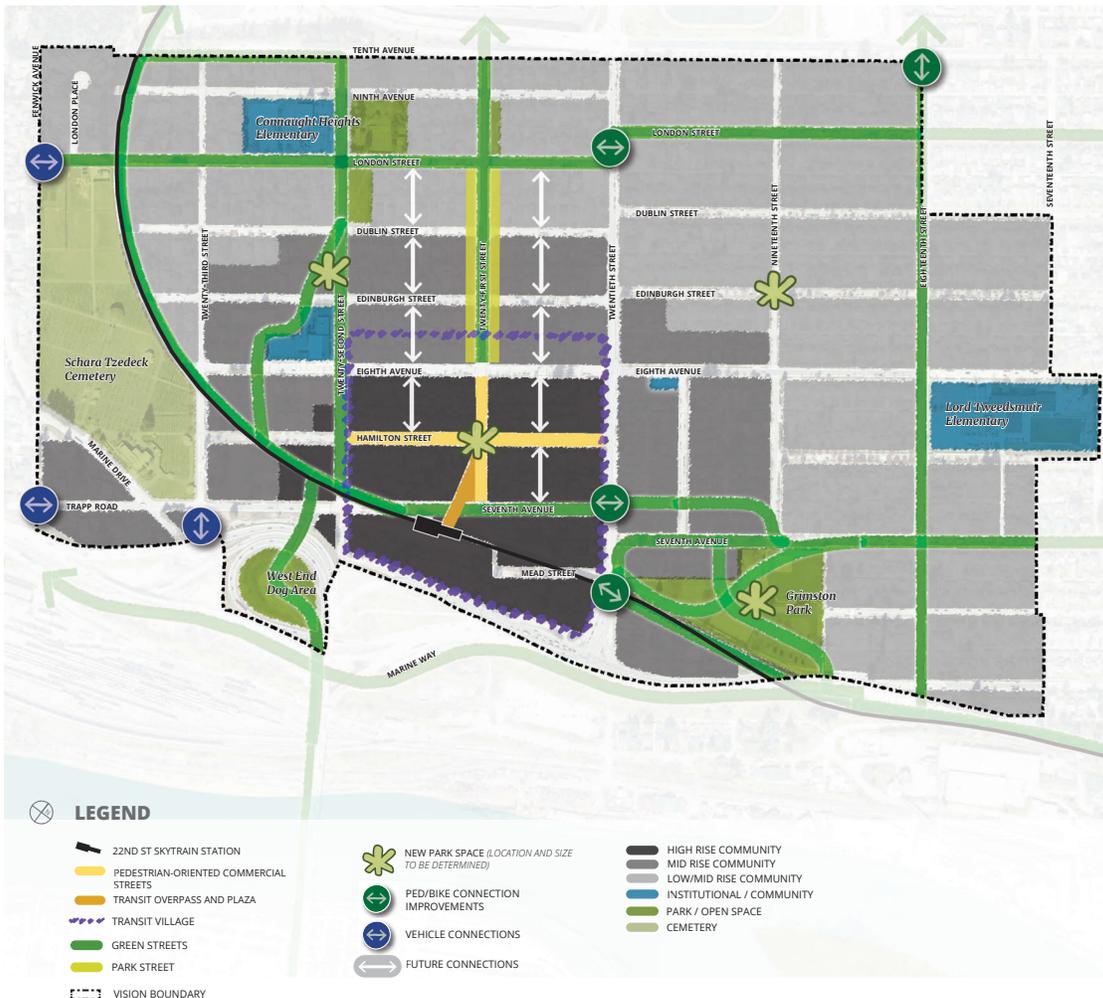


**Climate-Friendly Buildings:** Low-carbon, low-emissions buildings, powered by clean and renewable energy, and designed to provide safety and comfort through extreme weather, support reduced energy consumption, and minimize waste.



**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

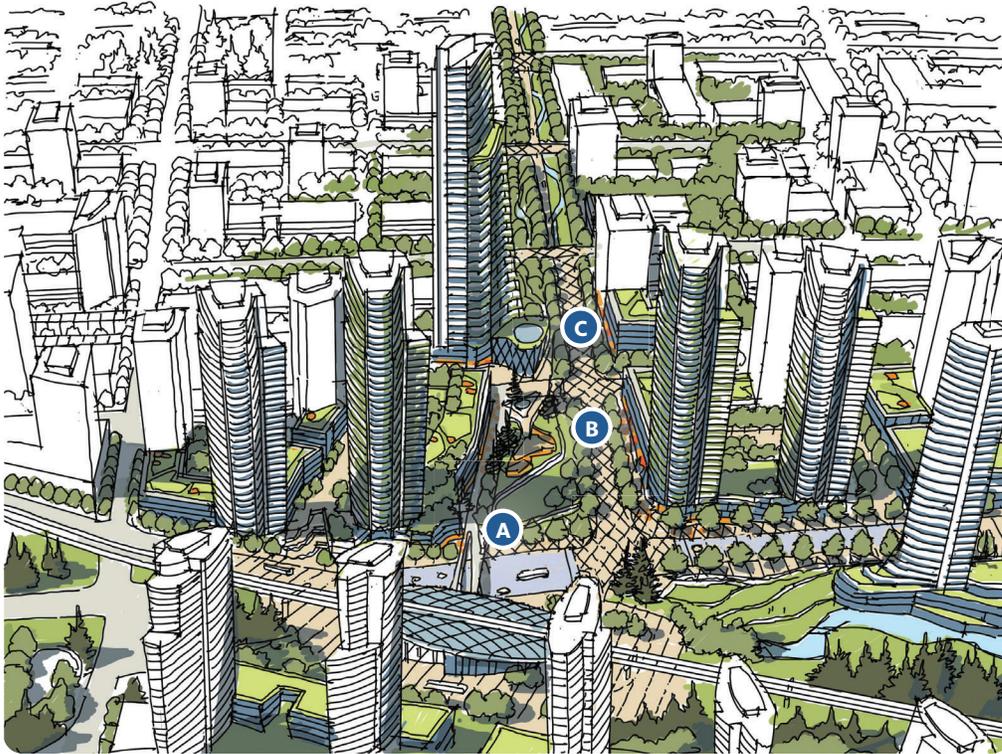
- **Transit Village as Neighbourhood Heart:** a mixed-use, pedestrian-oriented place to meet daily needs
- **Plaza-to-Park Street:** Twenty-First Street transitions from a bustling, urban, pedestrian-priority street northwards to a quieter, lush, park-street
- **Improved Connections:** New and improved 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

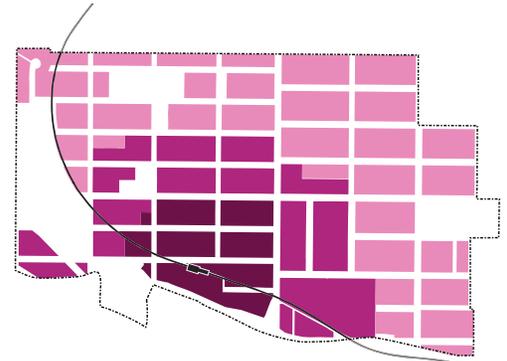
HIGH RISE COMMUNITY

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.



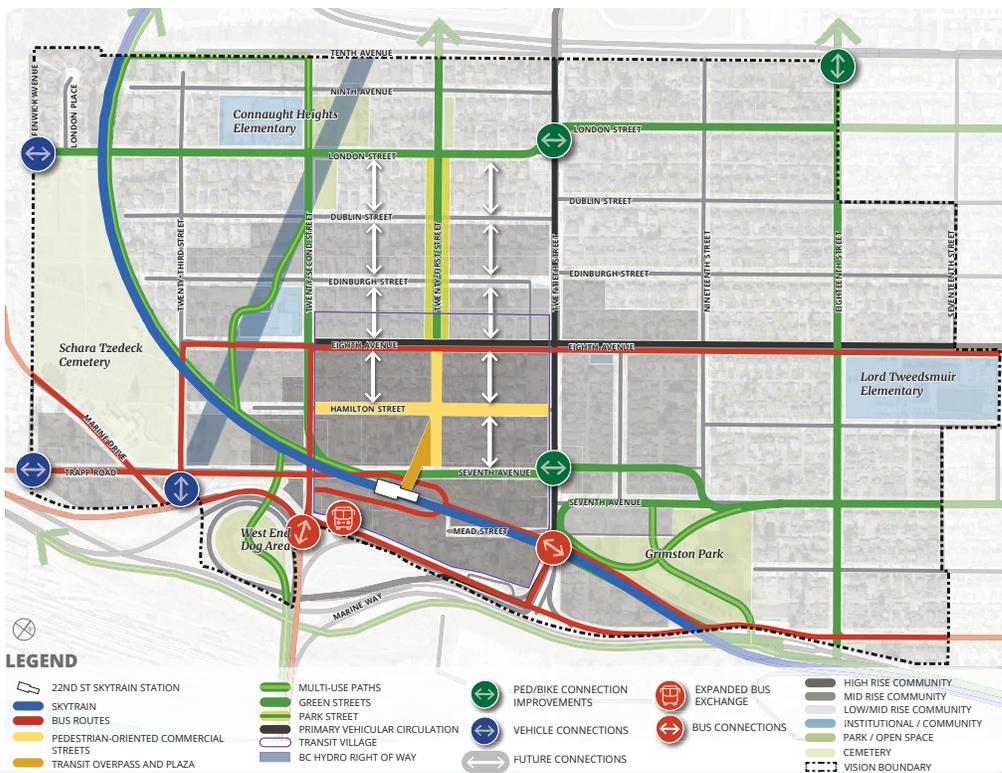
## STRATEGY HIGHLIGHTS

- **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.

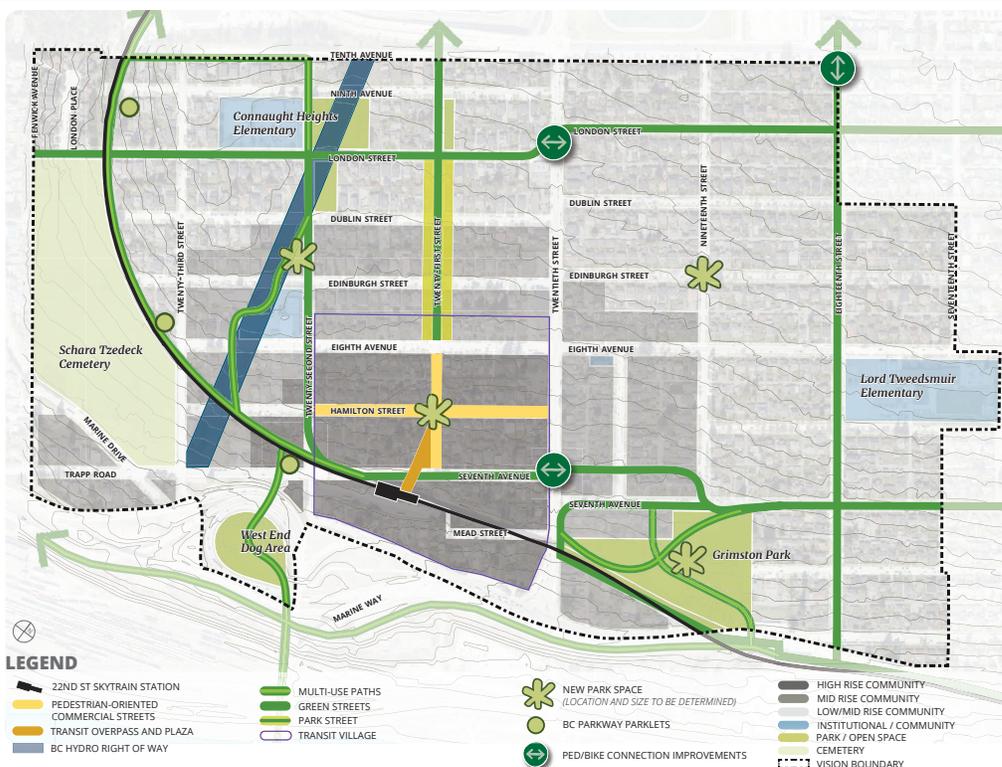
## STRATEGY HIGHLIGHTS

- **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.

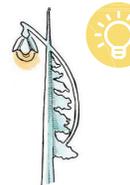


### PUBLIC REALM AND PLACE NAMES

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 22<sup>nd</sup> 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 22<sup>nd</sup> 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

- 
- A vertical timeline on a light yellow background. It consists of a central vertical line with five white circular markers. To the right of each marker is text describing a step in the implementation process.
- 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*