

Attachment 1
*Policy and Regulations
Summary*

POLICY AND REGULATIONS SUMMARY

Queensborough Community Plan Land Use Designation

The majority of the site is designated (RM) Residential – Multiple Unit Buildings by the Queensborough Community Plan (QCP). The purpose of this designation is “to provide a mix of small to moderate sized multiple unit residential buildings.”

The portion of the site fronting Mercer Street is designated (ML) Mixed Use – Low Rise. The purpose of this designation is “to provide low-rise commercial or commercial and residential mixed use buildings, which create active and engaging principal streets.”

The proposed project is consistent with the QCP land use designations.

Zoning

The majority of the site is zoned Queensborough Townhouse District (RT-3A), the intent of which is to “allow townhouse development in the Queensborough neighbourhood.”

The portion of the site fronting Mercer Street is zoned Comprehensive Development Districts (Mercer High Street) (CD-64). The intent of the CD-64 zone is to “allow for convenient shopping and services to serve the adjacent residential area and multiple unit residential uses at a density compatible with the local area.”

The proposed project is consistent with the use and density proscribed by the site’s existing zoning. As such, a rezoning is not required. A Development Variance Permit is the appropriate tool to resolve project elements that are not consistent with existing zoning.

Development Permit Area

The majority of the site is within the QB5 Queensborough Eastern Node Development Permit Area (DPA). This DPA is supplemented with the Queensborough Eastern Node Master Plan, and Development Permits issued in this area are required to adhere to both the DPA design guidelines, and the Master Plan. Per the DPA:

The Queensborough Eastern Node multi-family area, identified as Development Permit Area #5, is designated in order to provide a master-planned housing in close proximity to the neighbourhood high street, commercial centre, existing single family housing along Ewen Avenue, and adjacent multifamily housing. This Development Permit Area encourages best practices for promoting water and energy conservation and reducing greenhouse gas emissions. It also establishes guidelines for the form and character of intensive residential development and multi-family residential development.

The DPA includes the following sub-precincts relevant to this development application:

Precinct 1 – Greenways Interface: These are the primary greenways that frame the residential development and create buffers from adjacent development, but as public lands, are not subject of these guidelines. Residential development adjacent to the Greenway Interface precinct will consider access to the greenway, and ensure the pedestrian realm of the greenway is protected.

Precinct 2 – Pedestrian Spine Interface: The internal east-west pedestrian spine through the neighbourhood will connect the Stanley Street Greenway and Mercer Street. It will be publicly accessible, and will be a landscaped pathway with benches and passive seating areas. Residential development adjacent to this precinct will create inviting pedestrian spaces by paying particular attention to the legibility of the publicly accessible space.

Precinct 3 – Greenway Residential: This precinct is ground oriented multifamily housing that fronts the greenways and sensitively utilizes those thick edges to buffer adjacent land uses. Consideration will be given to orienting buildings sensitively, providing pedestrian access, and creating a pedestrian friendly interface.

Precinct 4 – Mercer High Street Interface: This precinct will be mixed commercial - multi-family development that pays particular consideration to the Mercer Street frontage as a commercial high-street and opportunity to relate to the commercial development. To accommodate the floodplain, ground level commercial, office, or studio space will be considered along the Mercer Street frontage. Though guided by the Queensborough Main Street Development Permit Area, the interface between this residential precinct and the adjacent Mercer Street Interface precinct will be a key consideration.

Precinct 5 – Interior Residential: This precinct may utilize a mix of multifamily forms to define streetscapes and greenspace edges. It has less direct relationship with the interface precincts, but will sensitively link development within this area with surrounding development, and ensure suitable connections to the interface precincts.

The Queensborough Eastern Node DPA Guidelines can be accessed at:
[https://www.newwestcity.ca/database/files/library/QCP_DPA_B5_QB_Eastern_Node_\(Consolidated_June_2020\).pdf](https://www.newwestcity.ca/database/files/library/QCP_DPA_B5_QB_Eastern_Node_(Consolidated_June_2020).pdf)

The Queensborough Eastern Node Master Plan can be accessed at:
https://www.newwestcity.ca/database/files/library/Queensborough_Eastern_Neighbourhood_Node_Master_Plan.pdf

The portion of the site fronting Mercer Street is within the QA1 Queensborough Main Street DPA. Per the DPA:

The Queensborough Main Street areas, identified as Development Permit Area #1, are designated to create a “main street” feel on Ewen Avenue and on Mercer

Street, and to provide a neighbourhood focus with a riverfront community character. This Development Permit Area encourages best practices for promoting water and energy conservation and reducing greenhouse gas emissions. It also establishes guidelines for the form and character of commercial and multi-family residential development.

The entire site is located within the QE1 Flood Hazard DPA. This DPA recognizes that Queensborough is located at the upstream end of Lulu Island in the Fraser River floodplain. Per the DPA:

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 project is required to comply with the requirements of the QB5, QA1, and QE1 DPA guidelines.

Family-Friendly Housing Policy

Per the City's Family-Friendly Housing Policy, the development would be required to provide a minimum of 30% two and three bedroom units, of which at least 10% of the overall number of units would contain three or more bedrooms. Based on the information provided by the applicant, 100% of proposed units would have three bedrooms, exceeding policy requirements.