

CORPORATION OF THE CITY OF NEW WESTMINSTER

ZONING AMENDMENT BYLAW (1321 CARIBOO STREET) NO. 8345, 2022

A Bylaw to Amend Zoning Bylaw No. 6680, 2001.

WHEREAS the Local Government Act authorizes a municipality to zone areas of land and to make regulations pursuant to zoning;

WHEREAS the Council has adopted a zoning bylaw under Part 14 of the Local Government Act, and wishes to amend the bylaw;

NOW THEREFORE THE CITY COUNCIL of the Corporation of the City of New Westminister in open meeting assembled ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “Zoning Amendment Bylaw (1321 Cariboo Street) No. 8345, 2022”.
2. Zoning Bylaw No. 6680, 2001 is hereby amended as follows:
 - a) Adding as Section 1095 the regulations attached to this Bylaw as Schedule A;
 - b) Rezoning the lands which are situated within the City of New Westminister, British Columbia and included in the table below from Multiple Dwelling Districts (Low Rise) (RM-2) to Comprehensive Development District (1321 Cariboo Street) (CD-95), and amending the Zoning Map annexed as Appendix “A” to Zoning Bylaw No. 6680, 2001 to reflect this rezoning.

| Address | PID | Legal Description |
|---------------------|-------------|--|
| 1321 Cariboo Street | 013-465-457 | SOUTHERLY HALF LOT 1 OF LOT 17 SUBURBAN BLOCK 7 PLAN 2620 HAVING A FRONTAGE OF 132 FEET ON CARIBOO STREET BY A UNIFORM FULL DEPTH OF 66 FEET |
| | 013-465-473 | SOUTHERLY HALF LOT 2 OF LOT 17 SUBURBAN BLOCK 7 PLAN 2620 HAVING A FRONTAGE OF 132 FEET ON CARIBOO STREET BY A UNIFORM FULL DEPTH OF 66 FEET |

GIVEN FIRST READING this 13th day of June, 2022.

GIVEN SECOND READING this 13th day of June, 2022.

Schedule A to Zoning Amendment Bylaw No. 8345, 2022

Comprehensive Development District (1321 Cariboo Street) (CD-95)



Comprehensive Development District (1321 Cariboo Street) (CD-95)

1095 Comprehensive Development District (1321 Cariboo Street) (CD-95)

1095 .1 The intent of this district is to allow a five storey multiple unit residential rental development.

Comprehensive Development District (1321 Cariboo Street) (CD-95) Regulations

1095 .2 Development of the site zoned CD-95 shall comply with the regulations and requirements of the Multiple Dwelling Districts (Low Rise) (RM-2) zone, except:

- (a) Where density is increased beyond the permitted base density pursuant to Section 430.18 of this Bylaw, all *principal buildings* and *structures* shall be sited and sized according to the following:

| Regulation | Requirement |
|--|-------------------|
| Minimum Front Setback (Cariboo Street) | 2.44 m. (8 ft.) |
| Minimum Rear Setback (North) | 6.1 m. (20 ft.) |
| Minimum Side Setback (Fourteenth Street) | 4.57 m. (15 ft.) |
| Minimum Side Setback (East) | 6.1 m. (20 ft.) |
| Maximum Building Height | 13.72 m. (45 ft.) |
| Maximum Site Coverage | No limit |

- (b) Off-street parking shall be provided in accordance with the provisions of the Off-Street Parking Regulations section of this Bylaw, except that:
 - (i) A minimum of eight *off-street parking* spaces shall be provided.
- (c) Off-street bicycle parking shall be provided in accordance with the provisions of the Off-Street Bicycle Parking Regulations section of this Bylaw, except that:
 - (i) A minimum of 21 *long term bicycle parking* spaces shall be provided.
 - (ii) A minimum of three *short term bicycle parking* spaces shall be provided.