

Attachment 1

Policy and Regulations

POLICY AND REGULATIONS

Queensborough Eastern Neighbourhood Node Master Plan

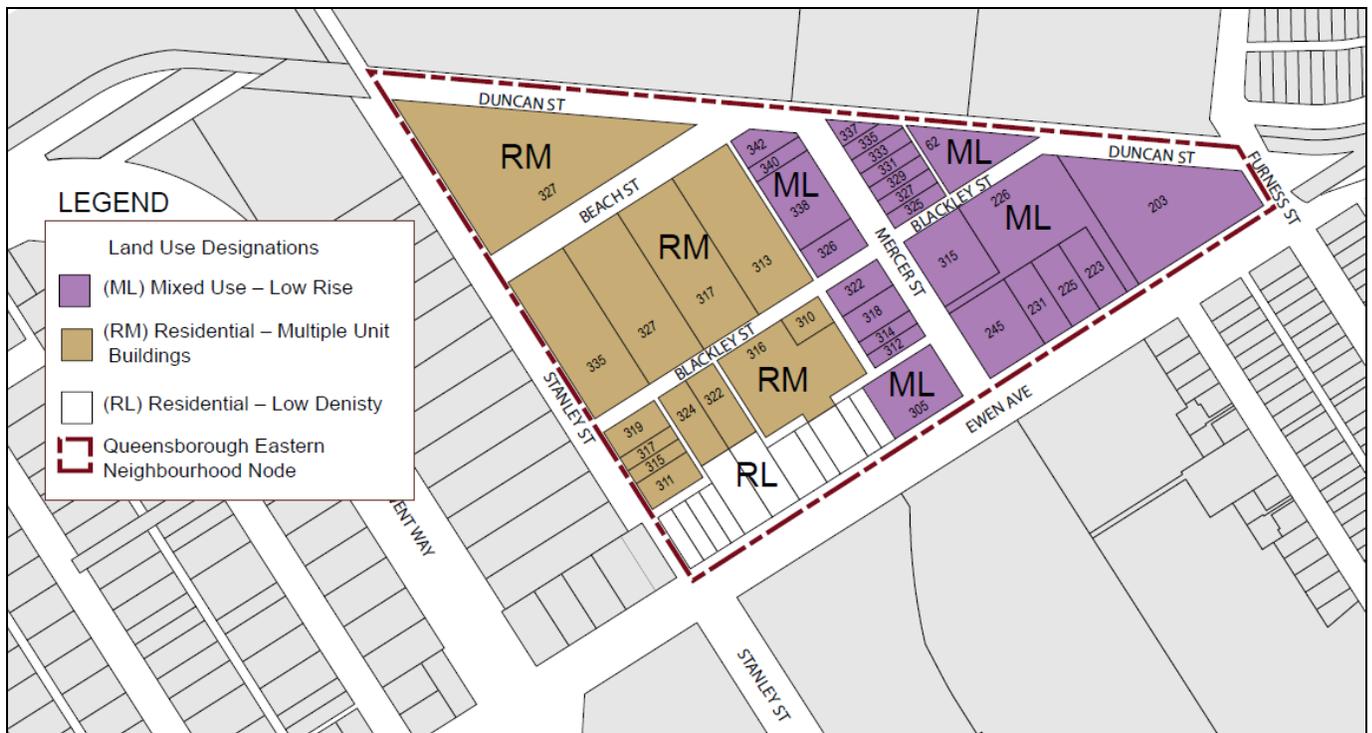
The Eastern Neighbourhood Node is defined as the area bound by Ewen Avenue, Duncan Street and Furness Street. The Master Plan for the Eastern Neighbourhood Node identified the appropriate land use designations and created public realm and development permit guidelines. The land use designations, development permit guidelines and an excerpt of the Master Plan are included the Queensborough Community Plan.

The proposed rezoning and road closures are consistent with the Master Plan.

Queensborough Community Plan

The Land Use Designation Map in Queensborough Community Plan (Schedule C of the Official Community Plan) was amended at the time of the adoption of the Master Plan (see Image 2).

Image 2: Land Use Designations



The land use for the area includes three designations:

- *Mixed Use – Low Rise (ML)* – this area will include low-rise commercial or commercial and residential mixed use buildings which create active and engaging principal streets. Facing Ewen Avenue, Mercer Street and Furness Street, commercial uses are required at grade.
- *Residential – Multiple Unit Buildings (RM)* – this area will include townhouses, rowhouses, stacked townhouses and low rises. In Queensborough, this area will

also include single detached dwellings on a compact lot.

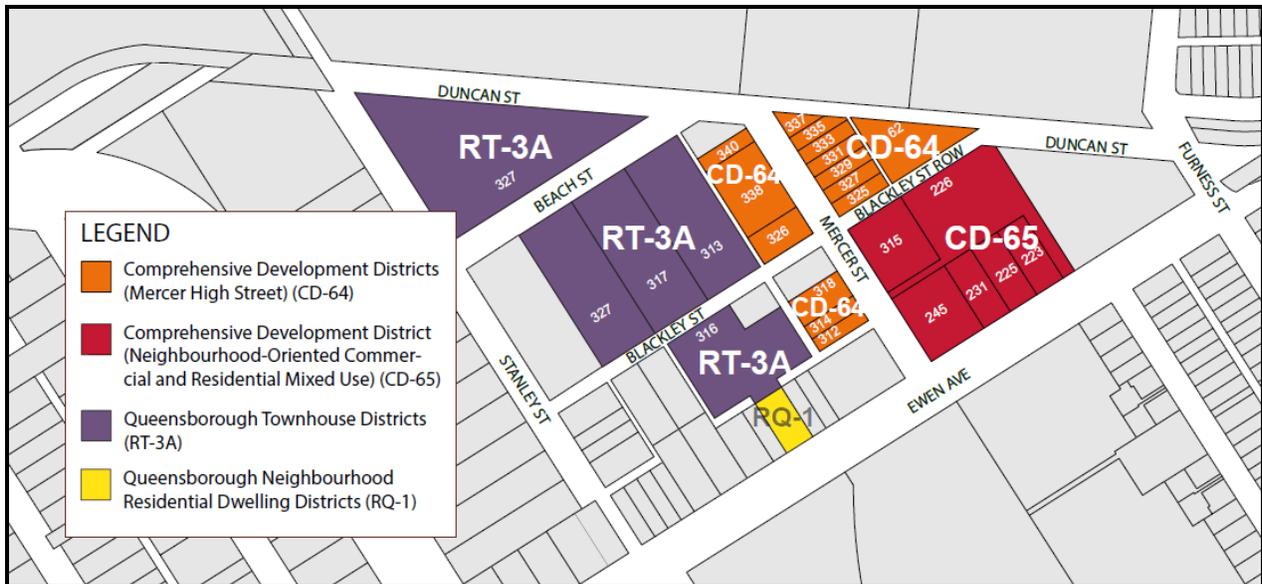
- *Residential – Low Density (RL)* – this area will include low density residential uses including single detached houses, houses with a secondary suite, duplexes, detached townhouses, low density multi-unit uses, places of worship, and may contain small scale local commercial uses such as home occupations and corner stores.

Though not shown on the map, the land use designations also apply to the road allowances. The subject roads are designated Mixed Use – Low Rise (ML).

Zoning

The properties owned by Platform Properties have been rezoned to align with the Queensborough Community Plan land use designations outlined above.

Image 3: Zoning Districts



The zoning districts are as follows:

1. **Queensborough Townhouse Districts (RT-3A) Plus Single Detached Dwelling Districts (Compact Lots) (RT-2D)**
Land Use Designation: Residential – Multiple Unit Buildings (RM)

This zone allows for townhouses that reflect the neighbourhood standards in Queensborough. This zoning district was also amended to give an increase in the range of ground oriented housing forms that could be built (e.g. compact lot single detached dwellings).

2. **Comprehensive Development District (Mercer High Street) (CD-64)**
Land Use Designation: Mixed Use – Low Rise (ML)

This zone allows for the neighbourhood commercial uses at ground level and allows for residential and office uses in three storeys above the ground level. This CD zone was

based on the Community Commercial Districts (Medium Rise) (C-2A) zone. The only difference is that residential is permitted at grade when not facing Mercer Street.

The surplus lane to be sold (Area 1) would be rezoned to this zoning district.

3. Comprehensive Development District (Neighbourhood-Oriented Commercial and Residential Mixed Use (CD-65))

Land Use Designation: Mixed Use – Low Rise (ML)

This zone allows for the neighbourhood commercial uses at ground level and allows for residential and office uses in three storeys above the ground level. This CD zone was also based on the Community Commercial Districts (Medium Rise) (C-2A) zone. The only difference is that this zone includes a bonus density provision that requires a payment amount of \$1,000.00 per dwelling unit constructed.

Blackly Street (Area 2), the surplus land to be sold, would be rezoned to this zoning district.

4. Queensborough Neighbourhood Residential Dwelling Districts (RQ-1)

Land Use Designation: Residential – Low Density

This residential zone is intended to allow single detached dwellings.