

CORPORATION OF THE CITY OF NEW WESTMINSTER

Zoning Amendment Bylaw (Miscellaneous Amendments) No. 8287, 2021

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 Westminster, in open meeting assembled, enacts as follows:

Citation

This bylaw may be cited as “Zoning Amendment Bylaw (Miscellaneous Amendments) No. 8287, 2021”.

Amendments

1. Zoning Bylaw No. 6680, 2001 is amended as follows:

- (a) Add “bingo halls, clubs and lodges, community centres, curling rinks and trampoline centres” to the definition of the “PUBLIC ASSEMBLY AND ENTERTAINMENT USE” in section 120.149.
- (b) Add “Public assembly and entertainment use” as a permitted use in C-2A Zone, as section 513.27.1 and delete sections: “513.6. Auditoriums”, “513.8. Billiard and pool halls”, “513.9. Bowling alleys”, “513.15. Clubs and lodges”, “513.17. Dance halls”, “513.19. Gymnasiums”, “513.24. Libraries”, “513.25. Meeting halls”, “513.32. Swimming pools” and “513.34. Theatres, excluding drive-in theatres”
- (c) Add “Public assembly and entertainment use” as a permitted use in C-2 Zone, as section 512.27.1 and delete sections: “512.5. Auditoriums”, “512.8. Billiard and pool halls”, “512.9. Bowling alleys”, “512.15. Clubs and lodges”, “512.17. Dance halls”, “512.19. Gymnasiums”, “512.24. Libraries”, “512.25. Meeting halls”, “512.32. Swimming pools” and “512.34. Theatres, excluding drive-in theatres”
- (d) Add “Public assembly and entertainment use” as a permitted use in C-2L Zone, as section 573.26.1 and delete sections: “573.5. Auditoriums”, “573.7. Billiard and pool halls”, “573.8. Bowling alleys”, “573.14. Clubs and lodges”, “573.16. Dance

halls", "573.18. Gymnasiums", "573.23. Libraries", "573.24. Meeting halls", "573.32. Swimming pools" and "573.34. Theatres, excluding drive-in theatres"

- (e) Add "Public assembly and entertainment use" as a permitted use in C-3 Zone, as section 514.30.1 and delete sections: "514.6. Auditoriums", "514.9. Billiard and pool halls", "514.10. Bingo halls", "514.11. Bowling alleys", "514.16. Clubs and lodges", "514.18. Dance halls", "514.21. Gymnasiums", "514.26. Libraries", "514.27. Meeting halls", "514.35. Swimming pools" and "514.37. Theatres, excluding drive-in theatres"
- (f) Add "Public assembly and entertainment use" as a permitted use in C-3A Zone, as section 515.27.1 and delete sections: "515.4. Auditoriums", "515.7. Billiard and pool halls", "515.8. Bingo halls", "515.9. Bowling alleys", "515.14. Clubs and lodges", "515.16. Dance halls", "515.19. Gymnasiums", "515.23. Libraries", "515.24. Meeting halls", "515.32. Swimming pools" and "515.34. Theatres, excluding drive-in theatres"
- (g) Add "Public assembly and entertainment use" as a permitted use in C-CD-2 Zone, as section 580.30.1 and delete sections: "580.6. Auditoriums", "580.9. Billiard and pool halls", "580.10. Bingo halls", "580.11. Bowling alleys", "580.16. Clubs and lodges", "580.18. Dance halls", "580.21. Gymnasiums", "580.26. Libraries", "580.27. Meeting halls", "580.35. Swimming pools" and "580.37. Theatres, excluding drive-in theatres"
- (h) Replace section 521.13 with "Public assembly and entertainment use;"
- (i) Replace section 522.9 with "Public assembly and entertainment use;"
- (j) Replace section 710.46 with "Public assembly and entertainment use, excluding bingo halls, clubs and lodges, community centre, curling rinks and trampoline centres;"
- (k) Replace section 750.18 with "Public assembly and entertainment use, excluding bingo halls, clubs and lodges, community centre, curling rinks and trampoline centres;"
- (l) Replace section 529.12 with "Places of public assembly and entertainment in conjunction with a hotel or destination casino;"
- (m) Replace section 529.21 with "The total amount of floor space constructed for public assembly and entertainment uses in conjunction with a casino shall not exceed 50,000 square feet."
- (n) Replace section 529.23.(b) with "parking space shall be provided for each 9.3 square metres (100 sq. ft.) of gross floor space for cafés and restaurants, retail

and personal service establishments, and areas of public assembly and entertainment in conjunction with a destination casino”

- (o) Replace section 529.23.(d) with “one parking space shall be provided for each 27.9 square metres (300 square feet) of gross floor space for retail and personal service establishments, business and professional offices, and areas of public assembly and entertainment in conjunction with a hotel”
- (p) Replace section 533.5 with “Places of public assembly and entertainment in conjunction with a hotel”
- (q) Replace section 531.10 with “Public assembly and entertainment uses;”
- (r) Replace section 543.19 with “Public assembly and entertainment uses;”
- (s) Replace section 550.23 with “Public assembly and entertainment uses;”
- (t) Replace section 562.7 with “Public assembly and entertainment uses;”
- (u) Replace section 572.9 with “Public assembly and entertainment uses;”
- (v) Replace section 140.24 with “For any multiple dwelling use, commercial use, or industrial use, the overall number of required off-street parking spaces may be reduced by five (net reduction of four) parking spaces for every car share vehicle and car share parking space provided, up to a maximum of 10% of the required parking.”
- (w) Replace section 140.55 with “Where parking is permitted directly off a lane and the lane may be considered as all or part of the required maneuvering aisle for the parking spaces provided that no part of the lane shall be used as part of any parking space.”
- (x) Replace sections 310.19 (e) and 320.29 (e) with “shall not include more than 21 square metres (226 square feet) for an enclosed garage within the detached accessory dwelling unit, except for an accessible dwelling unit, provided in accordance with the Laneway and Carriage House Design Guidelines within the City of New Westminster Official Community Plan, where not more than 27.9 square metres (300 square feet) for an enclosed garage shall be permitted. This area should be measured from the interior of the garage walls.”
- (y) Add as section 710.55: “Sales, storage, rental, repair and parking of:
 - a) Commercial trucks, parts, equipment, components and accessories;
 - b) Trailers, buses, moving vans, boats and unoccupied recreation vehicles;

- c) Industrial machinery, equipment, components and small- to mid-sized vehicles such as forklifts;
 - d) Tools and small equipment such as chain saws, hand and edge tools, lawn mowers, motor bikes, rototillers and outboard motors;"
- (z) Delete sections 710.8, 710.38, 710.51, 710.60 and 710.70
- (aa) In section 720.26, replace "Moved to 720.6" with: "Sales, storage, rental, repair and parking of:
 - a) Commercial trucks, parts, equipment, components and accessories;
 - b) Industrial machinery, equipment, components and large vehicles;
 - c) Farm machinery, equipment, components and vehicles;
 - d) Heavy construction machinery, equipment, components and vehicles;
- (bb) Remove sections 720.22, 720.27, 720.28, 720.29 and 720.30
- (cc) Replace section 120.123 a) with "is a corner property including a corner site having an area of less than 12,000 square feet (1,114.80 square metres) and a frontage of less than 78 feet (23.77 metres) on any street, or is a property not including a corner site having an area of less than 11,000 square feet (1,021.90 square metres) and a frontage of less than 70 feet (21.34 metres) on any street; and"
- (dd) Replace section 330.20 a) with "the area required for one parking space, to a maximum of 225 square feet (20.90 square metres);"
- (ee) Replace section 310.19 (a) with "shall not exceed a detached accessory area of 89 square metres (958 square feet) in area and any increases in area permitted in section 310.18.1;"
- (ff) Replace section 140.50 (b) with "the alternative parking area is not located on the same site used exclusively for residential uses; and"
- (gg) Replace section 410.17 with below:

"The maximum permitted base density must not exceed:

 - a) Housing units: 18 per net acre (44.48 per net hectare); or
 - b) Floor space ratio: 0.6 provided that on land in the Mainland Area as delineated on Appendix I, the permitted density may be increased to a maximum floor space ratio of 1.2 pursuant to the satisfaction of the amenity conditions set out in S. 190.49."

(hh) Replace section 411.17 with below:

“The maximum permitted base density must not exceed:

- a) Housing units:14 per net acre (34.59 per net hectare); or
- b) A floor space ratio of 0.60 provided that:
 - i) in the Queensborough Area as delineated on Appendix I the permitted density may be increased to a maximum floor space ratio of 0.9 pursuant to the satisfaction of amenity conditions set out in S.190.49; and
 - ii) in the Mainland Area as delineated on Appendix I the permitted density may be increased to a maximum floor space ratio of 1.2 pursuant to the satisfaction of the amenity conditions set out in S. 190.49.”

(ii) Replace section 412.17 with below:

“The maximum permitted base density must not exceed:

- a) Housing units:13 per net acre (32.12 per net hectare); or
- b) A floor space ratio of 0.60 provided that:
 - i) in the Queensborough Area as delineated on Appendix I the permitted density may be increased to a maximum floor space ratio of 0.9 pursuant to the satisfaction of amenity conditions set out in S.190.49; and
 - ii) in the Mainland Area as delineated on Appendix I the permitted density may be increased to a maximum floor space ratio of 1.2 pursuant to the satisfaction of the amenity conditions set out in S. 190.49.”

(jj) Replace section 413.17 with below:

“The maximum permitted base density must not exceed:

- a) Housing units:11 per net acre (27.18 per net hectare); or
- b) A floor space ratio of 0.60 provided that:

- i) in the Queensborough Area as delineated on Appendix I the permitted density may be increased to a maximum floor space ratio of 0.9 pursuant to the satisfaction of amenity conditions set out in S.190.49; and
- ii) in the Mainland Area as delineated on Appendix I the permitted density may be increased to a maximum floor space ratio of 1.2 pursuant to the satisfaction of the amenity conditions set out in S. 190.49.”

(kk) Replace section 420.17 with below:

“The maximum permitted base density must not exceed:

- a) Housing units: 35 per net acre (86.49 per net hectare); or
- b) A floor space ratio of 1.2 provided that the density may be increased to a maximum floor space ratio of 1.8 pursuant to the satisfaction of the amenity conditions set out in S. 190.49.”

(ll) Replace section 421.17 with below:

“The maximum permitted base density must not exceed:

- a) Housing units: 30 per net acre (74.13 per net hectare); or
- b) A floor space ratio of 1.2 provided that the density may be increased to a maximum floor space ratio of 1.8 pursuant to the satisfaction of the amenity conditions set out in S. 190.49.”

(mm) Replace section 422.17 with below:

“The maximum permitted base density must not exceed:

- a) Housing units: 25 per net acre (61.78 per net hectare); or
- b) A floor space ratio of 1.2 provided that the density may be increased to a maximum floor space ratio of 1.8 pursuant to the satisfaction of the amenity conditions set out in S. 190.49.”

(nn) Replace section 430.18 with below:

“The maximum permitted base density must not exceed:

- a) Housing units: 60 per net acre (148.26 per net hectare); or

- b) A floor space ratio of 1.2 provided that the density may be increased to a maximum floor space ratio of 1.8 pursuant to the satisfaction of the amenity conditions set out in S. 190.49.”

(oo) Replace section 431.18 with below:

“The maximum permitted base density must not exceed:

- a) Housing units: 40 per net acre (98.84 per net hectare); or
- b) A floor space ratio of 1.2 provided that the density may be increased to a maximum floor space ratio of 1.8 pursuant to the satisfaction of the amenity conditions set out in S. 190.49.”

(pp) Replace section 451.15 with below:

“The maximum permitted base density must not exceed:

- a) Housing units: 70 per net acre (172.97 per net hectare); or
- b) A floor space ratio of 1.6 provided that the density may be increased to a maximum floor space ratio of 1.8 pursuant to the satisfaction of the amenity conditions set out in S. 190.49.”

(qq) Replace section 471.18 with below:

“The maximum permitted base density must not exceed:

- a) Housing units: 45 per net acre (111.20 per net hectare); or
- b) A floor space ratio of 1.2 provided that the density may be increased to a maximum floor space ratio of 1.8 pursuant to the satisfaction of the amenity conditions set out in S. 190.49.”

(rr) Replace section 472.18 with below:

“The maximum permitted base density must not exceed:

- a) Housing units: 50 per net acre (123.55 per net hectare); or
- b) A floor space ratio of 1.2 provided that the density may be increased to a maximum floor space ratio of 1.8 pursuant to the satisfaction of the amenity conditions set out in S. 190.49.”

(ss) Replace section 120.36 with “CHILD CARE means and includes child-minding, family child care, group child care, specialized child care, kindergartens, play schools, child nurseries, child care schools and other care programs as defined in the Community Care and Assisted Living Act, S.B.C. 2002, c. 75, as amended or replaced from time to time, and regulations thereto.”

(tt) Replace “schedule A to the bylaw No. 8213, 2020, Comprehensive Development District (Royal Columbian Hospital) (CD-90)”, with the attached “schedule A to the bylaw No. 8213, 2020, Comprehensive Development District (Royal Columbian Hospital) (CD-90)”.

GIVEN FIRST READING this _____ day of _____, 2021.

GIVEN SECOND READING this _____ day of _____, 2021.

PUBLIC HEARING Waived under Section 464 (2) of the Local Government Act

GIVEN THIRD READING this _____ day of _____, 2021.

ADOPTED this _____ day of _____, 2021.

MAYOR JONATHAN X. COTE

JACQUE KILLAWEE, CITY CLERK



Schedule A to Bylaw NO.8213, 2020:

Comprehensive Development District
(Royal Columbian Hospital) (CD-90)



Comprehensive Development District (Royal Columbian Hospital)(CD-90)

1090 Comprehensive Development District (Royal Columbian Hospital) (CD-90)

- 1090 .1 The intent of this District is to allow for a hospital along with associated medical and accessory uses at 330 E. Columbia Street (Royal Columbian Hospital).

Permitted Principal and Accessory Uses

- 1090 .2 The following principal and accessory uses are permitted as outlined for each of the sub-districts. For uses accompanied by a checkmark, there are additional Conditions of Use contained within these regulations.

Permitted Principal Uses	Use Specific Regulations
Cafes and restaurants;	✓
Child Care;	
Child welfare facility;	
Community care facility;	
Continuing care;	
Educational and philanthropic institutions;	
Fitness and exercise centre;	
Health care office;	✓
Health care research, laboratories and development, including ancillary offices;	
Hospitals;	
Housing units;	✓
Medical and health care clinic;	✓
Mental health facilities;	



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Personal service establishments;	
Places of worship;	
Public assembly and entertainment use;	
Retail store;	
School (as defined in Section 1090.11)	✓

Permitted Accessory Uses	Use Specific Regulations
<i>Uses accessory to any permitted principal uses;</i>	

Conditions of Use

- 1090 .3 Cafes and restaurants shall not include drive-in and drive-through restaurants.
- 1090 .4 Health care office is only permitted as defined in the definitions section of this District;
- 1090 .5 Housing units are limited to the accommodation of caretakers, staff, students and/or patients, provided that such housing units are ancillary to a permitted use in this zone and a covenant under section 219 of the *Land Title Act* is registered against the title of the land in favour of the City to ensure that the housing units are only used for the designated use;
- 1090 .6 Medical and health care clinics is only permitted as defined in the definitions section of this District;
- 1090 .7 School is only permitted as defined in the definitions section of this District;



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Density

1090 .8 The floor space ratio shall not exceed 2.45.

Principal Building Setbacks

1090 .9 All *principal buildings* and *structures* shall be setback according to the following:

Location (Adjacent Street)	Setback
Front Setback (East Columbia St):	10 metres (32.8 feet)
Side Setback (Keary St)	7.62 metres (25 feet)
Side Setback (Sherbrooke Street):	7.62 metres (25 feet)
Side Setback (Allen Street):	7.62 metres (25 feet)
Rear Setback (Service Lane):	12.8 metres (42 feet)
Rear Setback (Brunette Avenue):	7.62 metres (25 feet)

Principal Building Envelope

1090 .10 The siting of principal buildings and structures shall be in accordance with the Building Siting Plan for this District set out below and references in this District to Sub-Areas are to the Sub-Areas shown on that Building Site Plan.

1090 .11 The maximum site coverage for all buildings shall not exceed more than 55% of the site area.

1090 .12 The maximum height of all buildings shall not exceed the heights set out below:

- a) Notwithstanding the height datum definition in this Bylaw, in this District the height datum for Sub-Area 1 shall be measured from



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16.60 metres (54.46 feet) geodetic and the maximum building height not exceed 47 metres (154.2 feet).

- b) Notwithstanding the height datum definition in this Bylaw, in this District the height datum for Sub-Area 2 shall be measured from 23.93 metres (78.51 feet) geodetic and the maximum building height shall be 80.0 metres (262.46 feet), with no portion of any building above 4 storeys being located within 24 metres (78.74 feet) of property line facing Sherbrooke Street

Off-Street Parking and Loading Requirements

1090 .13 Off-Street parking spaces shall be provided and maintained in accordance with Section 140 of this Bylaw, except that:

- (a) A minimum of 1394 parking spaces shall be provided for hospital staff and visitors:
 - a. Sub-Area 1 – 450 parking spaces shall be provided
 - b. Sub-Area 2 – 944 parking spaces shall be provided
 - c. Parking supply does not include spaces allocated for the pickup/ drop-off zones, ambulances, patient transfer vans, and police vehicles.
 - d. Additional parking demand shall be addressed through Transportation Demand Management (TDM) measures.
- (b) A minimum of 100 accessible parking spaces shall be provided and allocated on the site as follows:
 - a. Sub-Area 1 – 18 designated accessible spaces
 - b. Sub-Area 2 – 66 designated accessible spaces, of which:
 - i. maintain existing 16 spaces with current design and configuration;
 - ii. provide 66 designated accessible parking spaces in a ratio of 1:6 Van-Accessible to Limited Mobility as per the Universal Access Design Report prepared May 2020, as amended over time to the satisfaction of the Director of Engineering Services.
 - iii. Notwithstanding the above, the number of accessible spaces in Sub-Area 2 may be reduced by 30 spaces subject to the findings of a monitoring



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program submitted by Fraser Health Authority and approved by the Director of Engineering Services.

- (c) Electric Vehicle (EV) Parking shall be provided on site as follows:
- Sub-Area 1 – 5 designated and fully operational Level 2 EV spaces
 - Sub-Area 2 – 39 designated and fully operational Level 2 EV spaces, with support of a load management system and 57 designated EV ready spaces (all equipment/wiring except charging stations). The remaining 286 new parking spaces shall be serviced with conduit (not including wiring).
 - With respect to the 57 designated EV ready spaces in sub-Section 1090.8 (b), a portion or all of these spaces may be converted to fully operational EV spaces subject to findings of a monitoring program submitted by Fraser Health Authority and approved by the Director of Engineering Services

1090 .14 Bicycle parking shall be provided and maintained in accordance with Section 150 of this Bylaw, except that:

Sub-Area	Minimum Long Term Bicycle Parking Spaces	Minimum Short Term Bicycle Parking Spaces
Sub-Area 1	13 spaces	8 spaces
Sub-Area 2	108 spaces	36 spaces

1090 .15 Off-Street loading shall be provided in accordance with the Section 160 of this Bylaw, except that:

- (a) A minimum of 2 loading spaces shall be provided on site for Sub-Area 1, consisting of:
- 1 loading space of a sufficient size to accommodate a patient transfer van.
 - 1 loading space of a sufficient size to accommodate a SU-9 truck.



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- (b) A minimum of 8 loading bays shall be provided on-site for Sub-Area 2, consisting of:
 - a. 6 loading spaces of a sufficient size to accommodate a WB-20 truck.
 - b. 2 loading space of a sufficient size to accommodate a 7.0 m-long straight delivery truck
 - c. 2 loading spaces to accommodate a small truck/courier vehicle.

Definitions

1090 .16 For the purposes of this District:

"health care office" means professional and service offices of healthcare professionals and health care service providers, including psychologists, physiotherapists, chiropractors, acupuncturists, herbalists, counselors, physicians, surgeons, and dentists *massage therapists, and massage providers*.

"medical and health-care clinic" means a facility for the diagnosis, treatment, care and rehabilitation of addiction, injury, disease and mental illness, including the services of physicians, surgeons and dentists, medical clinics, detoxification centres, methadone dispensing clinic, sale, fitting and supply of custom prosthetic and private hospital.

"school" for the purpose of this District, and despite Section 120, means a school, college or university offering only programs, and certificates, diploma degrees or other qualifications, in health care science professions or practice health care administration and health care research and development, including medicine, dentistry, nursing, dental assistants, physiotherapy, health consulting, dental technology and medical technology.



Comprehensive Development District (Royal Columbian Hospital)(CD-90)

Building Siting Plan and Sub-Area Map

