



LOWER TWELFTH STREET

Area Study Update



NEW WESTMINSTER

Council Workshop

March 17, 2025

Purpose

Staff is seeking Council endorsement of the following:

1. Adding a stage of work to the work plan and timeline, to allow other currently ongoing City studies to inform the Lower Twelfth study and ensure development of this area is able to meet community needs.
2. Confirmation of the Official Community Plan vision for the mix of “ultra-light” uses supported by residential in the Lower Twelfth area.
3. Endorsement in principle of the neighbourhood massing approach, that would see the highest buildings closer to Downtown transitioning down to the lower density edges of the study area.
4. Exploring changing the Official Community Plan designation of some properties outside but adjacent to the study area.

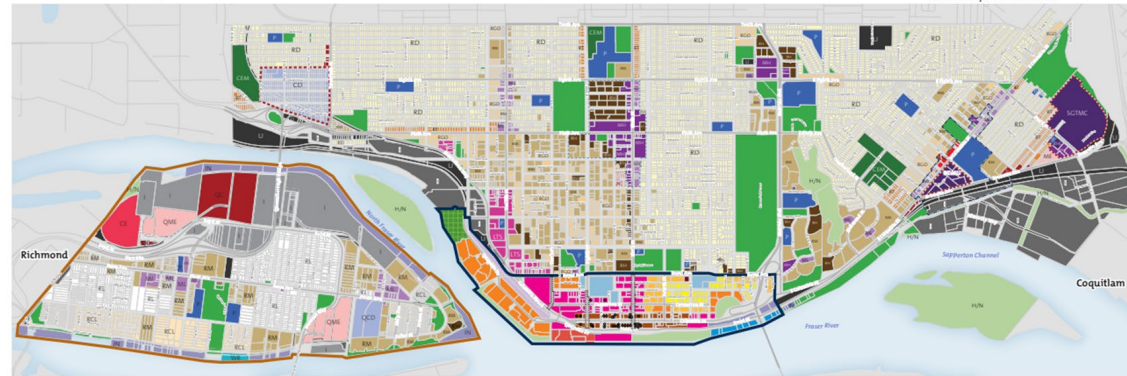
Study Area



Official Community Plan Designation

Consolidated Map of City of New Westminster Land Use Designations

This document is for reference only. Please see Official Community Plan Bylaw No. 7925, 2017. Document updated: June 2020



<p>Mainland Land Use Designations (see Official Community Plan Land Use Designation Map)</p> <ul style="list-style-type: none"> (RD) Residential - Detached and Semi-Detached Housing (RGO) Residential - Ground-oriented Infill Housing (RT) Residential - Infill Townhouse (RM) Residential - Multiple Unit Buildings (RH) Residential - High Rise (ML) Mixed Use - Low Rise (MH) Mixed Use - High Rise (BDMU) Brewery District Mixed Use and Health Care (SGTMC) Sapperton Green Transit-Oriented Mixed-Use Community (RHC) Residential - High Density/Community Facility (CHC) Commercial and Health Care (C) Commercial (ME) Mixed Employment (I) Industrial (U) Utilities and Transportation Infrastructure (IN) Interstitial (H/N) Habitat/Natural Areas (CEM) Cemeteries (PI) Major Institutional (Parks, Open Space and Community Facilities) (BC) Bent Court Study Area (LTS) Lower Twelfth and Sharpe Street Study Area (CD) Comprehensive Development 	<p>Queensborough Land Use Designations (see Queensborough Community Plan Land Use Designation Map in OCP Schedule D)</p> <ul style="list-style-type: none"> (RL) Residential - Low Density (RCL) Residential - Compact Lot (RM) Residential - Multiple Unit Buildings (RH) Residential - High Rise (ML) Mixed Use - Low Rise (QC) Queensborough Commercial (CE) Commercial Entertainment (QME) Queensborough Mixed Employment (I) Industrial (IN) Interstitial (WRI) Waterfront Residential (PI) Major Institutional (Parks, Open Space and Community Facilities) (H/N) Habitat/Natural Areas (U) Utilities and Transportation Infrastructure (QCD) Queensborough Comprehensive Development 	<p>Downtown Land Use Designations (see Downtown Community Plan Land Use Designation Map in OCP Schedule C)</p> <ul style="list-style-type: none"> Residential - Low Rise Apartment Residential - Mid Rise Apartment Residential - Tower Apartment Columbia Historic Mixed Use Mixed Use High Density Commercial Waterfront Comprehensive Development Irving House Cultural Commercial Muni Evers Residential / Park Pattullo Bridge Realignment Study School / Institution Parks & Open Space Transportation Infrastructure Plazas & Squares Commercial at Street Level Heritage - Register Heritage - Designated & HRA
---	--	---

(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.

Zoom in on the map above to view Land Use Designations by location
Click on the links to jump to the land use definition

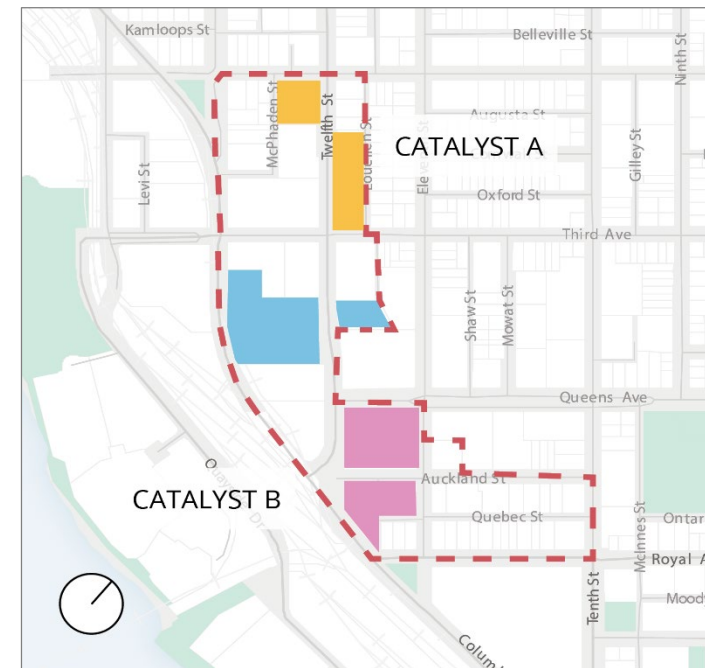


Previous Council Direction: Report (Jan 2024)

1. Develop an area-wide Evaluation Framework for the Lower Twelfth that would consider:



2. To guide review of catalyst projects, allowing these sites to advance ahead of an area-wide amendment to the OCP.



Senior Management Team Review

The Senior Management Team recommended further consideration and discussion with Council, particularly in light of the potential growth of the area:

- Provincial legislation (TOD Area, Housing Target Order, financing growth)
- Columbia Square redevelopment
- Parks and recreation amenities
- City-wide employment needs
- Exploration of Institutional uses



Staff is seeking Council endorsement to integrate into the Lower Twelfth study, outcomes from: a) parks and recreation strategy; b) the city-wide employment strategy; and, c) exploration of potential large institutional needs. This would extend the timeline for the Lower Twelfth study.

Land Use Mix: Defining “Ultra-Light” Industrial

The following built form examples help demonstrate both newer and older built formats of ultra-light industrial properties seen throughout Metro Vancouver, as well as example tenants that might occupy such a space.

Ultra-Light Industrial Built Form

Older Formats



North Vancouver

Light Industrial with Roll-Up Door Loading on Ground Level and Mezzanine on Upper



Burnaby Business Park

Light Industrial with Roll-Up Door Loading on Ground Level and Mezzanine on Upper

Newer Formats



HOUSS in Mount Pleasant

Restaurant, Office, Light Industrial Strata - Ground Level Loading on Rear of Building



Ironworks in Hastings-Sunrise

Stacked Light Industrial Strata - Ground Level Units with Loading

Ultra-Light Industrial Tenant Examples



Brewery with Lounge Endorsement

Consumable Goods Manufacturing
Main Street Brewing, Mount Pleasant



Artist Studios

Painting, Sculpture, Teaching, etc.
Braid Street Studios, New Westminster



Artisan Goods Manufacturing

Woodworking, Furniture, Fashion, etc.
Loxley Studios, New Westminster



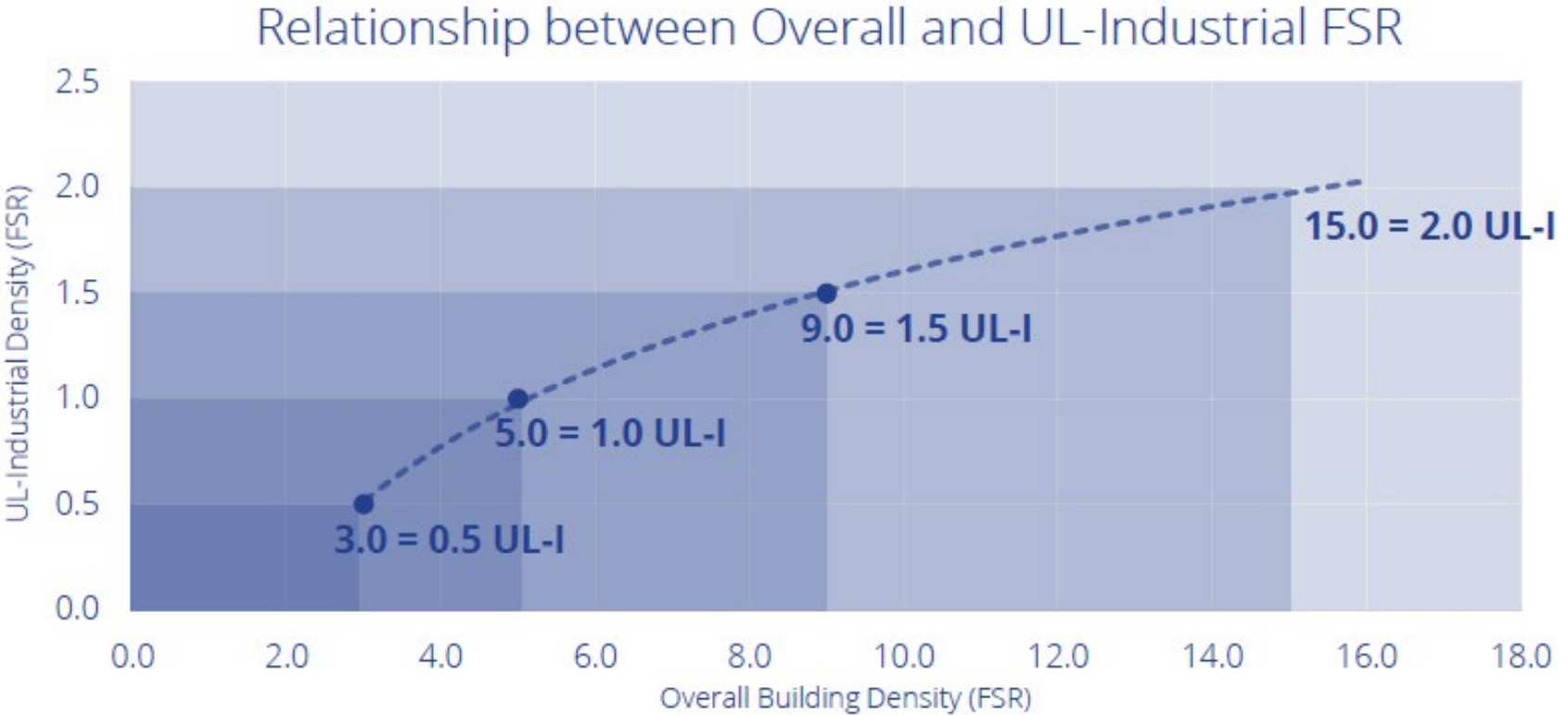
Boutique Music Production

Recording Studio, Sound Design, Mixing
Blue Light Studios, Hastings Sunrise

Land Use Mix: Proposed Land Uses

	Example Uses
Productive and Creative Uses (expand M-5 District)	
Production, Distribution, Repair (PDR) Uses	Automotive sale and repair, furniture maker, printing and reproduction, fashion, upholstery, brewery, food and beverage production, food logistics
Creative Uses	Art production (pottery, textiles), artist studios, gallery and display, radio, film and television, recording studio
Office Uses	Research and development, traditional office (architect, consulting), service office
Institutional Uses	Childcare, public school, higher education
Commercial / Retail Uses	Select areas to support workers daily needs (w/out impacting downtown)
Residential and Neighbourhood Supporting Uses (Achieved through Rezoning)	
Residential Use	
Commercial / Retail Uses	Amount TBD to support new residents and workers (w/out impacting downtown)

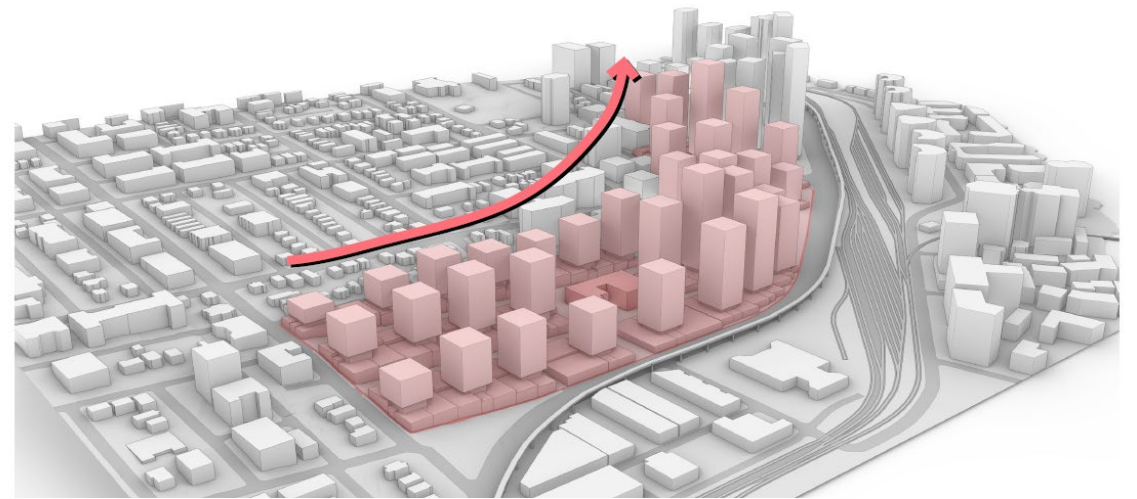
Land Use Mix: Land Use Targets



Staff is seeking Council endorsement to continue to prioritize spaces for “ultra-light” users such as artists, crafts people, artisans, etc. recognizing this likely requires higher residential densities and trade-offs with other public benefits to support project viability, particularly if seeking to keep the lease rates affordable.

Neighbourhood Massing: Massing Principles

1. Provide building height transitions
2. Maintain public views to the Fraser River and beyond
3. Optimize solar performance of key public spaces
4. Vary building heights to create visual interest
5. Maintain tower spacing (min. 89 ft) and tower floorplate sizes (~7,500 sq.ft.)
6. Provide permeability through blocks
7. Design podiums to be active and human scale



Transition to Downtown



Transition to edges

Neighbourhood Massing: Massing Concept






Neighbourhood Massing: Height Transitions

Staff is seeking Council endorsement to use these massing principles and diagram, including listed building heights, to guide planning for the Lower Twelfth area and the catalyst applications, recognizing this would exceed the TOD Area density, but would potentially reduce the proposed heights and densities being proposed by all the catalyst projects.

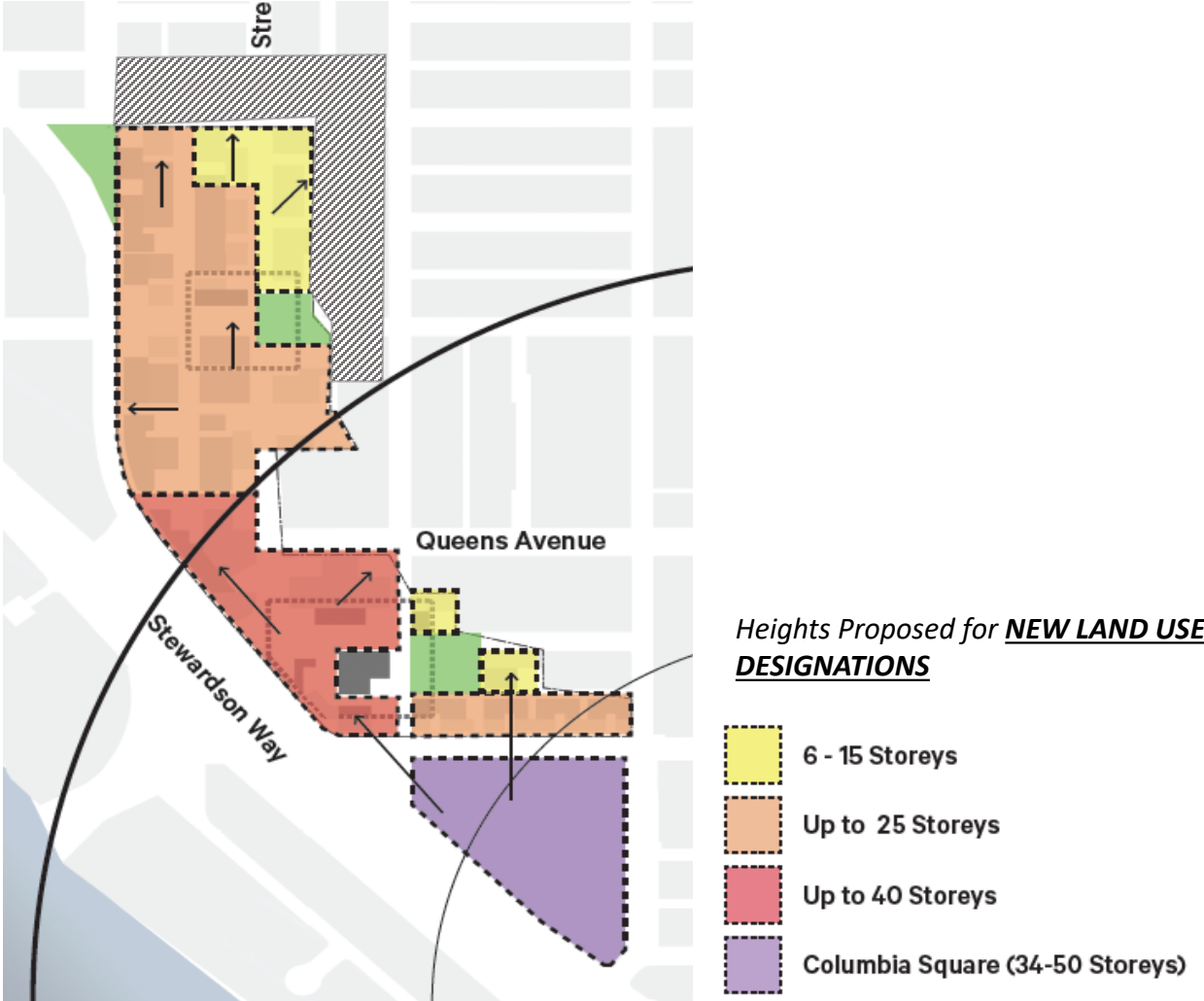


Heights Proposed for **NEW LAND USE DESIGNATIONS**

-  6 - 15 Storeys
-  Up to 25 Storeys
-  Up to 40 Storeys
-  Columbia Square (34-50 Storeys)

Neighbourhood Massing: Study Area Edges

Staff is seeking Council endorsement to explore changing the Official Community Plan designations of some properties on the outer edge of the study area to create an appropriate transition.



Next Steps

1. Completion of Additional Studies (Summer 2025) and report back to Council on implications to Lower Twelfth area study
2. Public and Nations Engagement (anticipated Fall 2025)
3. Council Approval of the Evaluation Framework (anticipated Winter 2025/2026)

Staff Recommendations

1. THAT the Parks and Recreation Master Plan, the updated Employment Strategy and exploration of potential institutional uses be completed, and staff report back to Council prior to completing the Evaluation Framework necessary to begin processing the catalyst project applications.
2. THAT the Lower Twelfth work continue to prioritize spaces for users such as artists, crafts people, artisans, and other creators, recognizing the inclusion of these spaces likely requires trade-offs with other public benefits, and higher residential densities to support project viability.
3. THAT the preliminary Massing Principles and Massing Concept be used to guide planning for Lower Twelfth area and the catalyst applications.
4. THAT staff further explore changing the OCP designations of some properties on the outer edges of the study area to enable development of townhouses or multi-unit residential buildings to provide an appropriate transition between the study area and adjacent blocks.