

**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:

<b>Use</b>	<b>Minimum Required <i>Off-Street Parking Spaces</i></b>
<b><i>Congregate Housing</i></b>	0.2 spaces per <i>bachelor unit</i> 0.4 spaces per one-bedroom unit
<b><i>Dormitory Unit</i></b>	1.0 space per each 140 square metres use for habitable rooms or space
<b><i>Duplex</i></b>	1.0 spaces per <i>dwelling unit</i>
<b><i>Elderly Citizen’s Home</i></b>	1.0 spaces per each five (5) studio unit 2.0 spaces per each five (5) one-bedroom unit
<b><i>Float Home, Houseboat, Liveaboard, Pier House</i></b>	1.0 space per unit
<b><i>Housekeeping Unit</i></b>	1.0 space per each unit
<b><i>Infill Townhouse / Row House</i></b>	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>
<b><i>Accessory dwelling</i></b>	An additional 1.0 space per <i>dwelling unit</i> for the

<i>unit or secondary suite</i>	<p>first <i>accessory dwelling unit</i> or <i>secondary suite</i></p> <p>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></p>
<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 or Transitional Housing</i></b>	<i>Off-street parking spaces</i> shall be provided to the satisfaction of the Director of Engineering
<p><b><i>Supportive Housing or Transitional Housing</i></b></p> <p>- Sites located within <i>Downtown</i>, 500 metres of a SkyTrain Station, or 250 metres of a <i>Frequent Transit Network</i></p>	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><i>All other commercial uses, institutional uses, and industrial uses</i></b>	1 per 1-25 required <i>off-street parking spaces</i>
	2 per 26-50 required <i>off-street parking spaces</i>

	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 12<sup>th</sup> day of June 2023.

GIVEN SECOND READING this 12<sup>th</sup> day of June 2023.

GIVEN THIRD READING this 12<sup>th</sup> day of June 2023.

Approved pursuant to section 52(3)(a) of the *Transportation Act* this  
14<sup>th</sup> day of August, 2023

  
 Sally Case  
 Development Officer

for Minister of Transportation & Infrastructure

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

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Patrick Johnstone, Mayor

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Peter DeJong, Corporate Officer