

**CITY OF NEW WESTMINSTER**

**BYLAW NO. 8374, 2023**

**A bylaw to amend the Official Community Plan Bylaw No. 7925, 2017**

---

WHEREAS:

- A. The Council has adopted Official Community Plan Bylaw No. 7925, 2017 and wishes to amend the Official Community Plan that was adopted by that bylaw;
- B. The Council has considered the consultation matters set out in s. 475 of the *Local Government Act* including whether any consultation on this bylaw that the Council considers to be required should be early and ongoing;
- C. The Council has specifically considered whether consultation on this bylaw is required with the board of the Greater Vancouver Regional District; First Nations; the Councils of adjacent municipalities; the Greater Vancouver Water District and the Greater Vancouver Sewerage and Drainage District; the Provincial and Federal governments and their agencies; and any other persons, organizations, and authorities it considers will be affected;
- D. The Council has consulted on this bylaw with the Board of Trustees of School District No. 40 and has sought its input as to the matters set out in s. 476(2) of the *Local Government Act* in respect of this bylaw;
- E. The Council has, between first and second reading of this bylaw, considered the bylaw in conjunction with:
  - i. the City’s Capital Expenditure Program (as contained in the Five Year Financial Plan (2022 - 2026) Bylaw No. 8308, 2022); and
  - ii. the Integrated Solid Waste and Resource Management Plan and the Integrated Liquid Waste and Resource Management Plan of the Metro Vancouver Regional District.
- F. The Council has held a Public Hearing on this bylaw to amend the Official Community Plan.

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

- 1. This Bylaw may be cited as “Official Community Plan Amendment (102/104 Eighth Avenue and 728 First Street) Bylaw No. 8374, 2023.”
- 2. The Official Community Plan is amended by altering the land use designation of the properties have a civic address of 102/104 Eighth Avenue and 728 First Street, and more

particularly described in Appendix 1, from (RD) Residential Detached and Semi-Detached Housing to (RGO) Residential – Ground Oriented Infill Housing, and by amending Map 17 and Appendix C Land Use Designations Map accordingly.

- 3. The Official Community Plan Development Permit Areas, Schedule B to the Official Community Plan, is amended by altering the Development Permit Area of the properties having a civic address of 102/104 Eighth Avenue and 728 First Street, and more particularly described in Appendix 1, from 1.1 Laneway and Carriage Houses to 1.2 Ground Oriented Housing, and by amending DPA Map 1.1 Laneway and Carriage Houses Development Permit Areas and DPA Map 1.2 Ground Oriented Housing Development Permit Areas accordingly.
- 4. The Official Community Plan and each of its schedules is further amended by making such consequential changes as are required to give effect to the amendments particularized in this bylaw, including changes to the format and numbering of the plan, maps and map legends and the table of contents.

GIVEN FIRST READING this 27th day of March, 2023.

GIVEN SECOND READING this 27th day of March, 2023.

PUBLIC HEARING held this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

GIVEN THIRD READING this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Mayor Patrick Johnstone

\_\_\_\_\_  
Jacque Killawee, City Clerk

**Appendix 1 Official Community Plan Amendment Bylaw No. 8374, 2023**

Address	PID	Legal Description
102/104 Eighth Avenue	011-341-424	LOT "C" SUBURBAN BLOCK 13 PLAN 8662
728 First Street	011-341-467	LOT "D" SUBURBAN BLOCK 13 PLAN 8662