



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:

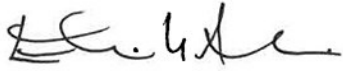
1. That the Land Use and Planning Committee recommend that staff process the proposed Zoning Amendment as outlined in Section 7 of this report and forward this report to Council for information.
2. That the Land Use and Planning Committee forward this report to Council and recommend that Council provide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



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 *Caf  s 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;*

- 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



0.0 0.01 0.0 Kilometers

0.0



Appendix C

Project Drawings

141 AND 143 EAST COLUMBIA STREET, NEW WESTMINSTER, B.C.

CITY OF NEW WESTMINSTER, BC

LOT 2, NEW WEST DISTRICT, PLAN NWPNP2620 BLOCK 3,
GROUP 1, OF THE SOUTHERLY PORTION OF LOT 5, LOT 1,
SUBURBAN BLOCK 3, PLAN NWPNP2620, 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

CS-1 , SERVICE DISTRICT
COMMERCIAL / STORES & SERVICE - COMMERCIAL

LIST
PROJECT DESCRIPTION
PLAN
PROPOSED PLAN
EXISTING CONDITIONS
EXISTING CONDITIONS
LANDSCAPE PLAN
WORKING PLANS
WORKING PLANS

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PROJECT SUMMARY

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

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

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

The proposed text-amendment would be in keeping with the current OCP land use policy ML (Mixed Use - Low Rise), and support the initiatives detailed within the City's Official Community Plan, which aims to encourage the very uses that the proposed text amendment would facilitate. Located directly across the street from the Brewery District, where medical and care uses have already been encouraged, and three blocks (5 minutes walking) from Columbia Hospital, the subject site is appropriately located for medical offices, 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 demand for medical care services will increase. With the ongoing redevelopment and expansion of Columbia Hospital, more people from the immediate area and beyond will be coming to the neighbourhood for medical related activities. This proposed site-specific amendment would allow an existing property owner to help provide for this anticipated need.

site area	Lot 1	472.78 m ²	5089.0 sq. ft.
	Lot 2	473.058 m ²	5092.0 sq. ft.
	Total	945.838 m ²	10181.0 sq. ft.
site width	min	31.58 m	103.60 ft.
site depth	min	29.96 m	98.30 ft.

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

General Regulations

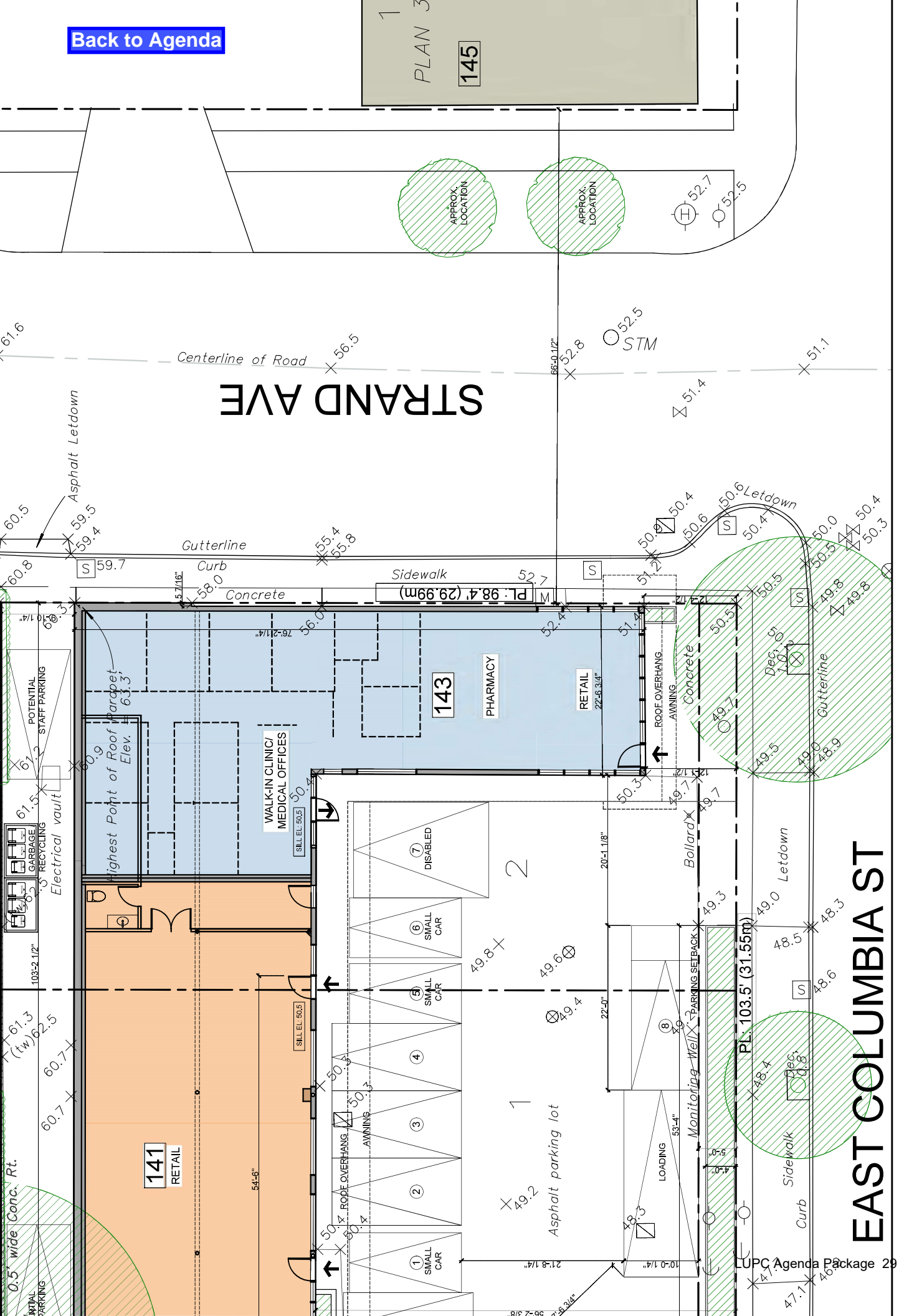
	Regulation (CS-1 zone)	Existing Condition	Proposed	Notes
39 Building height Elevation (datum + building height) Datum = (52.5 + 60.2 + 60.5 + 47.2)/4 = 57.59	9.14 m 30.00 ft. 87.59 ft.	height elevation	no changes no changes	height is under allowable maximum
Floor areas - gross	no restrictions	Unit 141 Unit 143 medical office retail / pharmacy Total	2140.0 sq ft 2171.70 sq ft 1398.00 sq ft 773.7 sq ft 4311.7 sq ft	**all proposed areas are approximate no change in overall area is proposed
Principal Building Setbacks				
36 Front yard	0 m 0.0 ft	min	no changes	
38 Side yard	0 m 0.0 ft	varies	no changes	
37 Rear yard	3.05 m 9.7 ft min	9.7 ft	no changes	existing non-conforming condition
Parking/ Loading				
42 Medical clinic	1 stall per 10%	358.8 sq ft	4 stalls 1 stall	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
44 Retail	1 stall per 15 stalls	538.21 sq ft	5.4 stalls 1 stall	
72 LUPC	1 stall for area 3,000 - 15,000 sq ft		1 stall	

* **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.





EAST COLUMBIA ST

STRAND AVE



LOOKING WEST AT SUBJECT SITE



FROM SIDEWALK SOUTH OF SUBJ



LOOKING NORTH - SUBJECT SITE ON LEFT



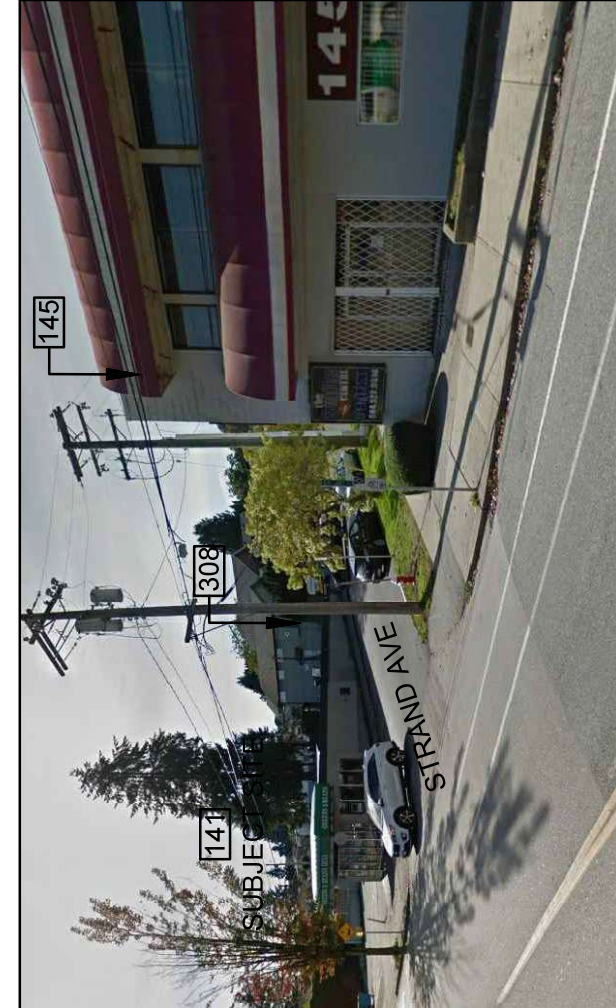
FROM EAST OF SUBJECT SITE, LOOKING WEST

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gronlund dare partnership

432 Buchanan Ave., New Westminster, BC, V3I 3Z8 t 604.522.2258 f 604.522.2034 gronlund dare@shaw.ca

Project	19.02	File	EXISTING CONDITIONS
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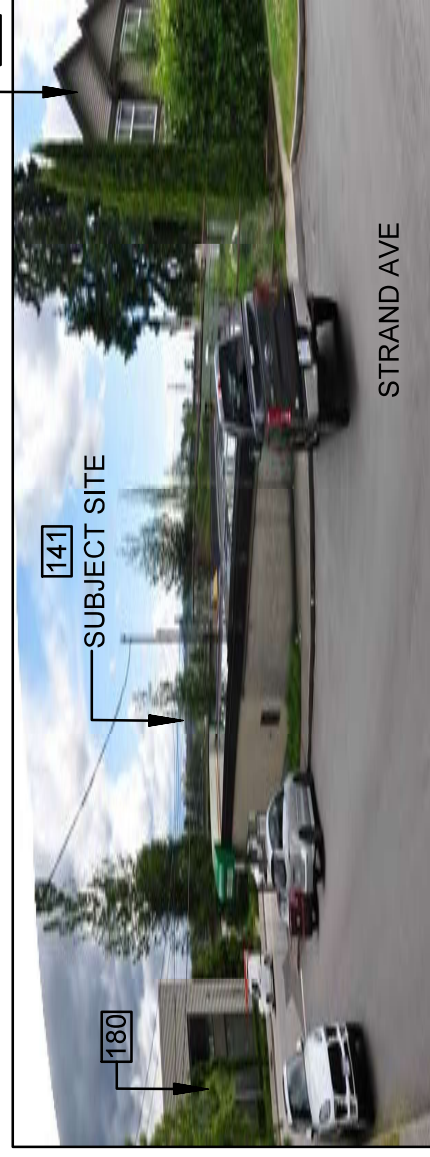
FROM EAST, LOOKING SOUTH



FROM LANE, LOOKING NORTH



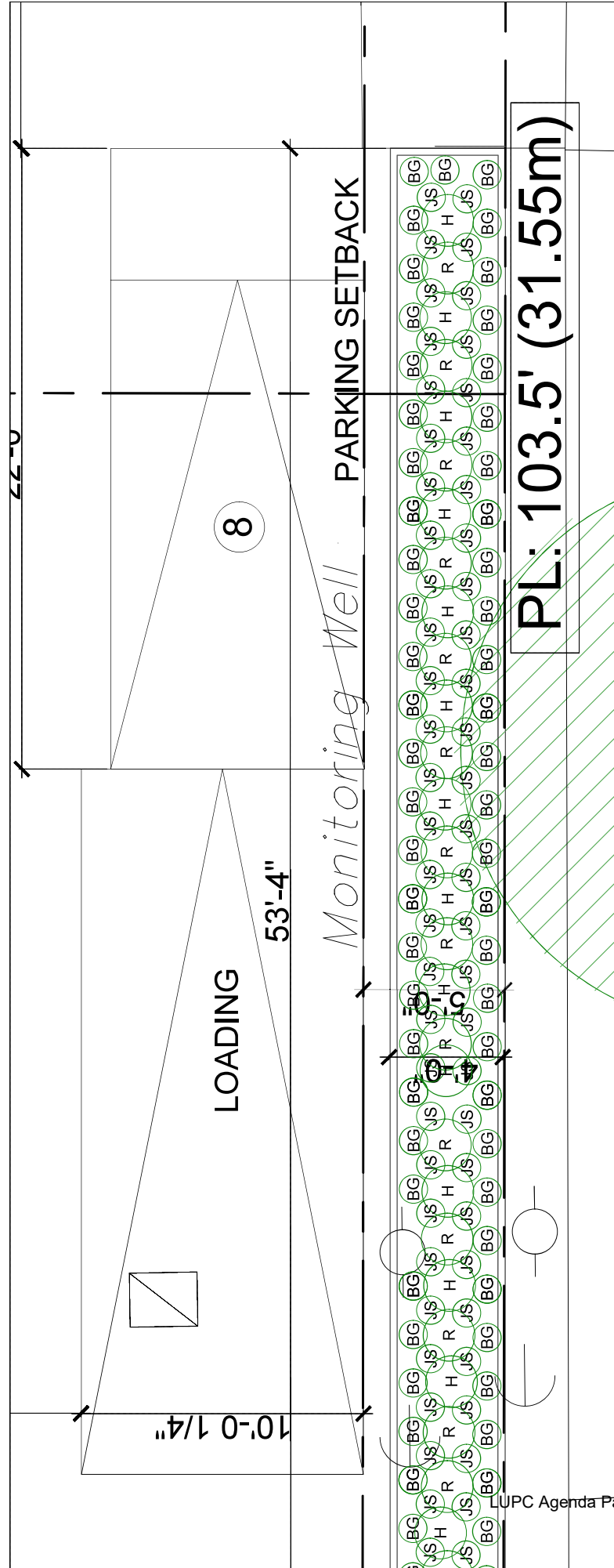
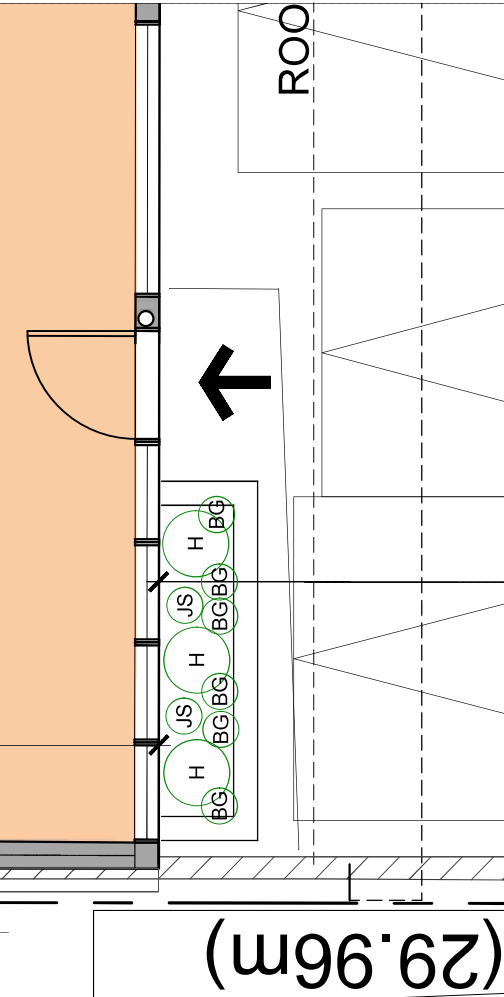
FROM EAST, LOOKING SOUTH

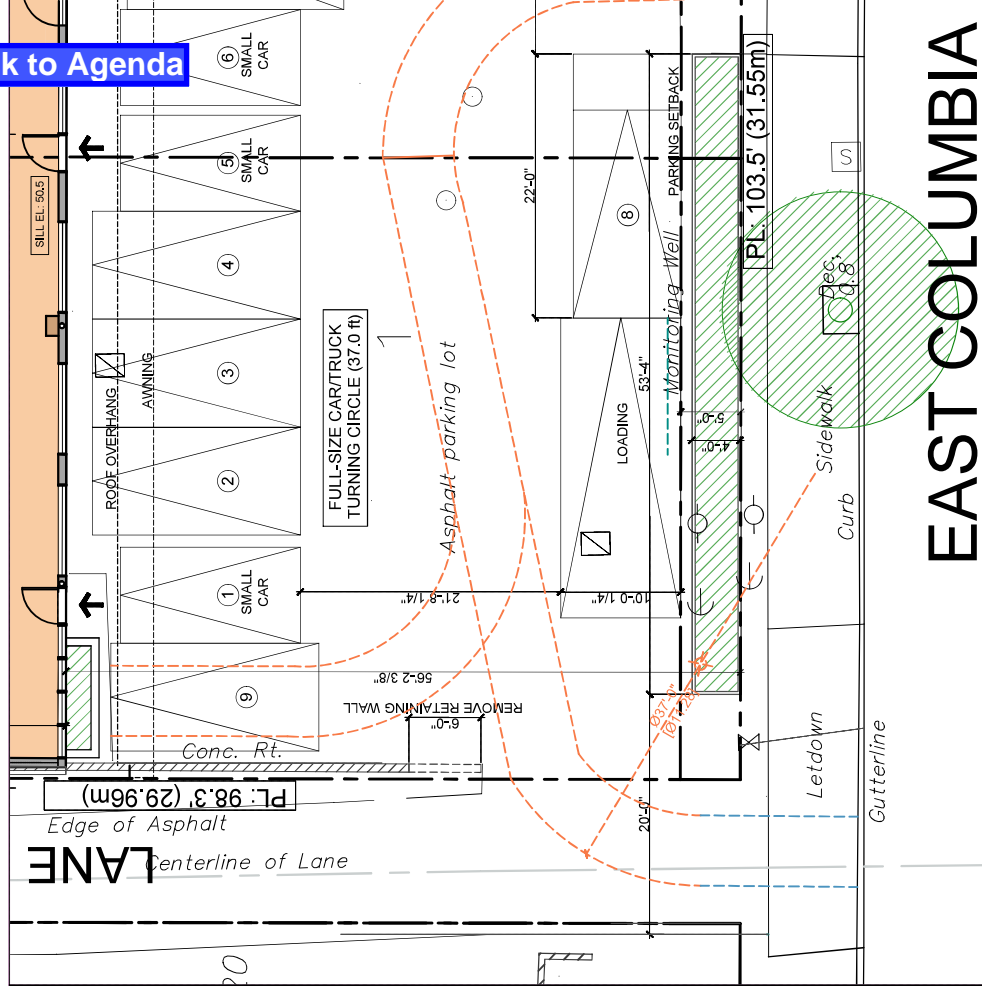
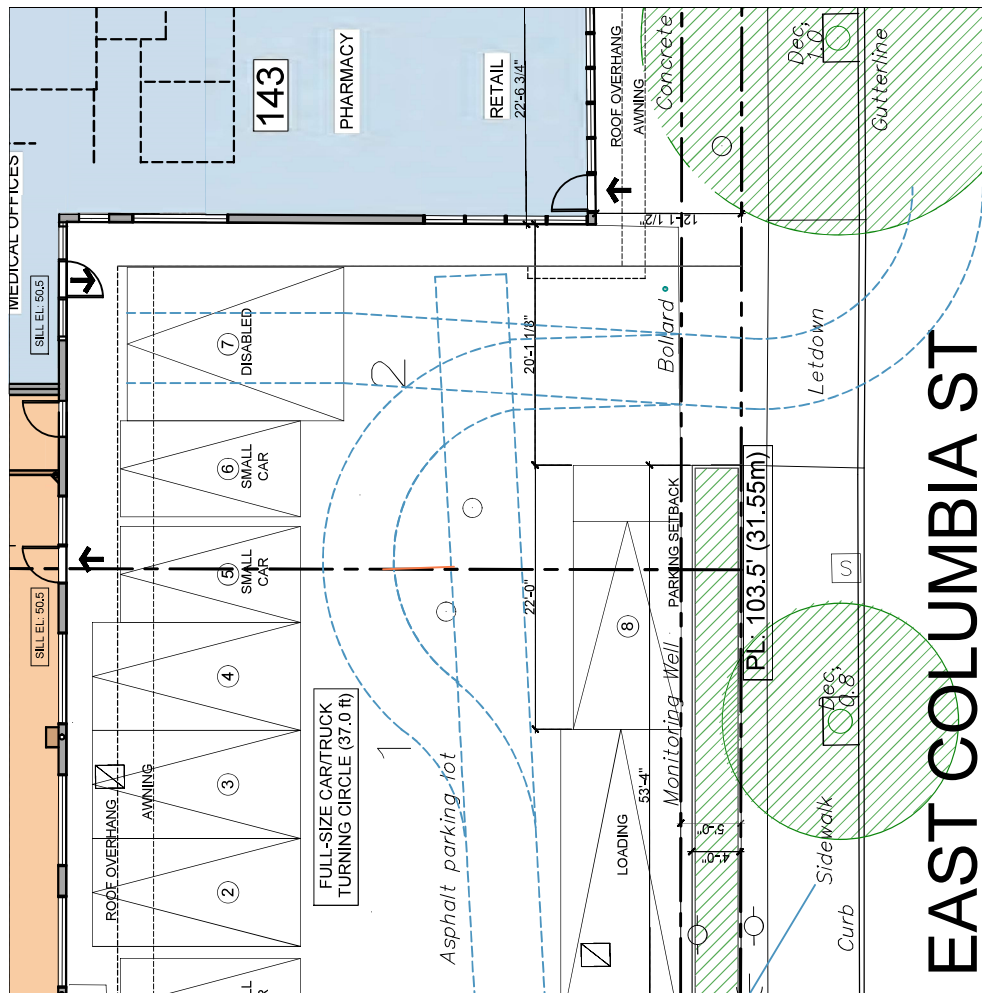


FROM STAND AVE, LOOKING SOUTH

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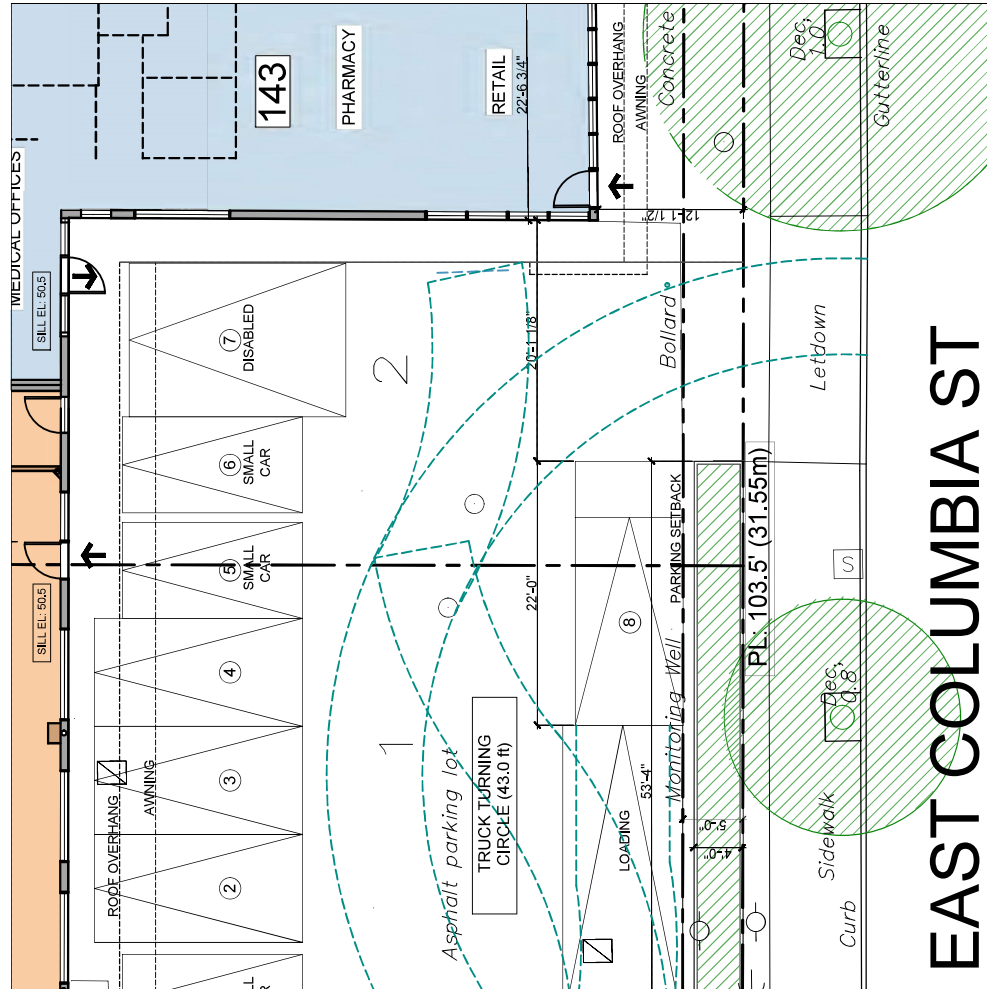
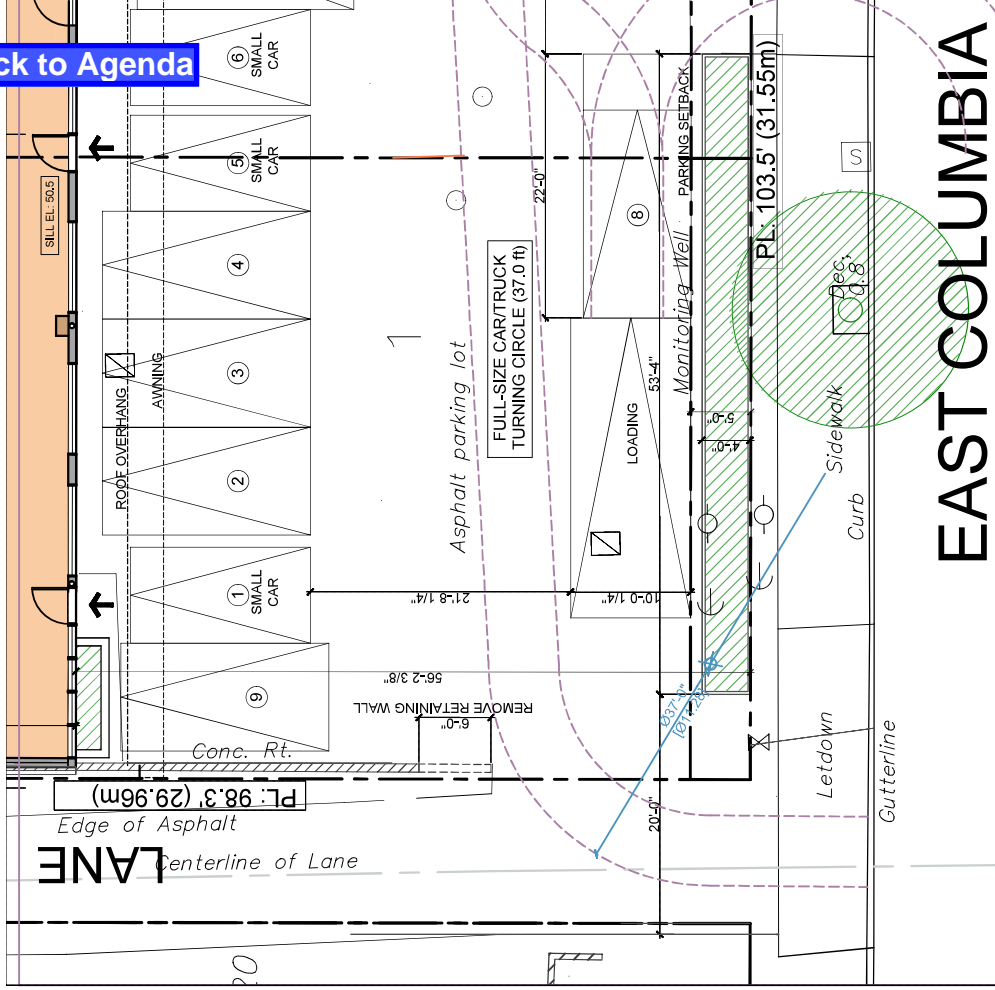
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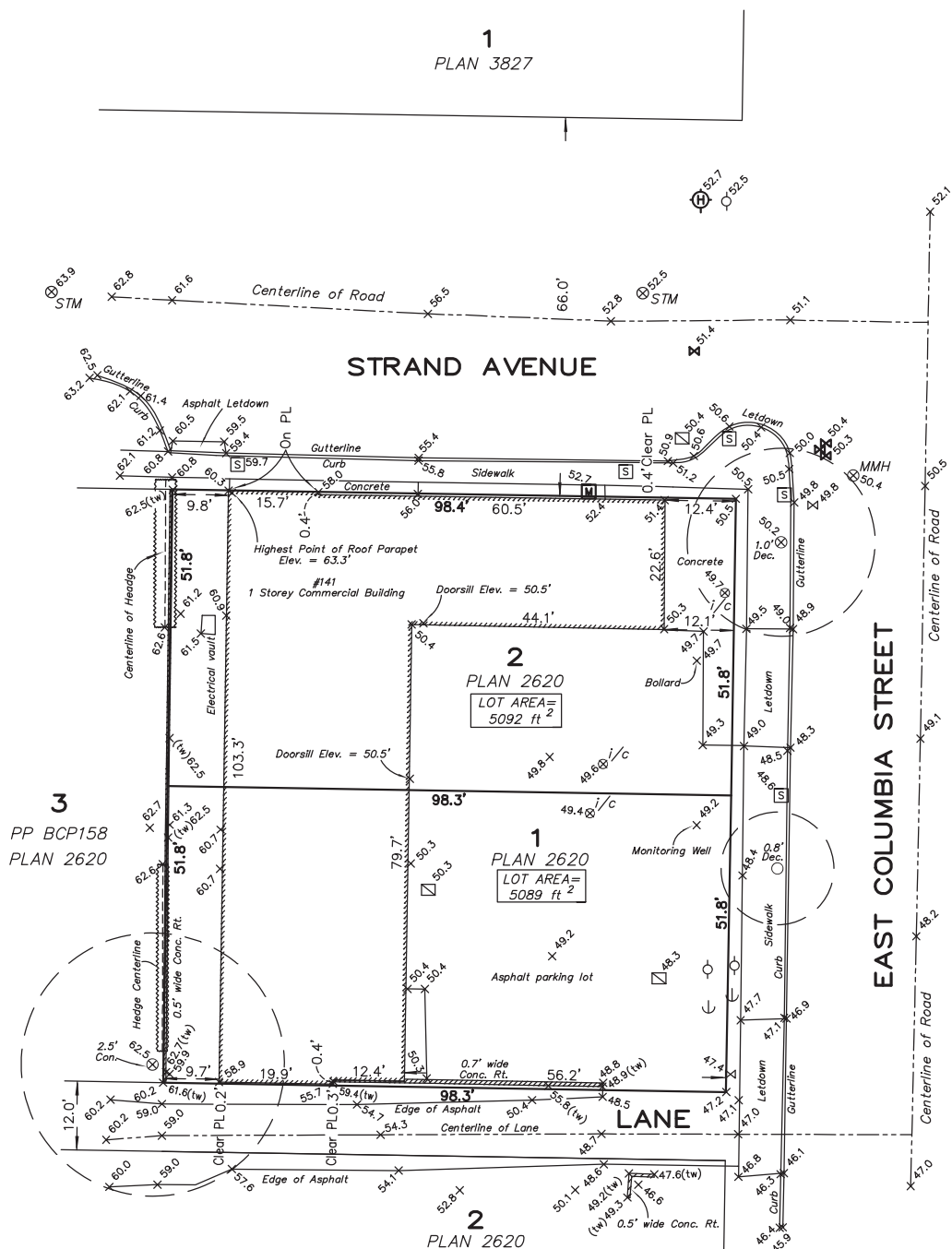
EAST COLUMBIA ST

EAST COLUMBIA



plot size of this plan is 17" in width
 eight (C size) when plotted at a scale of 1":20'.

- D
 DENOTES SQUARE FEET
 DENOTES DECIDUOUS
 DENOTES CONIFEROUS
 DENOTES CONCRETE
 DENOTES SIGN
 DENOTES RETAINING WALL
 DENOTES TOP OF RETAINING WALL ELEVATION
 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



isions are derived from field survey.

nts shown are to the exterior siding of building.

are Geodetic (CVD28 GVRD2018 - IN FEET)
 m Control Monument 89H5595

Westerly sidewalk of E. Columbia Street
 Street. Elevation = 65.03ft.

tions along curb are taken in gutter.

n is used in digital form, Target Land Surveying (NW) Ltd.
 assume responsibility for information content
 original unaltered drawing.

eters are taken at 4.6ft. above grade and
 in feet.

pls shown are not to scale.

was prepared for architectural design and
 ing purposes, and is for the exclusive use
 nt. The signatory accepts no responsibility

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