

DISCUSSION

The two sites identified both have inconsistencies between the land use designation and the Development Permit Area Designation in the OCP. The site at 620 Salter Street has a Land Use designation which is approximately 10% (RL) Residential Low Density and 90% (RM) Residential Medium Density. The site at 702 Salter Street is approximately 90% (RL) Residential Low Density and 10% (RM) Residential Medium Density. Both sites are 100% within the boundaries of Residential Development Permit Area #9, East Queensborough (Queensborough #4).

Staff note that the land use designation map of the current Queensborough OCP is in a cartoon form rather than parcel based. As such, it is difficult to ascertain the exact land use designation of parcels, particularly those at the intersection of two land use designation “bubbles”. On the other hand, the Development Permit Area designation maps are more specific, and clearly indicate that multiple family development guidelines apply to the entire site. The current practice with Official Community Plan land use designations is to use a parcel based approach in order to clarify the meaning of the land use designation. The new Queensborough Community Plan will provide parcel based land use designations.

The purpose statement in the City of New Westminster Official Community Plan for Development Permit Area #9 East Queensborough is as follows:

The East Queensborough area, identified as Development Permit Area #9 [see *Map D2*] and as Development Permit Area #4 in the *Queensborough Official Community Plan*, is designated to accommodate a range of multi-family dwelling types. This Development Permit Area protects development from hazardous conditions arising from the floodplain and establishes objectives and guidelines for the form and character of multi-family development.

The purpose statement in the Queensborough Official Community Plan for Development Permit Area # 4 is as follows:

The area identified in as Development Permit Area No. 4 on Map 6 is designated to be a residential mixed density area, to accommodate a range of multiple family residential dwellings. This area is designated in order to protect development from hazardous conditions and to establish objectives and provisions of guidelines for the form and character of multiple family developments.

The (RM) Residential - Medium Density designation refers directly to medium density multi-family residential uses such as row houses, stacked townhouses, and low rises as being permitted land uses. The (RL) Residential - Low Density designation refers to low density residential uses including single detached houses, houses with a secondary suite, duplexes, detached townhouses, low density multifamily uses.

The townhouse developments proposed for both sites have low densities. The development at 620 Salter Street has 54 units on a site which is 2.2 acres for a density of 24 units per acre and a Floor Space Ratio of 0.73. The project at 702 Salter Street has 65 units on a site that is 2.58 acres for a density of 25 units per acre and a Floor Space Ratio of 0.72. For comparison purposes, the houses with suites identified in the Low Density designation would typically have 7 – 9 primary units per acre. With suites those houses would have a density of 14 – 18 units per acre and a Floor Space Ratio of 0.55 to 0.63. The Low Rise Apartment development identified in the Medium Density Designation would have a density up to 70 units per acre with a floor space ratio that could reach 2.0.

The intent of the Queensborough Official Community Plan was to see this area developed with multifamily housing. The community is currently considering the future of the Queensborough Community Plan. All of the land use proposals reviewed by the Community and Council have shown these properties designated for residential development at Medium Density.

PROPOSED TIMELINE FOR THE PROCESSING OF THIS APPLICATION

The following schedule has been developed to bring this application forward for Council consideration:

1. May 14, 2012 - Report to Council - Process for the consideration of the application to amend the Official Community Plan Land Use Designation for 620 and 702 Salter Street. - Done
2. May 21, 2012 – Letters out to residents within 650 feet of the sites and to agencies identified for consultation. Advertisement placed in local newspaper advising of application and establishing a July 6, 2012 as the deadline for submissions in reply to the City’s Section 879 process notifications. - Done
3. June 19 2012 – Queensborough Residents’ Association meeting. The City Open House could be held immediately before the Residents’ Association meeting. No June meeting is scheduled.
4. June 19, 2012 – Information presentation to the Advisory Planning Commission (APC). No notices are sent out for this meeting and public delegations are not

usually received by the APC for information submissions. The meeting is open to the public.

5. June 21, 2012 or June 26, 2012 – Alternate Dates for City Open House
6. July 6, 2012 Deadline for submissions in response to the City's Section 979 process notification.
7. July 17 – Formal consideration by the APC of the Official Community Plan Amendment and the rezoning of 620 and 702 Salter Street sites. A sign is posted on the properties no later than June 30, 2012. Notices are sent out for this meeting. A public delegation period is provided.
8. August 28, 2012 – Council in Committee of the Whole - Receipt by Council of:
 - A report from the Development Services Department on the response to the LGA Section 879 process.
 - The Development Services Department report on the proposed Official Community Plan Amendment and The Development Services Department reports on the proposed rezoning of 620 and 702 Salter Street sites.
 - The Advisory Planning Commission report on the proposed Official Community Plan amendment and the Advisory Planning Commission reports on the proposed rezoning of the 620 and 702 Salter Street sites.
 - The Official Community Plan Land Use Designation Amendment Bylaw.
 - The Zoning Amendment Bylaws for 620 and 702 Salter Street
9. August 28, 2012 – Regular Council Evening Meeting - Consideration of First and Second Reading of the Official Community Amendment Bylaw and the Zoning Amendment Bylaws for 620 and 702 Salter Street.
10. September 17, 2012 – If resolved by Council, a Public Hearing for Official Community Plan Amendment Bylaw and the Zoning Amendment Bylaws for 620 and 702 Salter Street. The Public Hearing requires that notices are mailed and an advertisement is placed in the newspaper.

CONCLUSION

The City of New Westminster proposes to consider changes to the Official Community Plan Land Use designation of 620 and 702 Salter Street in order to provide clarity and consistency between the land use designation and the Development Permit Area designation of the sites. The proposal would see the designation changes from (RL) –

Residential – Low Density and (RM) Residential – Medium Density to (RM) Residential – Medium Density.



James Hurst,
Development Planner

APPENDIX #1

Development Permit Area Designation

New Westminster Official Community Plan Residential Development Permit Area #9 East Queensborough

#9 East Queensborough (Queensborough #4)

The East Queensborough area, identified as Development Permit Area #9 [see Map D2] and as Development Permit Area #4 in the *Queensborough Official Community Plan*, is designated to accommodate a range of multi-family dwelling types. This Development Permit Area protects development from hazardous conditions arising from the floodplain and establishes objectives and guidelines for the form and character of multi-family development.

[Discussion of this area is also contained in the *Queensborough Official Community Plan*.]

Objectives

The objectives of this designation are:

- Secure public access to the waterfront and other amenities.
- Preserve or enhance elements of the natural environment in juxtaposition to development.
- Implement a unifying architectural approach that continues the established character of Queensborough as a riverfront village community.
- Small commercial uses to serve the neighbourhood may be considered along Ewen Avenue. Home based businesses facing the street along Ewen Avenue are encouraged.

Guidelines

Development permits issued in this area shall be in accordance with the guidelines indicated in the *Queensborough Official Community Plan*.

APPENDIX #2

Development Permit Area Designation

**Queensborough Official Community Plan
Development Permit Area # 4**

Development Permit Area #4

The area identified in as Development Permit Area No. 4 on Map 6 is designated to be a residential mixed density area, to accommodate a range of multiple family residential dwellings. This area is designated in order to protect development from hazardous conditions and to establish objectives and provisions of guidelines for the form and character of multiple family development.

For discussion of the multiple family development refer to the section on housing.

The objectives of this designation are:

- i) to establish a theme for the area;
- ii) to establish a fully serviced level of quality;
- iii) to secure public access to the waterfront and other amenities; and
- iv) to preserve and enhance elements of the natural environment in juxtaposition to development.

Development permits shall be required to incorporate the above noted elements into the drawing.

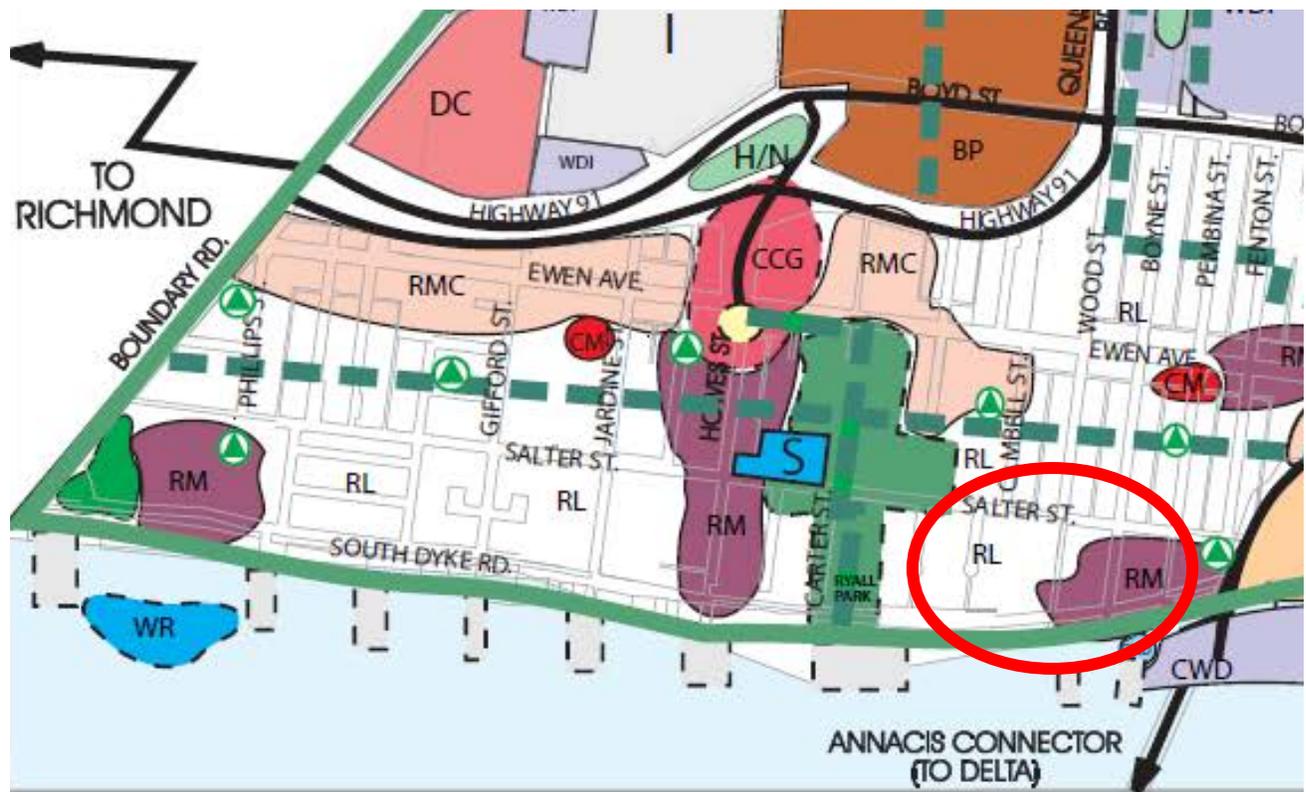
Development permits issued in this are shall be in accordance with the following guidelines:

- a) the scale and massing of buildings should relate to each other by following an approved maritime or riverfront village theme.
- b) the shape and exterior finishes of buildings should be sufficiently varied to avoid a monotonous appearance when the development is viewed as a whole. Natural materials (e.g., wood shingles, wood siding, wood windows) are encouraged.
- c) the shape, slope and finish of the roofs should be such that when viewed from above they appear clean and attractive, and can retain this quality over time.
- d) the development should have a sense of unit, but should not be made monotonous through repetition of building form.
- e) exterior lighting and signs should be unobtrusive, in scale with their surroundings and be used to unify the development.
- f) Technical approaches to noise abatement shall be employed in building construction in the area.
- g) all parking should be beneath or behind buildings and well concealed from public view.
- h) all sites shall be well landscaped.
- i) all commercial areas shall have ornamental sidewalks and street trees.

- j) where a development is adjacent to a body of water, the natural water course is to be enhanced.
- k) Landscaped be placed adjacent to major highways to form visual and acoustic barriers

APPENDIX #3

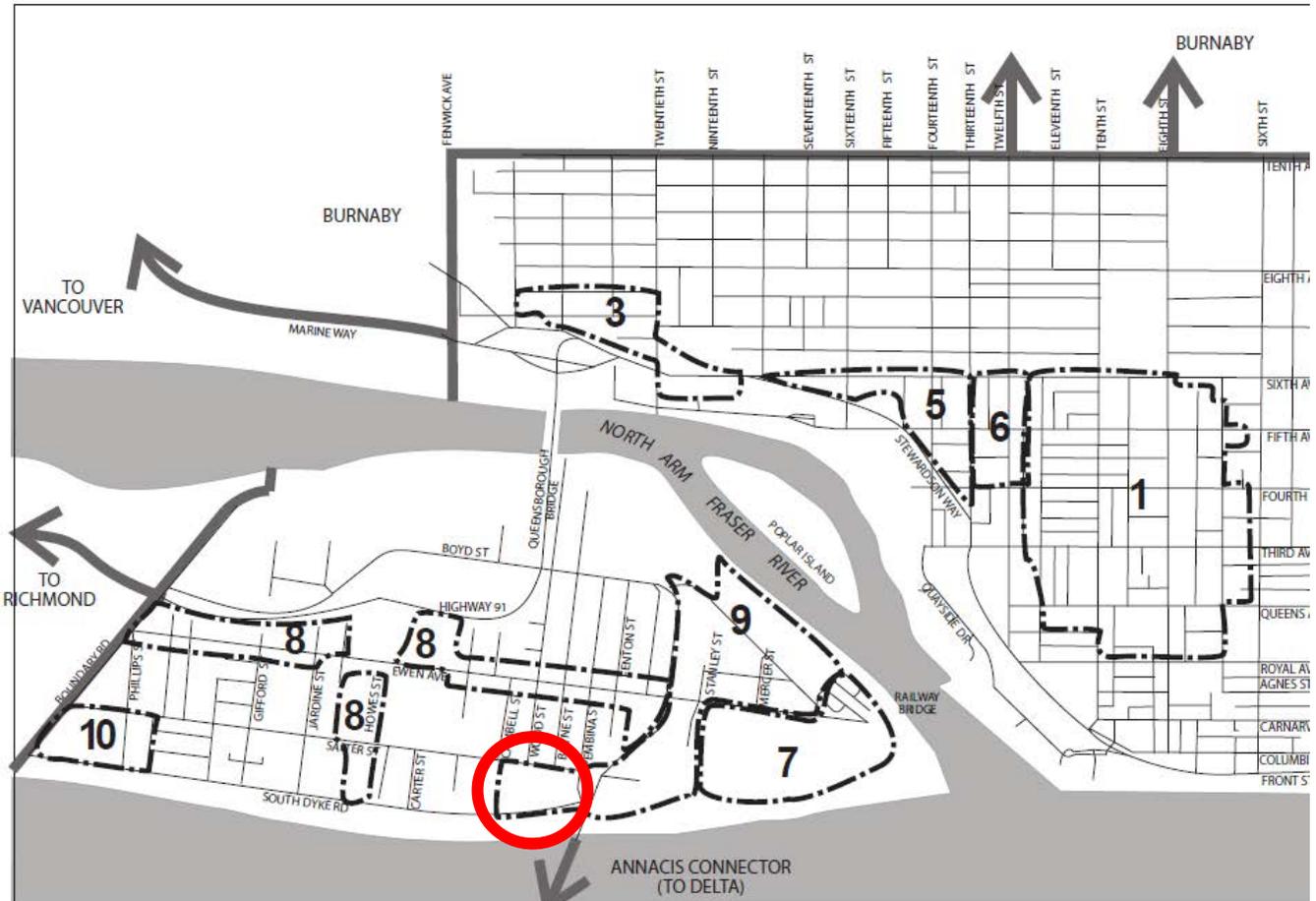
EXCERPTS FROM THE OFFICIAL COMMUNITY PLAN



-  VILLAGE GREEN
-  TOT LOT
-  CIVIC ART
-  WALKWAY SYSTEM
-  PERIMETER TRAIL
-  SKYTRAIN
-  SKYTRAIN STATIONS

-  NATURAL BEACH
-  INTERTIDAL / OPEN SPACE
-  LP LINEAR PARK
-  PEDESTRIAN CONNECTORS

Map D2 Residential Development Permit Areas



- | | | | |
|---|--|----|---------------------------------------|
| 1 | Brow of the Hill Multi-Family | 7 | Port Royal (Queensborough #1) |
| 2 | Terry Hughes | 8 | Ewen Avenue (Queensborough #3) |
| 3 | Twenty-Second Street SkyTrain Station | 9 | East Queensborough (Queensborough #4) |
| 4 | Fraserview (Former Penitentiary Lands) | 10 | Thompson's Landing (Queensborough #6) |
| 5 | Upper Stewardson Way | 11 | Lower Sherbrooke Street |
| 6 | Central/Lower Twelfth Street | | |