



Attachment #2

Policy and Site Regulation

Attachment 2: Policy and Regulation Context

Downtown Community Plan Land Use Designation

Mixed Use High Density: The Downtown Community Plan notes the following details regarding the Mixed Use High Density Designation:

- mixed-use (commercial and/or residential) throughout Downtown, outside of Columbia Street Historic Mixed-Use;
- retail, office, service or residential uses;
- any combination of the above (can be one use or multiple uses)
- Commercial development is required only in areas identified in the Downtown Community Plan and only at street level.

The form of the proposed development is generally consistent with the Mixed Use High Density Land Use Designation in the Downtown Community Plan.

Official Community Plan and Downtown Community Plan Policy Areas

The Economy and Employment section of the OCP includes policies which strive to foster a strong tourism sector with a focus on The Riverfront, cultural amenities and historic assets. The Downtown Community Plan within the OCP contains a number of policies related to economic development and growth in the Downtown. One of those policies directs the City to “Foster the Downtown as a tourist destination” and, specifically to “Promote the development of tourism support services (e.g., tours, accommodation).”

Economic Development Plan

The Economic Development Plan (EDP) also includes policies to support tourism accommodation facilities, including hotel uses.

[https://www.newwestcity.ca/database/files/library/CNW_EDP_FINAL\(2\).pdf](https://www.newwestcity.ca/database/files/library/CNW_EDP_FINAL(2).pdf)

Retail Strategy

The Retail Strategy is intended as a guide for informed decision making around long range commercial land use planning, strategic commercial area interventions, and proactive tenant retention and attraction. The Strategy will support the OCP’s visions for New Westminster’s Great Streets, and provides recommendations regarding the

optimal mix of uses and the most suitable development forms for the City's commercial districts.

Zoning Bylaw

The subject properties are currently zoned Downtown Mixed Use Districts (High Density) (C-4). This zoning district allows a base residential density of 3.0 FSR and a maximum height for these sites between 18.3 and 24.4 metres (60 and 80 feet).

Density Bonus Phase 2

In 2014, Council adopted amendments to the Zoning Bylaw which implemented Density Bonus Phase 2, as well as the Density Bonus Phase 2 Policy, which covers high density development in Downtown.

The subject sites are located in Downtown and are included within the Program and Policy based on their current Downtown Community Plan designation. The Policy would support a rezoning of this site to C-4(DB) which would allow the subject sites a maximum residential FSR of 5.2 and a maximum height of 73.15 metres (240 feet) – about 24 storeys - in exchange for bonus density amounts set out in the Zoning Bylaw. The proposed application exceeds the maximum height and FSR under this policy and proposes an FSR of 7.92 and 44 storeys.

Where an application exceeds the height and density anticipated, the policy allows Council discretion where unique and exceptional circumstances warrant additional density.

Family Friendly Housing Bylaw and Design Guidelines

The Family Friendly Housing Policy provides requirements for the mix of units with two and three bedrooms as well as guidelines that ensure units are usable by families. Market condominium developments are required to provide 10% three bedroom units and 30% two and three bedroom units. The proposal includes fifty-five (12%) three bedroom units and 141 (30%) two and three bedroom units in compliance with the Family Friendly Housing requirements.