

TO: CITY MANAGER 2002 May 22

FROM: DIRECTOR PLANNING AND BUILDING OUR FILE: 01.226.1

SUBJECT: CITY OF NEW WESTMINSTER - PROPOSED OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW 6730, 2002

PURPOSE: To provide comment on Bylaw 6730, an amendment to the City of New Westminister's Official Community Plan

RECOMMENDATIONS:

1. **THAT** a copy of this report be sent to the Director of Legislative and Information Services, City of New Westminister, 511 Royal Avenue, New Westminister, B.C. V3L 1H9.
2. **THAT** a copy of this report be sent to Mr. Hugh Kellas, Administrator Regional Development, Greater Vancouver Regional District, 4330 Kingsway, Burnaby, B.C. V5H 4G8.

REPORT

1.0 BACKGROUND

Appearing as correspondence on this Council agenda, are letters from the Director of Legislative and Information Service of the City of New Westminister seeking comment on Bylaw 6730, an amendment to the City of New Westminister's Official Community Plan (OCP). The purpose of the amendment is to designate 805/865/909 and 931 Boyd Street in the Queensborough area for Business Park/Commercial uses (see *Attachment 1*). The OCP amendment would allow for the establishment of a full range of retail and commercial uses including large format (big box) retail outlets. This report responds to New Westminister's request for comment on their proposed amendment.

2.0 REQUEST FOR COMMENT

The initial request for comment was received in Burnaby's Clerks Department on 2002 May 10. A second letter of correspondence was received from New Westminister on 2002 May 14 indicating that the bylaw as first introduced did not identify the subject properties affected

by the amendment. Consequently, New Westminster Council rescinded first and second readings of the bylaw and an amended bylaw which identified the subject properties was introduced and given first and second readings. Copies of the revised bylaw were then forwarded to Burnaby. A Public Hearing on the OCP amendment has been scheduled for 2002 May 27.

Due to the limited time given to respond to the City of New Westminster's request for comment, this department wrote to New Westminster's Director of Legislative and Information Services stating that Burnaby Council would not be able to consider a staff report on the OCP amendment until its next regularly scheduled meeting (2002 May 27). As such, it was requested that the City of New Westminster make provisions to allow the City of Burnaby's comments on the proposed amendment to be included in New Westminster Council's consideration of the proposed amendment.

3.0 PROPOSED OCP AMENDMENT

The City of New Westminster has received a rezoning application to develop a large format commercial development on the 36 acre site located at 805/865/909 and 931 Boyd Street in the Queensborough area. The area is currently designated for Business Park use in New Westminster's OCP. To allow for the rezoning, the City of New Westminster is considering a proposal to amend the area's designation in the OCP to Business Park/Commercial. If the amendment is approved, New Westminster would then consider a zoning bylaw amendment to establish a large format commercial district zone.

The proposed commercial development would contain 400,000 square feet of floor space and 2100 parking spaces. The project would be built in two or three phases with the first phase focusing on an anchor tenant to occupy a store of approximately 135,000 square feet. The balance of the site will be comprised of a mix of other tenants that could include electronics, home furnishings, fashion and apparels, crafts, office supplies, bed, bath and linen retailers and fast food and sit-down restaurants.

4.0 RELATIONSHIP TO BURNABY

The New Westminster Planning Department report on the proposed amendment notes Burnaby's proposed amendment to its OCP to allow for a commercial precinct at Byrne Road and Marine Way. The two proposed commercial centres are somewhat dissimilar in that the proposed centre at Byrne Road and Marine Way does not support the development of the same range of general merchandise retailers as is being proposed for the New

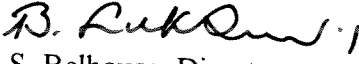
Westminster development. From the material provided, the New Westminster proposal could accommodate the full range of general retailers such as Wal-mart, Zellers, or Superstore outlets, each typically with the potential to be over 100,000 square feet in size. The Byrne Road and Marine Way Plan generally limits the scale of general retail stores to a maximum of 60,000 square feet within one quadrant of the plan area. This is specifically intended to preclude the development of the larger scale general retail outlets in this location as they are generally intended to be accommodated within Burnaby's Town Centre areas.

In general, it is the view of staff that the potential to accommodate a wide range of large scale general retail type uses in the Queensborough development could dilute the Region's town centre concept, and in particular, the New Westminster Regional Town Centre. As such, both the Greater Vancouver Regional District and the City of New Westminster should carefully consider the ramifications of including department store uses of unrestricted size in this location.

5.0 CONCLUSION

This report responds to the City of New Westminster's request for comment on a proposed amendment to its OCP to allow for the development of a large format commercial development in the Queensborough area.

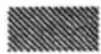
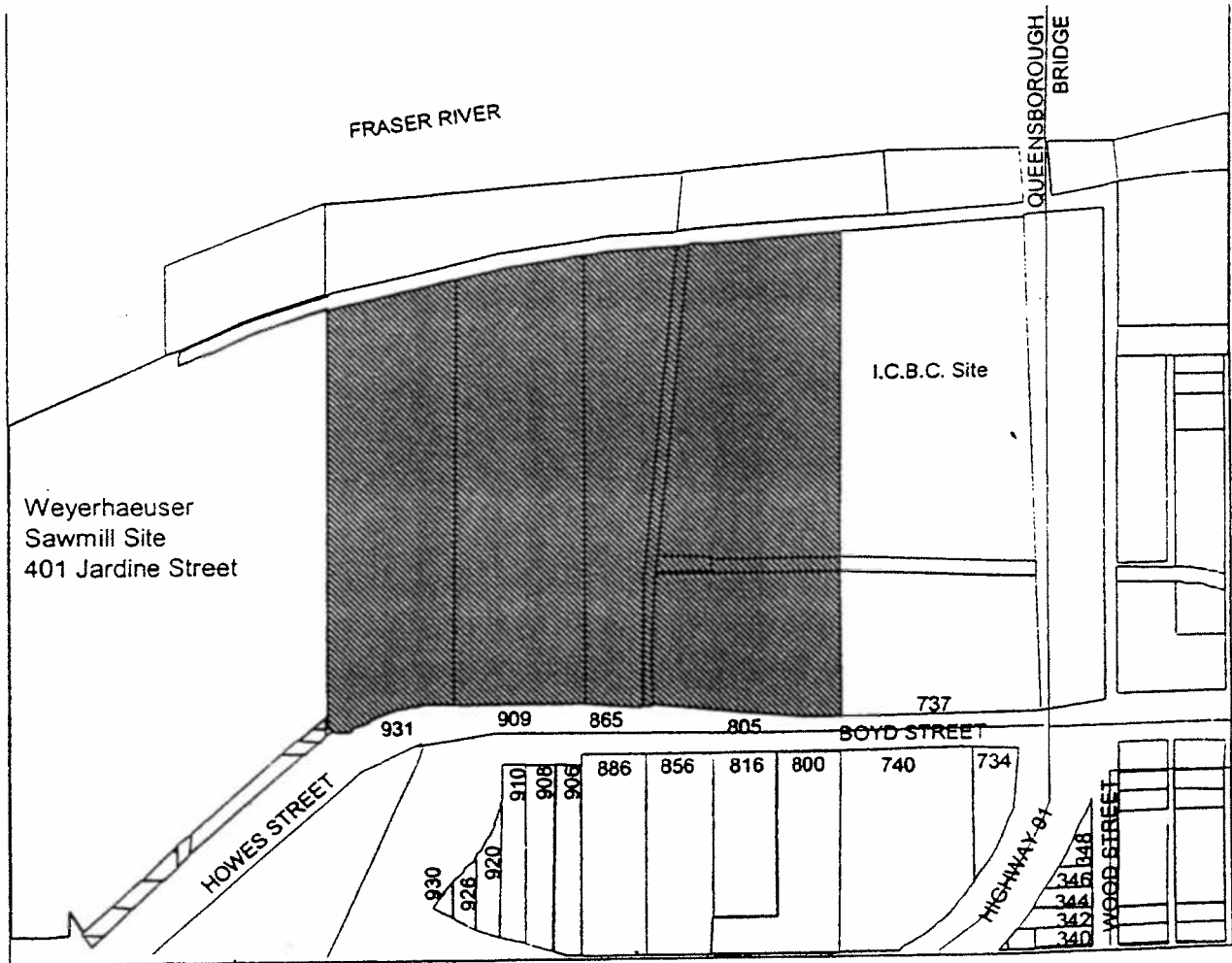
It is recommended that a copy of this report be forwarded to the City of New Westminster and to Mr. Hugh Kellas of the Greater Vancouver Regional District.


for J.S. Belhouse, Director
PLANNING AND BUILDING

MM\mw

Attachment

cc: Director Engineering
Director Finance
Director Parks, Recreation and Cultural Services
City Clerk



SUBJECT PROPERTIES OF OCP AMENDMENT

Attachment 1