

REPORT

Planning and Development

To: Mayor Johnstone and Members of Council
Date: September 9, 2024

From: Jackie Teed, Director,
Planning and Development
File: #2516347

Item #: 2024-502

Subject: **reGENERATE: Big Moves for a Vision for the 22nd Street Neighbourhood**

RECOMMENDATION

1. **THAT** Council provide feedback on the big moves and strategy highlights in reGENERATE, a Vision for the neighbourhood around the 22nd Street Station.
 2. **THAT** Council direct staff to undertake round two of public engagement for the Vision, as detailed in this report.
-

PURPOSE

To seek Council's input on the big moves and strategy highlights in regenerate, a Vision for the neighbourhood around the 22nd Street Station, and to seek Council's direction to undertake public engagement.

SUMMARY

This report brings forward big moves and strategy highlights for a multi-generational Vision for the neighbourhood around 22nd Street SkyTrain Station. The Vision is informed by Council's Strategic Priorities Plan, responding to the climate emergency, the City's commitment to truth and reconciliation, new legislation mandating minimum densities around SkyTrain stations, as well as a unique planning process that featured an Ideas Challenge and significant public engagement. This project is one of seven initiatives in New Westminster supported by the Housing Accelerator Fund program, established by the Canada Mortgage and Housing Corporation (CMHC).

The Vision considers how to appropriately implement the provincial density framework in the Connaught Heights and West End neighbourhoods, creating the kind of green network and opportunities for social connection that will maintain and enhance livability as the neighbourhood grows and the climate crisis advances. This neighbourhood is envisioned as one with housing choice for a wide range of residents, including those in greatest need, and where buildings are energy efficient, low carbon, comfortable and safe through extreme weather. The neighbourhood includes commercial and community services that ensure residents can meet many daily needs in close proximity to home, and empowers them to live comfortably car-free. The Vision includes opportunities to advance First Nations priorities throughout, such as by providing space for ceremony, and supporting cultural revitalization in the public realm.

This report seeks Council's feedback on the big moves and strategy highlights, and direction to bring these to community members for review and feedback, prior to Council's consideration of the final Vision document at the end of the year.

BACKGROUND

Timeline and Previous Council Direction

The area around the 22nd Street SkyTrain Station is identified in the Official Community Plan (OCP, 2017) as an area intended to accommodate higher density development, with good access to transit and amenities.

As an outcome of its 2019 declaration of the climate emergency, in February 2020 Council endorsed creating a bold vision for a climate friendly neighbourhood centred around the 22nd Street SkyTrain Station. It was directed that the Vision should respond to the climate emergency, and the City's Seven Bold Steps for Climate Action, while also incorporating other Council priorities such as affordable housing, equity, and inclusion. Following a pause during the Covid-19 Pandemic, work on a Vision was relaunched in the summer of 2023. At that time, Council directed the Vision to have a dual focus on climate action and closer collaboration with First Nations, in alignment with the City's A Year of Truth.

This project is one of seven key initiatives to be completed through the City's participation in the Canadian Mortgage and Housing Corporation's (CMHC) Housing Accelerator Fund (HAF). HAF provides financial support that enables the City to advance initiatives aimed at improving the housing approval process, increasing housing supply, and expanding housing choice.

New Provincial Legislation

Partway through visioning, in early 2024, the Province brought forward new housing legislation for Transit Oriented Development areas (TOAs), establishing a minimum density framework for residential lands within 800 meters of SkyTrain stations. This framework expanded the geographic scope of the Vision and informed the density and housing forms anticipated. The Province also introduced new planning legislation

pertaining to housing needs reports, OCP updating timelines and financing growth tools (i.e. new amenity cost charge, expanded scope for development cost charges) which are also being considered by the City alongside this planning work.

Most recently, the Province brought forward housing targets for New Westminster and other municipalities (released in July 2024), through the new *Housing Supply Act* and related regulation. This information, as well as data gathered for an upcoming update to the City's Housing Needs Report, informed the approach to housing supply in the Vision.

Council's Strategic Priorities Plan

Council's Strategic Priorities Plan (SPP) informed the visioning process from the outset, and has served as a guide as the Vision's scope has grown and changed, with new legislation introduced. The SPP informs this and other long range planning work, setting direction for housing goals, community connection and belonging, safe movement of people, people-centred economic development, and asset management and infrastructure. These focus areas, together with the foundational lenses of reconciliation, climate action, and public engagement, underpins the Vision as well as the unique elements of the planning process.

Vision Process

A number of processes informed the Vision:

- On-going conversations with four First Nations who expressed an interest in collaborating on this Vision: Musqueam Nation, Kwantlen Nation, Tsleil-Waututh Nation, and Squamish Nation;
- a robust community engagement process from September to November 2023;
- the reGENERATE Ideas Challenge, from November 2023 through January 2024;
- a design charrette in early March 2024; and
- additional analysis and consultation with external agencies.

Attachment 1 provides more information on these processes and outcomes from each.

VISION HIGHLIGHTS

reGENERATE is a long range, multi-generational and high level Vision, crafted with full neighbourhood build-out to TOA density in mind. Full build-out, if it were to occur, could translate to over 30,000 new residents. The pace and extent of redevelopment of the neighbourhood, will in part be determined by the market. As per best practices with long range planning, the policies which implement the Vision, such as the Official Community Plan (OCP) are expected to be updated periodically.

Big Moves for a Bold Vision

Building on the reGENERATE Ideas Challenge themes, in alignment with Council's Strategic Priorities Plan, and integrating priorities from First Nations, the Vision calls for the following big moves:

- *A Transit Village:* A high-density mixed-use core centered around a regional transit hub, where residents' daily needs can be met in close proximity to home. This move to a more complete, less vehicle-dependent community, supports climate goals by reducing transportation-related emissions.
- *Increased Housing Capacity and Choice:* A neighbourhood of abundant housing with a mix of tenures and affordability levels, and somewhere for everyone to call home. Growth is focused around transit facilities with, local commercial uses, employment opportunities and well-served by community amenities, will support climate goals of enabling car-free living in energy efficient, low carbon buildings.
- *Transforming Streets to be 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. Sustainable transportation choices are supported through improved bike and pedestrian facilities, car-share and EV charging opportunities, and bus speed and reliability measures. High vehicle volume streets are tamed with enhanced pedestrian environments, and new roads or lanes are added where needed to ensure emergency and service vehicle access and enhance connectivity.
- *Green Networks:* A diverse system of ecologically-rich, resilient public green spaces and corridors, supported by green private and semi-private spaces. This network includes the BC Parkway, options for enhancing the BC Hydro right of way as a green corridor, and connecting these with a network of green streets and lanes, including a "park street" along a portion of Twenty-first Street. Opportunities for expanded and new parks would also enhance the green network, collectively supporting climate adaptation through rainwater management, reduced urban heat island effect, and improved air quality in the neighbourhood.
- *Coast Salish Cultural Contributions:* A community that celebrates the Coast Salish context of the land, and where opportunities for cultural revitalization and reconciliation are provided, including through places for ceremony, cultural visibility in the public realm, and inclusion of housing and economic opportunities for First Nations and indigenous people.
- *Social Connectedness:* A vibrant and inclusive community with a range of social spaces where diverse people can gather, connect, and support each other – through community spaces like a Neighbourhood House (multipurpose facility), public realm design, and sociable building design. There are spaces to build community capacity and knowledge about climate action.

- *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. Clean and renewable energy powers the neighbourhood, and community members are empowered to conserve and reduce their own energy use.
- *Fiscally Responsible Approach:* A livable neighbourhood that balances growth and long-term municipal financial resilience, 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 22nd 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.

Further details on the above big moves, as well as full-concept, mobility, and green network maps are provided on the draft community engagement boards, included as Attachment 2.

NEXT STEPS

Community Engagement – Round 2

Should Council support the recommendation of this report, the big moves would be brought forward for community engagement in the coming weeks. The goal of this second round of engagement would be to show community members the results of the work they informed, and ensure that their inputs and aspirations are accurately captured in the finalized vision.

The following engagement activities are proposed:

- On-line engagement through the project’s Be Heard New West page;
- A drop-in engagement session in the neighbourhood;
- Targeted outreach and meetings with previously engaged groups; and
- Consultation with the City’s Advisory Planning Commission.

Staff will also circulate to external agencies including TransLink, the Ministry of Transportation and Infrastructure, New Westminster School District, and BC Hydro. The work will be shared as part of continuing conversations with the four Nations that have been involved to date, as well as Qayqayt Nation and Kwikwetlem First Nation.

Endorsement of Vision

The input collected from community engagement, First Nations review and comment, external agency consultation, and additional analysis would inform the final Vision. The Vision would be brought forward for Council’s consideration of endorsement at the end of the year.

FINANCIAL IMPLICATIONS

Expenses related to the second round of community consultation as well as the remaining design and drafting work by the consultant team are accounted for in the 2024 Capital Plan Budget. New Westminster was awarded an \$11.4 million grant from the Housing Accelerator Fund (HAF) program, established by Canada Mortgage and Housing Corporation (CMHC). The 22nd Station Bold Vision was a project identified in the City’s HAF application and the project costs will be offset by this funding. Separately, \$155,000 for Vision implementation actions has been included in the five-year budget projection, and is anticipated to be included as a 2025 Capital Budget request.

OPTIONS

The following options are presented for Council’s consideration:

- 1. That Council provide feedback on the big moves and strategy highlights in reGENERATE, a Vision for the neighbourhood around the 22nd Street Station;
- 2. That Council direct staff to undertake round two of public engagement for the Vision, as detailed in this report; or
- 3. That Council provide staff with alternative direction.

Staff recommends options 1 and 2.

ATTACHMENT

- Attachment 1: Vision Process Summary
- Attachment 2: Big moves and strategy highlights from the reGENERATE Vision for the 22nd Street Station Neighbourhood

APPROVALS

This report was prepared by:
Stephanie Mak, Planning Assistant II
Meredith Seeton, Senior Policy Planner

This report was reviewed by:
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This report was approved by:
Rupinder Basi, Deputy Director, Planning
Serena Trachta, Acting Director, Planning and Development
Lisa Spitale, Chief Administrative Officer

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.

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.

Attachment 2

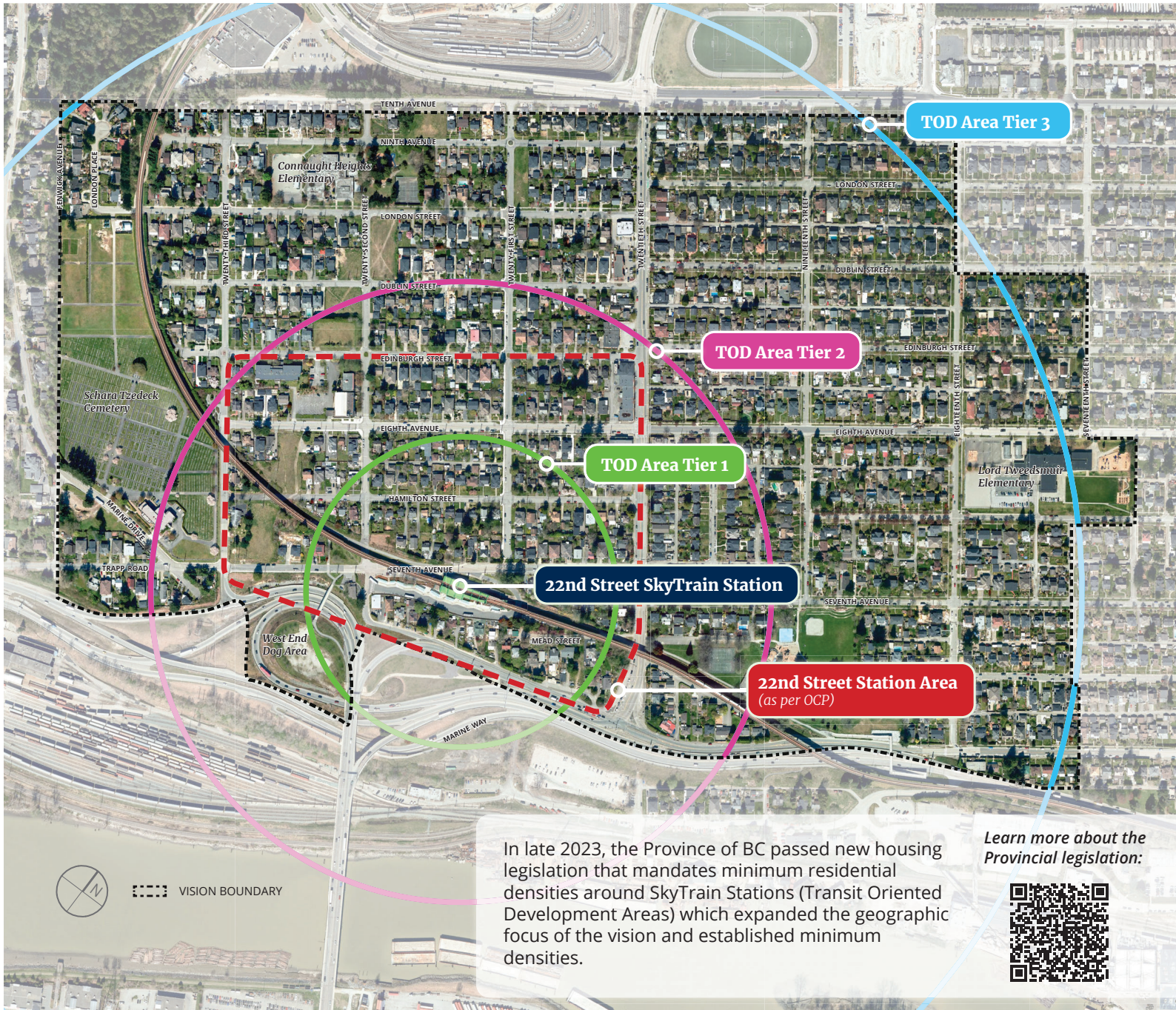
Big Moves and Strategy Highlights from the reGENERATE Vision for the 22nd Street Station Neighbourhood

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.

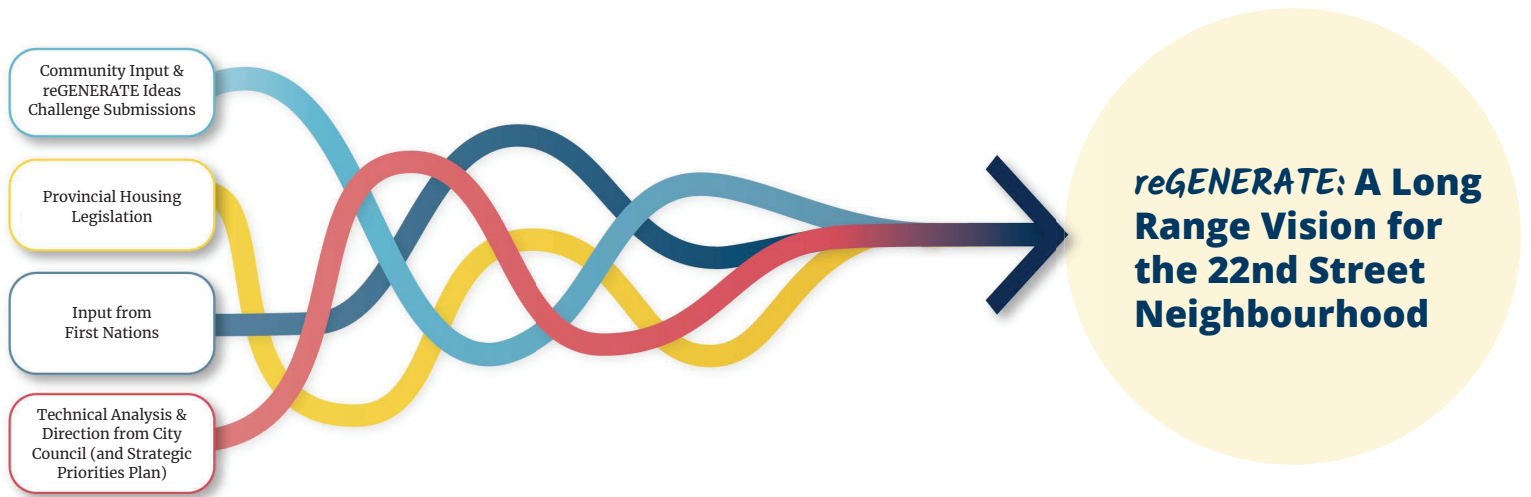
Learn more about the Provincial legislation:



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

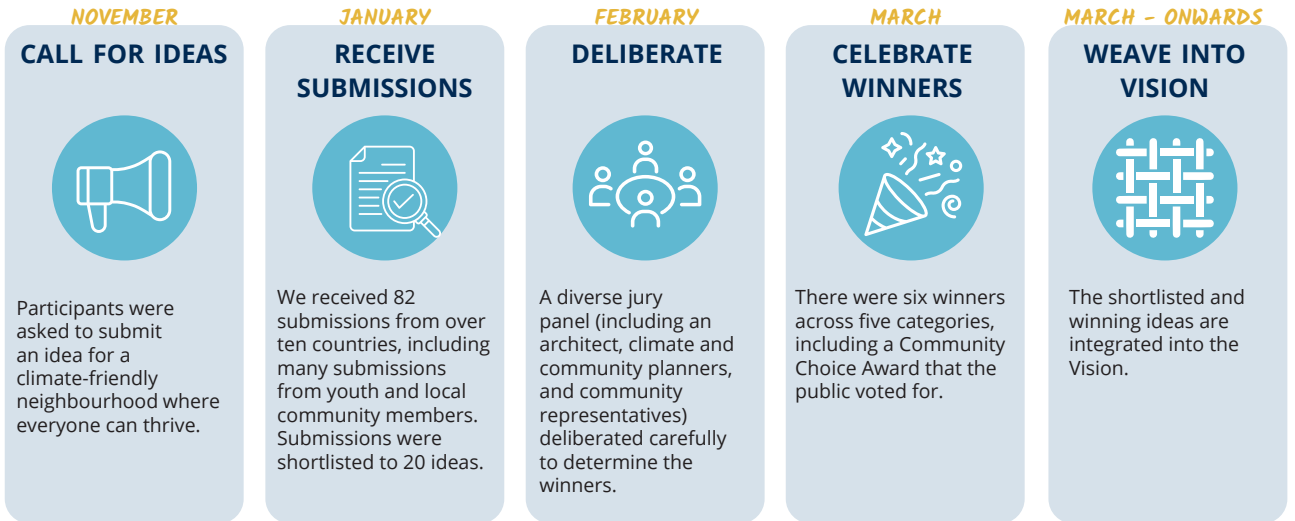
More outdoor parks, green spaces, and trees in the neighbourhood.



REGENERATE IDEAS CHALLENGE

CHALLENGE PROCESS

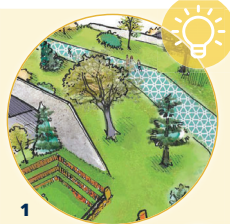
To surface new ideas, the City hosted the reGENERATE Ideas Challenge.



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.



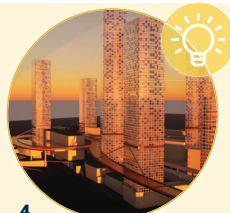
Make Transportation Sustainable

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.

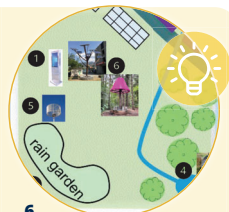
Create Social and Caring Places

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.

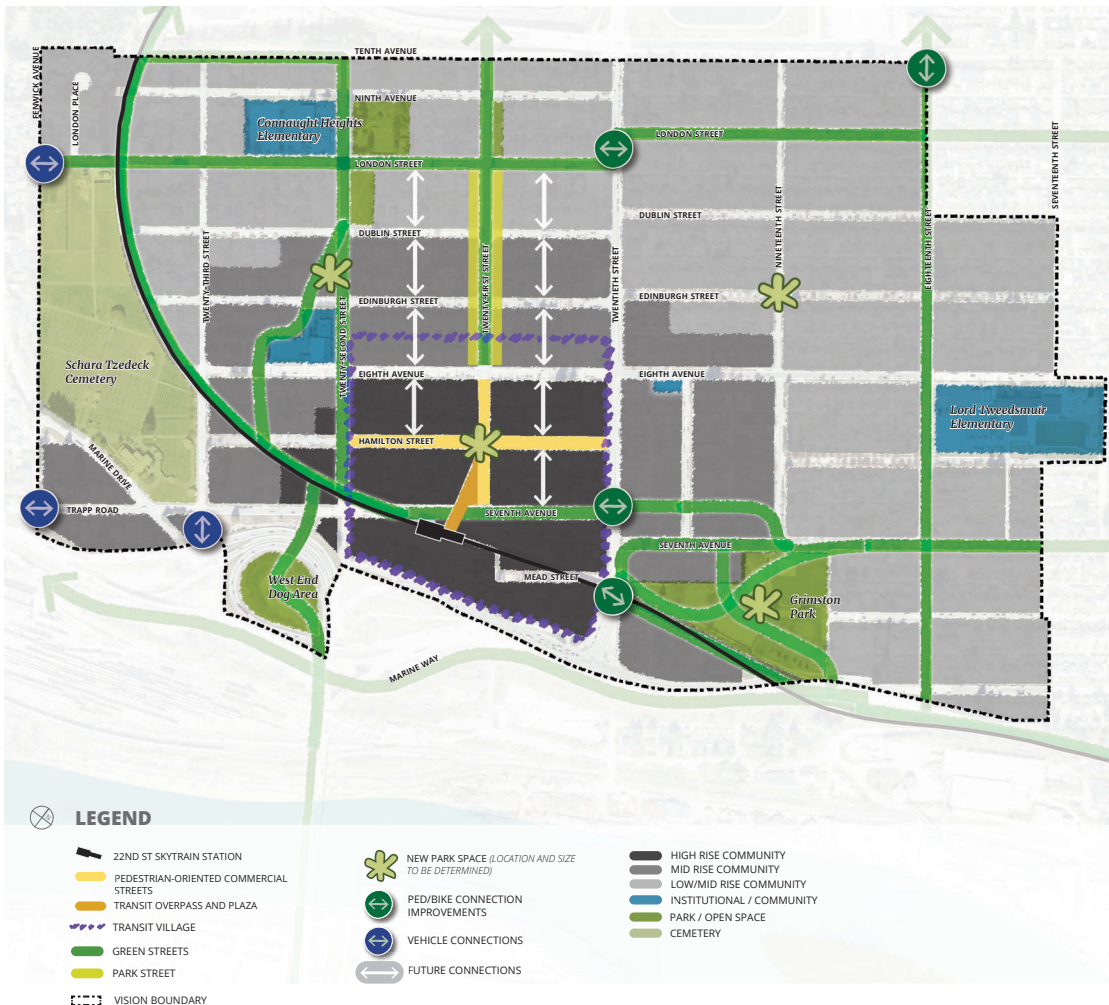


Climate-Friendly Buildings: Low-carbon, low-emissions buildings, powered by clean and renewable energy, and designed to provide safety and comfort through extreme weather, support reduced energy consumption, and minimize waste.



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

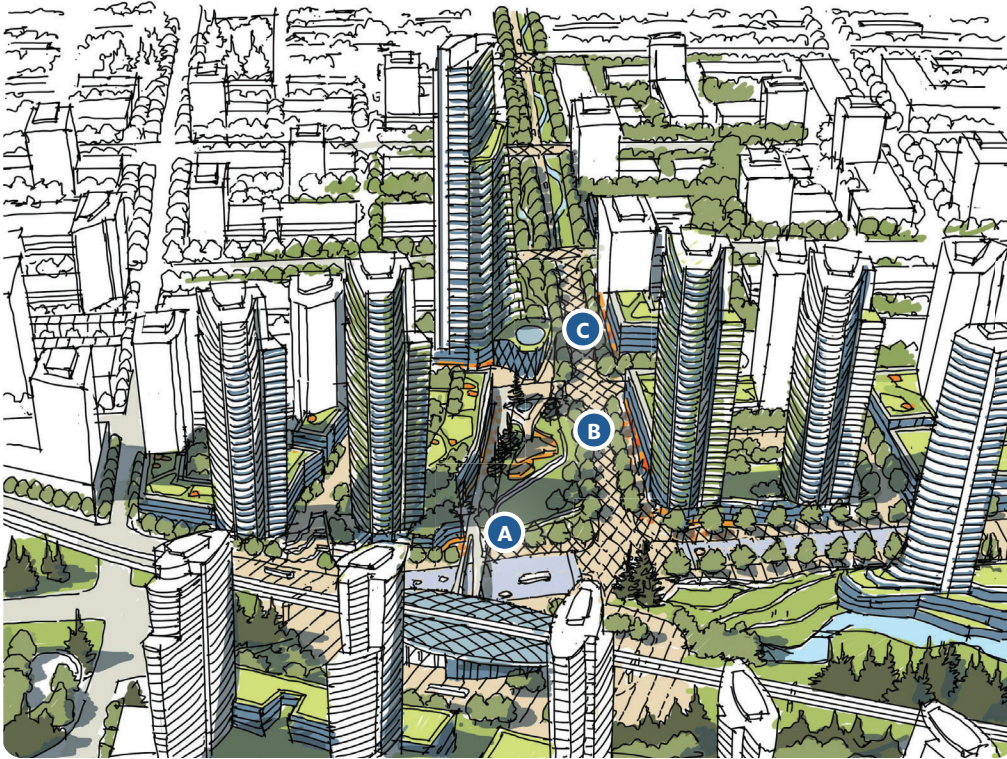
- **Transit Village as Neighbourhood Heart:** a mixed-use, pedestrian-oriented place to meet daily needs
- **Plaza-to-Park Street:** Twenty-First Street transitions from a bustling, urban, pedestrian-priority street northwards to a quieter, lush, park-street
- **Improved Connections:** New and improved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

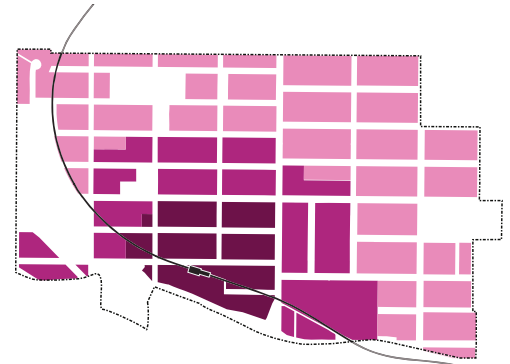
HIGH RISE COMMUNITY

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.



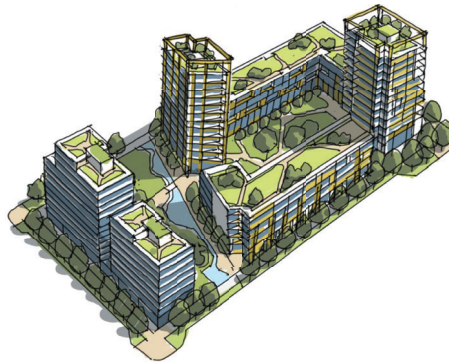
HIGH-RISE COMMUNITY

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.



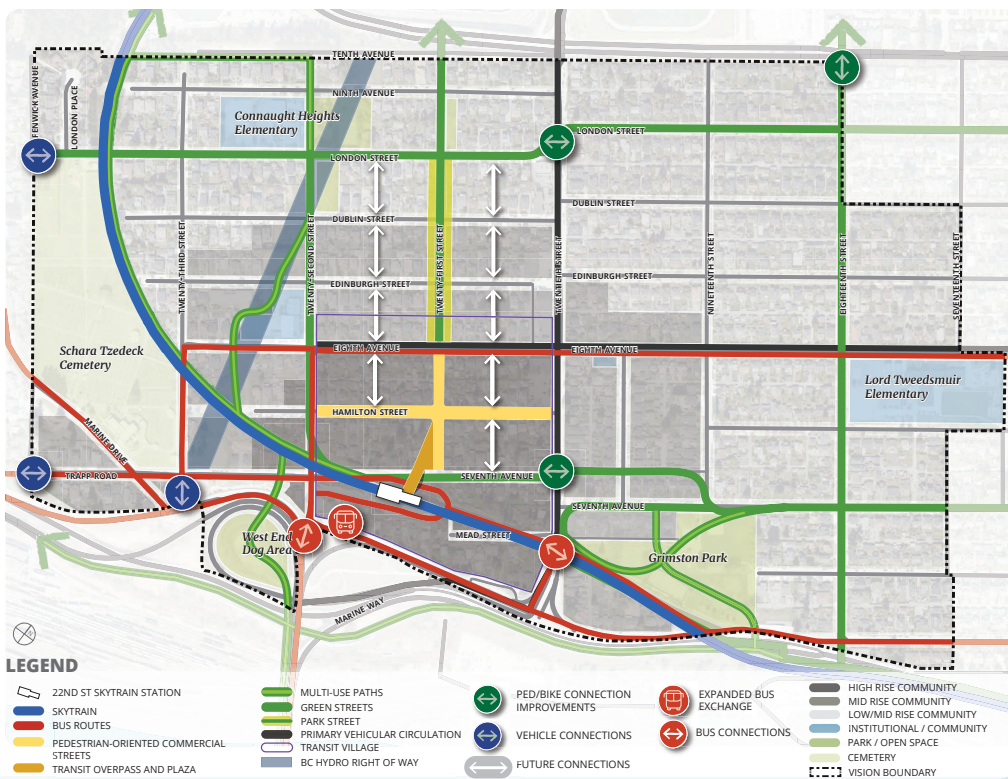
STRATEGY HIGHLIGHTS

- **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.

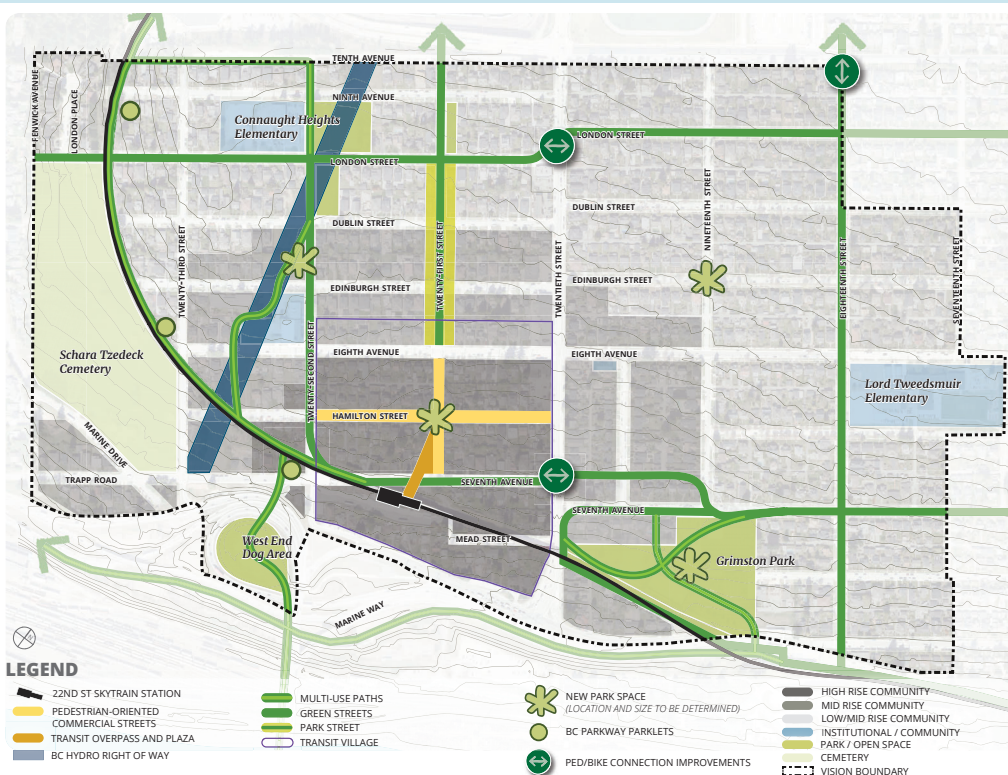
STRATEGY HIGHLIGHTS

- **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.

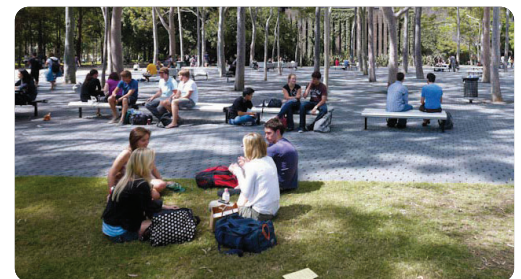


BC HYDRO RIGHT OF WAY

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.

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.



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.

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.

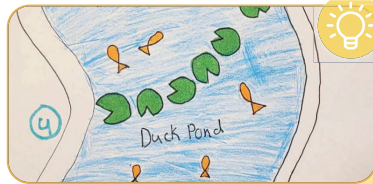


OUTDOOR PLAYFUL PLACES

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.



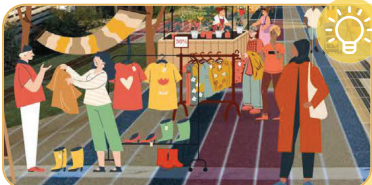
CIRCULAR ECONOMY

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.

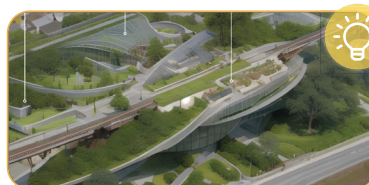


GREEN, RENEWABLE, AND SOCIAL ROOFS

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 22nd 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 22nd 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

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