

#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 multi-family residential development.

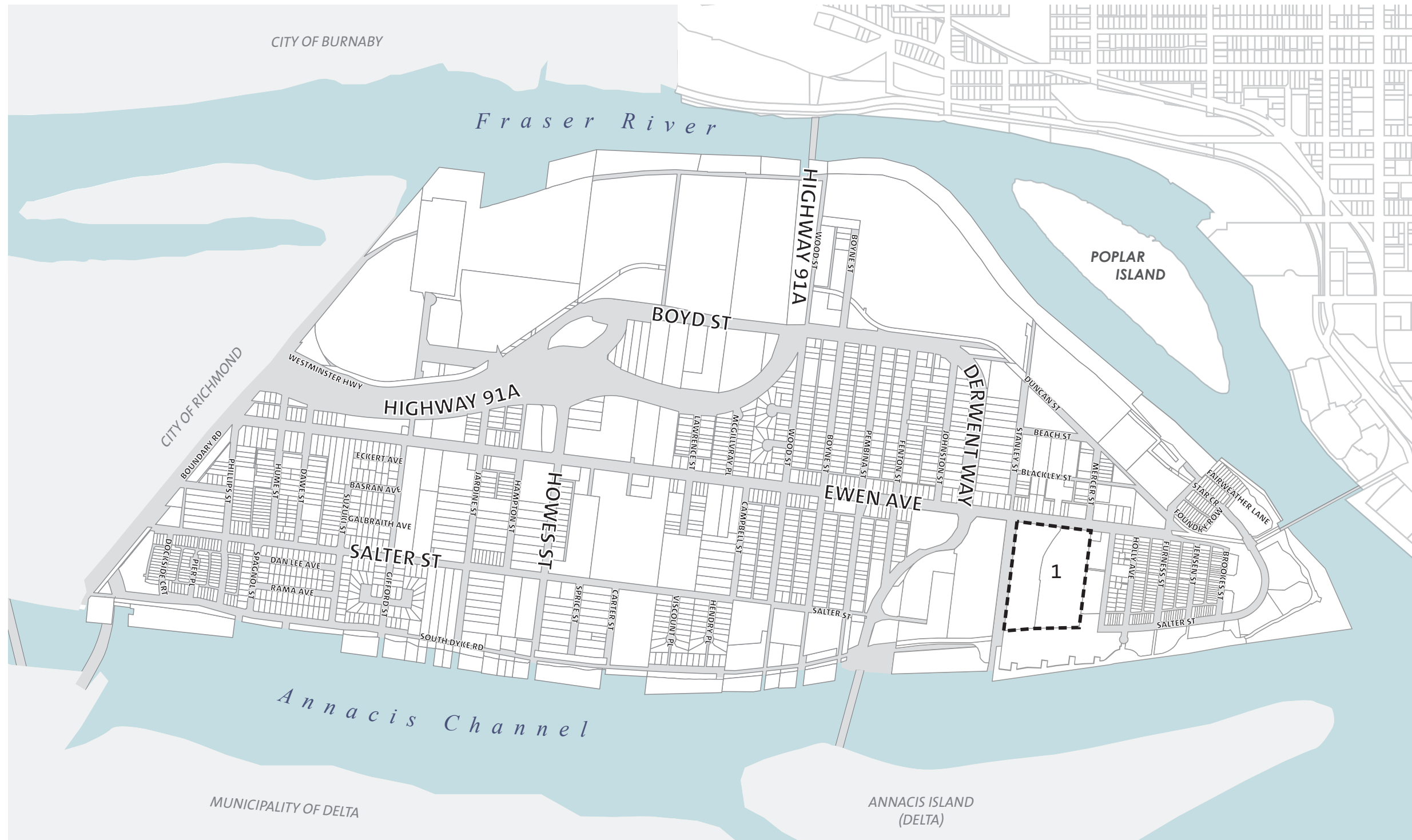
[BYLAW NO. 8151, 2019]

Properties located within this Development Permit Area that are zoned Light Industrial Districts (M-1) or Heavy Industrial Districts (M-2) that develop industrial uses in accordance with the industrial zoning must instead comply with the guidelines included in the Queensborough Industrial and Mixed Employment 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 of vehicular access in support of community and site-connectivity.

Map F Comprehensive Development Development Permit Areas



[BYLAW NO. 8151, 2019]

- Comprehensive Development
Development Permit Areas**
1. Queensborough
Comprehensive Development

DEVELOPMENT
PERMIT AREAS