

Attachment 1

*Summary of Related Policies
and Regulations*

POLICIES AND REGULATIONS

Official Community Plan

The Official Community Plan (OCP) sets out the City's anticipated land use for the future, for the purposes of guiding development applications. In the OCP, this property is designated "(RL) Residential – Low Density". This designation envisions low density residential uses including houses, duplexes, and secondary suites. Complimentary uses include 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. The RL designation also allows for a Heritage Revitalization Agreement if there is heritage merit. Through a HRA, 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 HRA may also be used to permit ground oriented housing forms such as a 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.

The proposed multi-unit townhouse development is not consistent with the RL land use designation unless it is being considered as a HRA proposal and as such would require an OCP Amendment application.

Zoning Bylaw

The subject property is located within the RQ-1 (Queensborough Neighbourhood Residential Dwelling Districts) which permits single detached dwelling units. The intent of this district is to allow single detached dwellings in the Queensborough Neighbourhood. The proposal would not be consistent with the current zoning, and as such, a Rezoning or Heritage Revitalization Agreement (HRA) is required.

Queensborough Community Plan Development Permit Area Designation

The subject property is not located within a development permit area. Given the proposed multi-unit residential housing form, the QCP map would have to be amended to include the subject site as part of the **Ewen Avenue Multi-Family Development Permit Area #1** which would regulate the form and character of the proposed multi-unit residential townhouse development.

The site is designated as part of **Natural Hazards Development Permit Area #1 – Flood Hazard**. The purpose of this development permit area is to provide:

Guidelines for this development permit area are intended to minimize the potential for loss of life and property damage in the event of flooding of the Fraser River, while allowing for the continued use of industrial lands to provide employment and the continued renewal and development of an historic New Westminster neighbourhood.

The proposed development would have to comply with the **Natural Hazards Development Permit Area #1** design guidelines.

Weblink to the DPA#1 Ewen Avenue Multi-Family design guidelines:

[https://www.newwestcity.ca/database/files/library/QCP_DPA%20B1_Ewen_Avenue_Multi_Family\(1\).pdf](https://www.newwestcity.ca/database/files/library/QCP_DPA%20B1_Ewen_Avenue_Multi_Family(1).pdf)

Weblink to the DPA#1 Natural Hazard design guidelines:

[https://www.newwestcity.ca/database/files/library/QCP_DPA%20E1_Flood_Hazard\(1\).pdf](https://www.newwestcity.ca/database/files/library/QCP_DPA%20E1_Flood_Hazard(1).pdf)

Family-Friendly Housing Policy

The proposed development would need to provide for family-friendly housing units in accordance with the Family-Friendly Housing Bylaw. The proposal exceeds the requirement of the policy in that all units include three bedrooms.

Infill Housing

The proposal is consistent with the OCP goals of providing more “missing middle” housing forms such as laneway/carriage houses, town/row houses, duplexes and triplexes. Given the proposed size of the infill townhouse development with each unit consisting of approximately 130 sq.m. (1,400 sq.ft.) in area, it is similar to recent developments approved on the Mainland and in Queensborough.

Projects with Heritage Assets

The OCP encourages the use of Heritage Revitalization Agreements when a heritage asset is incorporated into a development. Through this type of agreement, the OCP indicates that the development may permit the following housing forms: 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. The proposed townhouse development would meet the criteria of this policy should the Northern Red Oak Tree be considered as the heritage merit for the project.