

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

August 29, 2016 6:00 p.m.
Council Chamber
City Hall

AGENDA

For On-Table additions, see item 1C-2

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

BUSINESS

1. Zoning Amendment (Housekeeping) Bylaw No. 7862, 2016

Attachments:

- i. Notice of Public Hearing
- ii. Zoning Amendment Bylaw No. 7862, 2016

Reports to Council			
Report Author	Meeting/Document/Date	Public Hearing Date	#
Clerks	Minutes Extracts	August 29, 2016	R-1*
Development Services	Special Regular, Report, August 8, 2016	August 29, 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	#
L. Bealle	August 17, 2016	August 17, 2016	Opposed	C-1
M. Virani	August 29, 2016	On-Table	In Support	C-2

- 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 7862, 2016 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 August 29, 2016
at City Hall, Council Chamber
511 Royal Avenue
New Westminster, BC V3L 1H9

Zoning Amendment Bylaw No. 7862, 2016
(415 and 444 East Columbia Street)

PROJECT DESCRIPTION:

The City of New Westminster has proposed a housekeeping amendment to the Zoning Bylaw to allow pharmacies within the C-CD-3 and C-2L zoning districts. The proposed amendment would affect two properties at 415 and 444 East Columbia Street.

WHAT IS THIS AMENDMENT ABOUT?

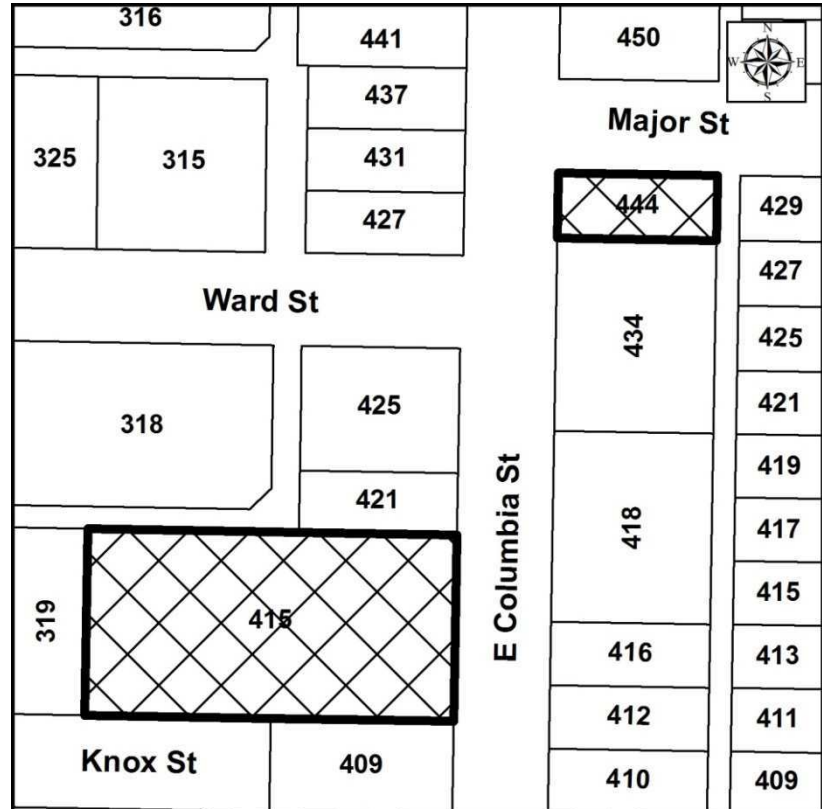
All commercial retail zoning districts within New Westminster permit the operation of pharmacies. However, the site specific zoning for the subject properties, 415 and 444 East Columbia Street, currently does not. A housekeeping amendment has been proposed to correct this and make the subject sites congruent with adjacent commercial retail properties by including pharmacies as a permitted use.

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 Division at City Hall 10 days prior to the Public Hearing, August 15, 2016 to August 29, 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 August 29, 2016 at 6:00 p.m., or send a written submission addressed to Mayor and Council prior to the closing of the Public Hearing.



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



Email:
clerks@newwestcity.ca



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



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 (Housekeeping) Bylaw No. 7862, 2016

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. 7862, 2016”.

Amendments

- 2. Zoning Bylaw No. 6680, 2001 is amended as follows:
 - i. By replacing section 581.33 within the Columbia Street East Comprehensive Development Districts (C-CD-3) with:

581.33 Retail stores;
 - ii. By replacing section 573.27 within the Community Commercial Districts (Medium Rise) (Liquor Store) (C-2L) with:

573.27 Retail stores;

READ A FIRST TIME this 8th day of August, 2016.

READ A SECOND TIME this 8th day of August, 2016.

PUBLIC HEARING HELD the _____ day of _____, 2016.

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

ADOPTED this _____ day of _____, 2016.

Mayor

City Clerk



Corporation of the City of
NEW WESTMINSTER

REPORT

Development Services

To: Mayor Côté and Members of Council **Date:** 8/8/2016
From: Beverly Grieve **File:** 13.2680.20
Director of Development Services **Item #:** 99/2016
**Subject: Housekeeping Amendment to Zoning Bylaw to Allow Drug Stores
(Pharmacies) in C-CD-3 and C-2L Districts**

RECOMMENDATION

THAT Council consider first and second reading of Zoning Amendment Bylaw 7862, 2016 to complete a housekeeping amendment to allow pharmacies in C-CD-3 and C-2L districts.

EXECUTIVE SUMMARY

Staff has been contacted by the owner of a local pharmacy currently located in the Sapperton area and which serves patients at the Royal Columbian Hospital and other surrounding medical offices. This pharmacy has outgrown its existing space and wishes to expand into a larger commercial space and has expressed an interest in locating in the San Marino building located at 415 East Columbia Street.

Through this inquiry it has come to staff's attention that while all other commercial retail zones within the city permit drug stores to operate, the zoning for the San Marino at 415 East Columbia, which is a site specific Comprehensive Zoning District, does not. Staff has also determined that one other commercial retail district, the C-2L district, does not currently allow pharmacies. The C-2L districts affects one property located at 444 East Columbia Street.

As such staff recommends that a house keeping amendment to the Zoning Bylaw to allow pharmacies on the properties located at 415 and 444 East Columbia Street be considered by Council. Zoning Amendment Bylaw No. 7862, 2016 is attached in Appendix A.

PURPOSE

The purpose of this report is to request Council consider first and second reading of Zoning Amendment Bylaw no. 7862, 2016 to allow drug stores (pharmacies) in the C-CD-3 and C-2L zoning districts.

POLICY CONTEXT

Economic Health Care Cluster

The Economic Health Care Cluster Roadmap was endorsed by Council in January 2016 and identifies several objectives in achieving the primary goal of diversifying the local economy through the inclusion of medical, technology and knowledge based employment. Beyond ongoing clinical services, the cluster will support medical research and development, business and personal services, offices and advanced education facilities.

The proposed rezoning supports the work on the Economic Health Care Cluster as it supports the retention of medical related businesses and services.

Official Community Plan Designation:

The subject sites are both designated CM – Commercial Main Street in the Official Community Plan. This area will include commercial uses at the street level and may include commercial, office or residential uses above the ground level. There are not any anticipated changes to the propose designation in the draft new Official Community Plan.

The proposed housekeeping amendment is consistent with the Official Community Plan Designation.

BACKGROUND

In August 1997 Council adopted Zoning Amendment Bylaw No. 6413, 1997 which removed drug stores (pharmacies) as a permitted use from a majority of zoning districts within the Zoning Bylaw. This meant that new drug stores were not permitted to open and existing drug stores, because they were non-conforming, were not permitted to relocate, expand or make structural alterations. This amendment was in response to concerns regarding drug stores which were dispensing large amounts of methadone, especially in the downtown.

In February, 2005 Zoning Amendment Bylaw No. 6991, 2005 was adopted by Council which added drug stores (pharmacies) back into all commercial and mixed used districts within the city. The regulations, in addition to action from the College of Pharmacists and the BC Methadone Maintenance Program, addressed previous concerns related to the concentration of methadone dispensing. Currently, drug stores and pharmacies are not

allowed to serve more than 30 persons registered in the B.C. Methadone Maintenance Program.

In March 2005, Zoning Amendment Bylaws 6977 and 6978 were adopted to rezone the property at 444 East Columbia Street to Community Commercial Districts (Medium Rise) (Liquor Store)(C-2L) to allow the operation of a liquor store.

In November 2005, Zoning Amendment Bylaws 6980 and 6981 were adopted to rezone the property at 415 East Columbia Street to Columbia Street East Comprehensive Development Districts (C-CD-3) in order to allow development of the San Marino building.

DISCUSSION

The Columbia Street East Comprehensive Zoning District (C-CD-3) and the Community Commercial District (Medium Rise) (Liquor Store) (C-2L) currently list the following as a permitted use:

- *Retail stores, excluding drug stores*

All other commercial district, following the adoption of Zoning Amendment Bylaw No. 6991, 2005 list retail stores as a permitted use and do not have any exclusions.

The effect is that drug stores (pharmacies) are permitted in all commercial and mixed use retail districts except the C-CD-3 district and C-2L district. The intent of Zoning Amendment Bylaw No. 6991 was, following the changes made by the College of Pharmacists and the B.C. Methadone Maintenance Program, to include drug stores (pharmacies) in all commercial and mixed use retail districts. Not including the C-CD-3 and C-2L districts was an administrative oversight related to the timing of the drafting and adoption of these two districts.

CONSULTATION PROCESS

Given that this is a minor housekeeping amendment, and to ensure that the business can relocate in a timely manner, staff is not recommending that consultation be undertaken in association with this amendment.

REVIEW PROCESS

Staff recommends that the following process be completed for this housing amendment to the Zoning Bylaw:

1. Report to Council for Consideration of First and Second Readings (August 8, 2016);
2. Public Hearing (August 29, 2016);
3. Council Adoption of Bylaw (August 29, 2016).

INTERDEPARTMENTAL LIASON

Staff from the Communications and Economic Development Department and the Licensing and Integrated Services Division of Development Services Department were consulted in the preparation of this report.

OPTIONS

Council has the following options for consideration:

1. That Council consider first and second reading of Zoning Amendment Bylaw 7862, 2016 to complete a housekeeping amendment to allow pharmacies in C-CD-3 and C-2L districts.
2. That Council provide staff with alternative direction.

Staff recommends Option 1.

ATTACHMENTS

Zoning Amendment Bylaw No. 7862 2016

This report has been prepared by
Michael Watson, Senior Planning Analyst

This report was reviewed by:
Jackie Teed, Manager of Planning

Approved for Presentation to Council



Beverly Grieve
Director of Development Services



Lisa Spitale
Chief Administrative Officer

Appendix A:

Zoning Amendment Bylaw No. 7862, 2016

CORPORATION OF THE CITY OF NEW WESTMINSTER

Zoning Amendment (Housekeeping) Bylaw No. 7862, 2016

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

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

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).

C-1

Gillian Day

From: Lisa Bealle <lisabealle@shaw.ca>
Sent: Monday, August 22, 2016 7:56 PM
To: External-Clerks
Subject: Re: zoning amendment by law number 7862, 2016. [415 and 444 E. Columbia St.]

thank you kindly,
I see I made a spelling mistake below.
with more competion
s/b with more competition

regards Lisa

----- Original Message -----

From: External-Clerks
To: 'Lisa Bealle'
Sent: Thursday, August 18, 2016 8:37 AM
Subject: RE: zoning amendment by law number 7862, 2016. [415 and 444 E. Columbia St.]

Good morning,

I am writing to confirm receipt of your email. It will be presented to Council as part of the agenda package for the Public Hearing for this item, which will be held on Monday, August 29 at 6:00 p.m.

Yours truly,

Gillian Day | Agenda Secretary
T 604.527.4612 | E gday@newwestcity.ca

★ City of New Westminster | Legislative Services
511 Royal Avenue, New Westminster, BC V3L 1H9
www.newwestcity.ca

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From: Lisa Bealle [<mailto:lisabealle@shaw.ca>]
Sent: Wednesday, August 17, 2016 8:17 PM
To: External-Clerks
Subject: zoning amendment by law number 7862, 2016. [415 and 444 E. Columbia St.]

I am emailing to voice my concern about a letter I just received regarding zoning amendment by law number 7862, 2016. [415 and 444 E. Columbia St.] and asking for more Pharmacies on East Columbia.
Don't we have enough already? what happens if you open more and the already established Pharmacies struggle with more competion. I try to support the local business on E. Columbia St.] as much as I can but I have seen far too many business close and some empty buildings still remain.

I DO NOT SUPPORT the proposed zoning amendment.

regards Lisa Bealle
110, 316 Cedar St. New Westminster
604-347-9915



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

The **Medicine
Shoppe®**
P H A R M A C Y

#101 – 301 E Columbia Street
New Westminster, BC V3L 3W5
Phone: (604) 521-9313
Fax: (604) 521-9614

ON TABLE
Public Hearing
August 29, 2016
Bylaw 7862, 2016
Correspondence C-2

To whom it may concern,

Medicine Shoppe 142 is relocating from 301 E Columbia and needs to find a location for September 1st occupancy close to Royal Columbian Hospital. We've been serving the community of New Westminster for over 20 years and wish to continue doing so.

We've struggled to find a suitable location that allows us to continue servicing the Hospital. The only suitable spot, 413 E. Columbia, needs to be re-zoned to allow drug stores in order for us to set up there. We require the help of the Planning Department and the City Councilors to get the re-zoning done quickly in order to achieve a Sept 1st occupancy date.

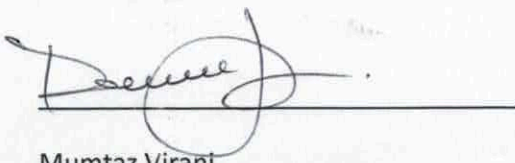
The services that we provide include:

- Serving as the dedicated Renal Outpatient Pharmacy for Royal Columbian Hospital
- Delivering medication and supplements to Renal Patients
- Delivering medications to residents at Elisabeth Fry Society
- Being the trusted compression stocking provider to doctors in the area
- Providing Home Health Care supplies for those who need mobility or other aids which allow them to continue living at home
- Administering flu shots, medication reviews and travel vaccinations.

Please note that we do not run a methadone program nor do we intend to in the future.

We appreciate your help in securing a new location that allows us to continue providing the same level of service to our customers and to the Hospital.

Sincerely,



Mumtaz Virani,

Owner – Medicine Shoppe 142