



Attachment 8
*Queensborough Land Use Designations
and Map*

11.0 Land Use Designations

INTRODUCTION

Land Use Designations defined in this section are depicted on Map 11: Land Use Designation Map which which illustrates the City's long term land use concept. This concept outlines future land uses that the City intends to support or consider over time, in alignment with the goals and policies of the Queensborough Community Plan. 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 site-by-site 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, that cross land use designation boundaries will be considered if the proposed land uses on each portion of the lot align with their respective land use designations. This consideration will apply provided there is an appropriate transition between uses, and that the overall principles of the Queensborough Community Plan are supported.

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. When specified as ancillary, these uses may only happen when secondary to the Principal Forms and Uses. 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 site 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.

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 Map 11: 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 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 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 site 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, side-by-side 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 site 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, side-by-side 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

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

Principal Forms and Uses: Low rise residential buildings of up to six storeys, stacked townhouses, and side-by-side townhouses. In Queensborough, this area will also include single detached dwellings on a compact lot.

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 with 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.



(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, and side-by-side 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: High density residential.

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 assets of heritage merit. A Heritage Revitalization Agreement may also be used to formalize an existing land use such as a place of worship.



(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.

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

(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 with 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.

(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

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, rail tracks, SkyTrain).

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. Vancouver Fraser Port Authority) 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.

(P) MAJOR INSTITUTIONAL

Purpose: To allow 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.



(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.

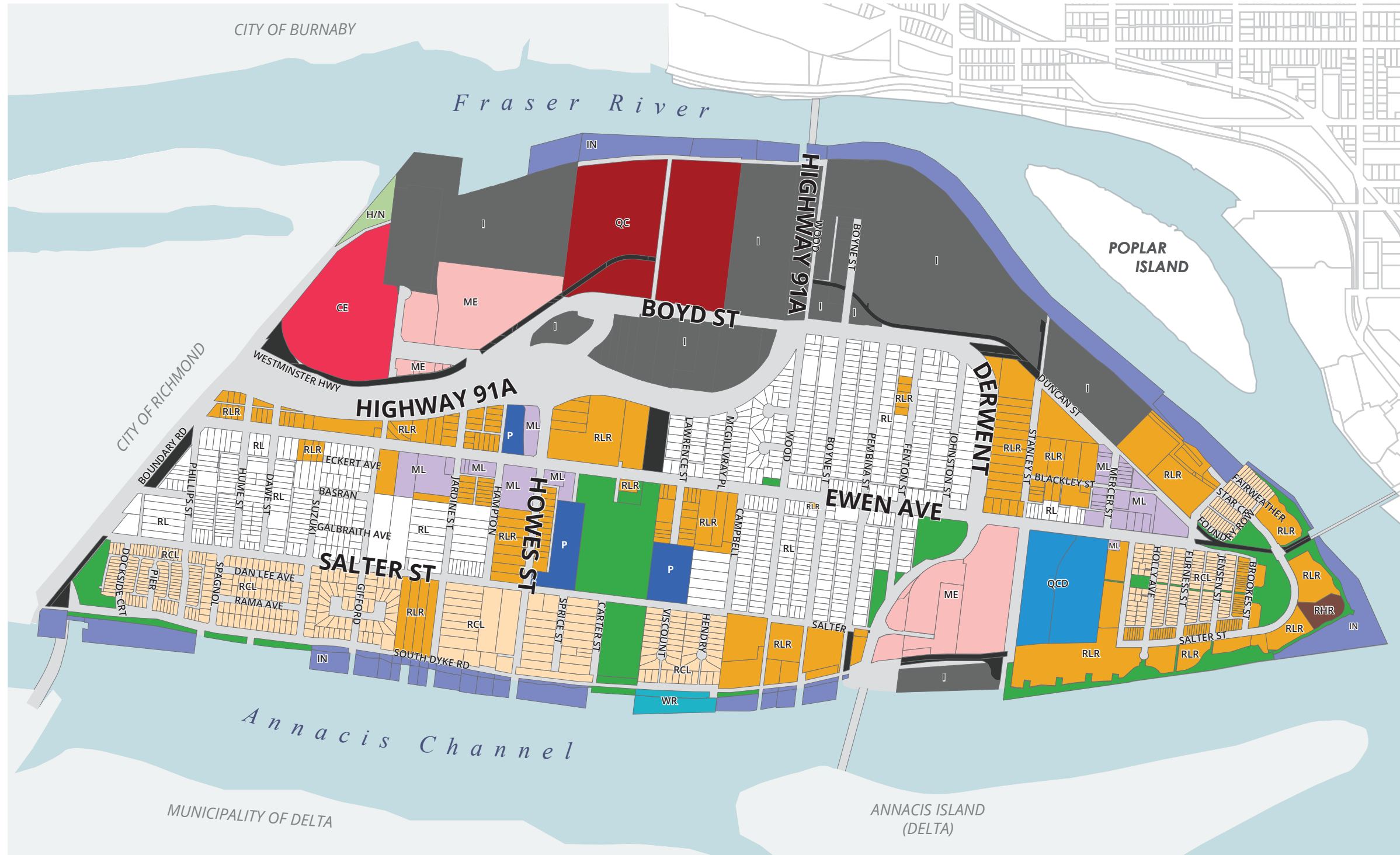


(QCD) QUEENSBOROUGH COMPREHENSIVE DEVELOPMENT



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 Permit Area.



- KEY:**
- (RL) Residential – Low Density
 - (RCL) Residential – Compact Lot
 - (RLR) Residential – Low Rise
 - (RHR) Residential – High Rise
 - (WR) Waterfront Residential
 - (ML) Mixed Use – Low Rise
 - (QC) Queensborough Commercial
 - (CE) Commercial Entertainment
 - (ME) Mixed Employment
 - (I) Industrial
 - (U) Utilities and Transportation Infrastructure
 - (IN) Intertidal
 - (P) Major Institutional
 - Parks, Open Space and Community Facilities
 - (H/N) Habitat/Natural
 - (QCD) Queensborough Comprehensive Development

LAND USE DESIGNATIONS