Corporation of the City of
NEW WESTMINSTER

Attachment 2:

Detailed Summary of Proposed

Zoning Bylaw Amendment

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1) **Update the Definition of Public Assembly and Entertainment Use and the Zones Which Permit This Use Accordingly**

This update would consolidate a variety of public assembly type uses permitted in commercial and institutional districts into a single "Public Assembly" land use category. This would align with best practices, allow for easier interpretation and would ensure consistency in future bylaw updates.

The definition of "Public assembly and entertainment use" would be updated to add these other land uses categories including "bingo halls", "clubs and lodges", "community centres", "curling rinks", "miniature golf" and "trampoline centres" and the individual land uses categories would be deleted in C-2A, C-2, C2L, C-3, C3-A, C-CD-2, C-4A, C4-B, C-5, CS-1, CM-1, CW-3 Zones accordingly.

Adding additional public assembly uses to industrial zones requires additional review and would not be included in this amendment. "Public assembly and entertainment use" in light industrial zones (M-1 and M-5) would be amended to exclude the uses added to the general public assembly definition (bingo halls, clubs and lodges, community centres, curling rinks, miniature golf and trampoline centres).

This amendment would also replace "The public assembly, entertainment and recreation use" with "Public assembly and entertainment use" in C-CD-1 and C-7 for more consistency with the Zoning Bylaw definitions. Also replace "Public assembly and entertainment uses excluding amusement arcades and casinos" with "Public assembly and entertainment use", since the amusement arcades and casinos are separately permitted uses and exclusion regarding them is not needed.

2) **Clarification of the Off-street Parking Space Reductions and Incentives**

In recent updates to the Zoning Bylaw, the number of spaces reduced through provision of car share off-street parking spaces was inadvertently removed. This update would reinstate the previous requirement.

3) **Clarify on the On-Site Access From Lanes For All Uses**

Based on the 2020 sustainable transportation Zoning Bylaw amendments, Sec. 140.55 which regulates on-site access from lane was slightly reworded so that parking is permitted directly off of a lane only for commercial and industrial uses, whereas earlier iterations were more general by not limiting land use types. This

amendment would remove the "commercial uses and industrial uses" from this section and keep the regulation aligned with the original intent.

4) Clarify Measurements of a Laneway House Enclosed Garage Space

Regarding enclosed parking inclusion in detached accessory dwelling unit, currently the bylaw is silent on the method for measuring this area. This amendment would add the wording "This area should be measured from the interior of the garage walls" in single detached residential districts.

5) Addition of Industrial Vehicles' Sale and Rental as a Permitted Use in the M-1 District and Update the List of the Permitted Uses in M-1 and M-2

Sales, rental, repair, storage and parking of various types of equipment and vehicles is permitted in several different land use categories in industrial districts and is not consistent applied in each category. For example, it would be permitted to sell or rent boats in the M-1 zone, but not to store them or repair them.

It is proposed to create a single land use category to cover a number similar vehicle sales, rental, repair and storage uses in the light and heavy industrial districts which would ensure simpler interpretation and consistency in how these similar uses are permitted.

Light industrial district would group together sales, storage, rental, repair and parking of: commercial trucks, trailers, buses, moving vans, boats, recreational vehicles, small- to mid-sized industrial vehicles and equipment (e.g. chain saws and fork lifts).

Heavy industrial districts would group together sales, storage, rental, repair and parking of: commercial trucks, industrial machinery and vehicles, farm machinery and vehicles and heavy construction machinery.

6) Addressing Measurement Conversion Inconsistencies

Measurement conversion inconsistencies would be corrected in the following sections:

a) Sections 120.123 (c) – Part of this section is referring to the frontage of the site which is a linear dimension, not an area, so the word "square" should be removed.

b) Sections 330.20 (a) – Currently there is an inconsistency in measurement conversion from feet to metres.

7) Adding Clarity and Addressing Grammatical and Numbering Inconsistencies and Errors

a) Section 310.19 (a) – Regarding detached accessory dwelling unit regulations, this amendment would add the letter "a" to the end of "are" to clarify that this section regulates accessory building's maximum permitted **area**.

b) Section 140.50 (b) – Regarding the alternative parking areas, the wording does not recognize that parking may be provided in a commercial portion of a mixed use site. This amendment would replace "the alternative parking area is not located on the same site as a residential use; and" with "the alternative parking area is not located on the same site used **exclusively** for residential uses; and".

c) Sections 410.17, 411.17, 412.17, 413.17, 420.17, 421.17, 422.17, 430.18, 431.18, 451.15, 471.18 and 472.18 – Regrading the maximum permitted density in multi-unit residential districts, the word "either" would be removed from these sections, to clarify that the maximum permitted density is not required to comply with both regulations.

d) Section 120.36 –This amendment would add the wording "other care programs" to this section to clarify that all child care programs and types defined in the Community Care and Assisted Living Act are included in this definition.

e) Schedule A of the Comprehensive Development District (Royal Columbian Hospital) (CD-90) – This amendment would update the Schedule A to correct the section numbering, add proper referencing to sub-areas, and fix other text errors.