

## **REPORT**

### *Development Services*

**To:** Mayor Coté and Members of Council      **Date:** 8/31/2015  
in Committee of the Whole

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

**Report #:** 354/2015

**Subject: Queensborough Special Study Area - Consideration Consultation Requirements and Preliminary Rezoning**

#### **RECOMMENDATION**

***THAT** Council, with regard to the Queensborough Special Study Area Master Plan and OCP Amendment application:*

- 1) *Give consideration to the requirements of Section 879 and 881 as well as other relevant sections of the Local Government Act;*
- 2) *Direct staff to advise and consult with:*
  - a. *Greater Vancouver Regional District (Metro Vancouver)*
  - b. *Councils of immediately adjacent municipalities;*
  - c. *Greater Vancouver Sewerage and Drainage District Board;*
  - d. *Qayqayt First Nation;*
  - e. *Ministry of Transportation and Infrastructure;*
  - f. *Ministry of Environment;*
  - g. *Federal Department of Fisheries and Oceans;*
  - h. *Port Metro Vancouver; and*
  - i. *the Board of Education of School District 40;*
- 3) *Direct staff to seek input from interested parties in the following manner:*
  - a. *send a request for written comments to the parties listed above;*
  - b. *place a notice on the City Page to advise the public of this application;*  
*and*
  - c. *require the applicant (Platform Properties) to include notice of the proposed OCP amendment on the site signage required for the rezoning application.*
- 4) *Not require consultation with:*

- a. any greater boards or improvement districts other than as noted herein, as none are considered to be affected by this application; and*
- b. any provincial or federal agency other than as noted herein, as none are considered to be affected by this application; and,*

***THAT*** Council direct staff to process the *Queensborough Study Area* rezoning application outlined in this report.

## **PURPOSE**

The purpose of this report is to provide opportunities for consultation with those parties that may be affected by the proposed master plan and OCP amendment for the Queensborough Special Study, as required by Sections 879 and 881 of the *Local Government Act*.

The purpose of this report is also to provide Council with information regarding the rezoning application submitted by Platform Properties for their land holdings within the Queensborough Special Study Area (defined as the area bound by Ewen Avenue, Stanley Street, Duncan Street and Furness Street, as shown in Appendix 1). Now that the Master Plan for the area is nearing completion, Platform would like to move forward with the rezoning process. This rezoning application is intended to run concurrently with the remainder of the OCP amendment process. The rezoning proposed is consistent with the Queensborough Community Plan and the draft Master Plan.

## **BACKGROUND**

Applicant / Developer:	Cameron Chalmers, Platform Properties Ltd. and City of New Westminster
Current Zoning:	Light Industrial Districts (M-1)
OCP Land Use Designations	QCD – Queensborough Comprehensive Development RL – Residential - Low Density MS – Queensborough Main Street
Development Permit Areas:	Queensborough Comprehensive Development Permit Area Queensborough Main Street Development Permit Area
Overall Study Area:	6.8 hectares (16.8 acres)
Area of properties owned by Platform Properties	4.5 hectares (11.2 acres)

**Image 1: Study Area Context Map (see Appendix 1)**

The Study Area is defined as the area bound by Ewen Avenue, Stanley Street, Duncan Street and Furness Street (see Appendix 1). In March of 2014 Platform Properties (Platform) entered into an agreement with the City to purchase the City owned land in the Study Area. Platform has also acquired additional private properties.

### **Required Master Planning Process**

A portion of the Study Area is designated as Queensborough Comprehensive Development, which requires a master plan process. This process, which is now nearing completion, is intended to identify the appropriate land use designations and create context specific design guidelines for the area. The results of the Master Plan will be amended into the Queensborough Community Plan (QCP), which is a schedule to the Official Community Plan (OCP), through an OCP amendment.

As the largest land holder, Platform is facilitating the master plan process and OCP amendment in close collaboration with City staff. The OCP amendment will change the designation for all of the properties designated Queensborough Comprehensive Development (i.e. not just the properties owned by Platform). The City's role is to ensure that Council's and the community's intentions for the area, as outlined in the Queensborough Community Plan, are reflected throughout the process and in the resulting Master Plan.

## Legislated Consultation Requirements

Section 879 and 881 of the *Local Government Act* provides specific requirements for consultation that must occur prior to the consideration of an Official Community Plan (OCP) amendment. The Act requires local government to provide one or more opportunities it considers appropriate for consultation with the organizations and authorities it considers will be affected by the proposed OCP amendment. The local government must:

- a) consider whether the opportunities for consideration with one or more organizations and authorities should be early and ongoing; and
- b) specifically consider whether consultation is required with:
  - i) the board of the regional district in which the area covered by a plan is located;
  - ii) the board of any regional district that is adjacent to the area covered by the plan;
  - iii) the council of any municipality that is adjacent to the area covered by the plan;
  - iv) First Nations;
  - v) greater boards and improvement boards;
  - vi) the Provincial and Federal governments and their agencies; and
- c) Consult with the Board of Education and seek input on the following:
  - i) the actual and anticipated needs for school facilities and support services in the school districts;
  - ii) the size, number and location of the sites anticipated to be required for the school facilities referred to in paragraph (i);
  - iii) the type of school anticipated to be required on the sites referred to in paragraph (ii);
  - iv) when the school facilities and support services referred to in paragraph (i) are anticipated to be required;
  - v) how the existing and proposed school facilities relate to existing or proposed community facilities in the area.

Since the initiation of the master plan process there have been early and on-going consultation opportunities. These include:

- Open Houses on June 24, 2014, September 9, 2014 and June 24, 2015.
- Master Plan Area Landowners' Meeting on September 14, 2014. The next Landowners' Meeting has been scheduled for September 9, 2015.
- Queensborough Residents' Association Meeting on September 9, 2014.
- Advisory Planning Commission initial consideration on August 19, 2014.

- NWDP Initial Consideration on August 26, 2014.
- NWDP consideration of Master Plan and proposed Development Design Guidelines on July 28, 2015.
- Requests for written comments on proposed Master Plan have been sent to Study Area stakeholders at key milestones throughout the process. Stakeholders have also been invited to all Open Houses.

### **Rezoning Process**

All of the properties in the Special Study Area are zoned Light Industrial Districts (M-1). As a result, Platform has submitted a rezoning application for their properties. Now that the master plan process is nearing completion, Platform would like to move forward with the rezoning application. The rezoning will implement the land use concept determined through the master plan process. It is expected that for the remainder of the process the rezoning application would run concurrently with the Official Community Plan (OCP) amendment application; however, the Master Plan and OCP amendment will need to be approved by Council prior to the adoption of the proposed rezoning.

Unlike the OCP amendment, the rezoning would only apply to Platform's properties. Other land owners in the area may also choose to apply for a rezoning once the master plan process is complete.

### **PROPOSAL**

There are three parts to the proposal: 1) the Master Plan Concept; 2) the Proposed Land Use Designations; and 3) the Proposed Zoning. Each part of the proposal is outlined below.

#### **1) Master Plan Concept**

**Image 2: Proposed Master Plan Concept (see Appendix 2)**



The Master Plan for the area is structured around the new Mercer 'High Street', the extended Stanley Street Greenway, and a linear parkette. The Mercer High Street provides the central spine of the neighbourhood with commercial or mixed use development on both sides of the street, sidewalks, tree-lined boulevards and on-street parking that makes this a great place to walk and shop.

East of the Mercer High Street, a plaza-style mall provides a venue for local serving commercial uses. The neighbourhood scale is intended to meet the retail and service needs of the neighbourhood with potential uses that could include a small grocery store, pharmacy, cafes, and services. West of Mercer Street, medium density ground-oriented homes are located around a linear parkette with small public seating spots scattered along its length.

The Stanley Greenway provides the western edge of the neighbourhood, and is connected through the site via the linear parkette and other publicly accessible walkways throughout the neighbourhood. Duncan Street and Ewen Avenue complete the network, with a multi-use path along Duncan, and a sidewalk along Ewen that is protected from the rail line. The existing homes along Ewen Avenue will remain.

The Master Plan Concept and related Development Permit Area Design Guidelines would be amended into the QCP to provide the vision for the area.

## 2) Proposed Land Use Designations

As per the Queensborough Community Plan (QCP), the land use designations for properties within the Special Study Area currently include Queensborough Comprehensive Development (QCD), Residential – Low Density (RL), and Queensborough Main Street (MS). A description of these land uses is provided as part of Appendix 3.

Platform wishes to amend the land use designations of the QCP in keeping with the Master Plan Concept, as outlined in Image 3 below.

**Image 3: Proposed Land Use Designations (see Appendix 2)**



The preliminary land use concept for the study area includes the following land use designations:

- **Greenway:** Stanley Greenway and Duncan Street would be linear open spaces, each with a wide multi-use pathway. The Stanley Greenway would be environmentally significant because of the existing riparian habitat associated with the red coded watercourse. This is consistent with the Queensborough Community Plan.
- **Residential – Low Density (RL)** – Single detached dwellings would continue to front Ewen Avenue. This is consistent with the existing development pattern and the Queensborough Community Plan.
- **Residential – Medium Density (RM)** – Predominantly ground-oriented townhouse development at densities and sizes comparable to that already found in the neighbourhood. Compact single-detached lots or other ground oriented housing may also be included over portions of the site.
- **Queensborough Main Street (MS)** – A retail node for eastern Queensborough. The Queensborough Main Street area will have two components: Mercer Street “high street” and a plaza mall. The high street would include ground level commercial uses that front onto both sides of Mercer Street, with residential above in some locations. The plaza mall would be in the area bounded by Mercer Street, Ewen Avenue and Duncan Street and would not have residential above.

### 3) Proposed Zoning

All of the properties in the Special Study Area are zoned Light Industrial Districts (M-1). As a result, Platform has submitted a rezoning application for their properties. In keeping with the Master Plan concept and proposed land use designations, Platform has proposed the zoning amendments outlined in the table below.

<b>Land Use Designation</b>	<b>Proposed Zone</b>
Queensborough Main Street	Community Commercial Districts (Medium Rise) (C-2A)
Residential – Medium Density	Queensborough Townhouse Districts (RT-3A)
Residential – Low Density	Queensborough Neighbourhood Residential Dwelling Districts (RQ-1)

A report was presented to Council on September 15, 2014 that outlined a preliminary zoning concept and proposed that the master plan and rezoning processes run concurrently from the beginning of the process. This report was tabled by Council. Now that further work has taken place around the proposed land use designations, Platform wishes to move forward with the rezoning application.

## Context Information

Additional site context information (e.g. existing zoning, exiting development potential, site constraints), policy context (e.g. policy considerations, zoning considerations and proximity to transit service) and a summary of past consultation are included in Appendix 3.

## ANALYSIS

### Consideration of Consultation

Council is required to consider who could be affected by the proposed Official Community Plan (OCP) amendments. The *Local Government Act* requires that Council specifically consider whether consultation is required with the groups listed below. Staff has provided a recommendation for Council's consideration for each of the identified groups:

- a) The board of the regional district in which the area covered by the OCP is located.

Consultation with Metro Vancouver is recommended given the scale of the proposed development.

- b) Any greater boards or improvement districts other than as noted herein, as none are considered to be affected by this application.

Consultation with other regional districts is not recommended as the proposed OCP amendment is not considered to affect adjacent Regional Districts.

- c) The council of any municipality that is adjacent to the area covered by the plan.

Consultation with the municipality of Richmond is recommended given the proximity of the site to the New Westminster/Richmond border and the scale of the proposed development.

- d) First Nations.

The Government of British Columbia has created the First Nations Consultative Areas Database which provides contact information for First Nations who may have Aboriginal Interests identified within the area queried. Using this tool, staff has identified which First Nations have interests in New Westminster. Staff will contact each and determine what level of consultation is appropriate and in what circumstances (e.g. for what scale and type of application). Until, this works is complete staff recommend continuing the City's current practice regarding consulting First Nations. As such, consultation with Chief Rhonda Larrabee is recommended since the Qayqayt First Nation has interest in the future of New Westminster.

e) Greater boards and improvement boards.

The Greater Vancouver Sewer and Drainage District Board oversee the operation of regional utilities in New Westminster. Therefore, consultation with this board is recommended.

f) The Provincial and Federal governments and their agencies.

Consultation with the Ministry of Highways and Infrastructure is recommended since the Special Study Area falls within 800 metres of a controlled access highway.

The proposed master plan concept entails the restoration of the Stanley Street Canal and the relocation and restoration of the Beach Street Canal. Therefore, consultation with the Ministry of Environment and the Federal Department of Fisheries and Oceans is also recommended.

Consultation with the Port Metro Vancouver is also recommended given the adjacency of the Special Study Area to Port lands.

g) Board of Education

Consultation is recommended with School District No. 40 (New Westminster) as the proposed OCP amendment could impact school enrolment through the introduction of new residential uses within the Special Study Area.

In addition to the outside agencies listed above, other agencies and groups that will be consulted include the Queensborough Residents' Association and TransLink. The consultation requirements under this section of the *Local Government Act* are in addition to the Public Hearing requirement.

### **Proposed Rezoning**

Platform Properties has submitted a rezoning application for their lands (outlined in red dash) in order to maintain consistency between the Zoning Bylaw and the land use designations that have been developed through the master plan process.

**Image 4: Proposed Zoning Districts (see Appendix 4)**

The proposed zoning districts are as follows:

**1. Queensborough Townhouse Districts (RT-3A) Plus Single Detached Dwelling Districts (Compact Lots) (RT-2D)**

*Land Use Designation:* Residential – Medium Density

*Area to be rezoned:* Approximately 24,509 square metres (263,813 sq. ft.)

The Master Plan proposes that a portion of the land in the Study Area would be designated Residential – Medium Density. Platform proposes that their properties within this area be rezoned to Queensborough Townhouse Districts (RT-3A). This zone allows for townhouses that reflect the neighbourhood standards in Queensborough. Platform is also proposing that single detached dwellings to the Single Detached Dwelling Districts (Compact Lots) (RT-2D) be added as a permitted use in the RT-3A zone. This would give the applicant the flexibility to develop a range of ground oriented housing forms. The RT-3A zoning district already allows housing built to the RQ-1, RT-1, and RT-3 district standards. These zoning districts, like RT-2D, are lower density housing forms that would also be appropriate in areas zoned RT-3A.

**2. Community Commercial Districts (Medium Rise) (C-2A)**

*Land Use Designation:* Queensborough Main Street

*Area to be rezoned:* Approximately 23,022 square metres (247,807 sq. ft.)

The Queensborough Community Plan designates a portion of the land in the Study Area as Queensborough Main Street. The Master Plan proposes enlarging the area with this designation. Platform proposes that their properties within this designated be rezoned to Community Commercial Districts (Medium Rise) (C-2A). This zone would allow for the intended neighbourhood commercial uses and the option for residential and office uses in three storeys above the ground level.

### **3. Queensborough Neighbourhood Residential Dwelling Districts (RQ-1)**

*Land Use Designation:* Residential – Low Density

*Area to be rezoned:* Approximately 756 square metres (8,138 sq. ft.)

The applicant proposes that their properties designated Residential – Low Density be rezoned to Queensborough Neighbourhood Residential Dwelling Districts (RQ-1). This area is intended to remain for single detached dwelling use, in keeping with the land use designation and the neighbouring houses along Ewen Street. This residential zone is intended to allow single detached dwellings.

#### **Potential Road Closure**

There are a number of unopened road allowances in the study area to which could be considered surplus to City needs if the Master Plan is adopted. Council could consider selling these surplus roads so that they could be consolidated with neighbouring properties and developed in alignment with the Master Plan. Since the City's roads are un-zoned it would be practical to establish zoning for the roads in conjunction with Platform's rezoning application. The zones proposed for the roads would be in keeping with the Master Plan.

#### **DEVELOPMENT REVIEW PROCESS**

Below is an overall outline of the anticipated development review process for this project. The bold text outlines where we are currently at within the process.

1. Preliminary report to Council.
2. Circulation of the application to all City Departments for review.
3. Open House.
4. Advisory Planning Commission and New Westminster Design Panel review of the land use considerations.
5. Special Study Area owners' meeting.
6. Update report to Council (including a summary of feedback and next steps).
7. Second Open House.
8. Rezoning application submission.
9. Update report to Council.
10. Third Open House.
11. New Westminster Design Panel review of design guidelines
- 12. Report to Council summarizing the master plan process results on Sections 879 and 881 of the Local Government Act regarding consultation for the OCP amendment.**
- 13. Report to Council summarizing the proposed rezoning application.**
14. Advisory Planning Commission consideration of Official Community Plan and Zoning Bylaw amendment bylaws.

15. Report to Council for consideration of First and Second Readings of the OCP and Zoning Bylaw amendment bylaws.
16. Public Hearing related to the proposed OCP and Zoning Bylaw amendment bylaws and consideration of Third Reading.
17. Consideration of Final adoption of OCP amendment bylaw.
18. Consideration of Final adoption of Zoning Bylaw amendment bylaw.

### **INTERDEPARTMENTAL LIAISON**

The Planning Division will be responsible for the consultation outlined in this report. City staff from Engineering and Parks, Culture and Recreations Departments has been participating in the master plan and rezoning process.

### **OPTIONS**

There are three options for Council's consideration; they are:

1. That Council, with regard to the Queensborough Special Study Area OCP Amendment application:
  - (1) Give consideration to the requirements of Section 879 and 881 as well as other relevant sections of the Local Government Act;
  - (2) Direct staff to advise and consult with:
    - a. Greater Vancouver Regional District (Metro Vancouver)
    - b. Councils of immediately adjacent municipalities;
    - c. Greater Vancouver Sewerage and Drainage District Board;
    - d. Qayqayt First Nation;
    - e. Ministry of Transportation and Infrastructure;
    - f. Ministry of Environment;
    - g. Federal Department of Fisheries and Oceans;
    - h. Port Metro Vancouver; and
    - i. the Board of Education of School District 40;
  - (3) Direct staff to seek input from interested parties in the following manner:
    - a. Send a request for written comments to the parties listed above;
    - b. place a notice on the City Page to advise the public of this application; and
    - c. require the applicant (Platform Properties) to include notice of the proposed OCP amendment on the site signage required for the rezoning application.
  - (4) Not require consultation with:
    - a. any greater boards or improvement districts other than as noted herein, as none are considered to be affected by this application; and

- b. any provincial or federal agency other than as noted herein, as none are considered to be affected by this application.
- 2. That Council direct staff to process the Queensborough Study Area rezoning application as outlined in this report.
- 3. That Council provide staff with an alternative direction.

Staff recommends Option 1 and 2.

**ATTACHMENTS:**

Appendix 1: Site Context Map

Appendix 2: Master Plan Concept and Proposed Land Use Designation Map

Appendix 3: Context Information: Site Context, Policy Context and Summary of Past Consultation

Appendix 4: Proposed Zoning Districts



---

Lynn Roxburgh  
Planner



---

Rupinder Basi  
Senior Planner



---

Jackie Teed  
Manager of Planning

Approved for Presentation to Council



---

For  
Beverly Grieve  
Director of Development Services



---

For  
Lisa Spitale  
Chief Administrative Officer

*Appendix 1*  
*Site Context Map*



Sites Owned by Platform Properties



Queensborough Study Area

Appendix 2

*Master Plan Concept and  
Proposed Land Use Designation Map*

**Master Plan Concept**



# Proposed Land Use Designations



## Appendix 3

### *Context Information:*

### *Site Context, Policy Context and Summary of Past Consultation*

## **SITE CONTEXT**

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 adjacent industrial land to medium-density residential. The Port Royal residential development is also adjacent to the eastern and southern boundaries of the Special Study Area. The housing that is closest to the Special Study Area consists of 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 northernmost portion of these properties.

### **Existing Zoning and Use**

Including the private land not owned by Platform Properties, the Special Study Area is approximately 6.8 hectares (16.8 acres). All of the properties are zoned Light Industrial Districts (M-1).

The Platform Properties lands are used for the City's 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 has 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. The remainder of the streets are developed and have open ditches.

### **Existing Development Potential**

All of the properties in the Special Study Area are zoned Light Industrial Districts (M-1). This zoning district allows a range of light industrial uses, such as workshop and indoor storage uses for trade contractors, and laboratories for science and research. There is no floor space ratio included in the zoning district. Instead density is restricted by the six (6) storey height restriction.

## **Site Constraints**

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. The design for the area will need to mitigate noise and vibration caused by trains. Approaches to noise mitigation also need to address the conflict between residential uses abutting industrial uses. Industrial operations can operate 24 hours a day, seven days a week, on the site owned by Port Metro Vancouver, north of this Special Study Area.

The area is also located in the floodplain. Buildings will need to be designed to the flood construction level. There are also numerous watercourses within the Special Study Area. This includes the Stanley Street and Beach Street watercourses, which are red and yellow coded watercourses respectively. Both watercourses have riparian area habitat and play a significant role in stormwater management due to their capacity.

## **POLICY CONTEXT**

### **Queensborough Community Plan (QCP) Land Use Designations**

**(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.

**(MS) Queensborough Main Street** – this area will include commercial, office and residential uses. Facing Ewen Avenue and Furness Street, commercial uses are required at grade. Densities may range from low to medium.

**(RL) Residential – Low Density** – this area will include low density residential uses including single detached houses, houses with a secondary suite, duplexes, detached townhouses, low density multifamily uses, places of worship, and may contain small scale local commercial uses such as home occupations and corner stores.

## Queensborough Community Plan (QCP) Considerations

During the update of the Queensborough Community Plan, the planning and consultation process identified areas of further research, including the Special Study Area. After detailed review, including public consultation, land use designations were endorsed by Council and incorporated into the Queensborough Community Plan. The following are the land use designations in the area:

**Image 1: Existing Land Use Designations (Queensborough Community Plan)**



1. **Queensborough Main Street:** The area bound by Ewen Avenue, Furness Street, Duncan Street and Mercer Street is designated Commercial Main Street. The Queensborough Main Street designation allows commercial at grade and residential, commercial and/or office above. This area is within the Queensborough Main Street Development Permit Area. This development permit area includes design guidelines for form and character.
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. It is this area that is subject to the Official Community Plan amendment.

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 continue to be subject to a public review process and must be in accordance with the following principles that are listed in the Queensborough Comprehensive Development 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 OCP.

### **Zoning Bylaw Considerations**

All of the properties in the Special Study Area are zoned Light Industrial Districts (M-1). As a result, Platform Properties has submitted a rezoning application to bring each property into conformity with the land use designations determined through the master plan process and subsequent OCP amendment. A preliminary rezoning report was brought forward to Council on September 15, 2014 and was tabled for further discussion.

## 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)

## PAST COMMUNITY CONSULTATION

### Open Houses

On June 24, 2014, the applicant held an open house that engaged the community at a high level as a first step to working towards the preparation of a master plan. This open house was held at the Queensborough Community Centre. The meeting was attended by City staff, the Platform Properties project team, and approximately 30 stakeholders. Presentations were made by the City and by Platform Properties to go over the policy context and the preliminary land use concept in order to provide a starting point for discussions on the types of land uses that should occur within the Special Study Area.

Vehicular access continues to be a concern for the community as expressed by stakeholders during the Open house and previously with the development of the Queensborough Community Plan.

A visual preference survey was also provided by Platform Properties to engage stakeholders and obtain their initial feedback on the types of uses and built form preferred for the Special Study Area. Only a few surveys were submitted back to Platform Properties.

A second open house was held on, September 9, 2014. The purpose of the second open house was to update stakeholders and the community on the status of the master plan process and the present further information on the anticipated land uses and design principles for the Study Area.

A third open house was held on June 24, 2015. The purpose of this open house was to present the updated Master Plan to the community. The feedback received will help inform the final revisions to the Master Plan and design guidelines.

### Advisory Planning Commission

An information report was presented to the Advisory Planning Commission on September 19, 2014. The committee members felt that the development of the Study Area could help the eastern Queensborough node become a complete community. By

providing local-serving retail within a reasonable walking distance, area residents will no longer have to drive in order to access day-to-day amenities. The commission members are aware of the residents' concerns about traffic in Queensborough and feel that efforts to reduce vehicle trips are important.

Another topic of conversation was the internal road network and its integration with the surrounding community. In particular there was a focus on Stanley Street, its role, the access it provides, and connectivity of other areas to the greenway. The Advisory Planning Commission members communicated that they would like the Stanley Greenway to be permeable and knitted into the surrounding pedestrian network.

### New Westminster Design Panel

An information report was presented to the New Westminster Design Panel on August 26, 2014. Overall the members were supportive of the process and felt that this created an opportunity to integrate innovative design elements. These unique characteristics could respond to the industrial edge condition and reflect the industrial history of the area, which has not been strongly evident in many other developments. There is also an opportunity to have design elements that reflect the rural and agricultural heritage of the community. A challenge to achieving this is the urban nature of the development (e.g. form and density).

The members felt that one challenge that needs close attention is the design of the Ewen Avenue edge of the commercial node. Ewen Avenue is the community's main street but the abutting rail line will impact the design of and access to the site. The commercial plaza should have as much "pedestrian feel" as possible keeping in mind the challenges with the rail line and the need to provide at grade parking because of the floodplain. It is important to get this right in order to achieve an active and inviting plaza for the community.

The members recognized that townhouses have been a common housing form Queensborough because of the issues related to building in the floodplain. The challenge will be to create a uniqueness for the Special Study Area that sets it apart from Port Royal and other developments.

The members also felt that the community amenities need to be clearly defined. This includes both public open space and private amenity space. It will be important for all proposed greenways to be well integrated with the broader pedestrian circulation network in Queensborough. They recognized the significance of the Stanley Greenway and recommended it be widened as much as possible given its environmental significance.

The challenge of the edge treatments was also recognized. The challenge is to make the residential development livable while celebrating the edge, as opposed to just screening or masking it.

## Owners' Meeting

City staff and Platform properties met with Special Study Area property owners on September 4, 2014. The intent of this meeting was to update area property owners on the status of the master plan process and OCP amendment and to provide an opportunity for input into the master plan process.

Appendix 4  
*Proposed Zoning Districts*

