

## **REPORT**

### ***Planning and Development***

**To:** Mayor Johnstone and Members of Council  
**Date:** August 25, 2025

**From:** Serena Trachta, Acting Director  
Planning and Development  
**File:** 13.2535.04  
#2706815

**Item #:** 2025-241

**Subject:** **22nd Street Station Area: Planning and Development Department  
Work Plan for Implementation of the reGENERATE Vision**

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#### **RECOMMENDATION**

1. *THAT staff proceed with the next steps outlined in the **Work Plan Section** in the report titled “22<sup>nd</sup> Street Station Area: Planning and Development Department Work Plan for Implementation of the reGENERATE Vision,” dated August 25, 2025 from the Acting Director of Planning and Development, which would facilitate advancement of technical work to implement the Vision concurrent with ongoing work to complete Council consideration of the Official Community Plan updates to the area.*
  2. *THAT staff proceed with the next steps outlined in the **Communications Section** in the report titled “22<sup>nd</sup> Street Station Area: Planning and Development Department Work Plan for Implementation of the reGENERATE Vision,” dated August 25, 2025 from the Acting Director of Planning and Development, which would focus on providing information to the community, given the work is highly technical and required for the City to service and regulate development in the area, and/or will draw on existing City standards and the robust outputs of the previous, two-year community-based process which informed the Council-endorsed Vision.*
  3. *THAT the funds identified in the **Financial Considerations Section** in the report titled “22<sup>nd</sup> Street Station Area: Planning and Development Department Work Plan for Implementation of the reGENERATE Vision,” dated August 25, 2025 from the Acting Director of Planning and Development, be forwarded to the 2026 capital budget process for Council’s consideration.*
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## **PURPOSE**

The purpose of this report is to seek Council endorsement to advance detailed technical and planning work required to implement the *reGENERATE Vision for the Neighbourhood Around the 22<sup>nd</sup> Street SkyTrain Station*. This work would proceed in parallel with ongoing Council consideration of the related Official Community Plan updates for the area. Endorsement is sought for the general timing of the work, communications approach, and referral of associated capital funding to the 2026 budget process. Staff aim to complete the work as early as possible.

## **SUMMARY**

In December 2024, Council endorsed the *reGENERATE Vision for the Neighbourhood Around the 22<sup>nd</sup> Street SkyTrain Station* (the Vision). Shaped through a multi-year community planning process, the Vision outlines a long-term direction for the area as a high-density, transit-oriented, complete community. It includes a series of Council-endorsed Implementation Actions (Attachment 1) to guide the next phase of work.

This report presents a work plan for four key initiatives from the Vision's Implementation Actions, led by the Planning and Development Department, including: Development Permit Area Design Guidelines; Transit Village Development Concept; BC Hydro Lands Development Concept; and Ongoing Advocacy and Collaboration with key partners, agencies, and First Nations.

Led by the Planning and Development Department, these initiatives will be carried out with interdisciplinary support from Engineering, Energy and Climate Action, and Parks and Recreation. Work is anticipated to continue through early 2027, with progress updates to Council at appropriate milestones. Communications will focus on keeping the public informed as work advances, particularly those living and working in the 22<sup>nd</sup> Street Station Vision area.

Establishing land use designations for the area is currently underway through a separate work plan to update the OCP. The Vision Implementation Actions work may proceed independent, though in support, of establishing land use designations in regulating the future development of the area. Advancing the Implementation Actions concurrently would support completion of the work as early as possible.

Staff are seeking Council endorsement for the general timelines of the four work plan initiatives; the communications approach, focused on information sharing; and referring the request for the capital funds needed to undertake the 2026 portion of the work to the 2026 budget process for Council's consideration.

## **BACKGROUND**

### **The Vision**

Following a two-year community-based process, Council endorsed the [Vision](#) on December 16, 2024. It sets the long-term goals, objectives, and desired outcomes for redevelopment of the neighbourhood surrounding the 22nd Street SkyTrain Station. The Vision is consistent with BC's Transit Oriented Development (TOD) Area legislation, introduced in late 2023. It accommodates the minimum allowable heights and densities established by the Province, while reflecting Council priorities, other City objectives, and the aspirations of the community. This alignment ensures that the City meets its legislative obligations while also supporting municipal goals for housing supply, transportation integration, complete communities, and civic amenities and infrastructure to support the area's growth.

Attachment 2 outlines and responds to the feedback on implementation given by Council as part of the December 2024 workshop.

### **Relationship to Official Community Plan Update Work**

Establishing land use designations for the Vision area is currently underway through a separate work plan to update the OCP. In [the update, first presented on June 2, 2025](#), three study areas were proposed within the Vision boundary. The study areas reflect the need to complete the Vision Implementation Actions in order to provide clarity and certainty for both applicants and the City regarding development and financing growth expectations, infrastructure and amenity needs, etc., to ensure the livability and functionality of the area as it redevelops. The outcomes of the Implementation Actions will support staff and Council in evaluating development applications and prioritizing capital investments.

### **Other Vision Implementation Actions**

The successful implementation of the Vision requires coordinated, City-led planning and technical work that establishes a foundation for future development, regulation, and capital investments. Work on many of the Implementation Actions is already underway as they are interrelated with City-wide interdepartmental initiatives, for example; Financing growth strategies in light of Provincial legislation changes (e.g. establishing an Amenity Cost Charges program); Amenities and facilities planning (e.g. Parks and Recreation Comprehensive Plan); and Infrastructure/asset management (e.g. Electrical Utility strategic planning).

## **WORK PLAN**

This report provides a work plan for four initiatives from the Vision's Implementation Actions which would be led by the Planning and Development Department, and carried out in collaboration with interdepartmental staff. The work is proposed to begin in September 2025 and continue into early 2027, subject to staff capacity and other emerging priorities. Each initiative and its anticipated timing is described below.

### **1. Development Permit Area Design Guidelines**

To ensure development of a liveable neighbourhood that is consistent with the Vision, a Council-endorsed action is to create area specific design guidelines for the Development Permit Area (DPA) which covers properties within the Vision boundary. The guidelines will inform the form and character of new buildings and the relationship of those buildings to adjacent public streets and open space, emphasizing livability created through urban design, and supporting outcomes such as social inclusion and climate resilience. The Energy and Climate Action Department would be a key collaborator in this work due to the climate lens of the Vision.

Further, streetscape and public realm design guidelines will be developed for the area in order to establish clear standards for landscaping, sidewalks, lighting, street furniture, public art, and other elements. The guidelines will be aligned with the upcoming City-wide Curbside Management Strategy and will focus on requirements necessary to implement provincial Bill 16 legislation.

*Work would begin in September 2025, with Council endorsement of the guidelines targeted for early 2027.*

### **2. Transit Village Development Concept**

The area immediately north of the 22nd Street SkyTrain Station is envisioned as a high-density, mixed-use Transit Village which integrates housing, retail, amenities, and vibrant public spaces. A Council-endorsed implementation action is to develop a comprehensive Transit Village Development Concept. The development concept will provide technical guidance and expectations for private development and could be used to inform City policy such as land use designations or Zoning Bylaw changes. The development concept will provide expectations and/or requirements for:

- Parcel consolidation
- Tower siting and massing
- Community amenity and services siting, including park and open space networks
- Pedestrian, cycling, transit, and vehicle circulation
- Emergency and servicing access
- Financing growth portion of infrastructure and amenities
- Mechanisms to ensure Council priorities and other City objectives are met, including the use of new legislated tools.

Completing a Transportation Assessment is a key component of drafting the Transit Village Development Concept due to the area's steep topography and limited options for improving the road network. This assessment will evaluate potential road network configurations and confirm appropriate site access points to support multiple transportation goals, such as bus reliability, designated station pick-up and drop-off areas, effective integration of active transportation modes, waste collection and other servicing. The assessment will also consider options for expanding the bus exchange area to support bus service improvements. This component of the work will be undertaken collaboratively between Planning and Development and Engineering staff.

*Work would begin in September 2025, with Council endorsement of the Transit Village Development Concept targeted for early 2027.*

### **3. BC Hydro Lands Development Concept**

The BC Hydro transmission corridor and underlying BC Hydro owned lands are a key area requiring further technical analysis and review to identify whether, and how, redevelopment of this corridor could align with the Vision. Staff will continue to liaise with BC Hydro through this work, as was done during the visioning process.

While the BC Hydro lands are currently zoned residential and are within a Provincial TOD Area, the Vision prioritizes preserving and enhancing the corridor as green space and active transportation/recreation corridor with ecological and Coast Salish cultural features. This work will explore both short and long-term possibilities for the corridor through a dual-track planning approach:

- *Short to Medium Term:* Identify opportunities to enhance the corridor as a community amenity through greening, path improvements, and programming, and seek agreements with BC Hydro to allow these interim uses. This exploration would align with the updated Parks and Recreation Comprehensive Plan, in close collaboration with the Parks and Recreation Department.
- *Longer Term:* Create a Development Concept for future residential development of BC Hydro owned lands, should they be disposed of, including guidance on parcel consolidation, density expectations, and building placement, while retaining green space and corridor functions.

*Work would begin in late 2025, with Council endorsement of the BC Hydro Lands Development Concept targeted for early 2027.*

### **4. Ongoing Advocacy and Collaboration**

Successful implementation of the Vision relies on sustained collaboration with key partners, agencies, and First Nations. Staff will continue to engage and advocate with the following entities to align priorities, leverage expertise and resources, and support shared goals for a complete and connected community.

- *First Nations*: Continued relationship building with First Nations, with a focus on opportunities for cultural recognition, and ecological stewardship.
- *School District 40*: Continued dialogue regarding school capacity planning that aligns with anticipated growth, with a focus on population forecasts, safe travel routes, integration of school(s) within large-scale developments, and shared use of facilities and park amenities.
- *TransLink*: Align land use planning with anticipated station and bus exchange upgrades, service enhancements, and regional transportation objectives. Advocate for investments in the station area.
- *Provincial Ministries*: Coordinate with the Ministry of Transportation and Transit and Ministry of Infrastructure on road network changes, mobility strategies, alignment with Provincial infrastructure plans, and identifying funding for investment that advances Vision implementation.

## **COMMUNICATIONS**

Community consultation and feedback were central to shaping the Vision during the multi-year visioning phase of this project. The community came together to help define a long-term direction for the area as a high-density, transit-oriented, complete community. This extensive engagement ensured that the Vision reflects community values, priorities, and aspirations.

With Council's endorsement of the Vision in December 2024, the community's role in shaping the direction for the area is now complete. The project team is transitioning from visioning to implementation, focusing on the technical planning, design, servicing, and coordination required to translate the Vision's directions into policies, bylaws, and capital plans. This next phase involves detailed, technical, and specialized work that is not suited to public consultation.

While no further public consultation is planned, the City remains committed to keeping the community informed throughout the implementation phase. Project updates, background materials, timelines, and progress summaries will continue to be shared online through the project webpage. The webpage will support transparency and ensure that residents, property owners, developers, and other stakeholders can stay up to date as the implementation work progresses.

## **DEVELOPMENT APPLICATIONS**

Land use designations for the Vision area are currently being established through a separate work plan to update the OCP, aligned with recent Provincial housing legislation and the Housing Accelerator Fund initiatives. Regardless of the timing or outcome of the OCP update work, the Implementation Actions identified in the Vision must be completed before development applications can advance within the Vision area. Until this work is complete, development applications in the Vision area would be considered premature.

An exception applies to properties located within the broader Vision boundary, but outside the study areas identified in the current OCP update process. Applications for these properties may proceed and will be evaluated under the Interim Development Review Framework, the existing OCP, and other applicable City policies.

Staff recommend proceeding with the Implementation Actions work in parallel with the OCP update process. Advancing both streams concurrently will help support the timely completion of planning work and position the area for future redevelopment consistent with the Vision.

### **FINANCIAL IMPLICATIONS**

The estimated cost for consultants and studies of the four work plan initiatives outlined in this report is \$345,000, which will be funded through the approved 2025 Capital Budget. Staff anticipate an additional \$150,000 in 2026 would be required to complete the initiatives. The Planning and Development Department will forward the funding request to the 2026 Capital Budget process for Council's consideration. Internal staff resources for the work would be funded through the Annual Operating Budgets.

The \$345,000 budget does not include the capital or operating resources associated with the interrelated City-wide interdepartmental initiatives already underway (i.e. financing growth strategies, amenities planning, infrastructure/asset management, etc.). The City will continue to explore other funding sources and will advance discussions with Council related to opportunities and/or allocation, as they arise.

### **INTERDEPARTMENTAL LIAISON**

Staff across multiple departments have been engaged on the Vision creation and would continue to be engaged during the implementation phase of work. Specifically, staff capacity from the Engineering Services, Energy and Climate Action, and Parks and Recreation Departments would be dedicated to support the technical work of implementation. The Communication Division of Community Services would support information sharing components of the work plan.

### **OPTIONS**

The following options are presented for Council's consideration:

1. That staff proceed with the next steps outlined in the **Work Plan Section** in the report titled "22<sup>nd</sup> Street Station Area: Planning and Development Department Work Plan for Implementation of the reGENERATE Vision," dated August 25, 2025 from the Director of Planning and Development, which would facilitate advancement of technical work to implement the Vision concurrent with ongoing work to complete Council consideration of the Official Community Plan updates to the area.

2. That staff proceed with the next steps outlined in the **Communications Section** in the report titled “22<sup>nd</sup> Street Station Area: Planning and Development Department Work Plan for Implementation of the reGENERATE Vision, “ dated August 25, 2025 from the Director of Planning and Development, which would focus on providing information to the community, given the work is highly technical and required for the City to service and regulate development in the area and/or will draw on existing City standards and the robust outputs of the previous, two-year community-based process which informed the Council-endorsed Vision.
3. That the funds identified in the **Financial Considerations Section** in the report titled “22<sup>nd</sup> Street Station Area: Planning and Development Department Work Plan for Implementation of the reGENERATE Vision, “ dated August 25, 2025 from the Director of Planning and Development, be forwarded to the 2026 capital budget process for Council’s consideration.
4. That Council provide staff with alternative direction.

Staff recommends options 1, 2, and 3.

## **ATTACHMENTS**

Attachment 1: Implementation Actions Chapter in the reGENERATE Vision

Attachment 2: Response to Council Workshop Feedback

## **APPROVALS**

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