

## Attachment 1

### *Background*

## **Site Characteristics and Context**

Queensborough Landing is a regional shopping centre on a 15.28 hectare (38 acre) property located on Boyd Street, north of Highway 91A and west of the Queensborough Bridge. The property is bisected by a rail line. Currently the site is improved with tilt-up concrete, big box retail buildings, mostly built between 2003 and 2011. The zone permits density up to 1.0 Floor Space Ratio (FSR). Queensborough Landing is currently constructed to 0.28 FSR, a fraction of the 1 FSR that is permitted. There are currently 1,800 surface parking spaces on site, including 55 accessible spaces.

The site is surrounded on all sides by commercial and industrial development. The adjacent sites are zoned Light Industrial Districts (M-1) and Heavy Industrial Districts (M-2). A site context map is provided below (Figure 1).



*Figure 1 - Site Location*

## **Policy and Regulations**

### **Queensborough Official Community Plan (OCP)**

The subject site is currently designated QC (Queensborough Commercial), which is described, in part, as follows:

**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

## **Zoning Bylaw**

The site is zoned Large-Format Commercial Districts (C-10). It is also the only property in the city with this zoning. This zone is intended to allow large format retail development and associated office and business park uses. The proposed new land uses are not permitted in this zone so an amendment would be required.