



**Attachment 1**  
*Site and Policy Context*

## Site and Policy Context

### Site Context

To the east of the site are single detached houses. To the south of the site, across Duncan Street, is the Queensborough Eastern Neighbourhood Node. This area is subject to a master plan and will include single detached houses, multi-unit residential buildings, and commercial uses to serve local residents. To the west is an industrial property owned by the Port of Vancouver. To the north is the Fraser River and property owned by the Port of Vancouver. A childcare building is being constructed at 490 Furness Street, adjacent to the northeast corner of the site.



1 - 488 Furness Street

### Policy and Regulation

The site is designated *Residential – Medium Density* in the Queensborough Official Plan. This designation allows medium-density multi-unit residential uses and complimentary commercial, industrial, and community-focuses uses, such as local commercial uses), childcare, and parks. In 2018, 488 Furness Street was rezoned to Duncan Street Townhouse District (CD-42). This zone permits duplexes, townhouses, and home based businesses, but does not permit other commercial uses. The site is within the East Queensborough Development Permit Area, which creates a transition between industrial and residential uses.