

# CORPORATION OF THE CITY OF NEW WESTMINSTER

## Zoning Amendment Bylaw No. 8396, 2023

A bylaw to amend Zoning Bylaw No. 6680, 2001

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### WHEREAS:

- A. The Council has adopted a zoning bylaw under Part 14 of the *Local Government Act*, and wishes to amend the bylaw.

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 (Off-Street Vehicle Parking – Multiple Dwellings) No. 8396, 2023”.

### Amendments

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

- a) Amend Section 140.9 by deleting and replacing the table with the following:

Use	Minimum Required <i>Off-Street Parking Spaces</i>
<i>Congregate Housing</i>	0.2 spaces per <i>bachelor unit</i> 0.4 spaces per one-bedroom unit
<i>Dormitory Unit</i>	1.0 space per each 140 square metres use for habitable rooms or space
<i>Duplex</i>	1.0 spaces per <i>dwelling unit</i>
<i>Elderly Citizen’s Home</i>	1.0 spaces per each five (5) studio unit 2.0 spaces per each five (5) one-bedroom unit
<i>Float Home, Houseboat, Liveaboard, Pier House</i>	1.0 space per unit
<i>Housekeeping Unit</i>	1.0 space per each unit
<i>Infill Townhouse / Row House</i>	1.0 space per <i>dwelling unit</i>  0.1 spaces per <i>dwelling unit</i> , for visitor parking except that visitor parking is not required for units in

	a non-stratified development
<b><i>Multiple Dwellings</i></b>	0.9 spaces per studio and <i>dwelling unit</i> with one bedroom 1.25 spaces per <i>dwelling unit</i> with two bedrooms 1.5 spaces per <i>dwelling unit</i> with three or more bedrooms 0.1 spaces per <i>dwelling unit</i> for visitor parking
<b><i>Multiple Dwellings – Sites located within Downtown</i></b>	0.75 spaces per studio and <i>dwelling unit</i> with one bedroom 1.0 spaces per <i>dwelling unit</i> with two bedrooms 1.25 spaces per <i>dwelling unit</i> with three or more bedrooms 0.05 spaces per <i>dwelling unit</i> for visitor parking
<b><i>Multiple Dwellings – Sites located within 500 metres of a SkyTrain Station, or 250 metres of a Frequent Transit Network</i></b>	0.75 spaces per studio and <i>dwelling unit</i> with one bedroom 1.0 spaces per <i>dwelling unit</i> with two bedrooms 1.25 spaces per <i>dwelling unit</i> with three or more bedrooms 0.05 spaces per <i>dwelling unit</i> for visitor parking
<b><i>Secured Rental Units</i></b>	0.8 spaces per studio and <i>dwelling unit</i> with one bedroom 1.0 space per <i>dwelling unit</i> with two bedrooms 1.25 spaces per <i>dwelling unit</i> with three or more bedrooms 0.1 spaces per <i>dwelling unit</i> for visitor parking
<b><i>Secured Rental Units – Sites located within Downtown</i></b>	0.5 space per studio and <i>dwelling unit</i> with one bedroom 0.6 spaces per <i>dwelling unit</i> with two bedrooms 0.8 spaces per <i>dwelling unit</i> with three or more bedrooms 0.05 spaces per <i>dwelling unit</i> for visitor parking
<b><i>Secured Rental Units - Sites located within 500 metres of a SkyTrain Station, or 250 metres of a Frequent Transit Network</i></b>	0.6 spaces per studio and <i>dwelling unit</i> with one bedroom 0.8 spaces per <i>dwelling unit</i> with two bedrooms 1.0 spaces per <i>dwelling unit</i> with three or more bedrooms 0.05 spaces per <i>dwelling unit</i> for visitor parking
<b><i>Single Detached Dwelling</i></b>	1.0 space per <i>dwelling unit</i>
<i>Accessory dwelling</i>	An additional 1.0 space per <i>dwelling unit</i> for the

<i>unit or secondary suite</i>	first <i>accessory dwelling unit</i> or <i>secondary suite</i>  No additional <i>off-street parking spaces</i> required per <i>dwelling unit</i> for the second <i>accessory dwelling unit</i> or <i>secondary suite</i>
<b><i>Sleeping unit</i></b>	1.0 space per each 32 square metres of floor space used for habitable rooms or space
<b><i>Supportive Housing</i></b> or <b><i>Transitional Housing</i></b>	<i>Off-street parking spaces</i> shall be provided to the satisfaction of the Director of Engineering
<b><i>Supportive Housing</i></b> or <b><i>Transitional Housing</i></b> - Sites located within Downtown, 500 metres of a SkyTrain Station, or 250 metres of a <i>Frequent Transit Network</i>	No <i>off-street parking spaces</i> required
<b><i>Youth Hostels</i></b>	1.0 space per each eight (8) <i>dwelling units, bachelor units, housekeeping units, or sleeping units</i>

- b. Amend Section 140.23 by deleting and replacing with the following:

“The minimum *off-street parking spaces* required for non-residential uses may be reduced for a *site* located within *Downtown* by:

- (a) 5% for a *site* within 250 meters of a SkyTrain Station; or
- (b) 2.5% for a *site* within 500 meters of a SkyTrain Station

- c. Amend Section 140.30 by deleting, including the heading “Maximum Parking Space Reduction”.
- d. Amend Section 145.4 by deleting the fifth row of the table and replacing with the following:

<b>All other commercial uses, institutional uses, and industrial uses</b>	1 per 1-25 required <i>off-street parking spaces</i>  2 per 26-50 required <i>off-street parking spaces</i>
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	3 per 51-75 required <i>off-street parking spaces</i>
	4 per 76-100 required <i>off-street parking spaces</i>

- e. Amend Section 145.4 by adding a sixth row to the table with the following:

<b><i>One-family unit, Single detached dwelling, Duplex, Row house, Townhouse, Houseboat, Float home, Liveaboard, Pier House</i></b>	None required
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- f. Amend Section 145.5 by deleting and replacing the table with the following:

<b>Use</b>	<b>Minimum Required Van Accessible Off-Street Parking Spaces</b>
<b>All uses</b>	The fourth <i>accessible off-street parking space</i> required, plus every fourth <i>off-street accessible parking space</i> provided, must be a <i>van accessible off-street parking space</i>

- g. Add the following as Section 150.11.1:

**“End of Trip Facilities**

Where *long-term bicycle parking* is required for a non-residential use in a *building* 1000 square metres or larger in *gross floor area*, a minimum of one on-site amenity room is required and must include as a minimum the following: shower, changing room, washroom, wash basin, electrical outlet.”

- h. Add the following as Section 150.11.2:

**“Bicycle Maintenance Facilities**

Where *long-term bicycle parking* is required for a *multiple dwelling* use in an *apartment building*, a bicycle maintenance area must be provided and must

include as a minimum the following: work space and desk, repair stand, wash station, and bicycle tire air pump.”

i. Add the following as Section 150.11.3:

“A bicycle maintenance area is not required for additional *secured rental residential units* provided:

- (a) No more than five (5) additional *secured residential rental units* are added to the number of *dwelling units*, and
- (b) The *site* was used for *secured residential rental units* prior to the adoption of Zoning Amendment Bylaw 7688, 2014 on September 29, 2014.

j. Add the following as Section 150.16:

**“Signage**

If *short-term bicycle parking* is not visible from the street or main *building* entrances, wayfinding signage must be permanently posted at the main *building* entrances indicating the location of the *short-term bicycle parking*.”

k. Add the following as Section 150.17:

“Where end of trip facilities and bicycle maintenance facilities are required, wayfinding signage must be provided within all *long-term bicycle parking* areas indicating the locations of end-of trip facilities and bicycle maintenance facilities.”

Public Hearing not held, notice published June 1 and June 8, 2023.

GIVEN FIRST READING this \_\_\_\_\_ day of \_\_\_\_\_ 2023.

GIVEN SECOND READING this \_\_\_\_\_ day of \_\_\_\_\_ 2023.

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

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

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Patrick Johnstone, Mayor

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Peter DeJong, Corporate Officer