

## Attachment #3

### *Background Information*

## **BACKGROUND INFORMATION**

### **Queensborough Community Plan**

The Queensborough Community Plan (QCP) designates the subject site as (RM) Residential – Multiple Unit Buildings. The RM designation is described, in part, 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 proposal to rezone the property to for townhouse development is compliant with the QCP land use designation.

### **Queensborough Eastern Neighbourhood Node Master Plan**

310 Blackley Street is located within the Queensborough Eastern Neighbourhood Node Master Plan. The Master Plan was adopted by Council in 2016 after extensive engagement with the community, and created Development Permit Area form and character guidelines, public realm requirements, and identified land use designations for the neighbourhood. The subject site's approximate location within the Master Plan is shown below, outlined in red:



A copy of the Master Plan is available to view here:

[https://www.newwestcity.ca/database/files/library/Queensborough Eastern Neighbourhood Node Master Plan.pdf](https://www.newwestcity.ca/database/files/library/Queensborough_Eastern_Neighbourhood_Node_Master_Plan.pdf)

## **Zoning Bylaw**

The subject site is currently zoned M-1 (Light Industrial Districts). Residential townhouse development is not permitted in the M-1, and as such a rezoning application is required. The application proposes to rezone the site to RT-3A (Queensborough Townhouse Districts). The intent of this district is to allow three storey townhouse development, which is consistent with the RM land use designation and the QENN Master Plan.

## **Development Permit Area**

The OCP includes the subject site within the Queensborough Eastern Node and Flood Hazard Development Permit Areas (DPAs). No Development Permit application has been submitted as part of this proposal. When a Development Permit is submitted for this property in the future, it will be evaluated against the guidelines in both DPAs.

## **Proximity to Transit and Other Sustainable Transportation Options**

The subject site is not located in close proximity to the frequent transit network, with frequency of 15 to 30 minutes at the nearest bus stop. The nearest transit routes are outlined below:

<b>Transit Facility</b>	<b>Frequency</b>	<b>Distance</b>
22 <sup>nd</sup> Street SkyTrain Station	2 to 5 minutes	2.4 km. (7,874 ft.)
#104 Bus (22 <sup>nd</sup> Street Station/Annacis Island)	15 to 30 minutes	350 m. (1,148 ft.) to Furness St. and Ewen Ave.

In terms of nearby cycling routes, the subject site is located approximately 120 m. (393.7 ft.) north of the Ewen Avenue Greenway. The Queensborough Eastern Neighbourhood Node (QENN) Master Plan also envisions public greenways along Stanley Street and Duncan Street (west and north of the subject site, respectively). These greenways will be built out as the Master Plan area develops.