reGENERATE

An Ideas Challenge for a climate-friendly neighbourhood

TECHNICAL BACKGROUNDER

Bold Vision for the neighbourhood around 22nd Street SkyTrain Station

DECEMBER 2023

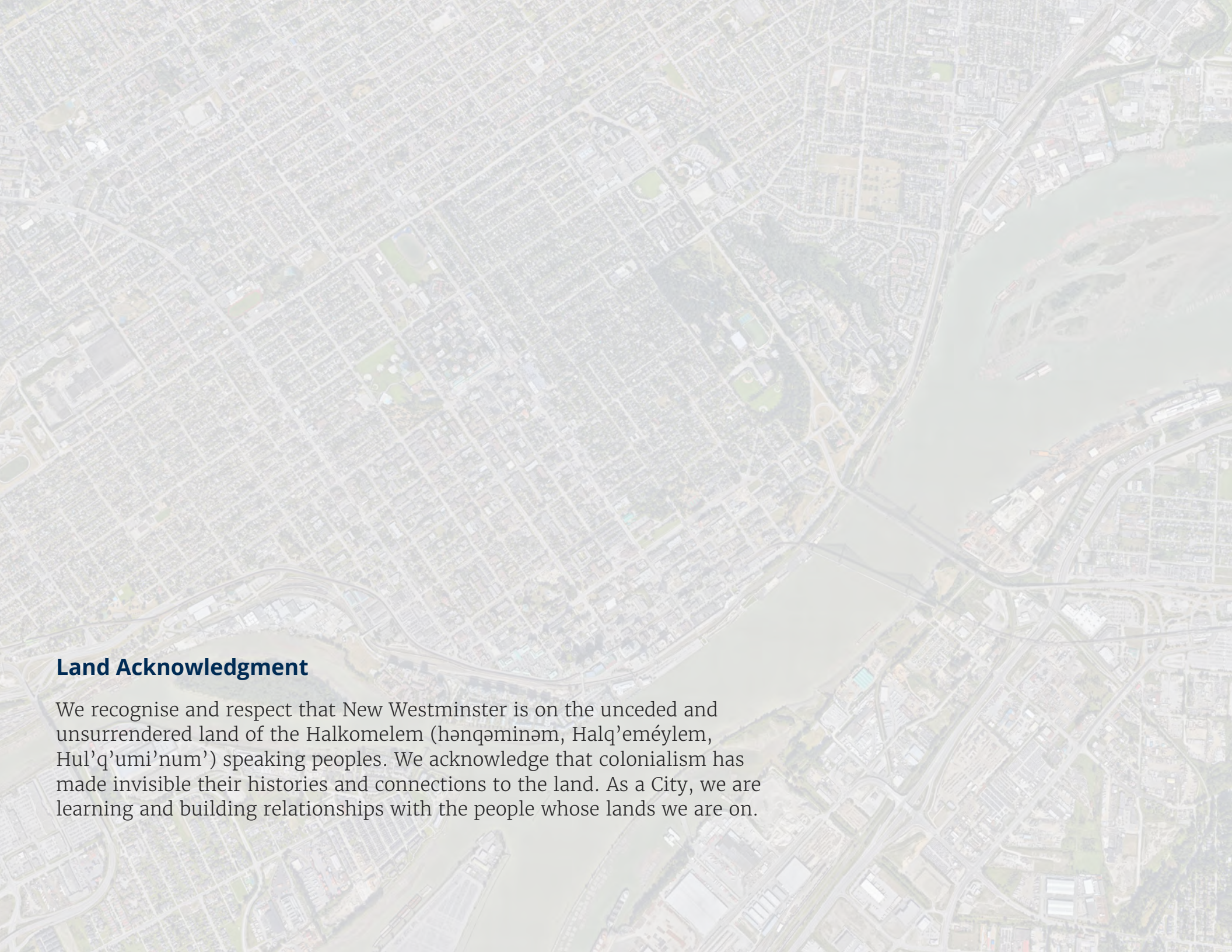
NEW WESTMINSTER











Land Acknowledgment

We recognise and respect that New Westminster is on the unceded and unsurrendered land of the Halkomelem (hənqəmiṉəm, Halq'eméylem, Hul'q'umi'num') speaking peoples. We acknowledge that colonialism has made invisible their histories and connections to the land. As a City, we are learning and building relationships with the people whose lands we are on.

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Introduction

ABOUT NEW WESTMINSTER

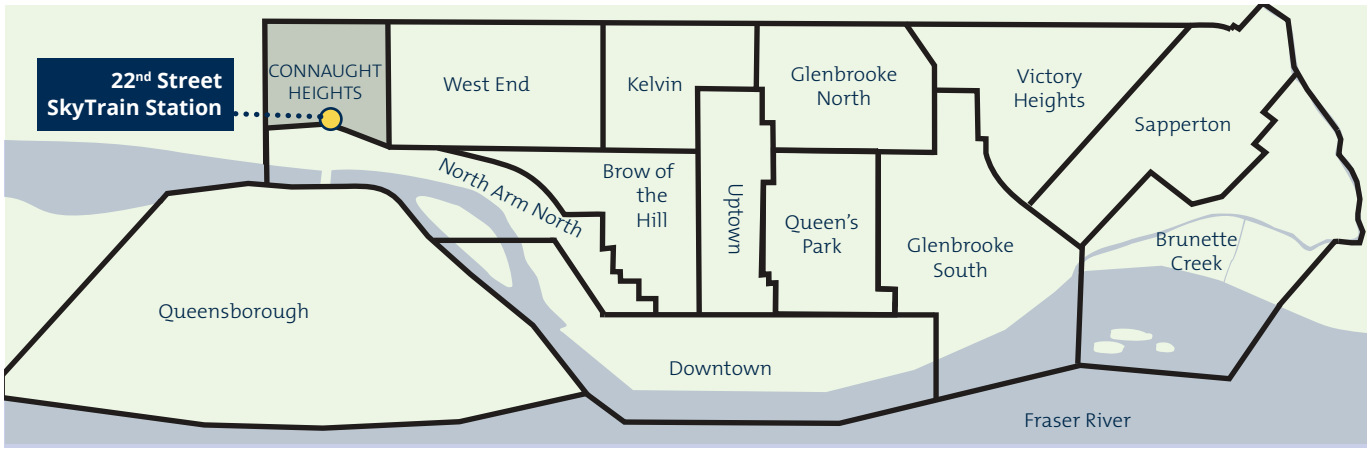
New Westminster is within the traditional territory of the Halkomelem (hənqəmin̓əm, Halq'eméylem, Hul'q'umi'num') speaking peoples. Since the beginnings of time, the Halkomelem speaking peoples have been stewards of these lands, and hold an intimate and ancestral connection to the environment. In the 1800s, colonizers started to occupy the unceded and un-surrendered lands, eventually forcibly removing all Coast Salish communities from the land now known as New Westminster.

Today, New Westminster is a quickly growing municipality in the Lower Mainland where almost half (47%) of residents identify as a visible minority. As the community continues to grow, City staff and Council must consider how to plan for that growth.

The City of New Westminster is located in the heart of Metro Vancouver, bordered by Burnaby, Coquitlam, Surrey and Richmond. The City has many neighbourhoods. 22nd Street SkyTrain Station is located in the Connaught Heights neighbourhood.



Source: Metro Vancouver



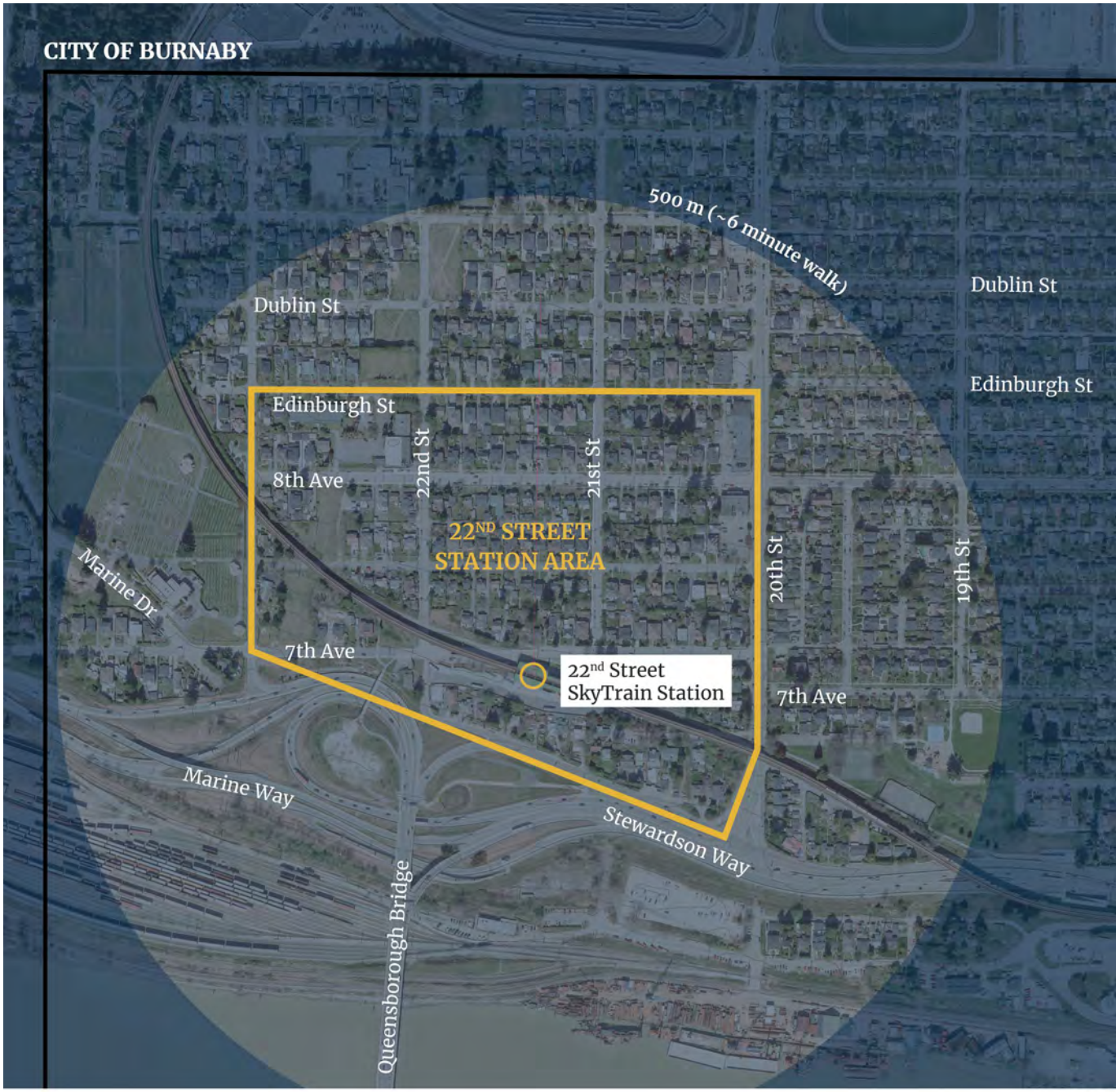
Source: City of New Westminster, 2006 Census Profile

ABOUT THE NEIGHBOURHOOD

22nd Street SkyTrain Station is located in the Connaught Heights neighbourhood, and adjacent to the West End neighbourhood.

Metro Vancouver's Regional Growth Strategy and the City of New Westminster's Official Community Plan identify 22nd Street Station Area (the Station Area) as a Frequent Transit Development Area (FTDA). FTDAs are priority locations for regional growth where higher density, trip-generating development is supposed to be focused. This 33 acre area is bounded by Edinburgh Street, 20th Street, and Stewardson Way. Previous planning efforts have focused on this Station Area.

However, as we develop a bold vision, we are revisiting the Station Area boundaries, and are open to exploring with the community ideas for changes outside of this area.



COMMUNITY PROFILE

The following statistics highlight some community characteristics, including the language diversity, income levels, housing types, and commuting patterns in Connaught Heights and New Westminster.

Connaught Heights

Punjabi, Tagalog & Mandarin
languages most often spoken at home other than English

$96k
median income of households

84%
of dwellings are single detached or semi-detached houses or duplexes.

7.3%
live in multi-generational households

26.5%
of commuters take transit to work

City of New Westminster

Punjabi, Tagalog & Mandarin
languages most often spoken at home other than English

$82k
median income of households

25%
of dwellings are single detached or semi-detached houses or duplexes.

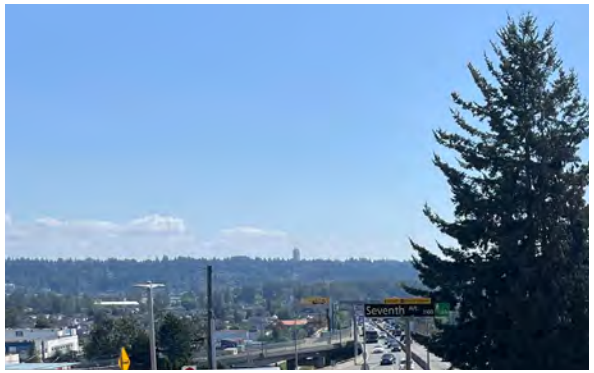
2.5%
live in multi-generational households

22.5%
of commuters take transit to work

Data Source: Statistics Canada, 2021 Census Profile.

NEIGHBOURHOOD CHARACTERISTICS

The following physical characteristics of the neighbourhood's streets, topography, lots, and infrastructure impact planning and development.



Views
Southern views of the Fraser River and neighbouring municipalities.



Street Alignment and Congestion
Some streets are misaligned across 20th Street, streets and other rights-of-way meet at different angles. Strong dominance of Stewardson Way, busy intersections, and congestion along 20th Street.



Multiple Jurisdictions
In addition to being on unceded Coast Salish territory, multiple jurisdictions have a presence in the neighbourhood, including the Ministry of Transportation and Infrastructure, TransLink, and BC Hydro. The area is also bordered by the City of Burnaby.



Single-Detached Lots
Current lots are smaller than typical multi-unit lots and predominantly occupied by single-detached houses. The City has very limited ownership of land in the area.



Aging Buildings and Train Station
SkyTrain station opened in 1985. The majority of homes in the station area were built before the 1960s. Some homes in the area may have heritage value.



Steep Slopes
Significant elevation changes to the south leading to development and design challenges and opportunities.

Challenge Framework

The reGENERATE Ideas Challenge is framed by one goal (what we hope to achieve), three foundational values (what we care about) and five themes (how we can reach our goals).

Challenge Framework Summary

Challenge Goal

A climate-friendly neighbourhood where everyone can thrive

Foundational Values

Climate Action

Truth & Reconciliation

Equity, Diversity & Inclusion

Themes



Land Use & Housing



Mobility, Access & Infrastructure



Landscape & Water



Buildings, Energy & Waste



Community Connections & Belonging

FOUNDATIONAL VALUES

Climate Action

In 2019, the City of New Westminster declared a climate emergency and committed to reducing greenhouse gas emissions by 100% by 2050. Climate action will require addressing the causes and impacts of climate change. Climate action can be broken down into "mitigation" and "adaptation".

Mitigation refers to addressing the cause (e.g. reducing energy and waste, transitioning to a low-carbon community, etc.), and adaptation refers to addressing the impacts (e.g. disaster preparedness, restoration of natural areas, preparing for extreme weather, protecting against sea level rise, etc.). Many climate action methods help with both mitigation and adaptation. Building community resilience is also a key strategy for climate action.

The City of New Westminster hopes that the vision for the neighbourhood around 22nd Street SkyTrain Station will push the envelope on how we design climate-friendly neighbourhoods.

Truth and Reconciliation

New Westminster is within the traditional territory of the Halkomelem (hənqəmінəm, Halq'eméylem, Hul'q'umi'num') speaking peoples. Since the beginnings of time, the Halkomelem speaking peoples have been stewards of these lands, and hold an intimate and ancestral connection to the environment.

The City of New Westminster acknowledges that, for over 150 years, colonization has harmfully exploited Indigenous peoples and the lands—and the extractive practices of colonization continues to contribute to the climate crisis. Indigenous peoples have deep knowledge and understanding of how to live on these lands in a good way. We cannot effectively respond to the climate emergency without building reciprocal and respectful relationships with Indigenous communities, honouring and learning from Indigenous ways of knowing and climate leadership, celebrating Coast Salish culture, and making reparations for past harms.

The City of New Westminster hopes to build stronger respectful relationships with the local First Nation communities throughout this process, exploring what reconciliation and climate action could look like in this neighbourhood.

Equity, Diversity, Inclusion

Historically and today, many communities face inequitable access (based on race, age, gender, sexual orientation, immigration status, religion or disability, etc.) to important things like suitable housing, good health, adequate income, and the ability to move around easily.

The City of New Westminster is a dynamic community, rich in diversity. This diversity is a strength, and the City is committed to leveraging unique insights from diverse perspectives to foster an equitable, inclusive, and welcoming community.

The City of New Westminster hopes that the future 22nd Street Station area will reflect the city's diversity and acknowledge and respond to the needs of everyone, providing a better community for all.



Artist: Christina Coolidge
yearoftruth.ca

Bringing it all together

Indigenous and equity-denied communities are often disproportionately impacted by climate change, experiencing property damage, cost impacts, and/or health challenges from extreme weather events. Many of these communities are not just experiencing the impacts of climate change, but are also actively addressing climate challenges.

Climate-friendly communities must be accessible to a diverse range of community members - these need to be places where everyone can thrive. Taking action on climate needs to include being proactive on equity and inclusion, giving careful consideration to how different approaches or ideas would be experienced by equity-denied community members.

There is no "one way" out of the climate crisis. We need all of the perspectives and solutions that we have to tackle this complex challenge. An effective transition to a climate-friendly community requires embracing the full range of human ingenuity and innovation, which includes traditional and new ideas from different communities and cultures.

THEMES

As we plan for the future of 22nd Street Station Area and beyond, we are considering the following key themes. These are the 'levers' that the City can use to reach the project goal.



Land Use & Housing

For example, growth near transit, diverse and affordable housing.



Mobility, Access & Infrastructure

For example, sustainable transportation and infrastructure improvements.



Landscape & Water

For example, nature-based solutions, connected open space, sustainable food-systems.



Buildings, Energy & Waste

For example, zero emission buildings, energy efficiency and conservation, embodied energy, local renewable energy, construction waste reduction, and circular economy opportunities.



Community Connections & Belonging

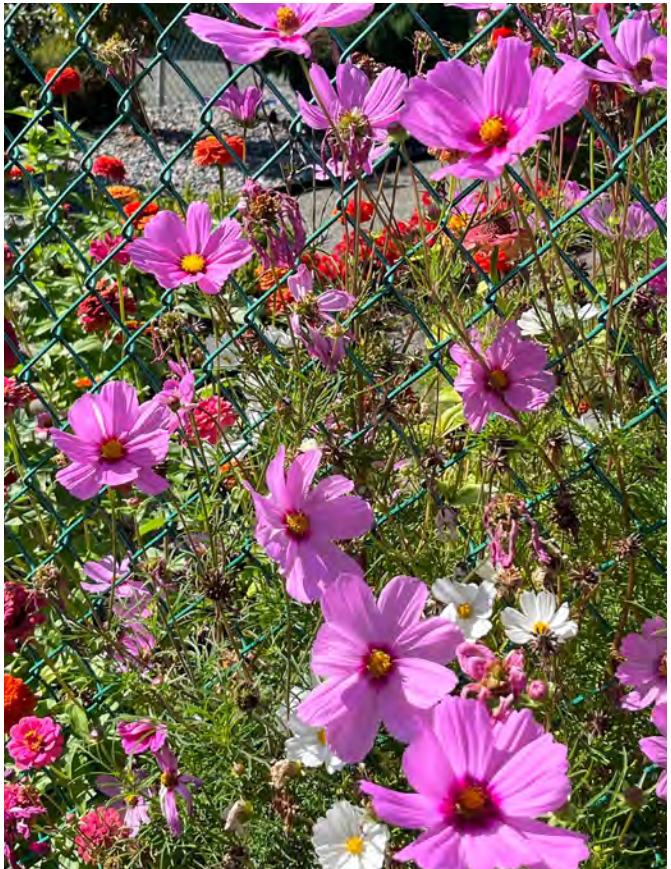
For example, community well-being, sense of place and safety, celebrating culture, Coast Salish cultural revitalization.








BC PARKWAY
Burnaby
22nd Street Stn
via Crosstown
Greenway
H.D. 2013-05691




30


8TH AVE. 2000
TRAFFIC
CONTROLLED
COMMUNITY



Land Use & Housing

CURRENT CONDITIONS

The following characteristics define the current land use and housing need in the area.

- **Land Use |** The existing land use is primarily single-detached dwellings with suites.
- **Commercial |** There are some commercial units operating along 20th Street. These include small retail, small food service, pharmacy, laundry service and a recording studio. There are also some industrial lands between the highway and the river, south of the SkyTrain Station.
- **Building Stock |** The existing building stock is primarily single-detached and duplex homes, constructed before the 1960s. There is one low-rise apartment.
- **Housing Need |** The 2021 Housing Needs Report noted that nearly one-third of renters spent over 30% of their income on housing, and many renters lived in places that were not suitable, adequate or affordable. Wait lists for affordable housing continue to be long, with 562 waiting and 95 people seeking supportive housing in the city as of 2020. A March 2023 point-in-time homeless count found there were 57 people experiencing unsheltered homelessness and 146 people experiencing sheltered homelessness. These counts are often under-representations of the scale of people experiencing homelessness and housing precarity.



1 *Single-detached house*



1 *Single-detached house*



1 *Single-detached house*

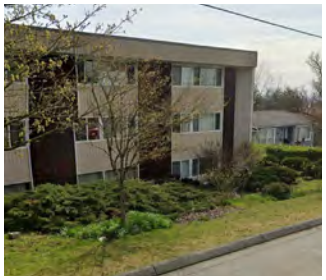


1 *Single-detached house*



CURRENT ZONING | LEGEND

- Single Detached
- Multi-family Residential
- Commercial
- Parks and Open Spaces
- Institutional
- Industrial
- SkyTrain
- Roads



2 *Multi-unit building*



3 *Commercial building*



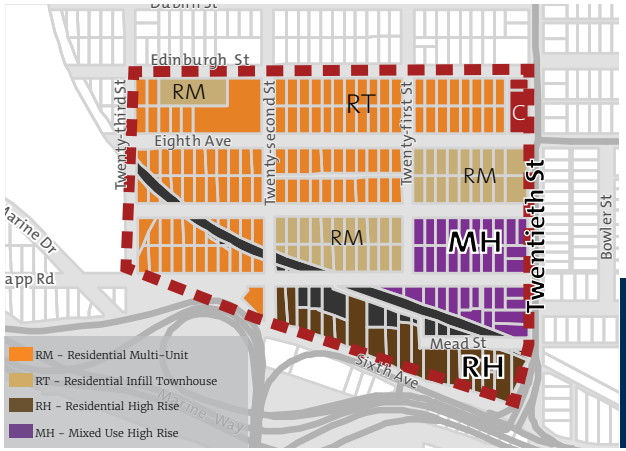
3 *Commercial building*

PLAN AND POLICY HIGHLIGHTS

The Metro 2050 Regional Growth Strategy (2023) is the region's collective vision for managing growth. It supports complete, connected, and resilient communities and designates the 22nd Station Area as a Frequent Transit Development Area.

The **Official Community Plan (OCP) (2017)** designates the 22nd Street Station Area as a 'Comprehensive Development' area. The purpose of this designation is to transition the Frequent Transit Development Area surrounding the SkyTrain Station from low density residential uses to a mixed use node. This could include infill townhouses, low and high rise residential buildings, and mixed use high rise buildings. The highest density uses are envisioned to be located closest to the SkyTrain station, transitioning to lower density uses away from the station.

The OCP includes proposed land use designations for the station area. These potential designations may shift depending on the outcome of the creation of a bold vision for the neighbourhood around the SkyTrain:



Proposed land uses for 22nd Street Station Area.
Although the City's OCP includes the above proposed land use designation for the area, the City is open to exploring alternative land use options during the reGENERATE Ideas Challenge and Bold Vision process. The City is also open to expanding the boundaries of the study area.

New Westminster's **Zoning Bylaw** regulates the land uses, density, building heights and parking requirements specify off-street vehicle parking regulations as well as off-street bicycle parking. Most of the neighbourhood is zoned as NR-2 (neighbourhood single detached residential districts). Other zoning in the neighbourhood include Public and Institutional (P-1) (i.e. a local church and school) and Local Commercial Districts (C-1) uses along 20th Street.

New Westminster's **Community Energy and Emission Plan (2022)** sets a roadmap to approach net zero by 2050, through actions related to transportation, buildings, energy, waste and circular economy, and natural systems.

New Westminster's Housing Needs Report (2021) identifies gaps in housing supply. It highlights a need for 3,328 more homes, and 2,083 affordable rentals, by 2031. The demand is greatest for one-bedroom (971 units) and two-bedroom units (564 units). Most demand will be from very low-income households. Affordable rental and supportive/transitional housing have proven to be the most challenging categories to meet demand.

The Province of BC recently passed **Bill 47**, legislation requiring local governments to identify Transit Development Areas with minimum allowable height of 20 storeys and minimum allowable density of 5.0 FSR within 200 metre of a Rapid Transit Station. Full details are forthcoming from the Province in early December.

Further Reading

- Metro 2050 (Regional Growth Strategy) (2023)
- Our City 2041: New Westminster's Official Community Plan (2017)
- Zoning Bylaw 6680 (2001)
- Community Energy and Emission Plan (2022)
- Housing Needs Report 2021-2031 (2021)
- Affordable Housing Strategy (2010)
- New Westminster Retail Strategy (2023)
- Bill 47 - 2023: Housing Statutes (Transit-Oriented Areas) Amendment Act (2023)

WHAT WE'VE HEARD PREVIOUSLY

Through previous focused engagement (during the OCP process and the development of other City-wide plans), we have heard the following key takeaways about land use and housing in the area.

- Growth is to be focused around the 22nd Street SkyTrain Station.
- New development should include new commercial space and a range of housing options.
- High rises (if any) should be located close to the SkyTrain station and surrounded by other lower density forms of housing.
- There has been some excitement for the potential new development to create a neighbourhood heart.
- Overall there is a need to ensure livability for residents (e.g. good urban design, protect views, mitigate noise, etc.).
- There is considerable interest among owners of homes directly surrounding SkyTrain to sell their property.

Mobility, Access & Infrastructure

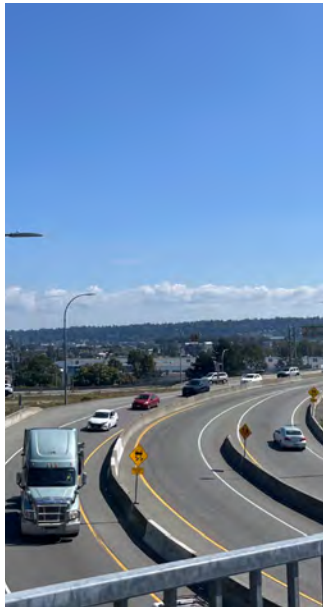
CURRENT CONDITIONS

The following characteristics define the current mobility network of the area.

- **Mode Share |** According to the 2021 Census of Population, 66.7% of residents in Connaught Heights commuted by car, truck or van to work. About one-third (31.9%) used active modes, including public transit (26.5%), walking (5.4%). Zero respondents identified cycling to work (0%).
- **Elevation |** Steep topography is limited to specific areas in the neighbourhood - between 23rd and BC Parkway, south of 7th Ave to Marine Way. The steep topography contributes to a less comfortable environment for pedestrians and cyclists.
- **Bus & SkyTrain |** The SkyTrain Station is central to the area. From this station, travelers can access downtown New Westminster, Downtown Vancouver, Metrotown in Burnaby, and Surrey City Centre in less than 15 minutes. The integrated bus exchange also provides connections to other areas in the region not served by SkyTrain.
- **Crosstown Greenway/Seventh Avenue |** Seventh Avenue is a designated core network cycling route in the City's Active Transportation Network Plan, connecting to the BC Parkway and other core cycling routes in the City.
- **BC Parkway |** The BC Parkway provides a cycling and pedestrian connection from Vancouver, through Burnaby, to downtown New Westminster and across the river to Surrey.
- **Sidewalks |** This neighbourhood is missing sidewalks on most of its streets with only 8th Ave having sidewalks on both sides between 20th and 23rd Streets.



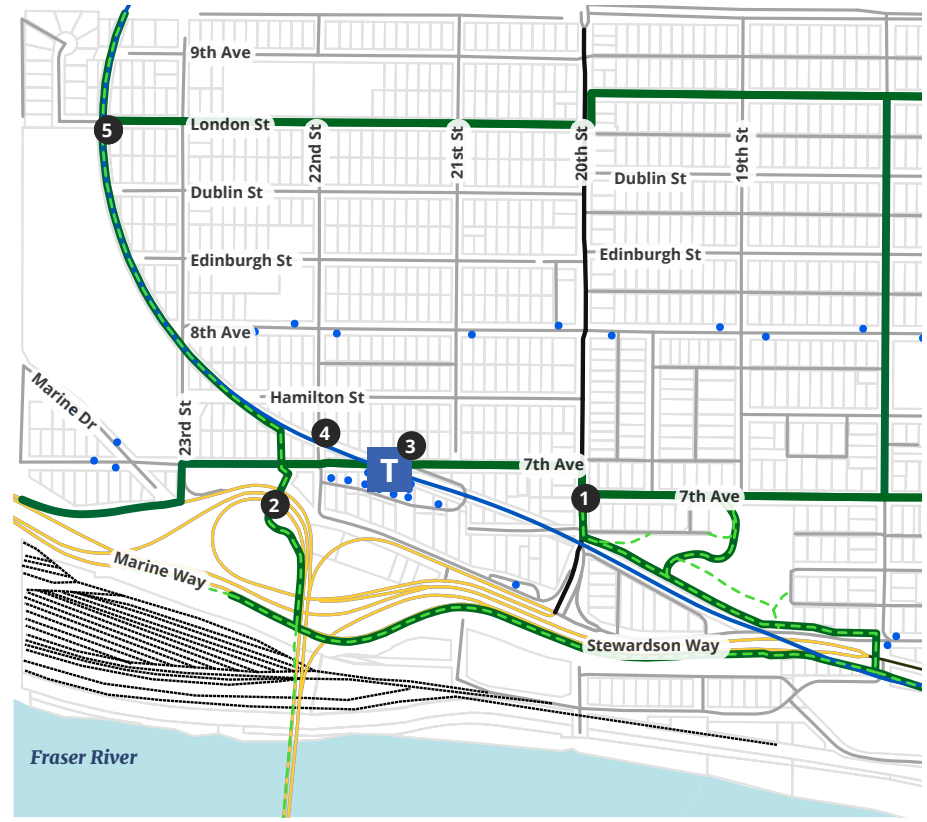
1 *Traffic along 20th Street*



2 *Stewardson Way*



3 *SkyTrain Station Entrance*



MOBILITY MAP | LEGEND

- Local Roads
- Collector Roads
- Major Road Network
- Railway
- Bus Stops
- SkyTrain
- Off-Street Pathways
- Bikeways



4 *SkyTrain and BC Parkway*



5 *BC Parkway*

- **Road Category |** All roads in the neighbourhood are designated as local roads, except for 20th Street which is a collector road. Marine Way and Stewardson Way are designated truck routes.
- **Safety Concerns |** There are significant road safety concerns along 20th Street. There are also safety challenges along the two major bike routes, especially at intersections.
- **Traffic |** During peak weekday hours, significant traffic queues form on the southbound section of 20th Street as vehicles access the congested Queensborough Bridge.
- **Access |** There are limited access routes into and out of the neighbourhood, with traffic calming measures in place to prevent traffic from detouring through the neighbourhood to get to the bridge. The street grid crossing 20th Street is misaligned.

PLAN AND POLICY HIGHLIGHTS

TransLink's **Transport 2050** regional strategy shapes the future of transportation in Metro Vancouver. Transport 2050 was developed concurrently with Metro Vancouver's regional growth strategy, and integrates growth projections that reflect 22nd St Station Area becoming a Frequent Transit Development Area.

The City's declaration of a climate emergency and its corresponding **Seven Bold Steps** include the following targets, which are closely related to mobility:

- **Pollution Free Vehicles |** By 2030, 50% of kilometres driven by New Westminster registered vehicle owners will be by zero emissions vehicles.
- **Car Light Community |** Accelerate the Master Transportation Plan targets for mode split: 60% of all trips within the City will be by sustainable modes of transportation (walk, transit, bike) by 2030.
- **Quality People-Centred Public Realm |** A minimum of 10% of today's street space that currently only serves motor vehicles, excluding transit, will be reallocated for sustainable transportation or public gathering by 2030. The natural environment will be integrated with the public realm.

The Master Transportation Plan (2015) provides long-term guidance regarding transportation priorities and investments. MTP principles aim to create a more sustainable transportation network through more walkable, and bikeable transit-oriented communities.

The **Active Transportation Network Plan (ATNP) (2022)** establishes a core cycling network throughout the City for people of all ages and abilities (AAA) to be implemented within a five-year time frame. The ATNP identifies 7th Avenue and London Street as part of the core network, and 22nd St as part of the supporting network.

The **Connaught Heights Traffic Calming Plan (2018)** has the objective to improve the safety and quality of life in the Connaught Heights neighbourhood. In the short to medium term, the plan addresses important concerns related to access, circulation, safety, and livability within Connaught Heights.

Further Reading

- TransLink Transport 2050 (2022)
- New Westminster Master Transportation Plan (2015)
- City of New Westminster All Ages and Abilities
- Active Transportation Network Plan (2022)
- City of New Westminster Connaught Heights Traffic Calming Plan (2018)

WHAT WE'VE HEARD PREVIOUSLY

Through previous focused engagement (during the OCP process and the development of other City-wide plans), we have heard the following key takeaways about mobility.

- Traffic is a big challenge, and is a significant concern when it comes to accommodating significant growth. Concerns include access to the neighbourhood and traffic congestion.
- Parking is also a significant concern for accommodating significant growth.
- Residents have expressed interest in improved sidewalks and cycling infrastructure to navigate busy local streets more safely.
- Residents have expressed a desire to improve safety around the SkyTrain station.

Landscape & Water

CURRENT CONDITIONS

The following characteristics define the current landscape and water systems in the area.

- **Neighbourhood Parks |** The Connaught Heights Park has a well-used playground. Connaught Village Green includes two undeveloped City-owned parcels. Grimston Park is a larger community-serving park with multiple amenities. The West Side Off-Leash Dog Area is also in the area.
- **Natural Open Spaces |** The BC Hydro right of way functions as open space, and includes informal pedestrian routes and a community-organized pollinator garden. The Schara Tzedek Cemetery also provides open space.
- **Natural Features |** The area is bordered by significant natural features, including the Fraser River and Byrne Creek Ravine Park. The high-traffic roads provide challenges to accessing natural features.
- **Trees |** The tree canopy coverage in Connaught Heights is approximately 22% (Urban Forest Management Strategy, 2015).
- **Biodiversity Ranking |** According to the City's Biodiversity and Natural Areas Strategy, the area has Biodiversity ranking of Very Low/ Urban Matrix.
- **Groundwater |** Due to steep topography, the groundwater is assumed to be very deep (over 5m below the surface).
- **Stormwater Retention |** Current land use has very limited retention areas outside of rainfall falling directly onto pervious areas. Most stormwater will runoff into the storm sewer.
- **Impervious Surfaces |** The neighbourhood has many older and smaller houses, resulting in more pervious surface area (which is positive from a stormwater infiltration perspective). The impervious area of the catchment is between 25-50%.
- **Drainage System |** The area has separated sewage and stormwater sewer systems.



1 *Community pollinator garden*



2 *Connaught Heights Park*



3 *West End Dog Area*



4 *BC Parkway*



PARKS & OPEN SPACES MAP | LEGEND

Roads
Off-Street Pathways
Bikeways
SkyTrain
Trees
Parks and Open Space
3m Contours



5 *Schara Tzedeck Cemetery*



6 *Green space within the BC Hydro Right of Way*



7 *Grimston Park*

PLAN AND POLICY HIGHLIGHTS

Some of the City's **Seven Bold Steps**, adopted in response to the City's declaration of a climate emergency, are closely related to landscape and water, including:

- **Robust Urban Forest |** New Westminster's Urban Forest Canopy cover will be increased to 27% by 2030 to support the removal of 4,050 tonnes of carbon pollution every year and increase our forest's carbon storage capacity by 50%.
- **People-Centred Public Realm |** A minimum of 10% of today's street space that currently only serves motor vehicles, excluding transit, will be reallocated for sustainable transportation or public gathering by 2030. The natural environment will be integrated with the public realm.

In the City's **Official Community Plan (OCP) (2017),** the ninth goal states that "New Westminster provides excellent programs, events and recreation opportunities for all within a high-quality, comprehensive network of parks, open spaces and facilities". There are five policies that support this goal:

- Policy 9.1: Maintain and develop a network of trails and greenways to ensure a high-quality recreational experience.
- Policy 9.2: Provide well-designed parks and open spaces that accommodate and respond to the needs and demands of the diverse and growing community.
- Policy 9.3: Ensure versatile recreation facilities and programming that are responsive to the changing needs of the community.
- Policy 9.4: Find innovative opportunities to create parks and open spaces.
- Policy 9.5: Create connections to and along The Riverfront while also enhancing the diversity of experiences and activities

The **Parks and Recreation Comprehensive Plan (2008)** identifies needs for acquiring parkland in the Connaught Heights neighbourhood. This includes expanding Connaught Heights Park and developing the BC Hydro Corridor. The City is now initiating a major update to this plan, and will be exploring park needs and opportunities.

The New Westminster **Integrated Stormwater Management Plan (2017)** helps the City manage rainwater, prevent sewer overflows and flooding, and enhance watersheds through a suite of green infrastructure approaches. The Plan stipulates a minimum storage capacity to capture the first 25 mm of rainfall per day.

The **Biodiversity Strategy and Natural Areas (2022)** analyzes the state of natural areas and biodiversity in the city and provides recommended actions and guidelines that will help the City prioritize protection, enhancement, and restoration of natural habitat areas and the species that live there.

Further Reading

- Parks and Recreation Comprehensive Plan (2008)
- People Parks and Pups Strategy (2022)
- Urban Forest Management Strategy (2015)
- Integrated Stormwater Management Plan (2017)
- Biodiversity and Natural Areas Strategy (2022)

WHAT WE'VE HEARD PREVIOUSLY

Through previous focused engagement (during the OCP process and the development of other City-wide plans), we have heard the following key takeaways about landscape & water:

- There is interest in the 22nd Street Station Area neighbourhood in enhancing biodiversity and improving green spaces. For example, residents have organized to create a pollinator garden.

CURRENT CONDITIONS

In New Westminster:

- Emissions from buildings operations accounted for 53% of total energy use and 43% of total greenhouse gas emissions (2016). As such, reducing energy use and emissions from buildings is key to achieving both local climate change goals and to reducing the city's contribution to global climate change.
- 49% of homes in New Westminster already use electric heating. Emissions from buildings that use natural gas heating account for 95% of the total emissions from buildings.
- The City has its own electric utility, resulting in a unique opportunity to take bold action to reduce building sector emissions.

In the 22nd Street Station Area:

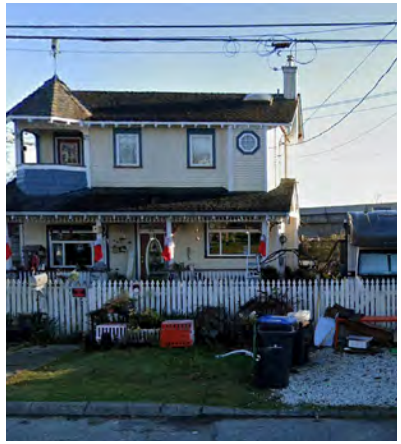
- Nearly 70% of the buildings in the area were built prior to the 1970s, and therefore, if not updated, have lower energy efficiency than those that would be built today though represent embodied carbon. These types of buildings often use natural gas for heating and domestic hot water, although some may have electric baseboard heaters or may have installed heat pumps in recent years.
- The steep, south-facing hill enables passive solar gains in the winter, as well as increase opportunities for solar photovoltaic (PV) arrays, and reduces the risk of flooding as water sheds from the area. However, it also means that shading and low-carbon cooling strategies will be critical in warmer months.



Connaught Heights Pentecostal Assembly



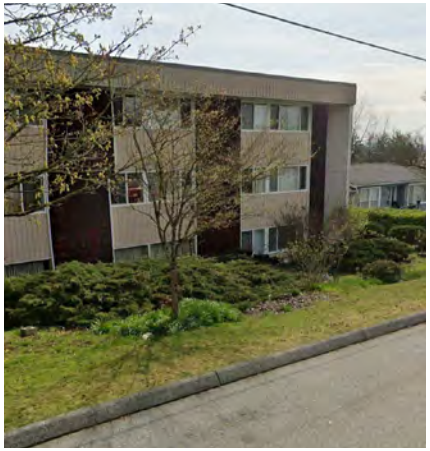
Single-detached home (smaller)



Single-detached home (larger)



Single-detached home (newer)



Multi-unit dwelling



Retail building

PLAN AND POLICY HIGHLIGHTS

Several of the City's **Seven Bold Steps** are closely related to buildings and energy, including:

- **Carbon Free Homes and Buildings |** Community carbon emissions for all homes and buildings will be reduced significantly. By 2030, all new and replacement heating and hot water systems will be zero emissions.
- **Carbon Free Energy |** The City of New Westminster will invest in a smart electrical grid in order to accommodate the required rapid conversion to building and vehicle electrification.

The **Official Community Plan (OCP) (2017)** has a goal to be an "energy-efficient and low-carbon community that takes action to reduce greenhouse gas emissions and is resilient to the impacts of climate change". Relevant policies toward buildings and energy include:

- Policy 4.2: Achieve continuous improvements in energy conservation, energy efficiency and greenhouse gas reductions for new and existing buildings.
- Policy 4.3: Encourage renewable and low-carbon energy systems to service homes, businesses and institutions.
- Policy 4.4: Prepare for and reduce future impacts and risk to the natural environment, property and public health due to climate change.

The **Community Energy And Emissions Plan** (CEEP) 2050 identifies the actions necessary to reach the targets set by the 2019 Climate Emergency Declaration, which include being net-zero emissions by 2050. It has additional targets:

- That all new buildings meet the highest tier of the BC Energy Step Code and use low-carbon energy systems by 2030.
- Per capita energy demand is reduced by 30% from 2016 levels and 2% of electricity is generated from local and renewable sources of energy by 2030.

The CEEP highlights the importance of including both resilience and adaptation as part of climate action planning. For example, actions that benefit both climate mitigation and adaptation could include retrofitting buildings to improve energy efficiency, which provides more insulation against extreme cold or heat events, or adding local renewable energy production and battery storage, which increases the community's resilience to power outages.

Further Reading

- Our City 2041: New Westminster's Official Community Plan (2017)
- City of New Westminster Community Energy and Emissions Plan 2050 (2022)

WHAT WE'VE HEARD PREVIOUSLY

Through previous focused engagement processes such as for the Community Energy and Emissions Plan (CEEP 2050), through uptake of local energy efficiency programs, and from local community activism groups (e.g. Babies for Climate Action) we have heard the following key takeaways about buildings and energy:

- Interest in the City being more proactive on addressing climate pressures.
- Significant support for the City taking bold action at the community level on climate issues.
- Support for Energy Save New West retrofit and new build programs.

Community Connections & Belonging

CURRENT CONDITIONS

The neighbourhood includes the following amenities and services today:

- Connaught Heights Pentecostal Assembly
- Connaught Heights Pentecostal Villa (non-market and co-op housing)
- West End Medicine Centre Pharmacy and Clinic
- A child care centre at the church, and child care in commercial units on 20th Street
- Aunt Leah's Place service and housing provider to youth ageing out of foster care
- Connection to the Rotary Crosstown Greenway and BC Parkway
- Connaught Heights Elementary School, school-aged child care programming, and adjacent park
- Schara Tzedeck Cemetery
- Westside Dog Off Leash Area
- Connection to the BC Parkway

Heritage resources in the neighbourhood include the great views and open spaces. Some homes may also have heritage value. Nearby, there are other community spaces, including the Gurdwara Sahib Sukh Sagar and Community Centre in Queensborough, and the Rosemary Brown Arena in Burnaby.

The 2021 Census identifies the following demographics of Connaught Heights: the largest Visible Minority group in Connaught Heights is South Asian, followed by Chinese, Filipino, Black, and Latin American. The three most common languages spoken at home beyond English are Punjabi (135 people), Tagalog (65), and Mandarin (55). Almost three percent of the neighbourhood population spoke neither English nor French. The median total income of households is $96,000, as compared to $82,000 in the rest of the City.



1 *Connaught Heights Elementary*



2 *Connaught Heights Pentecostal Assembly*



3 *Child Care Centre*



COMMUNITY & COMMERCIAL SPACES MAP | LEGEND

- Roads
- Bikeways
- SkyTrain
- Parks and Open Spaces
- Community Facilities
- Commercial Spaces



4 *West End Medicine Centre*



5 *Aunt Leah's Place*



6 *Lord Tweedsmuir Elementary School*

POLICY AND PLANNING CONTEXT

The **Council Strategic Priorities Plan 2023-2026 (2023)** serves as a guiding document identifying areas of focus that will be addressed during the current City Council's term. One of the five areas identified includes:

- **Community Belonging and Connecting |** New Westminster is a community where everyone belongs and has the opportunity to connect and contribute.

The **Age-Friendly Community Strategy (2017)** is focused on ensuring that individuals, communities, organizations, and governments can address the challenges associated with an aging population, particularly dementia. It sets a vision that people in the city who live with dementia and their caregivers are safe, supported, connected, and valued.

The **Child and Youth Friendly Community Strategy (2016)** outlines a vision of a community "in which all children and youth are able to reach their full potential." It works closely with the **Child Care Strategy (2016)** which charts a path to provide quality, accessible and affordable childcare.

The **Food Security Action Plan (2018)** aims to address equitable access to adequate, culturally appropriate, and nutritious food, to improve community awareness and address the stigma of food insecurity, and to facilitate collaboration between food security organizations. A Food Security Action Plan Update is currently in process.

Immigration is a significant drive of population growth in New Westminster. **The Immigrant and Refugee Survey Report and Action Plan (2014)** proposes several suggested actions in support of inclusive workplaces, welcoming spaces, and receptive communities.

The **Sanctuary City Policy (2021)** ensures that all New Westminster residents and visitors have access to City facilities, programs and services, regardless of immigration status.

The **Community Poverty Reduction Strategy (2016)** provides a vision to enhance the quality of life of families, while providing a supportive environment and opportunities to help families move out of poverty.

Further Reading

- Community Poverty Reduction Strategy (2016)
- Council Strategic Priorities Plan 2023-2026 (2023)
- Parks And Recreation Comprehensive Plan (2008, update underway)
- Age-Friendly Community Strategy And Dementia-Friendly Community Action Plan (2017)
- Child And Youth-Friendly Community Strategy and Child Care Strategy (2016)
- Food Security Action Plan (2018)
- Immigrant And Refugee Survey Report And Action Plan (2014)
- Connaught Heights Historical Neighbourhood Context Statements (2008)
- New Westminster Sancuatry City Policy (2021)
- New Westminster Retail Strategy (2023)

WHAT WE'VE HEARD PREVIOUSLY

In previous engagement about this project, we heard the following key takeaways from residents of Connaught Heights:

- There are few amenities (e.g. retail, parks, community spaces, etc.) in the neighbourhood. Some residents view development as an opportunity to acquire new or improved community amenities.
- There is a desire for people to have a place to meet – whether that be the local girl guides, a book club, or other community group that needs space (including space to advertise events, host bake sales, meetings, etc).
- Residents have asked for more diversity in park space. For example, where can young kids play when school kids are using Connaught Heights Park? Where can you kick a soccer ball around?
- Some residents are concerned about the impact of a growing population on school capacity.

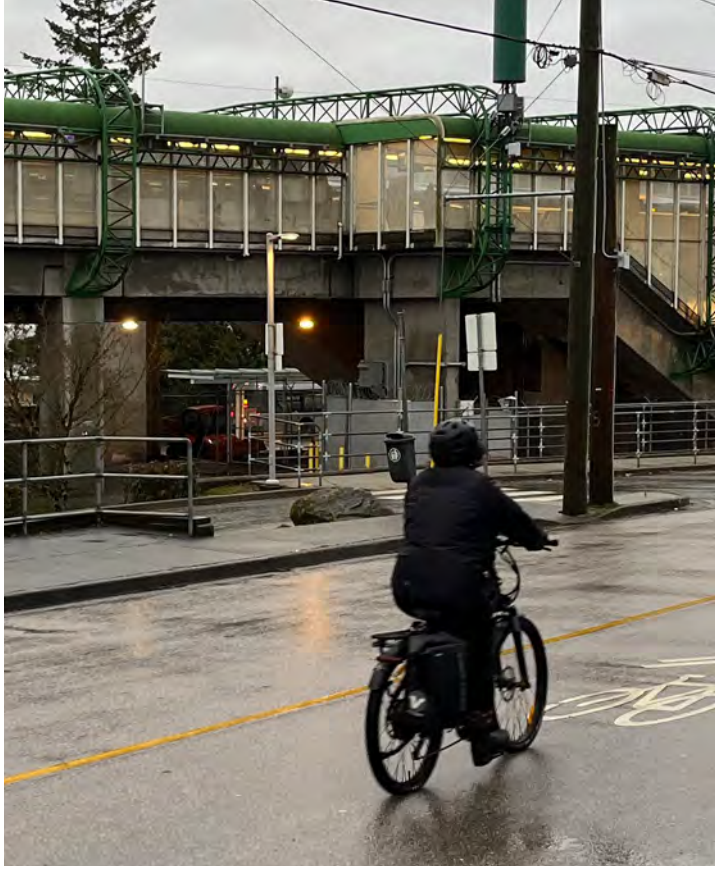

22nd Street Station




TAKE A BOOK ♥ LEAVE
FAIRY LIBRA
THE WAR OF TWO WORLDS


Hot Knits
Cool Kits
COME IN TODAY






IWONA PIEROGIES
iGLOW

Questions to Consider



LAND USE & HOUSING

How might we....

... build more homes for people in New Westminster?

...support lower emissions through changes to the built form?

...provide a diversity of housing options that people can afford and meet various needs?

... creatively address the new Provincial legislation (Bill 47) requirements for Transit Oriented Development Areas?



MOBILITY

How might we...

...make transportation safe for all (e.g. children, seniors, newcomers)?

...leverage density and development to increase the percent of commuters taking transit, biking or walking to work?

...reduce or eliminate transportation emissions in the area?

...address issues of vehicular access and parking (including for emergency response, service, shared vehicles)?

...enable development while protecting bus access, bus speed and reliability?



LANDSCAPE & WATER

How might we...

...design the public realm to enhance climate resilience, provide a sense of place?

...make walking and biking a pleasant experience?

...improve outdoor air quality?

...leverage the BC Hydro corridor to provide improved greenspace and rainwater management?

...create a water system that connects to local conditions and traditions?

...redesign the water system to ensure appropriate retention and high water quality run-off?



BUILDINGS, ENERGY & WASTE

How might we...

...achieve a net-zero energy neighbourhood (e.g. district energy, solar photovoltaic arrays)?

...explore the design and construction of buildings with low embodied carbon (e.g. mass timber)?

...adapt existing buildings and heritage homes for retention and re-use?

...support zero waste through neighbourhood form and building components?

...design buildings that are safe, comfortable, and adaptable to a changing climate?



COMMUNITY CONNECTIONS & BELONGING

How might we...

...enhance a sense of place in this neighbourhood while overcoming the challenges of the site?

...meet residents' (current and future) basic needs (e.g. food security, housing, etc)?

...create a community heart?

..supporting aging in place and thriving for an aging population?

...support social connectedness (e.g., between neighbours, among peers, across generations, cultures, etc.)?

NEW WESTMINSTER