

Attachment #1
Background Information

Policy and Regulations Summary

Official Community Plan

Land Use Designation

The subject site is designated (QC) Queensborough Commercial in the Queensborough Community Plan (QCP), Schedule D to the Official Community Plan (OCP). The land use designation is described, in part, as follows:

Purpose: To allow retail, service and office commercial uses at ground level and may include commercial or office above the ground level.

Principal Forms and Uses: Retail, service and office commercial uses.

The application proposes to amend the QCP land use designation to (QME) Queensborough Mixed Employment, which is described, in part, as follows:

Purpose: To allow a variety of office, light industrial and service commercial uses with a focus on employment generation.

Principal Forms and Uses: Light industrial, service and office commercial uses.

Development Permit Area

The subject site is located within the QA2 Queensborough Commercial Development Permit Area (DPA), which aligns with the current land use designation, but is not consistent with the proposed land use. Through the OCP amendment application, the DPA for the site would be amended to QC1 Queensborough Industrial and Mixed Employment. Future Development Permit applications will be subject to the design guidelines within this DPA.

The subject site is also located within the QE1 Flood Hazard DPA; however, industrial uses that are not adjacent to a dyke are exempt from the requirements of this DPA.

Zoning Bylaw

The subject site is currently zoned Comprehensive Development District (1084 Tanaka Court) (CD-82). The CD-82 zone permits commercial uses such as public assembly and entertainment uses, business and professional offices, cafes and restaurants, child care, commercial schools, retail stores, and personal service establishments. The application proposes to amend the site's zoning to Light Industrial Districts (M-1), which allows uses including but not limited to manufacturing, trade schools, self-storage, truck and industrial equipment repair, sales, rental, and storage, retail building supply establishments, scientific laboratories, and taxi offices.

Site Context Maps

A zoning district map and OCP designation map are provided below, with 1084 Tanaka Court outlined in blue (Figures 1 and 2).

Figure 1: Surrounding OCP land use designations



Figure 2: Surrounding zoning districts

