



REPORT

Development Services

To: Mayor Côté and Members of Council **Date:** 8/31/2020

From: Emilie K Adin, MCIP **File:** REZ00194
Director of Development Services **Item #:** 292/2020

Subject: **141 East Columbia Street: Site Specific Zoning Bylaw Text Amendment to Allow for Health Related Office and Retail Use (Including Pharmacy) - Preliminary Report**

RECOMMENDATION

THAT Council direct staff to process the proposed Zoning Amendment at 141 E Columbia Street, as outlined in this report.

PURPOSE

The purpose of this report is to request direction from Council to proceed with processing the Zoning Bylaw text amendment application for the subject site.

PROJECT DESCRIPTION

A site-specific Zoning Bylaw text amendment application has been received to allow a pharmacy and medical offices in the existing building at 141 E Columbia Street.

The applicants are proposing to locate these uses within an existing building that is currently occupied by two businesses (Holland Shopping Centre and Greens & Beans Deli). The applicant has advised that they would be occupying the unit currently occupied by Greens & Beans, who elected not to renew their lease prior to the building sale. The tenancy of the Holland Shopping Centre would remain unchanged.

No square footage would be added to the existing building. Any exterior changes would be minor and would be to facilitate changes to the interior of the building. The applicants are also proposing landscaping and parking lot improvements that would be facilitated through a future Minor Development Permit that would be considered by the Director of Development Services should the proposed Zoning Bylaw Text Amendment be approved by Council.

COMMENTS AND ANALYSIS

Land Use and Planning Committee Meeting

The LUPC reviewed the proposed rezoning on September 9, 2019. At this meeting, the Committee members expressed concerns that this rezoning would displace existing businesses, that these businesses would not be able to find affordable space to lease, and that the benefits of supporting the development of the medical cluster were outweighed by the potential negative effects on existing businesses.

The LUPC passed the following motion:

MOVED and SECONDED

THAT the Land Use and Planning Committee does not recommend the proposed site-specific zoning bylaw text amendment as outlined in the report dated September 9, 2019 to Council; and,

THAT the proposal be referred back to staff to address the concerns outlined by the Land Use and Planning Committee.

CARRIED.

All members of the Committee present voted in favour of the motion.

The LUPC minutes can be viewed by [clicking here](#).

Response to LUPC Comments

This application is being brought forward to Council at the applicant's request for Council consideration. The applicant has submitted a letter, included as **Attachment 2**, responding to LUPC comments.

The applicant has owned and operated a pharmacy, Columbia Prescription Xpress, in Sapperton for 14 years and purchased the subject property in order to provide a secure long-term location for his businesses. The applicant stated the following with regard to the effect of the rezoning on the existing commercial tenants:

- Greens and Beans Deli opted out of renewing their lease prior to the purchase of the property and would in any case have vacated the premises at the expiration of their lease.
- Holland Shopping Centre would continue to operate on site. The size of their unit would be reduced by 27%.

The Economic Development staff team supports the continued allowance of retail and commercial activity along East Columbia Street. City policy also strongly encourages any office uses to be located on the second storey of buildings, or at a minimum, not be located in storefronts facing the main commercial street. The applicant proposes to orient the pharmacy and retail toward the front of the unit at the street and to orient the medical clinic at the rear of the unit. This proposed orientation would be secured through the Zoning Amendment Bylaw.

REVIEW PROCESS

The rezoning application is being processed as per the Covid-19 Interim Development Application Review Process with the exception of applicant-led consultation given that it is a text amendment. The proposed application would still undergo City-led consultation and any input received would be incorporated into the First and Second Reading Report for Council's consideration.

1. Complete application submission (August 7, 2019)
2. Preliminary Report to the Land Use and Planning Committee (September 9, 2019)
- 3. Preliminary Report to Council (August 31, 2020) – WE ARE HERE**
4. City-Led Consultation
5. Report to Council for consideration of First and Second Readings of the proposed Zoning Amendment Bylaw and Council consideration to waive or hold a Public Hearing;
6. Public Hearing (if Council does not waive) and consideration of Third Reading of Zoning Amendment Bylaw;
7. Council consideration for Final Adoption (Fourth Reading) of the Zoning Amendment Bylaw.
8. Consideration of Issuance of Development Permit by Director of Development Services

INTERDEPARTMENT LIAISON

The City has developed a project-based team approach for reviewing development applications. The proposed application is being reviewed by a project team consisting of staff from Economic Development, Engineering Services, the Parks and Recreation Department, and the Building and Planning Divisions of Development Services. Staff will provide comments from this review to the applicant throughout the development application process.

OPTIONS

The following options are offered for consideration:

1. That Council direct staff to process the proposed Zoning Amendment at 141 E Columbia Street.
2. That Council provide staff with alternative direction.

Staff recommends Option 1.

ATTACHMENTS

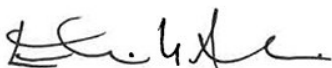
Attachment 1: Report to LUPC dated September 9, 2019

Attachment 2: Letter from Applicant

This report has been prepared by:
Samantha Bohmert, Planning Assistant
Mike Watson, Senior Development Planner

This report was reviewed by:
Rupinder Basi, Supervisor of Development Planning

Approved for Presentation to Council



Emilie K Adin, MCIP
Director of Development Services



Lisa Spitale
Chief Administrative Officer



Attachment 1

Report to LUPC dated September 9, 2019



REPORT

Development Services

To: Land Use and Planning Committee **Date:** 9/9/2019

From: Emilie K Adin, MCIP **File:** REZ00194
 Director of Development Services

Item #: 48/2019

Subject: 141 East Columbia Street: Proposed Site-Specific Zoning Bylaw Text Amendment to Allow for Health-Related Office Space and Retail Uses (including Pharmacy) - Preliminary Report

RECOMMENDATION

THAT the Land Use and Planning Committee recommend that staff proceed with processing the proposed site-specific Zoning Bylaw Text Amendment as outlined in Section 7 of this report and forward this report to Council for information.

EXECUTIVE SUMMARY

A site-specific Zoning Bylaw Text Amendment Application has been received to facilitate a proposed health-related office use and retail with pharmacy at 141 E. Columbia Street. The applicants are proposing to locate these uses within an existing building that is currently being used by a restaurant (Greens and Beans) and specialty retail/food store (Holland Shopping Centre). The applicants are also proposing landscaping and site improvements that would be facilitated through a future Minor Development Permit that would be considered by the Director of Development Services should the proposed Zoning Bylaw Text Amendment be approved by Council.

1. PURPOSE

The purpose of this report is to request approval from the Land Use and Planning Committee to proceeding with processing the application for the subject site as outlined in Section 7 of this report.

2. POLICY AND REGULATIONS

2.1 Official Community Plan Land Use Designation:

The site is designated (ML) – **Mixed Use – Low Rise** in the Official Community Plan. This designation is described as follows:

Purpose: To provide low-rise commercial or commercial and residential mixed use buildings which create active and engaging principal streets.

Principal Forms and Uses: Low rise buildings which include commercial uses (e.g. retail, office) and which may also include residential uses. Active commercial uses (e.g. retail) are required on principal street frontages. 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 building be considered.

Complementary Uses: Home based businesses, institutional uses (e.g. child care, care facilities), utilities, transportation corridors, parks, open space, and community facilities. Maximum

Density: Medium density mixed use.

Heritage Assets: Development under this designation should be sympathetic to and respectful of any heritage assets, even if the asset is on an adjacent site. A Heritage Revitalization Agreement, or similar tool, may be used when a heritage asset on the site is appropriately incorporated into a development. Through a Heritage Revitalization Agreement the development may be eligible for incentives such as an increase in density or a reduced parking requirement, which would make it viable to conserve an asset of heritage merit.

The proposed commercial uses are consistent with the intent of the land use designation for the site.

2.2 Special Employment Area

The Royal Columbian Hospital provides important services to the city, region and province, and with its expansion there is an opportunity for the area to have an increased role in economic development. To best take advantage of this opportunity, a Special Employment Area (SEA) has been identified around the hospital. The intent of the Special Employment Area is to promote office development within a five-minute walk of the hospital, including health related uses (e.g. medical offices) and other uses that serve the needs of hospital employees (e.g. 24 hour daycare). Supportive adjacent uses such as multi-unit residential, commercial and retail are encouraged through the Land Use Designation Map.

The site is within the Special Employment Area (SEA). Allowing medical offices and a pharmacy at the site is aligned with the intent of the SEA.

2.3 Zoning Bylaw

The site is zoned Service Districts (CS-1). The intent of this zone is to allow commercial service uses. It permits a blend of commercial and light industrial uses including banks, restaurants, personal service establishments, public transportation depots, commercial nurseries, and automobile sale and repair.

Pharmacies (Drug Stores) must have a retail component and be in a zone that permits “retail stores”. Medical offices must be in a zone that permits “business and professional offices.” A zoning amendment is required to allow a pharmacy and medical office at 141 E Columbia Street because the CS-1 zone does not permit include “retail stores” nor “business and professional offices” in its permitted uses.

A copy of the CS-1 zone is included in this report as **Appendix A**.

2.4 Economic Health Care Cluster (IDEA Centre)

The IDEA Centre Strategy and Road Map describes a series of actions by the City and its partners which seek to develop and enhance the health care cluster which has developed in the area surrounding Royal Columbian Hospital (RCH). The strategy was developed collaboratively between the City and a range of stakeholders, including Fraser Health Authority, RCH, RCH Foundation, TransLink, Douglas College, the Justice Institute of British Columbia, City of Surrey, Metro Vancouver, Port Metro Vancouver, Wesgroup, Bentall Kennedy and Discovery Parks.

The uses proposed as part of the site-specific Zoning Bylaw Text Amendment are consistent with the IDEA Centre strategy of developing a health care cluster within close proximity to RCH.

3. BACKGROUND

3.1 Site Characteristics and Context

The subject site is located in the Sapperton Neighbourhood. The site is 946 sq. m. (10,181 sq.ft.). There is currently a one-storey commercial building on site that contains two commercial businesses (Greens & Beans Café and Holland Shopping Centre). Parking is located in front of the building. There is access to the site from E Columbia Street and the lane adjacent to the south property line.

To the east of the site, across E Columbia Street, is the Brewery District. To the north of the site, across Strand Avenue, is a two-storey commercial building. To the south of the site, across the lane, is a one-storey commercial building. To the west of the site, along Strand Avenue, there are single detached and duplex houses. The site is adjacent to the intersection of E Columbia Street and Brunette Avenue. Across the intersection are one-storey industrial buildings and railroad tracks.

East Columbia Street fronting the subject site is identified as a Great Street in the City's Master Transportation Plan.

A site map is included in this report as **Appendix B**.

4. PROJECT DESCRIPTION

4.1 Project Description:

The applicant proposes to amend the CS-1 zone to allow a pharmacy and medical offices in the existing building at 141 E Columbia Street. No square footage would be added to the existing building. Any exterior changes would be minor and would be to facilitate changes to the interior of the building. The garbage and recycling would be moved from their current location at the front of the property to behind the building. Planting would be added on the site, parallel to the City's sidewalk and to provide a buffer between the pedestrian area and parking. The applicant is also proposing to reconfigure the parking lot (off-street parking and loading). Project drawings are included in this report as **Appendix C**. The proposed exterior changes to the site would be facilitated through a minor Development Permit application that would be considered by the Director of Development Services should Council approve the proposed site-specific Zoning Bylaw Text Amendment.

5. DISCUSSION

5.1 Proposed Medical Offices and Retail Use (including Pharmacy)

The applicant is proposing to undertake a site-specific Zoning Bylaw Text Amendment to allow for medical offices and retail use (including pharmacy). The applicant is proposing these uses in order to be able to set-up a medical clinic to provide services to the community as well as to have a pharmacy on the site which would be part of a retail use (similar to a Shopper's Drug Mart, London Drugs, or other similar stores). The applicant indicates that the site is located within close proximity to the Royal Columbian Hospital and would serve the needs of both patients and the surrounding community.

The applicant is proposing to locate medical offices and a retail use (including pharmacy) within the existing building. The wording of the site-specific text amendment, including any specific conditions of use for the proposed medical offices and retail use (including

pharmacy) will be developed through the development application review process, with input from the Manager of Licensing Services and the City's Advisory Planning Commission. This would include a requirement that all portions of the building fronting E. Columbia Street would need to contain active retail uses, in accordance with the OCP.

5.2 Existing Commercial Tenants

The existing building is currently occupied by two businesses (Holland Shopping Centre and Greens & Beans Café). The applicant has advised that they have already had discussions with these tenants about their plans for the building and that they would allow the businesses to remain for the duration of their respective leases. Staff has advised the applicant that they will need to outline in detail how they propose to address the needs of these tenants who would be displaced by the proposed uses (i.e. through provision of proper notice, assistance in finding new space, and other). This will be reviewed through the development review process with input from the City's Economic Development Division.

5.3 Parking and Landscaping Upgrades

The applicant is proposing to undertake some upgrades to the exterior of the site which include a reconfiguration of the parking lot (off-street parking spaces and loading), addition of a landscape buffer along the property frontage and relocating garbage and recycling areas to the back of the site. These changes would be facilitated through a future Minor Development Permit Application that would be reviewed by Staff and considered for issuance by the Director of Development Services.

6. CONSULTATION

Consultation on this application would be required as outlined below in the Review Process section of this report below. Consultation with the public would include an applicant-led open house, presentation to the Sapperton Residents Association, and presentation to the Advisory Planning Commission. There would also be a Public Hearing for the proposed Zoning Bylaw Text Amendment.

7. REVIEW PROCESS

The steps in the proposed application review process are:

1. Initial Report to the Land Use and Planning Committee (LUPC) (*we are here*);
2. LUPC referral of Initial Report to Council;
3. Presentation to the Sapperton Residents Association;
4. Applicant-led Open House (could be combined with Step 3);
5. Presentation to Advisory Planning Commission;

6. LUPC Consideration of First and Second Readings (can be eliminated as a step as report can be taken directly to Council);
7. Council Consideration of First and Second Readings;
8. Public Hearing and Council Consideration of Third Reading;
9. Completion of Adoption Requirements;
10. Council Consideration of Adoption;
11. Consideration of Minor Development Permit Application by Director of Development Services for exterior site improvements.

8. INTERDEPARTMENT LIAISON

Staff from the Engineering Department, Development Services Department, Parks and Recreation, Fire and Rescue Services, and the Electrical Utility are reviewing this application and providing input.

9. OPTIONS

The following options are offered for consideration by the LUPC:

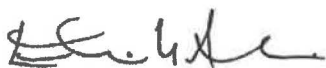
1. That the Land Use and Planning Committee recommend that staff process the proposed Zoning Amendment as outlined in Section 7 of this report and forward this report to Council for information.
2. That the Land Use and Planning Committee forward this report to Council and recommend that Council provide staff with alternative feedback
3. That the Land Use and Planning Committee provide staff with alternative feedback.

Staff recommends Option 1.

ATTACHMENTS

Appendix A: CS-1 District
 Appendix B: Location Map
 Appendix C: Project Drawings

This report has been prepared by:
Rupinder Basi, Supervisor of Development Planning



Emilie K Adin, MCIP
Director of Development Services



Corporation of the City of
NEW WESTMINSTER

Appendix A

CS-1 Zone

550. Service Districts (CS-1)

550.1 The intent of this district is to allow commercial service uses.

Permitted Uses

550.2 The following uses and no others shall be permitted in the (CS-1) district:

550.3 *Animal grooming and Daycare Facilities;* (BYLAW 7058, 2005)

550.4 *Auction rooms;*

550.5 *Banks;*

550.6 *Boat and trailer showrooms, sales and rentals;*

550.7 *Cafés and restaurants;*

550.8 *Car washing establishments;*

550.9 *Clubs and lodges;*

550.10 *Commercial nurseries (retail only);*

550.11 *Delivery and express facilities;*

550.12 *Drive-in businesses;*

550.13 *Frozen food lockers;*

550.14 *Funeral parlours;*

550.15 *Grocery stores not exceeding 3,000 square feet (278.70 square metres) in gross floor area;*

550.16 *Health service centres, reducing salons, steam baths;*

550.17 *Hotels;*

550.18 *Laboratories, scientific and research;*

550.19 *Music school at 209 Columbia Street East;* (BYLAW 7103, 2006)

550.20 *Office buildings, storage buildings and storage yards for building, electrical, heating, ventilating and air conditioning, painting, plumbing, refrigeration, roofing, septic tank and sign trade contractors;*

550.21 *Personal service establishments of not more than 3,000 square feet (278.70 square metres) in gross floor area including barber shops, beauty parlours, dressmaking shops, dry cleaning establishments, electrical appliance repair shops, launderettes, locksmith shops, optical or watch repair shops, shoe repair shops, upholstering and similar uses;*

Back to Agenda

500

CS-1

- 550.22 *Printing, publishing and bookbinding, blue printing and photostatting, lithographing, engraving, stereotyping and other reproduction processes;*
- 550.23 *Public assembly and entertainment uses including billiard and pool halls, bowling alleys, catering establishments, curling rinks, dance halls, miniature golf courses, gymnasiums, meeting halls, roller rinks, skating rinks, swimming pools and trampoline centres;*
(BYLAW 7273, 2008)
- 550.24 *Public transportation depots;*
- 550.25 *Retail building supply establishments;*
- 550.26 *Retail Liquor Store in Conjunction with a hotel and a licensed liquor primary establishment;*
(BYLAW 7008, 2005)
- 550.27 *Retail sale, rental and repair of tools and small equipment such as chain saws, hand and edge tools, lawn mowers, motor bikes, rototillers and outboard motors;*
- 550.28 *Sales, servicing and repairing of new or used automobiles, parts and accessories, but excludes automobile wrecking or storage of damaged vehicles;*
- 550.29 *Second hand stores and reconditioned goods stores;*
- 550.30 *Studios (artist, display, radio, recording);*
- 550.31 *Taxi offices;*
- 550.32 *The assembly and finishing of business and office equipment, electronic instruments, household appliances, radio and television appliances or equipment, and small electrical equipment including lighting fixtures, record players, wiring equipment, x-ray apparatus and similar equipment;*
- 550.33 *Trade schools;*
- 550.34 *Truck and trailer sales and rental lots;*
- 550.35 *Accessory buildings and uses;*

Front Yard

- 550.36 No front yard shall be required.

Rear Yard

- 550.37 A rear yard shall be provided of not less than 10 feet (3.05 metres) in depth except that where a site abuts a lot in an (R) District, such rear yard shall be not less than twenty percent (20%) of the depth of the site but need not exceed 25 feet (7.62 metres).

Side Yards

- 550.38 No side yard shall be required except that:

- a) where a lot abuts a lot in an (R) District or is separated therefrom by a street or lane, a side yard shall be provided of not less than 10 feet (3.05 metres) in width;
- b) if a side yard be provided where not required by the provisions of this Bylaw, such side yard shall be not less than 10 feet (3.05 metres) in width.

Height

550.39 The height of a building shall not exceed 30 feet (9.14 metres) nor two storeys.

Off-Street Parking

550.40 Off-Street parking shall be provided in accordance with the provisions of Section 150 of this Bylaw.

Off-Street Loading

550.41 Off-Street loading shall be provided and maintained as required by and in accordance with the provisions of Section 160 of this Bylaw.



Appendix B

Location Map

City of New Westminster - 141 E Columbia Street





Appendix C

Project Drawings

141 EAST COLUMBIA ST

PROJECT AND SITE DATA

Street Address	141 AND 143 EAST COLUMBIA STREET, NEW WESTMINSTER, B.C.
Municipality	CITY OF NEW WESTMINSTER, BC
Legal Description	LOT 2, NEW WEST DISTRICT, PLAN NWP/NWP2620 BLOCK 3, GROUP 1, OF THE SOUTHERLY PORTION OF LOT 5, LOT 1, SUBURBAN BLOCK 3, PLAN NWP/NWP2620, GROUP 1, NEW WESTMINSTER LAND DISTRICT, OF THE SOUTHERLY PORTION OF LOT 5. PID OF LOT 1: 003-398-315 PID OF LOT 2: 003-398-391
Zoning - Land Use -	CS-1 , SERVICE DISTRICT COMMERCIAL / STORES & SERVICE - COMMERCIAL

DRAWING SET LIST

A-01	TITLE SHEET, PROJECT DESCRIPTION
A-02	ZONING DATA
A-03	EXISTING SITE PLAN
A-04	SCHEMATIC PROPOSED PLAN
A-05	PHOTOS - EXISTING CONDITIONS
A-06	PHOTOS - EXISTING CONDITIONS
A-07	PROPOSED LANDSCAPE PLAN
A-08	PROPOSED PARKING PLANS
A-09	PROPOSED PARKING PLANS

PROJECT SUMMARY

This is an application for a **site-specific text amendment** to the current **CS-1 zone** for the property located at **141 East Columbia Street**.

The requested amendment would allow the currently non-permitted use of medical offices. This text amendment would facilitate a future planned project that would see a portion of the existing building on the subject site changed from restaurant use to a combination of retail (with internal pharmacy) and medical office (and/or walk-in clinic) uses.

The proposed schematic site plan supplied in this application is intended to illustrate the general intent of a future planned project. The exact building layout and distribution of spaces is subject to change. At this time, any changes to the exterior of the building are anticipated to be minor, only being made to facilitate internal plan changes to the existing building. No additional square footage is anticipated to be added to the existing building.

The proposed text-amendment would be in keeping with the current OCP land use designation of ML (Mixed Use - Low Rise), and support the initiatives detailed within the City's IDEA Centre Roadmap, which aims to encourage the very uses that the proposed text amendment would facilitate. Located directly across the street from the Brewery District, where mixed use and health care uses have already been encouraged, and three blocks (5 minutes walking) from Royal Columbia Hospital, the subject site is appropriately located for medical offices, a walk-in clinic and/or pharmacy. Under this request, the future planned project would be undertaken by a current member of the Sapperton/E. Columbia Street retail (pharmacy) community.

As the Sapperton neighbourhood and New Westminster as a whole densifies, the need for health care services will increase. With the ongoing redevelopment and expansion of Royal Columbia Hospital, more people from the immediate area and beyond will be coming to the Sapperton neighbourhood for medical related activities. This proposed site-specific amendment would allow an existing property owner to help provide for this anticipated need.

gronfund dare partnership

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REVISION (00)

A-01

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141/143 EAST COLUMBIA ST
NEW WESTMINSTER, BC

Project	19.02	File	Planning Study: ZONING CS-1, PROJECT DESCRIPTION
Scale	Date	19.07.29	Dwn — Chkd —
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PROPOSED PROJECT DESCRIPTION
PLANNING STUDY: ZONING CS-1

CS-1 Zoning Data

141 / 143 EAST COLUMBIA STREET

2019.07.29

Existing Site Data:

site area	Lot 1	472.78 m ²	5089.0 sq. ft.	Note: as per land survey 2019.July.19 by Target Land Surveying
	Lot 2	479.058 m ²	5092.0 sq. ft.	
	Total	946.838 m ²	10181.0 sq. ft.	
site width	min	31.58 m	103.60 ft.	
site depth	min	29.96 m	98.30 ft.	

Uses	Regulation (CS-1 zone)	Existing Condition	Proposed	Notes
550.15 Grocery store	yes	yes Unit 141	yes Unit 141	site specific text amendment required to allow for proposed uses
- Retail	yes (if pharmacy area is less than 50%)	n/a Unit 143	yes Unit 143	
- drug store w/ pharmacy				
Medical offices	no	n/a Unit 143	yes Unit 143	

General Regulations

Reference	Regulation (CS-1 zone)	Existing Condition	Proposed	Notes
550.39 Building height	9.14 m	height 5.71 ft	no changes	height is under allowable maximum
Elevation (datum + building height)	30.00 ft.	elevation 63.30 ft	no changes	
Datum = $(62.5 + 60.2 + 60.5 + 47.2)/4 = 57.59$				
- Floor areas - gross	no restrictions	Unit 141 2971.7 sq ft	2140.0 sq ft	**all proposed areas are approximate no change in overall area is proposed
		Unit 143 1340.00 sq ft	2171.70 sq ft	
		medical office 1398.00 sq ft	1398.00 sq ft	
		retail / pharmacy 773.7 sq ft	773.7 sq ft	
		Total 4311.7 sq ft	4311.7 sq ft	
Principal Building Setbacks				
550.36 Front yard	0 m	0.0 ft	min 12.1 ft	existing non-conforming condition
550.36 Side yard	0 m	0.0 ft	varies ft	
550.37 Rear yard when abutting R zone	3.05 m	9.7 ft min	9.7 ft	
Parking/ Loading				
150.19.2 Medical clinic total stalls	1 stall per 10%	358.8 sq ft		as shown on A-04: total (1) disabled stall total (8) parking stalls with (2) additional stalls that would not meet zoning siting restrictions total (1) loading stall
150.72 disabled parking stalls			4 stalls 1 stall	
150.19.4 Retail total stalls	1 stall per 15 stalls	538.21 sq ft		
150.72 disabled parking stalls			5.4 stalls 1 stall	
160.4 Loading	1 stall for area 3,000 - 15,000 sq ft			1 stall

Note:

- * The "Proposed" column relates to potential future application as illustrated on A-04
- * All data of existing conditions was gathered from original drawings supplied by the City of New Westminster and has not been independently confirmed.
- * City of New Westminster to provide feedback of any and all additional regulations / restrictions that should be considered during potential site-specific zoning text amendment amendment process.

grondard partnership
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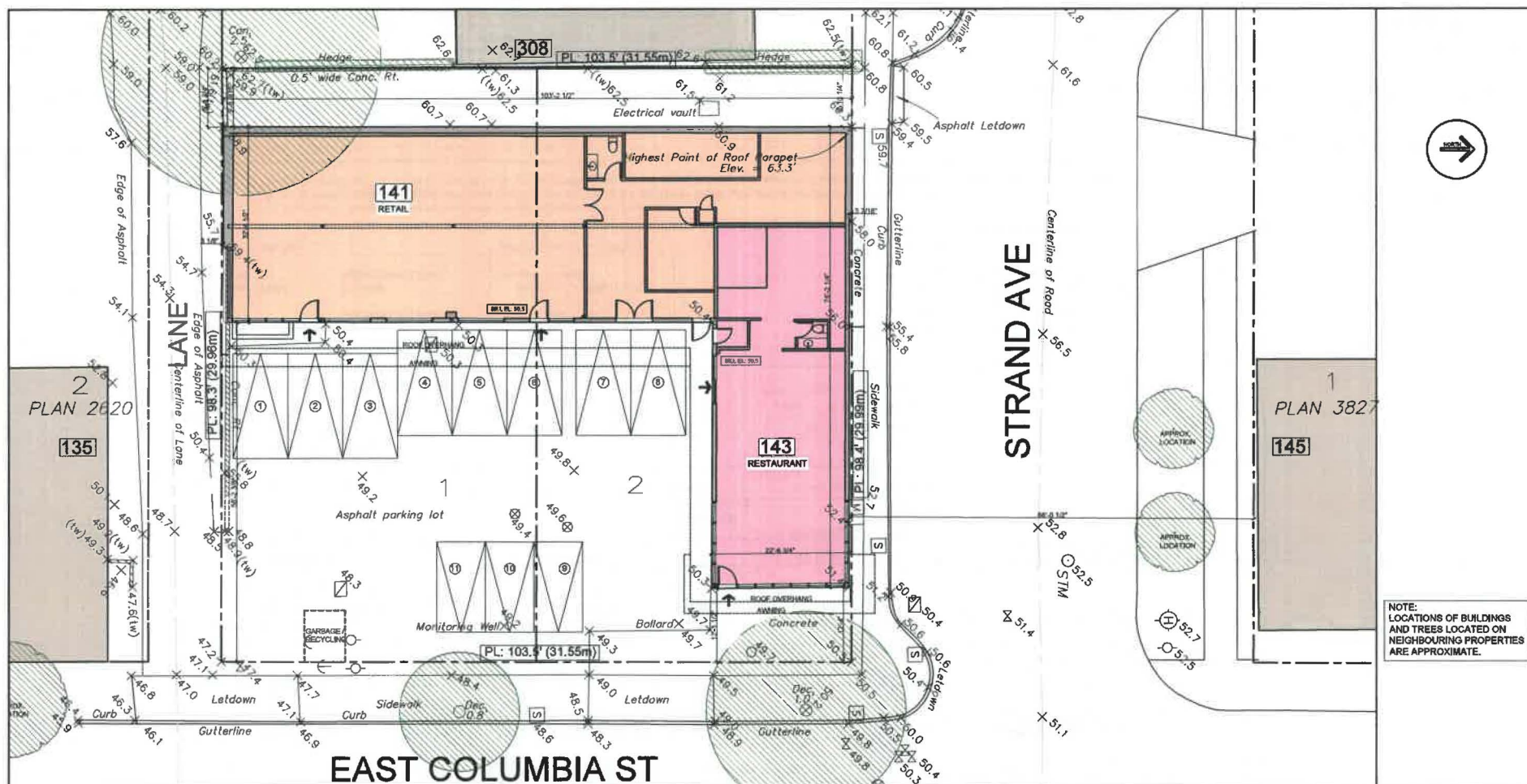
A-02

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141/143 EAST COLUMBIA ST
NEW WESTMINSTER, BC

Project	19.02	File	Planning Study: ZONING CS-1, ZONING DATA
Scale	Date 19.07.29	Down	-- Chkd --
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ZONING DATA
PLANNING STUDY: ZONING CS-1



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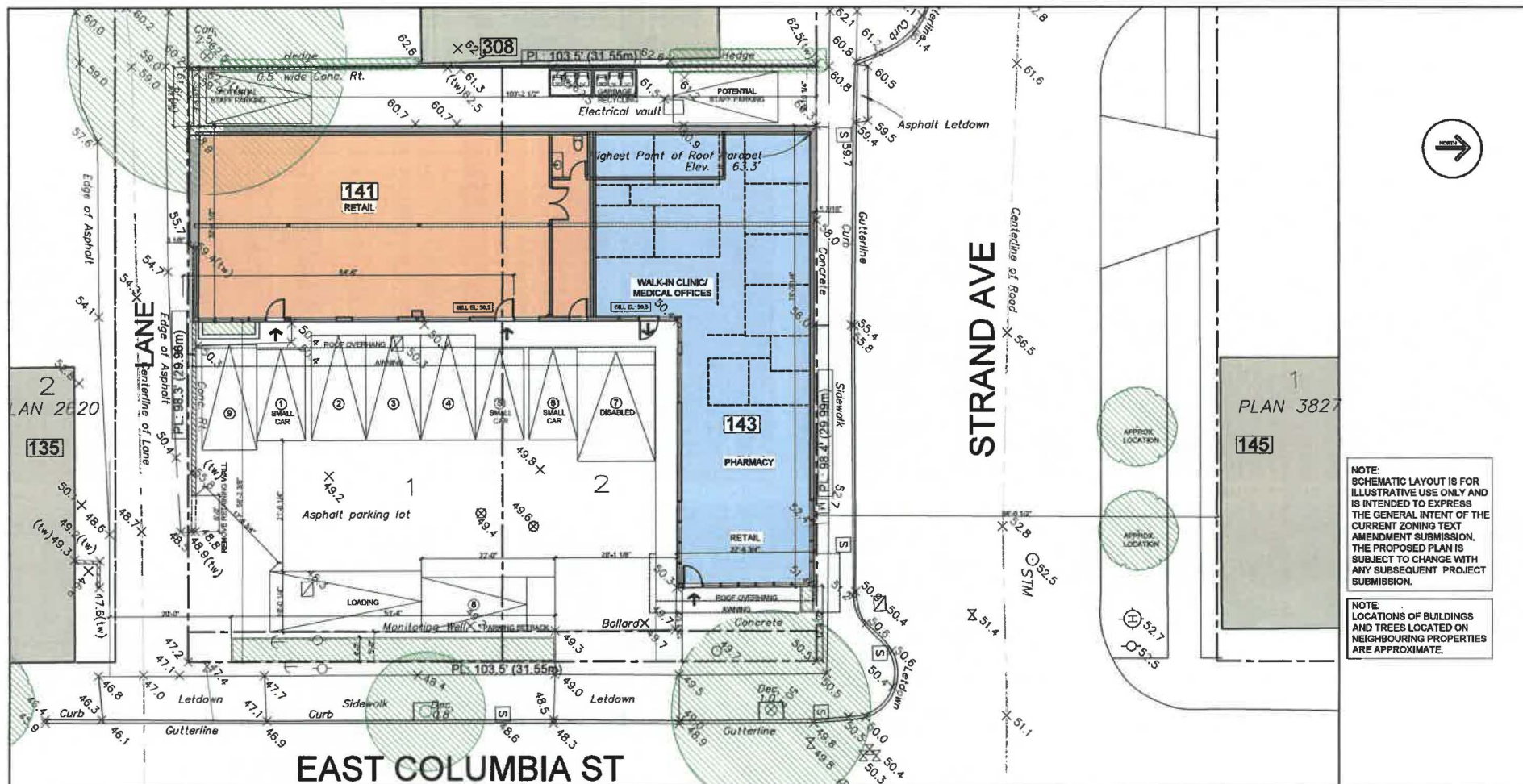
A-03

141/143 EAST COLUMBIA ST
NEW WESTMINSTER, BC

Project	19.02	File	Planning Study: ZONING CS-1, EXISTING SITE PLAN
Scale	1/16" = 1'-0"	Date	19.07.29
Dwn	--	Chkd	--

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EXISTING SITE PLAN
PLANNING STUDY: ZONING CS-1



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REVISION - (D)

A-04

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141/143 EAST COLUMBIA ST
NEW WESTMINSTER, BC

Project	19.02	File	Planning Study: ZONING CS-1, PROPOSED SCHEMATIC		
Scale	1 1/8" = 1'-0"	Date	18.07.29	Dwn	-
				Chkd	-

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PROPOSED SCHEMATIC SITE PLAN

PLANNING STUDY: ZONING CS-1



FROM COLUMBIA STREET LOOKING WEST AT SUBJECT SITE



FROM SIDEWALK SOUTH OF SUBJECT SITE, LOOKING NORTH



FROM COLUMBIA STREET LOOKING NORTH - SUBJECT SITE ON LEFT



FROM EAST OF SUBJECT SITE, LOOKING WEST

gronlund dare partnership
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REVISION 00

A-05
A- A-

141/143 EAST COLUMBIA ST
NEW WESTMINSTER, BC

Project	19.02	File	EXISTING CONDITIONS
Scale		Date	19.07.29
Drawn	-	Chkd	-
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EXISTING CONDITIONS
PLANNING STUDY: ZONING CS-1



FROM NORTH OF SUBJECT SITE, LOOKING SOUTH



FROM LANE, LOOKING NORTH



FROM NORTH OF SUBJECT SITE, LOOKING SOUTH



FROM STAND AVE, LOOKING SOUTH

141/143 EAST COLUMBIA ST
NEW WESTMINSTER, BC

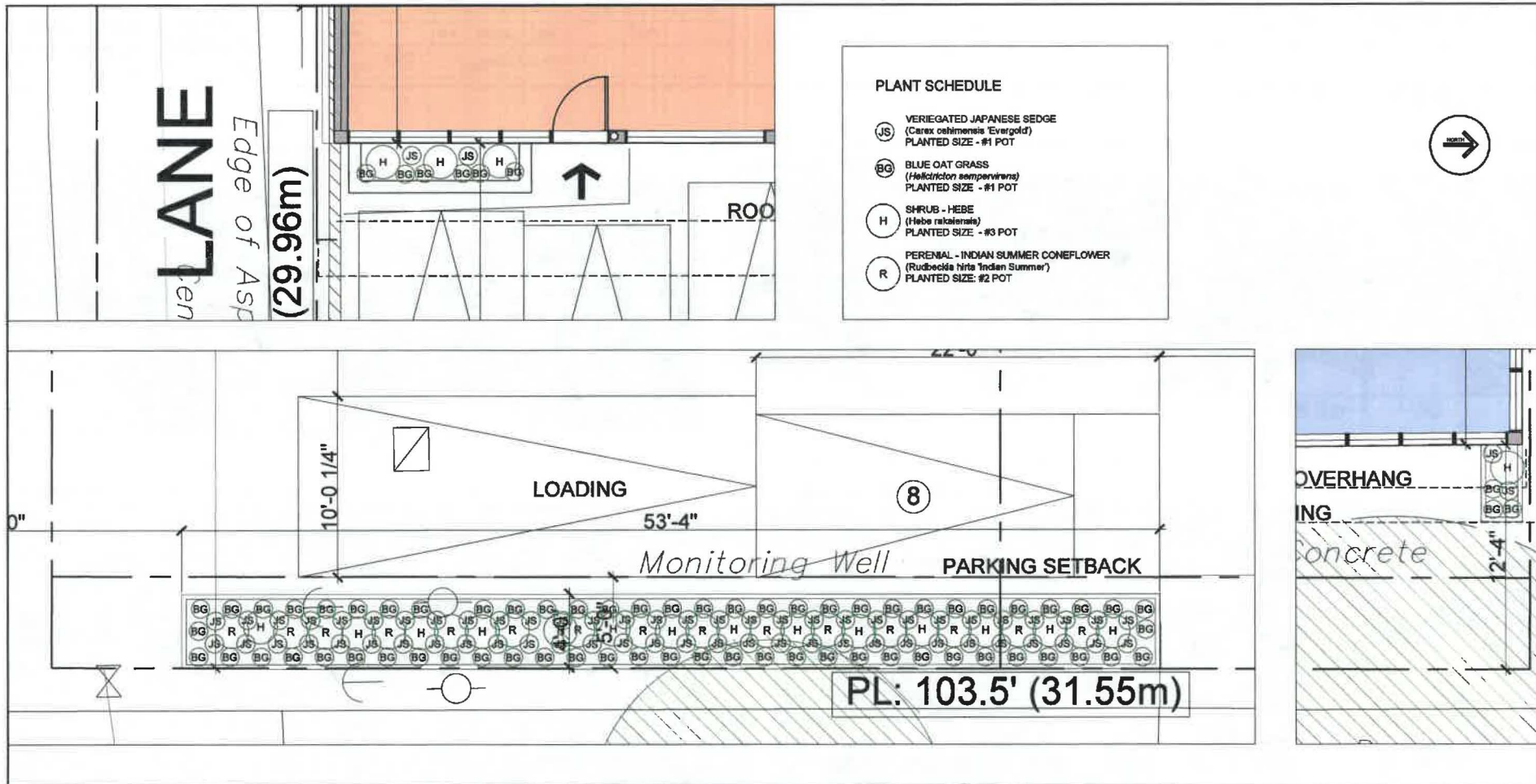
Project	19.02	File	EXISTING CONDITIONS		
Scale		Date	19.07.29	Dwn	-
		Chkd	-		
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REVISION -

A-06

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EXISTING CONDITIONS
PLANNING STUDY: ZONING CS-1

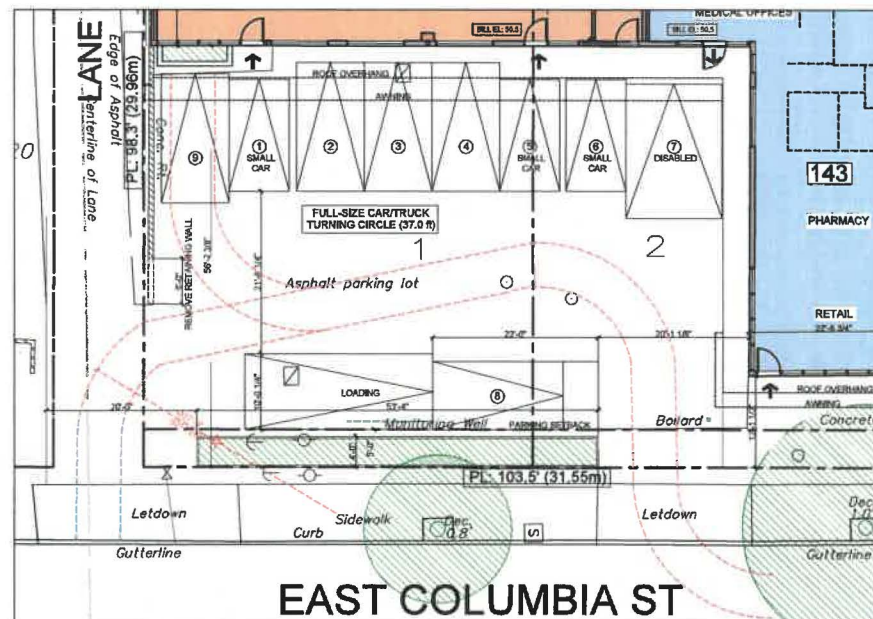
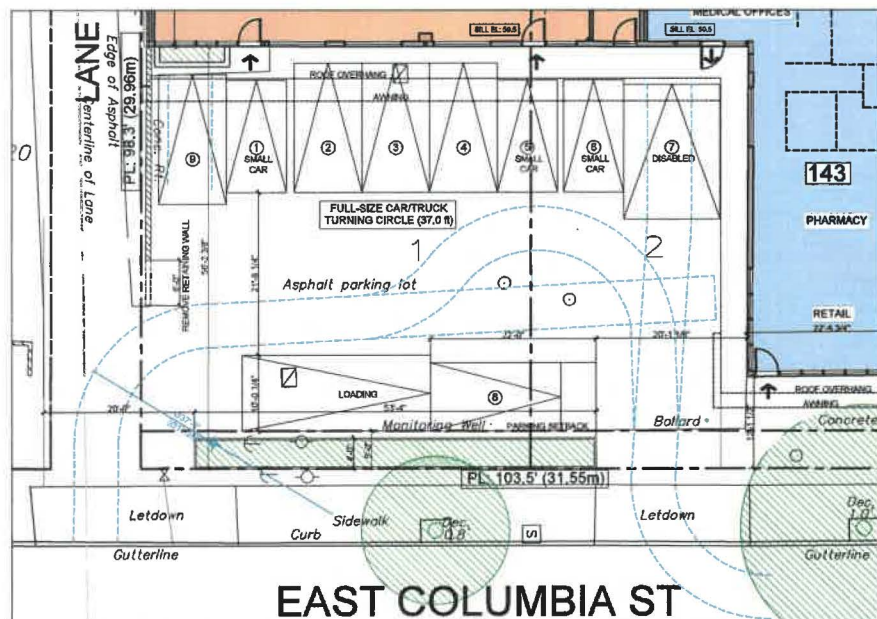


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141/143 EAST COLUMBIA ST
NEW WESTMINSTER, BC

Project	19.02	File	Planning Study: ZONING CS-1, LANDSCAPE PLAN
Scale	3/16" = 1'-0"	Date	19.07.29
Dwn	--	Chkd	--
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PROPOSED LANDSCAPE PLAN
PLANNING STUDY: ZONING CS-1



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REVISION - 00

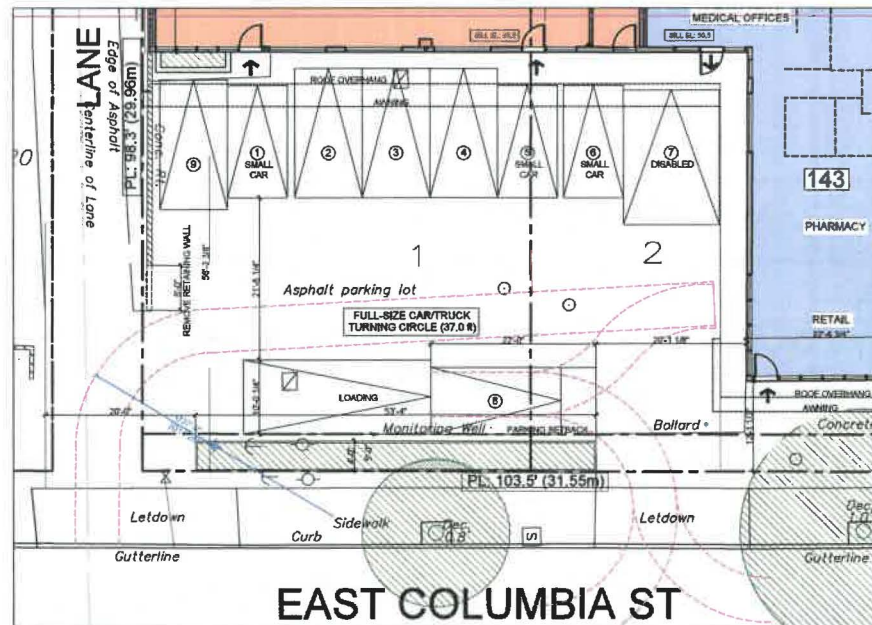
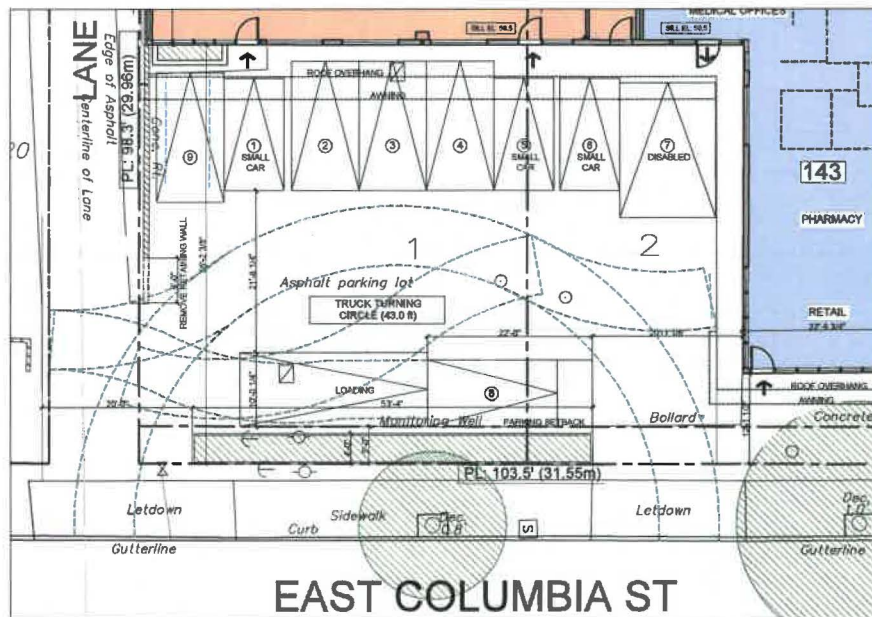
A-08

A- A-

141/143 EAST COLUMBIA ST
NEW WESTMINSTER, BC

Project	19.02	File	Planning Study: ZONING CS-1, PARKING PLANS
Scale	1/16" = 1'-0"	Date	19.07.29
		Dwn	-
		Chkd	-
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PARKING PLANS
PLANNING STUDY: ZONING CS-1



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REVISION: (00)

A-09

A- A-

141/143 EAST COLUMBIA ST
NEW WESTMINSTER, BC

Project	19.02	File	Planning Study: ZONING CS-1, PROPOSED SCHEMATIC
Scale	1/16" = 1'-0"	Date	19.07.20
Dwn	—	Chkd	—
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PROPOSED SCHEMATIC SITE PLAN
PLANNING STUDY: ZONING CS-1

TOPOGRAPHIC SITE PLAN OVER LOT 1 AND LOT 2 BOTH OF THE SOUTHERLY PORTION OF LOT 5 SUBURBAN BLOCK 3 GROUP 1 NWD PLAN 2620

CIVIC ADDRESS:

141 East Columbia Street, New Westminster

PID of LOT 1: 003-398-315

PID of LOT 2: 003-398-391

SCALE 1" = 20'

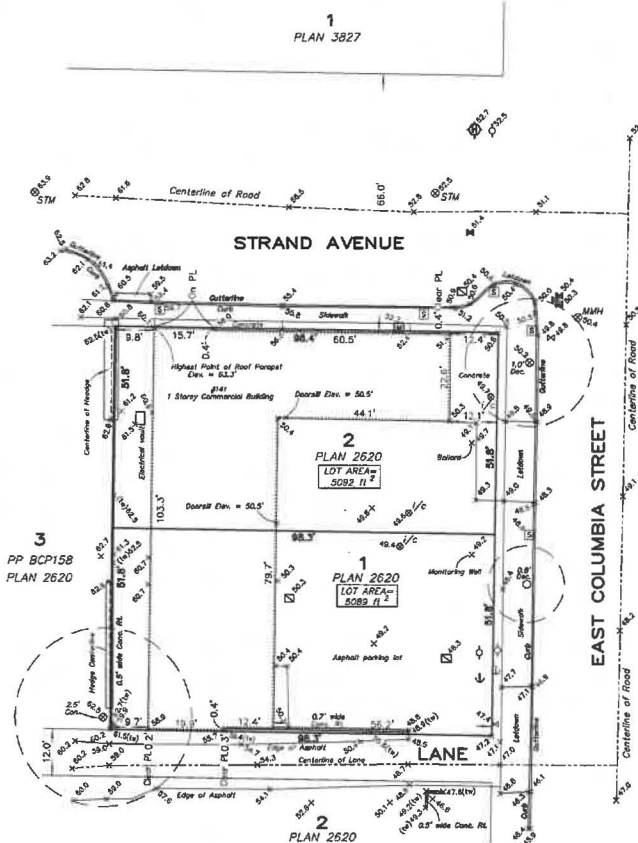
7.5 15 30

ALL DISTANCES ARE IN FEET

The intended plot size of this plan is 17" in width and 22" in height (C size) when plotted at a scale of 1"=20'.

LEGEND

- ft² DENOTES SQUARE FEET
- Dec. DENOTES DECIDUOUS
- Con. DENOTES CONIFEROUS
- Conc. DENOTES CONCRETE
- DENOTES SIGN
- RL DENOTES RETAINING WALL
- (H) DENOTES TOP OF RETAINING WALL ELEVATION
- (C) DENOTES TREE AND CANOPY EXTENT
- ⊗ DENOTES GROUND ELEVATION
- ⊕ DENOTES GAS VALVE
- ⊕ DENOTES WATER VALVE
- ⊕ DENOTES FIRE HYDRANT
- ⊕ DENOTES CATCH BASIN - TOP ENTRY
- ⊕ DENOTES WATER METER
- ⊕ DENOTES INSPECTION CHAMBER
- ⊕ DENOTES STORM MANHOLE
- ⊕ DENOTES MISCELLANEOUS MANHOLE
- ⊕ DENOTES GUY WIRE
- ⊕ DENOTES POWER POLE



NOTES:

Lot dimensions are derived from field survey.

Measurements shown are to the exterior siding of building.

Elevations are Geodetic (CVD28 GVD2018 - IN FEET)
Derived from Control Monument 6945595
located at Westerly sidewalk of E. Columbia Street
at Alberto Street. Elevation = 55.03ft.

Spot elevations along curb are taken in gutter.

If this plan is used in digital form, Target Land Surveying (NW) Ltd.
will only assume responsibility for information content
shown on original unaltered drawing.

Tree diameters are taken at 4.6ft. above grade and
are shown in feet.

Tree symbols shown are not to scale.

This Plan was prepared for architectural design and
site servicing purposes, and is for the exclusive use
of our client. The signatory accepts no responsibility
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FILE: H3888-TOPO-11-R1

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CERTIFIED CORRECT
DATED THIS 19TH DAY OF JULY, 2019

Craig Nakamura B.C.L.S.

THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED
BUILDING OFFSETS SHOWN ON THIS PLAN ARE NOT TO BE USED TO RE-ESTABLISH PROPERTY LINES OR CORNERS

2019.Aug.07

To: City of New Westminster

From: Rajeev Chauhan
Arsaas Enterprises Inc.

Re: Site-specific text amendment to current CS-1 zone
141 East Columbia Street

In a future application, the anticipated scope of business components would include:

Doctor's offices:

- Approximately 8 examination rooms, and waiting area
- May include a combination of Family practice, walk-in clinic/travel-health clinic, and psychiatric practice

Retail space with pharmacy:

- Columbia Prescription Xpress
- Pharmacists: Rajeev Chauhan and Mehul Gosai
- Operating hours: 9 am to 7 pm Monday to Saturday, Sunday and stat holidays: 9 am to 10 am
- Target clients: Community clients, psychiatric patients, diabetic patients, witness ingestions, travel health, flu vaccinations
- Retail pharmacy items: Home health care, cough-cold meds, Vitamins, compression stocking, breast pumps, cosmetics, Travel health
- Addiction treatment: Methadone, Naloxone kits on site
- Delivery: Home deliveries to the diabetic patients and psychiatric patients who are non compliant on insulin and other medication, Blister pack deliveries, delivery to senior citizens etc.

See the drawings prepared by Gronlund Dare Partnership for general intent of future application.

Thank you,



Rajeev Chauhan



Attachment 2

Letter from Applicant

2020.August.13

To: City of New Westminster
From: Rajeev Chauhan
Arsaas Enterprises Inc.
Re: Site-specific text amendment to current CS-1 zone
141 East Columbia Street

This letter clarifies my proposal and responds to the specific comments of the (LUPC) meeting of September 9th, 2019.

My Business

I am a current and longstanding Sapperton business owner. My business, *Columbia Prescription Xpress*, is family owned and operates as a local pharmacy with a typical small drugstore component. I have operated in Sapperton for 14 years. Our present location is just four (4) blocks north (317 Columbia St. E.) of the property of this proposal. We employ eleven (11) people.

Most of my clientele are Sapperton and New Westminster residents. For them, we provide both a professional and a personal service. As a business, we are deeply committed to our neighbourhood.

My Commitment

As a Sapperton small business owner myself, I am keenly aware of the challenges we all face concerning retaining secure lease space. This is an important part of the reason I purchased the property of this proposal: 141 East Columbia Street. I did so because I have a very strong desire to keep my business viable and grow it within this community. At the time I purchased this property, the leasing arrangements in place and my early contacts with the City were positive and it appeared to be a good fit.

Stability is key; both financial and in terms of location. I want to be able to afford my own mortgage. In order to bring that about I have made significant sacrifices. To ensure my purchase, I paid over the asking price. Since my purchase, I have incurred substantial losses. The property's holding costs and mortgage are not covered by the existing rents. In fact, this is financially viable for me only if I become one of the tenants in the building.

All of these costs are worthwhile investments for me if they help secure the ongoing health of my business in my chosen neighbourhood of Sapperton.

East Columbia Street

I have a long-standing vested interest in Sapperton's ongoing evolution into an increasingly diverse and thriving community. These are exciting times. As East Columbia Street continues to develop, layering new buildings and businesses onto the existing framework. For me, this excitement began with the City's street beautification project with new sidewalks, streetlights, planting and tree replacements. It continues with new buildings, businesses and increasingly more people.

My commitment to my neighbourhood includes my active support and involvement with *Pioneer House* over ten (10) years. This is a long-term mental health care facility that seeks to help its clientele in progressing toward self-sufficiency.

In these times of COVID 19 and the SARS-CoV-2 virus, *Columbia Prescription Xpress* has donated PPE face masks and hand sanitizer products free across New Westminster. We were happy to receive a letter of appreciation from Mayor Jonathan Cote for this.

Current Tenants

The property of the proposal currently has two tenants: *Green's and Beans Deli*, and *Holland Shopping Centre*. The owner *Green's and Beans* has chosen to retire and had opted out of exercising their lease renewal option prior to my purchase of the property. The time remaining in their lease will be honoured. I have no plans to displace *Holland Shopping Centre* and it is my understanding that they intend to retain and potentially renew their lease with me. I look forward to being their neighbour.

Green's and Beans Deli

Green's and Beans is a café/caterer which supports its community with charitable work.

It has had three (3) locations in New Westminster over 22 years.

On 12th St. and 8th Ave. for 8 years, when it was sold and moved to 412 Columbia St. (downtown) before eventually settling in Sapperton.

Holland Shopping Centre

This is a unique specialty store sells Dutch products across North America.

It has had five (5) locations in New Westminster.

It has been located on Kingsway, Sixth St. (2 locations), 8th Ave., before their current address. It also has one location in Chilliwack.

In 1995 they shifted focus exclusively on importing. In 1983 they began a mail order service, and in 2000 became an online retailer. Their customer base includes Canada, the United States, and international.

LUPC Comments and Responses

The following refers to the LUPC meeting minutes for September 9th, 2019.
(LUPC comments are in *italics*, and my responses are in **bold**.)

1. *It will continue to be extremely difficult for business to relocate and find affordable space to lease.*
 - **I agree with this. My proposal doesn't require any relocation of tenants.**
 - **I am under these same pressures. This is why I purchased this property. The future success of my business needs a location with long-term stability. I am willing to invest in and improve a property to achieve this.**
2. *The potential opportunities that will come with the expansion of the hospital are understood. However, smaller entities such as delis and other eateries and businesses are needed in the neighbourhood to maintain a balance.*
 - **I agree. A vibrant Sapperton requires a healthy mix of businesses. I seek to maintain that mix, not reduce it.**
 - **Also, I am one of these smaller entities. I am part of this current mix.**
 - **My intent is to not displace any business. I will take over a space whose lease is not being renewed.**
 - **Much of East Columbia Street, from Debeck Street north to Braid Street, allows for both retail and restaurants. The number of such properties is on the order of magnitude of over seventy-five (75) such opportunities.**
3. *While the need to develop the medical cluster is appreciated, the City must work with the existing businesses to ensure that they continue to be operational.*
 - **Yes. I am one of these existing businesses, and am working hard to remain in Sapperton to ensure a long-term home in the neighbourhood. I am not proposing to do that at the cost of another business.**
4. *Replacing existing businesses with new ones is not in the spirit of the Official Community Plan.*
 - **I support my neighbouring existing businesses. They are my partners in creating a successful commercial neighbourhood. They are also important to the success of my own family enterprise. I am not proposing the replacement of any existing businesses.**

- It is right that the spirit of our OCP includes protecting our current business owners. I believe this also involves supporting a healthy degree of change. Existing businesses flourish where there is also the opportunity and market which allows controlled movement, along with the development of new business as some close down or move on for reasons voluntary.

—

In conclusion, I am dedicated to my neighbourhood and want to stay and succeed there. I purchased this property to move my business there, to grow, and to remain. My move would displace no-one.

I think my request supports the current **Official Community Plan (OCP)** which envisions a mix of retail, office, and residential for that segment of East Columbia opposite the Brewery District.

The **LUPC comments** focused on issues of leasing affordability, availability, unprompted relocation, and concern for small and existing businesses in the face of ongoing development.

I am one of those ‘small and existing businesses.’ As a landlord, I support them. My pharmacy is not a large corporate pharmacy. I am not, as has been stated, akin to businesses like London Drugs or Shopper’s Drug Mart. Rather, I am a small family owned and operated business, which offers general and specialized services focused on my local community. I have been part of this place for 14 years and hope to continue. I believe my business enhances East Columbia Street, and in turn, the direction of the OCP supports the kind of commercial street I wish to be part of.

Thank you,

Rajeev Chauhan

See the drawings previously prepared by *Gronlund Dare Partnership* for general intent of a future application.