

**LAND USE AND PLANNING COMMITTEE
AGENDA**

Monday, October 18, 2021, 10:00 a.m.

Council Chamber

City Hall

	Pages
1. <u>ADDITIONS / DELETIONS TO THE AGENDA</u>	
The Committee will consider additions and deletions to the agenda, and remove items from the consent agenda, if needed.	
2. <u>ADOPTION OF MINUTES</u>	
2.1. August 30, 2021	2
3. <u>REPORTS FOR ACTION</u>	
3.1. Preliminary Application Review: 805 Boyd Street (Queensborough Landing) - Land Use Discussion	8
To collect preliminary feedback from the Land Use and Planning Committee on proposed land use amendments for the Queensborough Landing shopping centre, in order to increase the types of businesses permitted.	
Recommended Motion:	
THAT the Land Use and Planning Committee support that the following land uses should be further considered through a formal zoning text amendment application: Amusement arcades; Lumber sales (in buildings smaller than 40,000 sq. ft.); Microbrewery, winery, distillery or cottage brewery; Trade and commercial schools; Animal boarding; Commercial, commissary or shared kitchen; Delivery and express facilities, courier service; Car wash; and the retail sale of used goods subject to the same restrictions as currently included in the Zoning Bylaw.	
4. <u>NEW BUSINESS</u>	
5. <u>END OF THE MEETING</u>	

REGULAR MEETING OF THE LAND USE AND PLANNING COMMITTEE

August 30, 2021

**Meeting held electronically under Ministerial Order No. M192/2020
And in Council Chambers**

MINUTES

PRESENT:

Councillor Chinu Das, Chair
Councillor Nadine Nakagawa
Councillor Chuck Puchmayr

STAFF:

Ms. Emilie Adin - Director of Development Services
Mr. Rupinder Basi - Supervisor of Development Planning
Ms. Britney Dack - Senior Heritage Planner

GUESTS:

Gillian Jamieson - Owner, 208 Fifth Avenue
Kirsten Sutton - Principal, D3 Design
Joe Carreira - Vice President, Developments
Conwest Developments Ltd.
Peter French - Development Coordinator
Conwest Developments Ltd.
Richard Leggett - Vicar, Holy Trinity Cathedral

The meeting was called to order at 10:00 a.m.

ADDITIONS / DELETIONS TO THE AGENDA

There were no additions or revisions.

REVIEW AND ADOPTION OF CONSENT AGENDA

MOVED and SECONDED

- 1. THAT Item 7 be removed from the Consent Agenda.**

CARRIED.

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

ADOPTION OF MINUTES

2. Adoption of the Minutes of July 12, 2021 LUPC Meeting

MOVED and SECONDED

THAT the July 12, 2021 Land Use and Planning Committee meeting minutes be adopted as circulated.

CARRIED.

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

PRESENTATIONS

3. There were no items.

UNFINISHED BUSINESS

4. There were no items.

DIRECTOR OF DEVELOPMENT SERVICES MEMOS FOR ACTION

5. There were no items.

REPORTS FOR ACTION

6. 208 Fifth Avenue: Heritage Revitalization Agreement

Britney Dack, Senior Heritage Planner, reviewed the August 30, 2021 staff report and provided a PowerPoint presentation of the proposal to subdivide the lot located at 208 Fifth Avenue into two smaller lots, including the long-term legal heritage protection of the 1910-built Calbicks House, which outlined the site context, zoning bylaw relaxations, and other considerations. Ms. Dack noted that staff are seeking feedback on the following:

- Proposed open carports which will require relaxations in the Heritage Revitalization Agreement Bylaw for an attached accessory area and setbacks which is creating additional mass and bulk; and,
- Support to make the heritage house's partially at-grade basement space suite ready with life safety improvements as the house is being moved forward onto a new foundation, presenting the opportunity do so.

Gillian Jamieson, Applicant, provided a PowerPoint presentation and provided the following information:

- The proposal has previously been reviewed at LUPC and Community Heritage Commission meetings as well as at a public open house in May 2021

and it is surprising that it has come back to the LUPC again which makes it feel the criteria for the project has changed;

- Photo examples of various types of carports and garages existing throughout the neighbourhood;
- Review of amendments made to their proposal in order to meet regulations with respect to a secondary suite; and,
- Noted that Heritage Revitalization Agreements in progress were not be affected by changing requirements or policies such as the temporary pause Council placed on processing such applications in June of 2021.

In response to questions from the Committee, Ms. Dack and Emilie Adin, Director of Development Services, provided the following comments:

- Staff are supportive of this HRA and have worked with the proponents to address livability and usability guidelines; however, two items that remain outstanding include life safety and buildability components with respect to a potential future secondary suite which could be addressed without major design or reconstruction of the basement, as well looking at the number and extent of relaxations required as part of the HRA Bylaw for the proposed carports given the already large massing on the houses;
- When considering the addition of a carport, the number and extent of relaxations required are reviewed as part of the HRA Bylaw; however, the houses for this project have reached maximum mass capacity for the lot size. As the option to reduce mass by increasing density or expanding the site cannot be done here, attached and accessory spaces will be reviewed; and,
- The life safety issue is being addressed preemptively in order to lessen the inordinate costs of obtaining permits after a building is constructed which may lessen the number of illegal suites, which are a majority in New Westminster as in other municipalities.

In response to questions from the Committee, Kirsten Sutton, Architect at D3 Design, provided the following comments:

- Once the heritage house is placed on a new foundation, a majority of the Building Code issues would be addressed; therefore, the only life safety concern with an illegal suite would be that it would not have a dedicated heating system; and,
- A detached garage could be placed right against the property line if constructed as a fire resistant structure which would be in keeping with the Queen's Park design guidelines.

Discussion ensued and the Committee provided the following comments:

- Introducing the requirement of life safety measures this late in the process is overreaching and not supported at this time as they can be dealt with in the future;

- Do not support a carport as they often become storage, creating a mess on the property;
- Proponent should continue to work with staff regarding the carport;
- Although added later in the process, the life safety requirements may help with the housing crisis; however, a policy should be in place so that applicants know what to expect;
- As this is a small lot subdivision, compromises must be made to ensure that we do not see two massive homes on a small amount of land and staff should continue to work with the proponent to see that this does not happen;
- Staff should continue to work with the proponent to ensure that the site reflects as an attractive Heritage Revitalization Agreement and shows the community that this is something that can be accepted and contribute positively to the community.

MOVED and SECONDED

THAT, as outlined in the August 30, 2021 report titled, “208 Fifth Avenue: Heritage Revitalization Agreement,” the Land Use and Planning Committee recommends that the applicant reduce the proposed building bulk prior to the application being forwarded to Council for consideration; and

THAT the Land Use and Planning Committee recommends that staff do not require the applicant to include key life safety features to support future conversion of the heritage house basement to a secondary suite, prior to the application being forwarded to Council for consideration.

CARRIED.

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

CONSENT AGENDA

7. 514 Carnarvon Street: Holy Trinity Cathedral Restoration and Mixed Use Tower – Project

Rupinder Basi, Supervisor of Development Planning, reviewed the August 30, 2021 staff report and provided a PowerPoint presentation of the proposal which would entail an Official Community Plan Amendment and Heritage Revitalization Agreement that would see the restoration of the cathedral and the development of a new 30-storey mixed-use tower on the site. Mr. Basi outlined the proponent’s 2018 proposal for the site, noting that it is no longer viable for the proponent due to rising construction costs and an unsuccessful bid for funding from BC Housing in support of the non-market rental units. The new proposal no longer includes non-market rental units and reduces the number of market rental units but with an increase of condominium units in the development. Mr. Basi advised that given the removal of the non-market and market rental units, staff are undertaking an economic analysis of the project through a third party to examine the project’s benefits for both the community and the applicant to ensure that there is a suitable balance.

Joe Carreira, Vice-President, Developments, of Conwest Developments Ltd., acknowledged the long time that this proposal has been in the works and thanked staff for their guidance throughout the application process. Mr. Carreira provided a PowerPoint presentation and reviewed the updated proposal's alignment with the City's strategic plan, community benefits, updated tower site plan, response to the climate emergency, public transit and proposed traffic demand management (TDM) initiatives, and shared the letter received from BC Housing in June 2021 informing them that their submission was not selected to proceed.

The Venerable Richard Leggett, Holy Trinity Cathedral, expressed frustration at the lengthy application process which began in 2013 and for which the parish has used much of its reserves to fund what was hoped to be an exciting and expansive way to minister in the downtown core. He shared that the vision is to turn the cathedral into a more extensive and open space for the use of the wider community as a gathering place for concerts, meetings, etc., noting that the current space is no longer large enough to fill the needs of the community. As well, he stated that while it is regretful that the new proposal does not include affordable housing, the proposal must move forward to continue to serve the community and as resources are coming to an end.

Discussion ensued and the Committee provided the following comments:

- Members expressed frustration that the application has gone on for so long with increasing costs;
- Perhaps too much is being asked of the developer in the way of amenities;
- It is exciting to have churches encourage their congregations to consider climate action;
- Support the TDM initiative and the reduction of parking in the area;
- It is unfortunate that the funding from BC Housing was not approved although it is noted that there has been such a buildup in the need for housing over the years that when calls for funding go out, they are oversubscribed resulting in many projects not receiving funding;
- While public art with respect to reconciliation can make the community more beautiful and recognize Indigenous history on this territory, this project presents a real opportunity for a more in-depth conversation regarding what else can be done as a deeper reconciliation piece that the City would support such as "Land Back" initiatives in place of the affordable housing aspect;
- Although disappointed in the housing component aspect of the project, the City's larger goals include providing choices in housing, and there are other beneficial elements of this project such as the multitude of community benefits including the plaza, the transportation demand management, etc.;
- We need to move forward and determine how to best work with what we currently have based on the economic analysis;
- General support for the project was expressed; however, one member was not in support without non-market rental housing in place, noting that a development with so many units should be able to offer this type of housing.

THAT the Land Use and Planning Committee endorse the recommendations summarized in Section 6 of the August 30, 2021 report titled, “514 Carnarvon Street Holy Trinity Cathedral Restoration and Mixed Use Tower – Project,” and in consideration of the feedback received from the Committee.

CARRIED.

Councillor Puchmayr voted in opposition.

NEW BUSINESS

8. There were no items.

CORRESPONDENCE

9. There were no items.

NEXT MEETING

Monday, September 27, 2021

ADJOURNMENT

ON MOTION, the meeting was adjourned at 11:27 a.m.

Councillor Chinu Das
Chair

Carilyn Cook
Committee Clerk

REPORT

Climate Action, Planning and Development

To: Land Use and Planning Committee **Date:** October 18, 2021

From: Emilie K. Adin, MCIP **File:** PAR01404
Director of Climate Action, Planning and
Development

Item #: 2021-444

Subject: Preliminary Application Review: 805 Boyd Street (Queensborough Landing)
- Land Use Discussion

RECOMMENDATION

THAT the Land Use and Planning Committee support that the following land uses should be further considered through a formal zoning text amendment application: Amusement arcades; Lumber sales (in buildings smaller than 40,000 sq. ft.); Microbrewery, winery, distillery or cottage brewery; Trade and commercial schools; Animal boarding; Commercial, commissary or shared kitchen; Delivery and express facilities, courier service; Car wash; and the retail sale of used goods subject to the same restrictions as currently included in the Zoning Bylaw.

PURPOSE

To collect preliminary feedback from the Land Use and Planning Committee on proposed land use amendments for the Queensborough Landing shopping centre, in order to increase the types of businesses permitted.

EXECUTIVE SUMMARY

Queensborough Landing shopping centre is looking to expand the permitted land uses on site in order to attract new tenants and businesses. Proposed new land uses include: amusement arcade; lumber store; micro-brewery, winery or distillery; trade or commercial school; overnight animal boarding; commercial/commissary kitchen; delivery or courier facility; car wash or service station. Staff consider these land uses to: (1) complement the existing commercial uses on site, (2) be consistent with those typically found in similar highway commercial and/or commercial service areas, and

(3) be consistent with the existing land use designation Queensborough Commercial. Additionally, the retail sale of used goods could be considered, with some additional restrictions. A zoning text amendment for the C-10 Large Format Commercial Districts would be needed to allow these proposed land uses.

BACKGROUND

Policy and Regulations

The site is designated **QC (Queensborough Commercial)** in the Official Community Plan (OCP). It is the only property in the City with this designation. The proposed changes are consistent with this designation.

The site is zoned Large-Format Commercial Districts (C-10). It is also the only property in the city with this zoning. This zone is intended to allow large format retail development and associated office and business park uses. The proposed new land uses are not permitted in this zone so an amendment would be required.

A copy of the C-10 zone, including all currently permitted land uses, is included as **appendix A**.

Property Description

Queensborough Landing is a regional shopping centre on a 14.6 hectare (36 acre) property located on Boyd Street, north of Highway 91A and west of the Queensborough Bridge. The property is bisected by a rail line. Currently the site is improved with tilt-up concrete, big box retail buildings, mostly built between 2003 and 2011. The zone permits density up to 1.0 Floor Space Ratio (FSR). Queensborough Landing is currently constructed to 0.28 FSR, a fraction of the 1 FSR that is permitted. There are currently 1,721 surface parking spaces on site, including 57 accessible spaces. This exceeds the minimum parking requirements of the zone.

Other applications

A Preliminary Application Review for a subdivision of a portion of the property to construct a self-storage building was supported by the LUPC in July 2021. The owner, Smart Centers, has previously applied for and been granted other zoning text amendments in the last few years, including to allow an oil change facility, a child care and an after-school learning centre.

PROPOSAL

The applicant is looking to expand the permitted land uses on site in order to attract new tenants and businesses. The applicant states that the development of competing retail attractions in the region, such as MacArthur Glen and Tsawwassen Mills, have impacted the Queensborough Landing shopping centre, such that multiple retail units

are currently vacant. They propose to shift the land use from primarily retail commercial towards commercial service, mixed employment or light industrial uses. They argue these uses would be compatible with and complementary to surrounding commercial and industrial lands. Proposed new land uses include: amusement arcade; lumber store; micro-brewery, winery or distillery; trade or commercial school; overnight animal boarding; commercial/commissary kitchen; delivery or courier facility; car wash or service station.

DISCUSSION

Future Area Planning

As this is a large site, a long-term strategy for its use should be explored through a master plan or official community plan process. As an update to the Queensborough Community Plan is not anticipated in the near future, Smart Centers is proposing additional land uses for the site as an interim measure. The applicant states this increased flexibility would attract different types of commercial businesses to the site, potentially assisting them in filling vacant commercial units.

Proposed Additional Uses

The applicant has submitted a list of uses which they would like the City to allow on the subject site, available in **appendix B**. An excerpt of relevant Zoning Bylaw Definitions has been included in **appendix C**.

Of the proposed land uses provided by the applicant, staff considers that nine could be added to the C-10 Zone because they:

- a. are consistent with the existing land use designation Queensborough Commercial,
- b. are consistent with those typically found in similar highway commercial and/or commercial service areas,
- c. are considered to be complementary to existing commercial uses on site,
- d. could be accommodated within existing buildings,
- e. are not anticipated to create land use conflicts with surrounding existing uses or future uses contemplated by the Official Community Plan, and
- f. would not increase the parking impacts beyond what was originally contemplated for this site.

The nine land uses are:

1. *Amusement arcade*: The C-10 Zone currently allows “*Public assembly and entertainment use excluding amusement arcades and casinos*”. Amusement Arcades are permitted in the Community Commercial Districts (High Rise) (C-3) commercial zones. The amendment would allow amusement arcades, but not

casinos. Other gaming rooms, such as escape rooms, are currently permitted. A separate Liquor Rezoning application would be required to allow liquor to be served.

2. *Lumber sales*: The C-10 Zone currently allows “*Lumber sales in a retail store with a commercial area greater than 40,000 square feet (3,716.0 square metres)*”. Currently, Walmart occupies the only commercial retail unit that meets this size restriction. The amendment would allow smaller retail units to be used for building supply establishments.
3. *Microbrewery, winery, distillery or cottage brewery*: The C-10 Zone currently allows “*cafes and restaurants*”. A liquor manufacturer licence with lounge endorsement would be required.
4. *Trade and commercial Schools*: In 2020, a text amendment to the C-10 Zone was approved to allow Self-Improvement schools for learning arts, sports or other skills, including after school learning centres. Trade schools are for learning industrial occupations (e.g. plumbing) and are permitted in the Commercial Service (CS-1) and Commercial Industrial (CM-1) zones, and in the Light Industrial (M-1, M-5) Zones. Commercial schools are for learning business and health care skills (e.g. bookkeeping) and are allowed in most Commercial zones (C-1 to C-8). Trade and commercial schools could provide a transition between retail commercial and light industrial uses and students could activate the property during daytime hours.
5. *Animal boarding: Animal Grooming and daycare facilities, and animal hospitals and veterinary clinics*, are currently permitted in the C-10 Zone although there are none currently on the site. Animal boarding could be a good fit, as the main issue with this use is noise (e.g. evening barking), and the closest residential properties are located on the other side of the highway.
6. *Commercial, commissary or shared kitchen*: These kitchens are used by food manufacturers, catering companies, non-profit groups, etc. which require a certified commercial kitchen to prepare food. They may be used by multiple start-ups and/or small businesses, have accessory restaurant capability, and/or function in relation to a commercial cooking school. Building Code upgrades may be needed, and not all existing units may be suitable for this use.
7. *Delivery and express facilities, courier service*: delivery and express facilities are permitted in the Commercial Service (CS-1) zone. There are a variety of courier service retail storefronts and Canada Post locations in commercial zones across the City, including C-4. This use would support current shopping trends of purchasing online, but collecting from a pick up location. If this land use is added to the C-10 Zone, it should be defined in the Zoning Bylaw definitions.

- 8. *Car wash*: a car wash is considered complementary to the auto-oriented uses on the site. It is noted that additional plumbing permits with the City and wastewater permits with Metro Vancouver may be necessary to facilitate this use.
- 9. *Retail Sale of Used Goods*: The C-10 Zone currently prohibits stores where more than 10% of the floor area is occupied by used goods for sale which is consistent with the requirements in other commercial districts. The Zoning Bylaw permits stores dedicated to the sale of certain types of used goods (e.g. antiques, clothing consignment) and those whose sales support a recognized charity. The sale of used goods with similar regulations is considered complementary to the uses currently on the site. An excerpt of Zoning Bylaw definitions and regulations related to the sale of used goods has been included in **appendix D**.

Does the LUPC support that the above uses should be further considered through a formal zoning text amendment application?

FEEDBACK FROM THE LAND USE AND PLANNING COMMITTEE

Staff is seeking feedback from the LUPC on the proposed land use amendments and LUPC endorsement of the following recommendations:

- 1. That the LUPC support that the following land uses should be further considered through a formal zoning text amendment application: *Amusement arcades; Lumber sales (in buildings smaller than 40,000 sq ft); Microbrewery, winery, distillery or cottage brewery; Trade and commercial schools; Animal boarding; Commercial, Commissary or shared kitchen; Delivery and express facilities, courier service; Car wash; and the retail sale of used goods subject to the same restrictions as currently included in the Zoning Bylaw.*

INTERDEPARTMENTAL LIAISON

The City has a project-based team approach for reviewing development applications, which facilitates interdepartmental review. The interdepartmental team provides comments to the applicant throughout the development review process. This report has also been reviewed by staff from the Economic Development Office.

APPLICATION REVIEW PROCESS AND NEXT STEPS

Review Process

This is Stage Two of a two-stage preliminary application review (PAR) opportunity that is available to applicants at the Director’s discretion. The two-stage PAR process was implemented in 2018 in order to allow for early political input on exceptional development application inquiries that fall outside the lines of existing City policy.

Stage One - Completed:

- PAR application form is submitted with full fee payment
- Review of proposal for a self-storage building, a land use that requires an OCP amendment and rezoning,
- Director’s memo to the Land Use and Planning Committee (LUPC) July 12, 2021
- PAR letter issued to the applicant, summarising LUPC feedback and staff comments, August 18, 2021.

Stage Two – We are here:

- Staff report to the LUPC reviewing a full list of land-uses being requested through a rezoning text amendment, to help address vacancy for the remainder of the Queensborough Landing property
- PAR letter to applicant to be prepared summarising LUPC feedback and staff comments

OPTIONS

1. That the Land Use and Planning Committee support that the following land uses should be further considered through a formal zoning text amendment application: Amusement arcades; Lumber sales (in buildings smaller than 40,000 sq ft); Microbrewery, winery, distillery or cottage brewery; Trade and commercial schools; Animal boarding; Commercial, Commissary or shared kitchen; Delivery and express facilities, courier service; Car wash; and the retail sale of used goods, subject to the same restrictions as currently included in the Zoning Bylaw;

This option would reflect LUPC’s desire to move forward with the text amendment to support to compatible new businesses in the existing development.

2. That LUPC instruct staff to discourage the applicant’s submission of a Zoning Bylaw Text Amendment application until a comprehensive master site plan for the overall Queensborough Landing site has been completed or the City has updated the Queensborough Community Plan.

This option would reflect LUPC’s position that a more long-term strategic plan is needed for the site as a whole, before moving forward with any additional zoning text amendment applications.

3. That LUPC provide other feedback to staff.

Staff recommends Option 1.

ATTACHMENTS

Appendix A - C-10 Zone, Large Format Commercial Districts

Appendix B - Applicants Summary of Proposed Land Uses

Appendix C - Definitions of Excerpt of Relevant Zoning Bylaw Definitions

Appendix D - Excerpt of Zoning Bylaw Definitions and Regulations Relating to the Sale of Used Goods

APPROVALS

This report was prepared by:

Janet Zazubek, Planner

This report was reviewed by:

Mike Watson, Senior Development Planner

Kim Deighton, Manager of Licensing and Integrated Services

Jackie Teed, Senior Manager, Climate Action, Planning and Development

This report was approved by:

Emilie Adin, Director, Climate Action, Planning and Development

Appendix A:
C-10 Zone,
Large Format Commercial Districts

543. Large Format Commercial Districts (C-10) (BYLAW 6729, 2002)

543.1 **The purpose of this district is to allow Large Format Retail Development and associated office and business park uses.**

Permitted Uses

- 543.1.1 *Accessory Recycling Return Centre, in Accordance with section 170.14 of this Bylaw;* **(BYLAW 7308, 2009)**
- 543.2 *Animal Grooming and Daycare Facilities* **(BYLAW 7058, 2005)**
- 543.3 *Animal Hospitals and Veterinary Clinics* **(BYLAW 7058, 2005)**
- 543.4 *Automobile repair* **(BYLAW 7827, 2016)**
- 543.5 *Banks*
- 543.6 *Deleted;* **(BYLAW 7308, 2009)**
- 543.7 *Business and professional offices;*
- 543.8 *Cafes and restaurants;*
- 543.9 *Child care;*
- 543.10 *Factory Outlets;*
- 543.11 *Garden Centres;*
- 543.12 *Health service and fitness centres;*
- 543.13 *Laboratories;*
- 543.14 *Lumber sales in a retail store with a commercial area greater than 40,000 square feet (3,716.0 square metres);*
- 543.15 *Museums;*
- 543.16 *Deleted;* **(BYLAW 7273, 2008)**
- 543.17 *Office buildings;*
- 543.18 *Personal service establishments;*
- 543.19 *Public assembly and entertainment uses excluding amusement arcades and casinos;*
- 543.20 *Public transportation depots;*
- 543.21 *Public utilities;*

- 543.22 *Printing, publishing and bookbinding, blue printing and photostating, lithographing, engraving, stereotyping, and other reproduction services;*
- 543.23 *Residential units to a maximum of one per building for the accommodation of a caretaker, manager or security personnel;*
- 543.24 *Retail Liquor Store, defined for the purposes of this schedule as a Retail Store of not more than 3,000 gross square feet (278.7 square metres) of retail floor space (excluding space for refrigeration, offices and washrooms) which is owned by but not necessarily contiguous to a Licensed Liquor Primary establishment and which sells alcoholic beverages, snacks and liquor related items directly to the public until no later than 11:00 p.m. or before 9:00 am and which does not permit consumption of alcoholic beverages on the premises.*
(BYLAW 7023, 2005)
- 543.25 *Retail stores, excluding the sale of used goods;*
- 543.26 *Retail sale of new automobile parts and accessories;*
- 543.26.1 *Self-Improvement School;* **(BYLAW 8214, 2020)**
- 543.27 *Studios for artists, filming, or audio recording;*
- 543.28 *Deleted;* **(BYLAW 7058, 2005)**
- 543.29 *Video stores;*
- 543.30 *Wholesaling;*
- 543.31 *Accessory buildings and uses;*

Front Yard

- 543.32 A front yard shall be provided of not less than fifty percent (50%) of the height of the building in depth.

Rear Yard

- 543.33 A rear yard shall be provided of not less than 25 feet (7.62 metres) in depth.

Side Yard

- 543.34 A side yard shall be provided of not less than 25 feet (7.62 metres) in depth.

Height

- 543.35 The height of a building shall not exceed:
- a) Where the site coverage of a building is less than or equal to 20,000 square feet (1,858.0 square meters) and:
 - (1) the building is greater than two storeys, then the height of a building shall not exceed 50 feet (15.24 metres) to a maximum of four storeys;

- (2) the building is two stories or less, then the height of a flat roof building shall not exceed 10 feet (3.05 metres);
 - (3) the building is two stories or less then the height to mid point of a sloped roof shall not exceed 40 feet (12.20 metres).
- b) Where the site coverage of the building is greater than 20,000 square feet (1,858.0 square metres), the height of a building may not exceed 40 feet (12.20 metres) nor two stories.

Density

543.36 Despite Section 120.71, for the purposes of this Schedule, floor space ratio means, the numerical factor determined by measuring the horizontal cross sectional area of all buildings measured to the outside of the outer walls of the building at each floor level, excepting any area used for a community amenity, child day care, transportation depot or community police office and dividing this by the site area.

543.37 The maximum floor space ratio shall not exceed a factor of 1.0

Off-Street Parking

543.38 *Off-Street parking* shall be provided in accordance with the provisions of the Off-Street Parking Regulations section of this Bylaw. **(BYLAW 8184, 2020)**

Off-Street Loading

543.39 Off-Street loading shall be provided in accordance with the provisions of the Off-Street Loading Regulations section of this Bylaw. **(BYLAW 8184, 2020)**

Appendix B:
*Applicants Summary of
Proposed Land Uses*

NEW WESTMINSTER – QUEENSBOROUGH LANDING (PROPOSED USES)

October 08, 2021

EXISTING USES TO BE AMENDED		
PROPOSED AMENDMENT	EXAMPLES OF USES	EXAMPLES OF TENANTS
Retail stores, excluding the sale of used goods	<ul style="list-style-type: none"> • Charity thrift stores • Clothing consignment stores • Secondhand specialty stores • Secondhand stores and reconditioned goods stores • Used Music • Used Tool Store • Antique stores • Vintage furniture 	<ul style="list-style-type: none"> • RAPS Animal Hospital Thrift Store • Once Upon a Child • Front and Company • Turnabout • The Sports Exchange • Value Village • Salvation Army
Public assembly and entertainment use excluding amusement arcades and casinos	<ul style="list-style-type: none"> • Amusement Arcade 	<ul style="list-style-type: none"> • I-Exit (Escape Room) • Find & Seek (Escape Room) • The Gaming Stadium (E-Sport) • Evolve Virtual Reality • REC Room
Lumber sales in a retail store with a commercial area greater than 40,000 square feet (3,716.0 square metres)	<ul style="list-style-type: none"> • Retail building supply establishment • Lumber in buildings less than 40,000 square feet 	<ul style="list-style-type: none"> • Ace Lumber • Peavey Mart • Home Hardware

NEW WESTMINSTER – QUEENSBOROUGH LANDING (PROPOSED USES)

October 08, 2021

PROPOSED COMMERCIAL USES		
PROPOSED USES	EXAMPLES OF USES	EXAMPLES OF TENANTS
Microbrewery Winery Distillery Lounge Endorsement Area (with or without) Cottage Brewery	<ul style="list-style-type: none"> • Microbrewery • Winery • Distillery • Lounge Endorsement Area (with or without) • Cottage Brewery 	<ul style="list-style-type: none"> • Dogwood Brewing • Craft Beer Market • The River’s Reach Pub • Steel & Oak Brewing
Trade and/or Commercial Schools	<ul style="list-style-type: none"> • Cooking schools • Massage training schools 	<ul style="list-style-type: none"> • Canadian College of Shiatsu Therapy • Makami Massage College • Nourish Cooking School • West Coast Indian Cooking School • Academy of Learning • Computer & Career College • Vancouver Community College
Animal Boarding	<ul style="list-style-type: none"> • Pet Hotel & Resort 	<ul style="list-style-type: none"> • Jet Pet Resort • Dogtown • EZ Dog

NEW WESTMINSTER – QUEENSBOROUGH LANDING (PROPOSED USES)

October 08, 2021

PROPOSED INDUSTRIAL USES		
PROPOSED USES	EXAMPLES OF USES	EXAMPLES OF TENANTS
Business and Professional offices	<ul style="list-style-type: none"> • Call centres • Massage Providers/Spas 	<ul style="list-style-type: none"> • TigerTel Communications • Absolute Spa Group
Delivery and express facilities	<ul style="list-style-type: none"> • Courier Services 	<ul style="list-style-type: none"> • FedEx • Purolator • DHL • Penguin Pickup
Car Washing establishments	<ul style="list-style-type: none"> • Hand Car Wash • Automatic Touchless Car Wash 	<ul style="list-style-type: none"> • Shine Auto Wash • Ultra-Shine Car Wash & Detailing • BC Auto Spa

Appendix C:
*Excerpt of Relevant
Zoning Bylaw Definitions*

Appendix C

Excerpt of Relevant Zoning Bylaw Definitions

120.11 AMUSEMENT ARCADE means the use of a building, or portion of a building, for providing entertainment in the form of any combination of video amusement machines, or other mechanical or electronic games, totalling four or more in number, but does not include a casino.

20.10.1 ANIMAL GROOMING and DAYCARE FACILITIES means the use of an enclosed building for the provision during the day of animal grooming, training or daycare but does not include keeping animals overnight.

120.10.2 ANIMAL GROOMING FACILITIES means the use of an enclosed building for the provision during the day of animal grooming.

120.12 ANIMAL HOSPITAL and VETERINARY CLINIC means any building, or portion of a building, or structure in which animals are cared for, treated, maintained or hospitalized and in which no provision is made to keep or board animals except those undergoing medical treatment.

120.29 BUSINESS AND PROFESSIONAL OFFICE means the use of a building, or portion of a building, for administrative, clerical and professional work. Business and professional offices include financial, real estate, insurance, medical, dental, massage providers, massage therapists, legal, design, accounting, advertising, sales, consulting, telecommunications, high technology, and similar types of businesses engaged in person to person, person to business, and business to business transactions in a pedestrian oriented environment.

120.44 COMMERCIAL SCHOOL means the use of a building, or portion of a building, for the training and or instruction of students in business skills, and similar office and business use functions; and a post-secondary institute offering only programs, and certificates, diplomas, degrees or other qualifications in health care sciences professions or practices and health care administration, and health care research and development, and includes without limitation, medicine, dentistry, nursing, dental assistants, physiotherapy, health consulting, dental technology, and medical technology. A Commercial School also includes Self-Improvement School.

120.52 COTTAGE BREWERIES means a building, or portion of a building, of not more than 10,000 square feet (929.00 square metres) in which beer is brewed but not bottled, and beer and wine are sold to the public and to local outlets.

120.117.1 INDUSTRIAL USE means, for the purposes of Sections 140-150, a use providing for manufacturing, processing, fabricating, assembling, storing, transporting, distributing, wholesaling, testing, servicing, repairing, wrecking, recycling or salvaging of goods, materials or things for direct use or resale to individual business customers, and not for the general public

120.125.2 LOUNGE ENDORSEMENT AREA means the accessory use of an area of a brewery, distillery or winery for the sale and service of beer, liquor or wine for consumption in an indoor area or patio area of the brewery distillery or winery specified by a licence issued under section 12 of the Liquor Control and Licensing Act

120.143 PERSONAL SERVICE ESTABLISHMENT means barber shops, beauty parlours, cosmetologists, massage providers, massage therapists, dry cleaning shops (automatic self-service only), dry cleaning establishments, electrical appliance repair shops, florist shops, laundrettes (automatic self-service only), shoe repair shops, tailor or dressmaking shops, optical or watch repair shops, printing using photographic processes, letter pressing, blue printing, silk screening and lithographing.

120.149 PUBLIC ASSEMBLY AND ENTERTAINMENT USE means the use of a building, or portion of a building, for assembly or entertainment including auditoriums, billiard halls, bowling alleys, dance halls, gymnasiums, karaoke, meeting halls, swimming pools, theatres (excluding drive-in theatres), libraries, art galleries, museums, and parks, but excludes adult entertainment uses, adult motion picture uses, adult theatres, and adult video stores and liquor primary licensed premises

120.177 SELF-IMPROVEMENT SCHOOL means the use of a building, or portion of a building, for instruction in arts, dance, music, martial arts, sports or similar self-improvement activities, but does not include any sex-oriented business.

120.208 TRADE SCHOOL means the use of a building, or portion of a building, for instruction and or apprenticeship in an industrial occupation, such as automobile mechanics, bricklaying, carpentry, electrical wiring, plumbing, sheet metal work or similar occupation

Appendix D:
*Excerpt of Zoning Bylaw
Definitions and Regulations
Relating to the Sale of Used Goods*

Appendix D**Excerpt of Zoning Bylaw Definitions and Regulations Relating to the Sale of Used Goods****190.20 The Sale of Used Goods in Retail Districts**

Where a retail store is a permitted use, used goods may be bought, sold, procured or offered for sale or resale provided that no more than 10 percent of the retail store's display floor space is occupied or used for such purposes.

120.13 ANTIQUE STORE means a retail store having a) more than 10 percent of its display floor space occupied or used for buying, procuring, selling, reselling or offering for sale or resale furniture or furnishings made, fabricated or manufactured at least 25 years prior to the date they are offered for sale or resale; and b) not more than a total of 25 percent of its display floor space occupied or used for buying, procuring, selling, reselling, or offering for sale or resale any of the following items:

- a) used books, magazines and papers
- b) collectibles
- c) used electronics (including cameras)
- d) used jewellery and accessories
- e) used musical equipment and accessories (excluding recorded music), or
- f) used recreational equipment and accessories

120.34 CHARITY THRIFT STORE means a second hand store in which either a) all net proceeds of the business operation, or b) an amount of at least 5 percent of annual gross sales of the store, are donated annually to a charitable organization registered under the Income Tax Act R.S.B.C. 1996, c.215, as amended or replaced from time to time.

120.40 CLOTHING CONSIGNMENT STORE means a retail store having more than 10 percent of its display floor space occupied or used for selling, reselling or offering for sale or resale used clothing which has been taken into trust for the purpose of sale or resale on behalf of another party

120.43 COLLECTIBLES means used goods which have a higher value than when originally manufactured including, but not limited to, stamps, coins and ceramic dolls.

120.172 SECOND HAND STORE means a retail store having more than 10 percent of its floor space occupied or used for buying, procuring, selling, reselling or offering for sale or resale used goods of every nature and kind except empty recyclable bottles or cans, either directly or on consignment, and for greater certainty, includes a reconditioned goods store, but does not include a pawn shop, used music store or used tool store

120.142 PAWN SHOP means the use of a building, or portion of a building, for the business of taking goods or chattels excluding the sale of firearms in pawn whether or

not the provisions of the Pawnbrokers Act R.S.B.C. 1996, c. 350, as amended or replaced from time to time, apply to the business. (BYLAW 7276, 2008)

120.157 RECONDITIONED GOODS means used electronics or used household appliances which have had some components replaced, repaired or upgraded to increase the usefulness and/or durability of the good.

120.158 RECONDITIONED GOODS STORE means a retail store having more than 10 percent of its display floor space occupied or used for buying, procuring, selling, reselling or offering for sale or resale reconditioned goods.

120.171 SECOND HAND SPECIALTY STORE means a retail store having more than 10 percent of its display floor space occupied or used for buying, procuring, selling, reselling or offering for sale or resale used goods from only one of the following categories:

- a) books, magazines and papers
- b) collectibles
- c) electronics
- d) jewellery and accessories
- e) luggage and travel accessories
- f) musical equipment and accessories (excluding recorded music), or
- g) recreational equipment and accessories.

120.172 SECOND HAND STORE means a retail store having more than 10 percent of its floor space occupied or used for buying, procuring, selling, reselling or offering for sale or resale used goods of every nature and kind except empty recyclable bottles or cans, either directly or on consignment, and for greater certainty, includes a reconditioned goods store, but does not include a pawn shop, used music store or used tool store.

120.211 USED AUTOMOTIVE PARTS BUSINESS means a business having more than 10 percent of its floor space occupied or used for buying, procuring, selling, reselling or offering for sale or resale used automotive parts and accessories, and may include the dismantling of automobiles provided that the dismantling and any storage of automobiles or automobile parts is conducted entirely within an enclosed building, or portion of a building,.

120.212 USED MUSIC STORE means a retail store having more than 10 percent of its display floor space occupied or used for buying, procuring, selling, reselling or offering for sale or resale used recorded music stored in a vinyl, audio tape, compact disc or any other format.

120.213 USED TOOL STORE means a retail store having more than 10 percent of its display floor space occupied or used for buying, procuring, selling, reselling or offering for sale or resale used tools suitable for construction, automotive repair or domestic use.