

OUR CITY NEIGHBOURHOOD VISIONING PROCESS

Purpose of this Process

The OUR CITY Neighbourhood Visioning Process is an opportunity for the community, Council and City staff to start an in-depth conversation about the future of the city. Participants in the Visioning Process will use design and discussion to explore how OUR CITY's neighbourhoods may evolve and how the overall city can accommodate 34,000 new residents and 700,000 square feet of new commercial space by 2041. We'll also brainstorm "big moves" that can make OUR CITY an even better place to live, work, play, move, and care. Participants' ideas will be used by the City to help shape the new Official Community Plan (OCP) that will be developed over the next year and half.

The OCP is the policy document that sets out the vision, goals and policies for the future of New Westminister. New Westminister's current OCP was created in 1998. The local, regional, provincial, national and international contexts influencing the city have changed significantly since that time. The updated OCP will provide a renewed vision for New Westminister, and the regulatory framework to guide growth toward that vision.

The OCP will contain policies on housing, parks and open space, arts and culture, heritage, energy, utility services, transportation, well-being, hazards, economy, and environment. It will also include a land use designation map, which will indicate the future land uses that would be supported by Council. These designations will determine future development and redevelopment of property within the city. Together the policies and map, plus tools and actions for implementation will help to shape the growth of OUR CITY into the future.

The OUR CITY Neighbourhood Visioning Process is the next of many future opportunities for the community to provide input into the OCP update.

2014	WINTER 2015	SUMMER 2015	2016
<p>Step One & Two Background Research</p> <p>Staff conducted background research, reviewed existing policy, identified issues and opportunities, and did statistical analysis.</p> <p>Public Launch</p> <p>The public consultation process kicked off with a Traveling Community Workshop in June 2014. A Photo Contest and Pop-Up Planning events were held over the summer 2014.</p>	<p>Step Three Vision and Goals</p> <p>This step will be launched by the Neighbourhood Visioning Process. Community members who attend the workshop and open house will explore how the city might grow into the future. Ideas developed will be used to create vision and goals as well as inform future steps of the OCP review process.</p>	<p>Step Four Policies & Land Use Scenarios</p> <p>During this step, staff will continue to refine the draft vision and goals, and prepare draft policies for each of the policy areas. Land use scenarios will also be created. The draft land use scenarios and policies will be presented to Council, Council's committees, the public, and other agencies for review. Feedback will be used to finalize the policies and to create a proposed future land use map.</p>	<p>Step Five OCP Draft Plan</p> <p>Staff will incorporate the vision, policy area goals, policies, and land use map into a draft Official Community Plan. The document will be laid out to be easily understandable and useable by Council, staff, the public and other users. A draft OCP will be presented to Council, to the public, and circulated for review. It is expected that the final OCP will be presented to Council for adoption in the summer of 2016.</p>

OCP ADOPTION

Regular Reporting Back to the Public and Council

Process Agenda

SATURDAY, FEBRUARY 14TH:

LOVE OUR CITY Neighbourhood Visioning Workshop: A public workshop to start the conversation about how OUR CITY should grow into the future.



AGENDA

- 830 - 900** Registration and Networking
- 900 - 910** Welcoming Address: Mayor Côté
- 910 - 920** Why Are We Here: Purpose and Goals of the Workshop
- 920 - 950** Presentation: Charles Montgomery, Author of "Happy City"
- 950 - 1010** Question and Answer Period
- 1010 - 1025** Break
- 1025- 1125** Working Session: Loving Your Neighbourhood
- 1125 - 1135** Plenary: "Shout Out" of Key Findings
- 1135 - 1145** Introduction to A Growing City Working Session
- 1145 - 1230** Lunch
- 1230 - 130** Working Session: A Growing City
- 130 - 220** Working Session: Big Ideas
- 220 - 300** Plenary: "Shout Out" of Key Findings
- 300 - 310** Thank You and Closing Comments

SATURDAY, FEBRUARY 28TH (10am - 2pm):

OUR CITY 'What We Heard' Open House: A public open house for community members to drop in, review and comment on all outputs.

FINAL REPORT

Following the open house, a final report summarizing the overall process and findings will be prepared by MODUS design consultants. This document will be posted on the City's website, and participants of the OUR CITY Neighbourhood Visioning Process can sign up for the OUR CITY mailing list to be alerted when the report is ready. The report, and the outputs of the whole process, will be used by staff to inform the update of the OCP.

Key Issues for Exploration

Although the OCP update process will examine the full range of policy areas (housing, parks and open space, arts and culture, heritage, energy, utility services, transportation, well-being, hazards, economy, and environment), the OUR CITY Neighbourhood Visioning Process is focusing the discussion on three key issues:

LOVING YOUR NEIGHBOURHOOD – Where is the heart of your neighbourhood? What would make it even better? A liveable city is one that provides places to live, work, play, move and care. A city should include a diversity of shops and amenities that are easily accessible. Creating a complete and connected city will allow residents to fulfill their day-to-day needs within their neighbourhood.

A GROWING CITY – How can growth (i.e. new housing and commercial businesses) appropriately fit into your neighbourhood and the overall city? The City's Urban Development Forecast (completed in 2014) anticipates that New Westminister will grow to almost 104,000 people by 2041. This means approximately 34,000 new residents (16,500 new homes) and 700,000 square feet of new commercial businesses over the next 26 years.

BIG MOVES TOWARDS A GREAT CITY – What big moves do you think would make OUR CITY even greater? The new OCP should be ambitious about what the city should look like in 26 years. Big moves can take a long time to implement and often happen one small piece at a time (e.g. completing the walkway along the riverfront).

METRO VANCOUVER Regional Growth Strategy
The Metro Vancouver Regional Growth Strategy (RGS) is a shared commitment between Metro Vancouver and member municipalities to achieve regional goals. Planning for growth is a central component of the RGS, adopted in July 2011. As a member municipality, New Westminister must demonstrate through the OCP how the City's policies are consistent with those of the RGS, including Metro Vancouver's 2041 population projection of 102,000 total people for New Westminister.



Visioning Process Outputs Check-List

Using the ideas you share in the LOVE OUR CITY Neighbourhood Visioning Workshop, the public Advisory Group, Modus design consultants, and City staff will work for two days to create the following outputs, which will be presented for your review at the OUR CITY 'What We Heard' Open House:

- Citywide Annotated Growth Concept Plan
- Illustrated Birds' Eye Vision of the city in 2041
- Neighbourhood Concept Plans for Sapperton, Uptown, Twelfth Street, Twenty-Second Street
- Character Sketches, including sticky streets, activity/service clusters, other community nodes
- Diagrams and strategies for transition areas between employment and residential land uses
- Diagrams of mobility and green network opportunities
- Photos and illustrations of new housing types and economic development ideas
- List, description and drawings of live, work, play, move, belong design strategies/guidelines
- Summary of neighbourhood challenges and opportunities
- Refined City Building Principles for New Westminster (see below)

Draft City Building Principles for New Westminster

L I V E

1. Provide enough housing to meet the needs of the population projections [104,000 residents]
2. Provide housing to meet the needs of different ages, incomes, family types and abilities
3. Locate the most number of residents within mixed use, pedestrian oriented nodes that are well-served by transit
4. Locate the next highest number of residents along pedestrian-oriented transit corridors
5. Locate some additional residents in single detached areas using forms that maintain neighbourhood character
6. Create liveable communities that balance growth of population, employment, amenities and ensure that growth contributes positively to the community

W O R K

1. Provide enough commercial square footage to meet the needs of the projected community population [700,000 additional square feet of neighbourhood serving commercial]
2. Locate most commercial square footage within mixed use, pedestrian oriented nodes and corridors, which are well-served by transit
3. Grow the local economy by building on the existing strengths and opportunities of New Westminster
4. Identify and create opportunities for new and innovative business sectors and models

A GROWING CITY

The City is Growing

Since 1996, New Westminster has grown steadily by about 240 residential units per year. The city's population, in 1996 was approximately 50,000 residents living in about 27,000 housing units. In 2011, the city's population was about 66,000 residents living in about 30,600 housing units. New Westminster is expected to continue to accommodate 3.25% of Metro Vancouver's population growth. At this rate, the population could reach close to 104,000 people in 48,000 housing units by the year 2041. This is consistent with Metro Vancouver's Regional Growth Strategy projections.

How Should the City Grow?

We want to know how you think the city should grow. Should the City explore allowing low-density infill housing like laneway housing? Are there areas of the city where higher density forms of infill should be considered (e.g. a duplex with suites)? Where should townhouses and rowhouses be located? Where should the higher density residential forms be located?

You will be working together as a table to distribute growth in one part of the city: the west, centre, or east (see the map in the Visioning Process handout). Some tables will discuss Downtown and Queensborough but the growth in these areas has already been established the recently completed Community Plans, which will remain in place after the new citywide Official Community Plan is adopted. However, this is still a good opportunity to evaluate the proposed growth for these neighbourhoods.

We aren't making any final decisions today! This exercise will help City staff create a variety of future land use scenarios which will be presented to the community (along with accompanying polices) for further review and input. Today's explorations are just the first step.

ANTICIPATED CITYWIDE GROWTH

	2013	2021	2031	2041
TOTAL POPULATION	68,280	79,061	92,098	103,871
TOTAL HOUSING UNITS	31,611	36,602	42,638	48,088

Source: City of New Westminster Urban Development Forecast - 2013 to 2041 (Coriolis, 2014).

Chip Legend

CHIP	FORM	NUMBER OF UNITS
NO CHIP	LOW	0 UNITS (no growth)
 WHITE CHIP	LOW INFILL	10 UNITS
 YELLOW CHIP	MODERATE INFILL	25 UNITS
 BLUE CHIP	MEDIUM	50 UNITS
 GREEN CHIP	HIGH	100 UNITS
 RED CHIP	COMMERCIAL	20,000 SQ.FT. (e.g. 1 small grocery store OR 4 small commercial units)

The Growth Scenario

Each neighbourhood has been assigned a target number of units to accommodate (see the “Anticipated Housing Units” table below). These numbers are not set in stone, but are instead intended to help facilitate a lively discussion about future growth. For each area, the total number of units needs to be accommodated.

ANTICIPATED HOUSING UNITS BY 2041

NEIGHBOURHOOD	UNITS
WEST	1,200
CENTRE	2,100
EAST	2,000
DOWNTOWN	4,500
QUEENSBOROUGH	1,100
TOTAL	10,900

WHERE DID THESE NUMBERS COME FROM?

The City’s Urban Development Forecast is a long range forecast that estimates the likely population, housing, and commercial growth in the city over the long term. The analysis is based on historic trends and considers other available forecasts (e.g. Metro Vancouver, BC Statistics).

The housing unit forecast includes an estimate of the number of units in 2041 for three sub areas: Downtown, Queensborough, and the rest of the city.

To allow for more detailed neighbourhood level conversations, City staff have split the units anticipated for “rest of the mainland” into the three broad areas based on the approximate geographic size of the area (not including major industrial areas). This helps account for the fact that the “west” is a smaller area than the “centre” or “east.”

Units in already proposed developments (where an application has been submitted to the City) and units under construction were removed from each neighbourhood’s total although all of the proposed developments may not be approved or built.

Although it’s helpful to know where the numbers came from, the key goal for this exercise is to use the chips to identify locations for future growth.

YOUR TASK TODAY

Place new housing units on a map of the neighbourhood using poker chips. Each colour of poker chip represents a different number of housing units (see “Chip Legend”). Housing forms that take up more land have a lower number of units per chip. It’s up to you what mix of chips you use. For examples of what housing types could be associated with each chip type, see the “Housing Continuum” handout. Many of these forms shown are not currently permitted in the city but depending on community feedback, could be considered in the future.

Commercial Growth

The total new neighbourhood oriented retail and service commercial that the estimated population could support in 2041 is 711,688 square feet. Use the red chips to indicate the location and amount of commercial space you would like to see. You do not have to allocate the full amount of floorspace anticipated in 2041. Stack chips on top of each other in areas where you feel there should be more than one floor of commercial space (one chip = one floor).

ANTICIPATED COMMERCIAL FLOORSPACE BY 2041

NEIGHBOURHOOD	AREA (SQ. FT.)
REST OF THE CITY	300,000
DOWNTOWN	130,000
QUEENSBOROUGH	270,000
TOTAL	700,000

Open Space

As the population grows, creative approaches will be needed for increasing the amount of parks and open space. Use markers to identify areas where more green space is needed.