



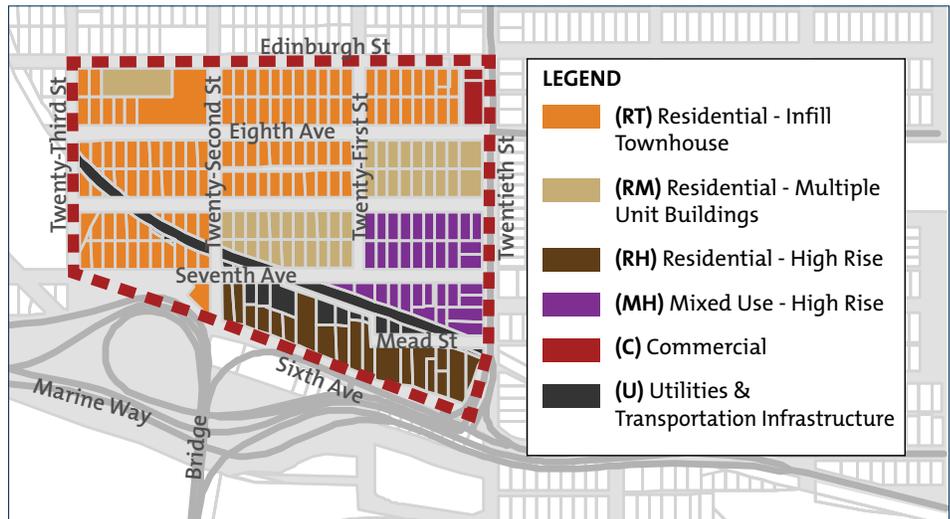
22nd Street Station Area

The area around the 22nd Street SkyTrain Station is identified in the Official Community Plan (OCP) as a Frequent Transit Development Area (FTDA). As such, the 22nd Street Station Area is intended to accommodate higher-density development, with good access to transit and amenities.

The 22nd Street Station Area is envisioned as a higher density, mixed use node, with shops and commercial services on Seventh Avenue, east of the station. Higher density residential development would locate near the SkyTrain station, while low rise residential buildings and infill townhouses would “step down” into the surrounding neighbourhood of Connaught Heights. This vision was created through the review of the OCP, which was adopted in October 2017.

Why is a Master Plan needed?

A Master Plan is being created that further details how the area will develop. The Master Plan will ensure that growth in the area meets and supports the needs of the community, and will further explore the issues and neighbourhood improvements raised during earlier consultation. The added detail will also guide



Area that will be covered by the Master Plan and proposed land use designations.

how the City evaluates development applications.

Thinking of Selling or Developing?

Here are a few things to keep in mind:

- The Master Plan does not create any obligation for landowners to sell or redevelop their properties.
- City staff has recommended to Council that the Master Plan be adopted before any rezoning applications are considered.
- New development in this area will be expected to help pay for new infrastructure and amenities in the community. A Financing Growth Strategy will be prepared as part of Step Two of the master planning process, which will identify specifically

what a developer must contribute towards additional amenities and infrastructure.

- The permitted density, massing and height of new development will be defined during Step Three, which will include the creation of public and private realm design guidelines. The permitted form of development won't be finalized until the adoption of the Master Plan.
- The Master Plan will not change the zoning entitlements in the 22nd Street Station Area. It is risky to determine the value of a property based on zoning entitlements different from those in the Zoning Bylaw, as Council is under no obligation to approve a rezoning, even if it is consistent with the Master Plan.

Master Plan Process



Regular Reporting Back to the Public and Council →

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Want to stay informed about the Master Plan process? Make sure to sign up for our mailing list by sending an email to plnpost@newwestcity.ca or through the link provided on our webpage www.newwestcity.ca/22streetplan. This the best way to stay connected and to hear about upcoming events!

Contact Us:

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