

Attachment 2
Policy and Regulations Summary

Official Community Plan

Land Use Designation

The site is designated (ML) Mixed Use – Low Rise in the Official Community Plan (OCP). This land use designation envisions the provision of low-rise commercial or commercial and residential mixed use buildings which create active and engaging principal streets.

Principal Forms and Uses include 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.

This proposal is considered to be consistent with the land use designation in the OCP.

Special Employment Area

The Regional Growth Strategy recognizes Special Employment Areas around hospitals or post-secondary institutions, which play a special role in the economic development of cities. These are characterized by high levels of employment related activity.

The site is located within the Special Employment Area in the OCP. The Special Employment Area will align the work of IDEA Centre within the OCP and seeks to promote and offer incentives for office development within a five minute walk of the hospital.

Development Permit Area

The site is within the 3.2 East Columbia Street Development Permit Area (DPA). The East Columbia Street Commercial Corridor is designated in order to facilitate new commercial and mixed use development, with active commercial spaces oriented towards East Columbia Street

This area is designated as a Development Permit Area with the following purposes:

- establishment of objectives for the form and character of commercial and mixed use development,
- protection of the natural environment, its ecosystems and biological diversity (as outlined in the Justification section of this schedule), and
- establishment of objectives to promote energy conservation.

A Development Permit is required before doing any work that would result in development or alteration to the lands or exterior of buildings on the lands. The Development Permit would be issued by the Director of Climate Action, Planning and

Development.

Zoning Bylaw

145 East Columbia Street is zoned C-2 Community Commercial Districts. The intent of this district is to allow mixed-use development consisting of pedestrian-oriented commercial businesses and two storeys of residential development above. 149 to 209 East Columbia Street are zoned CS-1 Service Districts; the intent of this district is to allow commercial services uses.

A rezoning to a site-specific, Comprehensive Development (CD) zone would be required to facilitate the proposed form of development.

Family Friendly Housing Bylaw

As per the Family-Friendly Housing Bylaw No. 7741, 2015, multi-unit apartment buildings (rental) are required to have a minimum of 25% two-bedroom and three bedroom dwelling units, of which 5% of the total dwelling units shall have three bedrooms or more. The project achieves the requirements of the City's Family-Friendly Housing Bylaw for two and three bedroom units

Adaptable Housing Bylaw

Per Bylaw 7464, 2011, a minimum of 40% of all single-storey dwelling units in multiple unit residential occupancy buildings must also be constructed as adaptable dwelling units in accordance with subsection 3.8.5 Adaptable Dwelling Units in the BC Building Code. The project exceeds the required number of adaptable dwelling units.

Secured Market Rental Housing Policy

The intent of the City's Secured Market Rental Housing policy is to encourage growth in the supply of rental housing in New Westminster, while also ensuring security of the tenure of those units over time. This policy includes provisions for the consideration of additional density for projects that provide long-term secured market rental units.

The applicant is proposing to include 100% secured market rental residential units, which is consistent with the intent of this policy. Staff are recommending that the units be secured through a Housing Agreement, no-separate-sales covenant, and rental tenure only zoning.

Master Transportation Plan

East Columbia Street is designated as a Great Street in the Master Transportation Plan and as such, there are number of off-site upgrades that would be required along the East Columbia Street frontage to enhance the public realm and usage of this great street.

Active Transportation Network Plan

The site fronts the bicycle corridor which runs approximately 0.8 kilometers from Cumberland Street in the north to Sherbrooke Street in the south. This corridor provides a direct connection to the Central Valley Greenway, Royal Columbian Hospital, and commercial area on East Columbia Street. The corridor is part of TransLink's Major Bikeway Network and is an existing bicycle route. The Active Transportation Network Plan proposes a uni-directional protected mobility lane along the corridor between Brunette Avenue and Keary Street.