



## Attachment #3

### *Analysis of Proposed Commercial Uses*

## **Analysis of Proposed Commercial Uses**

Staff have evaluated the proposed commercial uses according to City policies, including the Retail Strategy, OCP, and Zoning Bylaw. An analysis of each use is provided below.

**Amusement arcades:** The C-10 zone currently allows public assembly and entertainment uses, which allows uses such as theatres, escape rooms, bowling alleys, etc. *Amusement arcades* are defined separately in the Zoning Bylaw; as such, an amendment to the C-10 zone is required to permit this use. Amusement arcades are currently permitted in the Community Commercial Districts (High Rise) (C-3) and Belmont Street Comprehensive Development Districts (C-CD-2) zones, with some size restrictions. Recent updates to Business License Bylaw removed the current limit on 12 arcade machines per establishment. Staff consider that amusement arcades are an appropriate entertainment use for a commercial area and are compatible with the other public assembly and entertainment uses already permitted on site.

**Animal boarding:** Overnight animal boarding is currently not permitted in any commercial zones in New Westminster. Daytime animal grooming and daycare facilities, as well as veterinary clinics, are already permitted in C-10 and most other commercial zones. After conducting a municipal scan, staff found that other municipalities allow overnight animal boarding in commercial zones, with some restrictions. Staff consider that the proposal to allow animal boarding is reasonable, given that Queensborough Landing is a large site with plenty of space to accommodate outdoor dog runs, and is not located adjacent to any residential uses. Additional regulations for animal boarding, including minimum required area and standards for upkeep were recently added to the Business License Bylaw.

**Car washing establishments:** Car washes are permitted in the Community Commercial Districts (Low Rise) (C-2), Community Commercial Districts (Medium Rise) (C-2A), Service Districts (CS-1), and Community Commercial Districts (Medium Rise) (Liquor Store) (C-2L) zones. Given the large site size and auto-oriented nature of Queensborough Landing, staff consider that this is an appropriate addition to the C-10 zone.

**Commercial schools:** Commercial school means an institution offering training in business, health care, arts, dance, music, sports etc. Commercial schools are currently permitted in most commercial districts, and are considered an appropriate addition to the C-10 zone to increase the services offered in Queensborough. Self improvement schools already permitted in the C-10 zone; the addition of commercial schools would allow for more types of educational institutions, such as schools offering instruction in healthcare professions.

**Delivery and express facilities:** This use is currently permitted in the CS-1 zone, although the Zoning Bylaw does not provide a definition for it. For clarity, a definition for this use is proposed to be added to Section 100 (Definitions) of the Zoning Bylaw. This use includes facilities that function as an origin or destination point from which single unit, single axle trucks are dispatched for the local delivery or pick-up of goods.

Examples could include a courier service or package pickup facilities. This is considered an appropriate use for the C-10 zone as it aligns with other service commercial uses and aligns with the auto-oriented nature of Queensborough Landing. The Retail Strategy also supports the addition of small-scale local distribution uses on the subject site.

**Food and beverage manufacturing, which must include a lounge endorsement area, retail store, or a café/restaurant:** This use would allow breweries/wineries/distilleries, and the requirement for a lounge endorsement area, retail component, or café/restaurant will ensure that these uses remain active and customer-facing, as is appropriate for a commercial area. This category could also allow a food producer with a restaurant/café or retail store in the front of house. A “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. This definition is consistent with how breweries/wineries/distilleries are permitted in other zones.

**Second hand stores:** Second hand stores are currently only permitted in the CS-1 zone. There are a number of different definitions for second hand stores in the Zoning Bylaw. Staff proposed to include the broadest definition which allows the most types of second hand stores. For clarity, this will not include a pawn shop, used music store or used tool store.

**Trade schools:** Trade schools are currently permitted in the CS-1 and Commercial Industrial Districts (CM-1) zones. Trade schools are considered an appropriate addition to the site given that they are compatible with other permitted service commercial uses, and the proximity to industrial sites which may allow for training opportunities.