

REPORT

Planning and Development

To: Mayor Johnstone and Members of Council
Date: May 27, 2024

From: Jackie Teed, Director
Planning and Development
File: EDMS #2480550
REZ00252

Item #: 2024-310

Subject: **Zoning Amendment Bylaw for 310 Blackley Street: Bylaw for First, Second, and Third Readings**

RECOMMENDATION

THAT Council consider Zoning Amendment Bylaw (310 Blackley Street) No. 8450, 2024 for First, Second, and Third Readings.

PURPOSE

This report provides Council with information on the rezoning application for 310 Blackley Street, and requests that Council consider the Zoning Amendment Bylaw for First, Second, and Third Readings.

EXECUTIVE SUMMARY

An application has been received to rezone 310 Blackley Street in accordance with the Queensborough Eastern Neighbourhood Node Master Plan. Through the application, the property would be rezoned from M-1 (Light Industrial Districts) to RT-3A (Queensborough Townhouse Districts) to permit townhouse development. The rezoning would facilitate consolidation with adjacent properties, which are currently zoned to permit townhouses, and development in accordance with the Council-adopted Master Plan.

The application is consistent with the site's land use designation in the Queensborough Community Plan and with the Master Plan. City-led public consultation has been completed for the project, and the applicant has responded to public feedback. The statutory requirement for public notification has been met. Staff recommend that the application to rezone the property be considered and that Council give First, Second, and Third Readings to the Zoning Amendment Bylaw.

BACKGROUND

Queensborough Eastern Neighbourhood Node Master Plan

The proposed rezoning is consistent with the Queensborough Eastern Neighbourhood Node Master Plan. The Master Plan was adopted by Council in 2016 after significant community engagement, and identifies land use designations, public realm requirements, and Development Permit Area form and character guidelines. A number of properties in the Master Plan area were also rezoned in 2016 to permit the form of development envisioned by the Master Plan. However, 310 Blackley Street was not included in that rezoning application.

Master Development Agreement

At the time of the previous rezonings for the adjacent lands, the property owner entered into a Master Development Agreement (MDA), which secures servicing upgrades, streetscape upgrades, and the creation of greenways and open spaces in accordance with the Master Plan. The MDA is registered on the title of each of the properties that were rezoned in 2016. Per the terms of the MDA, the lands cannot be subdivided, built upon, or occupied until the improvements required through the MDA have been met. The MDA anticipates that the Queensborough Eastern Neighbourhood Node will be built across five development phases and improvements are linked to different phases. The subject site is within Phase 3.

Queensborough Community Plan and Development Permit Area

The proposed residential townhouse use is consistent with the Queensborough Community Plan (QCP), which designates the subject site as (RM) Residential – Multiple Unit Buildings. The site is located within the Queensborough Eastern Node Development Permit Area (DPA) and is subject to the DPA design guidelines, as well as the Master Plan. Though a Development Permit (DP) application has not been submitted as part of this application, a DP would be required to facilitate development of the site in accordance with zoning. Additional background information on policy and regulations is provided in Attachment 3.

Site Characteristics and Context

The subject site area is located in the Queensborough Eastern Node Neighbourhood. It has an approximate area of 512.6 sq. m. (5,518 sq. ft.) and a primary frontage on Blackley Street. The surrounding properties are included in the Master Plan and are designated for residential and commercial uses. At this time, lands to the north and west are vacant, while those to the east and south are comprised of single-detached dwellings.

A single-detached house, built in 1915, currently sits on the subject site. Consistent with City policy, a heritage review of this house was completed. As the house was found to have little heritage value, staff are supportive of its demolition. A site context map is provided below, with additional information in Attachment 3.

in Queensborough. A Development Permit application and review in accordance with DPA guidelines and Master Plan requirements would be required prior to development of these lands.

Consistent with rezonings for properties within the Master Plan area, registration of the Master Development Agreement (MDA) on title of 310 Blackley Street would be a condition of adoption. This would ensure the site is subject to area amenity, public realm, and servicing requirements.

PUBLIC CONSULTATION

City-led Consultation

Extensive consultation was undertaken as part of the creation of the Master Plan and the original rezoning of Master Plan properties. This included four open houses, meetings with property owners, presentations to the residents association, presentation to the New Westminster Design Panel and Advisory Planning Commission, and consultation with stakeholders (e.g. Port of Vancouver, New Westminster School District).

Given the above, City-led consultation for this application included a project website and online survey, published on Be Heard New West and open between April 2 and April 23, 2024. Residents within 100 metres of the project were notified of the survey. One response was received, which expressed a desire for more density and mixed-use developments in Queensborough. Feedback from the City-led consultation is included in Attachment 4, alongside the applicant's response.

REVIEW PROCESS

Review Process

The development application review process for this application is as follows:

1. City-led public consultation, including the creation of a Be Heard New West webpage and survey (April 2 to April 23, 2024);
2. Public notification that no Public Hearing will be held (May 17 to 27, 2024)
3. Council consideration of First, Second, and Third readings of the Zoning Amendment Bylaw **(WE ARE HERE)**;

Anticipated next steps:

4. Completion of adoption requirements;
5. Council consideration of adoption of the Zoning Amendment Bylaw.

As the form of development is consistent with the QCP, and a Development Permit application has not been submitted at this time, the application was not forwarded to the New Westminster Design Panel or the Advisory Planning Commission for review or comment.

Per changes to the *Local Government Act* which took effect on November 30, 2023, under Section 464(3), municipalities are now prohibited from holding Public Hearings for projects that are consistent with the QCP, and in which the residential component of the project accounts for at least half of the proposed gross floor area. As this project satisfies these conditions, a Public Hearing must not be held.

FINAL ADOPTION REQUIREMENTS

Consistent with the rezoning approach for other properties in the Master Plan area, as a condition of adoption, the Master Development Agreement would be required to be registered on title of 310 Blackley Street.

FINANCIAL CONSIDERATIONS

As a condition of adoption, this project would contribute a Voluntary Amenity Contribution in the sum of \$3,000. This amenity contribution is intended to help fund capital investments required to accommodate a growing population and economy.

INTERDEPARTMENTAL LIAISON

The City has a team-based approach for reviewing development applications. The project has been reviewed by staff from Planning and Development and the Engineering Department.

OPTIONS

The following options are available for Council's consideration:

1. That Council consider Zoning Amendment Bylaw (310 Blackley Street) No. 8450, 2024 for First, Second, and Third Readings.
2. That Council provide staff with an alternative direction.

Staff recommend Option 1.

ATTACHMENTS

Attachment 1: Zoning Amendment Bylaw (310 Blackley Street) No. 8450, 2024

Attachment 2: Project Summary Letter

Attachment 3: Background Information

Attachment 4: City-Led Consultation Summary

APPROVALS

This report was prepared by:
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This report was reviewed by:
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