

Queensborough Eastern Neighbourhood Node Community Information Meeting

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Platform Properties

Purpose

- The purpose of the meeting is to invite the community to learn about the proposed Master Plan process and Official Community Plan amendment application.
- The meeting is also an opportunity for the community to begin sharing thoughts and ideas for how the neighbourhood will develop over time.

Format

- 6:00 – 7:00 Open House Format
- 7:00 – 7:20 Presentation by the City of New Westminster and the Applicant
- 7:20 – 8:00 Questions and Comment Packages

Description

- The plan area consists of approximately 8.53 hectares (21 acres) and contains 46 independent lots.
- The lands under application amount to 3.92 hectares (9.68 acres) and are identified in yellow on the adjacent map.

Current Uses

- Most of the land under application west of Mercer Street is undeveloped.
- The land under application east of Mercer includes the current dog park, City tow yard, and City animal shelter.
- The majority of the remaining lands are used primarily for residential use, a pub, and other commercial/light industrial uses.



Context

- The context area has a range of residential, commercial and industrial land uses.
- Each border of the plan area has a different edge condition.
- There is an established transportation network that will be enhanced by the new pedestrian bridge to downtown.

Vision

- The vision for this mixed-use site is to complement the existing neighbourhood by adding a new commercial/retail node and compatible residential development with a range of open spaces.



Opportunities

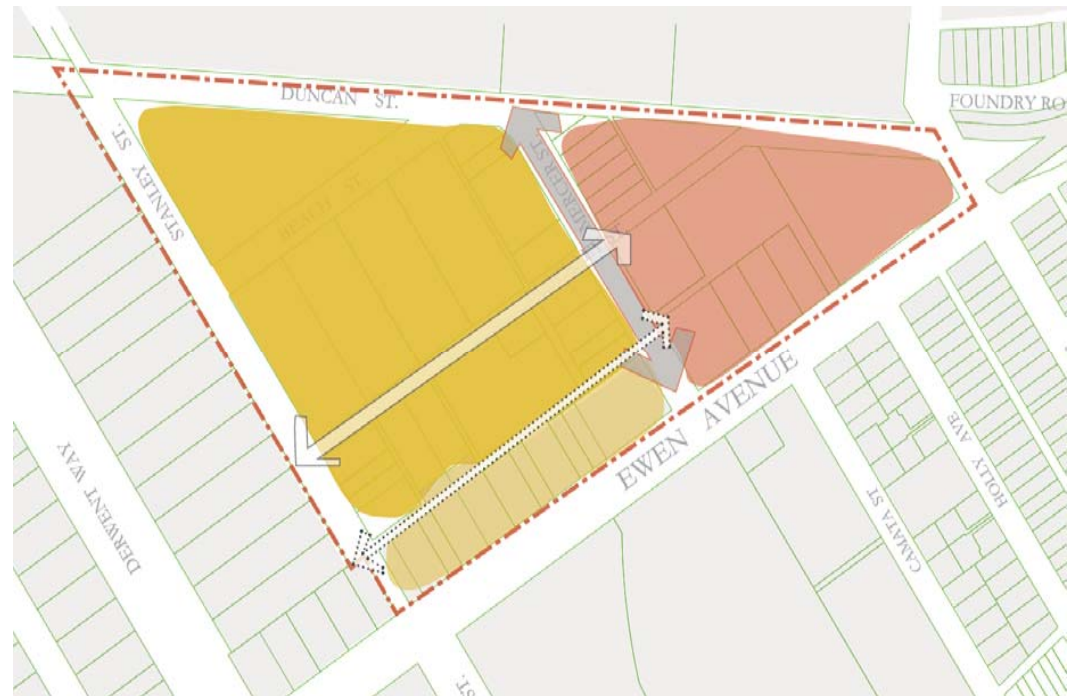
- A rich local history and character
- Distant views including Poplar Island
- Green buffers and landscaped edges
- Potential connection to transit network
- Open space and environmental diversity
- Proximity to the river via existing greenways and trails
- Connections to bikeways and trails
- Neighbourhood retail and services

Constraints

- A mix of adjacent land uses
- Limited public transit
- Non-contiguous development parcels
- Flood Construction Levels (FCL)



- Neighbourhood scale commercial, retail, service, and employment use with potential residential mixed-use development is envisioned east of Mercer Street.
- A mix of residential uses is proposed west of Mercer Street.
- Existing low density residential fronting Ewen Avenue will be retained.
- Public open spaces will be located to support the mixed-use and residential developments and provide neighbourhood amenity spaces.



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Development Proposal Details

- Plaza-type commercial development with an emphasis on providing local retail, neighbourhood services, and employment.
- A neighbourhood node that meets local employment aspirations and creates community gathering places and services to meet daily needs.
- Mixed-use residential development may also be included in the Main Street precinct, as per the Queensborough Community Plan.
- The residential precinct will help create critical mass to support the commercial precinct.
- New residential development will likely be in a townhouse or other ground-oriented form with densities comparable to those in the surrounding neighbourhood.
- The low-density residential development along Ewen Avenue will be retained.



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Preliminary Urban Design Principles

- Balance vehicular, pedestrian and cycling networks.
- Create positive interfaces with existing and future edge developments.
- Develop an identity for this new development.
- Integrate the Stanley Street Greenway, new public green spaces and other amenities that benefit the local and neighbouring community.
- Integrate visible and practical stormwater management systems and other sustainability initiatives.
- Orient front doors (eyes) to the street to support safety and walkability.



First Open House



Second Open House



Bylaw Consideration

- Visual Preference Survey
- Preliminary comments on land use
- Outcome will be a consultation report

- More detailed land use concepts
- Comments on design guidelines and detailed development application
- Outcome will be a detailed development application package

- Opportunity to make representation to City Council on the detailed design guidelines, land use policies, and development concepts in the OCP amendment and rezoning bylaws
- Outcome will be an amended OCP and rezoning

- Please share your thoughts and opinions with us using the Visual Preference Survey and Comment Form.
- This tool will enable you to comment on land use, neighbourhood character, and preliminary building types.
- The results of the survey will help guide the detailed policy and design guidelines that will express the vision for this neighbourhood.

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Pathways and Public Spaces

Pathways and public spaces define the character of the public realm of most neighbourhoods. The design features, landscaping, and street furniture are important components of defining that character.

Should the pathways, such as the Stanley Street Greenway path, be generally more structured and urban, or more unstructured and natural?

1 2 3 4 5

Structured/Urban In Between Unstructured/Natural

Should the public spaces be more formal with harder landscape, or less formal with softer, more natural landscape?

1 2 3 4 5

More Formal In Between More Natural

Commercial Architecture

1. Like _____ Why? _____ My Favorite

2. Neutral _____

3. Don't like _____

1. Like _____ Why? _____ My Favorite

2. Neutral _____

3. Don't like _____

1. Like _____ Why? _____ My Favorite

2. Neutral _____

3. Don't like _____

1. Like _____ Why? _____ My Favorite

2. Neutral _____

3. Don't like _____

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Thank you!

Please feel free to ask questions of any member of our team.

Completed comment packages can be submitted at the reception desk
or as indicated on the front page.