

TO: CITY MANAGER November 15, 2000

FROM: DIRECTOR PLANNING AND BUILDING Our File: 01.226.1

SUBJECT: PROPOSED AMENDMENT TO NEW WESTMINSTER OFFICIAL COMMUNITY PLAN

PURPOSE: To provide comment on a proposed amendment to the City of New Westminster's Official Community Plan

RECOMMENDATION:

1. THAT a copy of this report be sent to the City Clerk, 511 Royal Avenue, New Westminster, B.C., V3L 1H9

R E P O R T

1.0 BACKGROUND

On 2000 November 15, the Planning Department received a letter from the City of New Westminster requesting comment on a proposed amendment to New Westminster's Official Community Plan. The City is now seeking comments from adjoining municipalities on the proposed amendment in accordance with section 882 (3) (d) of the Local Government Act. This report responds to the City of New Westminster's referral.

2.0 PROPOSED AMENDMENT

On 2000 November 6, New Westminster City Council gave first reading to Amendment Bylaw No. 6640, 2000 and endorsed its referral to adjoining municipalities for comment.

The proposed bylaw would amend the New Westminster Official Community Plan (OCP) to enable the issuance of temporary commercial use permits in all areas designated for commercial use in the OCP and temporary industrial use permits in all areas designated for industrial use in the OCP.

The intent of the Amendment Bylaw is to assist businesses which need to relocate on a temporary basis. The New Westminster Planning Department report accompanying the Bylaw states that, from time to time, the City is approached by businesses seeking to establish themselves at a commercially viable location on short notice and for a brief period of time (e.g. in the case where a business has suddenly lost its lease at its original location and is seeking to continue operations while a new location is found). In cases where the zoning of the new location does not allow the proposed land use, the

proponent is required to obtain a rezoning or seek another location. Both options are seen as time consuming and acting as an impediment to new or continued business investment in the City of New Westminster.

The Local Government Act enables municipalities to issue temporary land use permits in cases where the Zoning Bylaw does not permit a commercial or industrial use. (A temporary permit is valid for a maximum of two years with an option to renew for another two years, if approved by Council). Although the use is permitted for a short period of time, the City of New Westminster states that the ability to issue temporary use permits may increase its flexibility in attracting or retaining viable businesses which, for reasons that may be beyond their control, require a new location quickly and temporarily.

Several conditions have been included in the Amendment Bylaw; specifically, the temporary use must:

- operate at an intensity of use suitable to the area;
- operate on a temporary basis only;
- demonstrate plans to relocate or apply for a rezoning to allow the land use before the permit expires; and
- be compatible with other uses in the vicinity, the area's OCP designation and the uses allowed under the Zoning Bylaw.

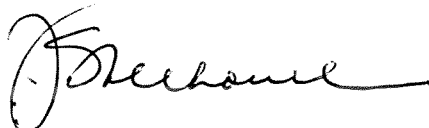
3.0 RELATIONSHIP TO BURNABY

The City of Burnaby reviewed the City of New Westminster's updated Official Community Plan in 1998. At the time, the policies and plans contained in New Westminster's OCP, including its commercial and industrial designations, were seen not to conflict with those contained in Burnaby's Official Community Plan. A review of New Westminster's proposed Amendment Bylaw No. 6640, 2000 again reveals no conflict with the policies and goals contained in Burnaby's OCP

4.0 CONCLUSION

To meet the requirements of the Local Government Act, the City of New Westminster is required to solicit comments on its proposed amendment to its OCP. A review of the amendment reveals no conflict with Burnaby's OCP.

It is recommended that a copy of this report be forwarded to the City of New Westminster.



D.G. Stenson, Director
PLANNING AND BUILDING

