



IMAGINE



TWELFTH STREET



QUEENS AVENUE



STEWARDSON WAY



WHAT IT COULD BE LIKE

**SUMMARY**

**1.1 LOWER TWELFTH STREET AREA PLAN VISION**

Over the next 10 to 20 years, the *Lower Twelfth Street Area* has the potential to become a diverse residential community, supported by convenient transit and services within walking distance. This redevelopment will complement the adjoining *Brow of the Hill* neighbourhood, and connect to the upper Twelfth street commercial uses, downtown, and the waterfront.

The spine of this redevelopment will be the enhancement of Twelfth Street as the **pedestrian hub**. Twelfth Street will become the *Main Street* of the area, connecting residents to retail and other services at the foot of the hill. A rich mix of food markets, office services and recreation will be encouraged to provide a community focus near Stewardson Way and Twelfth Street. Twelfth Street will become a lively mix of street-oriented townhouses and home-based businesses that stack up to higher residences that will be setback from the street. Street tree planting and furniture will encourage

strolling and a comfortable, safe walking environment.

Maintaining and expanding the traditional small block pattern will be important in the redevelopment efforts. Secondary streets and avenues will provide additional connectors and view corridors for local residents and visitors. Additional "mews" or lanes to new developments will be encouraged to provide a finer street "grain" that will provide mid-block access to second level **green roof open space**.

In addition to adding valuable community green spaces which are currently lacking in the area, these open spaces will boast attractive views from above and offer relief from traffic noise and pollution. Parking will be encouraged to be "tucked in" along Stewardson Way and concealed along the hillside with attractive exterior walls and planting.

**A public art and street signage program** will support and promote a strong community identity. Local landmarks, and heritage buildings will

be identified and signage will assist way finding for visitors and residents. A local "historic" small bus could provide a new Twelfth Street/Tenth Street transit loop that will connect the area with the market, downtown, and Sky Train.

At the centre of the community will be the **Gas Works View Park**, with the potential to showcase the historic Gas Works community building with active arts and cultural activities. The Queens Avenue Greenway; which runs along Third Avenue, will connect this local park with the waterfront. In the longer term, a pedestrian bridge may be considered at the Third Avenue and Stewardson Way intersections. Residents in the Lower Twelfth neighbourhood will feel connected at the centre of the Region with all the conveniences just steps away from their homes.



Gas Works Heritage Building can be adapted as a public building to support a variety of new community programs

**1.2 TEN STEP ACTION PLAN**

1. Develop a detailed public amenities strategy to estimate the costs and components of the Twelfth Street improvements, Gas Works site, other streets, community recreation and parks.
2. Determine detailed infrastructure improvements and integrate these into an updated Development Cost Charges By-law, or a special area levy.
3. For major projects, require a local transportation study to determine the impacts and design recommendations for commercial and residential development, especially traffic flows and traffic calming in the southern portion of Twelfth Street.
4. Refine the Design Guidelines to provide guidance to the community, City Council and the Design Review Panel for future decision-making.

5. Encourage higher densities and more commercial street uses in the southern part of the area, noting high rise development will be reviewed on an application basis as part of rezoning. Public view corridors should be maintained by strategically siting taller buildings and enhancing public right-of-ways.

6. Create density bonus incentives in the zoning by-laws to develop or pay for necessary amenities and services. The type of amenities for which a bonus in density may be given include the provision of park and community space, heritage restoration and environmental clean-up.

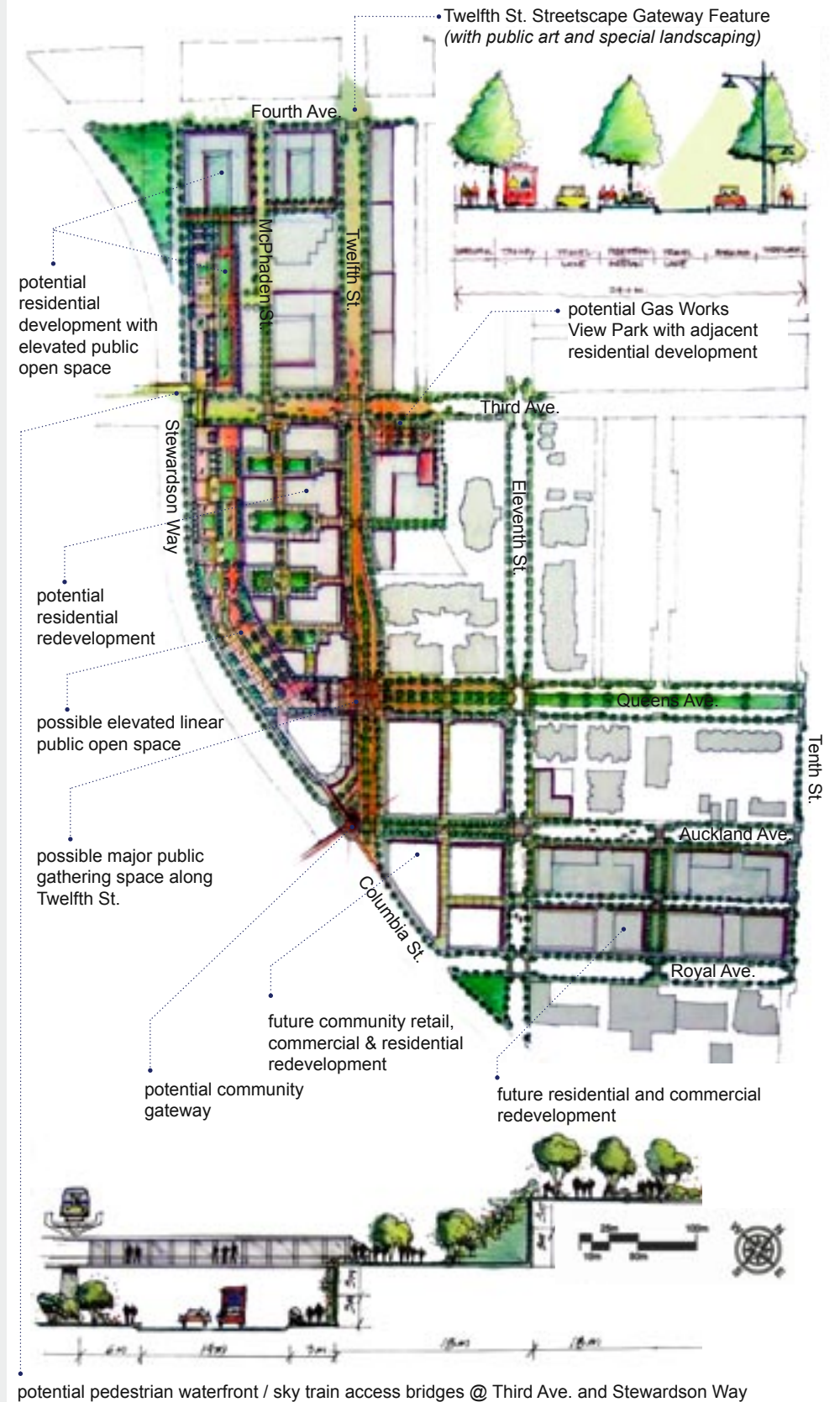
7. Convert the Gas Works building and site into a community park through a partnership between the Province, the City, and the neighbourhood.

8. Create a City-supported expeditious approval process for those applications that fulfill the design guidelines and public amenity contributions requirements.

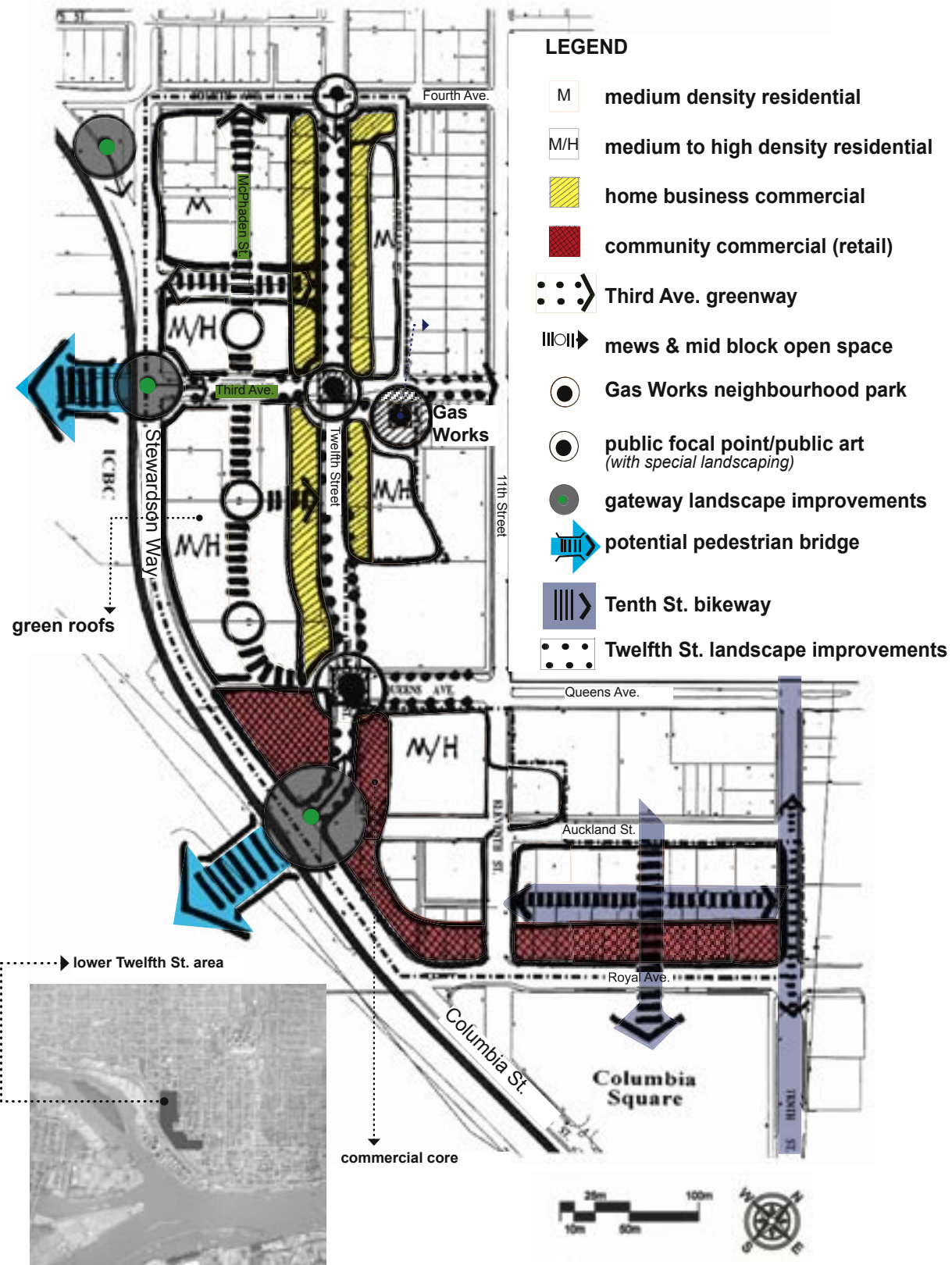
9. Investigate the feasibility of a pedestrian bridge that could link the area to the SkyTrain and the waterfront along Third Avenue at Stewardson Way.

10. Enhance pedestrian linkages to The Brow Of The Hill neighbourhood, upper Twelfth Street area, the downtown, the waterfront and to the Skytrain.

**URBAN DESIGN VISION**



# LAND USE CONCEPT



## 1.3 LAND USE FRAMEWORK

At the core of the plan is a safe, clean, and green pedestrian realm along the existing street system. The true heart of the community will be on the street where neighbourhood interaction takes place. A commercial centre will be located at the corner of Twelfth Street and Auckland, extending the existing commercial uses of Columbia Square. Home based commercial uses will be encouraged along Twelfth Street with medium to high density residential uses above. Residential uses along the street will be encouraged to be street oriented with multiple entrances, and rich landscaping at street level. Residential uses above should be stepped back from the street allowing for balcony overlooks, green second level open space, and a comfortable pedestrian scale along the street. Existing industrial and commercial uses will eventually be replaced by a residential emphasis over time with parking located out of sight along Stewardson Way.