



Attachment #2

Policy and Regulations Summary

POLICY AND REGULATIONS SUMMARY

Zoning Bylaw

The subject site is currently zoned Queensborough Neighbourhood Residential Dwelling Districts (RQ-1). This zone does not allow for townhouses, so the applicant is proposing to rezone the site to Queensborough Townhouse Districts (RT-3A) to facilitate the proposed development.

Official Community Plan (OCP)

The OCP land use designation for the subject site is Residential – Multiple Unit Buildings (RM). This designation is described as follows:

Purpose: To provide a mix of small to moderate sized multiple unit residential buildings.

Principal Forms and Uses: Townhouses, rowhouses, stacked townhouses and low rises. 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 low rise building be considered. In Queensborough, this area will also include single detached dwellings on a compact lot.

The proposed development is consistent with the RM land use designation, as the applicant is proposing townhouses.

Development Permit Areas (DPAs)

The site is located within two DPAs – Queensborough Ewen Avenue Multi-Family and Flood Hazard. As such, a Development Permit (DP) will be required for the proposed development. The DP will be evaluated concurrently with the rezoning application. DPAs have been delegated to the Director of Climate Action, Planning and Development for issuance.

Queensborough Ewen Avenue Multi-Family

The intent of this DPA is to provide housing in close proximity to the neighbourhood centre and help define the axis streets leading to the centre of the neighbourhood (such as Howes Street). The proposal meets this intent. The DPA provides guidelines for the form and character of multi-family residential development. Staff will evaluate the design of the development against these guidelines throughout the review process.

Flood Hazard

The Flood Hazard DPA subjects the site to flood plain constraints on the amount of floor space at grade and the use of that floor space. All habitable space must be located above the Flood Construction Level (FCL), which is 3.53 m. (11.53 ft.) above the Geodetic Survey of Canada (GSC) datum. No storage or habitable floor space is permitted at grade within the flood plain. Staff will ensure that the development is consistent with the Flood Hazard DPA requirements throughout the review process.

Family-Friendly Housing Policy

As per the City's Family-Friendly Housing Policy, the development would be required to provide a minimum of 30% two and three bedroom units. 10% of the overall number of units would need to contain three or more bedrooms. Based on the information provided by the applicant, all of the units would have three bedrooms, which complies with the policy.