



# 805 Boyd Street

OCP Amendment, Rezoning and Development Permit  
Applications

Advisory Planning Commission – April 16, 2024



NEW WESTMINSTER

# Site Context



- Site Area:
  - 4,496 sq. m. (48,394.5 sq. ft.)
- Site Dimensions:
  - 63.03 m. (206.79 ft.) Boyd St. frontage
  - 72.65 m. (238.34 ft.) average depth
- Flat topography with access off of Boyd Street
- South-east portion of Queensborough Landing Site

# Policy Context

- **Official Community Plan**

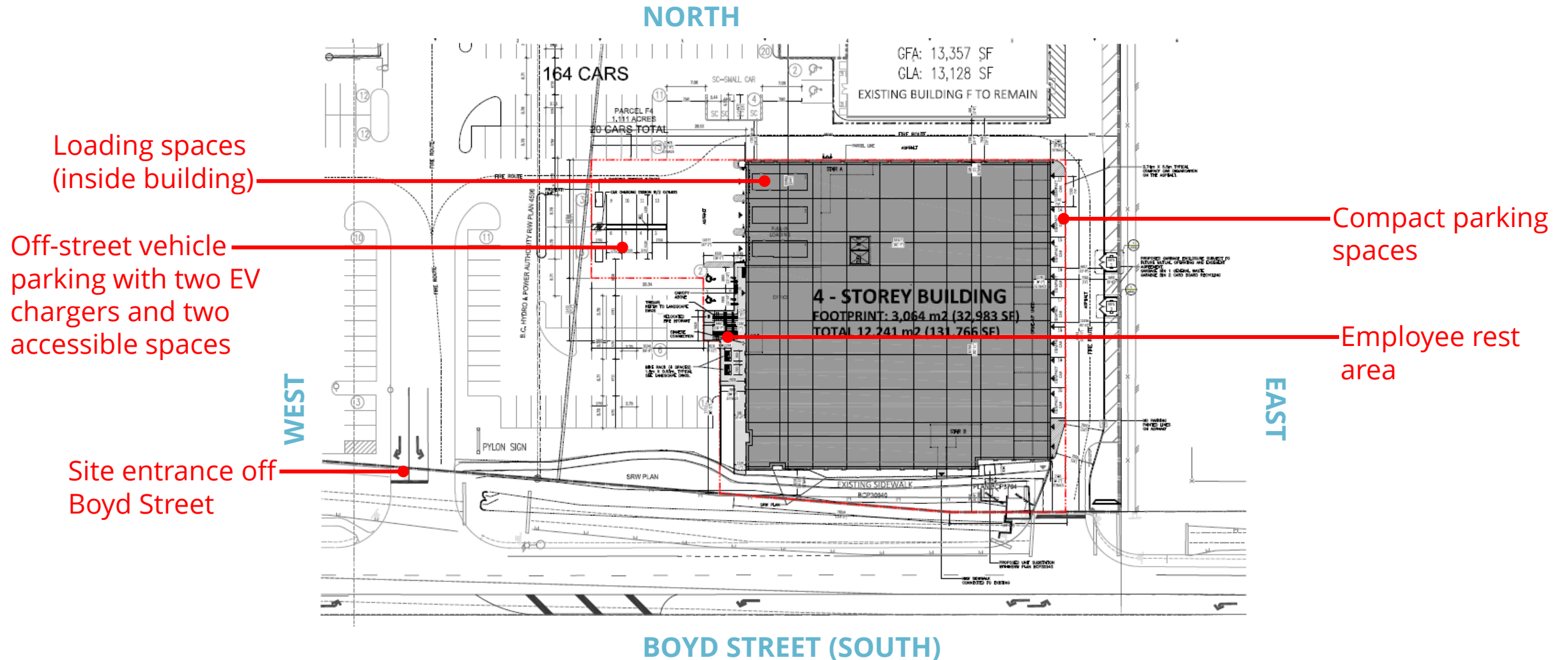
- Designation: Queensborough Commercial → Queensborough Mixed Employment
- Development Permit Area: Queensborough Commercial & Queensborough Flood Hazard → Queensborough Industrial and Mixed Employment & Queensborough Flood Hazard

- **Zoning**

- Large Format Commercial Districts (C-10) → Comprehensive Development (801 Boyd Street) (CD-108)



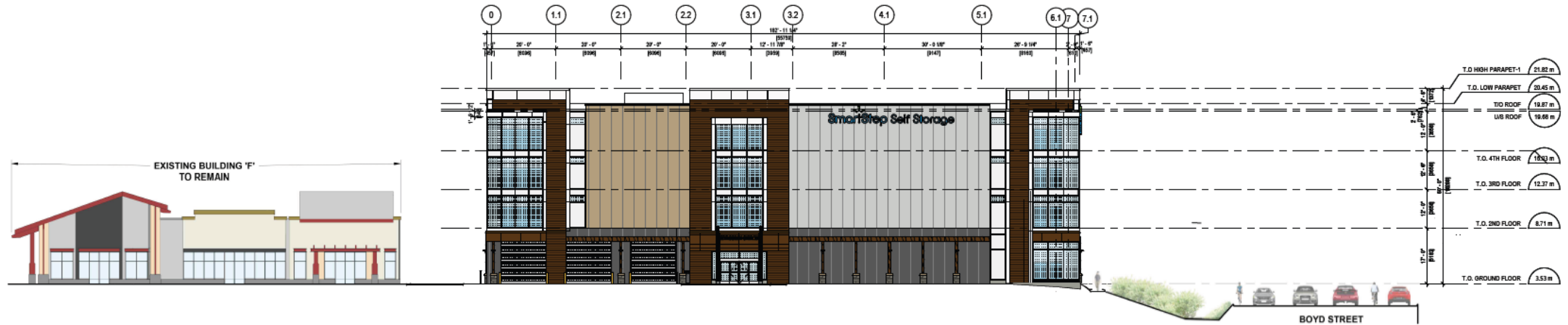
# Application Overview



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## West Elevation

- Remaining Building 'F' on the left, Boyd Street on the right



1 WEST ELEVATION - SITE CONTEXT  
A 202 1/16" = 1'-0"

# Development Approvals Process

1. Preliminary Report to Council (June 26, 2023)
2. Applicant-led Public Open House (September 13, 2023)
3. Presentation to New Westminster Design Panel (September 26, 2023)
4. Presentation to Advisory Planning Commission (WE ARE HERE);

## Next Steps:

5. Report to Council for Consideration of First and Second Readings of OCP Amendment and Rezoning Bylaws;
6. Public Hearing and Council consideration of Third Reading of OCP Amendment and Rezoning Bylaws;
7. Completion of Adoption Requirements;
8. Council Consideration of Final Adoption of OCP Amendment and Rezoning Bylaws.

# Land Use Question for APC

1. Does the Commission support consideration of a four-storey self-storage proposal aligned with the “Queensborough Mixed Employment” land use designation at this location?

# Recommendation

THAT the Advisory Planning Commission provide a motion of support or non-support for the proposed Official Community Plan Amendment and Rezoning applications.



**Questions?**