

ITEM	9
MANAGER'S REPORT NO.	60
COUNCIL MEETING	94/10/24

TO: CITY MANAGER October 19, 1994

FROM: DIRECTOR PLANNING & BUILDING OUR FILE: 01.226.1

SUBJECT: **DRAFT QUEENSBOROUGH OFFICIAL COMMUNITY PLAN,
CITY OF NEW WESTMINSTER OFFICIAL COMMUNITY PLAN
DESIGNATION BYLAW NO. 6219, 1994**

PURPOSE: To provide comment on the Draft Queensborough Official Community Plan, City of New Westminister Official Community Plan, Designation Bylaw No. 6219, 1994.

RECOMMENDATION:

1. **THAT** a copy of this report be forwarded to the City Clerk, City of New Westminister, 511 Royal Avenue, New Westminister, B.C. V3L 1H9.

REPORT

1.0 BACKGROUND

Appearing on the Council agenda is a letter from the City of New Westminister requesting comment on its Queensborough Official Community Plan (City of New Westminister Official Community Plan Designation Bylaw No. 6219, 1994). This referral is being made in accordance with section 947 2(b) of the Municipal Act which requires that an OCP be referred to adjoining municipalities for comment. This report responds to the referral.

2.0 DISCUSSION

2.1 Context

New Westminister has undertaken a comprehensive process to update and review its original Official Community Plan for Queensborough adopted in 1985. The OCP sets out broad policy directions for the next ten years and beyond. The OCP has forwarded specific policies not only to address the needs of Queensborough but also to help address some of the issues facing the Region.

The OCP foresees the population of Queensborough growing from 1900 in 1991 to a projected low of 7000 by 2006 to a high of 10,000 in 2014. To meet the needs of this population, the OCP sets directions for parks and open space; habitat and environment; neighbourhood and housing; built form and fill (floodplain management); commercial development; industrial activity; schools and public facilities, healthy communities and social amenities; roads, servicing and traffic circulation, urban design and general beautification; heritage; future population; and implementation and finance. The major goals associated with these subject areas area outlined in **Appendix 1**.

2.2 Relationship to Burnaby

Burnaby shares a common waterfront on the North Arm of the Fraser River with Queensborough. Consistent with development policies for Burnaby's Big Bend Area, the Queensborough OCP recognizes the importance of the Fraser River Estuary and has set out policy directions to guide development along the shoreline. These guidelines provide for protection and enhancement of existing vegetation within 30 metres of the high-water mark. Like Burnaby, the Queensborough OCP designates fish and wildlife areas of low, medium and high biological productivity and areas for water dependent industry in accordance with the Fraser River Estuary Management Program (FREMP), a cooperative planning and decision making effort among the federal, provincial and local government.

The Queensborough OCP also proposes to design a trail system around the perimeter of Queensborough to enhance outdoor recreation opportunities and to promote environmentally friendly transportation within the community. It is proposed that the trail will eventually connect with other trails and corridors outside Queensborough including a Brunette River trail leading to Hume Park and the Burnaby trail network.

2.3 Relationship to the Region

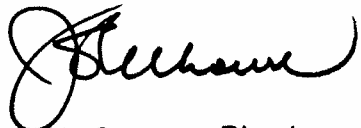
The Queensborough OCP acknowledges the growth management goals contained in the GVRD's Livable Region Strategy. It proposes to implement many of the GVRD's proposals through compact residential development, increased access to transit and the construction of bicycle paths and sidewalks. It states that Queensborough is the least developed major area of New Westminster, and as such has the greatest potential for population growth utilizing ground-oriented forms of housing.

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3.0 CONCLUSION

New Westminster's OCP for Queensborough is comprehensive in setting out policy directions for the community. This report deals only with those proposals that could potentially have an impact or influence on Burnaby. It is our view that the adoption of Bylaw 6219, Queensborough Official Community Plan, City of New Westminster would not conflict with any of the policies and plans as contained within the OCP for the City of Burnaby. It is recommended that a copy of this report be forwarded to the City of New Westminster.


MM/jp


D.G. Stenson, Director
PLANNING & BUILDING

Attachment (Appendix 1)

THE MAJOR GOALS - QUEENSBOROUGH

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- To provide for a meaningful, stimulating and healthy environment
- To promote the "character" of the Queensborough Community as a river front village
- To emphasize the historical significance and cultural heritage of the area
- To provide for quality community facilities and services
- To encourage development which will preserve and encourage a focused "sense of place"
- To provide for a variety of housing, through appropriate zoning
- To encourage commercial development with a "Maritime", "Marine" or "Rural" theme that does not resemble the standard shopping centre or strip mall concepts
- To provide for a healthy and pleasant living environment with easy access to job opportunities
- To provide for diverse social, multi-cultural and recreational facilities to continue to improve the quality of life in Queensborough
- to promote a high quality of building design and construction
- To encourage innovation in different aspects of residential, commercial and industrial development
- Development or redevelopment will be assessed as to the overall environmental suitability; and implemented in accordance with policies and criteria in effect at the time of development regarding ecological impact
- The conservation of ecologically sensitive or unique flora and fauna, attractive or meaningful landscape, historic, cultural or architecturally important sites and buildings, ground water supplies, water courses and their shorelines, drainage ways, including ditches and gullies shall be actively sought by the City
- To identify lands having sensitive soil and environmental conditions

- To accommodate the provision of improved roads in accordance with other policies in this Plan to ensure integration within the grid pattern of streets in traditional Neighbourhoods, and to provide adequate accessibility to employment, services and shopping areas
- To provide a rational and feasible framework for the extension of services and utilities
- To encourage citizen participation in planning and development within Queensborough
- Ensure that development maintains and/or improves the scenic beauty and nature character of shorelines, and that access to the river is improved
- Ensure that new development adheres to energy efficient principles
- To encourage compact development with adequate density to support public transit which reduces the need for automobile use (avoid urban sprawl)
- Ensure that equitable and accessible social services are available to all residents as deemed appropriate
- Encourage cooperation and partnership between sectors of community, and municipal representatives

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LOCATION

This official plan applies to the community of Queensborough.

Queensborough is one of the fifteen neighbourhoods which make up the City of New Westminster. It is a low-lying neighbourhood located on the tip of Lulu Island, bounded by Annacis Channel and the North Arm of Fraser River. Queensborough's size is 303 hectares.

The connections to New Westminster are (North) via Queensborough Bridge; to Annacis Island (South) via the Annacis bridge. There are walking and vehicular connections to Richmond (East) via Boundary Road. The Marine Way regional route provides improved access into the City of Burnaby and the City of Vancouver.

Poplar Island, to the North East of Queensborough, is viewed by the residents as part of this community; however, there is no road access to this island from Queensborough, nor from New Westminster.

