

## Attachment 1

### *Background*

## **Site Characteristics and Context**

Queensborough Landing is a regional shopping centre on a 15.28 hectare (37.76 acre) /152,815 sq m. / 1,644,884 sq. ft.) 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*

## **Proximity to Transit Service and Other Sustainable Transportation Options**

There is an existing bicycle route that runs along Boyd Street which is part of TransLink's Major Bikeway Network.

<b>Transit Service</b>	<b>Frequency</b>	<b>Approximate Distance</b>
Bus Service (#340 Scottsdale)	30 minutes	600 m to Southbound Highway 91A Onramp at Howes Street.

## **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

The QC land use designation does not permit self-storage use. An Official Community Plan amendment application would be required for the proposed application to change the Land Use Designation to Queensborough Mixed Employment.

### **Development Permit Area Guidelines**

The proposed project would be evaluated against the Queensborough Industrial and Mixed Employment form and character design guidelines. The DPA is designated in order to regulate the design of areas of heavy, light and “ultralight” industrial, and related employment land use. Mixed Employment areas will include light and “ultralight” industrial, office and other related employment uses.

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.

### **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 C-10 district does not

allow for self-storage uses, therefore a rezoning application to a Comprehensive Development zone is needed to facilitate the proposed development.