

QUEENSBOROUGH COMMUNITY PLAN REVIEW AND UPDATE

Information Bulletin

October 2008

*Recent growth and change within the Queensborough community has prompted the City to initiate a review of the **Queensborough Community Plan**. The City will be assisted by the consultant firm of UMA. Through this review, the City will ask local residents, property owners, and business owners to share their vision of what Queensborough should be like in the future – and what needs to happen to get there.*

GROWTH, HOUSING AND THE COMMUNITY

Queensborough is a truly unique community within the City of New Westminster with an eclectic mix of old and new housing, urban and rural features, local, community-based facilities and regional attractions. Surrounded by a highly urbanized environment of intensive traditional industry and massive transportation infrastructure, including the Fraser River, Queensborough is a neighbourhood with a vibrant community centre, attractive parks, and two local schools offering grades K-8.

The neighbourhood lies in the geographic centre of the Metro Vancouver region adjacent to or surrounded by the municipalities of Richmond, Delta, and Burnaby. Queensborough is located on the eastern tip of Lulu Island, bounded by Annacis Channel and the North Arm of the Fraser River and is approximately 300 hectares (about 750 acres) in size.



A COMMUNITY IN TRANSITION

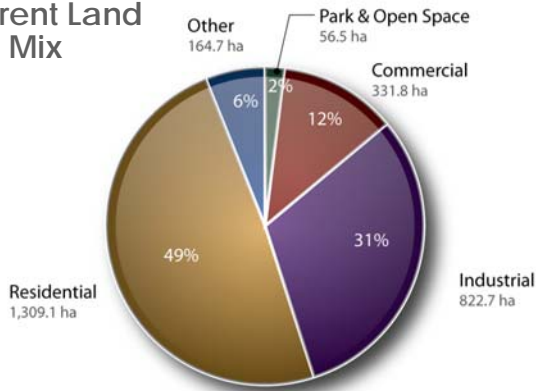
The past two decades have brought considerable change to the Queensborough community. New streetscapes are emerging with townhouses adjacent to streets with older, single family dwellings. Traditional industry has made way for sub-regional commercial activity supporting

urban lifestyles at Queensborough Landing and the Starlight Casino. Large areas have been redeveloped for more urban housing. There are plans to complete the Perimeter Trail – a multi-purpose walkway encircling the community, expand facilities and services

offered at the Queensborough Community Centre – the hub of the neighbourhood – and develop additional housing.

The current mix of land uses is shown in the following graph:

Current Land Use Mix



GROWTH

Queensborough originated as a farming and fishing community. There was little residential development before World War I. A considerable influx of new residents occurred between 1925 to 1945. During the 1970s the population grew to about 2,500 people. The population between 1971 and 1991 began to decline reflecting a national trend to smaller household sizes and, specifically for Queensborough, the removal of homes to allow construction of the Annacis Island Freeway. In

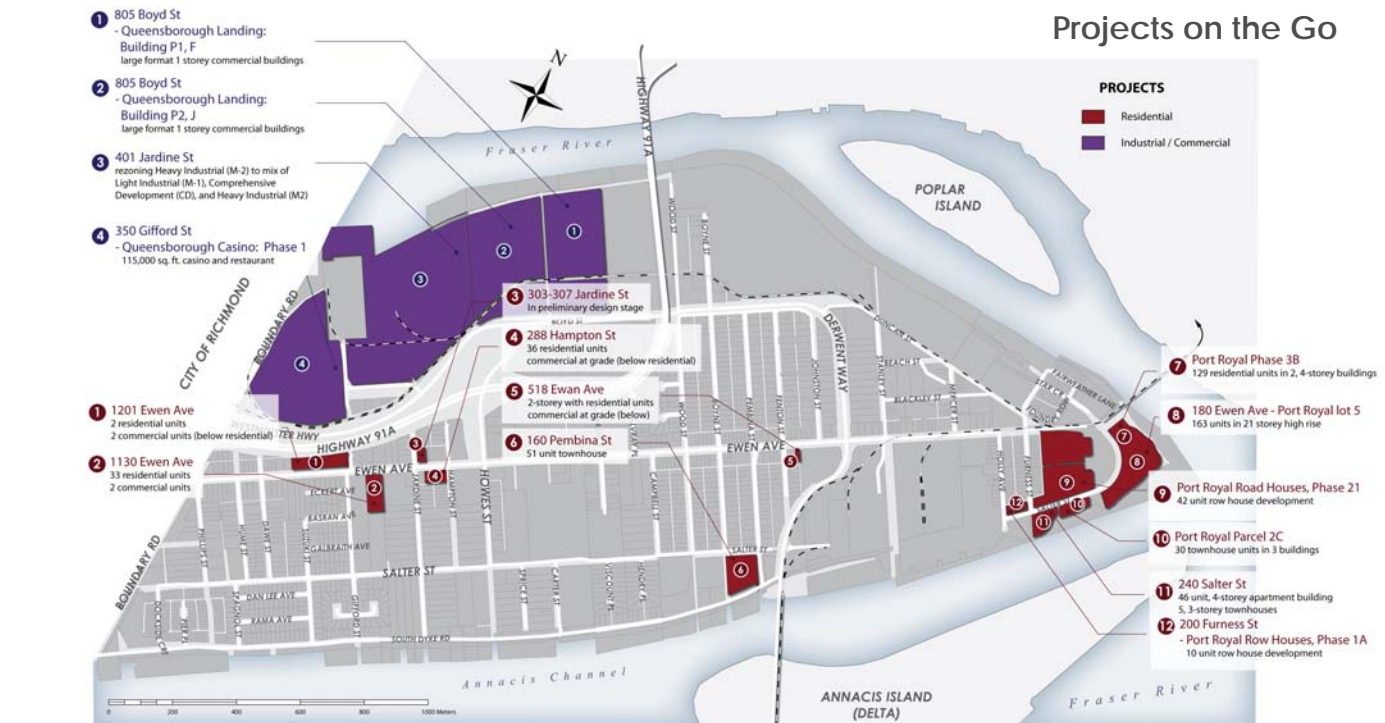
recent years (2001-2006), the growth rate of Queensborough (9.4%) has been higher than that of the City (8.3%), accounting for about 1/4 of the City's total population increase. The current community of Queensborough is made up of about 5500 people (2006 Census).

The redevelopment of the former MacMillan Bloedel site as Port Royal has already brought many new residents to Queensborough and will eventually provide a total of 1000 housing units and an

expected additional population of about 3,000 people.

Other housing projects actively under construction, in the planning process or under consideration could increase housing by about 600 units and are shown on the Residential "Projects on the go" map.

Additional housing may also take place in areas of older housing as some lots are redeveloped into more compact forms of housing.



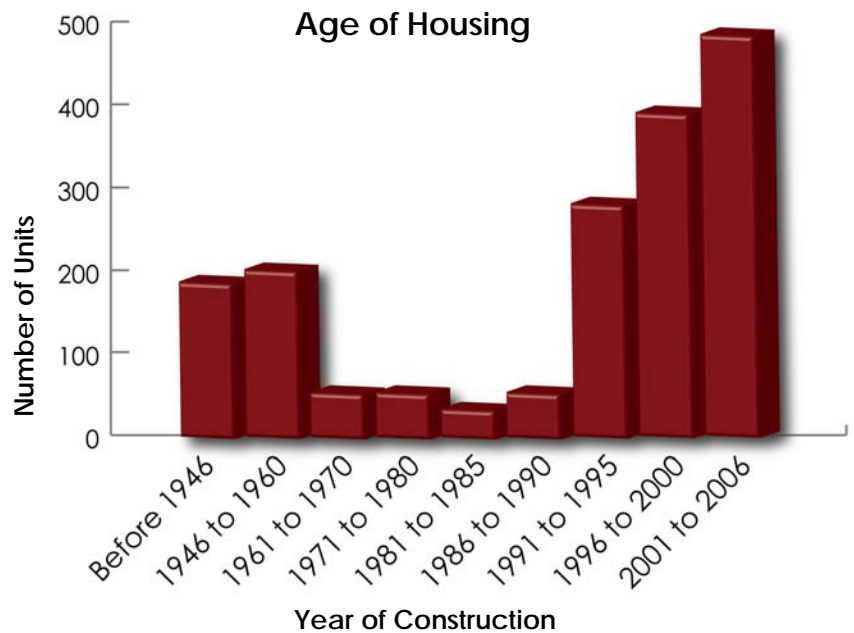
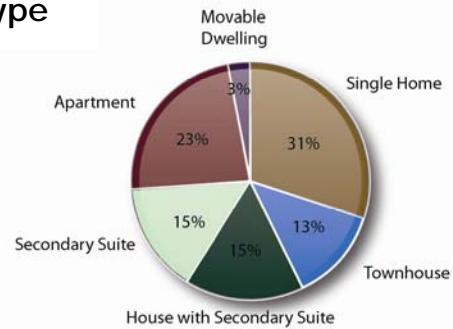
HOUSING

The 2006 Census identified 1,765 dwelling units in Queensborough. This is an increase of over 860 units since 1996. Almost two-thirds of the housing is single detached dwellings, with the remaining third a form of multi-family dwelling – either row housing or apartments.



The last few years have seen tremendous growth in housing. About two-thirds of the current housing stock in Queensborough is relatively new – having been built in the past 15 years. This follows relatively modest house construction during the 60s, 70s and 80s.

Current Mix of Housing Type



WHAT DOES THE EXISTING PLAN SAY?

The existing Plan encourages diversity and flexibility in housing types to meet the different needs of families and individuals. This includes traditional single detached housing, small lot single detached homes, and multi family housing. Affordable housing is an important focus of the Plan. The eastern tip of the island is supported for a range of medium and high density housing at Port

Royal as well as northward along the River's edge. Also, Medium density housing is supported in various other nodes including the west end of Salter Street, the southern end of Pembina Street, and along Howes Street. A mixed use environment with offices and residential above shops is supported for most of Ewen Avenue.

*The current **Queensborough Community Plan** (QCP) forms part of the Official Community Plan of the City. Adopted by Council in 1995 after a three-year community process, the Queensborough Plan sets out a long-term strategy to guide future development and servicing decisions in the neighbourhood. The Plan provides a blueprint for development and how people may live, work, and play in Queensborough.*

WHERE DOES THE QUEENSBOROUGH NEIGHBOURHOOD FIT WITH THE CITY AND REGION?

As a residential neighbourhood, Queensborough boasts a central location within the context of Metro Vancouver. Recent road infrastructure improvements including the improvements to the Queensborough Bridge approaches have enhanced the connectivity between the residential community and the commercial activity offered at Queensborough Landing, as well as provided access outside the community. Older housing in the community and newer multifamily units are more affordable than many places in Metro Vancouver.



OPPORTUNITIES AND CHALLENGES: THINGS TO THINK ABOUT...

The Balancing Act: residential growth versus industrial land and employment opportunities

What is the right mix between more housing and maintaining industry? How can future housing in Queensborough be developed in a manner that does not compromise the long term viability of the community's remaining industry? What is the best way to integrate new housing within the established community?

Competing interests: the regional attractions versus local, neighbourhood values

How can the neighbourhood maintain a unique identity? Should Queensborough focus on providing regional attractions or neighbourhood facilities and services or both? What is needed to build a more complete community where residents can live, work, shop and play?

Opportunities for Residential: Infill & Intensification

Are there areas suitable for more intensive forms of housing? Should parcel consolidation be encouraged to enable redevelopment and more intensive forms of housing? Should residential development continue to be focused south of Highway 91A? Is there an interest to create pedestrian friendly, mixed use development along the main arterials within the neighbourhood?

For more information about the Plan review and update, contact us at :

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