

Attachment 2

Background Information

SUMMARY OF RELATED CITY POLICIES AND REGULATIONS

Official Community Plan (OCP)

The subject site is designated Mixed Use – Low Rise (ML), which is described in part as follows:

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

The intent of this land use designation is to activate principal streets for the pedestrian realm. This is related to East Columbia Street where at-grade retail spaces can create a vibrant and engaging streetscape within a mix of residential development.

Development Permit Area

The subject site is located within the East Columbia Street Development Permit Area (DPA) design guidelines. The intent of these guidelines is to facilitate new commercial and mixed use development, with active commercial spaces oriented towards East Columbia Street. These guidelines note that north of Sapperton Park, new development should build on the small-scale retail focused success of the neighbourhood.

Zoning Bylaw

A 'business and professional office' is defined in the Zoning Bylaw as:

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.

The property's current Comprehensive Development (CD-79) zone does not permit business and professional offices on the ground floor unless they occupy less than 30 percent of the net ground floor area and occupy a frontage on East Columbia Street less than 7.92 m. (26 ft.). The intent of the property's Comprehensive Development (CD-79) zone is to designate retail uses, with a limited amount of service commercial uses, on the ground floor of the mixed-use development. This is to activate a portion of East Columbia Street between Knox Street and Braid Street, which is designated as a Great Street.

A Zoning Bylaw text amendment is required as the proposed dental clinic use would exceed these provisions. A medical pharmacy and clinic currently operates within two of the existing ground level CRUs, occupying 33.4 percent of the net ground floor area.

Retail Strategy

Active retail uses are defined in the City's Retail Strategy as uses that are considered to be optimal generators of street-level activity and vitality, including restaurants, retail and specialty food stores, specialty retail stores, arts culture and entertainment uses, and personal service-oriented businesses that generate frequent traffic. General office uses are not considered active uses.

The proposed dental clinic falls under the category of service commercial in the Retail Strategy. Service commercial is defined as all types of personal, professional, health, financial and other consumer services. The proposed dental clinic, as a general office use, is not considered an active use.

The Retail Strategy requires active uses at-grade on both sides of East Columbia Street from Sherbrooke Street to Braid Street. Additionally, at-grade uses in core areas of Great Streets are to be limited to active uses.

Master Transportation Plan

East Columbia Street is one of six corridors identified as a Great Street in the City's Master Transportation Plan. Great Streets provide characteristics that create streets as destinations for people to be, instead of places to move through. One of these characteristics is transparency, primarily in the form of street-level windows. Transparency enhances visibility and safety for pedestrians, providing them with the opportunity to engage in various activities along the Great Street.

SITE CONTEXT

The subject site is located on the east side of East Columbia Street, slightly north of Sherbrooke Street in the Sapperton neighbourhood. A six-storey mixed use development was completed on the site in 2022. This development contains six stratified commercial units on the ground level and office space on the second floor. Four of the six CRUs are occupied with the following tenants:

- **CRU #1:** Barcelos Chicken
- **CRU #2 & #3:** Manhas Pharmacy/Clinic
- **CRU #4:** Vacant (proposed unit for dental clinic)
- **CRU #5:** Vacant
- **CRU #6:** Subway



Site Context Map

Surrounding land uses include CRUs along East Columbia Street to the north, single detached dwellings to the east, the Elizabeth Fry Society to the south and the Knox Presbyterian Church to the west. Sapperton Park and the Royal Columbian Hospital are also located near the subject site.