

CORPORATION OF THE CITY OF NEW WESTMINSTER

ZONING AMENDMENT (909-915 TWELFTH STREET) BYLAW NO. 8400, 2023

A Bylaw to Amend 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;

NOW THEREFORE THE CITY COUNCIL of the Corporation of the City of New Westminister in open meeting assembled ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “Zoning Amendment (909-915 Twelfth Street) Bylaw No. 8400, 2023”.
2. Zoning Bylaw No. 6680, 2001 is hereby amended as follows:
 - a) Adding as Section 1107 the regulations attached to this Bylaw as Schedule “A”;
 - b) Rezoning the lands which are situated within the City of New Westminister, British Columbia and included in the table below (as outlined in Schedule “B” of this Bylaw) from “Community Commercial Districts (Medium Rise) (C-2A)” to “Comprehensive Development District (909-915 Twelfth Street) (CD-107)”, and amending the Zoning Map annexed as Appendix “A” to Zoning Bylaw No. 6680, 2001 to reflect this rezoning.

Address	PID	Legal Description
909 Twelfth Street	000-643-386	LOT 1 SUBURBAN BLOCK 12 PLAN 9798
911/913 Twelfth Street	011-439-271	LOT 2 SUBURBAN BLOCK 12 PLAN 9798
915 Twelfth Street	013-444-778	LOT 20 OF LOT 3 SUBURBAN BLOCK 12 PLAN 2620
No address	No PID	THAT PART OF SUBURBAN BLOCK 12 SHOWN AS LANE TO BE CLOSED ON PLAN EPP129338

GIVEN FIRST READING this 11th day of September, 2023.

GIVEN SECOND READING this 11th day of September, 2023.

Bylaw No. 8400, 2023

PUBLIC HEARING held this _____ day of _____, 2023.

GIVEN THIRD READING this _____ day of _____, 2023.

ADOPTED and the Seal of the Corporation of the City of New Westminster affixed this
_____ day of _____, 2023.

Mayor Patrick Johnstone

Peter DeJong, Corporate Officer

Schedule "A" to Zoning Amendment Bylaw No. 8400, 2023

Comprehensive Development District (909-915 Twelfth Street) (CD-107)



Comprehensive Development District (909-915 Twelfth Street) (CD-107)

1107 Comprehensive Development District (909-915 Twelfth Street) (CD-107)

1107 .1 The intent of this zoning district is to allow a five storey multiple unit residential building with 40 units.

Permitted Principal and Accessory Uses

1107 .2 In the CD-107 District, the principal and accessory uses permitted in the Multiple Dwelling Districts (Low Rise) (RM-2) zone and no other uses, shall be permitted.

Density

1107 .3 The *floor space ratio* shall not exceed 2.5.

1107 .4 The number of *dwelling units* shall not exceed 40.

Building Envelope

1107 .5 All buildings and structures shall be sized and sited according to the following:

Regulation	Requirement
Minimum Front Setback (Twelfth Street)	3 metres (9.83 feet); and 6.2 metres (20.34 feet) above the third storey
Minimum Rear Setback (East)	3.6 metres (11.8 feet); 6.4 metres (21 feet) at the third storey; and 8.6 metres (28.2 feet) above the third storey
Minimum Side Setback (London Street)	2.4 metres (7.87 feet)
Minimum Side Setback (Lane)	1.5 metres (4.83 feet)
Maximum Site Coverage	Seventy percent (70%)



Comprehensive Development District (909-915 Twelfth Street) (CD-107)

Regulation	Requirement
Maximum Building Height	The height of a building shall not exceed 16.15 metres (53 feet); the elevator overrun and stairwell access may project an additional 4.57 metres (15 feet) provided they do not cover more than ten percent (10%) of the roof area of the building

1107 .6 The building line requirements in Section 180 shall not apply.

Off-Street Parking and Loading Requirements

1107 .7 Off-street parking shall be provided in accordance with the Off-Street Parking Regulations section of this bylaw.

1107 .8 Bicycle parking shall be provided in accordance with the Bicycle Parking Regulations section of this bylaw.

1107 .9 Off-street loading shall be provided in accordance with the Off-Street Loading Regulations section of this bylaw, except that:

(a) One loading space shall be provided.

Schedule "B" to Zoning Amendment Bylaw No. 8400, 2023

Map Showing Lands to be Rezoned

