

Attachment 2
Background Information

Policy and Regulations Summary

Official Community Plan

Land Use Designation

The subject site is designated (ML) Mixed Use – Low Rise in the Queensborough Community Plan (QCP), which is described, in part, as follows:

Purpose: To provide low-rise commercial or commercial and residential mixed use buildings which create active and engaging principal streets.

Principal Forms and Uses: Low rise buildings which include commercial uses (e.g. retail, office) and which may also include residential uses. Active commercial uses (e.g. retail) are required on principal street frontages. 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 building be considered.

The proposed development is consistent with the intent of the ML land use designation and therefore, no OCP amendment is required.

Development Permit Area

The site is within the QA1 Queensborough Main Street Development Permit Area (DPA) and the QE1 Flood Hazard DPA. The QA1 DPA seeks to create a “main street” feel on Ewen Avenue and Mercer Street and to provide a neighbourhood focus with a riverfront community character. This DPA also establishes guidelines for the form and character of commercial and multi-family residential development. The purpose of the QE1 DPA is to minimize potential for loss of life and property damage in the event of flooding by requiring habitable uses be located above Flood Construction Levels.

The proposed development is consistent with DPA guidelines and Flood Construction Level requirements. A Development Permit is required before doing any work that would result in development or alteration to the lands.

Zoning Bylaw

The site is currently zoned C-1 Local Commercial Districts. The property would be rezoned to a Comprehensive Development (CD) District to support the proposed development. Per Section 464(3) of the *Local Government Act*, a Public Hearing for the proposed Zoning Amendment Bylaw is prohibited given that more than 50% of proposed gross floor area is residential.

The proposed CD zone is based on the existing C-1 zoning, as well as the Queensborough Townhouse Districts (RT-3A) zone. The zone incorporates

specifications tailored to the proposed project, including the following: building siting requirements, commercial vehicle parking variance, and shared loading. Per the City's typical practice, minor density, siting, and massing allowances have been incorporated into the CD zone. Proposed off-street vehicle and bicycle parking spaces were evaluated against the zoning requirements that were in effect at the time of the application in 2016.

Retail Strategy

The Retail Strategy identifies how to best support the sustainability of New Westminster's retail sector. The Strategy characterizes Queensborough as an area in transition, with opportunities to become a stronger neighbourhood-oriented retail and service area supporting the local population. Per the Strategy, "the main focus of retail activity along Ewen Avenue (a Great Street) is between Gifford St. and Howes St. This is the core Ewen Avenue area where non-active uses should be restricted at-grade." The Strategy recommends that growth along Ewen Avenue focus primarily on local commercial uses.

Master Transportation Plan

Ewen Avenue is identified as a "Great Street" within the Master Transportation Plan (MTP). Per the MTP, Great Streets "require planning and design that goes beyond the typical street function of supporting through traffic. Planning and designing Great Streets means providing characteristics that make streets destinations – places for people to be, instead of places to move through." The design of the project has been considered in light of the MTP Great Street objectives.

Active Transportation Network Plan

The Active Transportation Network Plan (ATNP) updates the active transportation network plans identified in the City's Master Transportation Plan and other neighbourhood-specific plans. The ATNP identifies the portion of Howes Street fronting the site as part of the core cycling network, which connects major destinations, including commercial areas, civic facilities, schools, parks, and interregional routes. The Plan proposes a protected multi-use path (MUP) along this section of Howes Street, which would be completed as part of the project's required off-site improvements. This MUP would connect to the existing Ewen Avenue MUP.

Family Friendly Housing Bylaw and Design Guidelines

Per the City's Family Friendly Housing Policy, the development would be required to provide a minimum of 30% two and three bedroom units, of which at least 10% would need to contain three or more bedrooms. The project proposes 100% two- and three-bedroom units, of which 91% would contain three bedrooms, exceeding requirements.

Project Statistics

	Permitted / Required Under C-1 Zoning ¹	Proposed
Lot Area	-	5,120.4 sq. m. (55,115.5 sq. ft.)
Site Frontage	-	31.8 m. (104.3 ft.)
Average Lot Depth	-	129.4 m. (424.6 ft.)
Total FSR	-	0.70 FSR
Building Height	9.1 m. (30 ft.) or 2 storeys	Residential: 12.8 m. (42 ft.) Commercial: 9.6 m. (31.5 ft.)
Residential Units	Up to 1 storey	23 units (10 duplexes, 13 townhouse units)
Unit Mix	Min. 30% two- and three-bedroom units Min. 10% three- or more bedrooms	2-bdr: 2 (8.7%) 3-bdr: 21 (91.3%)
Off-Street Parking ¹		
Residential	30	46
Visitor	5	5
Commercial	7	6
Total	42	57
Off-Street Loading	1	1
Bicycle Parking ¹		
Long-term	29	46
Short-term	6	11

¹ Requirements calculated per 2016 Zoning Bylaw requirements