

ITEM	15
MANAGER'S REPORT #	27
COUNCIL MEETING	95/06/05

TO: CITY MANAGER 1995 MAY 30

FROM: DIRECTOR PLANNING & BUILDING OUR FILE: 01.226.1

SUBJECT: **DRAFT QUEENSBOROUGH OFFICIAL COMMUNITY PLAN,
CORPORATION OF THE CITY OF NEW WESTMINSTER**

PURPOSE: To provide comment on the Draft Queensborough Official Community Plan, City of New Westminster.

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. 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 1990 Official Community Plan for Queensborough. 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.

An earlier draft of the Queensborough Official Community Plan was circulated to neighbouring municipalities in 1994 October. The population projections contained in the earlier draft were considered too high and have since been revised. The current draft of the OCP foresees the population of Queensborough growing from about 2000 people in 1991 to 5000 people by 2004 and to 7500 people in 2014. In the earlier draft, the population was projected at 7000 people in 2006 and 10,000 people in 2014. To meet the needs of this population, the OCP provides specific directions in terms of: parks and open space; habitat and environment; neighbourhood and housing; built form and fill (floodplain management); commercial development; industrial activity; schools and community facilities, healthy communities and social amenities; roads, servicing and traffic circulation, urban design and general beautification; heritage; population; and implementation and finance.

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2.2 Relationship to Burnaby

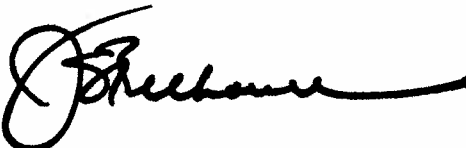
Burnaby shares a common waterfront on the North Arm of the Fraser River with Queensborough (see **Attachment A**). Consistent with development policies for Burnaby's Big Bend Area, the Queensborough OCP recognizes the importance of the Fraser River Estuary and has set out policy directions to guide development along the shoreline. 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 governments.

2.3 Relationship to the Region

The Queensborough OCP recognizes 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 and commercial development, increased access to transit and the construction of bicycle paths and sidewalks. It notes that Queensborough is the least developed major area of New Westminster, and as such has the greatest potential for ground-oriented low rise structures within the City.

3.0 CONCLUSION

The City of 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. The adoption of the 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.


D.G. Stenson, Director
PLANNING & BUILDING


MM/db

Attachments

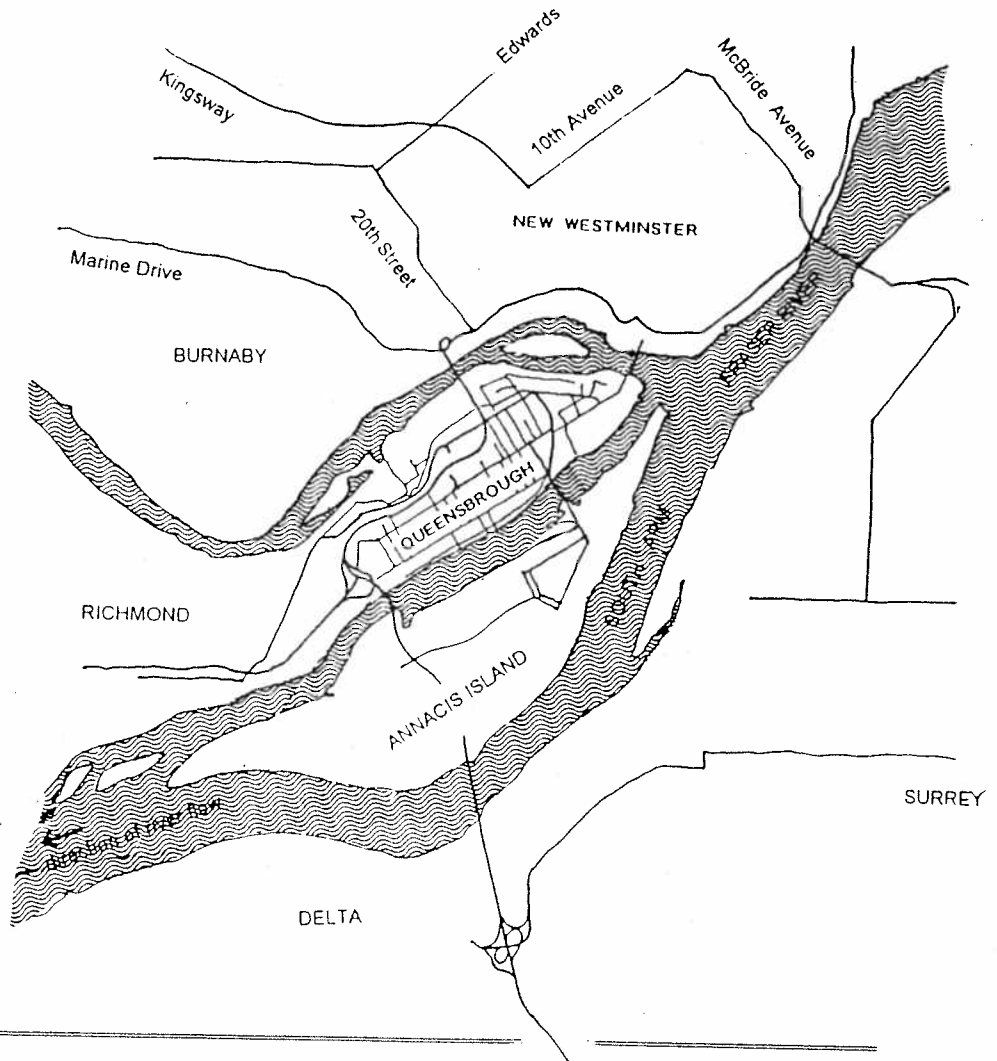
Location

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 (approx. 748 acres).

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 northeast of Queensborough, is viewed by residents as part of the Queensborough community. However, there is no road access to Poplar Island from Queensborough.



1.2 LOCATION

QUEENSBOROUGH COMMUNITY PLAN

