



## **REPORT**

### *Development Services*

**To:** Mayor Wright and Members of Council    **Date:** 6/16/2014  
 Committee of the Whole Meeting

**From:** Beverly Grieve    **File:** 13.2535.10  
 Director of Development Services

**Report #:** 278/2014

**Subject: Queensborough Special Study Area Master Plan Process - Preliminary Report**

#### **RECOMMENDATION:**

*THAT Council direct staff to process this application as outlined in this report.*

#### **PURPOSE**

The purpose of this report is to provide Council with information regarding the proposed master plan process for the Queensborough Special Study Area. The Special Study Area is defined as the area bound by Ewen Avenue, Stanley Street, Duncan Street and Furness Street.

#### **BACKGROUND**

Applicant:	Cameron Chalmers, Platform Properties Ltd.
OCP Land Use Designation:	QCD – Queensborough Comprehensive Development
Existing Zoning:	Light Industrial Districts (M-1)
Development Permit Area:	Queensborough Comprehensive Development Permit Area

Platform Properties has acquired the land owned by the School District and the City in the area referred to as the Queensborough Special Study Area. They have submitted an application to amend the Official Community Plan which initiates a comprehensive master plan process for the entire Special Study Area. The master plan process, which will involve consultation with the community, will identify the appropriate land use designations and create design guidelines that will be amended into the Queensborough Community Plan, which is a schedule to the Official Community Plan.

As the largest land holder, Platform Properties will be facilitating the master plan process, but will do so in close collaboration with City staff. The owners of the private properties not owned by the Platform Properties will also be part of the process.

### **SITE CONTEXT**

The sites under consideration are located in the area bound by Ewen Avenue, Stanley Street, Duncan Street and Furness Street in the area referred to as the Special Study Area during the Queensborough Community Plan process. Including the private land not owned by the applicant, the Special Study Area is approximately 6.8 hectares (16.8 acres). The applicant owns 4 hectares (9.8 acres, "Platform Properties lands"), made up of the property that was recently sold by the School District and the nineteen properties being sold by the City. The properties are:

- 327 Beach Street
- 327 Blackley Street
- 317 Blackley Street
- 313 Blackley Street
- 316 Blackley Street
- 340 Mercer Street
- 338 Mercer Street
- 337 Mercer Street
- 335 Mercer Street
- 333 Mercer Street
- 331 Mercer Street
- 329 Mercer Street
- 325 Mercer Street
- 312 Mercer Street
- 62 Duncan Street
- 226 Blackley Street
- 223 Ewen Avenue
- 225 Ewen Avenue
- 231 Ewen Avenue

The Platform Properties lands are used for the animal shelter, tow yard, dog park and storage or are vacant. These uses must be relocated before the land is redeveloped. The remainder of the land in the Special Study Area is used for a mix of uses including single detached dwellings, light industrial and commercial. There are also a number of vacant properties.

The Beach Street right-of-way and the Stanley Street right-of-way north of Beach Street are not developed as streets. Both are vegetated and have a watercourse (ditch) with ecological value. Stanley Street is identified in the Queensborough Community Plan as a significant greenway. The remainder of the streets are developed and have open ditches. The Special Study Area is also bound by two rail lines, one running along the north side of Ewen Avenue and the other along the north side of Duncan Street.

To the north of the Special Study Area, across Duncan Street, are industrial uses. One of the industrial properties is owned by Port Metro Vancouver and is expected to stay industrial over the long term. An application has been submitted to convert the remainder of the industrial land to medium-density residential. This proposed residential development is adjacent to Port Royal. Port Royal is also adjacent to the eastern and southern boundaries of the Special Study Area. The housing that is closest to the Special Study Area is compact lot single detached dwellings.

The remainder of the adjacent land uses on the south boundary, across Ewen Avenue, are industrial. These operational industrial properties, including Griff Lumber, are also designated Queensborough Comprehensive Development and would go through a similar master plan process if they were to redevelop.

To the west of the Special Study Area, on the other side of the Stanley Greenway, there is a mix of uses. Single detached dwellings and a daycare front onto Ewen Avenue. The remainder of the properties have light industrial uses, single detached dwellings or are vacant. There is currently an application to construct townhouses on the northern most of these properties.

## **POLICY CONTEXT**

### **Official Community Plan Considerations**

During the update of the Queensborough Community Plan the planning and consultation process identified areas of further research. This included a detailed analysis to determine land use designations for the Special Study Area. For the purpose of the Queensborough Community Plan the Special Study Area was defined as the area bound by Duncan Street, Furness Street, Ewen Avenue and Stanley Street. After detailed review, including public consultation, land use designations for the Special Study Area were endorsed by Council and incorporated into the Queensborough Community Plan. The following are the land use designations in the area:

1. **Commercial Main Street:** The area bounded by Ewen Avenue, Furness Street, Duncan Street and Mercer Street is designated Commercial Main Street. The existing pub and commercial development under construction in Port Royal also form part of this node. The Commercial Main Street designation allows commercial at grade and residential, commercial and/or office above. This designation would also allow a purely commercial development, such as a grocery store. Design guidelines require future development to create a plaza for public use at the Ewen, Duncan and Furness intersection.

The Queensborough Community Plan also contains a Commercial and Mixed-Use Development Permit Area for the area designated Commercial Main Street. This development permit area includes design guidelines for form and character that ensure that development in the area creates a main street feel, addresses rail proximity, and

strengthens the corner of Furness Street and Ewen Avenue as the main node of the community.

2. **Residential – Low Density:** The area fronting onto Ewen between the pub and Stanley Street is designated Residential – Low Density. This designation enables protection of the historic single detached dwellings on these properties.
3. **Park or Greenway:** The watercourse in the Stanley Street right-of-way is identified as a public greenway and is protected by the Riparian Areas Regulation. This space provides a highly prized open space asset and an important stormwater management function for the community.
4. **Queensborough Comprehensive Development:** The remaining properties in the Special Study Area are designated Queensborough Comprehensive Development. The Queensborough Community Plan defines this as an area that will include mixed commercial and light industrial employment uses which complement and are compatible with the surrounding existing and designated land uses. The area should also include residential uses which range in densities from low to medium. The maximum floor space ratio should not exceed a factor of 0.9. However, depending on the provision of employment generating uses, additional density for residential uses may be considered. In principle, two-thirds of the contiguous areas of the designation should be developed for employment generating uses. The remaining one-third could be developed as residential.

The land use designation also specifies that prior to any rezoning in the area a master plan, including new land use designations and design guidelines, must be created for the area as a whole. This master plan process, which has been initiated by Platform Properties, will be subject to a public review process and must be in accordance with the following principles that are listed in the Queensborough Comprehensive Development Permit Area:

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.”
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.

The new land use designations and design guidelines will be amended into the Queensborough Community Plan, which is a schedule to the Official Community Plan.

### Zoning

All of the properties in the Special Study Area are zoned Light Industrial Districts (M-1). As a result, Platform Properties will also submit a rezoning application to bring each property into conformity with the land use designations determined through the master plan process. Other land owners in the area may also choose to apply for a rezoning once the master plan process is complete.

### DISCUSSION

Platform Properties has purchased the properties in the Special Study Area owned by the City and the School District. With the purchase of these properties Platform Properties is now the largest landholder in the Special Study Area.

Within the Special Study Area, the properties bound by Stanley Street, Duncan Street, Mercer Street, and the lane north of Ewen Avenue are designated Queensborough Comprehensive Development. The purpose of this designation, and the associated development permit area, is to require a master plan process that would explore appropriate land uses and design guidelines at a greater level of detail than what is typical for a community plan. This approach was seen to be appropriate given the complexities in this area, including the proximity of rail lines and the adjacency of both residential and industrial development. It is an expectation that train whistle cessation will be achieved at any railway crossing. Southern Rail will be consulted throughout the development of the master plan and the zoning process.

The intent of the land use designation is also to facilitate the development of a mix of employment generating uses and residential uses. The type of employment generating uses required was not specified in the Queensborough Community Plan. It was expected that the viability of different uses would be explored by the developer and discussed with City staff and the community during the master plan process. The land use designation specifies that a minimum of two thirds of the Queensborough Comprehensive Development area should be used for employment.

The Queensborough Comprehensive Development Permit Area includes principles (listed above) that will help guide the process. The product created at the end of the master plan process will have to show how each of the principles has been addressed. For example, it should be demonstrated what design guidelines effectively create a sensitive transition between land uses.

Platform Properties has now made an Official Community Plan amendment application to launch the master plan process. Since they also own a significant portion of the property designated Queensborough Main Street (bound by Mercer Street, Duncan Street, Furness

Street and Ewen Avenue), this area will also be part of the master plan process. It is not anticipated that the land use designation for this area will change, since creating a commercial node in this area is a priority. However, the design details and the connections between this area and the Queensborough Comprehensive Development will be discussed in the master plan process.

The private property in the Special Study Area, not owned by Platform Properties, will also be included in the master plan process. In light of this, the City will work in close collaboration on the master plan process. Owners in the area will also be engaged in a master planning event to ensure that they are closely involved in the process. They will also be invited to all of the public engagement activities.

Platform Properties has assembled a project team that has the necessary expertise in design, traffic, environment and engineering. The project team has created a preliminary design concept document (see Appendix 4) which outlines a draft vision, principles and a preliminary land use concept. These are still general, since this is only the start of the process. Further refinements and a greater level of detail will be added as the process progresses.

At the conclusion of the process the Queensborough Plan, which is a schedule to the Official Community Plan, will be amended to adopt the land use designation and design guidelines created through the master plan process.

The next step in the process will be for the application to be circulated to all City departments for their review. Platform Properties will also move forward with their first public open house, which will be held on Tuesday, June 24, 2014. The draft material attached to this report and a visual preference survey will be presented.

#### Proximity to Transit Service

<b>Transit Facility</b>	<b>Frequency</b>	<b>Distance</b>
<b>Skytrain Station</b>		More than 1 Km
<b>Frequent Transit Network</b>		1,300 metres (4,265 feet) (Howes Street)
<b>Transit Stop</b>	20 – 30 minute service (alternating route)	50 metres (164 feet) (Ewen Avenue)

#### APPLICATION PROCESS

The anticipated development review process for this project is outlined below:

1. Preliminary report to Council;
2. Circulation of the application to all City Departments for review;
3. Open house;
4. Workshop with staff;

5. Advisory Planning Commission review of the land use considerations;
6. Special Study Area owners meeting;
7. Update report to Council (including a summary of feedback);
8. Second open house;
9. New Westminster Design Panel review of design guidelines;
10. Preparation of OCP amendment bylaw;
11. Report to Council summarizing the master plan process results and on Section 879 of the Local Government Act regarding consultation for the OCP amendment;
12. Report to Council for first and second readings of the OCP amendment bylaw;
13. Public hearing related to the proposed OCP amendment bylaw and consideration of third reading;
14. Final adoption of OCP amendment bylaw.

Many of the properties in the Special Study Area will need to be rezoned in order to bring the permitted and uses in line with the uses permitted by the OCP land use designation. There will be an opportunity for Platform Properties to initiate a rezoning process that runs concurrently with the conclusion of the master plan process.

### **OPTIONS**

There are three options for Council's consideration. They are as follows:

1. That Council direct staff to process this application as outlined in this report.
2. That Council provide staff with alternative direction.

Staff recommend option #1.

### **INTERDEPARTMENTAL LIAISON**

City staff from the majority of City Departments will participate in this process.

### **ATTACHMENTS:**

Appendix 1: Site Context Map

Appendix 2: Land Use Designation Map

Appendix 3: Text of Official Community Plan Land Use Designation and Development Permit Area

Appendix 4: Official Community Plan Amendment Application Package

Original Signed by:

Original Signed by:

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Lynn Roxburgh,  
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Jackie Teed,  
Manager of Planning

Approved for Presentation to Council



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Beverly Grieve  
Director of Development Services

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Lisa Spitale  
Chief Administrative Officer

# **Appendix 1: Site Context Map**



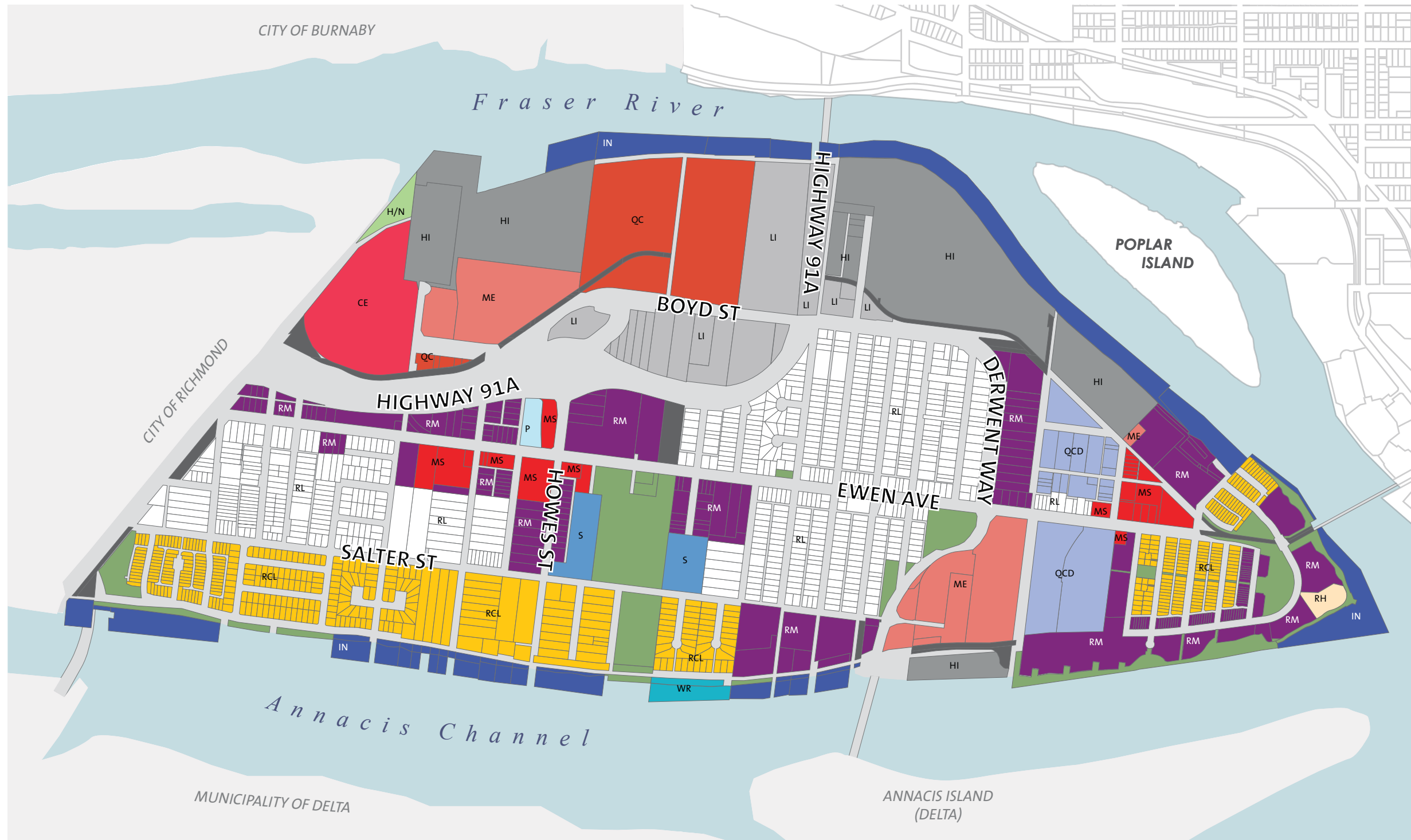
■ Sites Owned by Platform Properties

▬ Queensborough Special Study Area

**Appendix 2:  
Land Use Designation Map**



# SCHEDULE C Land Use Designation Map



**KEY:**

- (RL) Residential - Low Density
- (RCL) Residential - Compact Lot
- (RM) Residential - Medium Density
- (RH) Residential - High Density
- (MS) Queensborough Main Street
- (QC) Queensborough Commercial
- (CE) Commercial Entertainment
- (ME) Mixed Employment
- (LI) Light Industrial
- (HI) Heavy Industrial
- (IN) Intertidal
- (WR) Waterfront Residential
- (P) Major Institutional
- (S) School
- Parks/Community Facilities
- (H/N) Habitat/Natural
- Utilities
- (QCD) Queensborough Comprehensive Development

LAND USE DESIGNATIONS

**Appendix 3:  
Text of Official Community Plan  
Land Use Designation and  
Development Permit Area**

## **Land Use Designation**

**(QCD) Queensborough Comprehensive Development** – This area will include mixed commercial and light industrial employment uses which complement and are compatible with the surrounding existing and designated land uses. This area will also include residential uses which range in densities from low to medium.

Depending on the provision of employment generating uses, additional density for residential uses may be considered. In principle, two-thirds of the contiguous areas of the designation will be developed for employment generating uses. The remaining one-third will be developed as residential (the maximum floor space ratio shall not exceed a factor of 0.9). Prior to any rezoning in this area a master plan, including design guidelines, must be created for the area as a whole. This master plan is subject to a public review process and must be in accordance with the principles listed in the Queensborough Comprehensive Development Development Permit Area.

## **Development Permit Area**

### **#1 Queensborough Comprehensive Development**

The Queensborough Comprehensive Development Area, identified as Development Permit Area #1 [see Map F], is designated to provide an opportunity to transition between residential and industrial development by allowing light industrial, commercial and residential development. This Development Permit Area encourages best practices for promoting water and energy conservation and reducing greenhouse gas emissions. It also establishes guidelines for the form and character of industrial, commercial and multifamily residential development.

Properties located within this Development Permit Area that are zoned Light Industrial Districts (M-1) that develop industrial uses in accordance with the zone must instead comply with the guidelines included in the Queensborough Light Industrial and Mixed Employment Development Permit Area. Properties located within this Development Permit Area that are zoned Heavy Industrial Districts (M-2) that develop industrial uses in accordance with the zone must instead comply with the guidelines included in the Queensborough Heavy Industrial Development Permit Area.

In accordance with the Comprehensive Development land use designation, the redevelopment of this area, which includes a rezoning and public review process, will require the creation of a master plan and design guidelines that will be applied to the area. 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.”
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

**Appendix 4:**  
**Official Community Plan Amendment**  
**Application Package**

# Queensborough Eastern Neighbourhood Node



## Application for Master Plan Approval and Official Community Plan Amendment

On behalf of: 0996220 BC Ltd. c/o Platform Properties Ltd.

**plat:form**  
Platform Properties Ltd

June 2014



# Table of Contents

<b>1</b>	<b><i>Vision Statement</i></b>	<b>1</b>
<b>2</b>	<b><i>Introduction</i></b>	<b>2</b>
<b>3</b>	<b><i>Site Description</i></b>	<b>3</b>
3.1	Location	3
3.2	Site Characteristics	4
3.3	Current Land Use Policy and Regulations	4
3.3.1	Policy History	4
3.3.2	Current OCP Designation and Zoning	4
3.3.3	Vision and Community Aspirations	5
3.3.4	Community Planning Process	6
<b>4</b>	<b><i>Project Proposal</i></b>	<b>7</b>
4.1	Land Use Allocation	7
4.2	Greenways and Pedestrian Circulation	8
4.3	Design Guidelines	9
<b>5</b>	<b><i>Application and Consultation Process</i></b>	<b>10</b>
5.1	Application Process	10
5.1.1	City of New Westminster Involvement	10
5.2	Proposed Consultation Program	10
<b>6</b>	<b><i>Summary and Contact Information</i></b>	<b>12</b>
6.1	Closure	12
6.2	Project Contacts	12
<b>7</b>	<b><i>Appendices</i></b>	<b>13</b>



# 1 *Vision Statement*

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The Queensborough Eastern Neighbourhood Node will become the heart of eastern Queensborough. Through a sensitive mix of viable commercial and residential uses, the node will provide a place where residents of eastern Queensborough can fulfill their daily needs, while providing places to congregate and meet. It will offer employment opportunities in the commercial core, while providing housing to meet the needs of the growing community.

The neighbourhood will be connected to its surrounds and the commercial heart with a series of pedestrian oriented streets, multi-use paths and the feature Stanley Street Greenway. It will be environmentally, socially, and economically important to the eastern portion of Queensborough.

## 2 Introduction

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With the adoption of the Queensborough Community Plan (QCP) in 2014, the City of New Westminster (the “City”) established a vision and land-use framework for all of Queensborough. On the strength of that Plan, the Applicant, 0996220 BC Ltd., as represented by Platform Properties Ltd, began assembling land in the area identified as the east Queensborough Neighbourhood Node and contemplating a mixed-use development that provides employment, housing, and an node for the current and future residents of eastern Queensborough to meet more of their daily retail and service needs in their neighbourhood.

This application contemplates two parallel processes. The first is a master planning process as directed in the QCP which will involve the entire plan area shown on Figure 1 in the next section. This will involve land within the control of the Applicant, as well as other privately owned lands. The second process is the OCP amendment process, which under this application will be applied to the lands within the control of the Applicant in Figure 1. Though the City may elect to include other lands, provided there is no implication on the process or the bylaw consideration, the intent of this submission and application is to advance the OCP amendment on the Applicant controlled lands.

As the process contemplates additional public consultation over and above that required for an OCP amendment, and specifically the need to prepare a master plan, there are a number of development details that have not yet been resolved. Accordingly, the process will provide many of the details necessary to develop comprehensive design guidelines and land use descriptions. In respect of that process, this submission provides some preliminary development concepts and a general land use framework to initiate the discussion about the more specific development considerations that will emerge through the process.

# 3 Site Description

## 3.1 Location

The subject lands are located in the eastern portion of Queensborough. Specifically, the Plan Area for the Master Plan is located north of Ewen Avenue, and bordered by the Stanley Street right of way to the west, Duncan Street to the north, and Furness Street to the east.

Though the Master Plan process will include the lands mentioned above, at this time, the OCP amendment will apply only to the lands under the ownership or control of the Applicant in Appendix 2 and identified in Figure 1:

In total, the lands controlled by the Applicant and under application for OCP amendment total 3.92 ha (9.68 ac). The entire area of the master plan area is approximately 8.53 ha (21.08 ac). Additionally, the plan area and potential development lands include the public roads and laneways, and it is anticipated the OCP amendment will also include these public rights-of-way.



Figure 1: Plan Area and OCP Amendment Application

## **3.2 Site Characteristics**

The lands within the plan area currently contain a mix of uses from residential development, including some heritage residential along Ewen Avenue, as well as commercial development at the eastern edge of the plan area.

The lands proposed for OCP amendment are predominantly flat and undeveloped. Existing development on the land consists of the City of New Westminster municipal tow lot fronting on Ewen Avenue, as a public dog-park located at the intersection of Mercer, Duncan and Blackley Streets.

The land also contains two significant open drainage ditches, one running within the Stanley Street right-of-way, and the other transecting the site between Mercer Street and Stanley Street, generally within the undeveloped Beach Street right of way. Each of these ditches has been identified as potentially sensitive under the City's Riparian Area Regulations framework.

## **3.3 Current Land Use Policy and Regulations**

### **3.3.1 Policy History**

In 2014 the City of New Westminster adopted the QCP to guide the future development of all of Queensborough. The QCP was the result of an extensive public consultation program over several years. That document now provides a comprehensive vision and an initial framework for achieving what is important to the community.

### **3.3.2 Current OCP Designation and Zoning**

The lands within the plan area are designated (RL) Residential Low Density on the western portion along Ewen Avenue; (QCD) Queensborough Comprehensive District on the northern portion of the site; and Main Street on the eastern on the portion of the property.

The RL designation reflects the historic residential uses along that portion of Ewen Avenue. The QCD is envisioned as mixed-use development with low to medium residential density and commercial and employment generating uses. The Queensborough Main Street designation is intended for commercial and office uses, and includes provision for mixed residential.

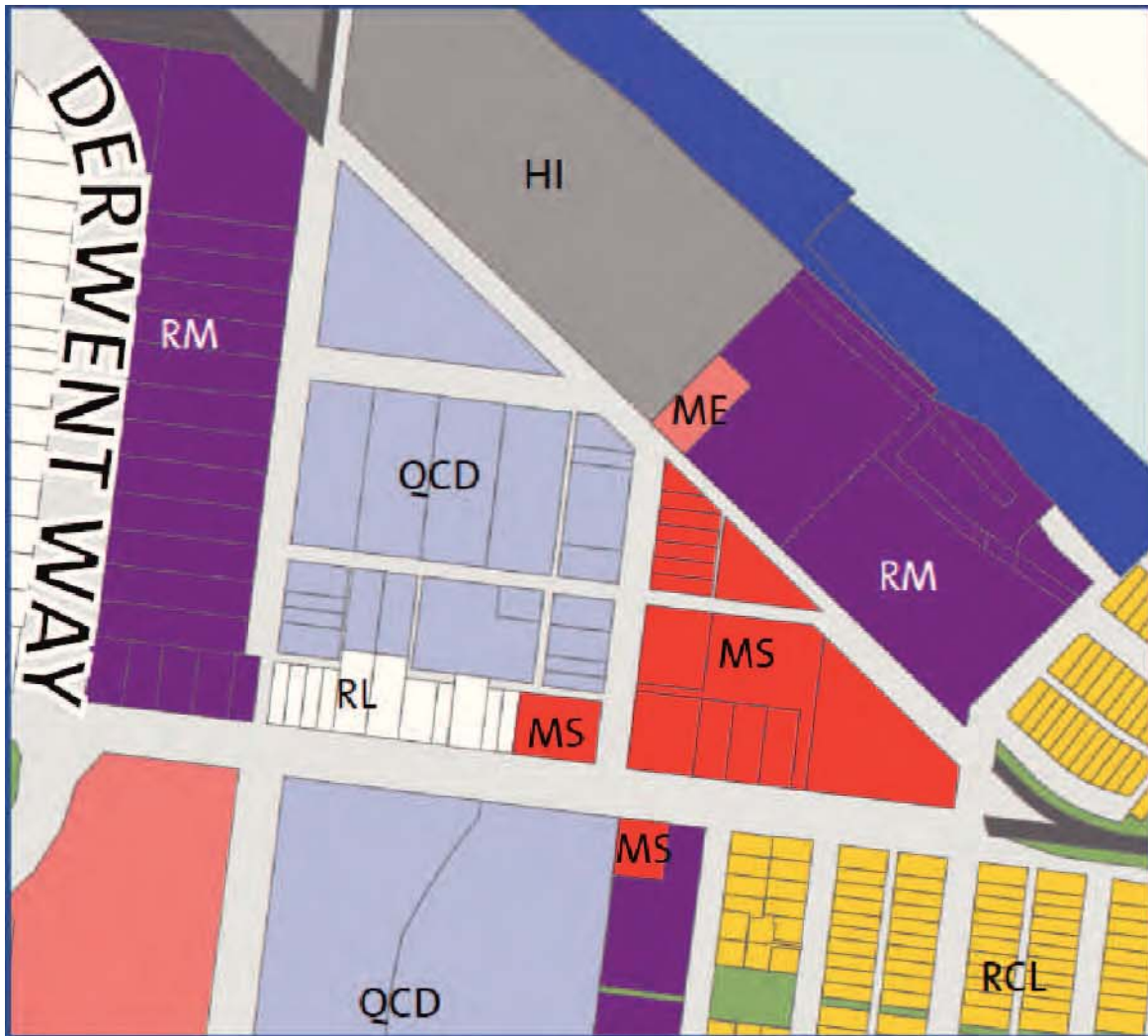


Figure 2: Land Use Designations

### 3.3.3 Vision and Community Aspirations

The land uses described above are intended to implement the community visions and aspirations for the area. Most notably, the Community Aspirations Diagram in the Plan identifies the potential for local servicing shopping in the MS designated portion of the area included in the development application. It also identifies the heritage assets in the portion designated RL within the plan area of this application. And finally, it recognizes the importance of the Stanley Street Greenway and the notion of a north-south greenway connection at the western portion of the plan area.

In concert, these aspirations create a vision of a community node for eastern Queensborough along Ewen Avenue east of Mercer Street to complement the emerging needs of the swiftly growing community of east Queensborough. This area is referred to as the Eastern Neighbourhood Node in the QCP's Vision Statement.

### 3.3.4 Community Planning Process

The QCP also specifies some additional parameters for the QCD designation that inform the planning process, and specifically the need for a master planning process. Specifically, the plan states:

***Queensborough Comprehensive Development Land Use and Designation***

*This area will include a mix of residential and mixed employment land uses. The development of this area would require the parcels to be consolidated and for a master plan to be created. The master plan must adhere to criteria (e.g. requiring a certain amount of employment generating uses in the land use mix) and design guidelines (e.g. creating sensitive transitions between uses). Within the context of these requirements, a developer would have the flexibility to let the market determine what employment generating uses are most viable and to determine the location of the mix of uses.*

Accordingly, this application is intended to initiate the larger master planning process, which will invariably result in refinements about the mix of land uses, densities, design guidelines and other details over the course of the process and before OCP amendment.

# 4 Project Proposal

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This submission is intended to serve two purposes. The first is to undertake the master planning process called for in the QCP for the Plan Area. The second is to initiate an OCP amendment for the lands controlled by the Applicant identified earlier in Figure 1. As mentioned, the Master Plan will inform many of the details of the final project proposal; however at this stage, the Applicant has developed a concept to initiate the conversation around the master planning process and ultimate OCP amendment.

Much of the proposed land use approach and preliminary concept is described in Appendix 1 entitled Queensborough Eastern Neighbourhood: Preliminary Concept.

## 4.1 Land Use Allocation

In brief, the proposed land use allocation described in Appendix 1 follows the general land-use allocation in the QCD, in that little change is contemplated to the RL and MS precincts, and the application is primarily to provide detail and amend the definition of the QCD designation. . Three main land uses within the master plan area are contemplated as part of this initial submission, two of which will be located on the lands under control of the Applicant.

### 1. *The Residential – Low Density Precinct*

The portion designated (RL) Residential – Low Density along Ewen Avenue will remain as such and a change in land use or development form is not anticipated. The intent would be to retain and celebrate some of the historic attributes of the area.

### 2. *The Queensborough Main Street Commercial Core*

The portion designated (MS) Queensborough Main Street will follow almost exactly the vision established in the plan. The area will become the primary commercial retail node for eastern Queensborough, providing local shopping as well as employment. It will also include provision for mixed residential development within that precinct.

The commercial development is envisioned as a plaza-like environment, due largely to the edge condition along Ewen Avenue resulting from the active rail-line. This represents an opportunity to provide a meeting place and community node for residents of east Queensborough. The form will likely be low-scale for both commercial and residential uses, with the uses likely mixing on the horizontal plane. Should vertically mixed-uses be included, they will likely still be low-scale and not exceed three or four storeys. Again, these details will be the subject of the public consultation process.

In addition to the role the MS precinct will play in the community, it is also an opportunity to include land uses and development that generate employment. The anticipated range of retail, commercial, service, and potentially office uses will work towards achieving the overall employment objectives of the QCP.

### ***3. The Queensborough Comprehensive Development District Residential Neighbourhood***

The portion designated (QCD) Queensborough Comprehensive District is envisioned as a predominantly residential neighbourhood. After considering the range of uses and market viability of uses in this precinct, a sensitive residential treatment of the industrial and greenway edges will provide an appropriate land use arrangement. This will capitalize on the opportunity to use the main connector roads at Ewen Avenue and Duncan Street to mark the transition between this precinct and adjacent industrial uses. These main streets are envisioned as streets with significant pedestrian and cycle infrastructure and this creates the ability to forge an appropriate edge between different uses. Further, the residential density is essential to establish a critical mass to support the proposed commercial and employment generating uses.

The residential development will likely be relatively low profile and ground-oriented. Townhouse forms and small lot residential will likely predominate, and within this precinct, the prevailing concept does not have buildings exceeding three-storeys, or any buildings in an apartment form. Townhouse densities comparable to what already exists in the area would be anticipated, with the more precise densities determined through the community planning process.

## ***4.2 Greenways and Pedestrian Circulation***

The preliminary concept outlined in Appendix 1 also includes a series of greenways and pedestrian-friendly streets to build on and complement the existing pedestrian and cycle infrastructure in the area, particularly along portions of the water's edge and the mixed-use pathways and "greenway street" on Ewen Avenue and the existing portion of the Stanley Street Greenway south of Ewen Avenue.

Specifically, the protection and development of the Stanley Street Greenway adjacent to the proposed development, and pedestrian and cycle improvements on Duncan Street are considered important means of conveying people through eastern Queensborough.

As outlined in Appendix 1, the initial concept also contemplates pedestrian sensitive streets within the plan area to build upon the existing and proposed pedestrian and cycle network.

### **4.3**     *Design Guidelines*

At this stage, it is premature to suggest any design characteristics or elements. Those will emerge through the community planning process; however it is acknowledged that they will form an important component of the OCP amending application in due course.

# 5 *Application and Consultation Process*

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## 5.1 *Application Process*

As directed in the QCP, the intent of this application is to initiate a master planning process for the entire plan area detailed on Figure 1. That master plan framework will help resolve some of the land use issues unresolved in the QCP, and add an additional level of detail with respect to land use specifics, densities, and design guidelines. The Master Plan will inform future development applications by other owners within the plan area.

The application is also to amend the OCP as it pertains to the lands identified in Figure 1 as under the control of the Applicant. The precise nature of these OCP amendments will emerge throughout the process, but are intended to facilitate the land use described previously, with additional policies and guidelines to guide future development within the proposed land-use framework.

### 5.1.1 *City of New Westminster Involvement*

As the master planning process will affect private lands outside the control of the Applicant, the City has recommended a collaborative planning process driven by the Applicant, but with City resources to provide continuity from the QCP process, and to assist with land-use discussions on other lands.

## 5.2 *Proposed Consultation Program*

The master planning process will be necessarily consultative in nature. The intent is to engage the community on the proposed land use framework and then seek public input on specific directions on details of the master plan process, such as design guidelines, visual preferences, and specific feedback on the green space and public space elements and designs. Even the name of the community is a topic that will be explored in consultation.

To achieve an appropriately robust consultation program, in addition to that statutorily required by the OCP amendment process, the following main consultation steps are being considered in addition to the ongoing dialogue with neighbours and community stakeholders:

1. ***Initial Awareness (Underway)***: The intent of this first stage is to meet with community stakeholders and the City to make them aware of the development

concept and the proposed process. To date feedback has been positively received with respect to process and initial development concept.

2. ***First Open House (June)***: The first open house will serve two purposes. It will provide an opportunity for the community to learn about the development concept, but will also provide the initial forum for the community to provide input into shaping the concept and the master plan.
3. ***Second Open House (September)***: The second open house will be an opportunity for the Applicant to report out on the findings of the first phase, and then to identify and solicit feedback on any additional or outstanding questions or comments.

These main consultation elements are the frame for the consultation program, which will be ongoing and responsive to the community process. These milestones are also in addition to the City's process, which includes engagement with their Advisory Planning and Design Review Committees, and statutory engagement including a formal public hearing.

# 6 *Summary and Contact Information*

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## 6.1 *Closure*

The Applicant is excited at the prospect of working with the City of New Westminster and the Queensborough community to deliver an important community node in accordance with the QCP objective of creating a complete community in eastern Queensborough.

Over the course of the process, the Applicant is committed to working through the details important to the community to inform the future development of the lands they control, and to help establish a master planned framework for other lands within the plan area.

## 6.2 *Project Contacts*

**Application Contact:**  
**Cameron Chalmers, RPP, MCIP**  
**Planning and Development**  
**Platform Properties**  
**604.849.2138**  
**cameron@cameronchalmers.com**

# 7 *Appendices*

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Appendix 1: Queensborough Eastern Neighbourhood: Preliminary Design Concept

Appendix 2: Property Descriptions



QUEENSBOROUGH EASTERN NEIGHBOURHOOD | PRELIMINARY CONCEPT

Platform | Queensborough, BC | May 2014 |

Existing site | Queensborough, BC |



PWL partnership



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### 3.0 Urban Design Principles

#### Connections and Circulation

*Integrate new movement systems into the surrounding vehicular, pedestrian and cycling networks.*

#### Edge Conditions

*Create positive interfaces with existing and future edge developments and conditions including the Stanley Street Greenway, adjacent industrial use, streets and railway.*

#### Identity and Character

*Develop an identity for this new development that reflects the existing rural and industrial character of Queensborough that is compatible with the Port Royal neighbourhood.*

#### Neighbourhood Amenities

*Integrate the Stanley Street Greenway, new public green spaces and a commercial/mixed use node around Mercer Street in the overall site design. These amenities should benefit the local and neighbouring community.*

#### Sustainable Design

*Integrate visible and practical stormwater management systems into the overall site design supported by a balance between hard and soft landscaping.*

*Support sustainable design objectives through compact building forms and a mix of uses and densities that optimize open space and walkability.*

#### Safe Community Design

*Orient front doors (eyes) to the street to support safety and walkability.*

*Ensure lanes, parking and service areas are designed with safety as a priority and traffic calming is incorporated into the street design.*



## 4.0 Site Analysis

### Opportunities

- \* A rich local history and character.
- \* Distant views including Poplar Island.
- \* Green buffers and landscaped edges.
- \* Potential connection to transit network.
- \* Existing stormwater management strategies – ditches and swales.
- \* Open space and environmental diversity including the greenways, trails, ditches, swales.
- \* Proximity to the river via existing greenways and trails.
- \* Connections to bikeways and trails including the Stanley Street Greenway and a future pedestrian bridge to downtown New Westminster.
- \* Flexible site design allowing for future consolidation.
- \* Neighbourhood retail and services.

### Constraints

- o A mix of adjacent land uses.
- o Limited public transit.
- o Non-contiguous development parcels including grading challenges between new development designed to meet Flood Control Levels (FCL) and existing properties below the FCL.

train track

perimeter trail

future perimeter trail

mid-island trail

future mid-island trail

ditches/swales

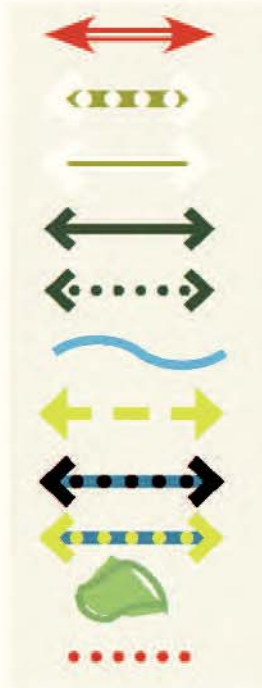
future greenway street

Stanley Street Greenway

future Stanley Street Greenway

park

masterplan boundary



## 4.0 Preliminary Concept Diagram: Land Use and Circulation

This development site is bounded by Duncan Street, Ewen Avenue and Stanley Street (Greenway). Mercer Street connects Duncan Street and Ewen Avenue. Blackley Street connects Stanley and Duncan Streets. The rhythm of the existing street network will be retained, and potential new streets, pedestrian pathways and cycling routes will be proposed to provide internal connections and reinforce existing links with the surrounding neighbourhood.

Commercial with potential residential mixed use development is envisioned east of Mercer Street. A mix of residential uses is proposed west of Mercer Street.

Public open spaces will be located to support the mixed use and residential developments and provide neighbourhood amenity spaces.

The overall vision includes developing this new neighbourhood with a mix of uses and public spaces that fits into Queensborough with a distinct character and identity.

low density residential  
(retained)



residential



commercial with potential  
residential mixed use



site boundary



Blackley Street spine



Mercer Street spine



potential neighbourhood  
street/mews/lane

