

REPORT

DEVELOPMENT SERVICES DEPARTMENT

To: Mayor W. Wright and Members of Council in Committee of the Whole Date: October 20, 2008

From: Lisa Spitale File: 13.2510.10
Director of Development Services

Subject: Queensborough Community Plan – Status Report

RECOMMENDATION

THAT this report be received for information.

PURPOSE

The purpose of this report is to provide City Council with information regarding the status of the planning work for the Queensborough Community Plan review.

BACKGROUND

On April 21, 2008 Council endorsed a workplan and budget submission for the development of a new Community Plan for Queensborough. The purpose of the plan is to provide a renewed vision to guide the future growth of the Queensborough neighbourhood. The new Queensborough Community Plan will contain a land use map which will indicate the future land uses that would be supported by Council. The land use designations will determine future development, redevelopment and rezoning of property within Queensborough. The plan review process will consider a number of issues that have been raised in the Queensborough neighbourhood, including:

- Increasing the diversity of the housing stock;
- The protection of industrial lands and integrating opportunities for contemporary forms of industrial development;
- Need for additional open space and pedestrian-oriented connectivity in the community;
- Need for community services, amenities including child care;
- Transportation issues as impact from non-Queensborough commuter traffic and cycling routes;
- Consideration of DAC priorities in relation to land use and community needs;

- Environmental issues including the impact of Riparian Area Regulations;
- Infrastructure and servicing issues; and
- Floodplain issues.

An RFP was issued for a four phase workplan and budget of \$70,000 for the review of the Queensborough Community Plan. The City selected **UMA Group**, to complete the project.

ANALYSIS

Queensborough Community Plan: Three Phase Process

The Neighbourhood plan review will include the following steps:

Phase I: Background Information

- i. Community meeting with Resident Association, and others to identify key issues
- ii. Background documents – growth, housing, open space, commercial, industrial, environmental
- iii. Issues Identification – consultation with the community (*we are here*)

Phase II: Land Use Options

- i. Prepare community vision and land use strategy
- ii. Community workshop process
- iii. Alternative land use options to Council

Phase III: Draft Community Plan

- i. Draft Community Plan to Council
- ii. Meeting with Resident Association and Public Open House
- iii. Final Draft to Council
- iv. Amendment to Official Community Plan to incorporate Queensborough Community Plan policies and designations

Progress to Date

Since the start-up of the project, the following has been completed:

- Completion of background research and review of City policy documents relevant to Queensborough
- Preparation of background papers as information bulletins covering the following topics:
 - Growth, Housing and Community
 - Industrial and Commercial Lands
 - Parks, Open space and the Environment
 - Transportation and Infrastructure (draft)
- Meeting with Queensborough Residents Associations on September 23

Next Steps

An Open House is scheduled on Wednesday October 22, from 4pm to 8pm at the Queensborough Middle School (921 Salter Street). The purpose of the Open House is to introduce the Consultant Team and the Planning Team to the community and present the background information for comment and discussion. The background information and statistics will inform the planning process for the plan development process. A notice outlining the time and place of the Open House is attached to this report. Notices have also been placed in the Royal City Record, the Resident's Association, the Community Centre and Middle School. Notices have also been sent to other Residents' Associations in New Westminster.

Following the Open House, the consultants and staff will commence Phase II of the process which includes preparation of a community vision and land use strategies. This phase will include a community workshop which is tentatively scheduled for early December.

SUSTAINABILITY IMPLICATIONS

The updating of the Queensborough Community Plan has potential for positive sustainability implications. The possible implications range from creating a more positive economic environment through the creation of a plan based on contemporary planning principles, inclusion of environmental and smart growth policies into the plan, and financial benefits to the City through greater operating efficiencies.

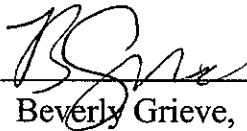
INTERDEPARTMENTAL LIAISON

The Planning Division and Consultants will work closely with the Parks and Recreation Department and Engineering Department in the development of the plan.

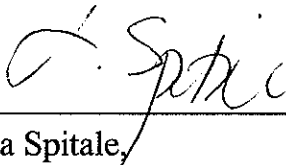
CONCLUSION

This report provides City Council with information regarding the progress of the Queensborough Community Plan review. The next milestone is the Open House to be held at the Queensborough Middle School from 4pm to 8pm on Wednesday, October 22, 2008.

Report Author

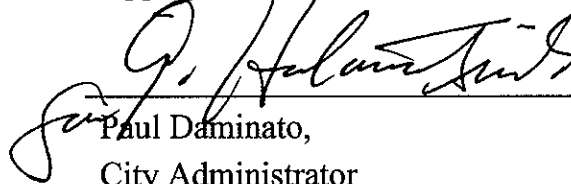


Beverly Grieve,
Manager of Planning



Lisa Spitale,
Director of Development Services

Approved for Presentation to Council



Paul Daminato,
City Administrator

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Att.

ATTACHMENT A

OPEN HOUSE

WHEN: WEDNESDAY OCTOBER 22, 2008
4 P.M. - 8.P.M.

WHERE: QUEENSBOROUGH MIDDLE SCHOOL
921 SALTER STREET

The Queensborough Community Plan Review has reached the end of Phase One. The Consultant Team has completed work on the background information and statistics that will inform the planning process. The purpose of the Open House is to introduce the Consultant Team and the Planning Team to the community and present the background information for comment and discussion. Queensborough residents and others with interest in the Queensborough Community are invited to attend the Open House and provide their comments and insight on the background information.

For further information on this meeting or the Queensborough Community Plan Review process please contact Jim Hurst, Senior Planning Analyst, Development Services Department at 604 527 4588 or by email at jhurst@newwestcity.ca.

