

Attachment 3

Summary of City Policies and Regulations

Land Use Designation

The entire Brewery District site is designated as (BDMU) Brewery District Mixed Use and Health Care in the Official Community Plan. The purpose of this designation is to “provide large mixed use site which must include multiple unit residential, retail and health care offices and facilities and may include other business and professional office uses”. Complementary uses include parks, open space and community facilities.

Development Permit Area

The entire Brewery District site is designated as part of the Brewery District Mixed Use Neighbourhood, identified as Development Permit Area (DPA) 5.3. The intent of this DPA is to “facilitate orderly and sequential development of commercial, health care services, and multi-family development adjacent to the Sapperton SkyTrain Station”. Developments within this DPA are evaluated in relation to the Villages at Historic Sapperton (January 2007) design guidelines. A copy of these design guidelines can be accessed via the link below:

[https://www.newwestcity.ca/database/files/library/Village_at_Historic_Sapperton Design Guidelines January 2007.pdf](https://www.newwestcity.ca/database/files/library/Village_at_Historic_Sapperton_Design_Guidelines_January_2007.pdf)

230 Keary Street is located within Sub-District 1, Health Services Mixed-Use. General land uses envisioned include health services, employment, health and convenience related retail and commercial to support the future growth and delivery of health services, serving as an extension to Royal Columbian Hospital. To further strengthen this healthcare cluster concept, an elevated pedestrian link connecting this site to the hospital is also envisioned.

An "Arrival Plaza" is envisioned in the design guidelines which will provide a memorable first impression to commuters and visitors who arrive in Sapperton by SkyTrain, as well as a viewpoint over Brunette Avenue to the Fraser River, a setting for outdoor dining, for people waiting for medical appointments, and a venue for people meeting friends and colleagues.

Zoning Bylaw

The entire Brewery District site is zoned Comprehensive Development District (Brewery District) (CD52). The intent of this zone is to “regulate use, density, and building form of a nine-acre parcel to be developed as an integrated, comprehensive mixed use site comprising residential, commercial, business, and professional offices and health care services and office”. The Brewery District is divided into sub-districts in the Zoning Bylaw. 230 Keary Street is located within Sub-district 1(a)(Health Services).

Special Employment Area

The Regional Growth Strategy recognizes that Special Employment Areas around hospitals, including the hospital or post-secondary institutions play a special role in the economic development of cities. These are characterized by high levels of employment-related activity.

The OCP designates the area surrounding the hospital, in which 230 Keary Street is located, as a Special Employment Area. The Area is intended to align with the work of the IDEA Centre, which envisions an economic healthcare cluster around the hospital, by promoting and offering incentives for office development.

Economic Development Plan

The City's Economic Development Plan (EDP) identifies healthcare as an important economic sector in New Westminster, and Royal Columbian Hospital as the city's largest employer and a major regional healthcare anchor. The EDP supports creation of the IDEA Centre, the City's Economic Healthcare Cluster Initiative, which is intended to build on and support the investment in Royal Columbian Hospital. The proposed elevated bridge aligns with the objectives of the IDEA Centre by providing a direct connection between the hospital and the Fraser Health's office uses within Building 8.

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 Keary 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 bike lane along this section of Keary Street, which would be completed as part of the site's required off-site improvements. The bridge's support pillars would not encroach into the planned bike lane.