



Attachment #2
Project Summary Letter

January 26, 2024

Wendee Lang
City of New Westminster
511 Royal Avenue
New Westminster, B.C. V3L 1H9

Dear Wendee:

Re: Application for Rezoning – 310 Blackley Street

Introduction

Please accept the attached application for rezoning as part of our continued effort to complete the development of the Queensborough Eastern Neighbourhood Node Master Plan Area.

This letter outlines the rezoning approach to add one legal lot, located at 310 Blackley Street, which was recently acquired by Platform. In short, the application is intended to rezone 310 Blackley Street in accordance with the approved Master Plan and adjacent lands.

Background

Council previously approved the Eastern Queensborough Neighbourhood Node Master Plan and a companion rezoning application to facilitate the development of approximately 12 acres in Queensborough. At that time, the Master Plan area included lots which were owned by other entities, but these lots were not rezoned in the initial rezoning approval. As noted in the introduction, Platform has acquired the subject lot which now requires rezoning to be incorporated into the master plan development.

Ownership and Lot Description

The lot subject to this rezoning application is owned by a company controlled by Platform and is located at 310 Blackley Street, as shown in Figure 1: Location Plan, and described as follows:

Subject lot:	310 Blackley Street
Owner:	1090279 B.C. Ltd.
Legal Description:	Lot 6, Plan NWP3692, District Lot 757, Group 1, New Westminster Land District
PID:	010-995-0999
Lot Area (sq. m.)	512.64 sq. m.
Lot Area (sq. ft.)	5,518.01 sq. ft.

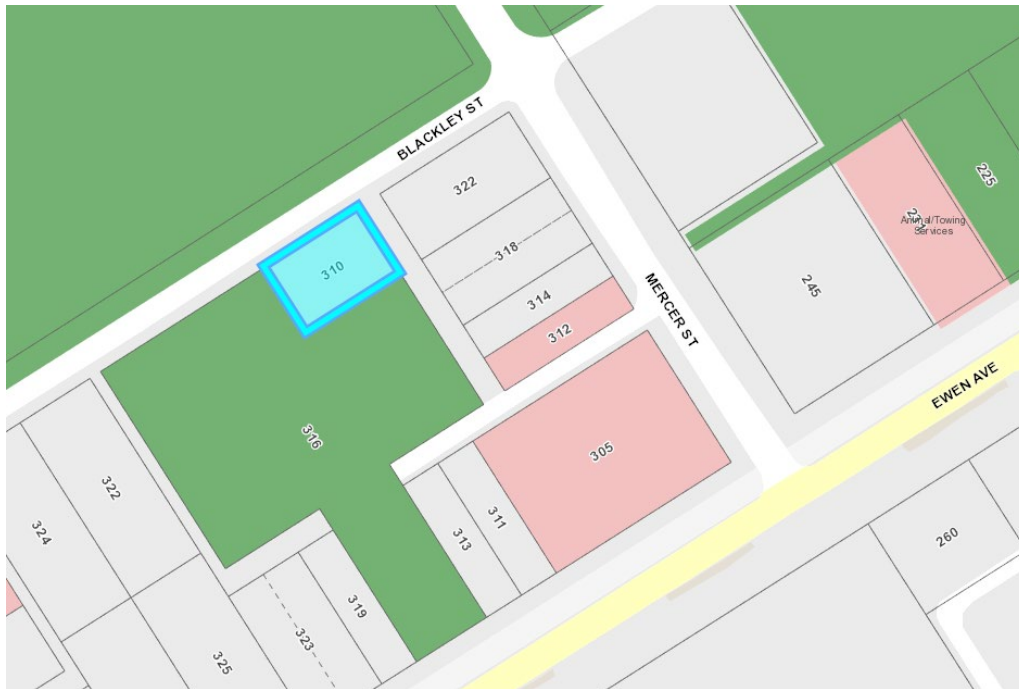


Figure 1: Location Plan

Rezoning Proposal

The rezoning proposal is to simply include the subject lot into the zone established through the first phase rezoning application. Accordingly, 310 Blackley Street would be rezoned from the current Light Industrial (M-1) zone to the adjacent Queensborough Townhouse Districts (RT-3A) zone to permit the development of townhomes in a manner consistent with the adjacent lands at 316 Blackley Street.

The proposed rezoning will further implement the directions of the Official Community Plan framework established by the Queensborough Eastern Neighbourhood Node Master Plan and will be consistent with the zoning of adjacent properties owned and under development by the Applicant.

Servicing Approach

The Applicant does not foresee any cause to modify or alter any portion of the Land Development Agreement.

Closure

The newly acquired subject lot and is a natural extension of the development enabled by the Queensborough Eastern Neighbourhood Node Master Plan. The proposed rezoning contemplated herein will help facilitate the build-out of the Master Plan and enable the efficient and relatively simple addition of the lands to the overall development program.