

Attachment 1

Summary of Related City Policies and Regulations

SUMMARY OF RELATED CITY POLICIES AND REGULATIONS

Queensborough Community Plan

The subject site is currently designated (RL) Residential – Low Density, which is described, in part, as follows:

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: Home based businesses, small scale local commercial uses (e.g. corner stores), small scale institutional uses (e.g. child care, care facilities, places of worship), utilities, transportation corridors, parks, open space, and community facilities.

Maximum Density: Low density residential.

The (RM) Residential – Medium Density land use designation is described, in part, as follows:

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

Principal Forms and Uses: Townhouses, rowhouses, stacked townhouses and low rises. Only in circumstances where the Development Permit Area guidelines can be met, a compelling case can be made, and appropriate amenities are provided will a five or six storey low rise building be considered. In Queensborough, this area will also include single detached dwellings on a compact lot.

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

Development Permit Area

The subject property is not located within a development permit area. Given the proposed multi-unit residential housing form, the QCP map would have to be amended to include the subject site as part of the Ewen Avenue Multi-Family Development Permit Area #1, which would regulate the form and character of the proposed townhouse development.

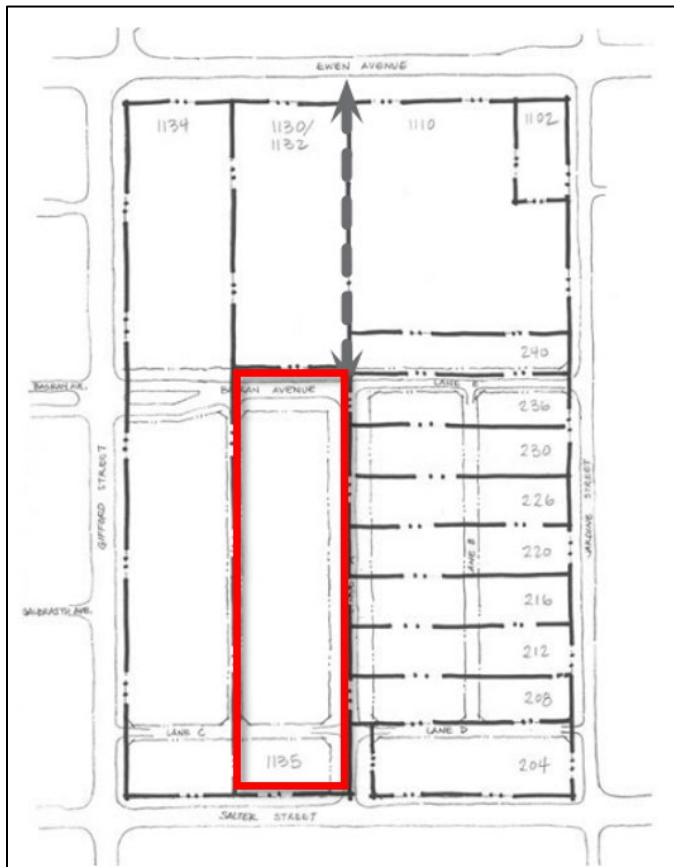
The site is designated as part of Natural Hazard Development Permit Area #1 – Flood Hazard. Guidelines for this development permit area are intended to minimize the potential for loss of life and property damage in the event of flooding of the Fraser River,

while allowing for the continued use of industrial lands to provide employment and the continued renewal and development of an historic New Westminster neighbourhood.

Advance Street Plan

The subject property is identified as being within the Area #2: Salter Street (between Gifford and Jardine Streets) Advance Street Plan (ASP) for Queensborough. The purpose of the ASP is to guide future development where there are large parcels that could potentially be subdivided and/or where there are whole blocks made up of larger parcels where development decisions remain to be made such as in the case of this proposal. The ASP also provides a degree of certainty for landowners and developers regarding the future development of the community, including a general understanding of future road dedication and off-site servicing requirements.

The Area #2 ASP was created with the understanding that the properties located within this neighbourhood block would be redeveloped in accordance with current QCP land use designation. Through the ASP review, it was anticipated that the properties to the east and the property to the west would be redeveloped to low density residential uses including, but not limited to single detached dwellings and duplexes. For these forms of development, development principles and a dimensioned map were created as part of the ASP.



Advance Street Plan Area #2

Zoning Bylaw

The subject site is currently zoned Queensborough Neighbourhood Residential Dwelling Districts (RQ-1) and the intent of this district is to allow single detached dwellings in the Queensborough neighbourhood. The RQ-1 district does not allow for townhouses; therefore, the applicant is proposing to rezone the site to a Queensborough Townhouse District (RT-3 or RT-3A) to facilitate the proposed development.

Family-Friendly Housing Policy

As per the City's Family-Friendly Housing Policy, the development would be required to provide a minimum of 30% two and three bedroom units, of which at least 10% of the overall number of units would need to contain three bedrooms or more. Based on the information provided by the applicant, all of the proposed units would contain two or three bedrooms.

Building Bylaw No. 8125, 2019

The Building Bylaw includes the following provisions regarding construction in Queensborough:

9.1 All buildings or structures located in Queensborough Area shall:

- 9.1.1 comply with the City's Queensborough Construction Guidelines; and
- 9.1.2 have their minimum finished floor elevation, including crawl space and basement floors, not lower than 1.52 m (5 feet) above the geodetic datum or 150 mm (6 inches) above the center of the road abutting the property, whichever elevation is greater, provided, however, that where the center of the road elevation proves to be impractical in the opinion of the Building Official, the minimum elevation shall be 150 mm (6 inches) above natural grade which will be established by the Director of Engineering. The elevation of the finished grade of the yard must be at least 50 mm (2 inches) lower than the elevation of the crawl space floor, basement floor or ground floor.