

QUEENSBOROUGH COMMUNITY PLAN

What is the Queensborough Community Plan?

The Queensborough Community Plan (QCP) provides a policy framework for achieving the Queensborough Community Vision. The vision describes how the community wants to develop into the future. It helps to ensure that the growth and development of Queensborough is well-targeted and constructive, based on a common understanding of Queensborough's strategic opportunities. The Vision and Plan were developed over a five year planning process that involved on-going consultation with area residents, property owners, business owners, and other stakeholders. Highlights of the Queensborough Community Plan are:

Creates an understanding of the community as it is today and projects the future population of the community.

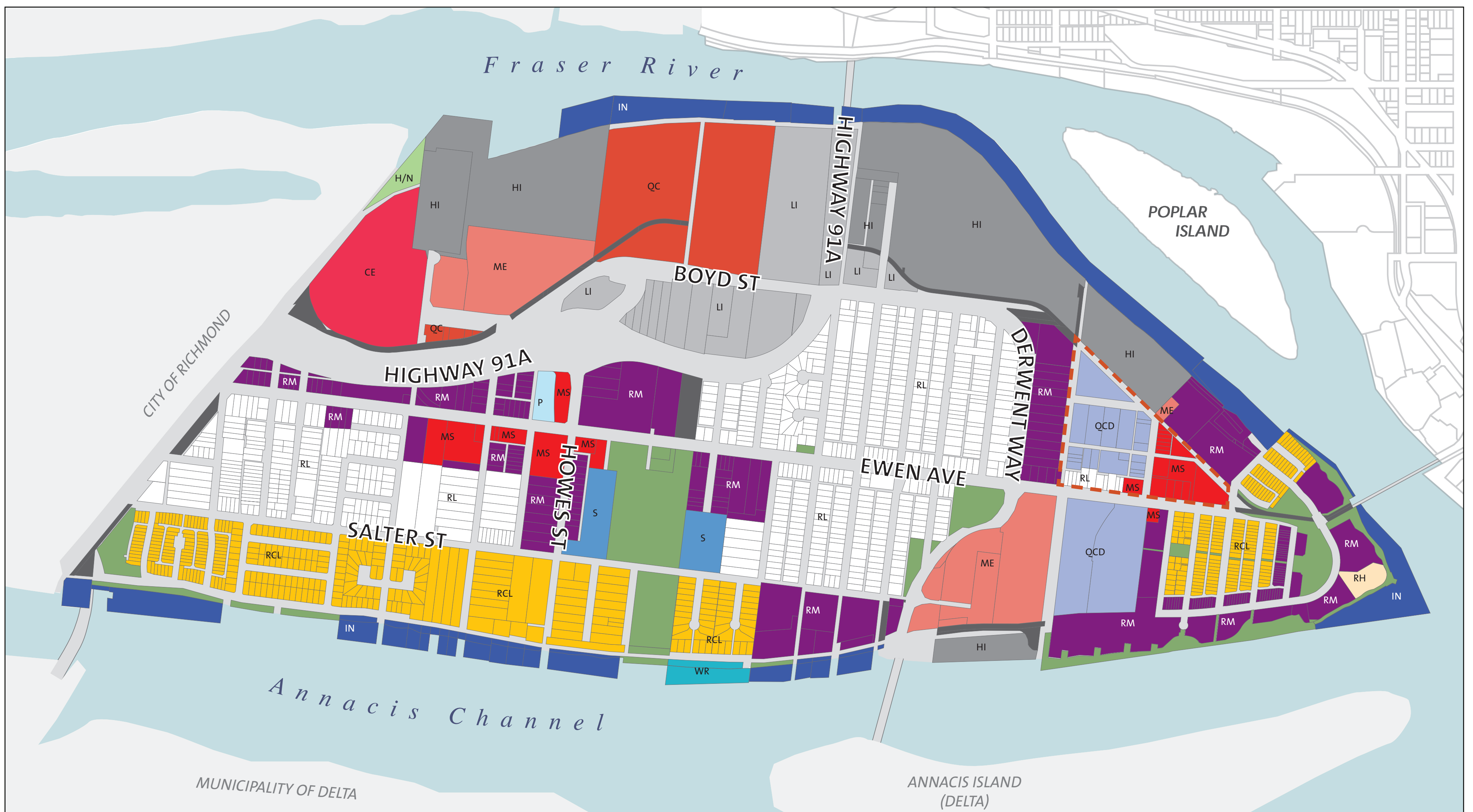
Establishes a starting point from which to build on toward achieving the community vision.

Establishes Development Permit Areas and design guidelines which provide a clear direction for the form and character of future development.

Incorporates specific policies and City actions towards achieving the community vision.

Provides land use designations and a map to guide the future development of Queensborough.

Land Use Designation Map



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

QUEENSBOROUGH SPECIAL STUDY AREA

Why does this area need a Master Plan?

The Study Area includes four land use designations (shown below).

One of these land use designations, Queensborough Comprehensive District, requires that a master plan and design guidelines must be created for the whole area prior to any rezoning consideration. This is because the Study Area has complex conditions within a relatively small neighbourhood. These conditions include environmental and historic assets, a broad range of surrounding land uses, and adjacent truck and train routes. Determining land uses for this area requires more detailed analysis than generally conducted for a community plan review.

The master plan must be consistent with the site planning principles included in the Queensborough Plan.

Once implemented, the master plan will facilitate the development of lands owned by Platform Properties in addition to informing future development applications by other property owners within the Study Area.

Role of the City

The role of the City in the master planning process will be to work in close collaboration with Platform Properties on the master plan process. City staff and Platform Properties will engage owners in the area in order to ensure that they are involved throughout the master planning process. The City will also be involved in the relocation of the existing dog park, animal shelter, and tow yard that are currently located on the City-owned properties which Platform Properties is purchasing.

Role of Other Study Area Property Owners

The private property in the Study Area not owned by Platform Properties will also be included in the master plan process. The City and Platform Properties will work directly with property owners who will also be invited to all of the public engagement activities in order to ensure they have meaningful involvement in the master planning process.

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 corridor provides a highly prized open space asset and an important stormwater management function for the community.

Queensborough Comprehensive Development:

The intent of this designation is to include residential and employment uses which complement and are compatible with the surrounding existing and designated land uses.



Residential – Low Density: The area fronting onto Ewen Avenue between the pub and Stanley Street is designated Residential – Low Density. This designation enables protection of the historic single detached dwellings on these properties.

Commercial Main Street: This designation allows commercial at grade and residential, commercial and/or office above. This designation also allows a purely commercial development, such as a grocery store.



PLANNING PRINCIPLES

The following principles were created to guide the master plan process, to provide the community with additional clarity regarding the future of the area and to ensure that future designation of the land in this area will meet the objectives of the Queensborough Community Plan.

1. Locate land uses such that they establish a sensitive transition between industrial and non-industrial land uses.

Port Metro Vancouver owns land north of the Study Area. Industrial uses will occupy the Port's land well into the future. The location of land uses within the Study Area should respond to this. This means land uses that are more compatible with industrial uses should be located close to the Port's land. Land uses that are more compatible with residential uses should be located close to the existing and future residential areas.



2. Include residential land uses in locations that will help to complete the eastern residential neighbourhood.

Existing and future residential neighbourhoods are located around the eastern end of the Study Area. Including some residential uses in this part of the Study Area would help make the eastern residential neighbourhood feel complete.



3. Consider including commercial land uses fronting onto Ewen Avenue where they will help to create a compact, local serving commercial node.

Residents have long noted the need for locally-serving shops in eastern Queensborough. There are a number of different locations within and next to the Study Area that could be designated as commercial. There are also a number of constraints to developing a main street feel along this part of Ewen Avenue. Integrating shops into this part of Queensborough would require a creative approach to these constraints.



4. Reinforce Ewen Avenue as the community “main street.”

The residential neighbourhoods located around the eastern end of the Study Area feel quite separated from the rest of the Queensborough community. This separation is created by the existing adjacent industrial uses of the Port Metro Vancouver, the Study Area and lands to the south of Ewen Avenue. Revitalizing Ewen Avenue with an updated streetscape would help create a sense of connectivity.



PLANNING PRINCIPLES

5. Protect heritage resources.

Protecting and enhancing heritage resources is a high priority for the City. There are a number of single detached houses in the special study area that are more than 50 years old. Managing these heritage resources is made difficult by the surrounding context, including issues related to their small lot size, the flood plain and the adjacent railway. Maintaining these heritage houses would require a creative approach to these constraints.



6. Protect and enhance riparian areas.

There are two watercourses in the Study Area identified as protected by the *Riparian Areas Regulation*. This Provincial policy requires protection measures, including setbacks between the watercourse and constructed areas, and maintenance of planted areas within these setbacks. These local watercourses are key to providing habitat and food sources for fish and other urban wildlife, such as owls. They also provide valuable open space for residents.



7. Include trail segments shown on the Parks, Trails and Greenway Streets Map (e.g. Stanley Greenway and Mid-Island Trail).

An interconnected network of trails and greenway streets makes walking and cycling more safe and enjoyable, makes accessing amenities, services and transit easier and helps decrease vehicle use. The Stanley Greenway is a unique Queensborough Amenity that will be a linear open space that has the opportunity to be environmentally significant because of its riparian habitat.



8. Provide an appropriate level of vehicular access in support of community and site-connectivity.

Access to the Study Area as well as circulation within the area need careful planning to ensure that the area is livable and that traffic impacts on the surrounding neighbourhood are minimized. Planning for site access also needs to account for the rail lines. As much as possible, the number of crossings should be reduced and those crossings that remain should be designed in a way that achieves whistle cessation.



HOW DID WE GET HERE + NEXT STEPS

Launch of the
Queensborough Special
Study Area Review
May 2012

Launch of the
Queensborough Special
Study Area Master Plan
Process
June 2014

Adoption of Amended
Queensborough Community
Plan
Winter 2015

- Launch of the Queensborough Community Plan Review (October 2008)
- Research (October 2008 - January 2013) - Numerous detailed studies completed on topics such as Employment Lands and Flood Management.
- Public Consultation (December 2008 - September 2013) - Land Use Plan, Draft Vision Theme, Goals and Objectives.
- Consultants Retained (September 2012) - Detailed analysis of Special Study Area context, development trends and suitable land uses.
- Public Open House (October 2012) - Discussion of planning principles and land use for Special Study Area.
- Report to Council (July 2013) - Findings and land use designation recommendations are endorsed by Council and incorporated into the Queensborough Community Plan.
- Public Open House (September 2013) - Draft Community Plan.
- Queensborough Community Plan Adoption (February 2013) - Special Study Area is designated Queensborough Comprehensive Development which requires a master plan process.
- Platform Properties purchase land owned by the School District and begins the process of purchasing land owned by the City.
- Platform Properties submits an Official Community Plan Amendment Application to launch the Master Plan Process. (June 2014)
- Preliminary Report to Council. (June 2014)
- Public Open House (June 2014) - Visual Preference Survey.
- Advisory Planning Commission and New Westminster Design Panel review. (Summer 2014)
- Special Study Area owners meeting. (Summer 2014)
- Update report to Council. (Fall 2014)
- Public Open House. (September 2014)
- ☐ Public Open House. (June 2015) ● **We Are Here**
- ☐ Referral of the Master Plan to Special Study Area land owners (Summer 2015).
- ☐ Advisory Planning Commission and New Westminster Design Panel review. (Summer 2015)
- ☐ Report to Council summarizing the master plan process results and formal consultation requirements. (Summer 2015)
- ☐ Report to Council for first and second readings of the OCP amendment bylaw (Fall 2015)
- ☐ Public hearing. (Fall 2015)