



Attachment #4
Project Summary Letter



SMARTCENTRES®
REAL ESTATE INVESTMENT TRUST

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January 18, 2023

City of New Westminster
511 Royal Ave.
New Westminster, BC
V3L 1H9

Attention: Amanda Mackaay, Development Planner

**Re: Zoning Text Amendment – File PAR01404
Queensborough Landing Shopping Centre - 805 Boyd St., New Westminster, BC**

On behalf of First Queensborough Shopping Centres Limited (“SmartCentres”), please find enclosed Zoning Text Amendment application to include additional complementary uses to the Large Format Commercial District (C-10) at the Queensborough Landing Shopping Centre located at 805 Boyd St., in New Westminster, BC

SmartCentres completed a Pre-Application for the proposed Zoning Text Amendment on April 20, 2021. The Pre-Application was circulated to the relevant City departments and were presented to the Land Use and Planning Committee on July 12, 2021. Comments were circulated and received by SmartCentres in a letter dated November 03, 2021.

ZONING TEXT AMENDEMENT:

The City of New Westminster Zoning Bylaw #6680, 2001 identifies the subject property as Large Format Commercial District (C-10) for the purpose of permitting Large Format Retail Development and associated office and business park uses. The uses currently located on site meet the intent of the existing land use designations and zoning bylaw. The Queensborough Landing Shopping Centre is the only property within the City of New Westminster with the C-10 zoning designation and any text amendments would not have any impact or ramifications on any other properties within the municipality.

We are proposing a zoning text amendment to the Large Format Commercial Zone (C-10) to include a Comprehensive List of Additional Uses.

As part of our effort to diversify the shopping centre, SmartCentres has developed a comprehensive list of additional uses that could be incorporated in the C-10 zoning text amendment that would help support the remaining shopping centre. The purpose of the proposed text amendments to the C-10 zoning designation is to facilitate the introduction of new uses that are consistent with the surrounding and adjacent land uses and to eliminate the need to rezone the property on a regular occurrence due to the constantly evolving retail environment.

SmartCentres worked with its leasing team to review all zones and uses permitted by the City of New Westminster in order to develop a comprehensive list of text amendments including clarifications to existing permitted uses, and the addition of commercial and light industrial uses in the form of quasi-industrial/retail uses that would be complementary and support the existing shopping centre. These changes would allow SmartCentres to broaden prospective tenancies and potential uses to address vacancies without compromising the intent of the C-10 zoning designation. Uses such as second-hand stores, microbreweries, trade and/or commercial schools, workshops, manufacturing and indoor storage uses (e.g. bakery, tiles, carpet, and furniture shops with accessory retail), and sale and servicing of motor vehicles, boats, tools, and small equipment are examples of these types of uses. Such uses can be found

in other commercial designated sites throughout Canada as the distinction between commercial and light industrial uses have become ambiguous. The zoning text amendment for the additional uses should apply for the shopping centre and not impact the current application(s) for the self-storage use as it is critically important that changes and improvements occur.

Following recommendations from LUPC, we have excluded the request to remove the 40,000 minimum size requirements for Lumber sales and amended the Comprehensive List of Additional Uses included with this application.

As part of this Zoning Text Amendment, we have considered the impacts and benefits the new proposed uses would have on the shopping centre and neighbouring properties. The proposed uses would help to support various types on tenants providing for a diverse retail environment and it aligns with the industrial uses that surround the shopping centre.

The proposed uses included on the Comprehensive List would provide a positive impact on the shopping centre by allowing complementary business on the property, creating a vibrant environment and a more positive shopping experience to customers.

To circumvent any negative impacts that sale of used goods may generate, the intention is to have used goods store selling certain types of goods, such as sporting equipment, clothing, etc. excluding pawn shops that could contribute negatively.

The proposed changes to the C-10 zoning designation are intended achieve the goals of the economic policy framework of the City of New Westminster by supporting existing tenants and businesses, and by providing residents of the Queensborough and general area with a wider variety of shops and services.

This proposal has a positive impact regarding the City of New Westminster's climate emergency actions by providing a broader option of businesses and services to local residents, encouraging a car light community. In addition, second-hand stores that sells clothes, small furniture / appliances, sporting equipment, etc. have a big positive social and environmental impact. They reduce carbon emissions, save lots of resources, water, and energy and they also prevent old goods from ending up in landfills or incinerators.

Queensborough Landing is also proud to currently provide quality people-centered public realm, including the existing bike route and pedestrian path located in the centre of the shopping centre that provides connectivity from Boyd Street to the existing bike / pedestrian path along Fraser river.

SUMMARY:

The Zoning Text Amendment application is consistent with the goals and policies adopted by the City of New Westminster as part of the Queensborough Community Plan by supporting local residents and businesses. The inclusion of the proposed additional uses will help eliminate vacancy by broadening leasing opportunities to various types of tenants. These tenants would help support employment opportunities and foster the growth of new local businesses and provide for a diverse retail environment without compromising the intent of the OCP and zoning designation(s).

Should you require any additional information pertaining to this application, please do not hesitate to contact me.

Thank you very much for your consideration and we look forward to a positive response from the community.

Sincerely,
SmartCentres REIT



Cristiana Valero
Development Manager

NEW WESTMINSTER – QUEENSBOROUGH LANDING (PROPOSED USES)

April 17, 2023

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 • 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
Microbrewery Winery Distillery Cottage Brewery	<ul style="list-style-type: none"> • Microbrewery • Winery • Distillery • Cottage Brewery 	<ul style="list-style-type: none"> • Dogwood Brewing • Craft Beer Market • The River’s Reach Pub • Steel & Oak Brewing

NEW WESTMINSTER – QUEENSBOROUGH LANDING (PROPOSED USES)

April 17, 2023

PROPOSED COMMERCIAL USES		
PROPOSED USES	EXAMPLES OF USES	EXAMPLES OF TENANTS
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
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