

Attachment 1  
*Zoning Amendment Bylaw*  
*(808 Royal Avenue) No. 8416,*  
*2023*

CORPORATION OF THE CITY OF NEW WESTMINSTER  
ZONING AMENDMENT BYLAW (808 ROYAL AVENUE)  
NO. 8416, 2023

A Bylaw to Amend Zoning Bylaw No. 6680, 2001

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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 (808 Royal Avenue) No. 8416, 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 1101, the regulations attached to this bylaw as Schedule A.
  - b) Changing the zoning designation of the Subject Lands from “Downtown Mixed Use Districts (High Density)” to “Comprehensive Development District (808 Royal Avenue) (CD-101)”; and,
  - 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.

PUBLIC HEARING held this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

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

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

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MAYOR PATRICK JOHNSTONE

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PETER DEJONG, CORPORATE OFFICER

**Schedule A to Zoning Amendment Bylaw No. 8416, 2023**

**Comprehensive Development District (808 Royal  
Avenue) (CD-101)**

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# Comprehensive Development District (808 Royal Avenue) CD-101

## 1101 Comprehensive Development District (808 Royal Avenue) (CD-101)

1101 .1 The intent of this District is to allow a 20-storey mixed use academic and student housing development and to restrict residential uses to rental tenure.

### Permitted Principal and Accessory Uses

1101 .2 The following principal and accessory uses are permitted in the CD-101 zoning district. For uses accompanied by a checkmark, there are conditions of use contained within this zoning district, or within the General or Special Regulations section of this Bylaw.

Permitted Principal Uses	Use Specific Regulations
<i>College, university, technical and/or vocational school</i>	
<i>Student housing</i>	✓
<i>Child care in non-residential portion of the building</i>	
<i>Educational and philanthropic institutions</i>	
<i>Health clinics</i>	
<i>Housing units for the accommodation of caretakers and staff</i>	
<i>Parks and playgrounds</i>	
<i>Public libraries, public museums, public art galleries</i>	
<i>Cafes and restaurants</i>	✓
<i>Community recreational facilities</i>	
<i>Retail stores</i>	
<i>Government institutions including educational and judicial facilities</i>	
<i>Personal service establishments</i>	

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



# Comprehensive Development District (808 Royal Avenue) CD-101

## Rental Tenure

1101 .3 The tenure of the dwelling units for a *student housing* use is limited to residential rental tenure.

## Definitions

1101 .4 Despite definitions elsewhere in the Bylaw, the following shall be defined as noted below for the purposes of this Zoning District:

1101 .5 **Residential rental tenure** means the granting of a right to occupy a dwelling unit as living accommodation where the minimum occupancy period is 30 consecutive days, or a lesser period in the case of an emergency need for accommodation, where the dwelling unit is not owned by a dwelling unit occupant, but where regular payments are made to the owner for the use of the dwelling unit.

1101 .6 **College, university, technical, vocational school** means a public post-secondary institution designated by and subject to the *College and Institute Act* and/or the *University Act*.

1101 .7 **Student housing** means the use of a building, or portion of a building, owned by a *college, university, technical and/or vocational school* for the purposes of students registered at and attending a public post-secondary institution.

1101 .8 **End of trip facilities** means facilities consisting of a minimum of two shower stalls and 16 storage lockers.

1101 .9 **Inactive uses** means residential units, academic or administrative office, mechanical, and storage uses.

## Conditions of Use

1101 .10 *Student housing* shall be provided in a residential building that:

- a) Employs noise attenuation measures to minimize disturbance to residents from proximate sources of noise; and,
- b) Meets Step 4 of the Energy Step Code.

1101 .11 No more than three housing units for the accommodation of caretakers and staff shall be provided.



# Comprehensive Development District (808 Royal Avenue) CD-101

- 1101 .12 On the ground floor, uses within that portion of the building directly fronting Eighth Street and Agnes Street, and visible from these streets, shall not contain inactive uses.
- 1101 .13 Cafes and restaurants shall not include drive-in and drive-through restaurants.

## Density

- 1101 .14 The total floor space ratio shall not exceed a factor of 10.8.
- 1101 .15 The maximum number of student housing beds shall be 368.

## Principal Building Envelope

- 1101 .16 Maximum principal building height shall not exceed 77.0 metres (252.6 feet).
- 1101 .17 The site coverage of principal buildings measured at the first storey shall not exceed 3,150 square metres (33,906.3 square feet).
- 1101 .18 The site coverage of principal buildings measured at any point above the second storey shall not exceed 3,200 square metres (34,444.5 square feet).
- 1101 .19 The site coverage of principal buildings measured at any point above the eighth storey shall not exceed 2,850 square metres (30,677.1 square feet).
- 1101 .20 The site coverage of principal buildings measured at any point above the twelfth storey shall not exceed 1,250 square metres (13,454.9 square feet) excluding the area of any rooftop mechanical structures.
- 1011 .21 The minimum front setback (Royal Avenue) shall be 3.05 metres (10.0 feet).
- 1011 .22 The minimum side setbacks and rear setback shall be 0.0 metres (0.0 feet).

## Off-Street Parking and Loading Requirements

- 1101 .23 Off-street vehicle parking shall be provided in accordance with the Off-Street Parking Regulation of this bylaw, except:



# Comprehensive Development District (808 Royal Avenue) CD-101

- a) A minimum of 54 vehicle parking spaces shall be provided, inclusive of:
    - i) 36 academic vehicle parking spaces;
    - ii) 18 student housing vehicle parking spaces
  - b) A minimum of 10 required academic vehicle parking spaces shall feature an *energized level 2 outlet*;
- 1101 .24 Off-street accessible parking shall be provided in accordance with the Accessible Off-Street parking Regulations of this bylaw, except:
- a) A minimum of 5 required academic vehicle parking spaces shall be *accessible*;
  - b) A minimum of 1 required academic vehicle parking space shall be *van accessible*;
  - c) A minimum of 2 *accessible* vehicle parking spaces shall feature an *energized level 2 outlet*;
  - d) A minimum of 1 required student housing vehicle parking space shall be *van accessible*;
  - e) *Accessible* vehicle parking spaces shall be within 15 metres of an accessible building entrance;
  - f) A maximum of 4 required *accessible* vehicle parking spaces shall be sized to a minimum width of 2.4 m., provided the space is located adjacent to a minimum width walkway of 1.5 m.
- 1101 .25 Off-street bicycle parking shall be provided in accordance with the Off-Street Bicycle Parking Regulations section of this bylaw, except:
- a) A minimum of 105 *long term bicycle parking spaces* shall be provided for academic and residential use;
  - b) A minimum of 18 *short term bicycle parking spaces* shall be provided;
  - c) Access to a *bicycle storage facility* shall be within 30 metres of a building entrance;
  - d) *End of trip facilities* shall be provided on the second parkade level.
- 1101 .26 Off-street loading shall be provided in accordance with the Off-Street Loading Regulations section of this bylaw, except:
- a) A minimum of 2 loading spaces shall be provided;
  - b) Loading access shall be provided via a second vehicle access.

Schedule B to Zoning Amendment Bylaw No 8416, 2023

Area to be Rezoned to Comprehensive Development District  
(808 Royal Avenue) (CD-101)

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