

## Attachment E1

### *Draft Land Use Designations*

# Official Community Plan – Mainland

## Land Use Designations and Map

### INTRODUCTION

Land Use Designations defined in this section are depicted on Map 16: Land Use Designation Map which illustrates the proposed land use concept. The land use concept communicates future land uses which the City may encourage or consider over time. The map and designations are intended to reflect the goals and policies of the Official Community Plan and should be read together. Combining the information in this section with the policies throughout the Plan provides a balanced reflection of where, when and how development should proceed throughout the city.

### IMPLEMENTATION

Implementation of the Plan's vision is intended to take place over time through applications for development such as rezoning of land and through Development Permits. Zoning regulations specify permitted land uses and densities on a property-by-property basis and are intended to be consistent with the provisions outlined in this section. Development Permit Areas identify locations in which new development must comply with a set of guidelines specific to that area. New development must be authorized by a Development Permit which confirms the development meets the intent of the guidelines.

This Plan works in conjunction with Community Plans that have been created for various parts of the City. The Land Use Designation Map in the Plan does not include land use designations for areas covered by a Community Plan. Each Community Plan has its own map and Development Permit Areas.

### INTERPRETATION

The Land Use Designation Map generally follows parcel boundaries. However, where there is a discrepancy, OCP boundaries should be considered approximate. Though not shown on the map, the land use designation on each site extends to the centre line of any abutting roads and lanes. Development of lots, including through Heritage Revitalization Agreements and other similar tools, which cross land use designation boundaries will be considered if the proposed land uses of the different portions of the lot meet their respective land use designation, provide appropriate transition between the uses and meet the principles of the Official Community Plan in general.

Each land use designation definition outlines what may be possible on sites with that designation. However not all sites/properties will be able to meet the maximums outlined in the designation due to limitations created by context (e.g. adjacent uses) and site constraints (e.g. lot depth, grading). Appropriateness will be reviewed at the time of development application submission.

## OUTLINE

Each land use designation includes most of the following elements.

**Purpose:** an explanation of the vision and objectives of this designation.

**Principal Forms and Uses:** the primary uses or category of uses, and/or the building forms expected in areas with the designation. While these uses and forms are expected on a majority of the properties within this designation complementary uses may occasionally occur.

**Complementary Uses:** other uses that may happen in areas with the designation. Unless otherwise specified, these uses may happen on the same site as primary uses, on the same site as other complementary uses, or as the only use on the site. Other than public schools, or unless otherwise specified, complementary uses must comply with the maximum density listed in the relevant land use designation. Unlike primary uses, complementary uses are only expected occasionally and are not expected on many sites. Additional detail may be included as guidelines in the Development Permit Areas.

**Maximum Density:** a general density category to set expectations. Additional detail may be included as guidelines in the Development Permit Areas. Specific height and density entitlements are established by the Zoning Bylaw.

**Heritage Assets:** retention of heritage assets is a priority for the City. This section helps communicate the expectations for heritage assets that exist in areas with this designation. The appropriate incentives are unique to each property and situation. The City's heritage policies and the Standards for the Conservation of Historic Places in Canada (as amended from time to time) will be considered. Additional detail may be included as guidelines in the Development Permit Areas.

**Non-Profit Housing:** enabling new affordable housing is a priority for the City. This section helps communicate the opportunity for affordable housing that exist in areas with this designation. Additional detail may be included as guidelines in the Development Permit Areas.

**Precedent Image:** an example of what the permitted form or primary use could look like.

## DEVELOPMENT APPROVAL INFORMATION REQUIREMENTS

For the purposes of Section 487 of the *Local Government Act*, an applicant for an amendment to the Zoning Bylaw, a development permit or a temporary use permit may be required to provide development approval information in accordance with Development Application Procedures Bylaw No. 5658, 1987 (as amended) if any of the following apply.

1. The development may result in impacts on:
  - a. transportation patterns and traffic flow,
  - b. infrastructure including sewer, water, drainage, electrical supply or distribution, roads, street lighting and street trees,
  - c. public facilities including schools and parks,

- d. community services, or
- e. the natural environment.
- 2. The development may result in other impacts that would be relevant to the decision of Council or its delegate on whether to approve the development.
- 3. The information is required to determine whether the development is in accordance with any applicable development permit guidelines or any other relevant guidelines to which the City may refer in relation to a decision on a zoning amendment or temporary use permit application.

The objective of the above provisions is to ensure that applicable studies and relevant information are provided to the City prior to development, in order for the City to evaluate the impact of the development on the community.

## Land Use Designations

The definitions of the land use designations shown on the Land Use Designation Map are outlined below.

**Note:** Residential buildings (or residential portions of buildings) can include different tenures (e.g. rental housing, strata, co-op housing), various levels of affordable housing (e.g. supportive housing, below- and non-market housing), and various forms of care facilities (e.g. assisted living) when in compliance with the form and maximum density in the land use designation and when in keeping with City policies.

**Note:** The scale of institutional uses must be in keeping with scale of the principal form and uses permitted by the land use designation.

**Note:** There are no agricultural lands or sand or gravel deposits suitable for future extraction in New Westminster.

**Note:** In addition to the uses identified in the individual Land Use Designations, uses that address needs identified through a BC Public Health Emergency Declaration; or a BC State of Emergency Declaration; or a crisis affecting the Metro Vancouver region that is publicly recognized by multiple member municipalities, including the City of New Westminster, may be permitted in all land use designations.

### **(RGO) RESIDENTIAL – GROUND ORIENTED INFILL HOUSING**

**Purpose:** To provide a mix of ground oriented infill housing forms which have a separate exterior entrance directly from a street or open space. Units can be attached, detached or a combination of the two.

**Principal Forms and Uses:** Single detached dwellings (houses), detached accessory dwelling units (laneway or carriage houses), multiplexes (e.g. duplex or quadraplex), cluster

houses, rowhouses, townhouses, and other equivalent ground oriented housing forms. Principal units may also include a secondary suite.

**Maximum Density:** Low density residential of up to six units (including both principal units, secondary suites, and detached accessory dwelling units).

**Complementary Uses:** Small scale local commercial uses (e.g. corner stores), small scale child care, small scale places of worship, public schools, utilities, transportation corridors, parks, open space, and community facilities. Home based businesses as an ancillary use.

**Heritage Assets:** Through a Heritage Revitalization Agreement, or similar tool, a property may be eligible for incentives such as a smaller minimum lot size, an increase in density, an increase in the number of permitted units, or reduced parking requirements, which would make it viable to conserve assets with heritage merit. A Heritage Revitalization Agreement may also be used to formalize an existing land use such as a low rise or a place of worship.

### **(RT) RESIDENTIAL – TOWNHOUSES**

**Purpose:** To provide townhouse developments which are compatible with areas of other lower density housing.

**Principal Forms and Uses:** Townhouses. Units may also include a secondary suite.

**Maximum Density:** Low density residential.

**Complementary Uses:** Small scale local commercial uses (e.g. corner stores), child care, public schools, utilities, transportation corridors, parks, open space, and community facilities. Home based businesses and places of worship as an ancillary use.

**Heritage Assets:** A Heritage Revitalization Agreement, or similar tool, may be used when a heritage asset is incorporated into a development. Through a Heritage Revitalization Agreement the development may be eligible for incentives such as stacked townhouses, an increase in density or reduced parking requirements, which would make it viable to conserve assets with heritage merit. A Heritage Revitalization Agreement may also allow an existing, smaller scale land use such as forms listed in the Residential – Ground Oriented Infill Housing designation. A Heritage Revitalization Agreement may also be used to formalize an existing land use such as a low rise or a place of worship.

**Non-Profit Housing:** A non-profit housing development, where the long term affordability and rental tenure is secured through a Housing Agreement or similar tool, may be eligible for the principal forms and uses, and maximum density listed in Residential – Low Rise designation.

## **(RLR) RESIDENTIAL – LOW RISE**

**Purpose:** To provide small to moderate sized multiple unit residential buildings.

**Principal Forms and Uses:** Low rise residential buildings of up to six storeys, townhouses, and stacked townhouses.

**Complementary Uses:** Small scale local commercial uses (e.g. corner stores), child care, public schools, utilities, transportation corridors, parks, open space, and community facilities. Home based businesses and places of worship as an ancillary use.

**Maximum Density:** Medium density residential. Four storey buildings are generally permitted, and applications seeking more than four storeys will be expected to align with or exceed City policy and significantly advance a City priority or objective. The additional benefit provided should be commensurate to the number of additional storeys.

**Heritage Assets:** A Heritage Revitalization Agreement, or similar tool, may be used when a heritage asset is incorporated into a development. Through a Heritage Revitalization Agreement the development may be eligible for incentives such as an increase in density or reduced parking requirements, which would make it viable to conserve assets with heritage merit. A Heritage Revitalization Agreement may also be used to formalize an existing land use such as a place of worship.

## **(RLH) RESIDENTIAL – LIMITED MID RISE HERITAGE**

**Purpose:** To provide a mix of ground oriented infill, small to medium sized multi-unit residential buildings that integrate with protected heritage buildings.

**Principal Forms and Uses:** Mid rise residential buildings of up to eight storeys, low rise residential buildings, stacked townhouses, townhouses, and ground oriented infill housing.

**Complementary Uses:** Small scale local commercial uses (e.g. corner stores), child care, utilities, transportation corridors, parks, open space, and community facilities. Home based businesses and places of worship as an ancillary use.

**Maximum Density:** Medium density residential. Four storey buildings are generally permitted, and applications seeking more than four storeys will be expected to align with or exceed City policy and significantly advance a City priority or objective. The additional benefit provided should be commensurate to the number of additional storeys.

**Heritage Assets:** As this is a Heritage Conservation Area, development must be sympathetic to and respectful of heritage assets, even if the asset is on an adjacent site. A Heritage Revitalization Agreement, or similar tool, may be used when

a heritage asset is incorporated into a development. Through a Heritage Revitalization Agreement the development may be eligible for incentives such as an increase in building height or density which would make it viable to conserve assets with heritage merit. A Heritage Revitalization Agreement may also be used to formalize an existing land use such as a place of worship.

### **(RLM) RESIDENTIAL – LIMITED MID RISE**

**Purpose:** To provide a mix of small to medium sized multiple unit residential buildings that create a transition between higher density transit oriented neighbourhoods and lower density neighborhoods.

**Principal Forms and Uses:** Mid rise residential buildings of up to eight storeys, low rise residential buildings, stacked townhouses, townhouses, and ground oriented infill housing.

**Complementary Uses:** Small scale local commercial uses (e.g. corner stores), child care, public schools, utilities, transportation corridors, parks, open space, and community facilities. Home based businesses and places of worship as an ancillary use.

**Maximum Density:** Medium density residential. Four storey buildings are generally permitted, and applications seeking more than four storeys will be expected to align with or exceed City policy and significantly advance a City priority or objective. The additional benefit provided should be commensurate to the number of additional storeys.

**Heritage Assets:** A Heritage Revitalization Agreement, or similar tool, may be used when a heritage asset is incorporated into a development. Through a Heritage Revitalization Agreement the development may be eligible for incentives such as an increase in building height or density which would make it viable to conserve assets with heritage merit. A Heritage Revitalization Agreement may also be used to formalize an existing land use such as a place of worship.

### **(RMR) RESIDENTIAL – MID RISE**

**Purpose:** To provide small to medium sized multiple unit residential buildings in transit oriented neighbourhoods.

**Principal Forms and Uses:** Mid rise residential buildings of up to twelve storeys, low rise residential building, stacked townhouses, townhouses, and ground oriented infill housing.

**Complementary Uses:** Small scale local commercial uses (e.g. corner stores), child care, public schools, utilities, transportation corridors, parks, open space, and community facilities. Home based businesses and places of worship as an ancillary use.

**Maximum Density:** Medium density residential. Four storey buildings are generally permitted, and applications seeking more than four storeys will be expected to align with or exceed City policy and significantly advance a City priority or objective. The additional benefit provided should be commensurate to the number of additional storeys.

**Heritage Assets:** A Heritage Revitalization Agreement, or similar tool, may be used when a heritage asset is incorporated into a development. Through a Heritage Revitalization Agreement the development may be eligible for incentives such as an increase in building height or density, which would make it viable to conserve assets with heritage merit. A Heritage Revitalization Agreement may also be used to formalize an existing land use such as a place of worship.

### **(RHR) RESIDENTIAL – HIGH RISE**

**Purpose:** To provide a mix of small to large sized multiple unit residential buildings.

**Principal Forms and Uses:** High rise, mid rise and low rise residential buildings, stacked townhouses, townhouses.

**Maximum Density:** High density residential.

**Complementary Uses:** Small scale local commercial uses (e.g. corner stores), child care, public schools, utilities, transportation corridors, parks, open space, and community facilities. Home based businesses and places of worship as an ancillary use.

**Heritage Assets:** Heritage Revitalization Agreement, or similar tool, may be used when a heritage asset on the site is appropriately incorporated into a development. Through a Heritage Revitalization Agreement the development may be eligible for incentives such as an increase in density or a reduced parking requirement, which would make it viable to conserve an assets of heritage merit. A Heritage Revitalization Agreement may also be used to formalize an existing land use such as a place of worship.

### **(ML) MIXED USE – LOW RISE**

**Purpose:** To provide small to moderate sized commercial or commercial and residential mixed use buildings which create active and engaging principal streets.

**Principal Forms and Uses:** Low rise buildings of up to six storeys, which include commercial uses (e.g. retail, office) and which may also include residential uses on upper levels or along side streets/laneways. Active retail uses are encouraged at-grade on principal street frontages.



**Complementary Uses:** Child care, utilities, transportation corridors, parks, open space, and community facilities. Home based businesses as an ancillary use.

**Maximum Density:** Medium density mixed use. Four storey buildings are generally permitted, and applications seeking more than four storeys will be expected to align with or exceed City policy and significantly advance a City priority or objective. The additional benefit provided should be commensurate to the number of additional storeys.

**Heritage Assets:** A Heritage Revitalization Agreement, or similar tool, may be used when a heritage asset on the site is appropriately incorporated into a development. Through a Heritage Revitalization Agreement the development may be eligible for incentives such as an increase in density or a reduced parking requirement, which would make it viable to conserve an asset of heritage merit. A Heritage Revitalization Agreement may also be used to formalize an existing land use such as a place of worship.

#### **(MLM) MIXED USE – LIMITED MID RISE**

**Purpose:** To provide small to medium commercial or commercial and residential mixed use buildings that support transit oriented neighborhoods.

**Principal Forms and Uses:** Mid or low rise buildings of up to eight storeys, that include commercial uses (e.g. retail, office) and which may also include residential uses on upper levels or along side streets/laneways. Active retail uses are encouraged at-grade on principal street frontages.

**Complementary Uses:** Child care, utilities, transportation corridors, parks, open space, and community facilities.

**Maximum Density:** Medium density mixed use. Four storey buildings are generally permitted, and applications seeking more than four storeys will be expected to align with or exceed City policy and significantly advance a City priority or objective. The additional benefit provided should be commensurate to the number of additional storeys.

**Heritage Assets:** A Heritage Revitalization Agreement, or similar tool, may be used when a heritage asset is incorporated into a development. Through a Heritage Revitalization Agreement the development may be eligible for incentives such as an increase in density or reduced parking requirements, which would make it viable to conserve assets with heritage merit. A Heritage Revitalization Agreement may also be used to formalize an existing land use such as a place of worship.

#### **(MM) MIXED USE – MID RISE**

**Purpose:** To provide small to medium commercial or commercial and residential mixed use buildings that support transit oriented neighborhoods.

**Principal Forms and Uses:** Mid or low rise buildings of up to twelve storeys that include commercial uses (e.g. retail, office) and which may also include residential uses on upper levels or along side streets/laneways. Active retail uses are encouraged at-grade on principal street frontages.

**Complementary Uses:** Child care, utilities, transportation corridors, parks, open space, and community facilities. Home based businesses as an ancillary use.

**Maximum Density:** Medium density mixed use. Four storey buildings are generally permitted, and applications seeking more than four storeys will be expected to align with or exceed City policy and significantly advance a City priority or objective. The additional benefit provided should be commensurate to the number of additional storeys.

**Heritage Assets:** A Heritage Revitalization Agreement, or similar tool, may be used when a heritage asset is incorporated into a development. Through a Heritage Revitalization Agreement the development may be eligible for incentives such as an increase in density or reduced parking requirements, which would make it viable to conserve assets with heritage merit. A Heritage Revitalization Agreement may also be used to formalize an existing land use such as a place of worship.

#### **(MH) MIXED USE – HIGH RISE**

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

**Principal Forms and Uses:** Low to high rise buildings which include commercial uses (e.g. retail, office) and which may also include residential uses on upper levels or along side streets/laneways. Active retail uses are encouraged at-grade on principal street frontages.

**Complementary Uses:** Child care, public schools, utilities, transportation corridors, parks, open space, and community facilities. Home based businesses as an ancillary use.

**Heritage Assets:** A Heritage Revitalization Agreement, or similar tool, may be used when a heritage asset on the site is appropriately incorporated into a development. Through a Heritage Revitalization Agreement the development may be eligible for incentives such as an increase in density or a reduced parking requirement, which would make it viable to conserve property of heritage merit. A Heritage Revitalization Agreement may also be used to formalize an existing land use such as a place of worship.

#### **(BDMU) BREWERY DISTRICT MIXED USE AND HEALTH CARE**

**Purpose:** To provide large mixed use sites which must include multiple unit residential, retail and health care offices and facilities and may include other business and professional office uses.

**Principal Forms and Uses:** Multiple-unit residential or commercial uses which must include health care offices and facilities which support an active principal street and which are synergetic with surrounding employment hubs.

**Complementary Uses:** Child care, utilities, transportation corridors, parks, open space, and community facilities. Home based businesses as an ancillary use.

**Maximum Density:** High density mixed use.

#### **(SGTMC) SAPPERTON GREEN TRANSIT-ORIENTED MIXED-USE COMMUNITY**

**Purpose:** To provide a mix of medium to high density residential, office, retail, open space, and public and other community serving facilities in a transit supportive, complete community.

The area will support office uses (750,000 sq. ft. floor space minimum), residential uses (3,400,000 sq. ft. floor space maximum equating to approximately 3,700 dwelling units and 7,500 residents) and community supportive retail commercial uses (approximately 150,000 sq. ft. floor space).

Public and/or private community serving facilities will be provided as appropriate. Floor space for non-profit community serving facilities will be excluded from the maximum floor space allowable. A minimum 15 % of the site will be publicly accessible open space, including plazas, squares, parks, playgrounds and other open areas that are accessible to the public. Emphasis will be placed on active transportation linkages. Building heights will range from three storeys to a maximum of 35 storeys.

Development of the site will require a comprehensive Master Plan including guidelines to be created for the entire site prior to any rezoning of the site. The Master Plan is subject to a public review process.

#### **(RHC) RESIDENTIAL HIGH DENSITY/COMMUNITY FACILITY**

**Purpose:** This area will contain high density multiple unit residential uses including row houses, stacked townhouses, low rises and high rises. This area will also contain community amenities such as child care, libraries, artist studios, art galleries or community space.

**Maximum Density:** High density mixed use.

### **(CHC) COMMERCIAL AND HEALTH CARE**

**Purpose:** To provide healthcare and healthcare related uses, and housing which primarily supports the Royal Columbia Hospital workforce.

**Principal Forms and Uses:** High, mid or low rise buildings of that include commercial uses (e.g. retail, office), including healthcare related office, healthcare related research or commercial retail uses. Retail uses are required at-grade on principal street frontages; only ancillary service or office at grade in these locations, with the exception of child care. When a property is owned or long term leased by government, operated by a registered non-profit housing provider, and the affordability level and rental tenure is secured through a Housing Agreement or similar tool, the upper levels may include affordable housing up to a maximum of 3.0 floor space ratio.

**Complementary Uses:** Healthcare related ultra-light manufacturing uses, healthcare related institutional uses, child care, utilities, transportation corridors, parks, open space, and community facilities. Home based businesses as an ancillary use.

**Maximum Density:** Medium density multiple unit mixed use.

### **(C) COMMERCIAL**

**Purpose:** To allow retail, service and office commercial uses which are primarily auto-oriented in nature and not appropriate on pedestrian oriented commercial streets. Such uses could include drive-through restaurants, retail sale of large products (e.g. larger home appliances or yard equipment) and automobile service, sales and repair.

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

**Complementary Uses:** Utilities, transportation corridors, parks, open space, and community facilities.

**Maximum Density:** Low density commercial.

### **(ME) MIXED EMPLOYMENT**

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

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

**Complementary Uses:** Utilities, transportation corridors, parks, open space, and community facilities. Retail uses ancillary to the business on these properties (e.g. small scale retail).

**Maximum Density:** Density will range based on the context of the subject site.

#### **(I) INDUSTRIAL**

**Purpose:** To allow industrial uses including heavy and light industrial uses and those industrial uses that are dependent on riverfront access. Large sites with this designation are intended to be preserved for large scale or land intensive uses and as such, subdivision is discouraged. Creative reuse of heritage assets is encouraged.

**Principal Forms and Uses:** Industrial.

**Complementary Uses:** Utilities, transportation corridors, parks, open space, and community facilities.

#### **(U) UTILITIES AND TRANSPORTATION INFRASTRUCTURE**

**Purpose:** To allow utilities (e.g. pump stations, electrical substations) or major transportation corridors (e.g. rail tracks, SkyTrain) which are expected to remain in the long term.

**Principal Forms and Uses:** Utilities and other non-major transportation infrastructure (e.g. trails, greenways, bike paths, roads).

**Complementary Uses:** Parks and open spaces where they do not conflict with the principal use.

#### **(IN) INTERTIDAL**

**Purpose:** To preserve intertidal areas of the Fraser River foreshore in a predominantly natural state. Approval from other agencies (e.g. Port of Vancouver) may also be required prior to development being approved.

**Principal Forms and Uses:** Natural habitat areas.

**Complementary Uses:** Uses such as lookouts, trails, docks, and marine commercial and working river uses such as wharfs, are permitted as long as the surrounding natural habitat is enhanced.

#### **(H/N) HABITAT / NATURAL AREA**

**Purpose:** To preserve intertidal areas of the Fraser River foreshore in a predominantly natural state. Approval from other agencies (e.g. Vancouver Fraser Port Authority) may also be required prior to development being approved.

**Principal Forms and Uses:** Natural habitat areas.

**Complementary Uses:** Trails, parks, open space, and log boom storage where they do not conflict with the principal use.

#### **(CEM) CEMETERY**

**Purpose:** To identify and retain areas used for the cemeteries.

**Principal Forms and Uses:** Cemeteries and memorial gardens.

**Complementary Uses:** Funeral services, crematoriums, places of worship, parks and open spaces.

#### **(P) MAJOR INSTITUTIONAL**

**Purpose:** This designation applies to areas used for large scale institutional uses.

**Principal Forms and Uses:** Institutional uses, including schools, hospitals, and places of worship.

**Complementary Uses:** Child care, utilities, transportation corridors, parks, open space, and community facilities. Some ancillary commercial and residential uses may be permitted.

#### **PARKS, OPEN SPACE AND COMMUNITY FACILITIES**

**Purpose:** To provide places of public assembly and recreation. In most cases, these sites are publicly owned.

**Principal Forms and Uses:** Parks, open space, natural areas, community activities, cultural uses, and community facilities such as libraries or community centres, and City facilities such as fire halls and City Hall.

**Complementary Uses:** This area may accommodate retail and restaurant uses, and other similar activities and uses if these enhance the unique character of a site or increase social activity and interest.

### **(BC) BENT COURT STUDY AREA**

**Purpose:** To provide a mixed use and mixed density area which preserves existing heritage assets and streetscape character while recognizing existing development entitlements.

Through a Heritage Revitalization Agreement, a City established density transfer program or similar tool, a mix of commercial and residential uses are expected in this area. Through this process, a development may be eligible for incentives such as reduced parking requirements, increased flexibility of other parking requirements (e.g. size, location), reduction in or waiving of required commercial space and consideration of purchase of City owned land and rights-of way to facilitate consolidation of provision of parking which would make it viable to conserve assets with heritage merit.

To facilitate consolidation options which preserve heritage assets and which provide opportunity to achieve development entitlements, an Advance Consolidation Plan will be created.

### **(LTS) LOWER TWELFTH STREET AND SHARPE STREET STUDY AREA**

**Purpose:** To provide an area that includes non-traditional mixes of uses including ultra-light industrial, residential, institutional uses (e.g. child care, health or care facilities), public schools, retail and service commercial within individual buildings and projects.

A Master Plan, including guidelines, will be prepared to guide the transition of the Lower Twelfth Street and Sharpe Street Study Area from commercial service and industrial uses to this creative mixed use area, with spaces for users such as artists, crafts people, artisans, and other creators. The Master Plan will determine the appropriate uses, location of uses, building forms and general expected densities. Further, this Master Plan will explore incorporation and adaptive reuse of existing heritage buildings and the provision of affordable 'maker spaces'. This Master Plan is subject to a public consultation process.

Catalyst projects may be considered in advance of the Master Plan if the project meets the objectives of the area and will set a high standard for the Lower Twelfth Street and Sharpe Street Study Area. Other catalyst projects that strongly support other City priorities would also be considered.

### **(22A) STUDY AREA A – STATION AREA**

**Purpose:** To provide an area which integrates large sized multiple unit residential buildings and transit serving mixed use commercial and residential developments, while also

providing for existing and future expansion of local and regional transportation infrastructure, and facilitating safe, sustainable transportation operations and access.

Prior to consideration of development applications in this area, a master plan must be completed that will include confirmation of:

- Future expanded regional transit infrastructure (e.g. bus exchange, bus priority lanes),
- Circulation routes and access points for buses,
- Future expansion of or connection to provincial transportation infrastructure (e.g. Queensborough bridge),
- Active transportation network connections to and within the area,
- Legal frontages for any future development sites,
- Circulation and access points related to any future development sites, and
- Additional road or lane dedications, as required, to facilitate the above.

#### **(22B) STUDY AREA B - TRANSIT VILLAGE**

**Purpose:** To provide an area which reflects “reGenerate” the long range vision for the neighbourhood around 22<sup>nd</sup> Street Skytrain station, including small to large sized multiple unit residential buildings, with some local serving commercial uses (e.g. retail, office, service) or residential and commercial mixed use developments closest to the transit exchange and SkyTrain station. A public school is also anticipated to be located in this area. Prior to consideration of development applications in the area further planning will be completed towards implementation of the long range vision. This will include determining changes to the road network, consolidation patterns for the purposes of future development applications, and strategies for locating and securing park and open space, as well as civic and other community serving facilities and uses.

#### **(22C) STUDY AREA C – TWENTIETH STREET**

**Purpose:** To provide an area which reflects “reGenerate” the long range vision for the neighbourhood around 22<sup>nd</sup> Street Skytrain station, including an area of small to medium sized multiple unit residential buildings whose construction and density supports living adjacent to a major arterial road, and where redevelopment would align with pedestrian, transit and other roadway improvements, especially at intersections. Prior to consideration of development applications in the area further planning will be completed towards implementation of the long range vision. This will include preparing design guidelines and cross sections to guide the expected improvements and resulting development pattern in this area.

## **Downtown Community Plan**

### **15.0 Land Use Designations**



*(Land use map, see Schedule F)*

## **INTRODUCTION**

Land Use Designations defined in this section are depicted on Schedule F: Land Use Map, which illustrates the proposed land use concept. The land use concept communicates future land uses that the City may encourage or consider over time. The map and designations are intended to reflect the goals and policies of the Downtown Community Plan and should be read together. Combining the information in this section with the policies throughout the Plan provides a balanced reflection of where, when and how development should proceed throughout Downtown.

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**Complementary Uses:** other uses that may happen in areas with the designation. Unless otherwise specified, these uses may happen on the same site as primary uses, on the same site as other complementary uses, or as the only use on the site. Other than public schools, or unless otherwise specified, complementary uses must comply with the maximum density listed in the relevant land use designation. Unlike primary uses, complementary uses are only expected occasionally and are not expected on many sites. Additional detail may be included as guidelines in the Development Permit Areas.

**Maximum Density:** a general density category to set expectations. Additional detail may be included as guidelines in the Development Permit Areas. Specific height and density entitlements are established by the Zoning Bylaw.

**Heritage Assets:** retention of heritage assets is a priority for the City. This section helps communicate the expectations for heritage assets that exist in areas with this designation. The appropriate incentives are unique to each property and situation. The City's heritage policies and the Standards for the Conservation of Historic Places in Canada (as amended from time to time) will be considered. Additional detail may be included as guidelines in the Development Permit Areas.

**Precedent Image:** an example of what the permitted form or primary use could look like.

## **DEVELOPMENT APPROVAL INFORMATION REQUIREMENTS**

For the purposes of Section 487 of the Local Government Act, an applicant for an amendment to the Zoning Bylaw, a development permit or a temporary use permit may be required to provide development approval information in accordance with Development Application Procedures Bylaw No. 5658, 1987 (as amended) if any of the following apply.

1. The development may result in impacts on:
  - a. transportation patterns and traffic flow,
  - b. infrastructure including sewer, water, drainage, electrical supply or distribution, roads, street lighting and street trees,
  - c. public facilities including schools and parks,
  - d. community services, or
  - e. the natural environment.
2. The development may result in other impacts that would be relevant to the decision of Council or its delegate on whether to approve the development.

3. The information is required to determine whether the development is in accordance with any applicable development permit guidelines or any other relevant guidelines to which the City may refer in relation to a decision on a zoning amendment or temporary use permit application.

The objective of the above provisions is to ensure that applicable studies and relevant information are provided to the City prior to development, in order for the City to evaluate the impact of the development on the community.

## **Land Use Designations**

The definitions of the land use designations shown on the Land Use Map are outlined below.

**Note:** Note: Residential buildings (or residential portions of buildings) can include different tenures (e.g. rental housing, strata, co-op housing), various levels of affordable housing (e.g. supportive housing, below- and non-market housing), and various forms of care facilities (e.g. assisted living) when in compliance with the form and maximum density in the land use designation and when in keeping with City policies.

**Note:** The scale of institutional uses must be in keeping with the scale of the principal form and uses permitted by the land use designation.

**Note:** There are no agricultural lands or sand or gravel deposits suitable for future extraction in Downtown.

**Note:** In addition to the uses identified in the individual Land Use Designations, uses that address needs identified through a BC Public Health Emergency Declaration; or a BC State of Emergency Declaration; or a crisis affecting the Metro Vancouver region that is publicly recognized by multiple member municipalities, including the City of New Westminster, may be permitted in all land use designations.

### **(RLM) RESIDENTIAL – LIMITED MID RISE**

*[Same as Official Community Plan – Mainland text above]*

### **(RMR) RESIDENTIAL – MID RISE**

*[Same as Official Community Plan – Mainland text above]*

### **(RHR) RESIDENTIAL – HIGH RISE**

*[Same as Official Community Plan – Mainland text above]*

### **(CHMU) MIXED USE - COLUMBIA HISTORIC DISTRICT**

**Purpose:** To provide low- mid- and high-rise commercial or commercial and residential mixed use buildings that create active and engaging principal streets, and are sympathetic to and respectful of heritage assets the of the Columbia Street historic district.

**Principal Forms and Uses:** Mixed-use (commercial and/or residential) along Columbia Street. Street level uses are limited to retail, office, service, restaurant, entertainment, arts and culture, and recreation. Office and service uses may be located on the second storey.

**Maximum Density:** Non-heritage sites over 1,214 m<sup>2</sup> (13,067 ft<sup>2</sup>) up to 20 storeys.

**Complementary Uses:** Child care, utilities, transportation corridors, parks, open space, and community facilities. Home based businesses as an ancillary use.

**Heritage Assets:** Identified heritage sites will be protected. Development must be sympathetic to and respectful of heritage assets, even if the asset is on an adjacent site. A Heritage Revitalization Agreement, or similar tool, may be used when a heritage asset is incorporated into a development. Façade retention will be encouraged over full demolition of a heritage building. Through a Heritage Revitalization Agreement the development may be eligible for incentives such as increased building height or density, which would make it viable to conserve assets with heritage merit. A Heritage Revitalization Agreement may also be used to formalize an existing land use such as a place of worship.

### **(MUHD) MIXED USE – HIGH DENSITY**

**Purpose:** To provide small to large commercial, residential, or commercial and residential mixed use buildings to support a transit oriented neighbourhood.

**Principal Forms and Uses:** Low to high rise buildings which include commercial uses (e.g. retail, office, service) or residential uses (can be one use or multiple uses). Active retail uses are required on street frontages identified as “Commercial Street at Street Level” on Schedule F (Land Use Map). Despite what is shown in Schedule F (Land Use Map), the requirement for at grade commercial does not apply to the properties with civic addresses of 602 Agnes Street and 60 Sixth Street if all housing on that land is supportive housing.

**Maximum Density:** High density residential.

**Complementary Uses:** Child care, public schools, utilities, transportation corridors, parks, open space, and community facilities. Home based businesses as an ancillary use.

**Heritage Assets:** Development should be sympathetic to and respectful of heritage assets, even if the asset is on an adjacent site. A Heritage Revitalization Agreement, or similar tool,

may be used when a heritage asset is incorporated into a development. Through a Heritage Revitalization Agreement the development may be eligible for incentives such as increased building height or density, which would make it viable to conserve assets with heritage merit. A Heritage Revitalization Agreement may also be used to formalize an existing land use such as a place of worship.

### **(CW) COMMERCIAL WATERFRONT**

**Purpose:** To provide commercial uses that activate the riverfront. Approval from other agencies (e.g. Vancouver Fraser Port Authority) may also be required prior to development being approved.

**Principal Forms and Uses:** Commercial only: retail, service, office, restaurant, entertainment, hotel, arts and culture. Active retail uses are encouraged at-grade on esplanade frontages.

**Complementary Uses:** Child care, utilities, transportation corridors, parks, open space, and community facilities.

### **IRVING HOUSE CULTURAL COMMERCIAL**

**Purpose:** To provide places of public assembly and community facilities.

**Principal Forms and Uses:** Community facilities.

**Complementary Uses:** Small retail, restaurant, service that will be synergistic with Irving House.

### **PARKS, OPEN SPACE AND COMMUNITY FACILITIES**

**Purpose:** To provide places of public assembly and recreation. In most cases, these sites are publicly owned.

**Principal Forms and Uses:** Parks, open space, natural areas, community activities, cultural uses, and community facilities such as libraries or community centres, and City facilities such as fire halls and City Hall.

**Complementary Uses:** This area may accommodate retail and restaurant uses, and other similar activities and uses if these enhance the unique character of a site or increase social activity and interest.

### **MUNI EVERS RESIDENTIAL/PARK**

**Purpose:** To provide places of public assembly and recreation, and a mix of small to large sized multiple unit multiple unit residential buildings.

**Principal Forms and Uses:** High rise, mid rise and low rise residential buildings, stacked townhouses, townhouses, park and/or open space, and community facilities.

**Complementary Uses:** Small scale local commercial uses (e.g. corner stores), child care, public schools, utilities, and transportation corridors. Home based businesses as an ancillary use.

### **(P) MAJOR INSTITUTIONAL**

**Purpose:** This designation applies to areas used for large scale institutional uses such as schools and hospitals.

**Principal Forms and Uses:** Institutional uses.

**Complementary Uses:** Some ancillary commercial and residential uses may be permitted.

### **(U) UTILITIES AND TRANSPORTATION INFRASTRUCTURE**

**Purpose:** To allow utilities (e.g. pump stations, electrical substations) or major transportation corridors (e.g. rail tracks, SkyTrain) which are expected to remain in the long term.

**Principal Forms and Uses:** Utilities and other non-major transportation infrastructure (e.g. trails, greenways, bike paths, roads).

**Complementary Uses:** Parks and open spaces where they do not conflict with the principal use.

### **PATTULLO BRIDGE REALIGNMENT STUDY**

**Purpose:** Further study is required regarding the Pattullo Bridge realignment study. Uses permitted under the existing zoning will continue to be allowed.

### **DOWNTOWN COMPREHENSIVE DEVELOPMENT**

**Purpose:** Further study is anticipated which may affect the mix and type of land use. Uses permitted under the existing zoning will continue to be allowed.

## **Queensborough Community Plan**

## **11.0 Land Use Designations**

### **INTRODUCTION**

Land Use Designations defined in this section are depicted on Map 11: Land Use Designation Map which illustrates the proposed land use concept. The land use concept communicates future land uses which the City may encourage or consider over time. The map and designations are intended to reflect the goals and policies of the Queensborough Community Plan and should be read together. Combining the information in this section with the policies throughout the Plan provides a balanced reflection of where, when and how development should proceed throughout Queensborough.

### **IMPLEMENTATION**

Implementation of the Plan's vision is intended to take place over time through applications for development such as rezoning of land and through Development Permits. Zoning regulations specify permitted land uses and densities on a property-by-property basis and are intended to be consistent with the provisions outlined in this section. Development Permit Areas identify locations in which new development must comply with a set of guidelines specific to that area. New development must be authorized by a Development Permit which confirms the development meets the intent of the guidelines.

This Plan works in conjunction with the Official Community Plan. The Land Use Designation Map in the Official Community Plan does not include land use designations for areas covered by the Queensborough Community Plan. The Queensborough Community Plan has its own map and Development Permit Areas.

### **INTERPRETATION**

The Land Use Designation Map generally follows parcel boundaries. However, where there is a discrepancy, designation boundaries should be considered approximate. Though not shown on the map, the land use designation on each site extends to the centre line of any abutting roads and lanes.

Development of lots, including through Heritage Revitalization Agreements and other similar tools, which cross land use designation boundaries will be considered if the proposed land uses of the different portions of the lot meet their respective land use designation, provide appropriate transition between the uses and meet the principles of the Official Community Plan in general.

Each land use designation definition outlines what may be possible on sites with that designation. However not all sites/properties will be able to meet the maximums outlined in the designation due to limitations created by context (e.g. adjacent uses) and site

constraints (e.g. lot depth, grading). Appropriateness will be reviewed at the time of development application submission.

## OUTLINE

Each land use designation includes most of the following elements.

**Purpose:** an explanation of the vision and objectives of this designation.

**Principal Forms and Uses:** the primary uses or category of uses, and/or the building forms expected in areas with the designation. While these uses and forms are expected on a majority of the properties within this designation complementary uses may occasionally occur.

**Complementary Uses:** other uses that may happen in areas with the designation. Unless otherwise specified, these uses may happen on the same site as primary uses, on the same site as other complementary uses, or as the only use on the site. Other than public schools, or unless otherwise specified, complementary uses must comply with the maximum density listed in the relevant land use designation. Unlike primary uses, complementary uses are only expected occasionally and are not expected on many sites. Additional detail may be included as guidelines in the Development Permit Areas.

**Maximum Density:** a general density category to set expectations. Additional detail may be included as guidelines in the Development Permit Areas. Specific height and density entitlements are established by the Zoning Bylaw.

**Heritage Assets:** retention of heritage assets is a priority for the City. This section helps communicate the expectations for heritage assets that exist in areas with this designation. The appropriate incentives are unique to each property and situation. The City's heritage policies and the Standards for the Conservation of Historic Places in Canada (as amended from time to time) will be considered.

**Precedent Image:** an example of what the permitted form or primary use could look like.

## DEVELOPMENT APPROVAL INFORMATION REQUIREMENTS

For the purposes of Section 487 of the *Local Government Act*, an applicant for an amendment to the Zoning Bylaw, a development permit or a temporary use permit may be required to provide development approval information in accordance with Development Application Procedures Bylaw No. 5658, 1987 (as amended) if any of the following apply.

4. The development may result in impacts on:
  - a. transportation patterns and traffic flow,
  - b. infrastructure including sewer, water, drainage, electrical supply or distribution, roads, street lighting and street trees,
  - c. public facilities including schools and parks,
  - d. community services, or
  - e. the natural environment.



5. The development may result in other impacts that would be relevant to the decision of Council or its delegate on whether to approve the development.
6. The information is required to determine whether the development is in accordance with any applicable development permit guidelines or any other relevant guidelines to which the City may refer in relation to a decision on a zoning amendment or temporary use permit application.

The objective of the above provisions is to ensure that applicable studies and relevant information are provided to the City prior to development, in order for the City to evaluate the impact of the development on the community.

## **Land Use Designations**

The definitions of the land use designations shown on the Land Use Designation Map are outlined below.

**Note:** Note: Residential buildings (or residential portions of buildings) can include different tenures (e.g. rental housing, strata, co-op housing), various levels of affordable housing (e.g. supportive housing, below- and non-market housing), and various forms of care facilities (e.g. assisted living) when in compliance with the form and maximum density in the land use designation and when in keeping with City policies.

**Note:** The scale of institutional uses must be in keeping with scale of the principal form and uses permitted by the land use designation.

**Note:** There are no agricultural lands or sand or gravel deposits suitable for future extraction in Queensborough.

**Note:** In addition to the uses identified in the individual Land Use Designations, uses that address needs identified through a BC Public Health Emergency Declaration; or a BC State of Emergency Declaration; or a crisis affecting the Metro Vancouver region that is publicly recognized by multiple member municipalities, including the City of New Westminster, may be permitted in all land use designations.

### **(RL) RESIDENTIAL – LOW DENSITY**

**Purpose:** To allow low density residential uses.

**Principal Forms and Uses:** Single detached dwellings and duplexes. Single detached dwellings may also include a secondary suite.

**Complementary Uses:** Small scale local commercial uses (e.g. corner stores), small scale places of worship, small scale child care, public schools, utilities, transportation corridors, parks, open space, and community facilities. Home based businesses as an ancillary use.

**Maximum Density:** Low density residential.

**Heritage Assets:** Through a Heritage Revitalization Agreement, or similar tool, a property may be eligible for incentives such as a smaller minimum lot size, an increase in density, or reduced parking requirements, which would make it viable to conserve assets with heritage merit. A Heritage Revitalization Agreement may also be used to permit ground oriented housing forms such as detached accessory dwelling units (e.g. laneway house, carriage house), duplexes, triplexes, quadraplexes, cluster houses, townhouses or rowhouses. A Heritage Revitalization Agreement may also be used to formalize an existing land use such as a place of worship.

#### **(RCL) RESIDENTIAL – COMPACT LOT**

**Purpose:** To allow single detached houses on a compact lot, which are complementary to the existing neighbourhood character.

**Principal Forms and Uses:** Single detached dwellings, single detached dwellings on a compact lot, and cluster houses. Lots with single detached dwellings may also include a secondary suite.

**Complementary Uses:** Small scale local commercial uses (e.g. corner stores), small scale child care, public schools, utilities, transportation corridors, parks, open space, and community facilities. Home based businesses as an ancillary use.

**Maximum Density:** Low density residential.

**Heritage Assets:** Through a Heritage Revitalization Agreement, or similar tool, a property may be eligible for incentives such as a smaller minimum lot size, an increase in density, or reduced parking requirements, which would make it viable to conserve assets with heritage merit. A Heritage Revitalization Agreement may also be used to permit ground oriented housing forms such as detached accessory dwelling units (e.g. laneway house, carriage house), duplexes, triplexes, quadraplexes, cluster houses, townhouses and infill rowhouses. A Heritage Revitalization Agreement may also be used to formalize an existing land use such as a place of worship.

#### **(RLR) RESIDENTIAL – LOW RISE**

*[Same as Official Community Plan – Mainland text above]*

## **(RH) RESIDENTIAL – HIGH RISE**

*[Same as Official Community Plan – Mainland text above]*

## **(WR) WATERFRONT RESIDENTIAL**

**Purpose:** To allow float homes while also enhancing the natural habitat of the Fraser River foreshore. Approval from other agencies (e.g. Vancouver Fraser Port Authority) may also be required prior to development being approved.

**Principal Forms and Uses:** Float homes.

**Complementary Uses:** Uses such as lookouts, trails and docks are permitted as long as the surrounding natural habitat is enhanced.

## **(ML) MIXED USE – LOW RISE**

*[Same as Official Community Plan – Mainland text above]*

## **(QC) QUEENSBOROUGH COMMERCIAL**

**Purpose:** To allow retail, service and office commercial uses.

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

**Complementary Uses:** Child care, public schools, utilities, transportation corridors, parks, open space, and community facilities.

**Maximum Density:** Low to medium density commercial.

## **(CE) COMMERCIAL ENTERTAINMENT**

**Purpose:** To allow assembly and entertainment uses such as casinos, theatres, places of public assembly and hotels, and may also include supporting uses.

**Principal Forms and Uses:** Assembly and entertainment uses (e.g. casinos, theatres), and hotels.

**Complementary Uses:** Commercial uses in support of the principle use (e.g. retail, personal service establishments, neighbourhood pubs or nightclubs, limited business and professional offices), child care, utilities, transportation corridors, parks, open space, and community facilities.

**Maximum Density:** High density commercial.

**(ME) MIXED EMPLOYMENT**

*[Same as Official Community Plan – Mainland text above]*

**(I) INDUSTRIAL**

*[Same as Official Community Plan – Mainland text above]*

**(U) UTILITIES AND TRANSPORTATION INFRASTRUCTURE**

*[Same as Official Community Plan – Mainland text above]*

**(IN) INTERTIDAL**

*[Same as Official Community Plan – Mainland text above]*

**(P) MAJOR INSTITUTIONAL**

*[Same as Official Community Plan – Mainland text above]*

**(H/N) HABITAT / NATURAL AREA**

*[Same as Official Community Plan – Mainland text above]*

**PARKS, OPEN SPACE AND COMMUNITY FACILITIES**

*[Same as Official Community Plan – Mainland text above]*

**(QCD) QUEENSBOROUGH COMPREHENSIVE DEVELOPMENT**

**Purpose:** This area will include mixed commercial and light industrial employment uses which complement and are compatible with the surrounding existing and designated land uses. This area will also include residential uses which range in densities from low to medium.

Depending on the provision of employment generating uses, additional density for residential uses may be considered. In principle, two-thirds of the contiguous areas of the designation will be developed for employment generating uses. The remaining one-third will be developed as residential (the maximum floor space ratio shall not exceed a factor of 0.9). Prior to any rezoning in this area a master plan, including design guidelines, must be

created for the area as a whole. This master plan is subject to a public review process and must be in accordance with the principles listed in the Queensborough Comprehensive Development Development Permit Area.