

LIVE WEBCAST / TELECAST: Please note Open Workshop, Regular Meetings, Public Hearings, Evening Meetings and some Special Meetings of City Council are being streamed and are accessible through the website at <http://www.newwestcity.ca/>

PUBLIC HEARING

January 25, 2016 6:00 p.m.
Council Chamber
City Hall

AGENDA

STATEMENT CONCERNING THE PROPOSED BYLAW AND THE CONDUCT OF THE PUBLIC HEARING (MAYOR COTÉ)

BUSINESS

1. Zoning Amendment Bylaw No. 7781, 2015 (Commercial Storage Lockers)

Attachments:

- i. Notice of Public Hearing
- ii. Zoning Amendment Bylaw No. 7781, 2015

Reports to Council			
Report Author	Meeting/Document/Date	Public Hearing Date	#
Clerks	Minutes Extracts	January 25, 2016	R-1*
Development Services	Regular, Report, December 7, 2015	January 25, 2016	R-2

*Note: the reports indicated are not included with this agenda. They can be found at http://www.newwestcity.ca/city_hall/council_agendas_meetings/public_hearings.php or in the Development Services Department at City Hall.

Written Submissions				
Name	Correspondence Date	Date Received	In Support/Opposed / Concerns	#
None to date.				

- a. Explanation of bylaw and proposed development of the lands (Director of Development Services)

- b. Statement concerning the number of written submissions received and their distribution (City Clerk)
- c. Motion to receive submissions
- d. Invitation to those present to address the bylaw
- e. Motion to close the Public Hearing
- f. Motion to refer Bylaw No. 7781, 2015 to Council for Third Reading

ADJOURNMENT OF PUBLIC HEARING



There is no Report with this Item.
Please see Attachment(s).



PUBLIC HEARING

6:00 p.m. on January 25, 2016

at City Hall

511 Royal Avenue

New Westminster, BC V3L 1H9

Zoning Amendment Bylaw No. 7781, 2015

(Commercial Storage Lockers - Amendment to Zoning Bylaw 6680, 2001)

PROJECT DESCRIPTION:

The purpose of this Bylaw is to amend text in Zoning Bylaw 6680, 2001 in order to permit commercial storage lockers within Plaza 88.

WHAT IS Bylaw No. 7781, 2015 about?

Bylaw No. 7781, 2015 is intended to amend the text of the C4-C zoning district in order to permit commercial storage as a permitted use at a specified location within Plaza 88. If this text amendment were to be approved, this would permit the lockers to be rented out to users outside of Plaza 88.

HOW DO I GET MORE INFORMATION?

The bylaw and all pertinent material are available for viewing online at:

www.newwestcity.ca/publicnotices, and also in the Planning Department at City Hall 10 business days prior to the closure of the Public Hearing, January 12, 2016 to January 22, 2016. City Hall hours are Monday between 8:00 a.m. and 7:00 p.m., and Tuesday through Friday between 8:00 a.m. and 5:00 p.m. (except statutory holidays).

HOW CAN I BE HEARD?

The public is welcome to attend the Public Hearing on Monday January 25, 2016 at 6:00 p.m. or send a written submission addressed to Mayor and Council prior to the closing of the hearing.



Attend:
City Hall Council Chamber
511 Royal Avenue,
New Westminster BC V3L 1H9



Post:
Legislative Services Department
511 Royal Avenue
New Westminster BC V3L 1H9



Email:
clerks@newwestcity.ca



Questions? Phone:
604-527-4523

Jan Gibson
City Clerk



There is no Report with this Item.
Please see Attachment(s).

CORPORATION OF THE CITY OF NEW WESTMINSTER

Zoning Amendment Bylaw No. 7781, 2015

A bylaw to amend Zoning Bylaw No. 6680, 2001

WHEREAS:

- A. The Council is enabled to zone and to regulate the use and development of land; and
- B. The Council has adopted and wishes to amend Zoning Bylaw No. 6680, 2001.

NOW THEREFORE the Council of the Corporation of the City of New Westminister, in open meeting assembled, enacts as follows:

Citation

- 1. This bylaw may be cited as “Zoning Amendment (Housekeeping) Bylaw No. 7781, 2015”.

Amendments

- 2. Zoning Bylaw No. 6680, 2001 is amended as follows:
 - (a) by deleting 532.2 and replacing it with the following:

Permitted Uses:

- a) The uses permitted in this C-4C zone are the uses permitted in the C-4 zone S. 520
- b) Commercial storage lockers, as shown on the attached plan entitled Mezzanine Storage by VIA Architecture dated June 12, 2015.

READ A FIRST TIME this 7th day of December, 2015.

READ A SECOND TIME this 7th day of December, 2015.

PUBLIC HEARING HELD the _____ day of _____, 2016.

READ A THIRD TIME this _____ day of _____, 2016.

ADOPTED this _____ day of _____, 2016.

Mayor

City Clerk



There is no Report with this Item.
Please see Attachment(s).



REPORT

Development Services

To: Mayor Coté and Members of Council **Date:** 12/7/2015

From: Beverly Grieve **File:** 13.2580.20
 Director of Development Services

Report #: 511/2015

Subject: **Zoning Amendment Bylaw No. 7781, 2015 to Zoning Bylaw 6680, 2001 to Permit Commercial Storage Lockers in the C-4C Zoning District**

RECOMMENDATION

***THAT** Council consider First and Second Reading for Zoning Amendment Bylaw No. 7781, 2015, which would permit commercial storage lockers in the C-4C District, and forward the Bylaw to a Public Hearing on January 25, 2016.*

PURPOSE

An application has been received to amend the text of the C-4C zoning district in order to permit commercial storage within Plaza 88. The Engineering Department advises that the associated traffic impacts to the surrounding neighbourhood will be minimal. The three residential strata Councils within Plaza 88 have been contacted and do not object this proposal. A CPTED review has been conducted and conditions have been attached to the adoption of the rezoning which relate to the review. The purpose of this report is to provide Council with information on this application and to recommend that the Bylaw be forwarded to a Public Hearing on January 25, 2016.

PROPOSAL

An application has been submitted to amend the text of the C4-C zoning district in order to permit commercial storage as a principal use at a specified location within Plaza 88. If this text amendment were to be approved, this would permit the lockers to be rented out to users outside of Plaza 88.

There are 142 lockers in the facility, ranging in size from 28 square feet to 60 square feet, with the majority being 28 square feet in size. The loading bay located off Eighth Street would provide access to commercial renters and is open 9:00 a.m. to 7:00 p.m., with fob

access to the lockers. Commercial and residential renters within Plaza 88 have internal freight elevator access at all times.

Applicant:	Mike Degelder, Plaza Storage and Signs Ltd.
Owner:	First Capital (Plaza Retail) Corporation
Address:	811 Carnarvon Street
Current Zoning:	Central Business Districts (Restricted) (C-4c)
Proposed Zoning:	Text Amendment to Zoning Bylaw
Current OCP and Land Use Designation:	Mixed-Use High Density

Staff proposes that the proposed commercial storage be permitted through a site specific text amendment to the Zoning Bylaw. The proposed text amendment is considered to satisfy the service / commercial component in this designation in the Official Community Plan.

POLICY CONTEXT

Official Community Plan Designation

Plaza 88 is designated Mixed – Use High Density in the Official (Downtown) Community Plan.

- mixed use (commercial and/or residential) throughout Downtown, outside of Columbia Historic Mixed Use
- retail, office, service or residential
- any combination of the above (can be one use of multiple uses)

Zoning Bylaw

Central Business Districts (Restricted) (C-4C)

The intent of this district is to allow pedestrian-oriented commercial and institutional uses and residential uses supporting the role of Downtown as a Regional Town Centre.

Storage is not a permitted principal use in the C-4 C zoning district. This text amendment would permit storage as a principal commercial use at the specified location within Plaza 88.

SITE CONTEXT

Site Characteristics

The storage lockers are located within the Shops in New West, accessible from Eighth Street and internally through Plaza 88. Three residential towers facing Carnarvon Street and the Old Spaghetti Factory abut the site to the north. The Anvil Centre is located across Eighth Street and the property at the corner of Columbia Street and Eighth Street is currently vacant.

DISCUSSION

Principal Use Issue

The subject lockers were built under the Building Permit for the commercial component of Plaza 88 and were approved as an accessory use to the principal uses (commercial and residential) within Plaza 88. Subsequently issues arose in connection with illegal signage and the lack of a business licence for certain businesses within Plaza 88. It was then determined that Plaza Storage and Sign Ltd. was operating as a principal use without a business licence, and contrary to the Zoning Bylaw. The applicant has indicated that these lockers were built for the use of residents of the high rise development proposed for 900 Carnarvon Street (Area 4) and that when Planning staff indicated that lockers should be available on site for the future residents of 900 Carnarvon Street, the subject lockers were then rendered of no use except to rent to the general public.

Land Use

Indoor Storage is generally included as a principal use in industrial districts in the Zoning Bylaw. While the actual land use could be considered industrial in nature in terms of the Zoning Bylaw, with the location of the lockers within a non-visible portion of the Shops In New West, the lockers are not considered to present any land use conflicts in terms of noise, odours, or visual appearance.

The provision of commercial lockers could be a valuable service to the general public in a highly urbanized area, particularly with the recent trend toward smaller apartment units.

Traffic

Using a total of 142 storage units as reference (assuming all users from Plazas 88 access them through the loading bay), the number of two-way traffic volumes are:

AM peak = 2.8 vehicles/hour
PM peak = 4.3 vehicles/hour
Weekday = 39.8 vehicles/day
Saturday = 35.5 vehicles/day
Sunday = 25.6 vehicles/day

Therefore, only three to four vehicles (two-way) are generated at any weekday peak hour or a total of 40 vehicles are generated in a weekday. With regulations restricting loading to a maximum 15-minutes, it is expected a maximum of two vehicles will be in the loading bay utilizing the storage lockers. The Engineering Department advises that the associated traffic impacts to the surrounding road network, including Eighth Street, will be minimal.

The above assessment is based on all the lockers being accessed through the loading bay, which is not necessarily the case as there is also internal access. The above calculations also do not take into account the highly urban nature of this location by a SkyTrain station. Therefore, the trip generation calculations in this case are considered to be conservative (high).

CPTED Review

The Land Use and Planning Committee requested a CPTED review for public access to the lockers to be conducted prior to reporting back to Council. A site visit and CPTED review was conducted and the following information and comments provided:

Safety:

- If arriving by vehicle, the access is acceptable as the loading bay ramp can easily accommodate passing vehicles. If arriving by foot (or other non-vehicle methods such as bicycle, wheelchair, etc.), a pedestrian must walk down the ramp. There is no sidewalk or dedicated shoulder for pedestrian use. This presents a safety concern as the ramp will be shared with entering/exiting vehicles, including large delivery trucks servicing Safeway and other retailers. Deliveries to the retailers can occur at any time, with the busiest time being Monday to Friday, 7:00am to 10:00am.

Accessibility:

- Once inside the loading bay, access to the storage lockers requires climbing a set of metal stairs or via a wooden ramp. The ramp has not been constructed in accordance to the BC Building Code (BCBC). If the ramp was built to BCBC requirements, it would provide universal access to the top of the loading bay to reach the elevator. Without a ramp, access to the storage lockers is limited to able-body individuals.
- Access from the loading bay and the ramp / stairs to the storage lockers is via a freight elevator with two sets of large steel doors that require manual opening/closing. Due to the manual nature of the doors, the elevator would not be suitable for use by individuals using a wheelchair or have limited strength/mobility. There are no instructions on the outside or inside of the elevator on proper use. If users of the elevator leave the manual doors open, this renders the elevator unusable for any other users, including the commercial tenants receiving deliveries.

- Vehicles would be permitted to load/unload using the smaller bay area located against the wall. If the permit is granted, signage would be required to guide the public to this loading bay and terms of its use (i.e. use only when loading/unloading). There are no designated parking spaces inside the loading bay for personal vehicles while people are inside the storage locker area. Vehicles left in the loading bay may block other users.

Security:

- Internal access to the storage lockers from the mall or residential buildings is only possible for residents/business owners who already have fob access throughout the property. The only access for the general public is through the loading bay vehicular entrance off Eighth Street. The loading bay ramp is equipped with a gate which is currently left open 24/7 due to damage. The elevator is not locked off or otherwise secured by a fob.
- As the loading bay is also unsecured, this elevator is accessible to anyone, which provides access to various internal hallways in the building.
- Signage for the Plaza Mini Storage is posted outside the freight elevator indicating the elevator may only be used 9:00am to 7:00pm, thus limiting the use of the storage lockers to the general public to 9:00am to 7:00pm. However, since the elevator cannot be locked off and the loading bay gate is open 24/7, access to the storage lockers is unlimited.

If the application is successful, the following changes are recommended:

1. Improve pedestrian access to loading bay.
2. Improve signage at loading bay indicating the area may be used by customers of the Plaza Mini Storage.
3. Provide parking stalls for storage locker customers to park their vehicle while inside the storage lockers.
4. Obtain permits to re-build wooden ramp to BCBC requirements.
5. Post instructions on proper use of the elevator (inside and outside).
6. Install fob access to the service elevator.

The proposed Zoning Bylaw amendment has been clarified to specify that commercial lockers are permitted in the location shown on the plans submitted by the applicant for this particular space.

Licenses and Permits

If this application is successful and the storage lockers are permitted to be rented out to the general public, the applicant will need to apply for and receive a Business License and a Sign Permit and comply with the Sign Bylaw.

Stakeholder Consultation

Staff contacted the three residential Strata Councils within Plaza 88 seeking comment on this proposed bylaw amendment. No objections were raised by any of the Strata Councils.

ADOPTION REQUIREMENTS:

Prior to final adoption of this rezoning, the following will need to be completed:

1. Payment of fines related to Bylaw Offence Notice issued to Plaza Storage and Signs issued January, 2014.
2. Completion of work recommended in CPTED review.

OPTIONS

Two options are presented for Council's consideration:

1. That Council give First and Second Reading of Zoning Amendment Bylaw No. 7781, 2015, which would permit commercial storage lockers in the C-4C District, and forward the Bylaw to a Public Hearing on January 25, 2016.
2. That Council provide staff with alternative direction.

Staff recommends option 1.

ATTACHMENTS:

Attachment 1: Location Map

Attachment 2: Zoning Bylaw Text Amendment



Barry Waitt
Senior Planner



Jackie Teed
Manager of Planning

Approved for Presentation to Council

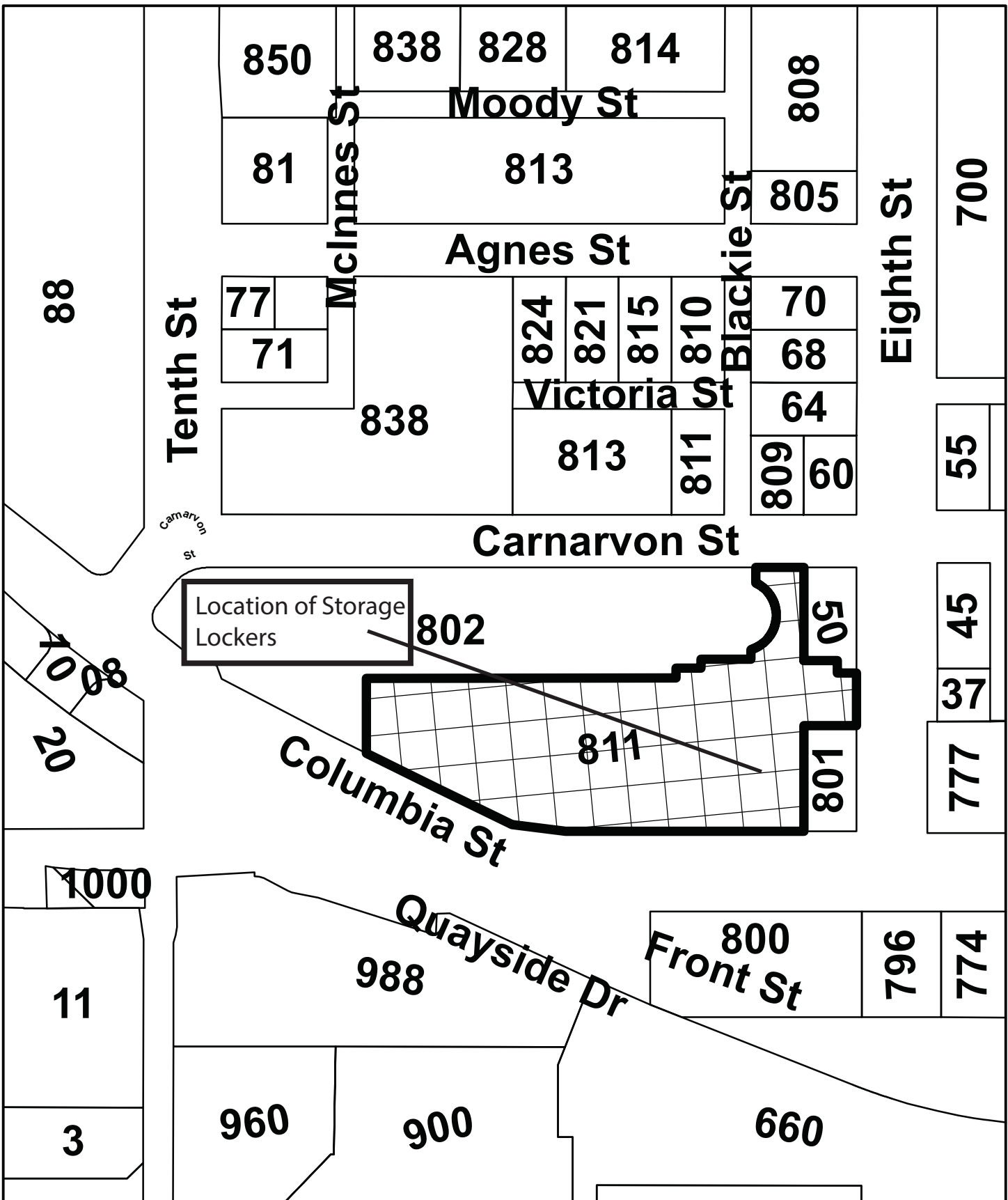
Original Signed by:



Beverly Grieve
Director of Development Services

Lisa Spitale
Chief Administrative Officer

Attachment 1
Location Map



The Corporation of
The City of New Westminster
Information Technology - GIS Section



811 Columbia St



1:2,000

Date: September 21, 2015

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This drawing is provided as a convenience, for information purposes only. The City of New Westminster disclaims all responsibility for accuracy or completeness of information contained in this drawing. All map information should be confirmed in the field. Map information is derived from sources with varying levels of accuracy and may have changed since compiled. In no event will the City of New Westminster be liable for any indirect, special, consequential or other damages due to any inaccuracy or incompleteness

Attachment 2

Zoning Amendment Bylaw No. 7781, 2015
“Commercial Storage Lockers at Plaza 88”

CORPORATION OF THE CITY OF NEW WESTMINSTER

Zoning Amendment Bylaw No. 7781, 2015

A bylaw to amend Zoning Bylaw No. 6680, 2001

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READ A FIRST TIME this _____ day of _____, 2015.

READ A SECOND TIME this _____ day of _____, 2015.

PUBLIC HEARING HELD the _____ day of _____, 2015.

READ A THIRD TIME this _____ day of _____, 2015.

ADOPTED this _____ day of _____, 2015

Mayor

City Clerk