

# An Introduction to the Queensborough Community Plan and the Study Area

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NEW WESTMINSTER

# Special Study Area Context



# Land Use Designation Map



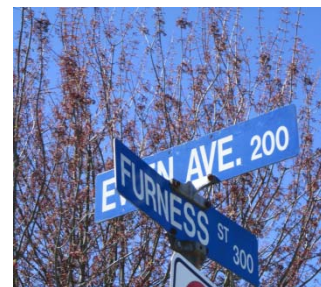
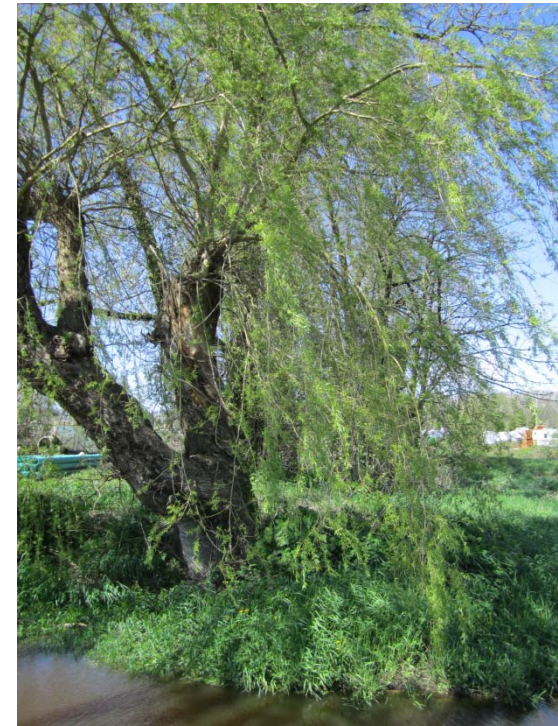
# What Does the Plan Say?



# Why a Master Plan?

The purpose of the Master Plan is to:

- Build upon the work undertaken during the development of the Queensborough Community Plan by further exploring appropriate land uses and design guidelines for the Study Area in greater detail.
- Facilitate the development of properties owned by Platform Properties
- Inform future development applications by other property owners within the Special Study Area.



# Planning Principles

The following principles must be considered in the creation of the master plan:

1. Locate land uses such that they establish a sensitive transition between industrial and non-industrial land uses.
2. Include residential land uses in locations that will help to complete the eastern residential neighbourhood.
3. Consider including commercial land uses fronting onto Ewen Avenue where they will help to create a compact, local serving commercial node.
4. Reinforce Ewen Avenue as the community “main street.”



# Planning Principles

The following principles must be considered in the creation of the master plan:

5. Protect heritage resources.
6. Protect and enhance riparian areas.
7. Include trail segments shown on the Parks, Trails and Greenway Streets Map (e.g. Stanley Greenway and Mid-Island Trail).
8. Provide an appropriate level of vehicular access in support of community and site-connectivity.



## Process

1. Platform Properties submits an Official Community Plan Amendment Application to launch the Master Plan Process. (June 2014)
2. Preliminary Report to Council. (June 2014)
3. **Public Open House** (June 2014) **(WE ARE HERE)**
4. **Special Study Area owners meeting.** (Summer 2014)
5. Advisory Planning Commission review of the land use considerations. (Summer 2014)
6. Update report to Council. (Fall 2014)
7. **Public Open House.** (Fall 2014)
8. New Westminster Design Panel review of design guidelines.
9. Report to Council summarizing the master plan process results and formal consultation requirements. (Winter 2015)
10. Report to Council for first and second readings of the OCP amendment bylaw (Spring 2015)
11. **Public hearing.** (Spring 2015)

(Bold – Opportunities for Stakeholder Input)

Thank You.

Questions? Comments.

For form information please visit:  
[www.newwestcity.ca/StudyArea](http://www.newwestcity.ca/StudyArea)

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