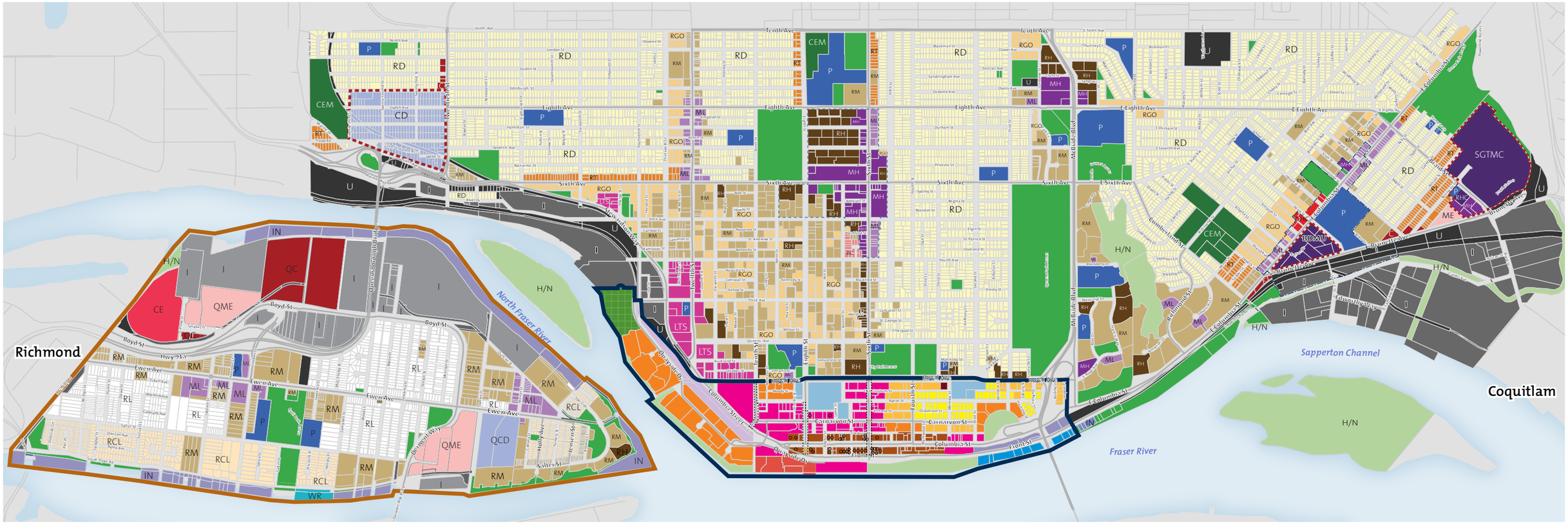
Consolidated Map of City of New Westminster Land Use Designations

This document is for reference only. Please see Official Community Plan Bylaw No. 7925, 2017.
Document updated: April 2023



Mainland Land Use Designations *(see Official Community Plan Land Use Designation Map)*

- (RD) Residential - Detached and Semi-Detached Housing
- (RGO) Residential - Ground oriented Infill Housing
- (RT) Residential - Infill Townhouse
- (RM) Residential - Multiple Unit Buildings
- (RH) Residential - High Rise
- (ML) Mixed Use - Low Rise
- (MH) Mixed Use - High Rise
- (BDMU) Brewery District Mixed Use and Health Care
- (SGTMC) Sapperton Green Transit-Oriented Mixed-Use Community
- (RHC) Residential - High Density/ Community Facility
- (CHC) Commercial and Health Care
- (C) Commercial
- (ME) Mixed Employment
- (I) Industrial
- (U) Utilities and Transportation Infrastructure
- (IN) Intertidal
- (H/N) Habitat/Natural Areas
- (CEM) Cemeteries
- (P) Major Institutional
- Parks, Open Space and Community Facilities
- (BC) Bent Court Study Area
- (LTS) Lower Twelfth and Sharpe Street Study Area
- (CD) Comprehensive Development
- Frequent Transit Development Area
- Special Employment Area
- Local Centre

Queensborough Land Use Designations *(see Queensborough Community Plan Land Use Designation Map in OCP Schedule D)*

- Queensborough Community Plan Area
- (RL) Residential - Low Density
- (RCL) Residential - Compact Lot
- (RM) Residential - Multiple Unit Buildings
- (RH) Residential - High Rise
- (ML) Mixed Use - Low Rise
- (QC) Queensborough Commercial
- (CE) Commercial Entertainment
- (QME) Queensborough Mixed Employment
- (I) Industrial
- (IN) Intertidal
- (WR) Waterfront Residential
- (P) Major Institutional
- Parks, Open Space and Community Facilities
- (H/N) Habitat/Natural Areas
- (U) Utilities and Transportation Infrastructure
- (QCD) Queensborough Comprehensive Development

Downtown Land Use Designations *(see Downtown Community Plan Land Use Designation Map in OCP Schedule C)*

- Downtown Community Plan Area
- Residential - Low Rise Apartment
- Residential - Mid Rise Apartment
- Residential - Tower Apartment
- Columbia Historic Mixed Use
- Mixed Use High Density
- Commercial Waterfront
- Comprehensive Development
- Irving House Cultural Commercial
- Muni Evers Residential / Park
- Pattullo Bridge Realignment Study
- School / Institution
- Parks & Open Space
- Transportation Infrastructure
- Plazas & Squares
- Commercial at Street Level
- Heritage - Register
- Heritage - Designated & HRA

Zoom in on the map above to view Land Use Designations by location

Click on the links to jump to the land use definition

NEW WESTMINSTER
OFFICIAL COMMUNITY PLAN

Land Use Designations

INTRODUCTION

The land use concept communicates future land uses which the City may encourage over time. The map and designations are intended to reflect the goals and policies of the Official Community Plan and should be read in conjunction. Combining the information in this section with the policies throughout the Plan provides a balanced reflection of where, when and how development should proceed throughout the city.

INTERPRETATION

The Land Use Designation Map generally follows parcel boundaries. However, where there is a discrepancy, OCP boundaries should be considered approximate. Though not shown on the map, the land use designation on each site extends to the centre line of any abutting roads and lanes.

Development of lots, including through Heritage Revitalization Agreements and other similar tools, which cross land use designation boundaries will be considered if the proposed land uses of the different portions of the lot meet their respective land use designation, provide appropriate transition between the uses and meet the principles of the Official Community Plan in general.

Each land use designation definition outlines what may be possible on sites with that designation. However not all sites/properties will be able to meet the maximums outlined in the designation due to limitations created by context (e.g. adjacent uses) and site constraints (e.g. lot depth, grading). Appropriateness will be reviewed at the time of development application submission.

This document and map are for convenience only. Please refer to Official Community Plan Bylaw No. 7925, 2017.

Mainland Land Use Designations

The definitions of the land use designations shown on the Land Use Designation Map are outlined below.

Note: Residential buildings (or residential portions of buildings) can include rental housing, co-op housing, and various levels of supportive housing (e.g. complex care, supportive care, or assisted living) when in compliance with the form in the land use designation and when in keeping with City policies.

Note: The scale of institutional uses must be in keeping with scale of the principal form and uses permitted by the land use designation.

Note: There are no agricultural lands or sand or gravel deposits suitable for future extraction in New Westminster.

[BYLAW NO. 8285,2021]

Note: In addition to the uses identified in the individual Land Use Designations, uses that address needs identified through a BC Public Health Emergency Declaration; or a BC State of Emergency Declaration; or a crisis affecting the Metro Vancouver region that is publicly recognized by multiple member municipalities, including the City of New Westminster, may be permitted in all land use designations.

(RD) RESIDENTIAL – DETACHED AND SEMI-DETACHED HOUSING



Purpose: To allow low density ground oriented residential uses including gentle infill which increases housing choice and retains existing neighbourhood character.

Principal Forms and Uses: Single detached dwellings and duplexes. Single detached dwellings may also include a secondary suite and/or a detached accessory dwelling unit (e.g. laneway house, carriage house).

Complementary Uses: Home based businesses, small scale local commercial uses (e.g. corner stores), small scale institutional uses (e.g. child care, care facilities, places of worship), utilities, transportation corridors, parks, open space, and community facilities.

Maximum Density: Low density residential.

Heritage Assets: Through a Heritage Revitalization Agreement, or similar tool, a property may be eligible for incentives such as a smaller minimum lot size, an increase in density, or reduced parking requirements, which would make it viable to conserve assets with heritage merit. A Heritage Revitalization Agreement may also be used to permit the housing forms listed in Residential – Ground oriented Infill Housing designation or to formalize an existing, larger scale land use such as a low rise or a place of worship.

(RGO) RESIDENTIAL – GROUND ORIENTED INFILL HOUSING



Purpose: To allow a mix of ground oriented infill housing forms which are complementary to the existing neighbourhood character. Generally forms with a higher number of units are expected to be located on larger properties. Units can be attached, detached or a combination of the two.

Principal Forms and Uses: Single detached dwellings, single detached dwellings on a compact lot, duplexes, triplexes, quadraplexes, cluster houses, townhouses, rowhouses and other equivalent ground oriented housing forms. Lots with single detached dwellings may also include a secondary suite and/or a detached accessory dwelling unit.

Complementary Uses: Home based businesses, small scale local commercial uses (e.g. corner stores), small scale institutional uses (e.g. child care, care facilities), utilities, transportation corridors, parks, open space, and community facilities.

Maximum Density: Low density multiple unit residential.

Heritage Assets: Through a Heritage Revitalization Agreement, or similar tool, a property may be eligible for incentives such as a smaller minimum lot size, an increase in density, or reduced parking requirements, which would make it viable to conserve assets with heritage merit. A Heritage Revitalization Agreement may also be used to formalize an existing, larger scale land use such as a low rise or a place of worship.

(RT) RESIDENTIAL – INFILL TOWNHOUSE



Purpose: To allow small scale, side-by-side townhouses and rowhouses which are compatible within areas of single detached housing and other lower density ground oriented housing.

Principal Forms and Uses: Townhouses and rowhouses.

Complementary Uses: Home based businesses, small scale local commercial uses (e.g. corner stores), small scale institutional uses (e.g. child care, care facilities), utilities, transportation corridors, parks, open space, and community facilities.

Maximum Density: Low density multiple unit residential.

Heritage Assets: Development under this designation should be sympathetic to and respective of any heritage assets, even if the asset is on an adjacent site. A Heritage Revitalization Agreement, or similar tool, may be used when a heritage asset is incorporated into a development. Through a Heritage Revitalization Agreement the development may be eligible for incentives such as an increase in density or reduced parking requirements, which would make it viable to conserve assets with heritage merit.

(RM) RESIDENTIAL – MULTIPLE UNIT BUILDINGS





Purpose: To provide a mix of small to moderate sized multiple unit residential buildings.

Principal Forms and Uses: Townhouses, rowhouses, stacked townhouses and low rises. Only in circumstances where the Development Permit Area guidelines can be met, a compelling case can be made, and appropriate amenities are provided will a five or six storey low rise building be considered.

Complementary Uses: Home based businesses, small scale local commercial uses (e.g. corner stores), institutional uses (e.g. child care, care facilities), utilities, transportation corridors, parks, open space, and community facilities.

Maximum Density: Medium density multiple unit residential.

Heritage Assets: Development of multiple unit buildings should be sympathetic to and respective of heritage assets, even if the asset is on an adjacent site. A Heritage Revitalization Agreement, or similar tool, may be used when a heritage asset is incorporated into a development. Through a Heritage Revitalization Agreement the development may be eligible for incentives such as an increase in density or reduced parking requirements, which would make it viable to conserve assets with heritage merit.

(RH) RESIDENTIAL – HIGH RISE



Purpose: To provide a mix of small to large sized multiple unit residential buildings.

Principal Forms and Uses: Townhouses, rowhouses, stacked townhouses, low rises, mid rises, high rises.

Complementary Uses: Home based businesses, small scale local commercial uses (e.g. corner stores), institutional uses (e.g. child care, care facilities), utilities, transportation corridors, parks, open space, and community facilities.

Maximum Density: High density multiple unit residential.

Heritage Assets: Development under this designation should be sympathetic to and respective of heritage assets, even if the asset is on an adjacent site. Heritage Revitalization Agreement, or similar tool, may be used when a heritage asset on the site is appropriately incorporated into a development. Through a Heritage Revitalization Agreement the development may be eligible for incentives such as an increase in density or a reduced parking requirement, which would make it viable to conserve an assets of heritage merit.

(ML) MIXED USE – LOW RISE



Purpose: To provide low-rise commercial or commercial and residential mixed use buildings which create active and engaging principal streets.

Principal Forms and Uses: Low rise buildings which include commercial uses (e.g. retail, office) and which may also include residential uses. Active commercial uses (e.g. retail) are required on principal street frontages. Only in circumstances where the Development Permit Area guidelines can be met, a compelling case can be made, and appropriate amenities are provided will a five or six storey building be considered.

Complementary Uses: Home based businesses, institutional uses (e.g. child care, care facilities), utilities, transportation corridors, parks, open space, and community facilities.

Maximum Density: Medium density mixed use.

Heritage Assets: Development under this designation should be sympathetic to and respective of any heritage assets, even if the asset is on an adjacent site. A Heritage Revitalization Agreement, or similar tool, may be used when a heritage asset on the site is appropriately incorporated into a development. Through a Heritage Revitalization Agreement the development may be eligible for incentives such as an increase in density or a reduced parking requirement, which would make it viable to conserve an asset of heritage merit.

(MH) MIXED USE – HIGH RISE



Purpose: To provide low- mid- and high-rise commercial or commercial and residential mixed use buildings which create active and engaging principal streets.

Principal Forms and Uses: Low rise, mid-rise and high rise buildings which include commercial uses (e.g. retail, office) and which may also include residential uses. Active commercial uses (e.g. retail) are required on principal street frontages, except for large sites at Eighth Avenue and McBride Boulevard where a more creative approach to locating commercial retail uses may be appropriate.

Complementary Uses: Home based businesses, small scale local commercial uses (e.g. corner stores), institutional uses (e.g. child care, care facilities), utilities, transportation corridors, parks, open space, and community facilities.

Maximum Density: High density mixed use.

Heritage Assets: Development of mixed-use buildings should be sympathetic to and respective of heritage assets on adjacent sites. A Heritage Revitalization Agreement, or similar tool, may be used when a heritage asset on the site is appropriately incorporated into a development. Through a Heritage Revitalization Agreement the development may be eligible for incentives such as an increase in density or a reduced parking requirement, which would make it viable to conserve property of heritage merit.

(BDMU) BREWERY DISTRICT MIXED USE AND HEALTH CARE



Purpose: To provide large mixed use sites which must include multiple unit residential, retail and health care offices and facilities and may include other business and professional office uses.

Principal Forms and Uses: Multiple-unit residential or commercial uses which must include health care offices and facilities which support an active principal street and which are synergetic with surrounding employment hubs.

Complementary Uses: Home based businesses, institutional uses such as care facilities, utilities, transportation corridors, parks, open space, and community facilities.

Maximum Density: High density mixed use.

(SGTMC) SAPPERTON GREEN TRANSIT-ORIENTED MIXED-USE COMMUNITY

Purpose: To provide a mix of medium to high density residential, office, retail, open space, and public and other community serving facilities in a transit supportive, complete community.

The area will support office uses (750,000 sq. ft. floor space minimum), residential uses (3,400,000 sq. ft. floor space maximum equating to approximately 3,700 dwelling units and 7,500 residents) and community supportive retail commercial uses (approximately 150,000 sq. ft. floor space).

Public and/or private community serving facilities will be provided as appropriate. Floor space for non-profit community serving facilities will be excluded from the maximum floor space allowable. A minimum 15 % of the site will be publicly accessible open space, including plazas, squares, parks, playgrounds and other open areas that are accessible to the public. Emphasis will be placed on active transportation linkages. Building heights will range from three storeys to a maximum of 35 storeys.

Development of the site will require a comprehensive Master Plan including guidelines to be created for the entire site prior to any rezoning of the site. The Master Plan is subject to a public review process.

(RHC) RESIDENTIAL HIGH DENSITY/COMMUNITY FACILITY

Purpose: This area will contain high density multiple unit residential uses including row houses, stacked townhouses, low rises and high rises. This area will also contain community amenities such as child care, libraries, artist studios, art galleries or community space.

Maximum Density: High density mixed use.

(CHC) COMMERCIAL AND HEALTH CARE

Purpose: To provide healthcare and healthcare related uses which primarily support the Royal Columbian Hospital

Principal Forms and Uses: Healthcare related office, healthcare related research or commercial retail uses. No residential uses are permitted.

Complementary Uses: Healthcare related ultra-light manufacturing uses, utilities, transportation corridors, parks, open space, and community facilities.

Maximum Density: Medium and high density commercial.

(C) COMMERCIAL

Purpose: To allow retail, service and office commercial uses which are primarily auto-oriented in nature and not appropriate on pedestrian-oriented commercial streets. Such uses could include drive-through restaurants, retail sale of large products (e.g. larger home appliances or yard equipment) and automobile service, sales and repair.



Principal Forms and Uses: Retail, service and office commercial uses.

Complementary Uses: Utilities, transportation corridors, parks, open space, and community facilities. Residential uses which are ancillary to a business on these properties (e.g. caretaker units).

Maximum Density: Low density commercial.

(ME) MIXED EMPLOYMENT

Purpose: To allow a variety of commercial, light industrial and service commercial uses with a focus on employment generation.



Principal Forms and Uses: Light industrial, service and office commercial uses.

Complementary Uses: Residential and retail uses ancillary to the business on these properties (e.g. caretaker units, small scale retail), utilities, transportation corridors, parks, open space, and community facilities.

Maximum Density: Density will range based on the context of the subject site.

(I) INDUSTRIAL



Purpose: To allow industrial uses including heavy and light industrial uses and those industrial uses that are dependent on riverfront access. Large sites with this designation should be preserved for large scale or land intensive uses and as such, subdivision is discouraged.

Principal Forms and Uses: Industrial.

Complementary Uses: Residential uses ancillary to the business on these properties (i.e. caretaker units), utilities, transportation corridors, parks, open space, and community facilities.

Heritage Assets: Creative reuse of heritage assets is encouraged.

(U) UTILITIES AND TRANSPORTATION INFRASTRUCTURE



Purpose: To allow utilities (e.g. pump stations, electrical substations) or major transportation corridors (e.g. rail tracks, SkyTrain) which are expected to remain in the long term.

Principal Forms and Uses: Utilities and other non-major transportation infrastructure (e.g. trails, greenways, bike paths, roads).

Complementary Uses: Parks and open spaces where they do not conflict with the principal use.

(IN) INTERTIDAL



Purpose: To preserve intertidal areas of the Fraser River foreshore in a predominantly natural state. Approval from other agencies (e.g. Port of Vancouver) may also be required prior to development being approved.

Principal Forms and Uses: Natural habitat areas.

Complementary Uses: Uses such as lookouts, trails, docks, and marine commercial and working river uses such as wharfs, are permitted as long as the surrounding natural habitat is enhanced.

(H/N) HABITAT / NATURAL AREA



Purpose: To preserve intertidal areas of the Fraser River foreshore in a predominantly natural state. Approval from other agencies (e.g. Port of Vancouver) may also be required prior to development being approved.

Principal Forms and Uses: Natural habitat areas.

Complementary Uses: Trails, parks, open space, and log boom storage where they do not conflict with the principal use.

(CEM) CEMETERY



Purpose: To identify and retain areas used for the cemeteries.

Principal Forms and Uses: Cemeteries and memorial gardens.

Complementary Uses: Funeral services, crematoriums, parks and open spaces.

(P) MAJOR INSTITUTIONAL



Purpose: This designation applies to areas used for large scale institutional uses such as schools and hospitals.

Principal Forms and Uses: Institutional uses.

Complementary Uses: Some ancillary commercial and residential uses may be permitted.

PARKS, OPEN SPACE AND COMMUNITY FACILITIES



Purpose: To provide places of public assembly and recreation. In most cases, these sites are publicly owned.

Principal Forms and Uses: Parks, open space, natural areas, community activities, cultural uses, and community facilities such as libraries or community centres, and City facilities such as fire halls and City Hall.

Complementary Uses: This area may accommodate retail and restaurant uses, and other similar activities and uses if these enhance the unique character of a site or increase social activity and interest.

(BC) BENT COURT STUDY AREA



Purpose: To provide a mixed use and mixed density area which preserves existing heritage assets and streetscape character while recognizing existing development entitlements.

Through a Heritage Revitalization Agreement, a City established density transfer program or similar tool, a mix of commercial and residential uses are expected in this area. Through this process, a development may be eligible for incentives such as reduced parking requirements, increased flexibility of other parking requirements (e.g. size, location), reduction in or waiving of required commercial space and consideration of purchase of City owned land and rights-of way to facilitate consolidation of provision of parking which would make it viable to conserve assets with heritage merit.

To facilitate consolidation options which preserve heritage assets and which provide opportunity to achieve development entitlements, an Advanced Consolidation Plan will be created.

(LTS) LOWER TWELFTH STREET AND SHARPE STREET STUDY AREA



Purpose: To provide an area that includes non-traditional mixes of uses including ultra-light industrial, residential, retail and service commercial within individual buildings and projects.

A Master Plan, including guidelines, will be prepared to guide the transition of the Lower Twelfth Street and Sharpe Street Study Area from commercial service and industrial uses to this creative mixed use area, with spaces for users such as artists, crafts people, artisans, and other creators. The Master Plan will determine the appropriate uses, location of uses, building forms and general expected densities. Further, this Master Plan will explore incorporation and adaptive reuse of existing heritage buildings and the provision of affordable 'maker spaces'. This Master Plan is subject to a public consultation process.

Catalyst projects may be considered in advance of the Master Plan if the project meets the objectives of the area and will set a high standard for the Lower Twelfth Street and Sharpe Street Study Area. Other catalyst projects that strongly support other City priorities would also be considered.

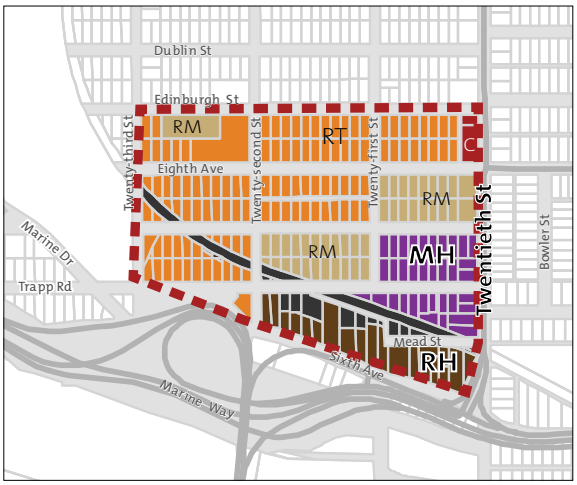
(CD) COMPREHENSIVE DEVELOPMENT

Purpose: To transition to the Frequent Transit Development Area (FTDA) surrounding the 22nd Street SkyTrain Station from low density residential uses to a mixed use node, which will include infill townhouses, low and high rise residential buildings, and mixed use high rise buildings. A commercial main street is envisioned for Seventh Avenue. It is also envisioned that the highest density uses are located closest to the station and that there is a transition to lower density uses away from the station. The anticipated land use designations are indicated on Map 16: Proposed Land Use Designations for the 22nd Street Station FTDA.

Prior to consideration of rezoning applications in this area a Master Plan will be created for the area. This Master Plan is subject to a public consultation process and must consider the findings of the work outlined below.

The Master Plan process will include:

- Conducting a detailed transportation study that would explore current and future conditions and make recommendations for all modes of transportation with the purpose of improving access to and circulation throughout the neighbourhood.
- Defining the desired land assembly patterns for redevelopment.
- Identifying the appropriate community amenities in the area and surrounding neighbourhoods.
- Determining the appropriate financing growth program to help fund community amenities.
- Drafting design guidelines for the private and public realm to ensure a high standard of architecture and urban design.
- Working with TransLink to develop a Facility Integration Plan.



Map 1. Proposed Land Use Designations for the 22nd Street Station FTDA

Queensborough Land Use Designations

(RL) RESIDENTIAL - LOW DENSITY



Purpose: To allow low density residential uses.

Principal Forms and Uses: Single detached dwellings and duplexes. Single detached dwellings may also include a secondary suite.

Complementary Uses: Home based businesses, small scale local commercial uses (e.g. corner stores), small scale institutional uses (e.g. child care, care facilities, places of worship), utilities, transportation corridors, parks, open space, and community facilities.

Maximum Density: Low density residential.

Heritage Assets: Through a Heritage Revitalization Agreement, or similar tool, a property may be eligible for incentives such as a smaller minimum lot size, an increase in density, or reduced parking requirements, which would make it viable to conserve assets with heritage merit. A Heritage Revitalization Agreement may also be used to permit ground oriented housing forms such as detached accessory dwelling units (e.g. laneway house, carriage house), duplexes, triplexes, quadraplexes, cluster houses, infill townhouses and infill rowhouses, or to formalize an existing, larger scale land use such as a low rise or a place of worship.

(RCL) RESIDENTIAL - COMPACT LOT



Purpose: To allow single detached houses on a compact lot, which are complementary to the existing neighbourhood character.

Principal Forms and Uses: Single detached dwellings, single detached dwellings on a compact lot, and cluster houses. Lots with single detached dwellings may also include a secondary suite.

Complementary Uses: Home based businesses, small scale local commercial uses (e.g. corner stores), small scale institutional uses (e.g. child care, care facilities, places of worship), utilities, transportation corridors, parks, open space, and community facilities.

Maximum Density: Low density multiple unit residential.

Heritage Assets: Through a Heritage Revitalization Agreement, or similar tool, a property may be eligible for incentives such as a smaller minimum lot size, an increase in density, or reduced parking requirements, which would make it viable to conserve assets with heritage merit. A Heritage Revitalization Agreement may also be used to permit ground oriented housing forms such as detached accessory dwelling units (e.g. laneway house, carriage house), duplexes, triplexes, quadraplexes, cluster houses, infill townhouses and infill rowhouses, or to formalize an existing, larger scale land use such as a low rise or a place of worship.

(RM) RESIDENTIAL – MULTIPLE UNIT BUILDINGS





Purpose: To provide a mix of small to moderate sized multiple unit residential buildings.

Principal Forms and Uses: Townhouses, rowhouses, stacked townhouses and low rises. Only in circumstances where the Development Permit Area guidelines can be met, a compelling case can be made, and appropriate amenities are provided will a five or six storey low rise building be considered. In Queensborough, this area will also include single detached dwellings on a compact lot.

Complementary Uses: Home based businesses, small scale local commercial uses (e.g. corner stores), institutional uses (e.g. child care, care facilities, places of worship), utilities, transportation corridors, parks, open space, and community facilities.

Maximum Density: Medium density multiple unit residential.

Heritage Assets: Development of multiple unit buildings should be sympathetic to and respective of heritage assets, even if the asset is on an adjacent site. A Heritage Revitalization Agreement, or similar tool, may be used when a heritage asset is incorporated into a development. Through a Heritage Revitalization Agreement the development may be eligible for incentives such as an increase in density or reduced parking requirements, which would make it viable to conserve assets with heritage merit.

(RH) RESIDENTIAL – HIGH RISE



Purpose: To provide a mix of small to large sized multiple unit residential buildings.

Principal Forms and Uses: Townhouses, rowhouses, stacked townhouses, low rises, mid rises, high rises.

Complementary Uses: Home based businesses, small scale local commercial uses (e.g. corner stores), institutional uses (e.g. child care, care facilities, places of worship), utilities, transportation corridors, parks, open space, and community facilities.

Maximum Density: High density multiple unit residential.

Heritage Assets: Development under this designation should be sympathetic to and respective of heritage assets, even if the asset is on an adjacent site. Heritage Revitalization Agreement, or similar tool, may be used when a heritage asset on the site is appropriately incorporated into a development. Through a Heritage Revitalization Agreement the development may be eligible for incentives such as an increase in density or a reduced parking requirement, which would make it viable to conserve an assets of heritage merit.

(WR) WATERFRONT RESIDENTIAL



Purpose: To allow float homes while also enhancing the natural habitat of the Fraser River foreshore. Approval from other agencies (e.g. Port of Vancouver) may also be required prior to development being approved.

Principal Forms and Uses: Float homes.

Complementary Uses: Uses such as lookouts, trails and docks are permitted as long as the surrounding natural habitat is enhanced.

(ML) MIXED USE – LOW RISE



Purpose: To provide low-rise commercial or commercial and residential mixed use buildings which create active and engaging principal streets.

Principal Forms and Uses: Low rise buildings which include commercial uses (e.g. retail, office) and which may also include residential uses. Active commercial uses (e.g. retail) are required on principal street frontages. Only in circumstances where the Development Permit Area guidelines can be met, a compelling case can be made, and appropriate amenities are provided will a five or six storey building be considered.

Complementary Uses: Home based businesses, institutional uses (e.g. child care, care facilities, places of worship), utilities, transportation corridors, parks, open space, and community facilities.

Maximum Density: Medium density mixed use.

Heritage Assets: Development under this designation should be sympathetic to and respective of any heritage assets, even if the asset is on an adjacent site. A Heritage Revitalization Agreement, or similar tool, may be used when a heritage asset on the site is appropriately incorporated into a development. Through a Heritage Revitalization Agreement the development may be eligible for incentives such as an increase in density or a reduced parking requirement, which would make it viable to conserve an asset of heritage merit.

(QC) QUEENSBOROUGH COMMERCIAL



Purpose: To allow retail, service and office commercial uses at ground level and may include commercial or office above the ground level.

Principal Forms and Uses: Retail, service and office commercial uses.

Complementary Uses: Utilities, transportation corridors, parks, open space, and community facilities. Residential uses which are ancillary to a business on these properties (e.g. caretaker units).

Maximum Density: Low to medium density commercial.

(CE) COMMERCIAL ENTERTAINMENT



Purpose: To allow assembly and entertainment uses such as casinos, theatres, places of public assembly and hotels, and may also include supporting uses.

Principal Forms and Uses: Assembly and entertainment uses (e.g. casinos, theatres), and hotels.

Complementary Uses: Commercial uses in support of the principle use (e.g. retail, personal service establishments, neighbourhood pubs or nightclubs, limited business and professional offices), institutional uses (e.g. child care, care facilities, places of worship), utilities, transportation corridors, parks, open space, and community facilities.

Maximum Density: High density commercial.

(QME) QUEENSBOROUGH MIXED EMPLOYMENT



Purpose: To allow a variety of office, light industrial and service commercial uses with a focus on employment generation.

Principal Forms and Uses: Light industrial, service and office commercial uses.

Complementary Uses: Residential and retail uses ancillary to the business on these properties (e.g. caretaker units, small scale retail), utilities, transportation corridors, parks, open space, and community facilities.

Maximum Density: Density will range based on the context of the subject site.

(I) INDUSTRIAL



Purpose: To allow industrial uses including heavy and light industrial uses and those industrial uses that are dependent on riverfront access. Large sites with this designation should be preserved for large scale or land intensive uses and as such, subdivision is discouraged.

Principal Forms and Uses: Industrial.

Complementary Uses: Residential uses ancillary to the business on these properties (i.e. caretaker units), utilities, transportation corridors, parks, open space, and community facilities.

Heritage Assets: Creative reuse of heritage assets is encouraged.

(U) UTILITIES AND TRANSPORTATION INFRASTRUCTURE



Purpose: To allow utilities (e.g. pump stations, electrical substations) or major transportation corridors (e.g. rail tracks, SkyTrain) which are expected to remain in the long term.

Principal Forms and Uses: Utilities and other non-major transportation infrastructure (e.g. trails, greenways, bike paths, roads).

Complementary Uses: Parks and open spaces where they do not conflict with the principal use.

(IN) INTERTIDAL



Purpose: To preserve intertidal areas of the Fraser River foreshore in a predominantly natural state. Approval from other agencies (e.g. Port of Vancouver) may also be required prior to development being approved.

Principal Forms and Uses: Natural habitat areas.

Complementary Uses: Uses such as lookouts, trails, docks, and marine commercial and working river uses such as wharfs, are permitted as long as the surrounding natural habitat is enhanced.

(P) MAJOR INSTITUTIONAL



Purpose: This designation applies to areas used for large scale institutional uses such as schools and hospitals.

Principal Forms and Uses: Institutional uses.

Complementary Uses: Some ancillary commercial and residential uses may be permitted.

(H/N) HABITAT / NATURAL AREA



Purpose: To preserve intertidal areas of the Fraser River foreshore in a predominantly natural state. Approval from other agencies (e.g. Port of Vancouver) may also be required prior to development being approved.

Principal Forms and Uses: Natural habitat areas.

Complementary Uses: Trails, parks, open space, and log boom storage where they do not conflict with the principal use.

PARKS, OPEN SPACE AND COMMUNITY FACILITIES



Purpose: To provide places of public assembly and recreation. In most cases, these sites are publicly owned.

Principal Forms and Uses: Parks, open space, natural areas, community activities, cultural uses, and community facilities such as libraries or community centres, and City facilities such as fire halls and City Hall.

Complementary Uses: This area may accommodate retail and restaurant uses, and other similar activities and uses if these enhance the unique character of a site or increase social activity and interest.

(QCD) QUEENSBOROUGH COMPREHENSIVE DEVELOPMENT



Purpose: 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.

Downtown Land Use Designations

RESIDENTIAL - LOW RISE APARTMENT



Storeys: See Zoning Bylaw

Details:

- targeted for residential
- intended for low rise apartments
- also may include townhouses, stacked townhouses, row houses
- community amenities such as churches, child care, libraries or community space
- small-scale, corner store type retail, restaurant, and service uses permitted

RESIDENTIAL - MID RISE APARTMENT



Storeys: See Zoning Bylaw

Details:

- targeted for residential
- intended for mid-rise apartments
- also may include low rise apartments, townhouses, stacked townhouses, row houses
- community amenities such as churches, child care, libraries or community space
- small-scale, corner store type retail, restaurant, and service uses permitted

RESIDENTIAL - TOWER APARTMENT



Storeys: See Zoning Bylaw

Details:

- targeted for residential
- intended for residential towers
- also may include mid-rise apartments, low rise apartments, townhouses, stacked townhouses, row houses
- community amenities such as churches, child care, libraries or community space
- small-scale, corner store type retail, restaurant, and service uses permitted

COLUMBIA HISTORIC MIXED USE

Storeys: Non-heritage sites over 1,214 m^2 (13,067 ft^2) up to 12 storeys

Details:



- mixed-use (commercial and/or residential) along Columbia Street
- retail, office, service, restaurant, entertainment, arts and culture, recreation at street level
- identified heritage sites will be protected.
- all development on non-heritage sites must respect adjacent heritage
- façade retention will be encouraged over full demolition of a heritage building
- small-scale, corner store type retail, restaurant, and service uses permitted

MIXED USE HIGH DENSITY

Storeys: See Zoning Bylaw; 660 Front Street; Up to 30 storeys; (Bylaw No.6951, 2005)

Details:



- mixed-use (commercial and/or residential) throughout Downtown, outside of Columbia Historic Mixed-Use
- retail, office, service or residential
- any combination of the above (can be one use or multiple uses)

[BYLAW NO. 8283, 2021]

- despite what is shown in Schedule F (Land Use Map), the requirement for at grade commercial does not apply to the properties with civic addresses of land 60 and 68 Sixth Street if all housing on that land is supportive housing

COMMERCIAL WATERFRONT

Storeys: See Zoning Bylaw

Details:

- commercial only: retail, service, office, restaurant, entertainment, hotel, arts and culture

COMPREHENSIVE DEVELOPMENT

Storeys: n/a

Details:

- further study is anticipated which may affect the mix and type of land use
- uses permitted under the existing zoning will continue to be allowed

IRIVING HOUSE CULTURAL COMMERCIAL

Storeys: See Zoning Bylaw

Details:

- small retail, restaurant, service that will be synergistic with Irving House

MUNI EVERS RESIDENTIAL / PARK

Storeys: See Zoning Bylaw

Details:

- residential
- townhouses, stacked townhouses, row houses, low rise apartments, mid rise apartments, towers
- park and/or open space

PATTULLO BRIDGE REALIGNMENT STUDY

Storeys: n/a

Details:

- further study is required regarding the Pattullo Bridge realignment study
- uses permitted under the existing zoning will continue to be allowed

SCHOOL / INSTITUTION

Storeys: n/a

Details:

- public, private and post-secondary schools
- public institutional uses, such as libraries, law courts and civic facilities
- park

PARKS & OPEN SPACES

Storeys: See Zoning Bylaw

Details:

- parks and open space
- limited commercial, food service, retail

TRANSPORTATION INFRASTRUCTURE

Storeys: See Zoning Bylaw

Details:

- major rail, road, and other transportation infrastructure

***Note: Properties on the Heritage Register, and sites adjacent, are subject to further guidelines that may limit allowable heights.**