

CORPORATION OF THE CITY OF NEW WESTMINSTER
ZONING AMENDMENT BYLAW (422 Sixth Street) No. 8398, 2023

A Bylaw to 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,

THE CITY COUNCIL of the Corporation of the City of New Westminster, in open meeting assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “Zoning Amendment Bylaw (422 Sixth Street) No. 8398, 2023”.
2. The Lands that are the subject of this bylaw are shown as outlined in bold on the map attached to this bylaw as Schedule B, and are referred to in this bylaw as the “Subject Lands”,
3. Zoning Bylaw No. 6680, 2001 is amended by:
 - a) Adding as a new section, to be numbered section 1106, the regulations attached to this bylaw as Schedule A.
 - b) Changing the zoning designation of the Subject Lands from “Community Commercial Districts (High Rise) (C-3)(C-3A)” to “Comprehensive Development District (422 Sixth Street) (CD-106)”;
 - c) Updating the Zoning Map annexed as Appendix “A” to Zoning Bylaw No. 6680, 2001 to record this zoning change.

Public Hearing not held, notice published _____ and _____, 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.

MAYOR PATRICK JOHNSTONE

Schedule A to Zoning Amendment Bylaw No 8398, 2023

Comprehensive Development District (422 Sixth Street) (CD-106)



Comprehensive Development District (422 Sixth Street) CD-106

1106 Comprehensive Development District (422 Sixth Street) (CD-106)

- 1106 .1 The intent of this district is to allow for high rise commercial and mixed use development including pedestrian-oriented commercial businesses, and multi-unit residential. Transitional housing and supportive housing are permitted in this zoning district.

Comprehensive Development District (422 Sixth Street) (CD-106) Regulations

- 1106 .2 Development in the CD-106 zoning district shall comply with the regulations and requirements of the Community Commercial Districts (High Rise) (C-3) or (C-3A), except:
- a) *Supportive housing* shall be a permitted use; and
 - b) *Transitional housing* shall be a permitted use.

Definitions

- 1106 .3 For the purposes of this (CD-106) District:

“Supportive Housing” means housing units in a purpose designed building that provide long-term housing, often without a time limit as to the length of stay, to enable occupants to live more independently within the community. This type of housing incorporates a range of support services which address the needs of the occupants.

“Transitional Housing” means housing units in a purpose designed building that are viewed as an interim housing step with occupants moving to more permanent housing once their situation has stabilized. This type of housing accommodates stays from 30 days to 36 months and incorporates a range of support services which address the needs of occupants. It does not include a detoxification or medical facility.

Schedule B to Zoning Amendment Bylaw No 8398, 2023

**Area to be Rezoned to Comprehensive Development District
(422 Sixth Street) (CD-106)**

