

**CORPORATION OF THE CITY OF NEW WESTMINSTER
BYLAW NO. 8436, 2024**

A Bylaw to Amend Zoning Bylaw 6680, 2001

The Council of The Corporation of the City of New Westminster in open meeting assembled ENACTS AS FOLLOWS:

Citation

1. This Bylaw may be cited for all purposes as “Zoning Amendment Bylaw (Miscellaneous Amendments) No. 8436, 2024.”

Amendments

2. Zoning Bylaw 6680, 2001 is amended by:
 - (a) Adding “Parks and playgrounds” as a permitted use in Zone P-4 as section 640.7.1, in P-5 as section 650.7.1, in P-6 as section 660.11.1 and in P-9 as section 690.7.1.
 - (b) Replacing section 310.19 (a) and section 320.29 (a) with “shall not exceed a *detached accessory area* of 89 square metres (958 square feet) in area plus any increases in area permitted in section 310.18.1;”
 - (c) Adding as section 310.5 “**Attached accessory area** means the numerical value determined by measuring the horizontal cross-sectional area of all attached accessory buildings and structures on a site including but not limited to carports, gazebos, porches, decks and covered patios and calculating the total of all such areas.”
 - (d) Adding section 320.7.1 “**Attached accessory area** means the numerical value determined by measuring the horizontal cross-sectional area of all attached accessory buildings and structures on a site including but not limited to carports, gazebos, porches, decks and covered patios and calculating the total of all such areas.”
 - (e) Replacing sections 310.9, 315.22, 320.14, 330.25, 331.25, and 360.22 with “One additional accessory dwelling unit is permitted in the form of a secondary suite if all “Requirements for Secondary Suites” as set out in Section 190.29 of this Bylaw are complied with in all respects. Only with the provision of the required amenities will an increase in density be allowed.”
 - (f) Replacing “finished flor” with “finished floor” in section 340.9 a).

- (g) Removing “swimming pool covers” from section 340.9 *If attached accessory buildings*, a).
- (h) In section 340.9, creating new section 340.9.1 starting from “If detached accessory buildings...” to end of subsection j).
- (i) In section 340.9, creating new section 340.9.2 starting from “If attached accessory buildings...” to end of subsection g).
- (j) Removing “swimming pool covers” from section 341.10(a).
- (k) Replacing section 315.17 c) with “any habitable space constructed within the projection of the outer walls with a finished floor elevation 6 or more feet (1.83 or more metres) below the height datum.”
- (l) Removing “Replacing section 341.24 with: “ “ from section 341.24.
- (m) Replacing “(9.45 metres)” with “(9.14 metres)” in section 514.44.
- (n) Replacing “etres” with “metres” in section 170.20 (a), table item ‘Rear Property Line’.
- (o) In section 460.5, replacing “Maximum permitted FSR = $[(\text{lot area} - 9,000) * 0.00013 + 1.2]$ ” with “Maximum permitted FSR (lot area in square feet) = $[(\text{lot area} - 9,000) * 0.00013 + 1.2]$.”
- (p) Replacing section 190.14 with “At street and/or lane intersections on a corner site in any District where front or side yards are required by this Bylaw, no fence, wall, hedge or other vegetation shall be allowed at a greater height than 3 feet (0.91 metres), nor shall any parking space be allowed, above the established elevation of the centre point of an intersection of streets, at or within a distance of 15 feet (4.57 metres) of the corner of the site at the intersection.”
- (q) Replacing “...in the NR-2 zoning districts...” with “...in the NR-2 zoning district...” in section 405.3.
- (r) Replacing section 1097.13 (i) with: “Shall not be located closer than 4.57 metres (15 feet) from the corner of a *site* at an intersection of streets, at the intersection of lanes or at the intersection of a street and a *lane*.”
- (s) In section 1097.2, removing “Community gardening”, adding “Duplex”, replacing “Single unit residential” with “Single detached dwelling”, and replacing “Transitional housing for women” with “women’s transition house” in the Permitted Principal Uses table and replacing “Home occupations” with “Home-based business” in the Permitted Accessory Uses table.

- (t) In section 1097.4, replacing "...cross-sectional area of all buildings..." with "...cross-sectional areas of all principal buildings..."
- (u) In section 1077.2, removing "Community gardening", adding "Duplex", replacing "Single unit residential" with "Single detached dwelling", and replacing "Transitional housing for women" with "women's transition house" in the Permitted Principal Uses table and replacing "Home occupations" with "Home-based business" in the Permitted Accessory Uses table.
- (v) In section 1077.4 replacing "...cross-sectional area of all buildings..." with "...cross-sectional areas of all principal buildings..."
- (w) In section 1017.2, removing "Community gardening", add "Triplex", replacing "Single unit residential" with "Single detached dwelling", replacing "Transitional housing for women" with "women's transition house" in the Permitted Principal Uses table and replacing "Home occupations" with "Home-based business" in the Permitted Accessory Uses table.
- (x) In section 120.14.1, replacing "...which is not enclosed such as..." with "which is not enclosed 60% or greater for the exterior vertical planes, such as..."
- (y) In section 150.13 (a) ii., replacing "principle" with "principal".
- (z) In section 170.2, replacing "...mechanical appurtenances, provided..." with "...mechanical appurtenances, or access points for amenity space, provided..."
- (aa) In section 190.25 d), replacing "seven" with "eight" child care children.
- (bb) In section 414.6, replacing "seven" with "eight" child care children.
- (cc) In section 550.28, replacing "Sales, servicing..." with "Sales, rental, servicing..."
- (dd) In section 710.46, removing quotation mark at beginning of sentence.
- (ee) In sections 440.1, and 450.1, replacing "(28.33 units per hectare)" with "(172.9 units per hectare)".
- (ff) In section 474.1, replacing "(22.26 units per hectare)" with "(135.9 units per hectare)".
- (gg) In section 475.1, replacing "(26.31 units per hectare)" with "(160.61 units per hectare)".

- (hh) In section 540.40, replacing "(20.24 units per hectare)" with "(123.55 units per hectare)".
- (ii) In section 572.1, replacing "(20.24 units per hectare)" with "(123.55 units per hectare)".
- (jj) Replacing the Site Coverage definition in section 120.184 with "means the horizontal projection of the area within the outside walls of each floor of the buildings and structures on a site on to a single plane."
- (kk) In section 320.5 (ii), replacing "1.22 metres (4 feet)" with "1.52 metres (5 feet)".
- (ll) In section 320.6, replacing "0.61 metres (2 feet)" with "0.91 metres (3 feet)".
- (mm) In section 120.29, deleting "...in a pedestrian oriented environment."
- (nn) Replacing section 414.3 With "Single detached dwellings".
- (oo) Moving section 310.18.1 to section 310.19.1.
- (pp) Moving section 320.28.1 to section 320.29.1.
- (qq) In section 310.2, under the last line item of Permitted Accessory Uses, replacing "Keeping of not more than four" with "Keeping of not more than two lodgers or boarders or four...".
- (rr) In section 320.2, under the last line item of Permitted Accessory Uses, replacing "Keeping of not more than four" with "Keeping of not more than two lodgers or boarders or four...".
- (ss) In section 190.38, creating subsection letter "g)" for the final paragraph of the section.
- (tt) Amending Appendix A (Zoning Map) with the attached Schedule A for 388 Duncan Street.
- (uu) In section 315.17 c), inserting "...of grade" at the end of the sentence.
- (vv) In section 120.91, removing subsections a) and b) and add "the Flood Construction Level." at the end of the main paragraph.
- (ww) In section 417.12, replacing "35 feet (10.7 metres)" with "28 feet (8.53 metres)".

(xx) In section 418.13, replacing “35 feet (10.7 metres)” with “28 feet (8.53 metres)”.

(yy) In section 415.11, replacing “28 feet (8.53 metres)” with “21 feet (6.4 metres)”.

(zz) In section 416.11, replacing “27 feet (8.23 metres)” with “20 feet (6.1 metres)”.

(aaa) In section 120.82 c), at the end of the sentence inserting “excluding duplex, triplex, quadraplex, townhouse or row house, or infill townhouse or row house;”

(bbb) In section 120.82 d), at the end of the sentence inserting “excluding duplex, triplex, quadraplex, townhouse or row house, or infill townhouse or row house;”

(ccc) In section 120.82 e), at the end of the sentence inserting “excluding duplex, triplex, quadraplex, townhouse or row house, or infill townhouse or row house;”

Public Hearing not held, notice published _____ and _____, 2024.

GIVEN FIRST READING THIS _____ day of _____ 2024.

GIVEN SECOND READING THIS _____ day of _____ 2024.

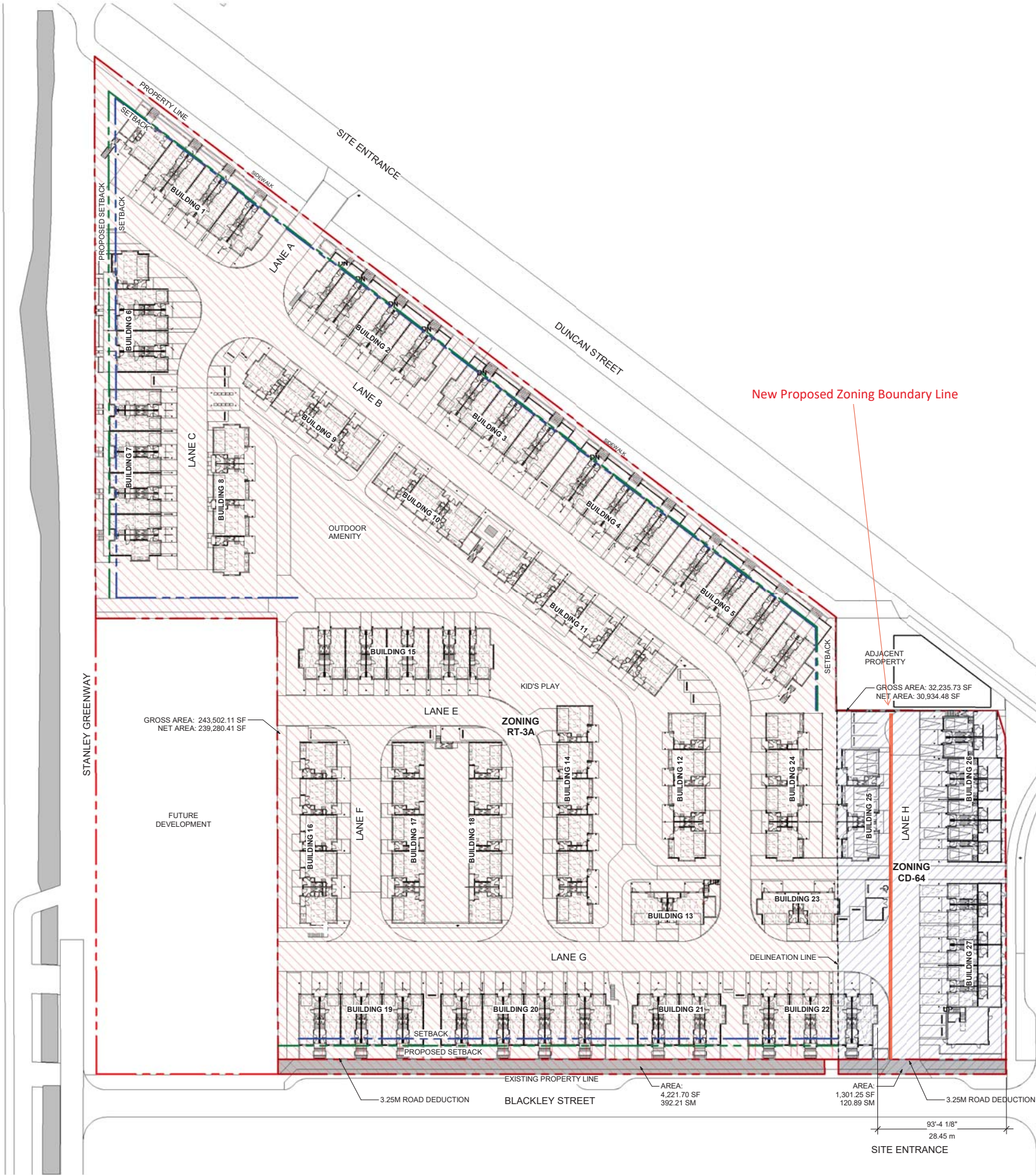
GIVEN THIRD READING THIS _____ day of _____ 2024.

ADOPTED THIS _____ day of _____ 2024.

Mayor Patrick Johnstone

Peter DeJong, Corporate Officer

Schedule A



RT-3A											
UNIT TYPES	NET AREA (SQ. FT.)	GARAGE AREA (SQ. FT.)	MAIN FOYER (SQ. FT.)	SECD. FOYER (SQ. FT.)	SERVICE ROOM (SQ. FT.)	CRAWL SPACE (SQ. FT.)	TYPE	COUNT	TOTAL NET AREA (SQ. FT.)	TOTAL GROSS AREA (SQ. FT.)	
UNIT A	1,528.31	440.74	59.09	44.17	31.45	35.88	3-BED	10	15,283.10	20,362.20	
UNIT A1	1,458.26	448.99	59.09		43.86	0.00	3-BED	6	8,749.56	11,643.84	
UNIT A2	1,550.36	439.63	59.09	46.61	31.70	54.23	3-BED	10	15,503.60	20,591.00	
UNIT AE	1,538.44	440.49	59.09	44.17	31.45	36.30	3-BED	4	6,153.76	8,201.84	
UNIT AE.B	1,613.10	441.16	59.09	41.35	31.45	62.27	3-BED	4	6,452.40	8,493.96	
UNIT AE.B1	1,613.10	441.16	59.09	41.35	31.45	62.27	3-BED	1	1,613.10	2,123.49	
UNIT A1E	1,466.98	448.75	59.09		43.86	0.00	3-BED	4	5,867.92	7,813.56	
UNIT A1E1	1,548.61	440.60	59.09	55.25	44.29	0.00	3-BED	2	3,097.22	4,151.12	
UNIT A1E2	1,467.03	403.93	59.09	55.25	44.29	0.00	3-BED	1	1,467.03	1,953.19	
UNIT A1E3	1,683.22	403.93	59.09	55.25	44.29	138.44	3-BED	1	1,683.22	2,030.94	
UNIT A2E	1,560.82	439.40	59.09	46.61	31.70	54.99	3-BED	5	7,804.10	10,366.75	
UNIT A2E.B	1,560.82	450.40	70.27	46.75	31.70	54.99	3-BED	1	1,560.82	2,144.32	
UNIT A2E.B1	1,616.64	450.40	70.27	46.75	31.70	54.99	3-BED	1	1,616.64	2,144.32	
UNIT A2E.E/R	1,692.60	444.13	59.09	46.61	31.70	186.75	3-BED	1	1,692.60	2,073.35	
UNIT A3E	1,649.16	451.07	68.14	50.02	36.82	131.08	3-BED	1	1,649.16	2,184.19	
UNIT Fa	1,292.72	377.96	73.81	33.63			3-BED	15	19,390.80	26,004.75	
UNIT Fb	1,310.42	377.96	73.81	33.63	31.21		3-BED	30.5	39,967.81	53,416.18	
UNIT F2a	1,302.77	377.81	68.74	30.01	31.19		3-BED	4	5,211.08	6,963.84	
UNIT F2b	1,290.19	377.81	68.74	30.01	31.19		3-BED	2	2,580.38	3,456.76	
UNIT F3a	1,283.31	378.67	64.25	40.20	31.21		3-BED	1	1,283.31	1,731.68	
UNIT F3b	1,300.71	378.67	64.25	40.20	31.21		3-BED	2	2,601.42	3,498.16	
UNIT FE	1,305.71	377.58	73.81	33.63	31.21		3-BED	7	9,139.97	12,270.09	
UNIT FE.B	1,405.63	423.41	73.81	33.63	31.21		3-BED	8	11,245.04	15,221.92	
UNIT FE.E/R	1,501.29	377.58	73.81	33.63	31.21		3-BED	1	1,501.29	1,808.47	
UNIT F2E	1,303.44	377.57	68.74	30.05	31.21		3-BED	1	1,303.44	1,748.03	
UNIT F2E.B	1,459.65	423.40	68.74	30.05	31.21		3-BED	1	1,459.65	1,896.58	
UNIT F3E	1,296.56	378.35	64.24	40.20	31.21		3-BED	1	1,296.56	1,751.23	
UNIT G	1,278.20	408.38	73.77	33.63	31.25		3-BED	2	2,556.40	3,695.82	
TOTAL									127.5	179,731.38	239,741.58
RT-3A SITE NET AREA										239,280.41	
FSR										0.75	

CD-64										
UNIT TYPES	NET AREA (SQ. FT.)	GARAGE AREA (SQ. FT.)	MAIN FOYER (SQ. FT.)	SECD. FOYER (SQ. FT.)	SERVICE ROOM (SQ. FT.)	CRAWL SPACE (SQ. FT.)	TYPE	COUNT	TOTAL NET AREA (SQ. FT.)	TOTAL GROSS AREA (SQ. FT.)
CRU 1	333.12						RETAIL	1	333.12	
CRU 2	255.00						RETAIL	1	255.00	
CRU 3	255.00						RETAIL	1	255.00	
CRU 4	255.00						RETAIL	1	255.00	
CRU 5	255.00						RETAIL	1	255.00	
CRU 6	255.00						RETAIL	1	255.00	
CRU 7	257.83						RETAIL	1	257.83	
CRU 8	257.83						RETAIL	1	257.83	
CRU 9	255.00						RETAIL	1	255.00	
CRU 10	255.00						RETAIL	1	255.00	
CRU 11	255.00						RETAIL	1	255.00	
CRU 12	255.00						RETAIL	1	255.00	
CRU 13	257.83						RETAIL	1	257.83	257.83
CRU 14	1,173.78						RESTAURANT	1	1,173.78	1,173.78
UNIT A	1,528.31	440.74	59.09	44.17	31.45	35.88	3-BED	1	1,528.31	2,036.22
UNIT AE	1,458.26	440.49	59.09	44.17	31.45	36.30	3-BED	1	1,458.26	2,050.46
UNIT AE.B	1,613.10	441.16	59.09	41.35	31.45	62.27	3-BED	1	1,613.10	2,123.49
UNIT Ca	1,278.20	222.76	50.50		0.00		3-BED	6	7,669.20	9,128.88
UNIT Cb	1,279.13	222.76	50.50		30.72		3-BED	3	3,837.39	4,567.23
UNIT CE	1,292.44	222.54	50.50		30.72		3-BED	1	1,292.44	1,539.41
UNIT CE1	1,292.44	222.54	50.50		30.72		3-BED	2	2,584.88	3,078.82
UNIT DE	1,291.97	222.54	50.50		30.72		2-BED	1	1,291.97	1,545.23
UNIT FE.B	1,405.63	423.41	73.81	33.63	31.21		3-BED	1	1,405.63	1,902.74
UNIT Fb	1,310.42	377.96	73.81	33.63	31.21		3-BED	0.5	655.21	875.68
TOTAL								31.5	27,911.78	30,279.77
CD-64 SITE NET AREA									30,934.48	
FSR									0.90	
CD-64 GROSS RESIDENTIAL AREA										28,848.16

BUILDING FLOOR AREA						
BUILDING	GROSS AREA (SQ. FT.)	GROSS AREA (SM)	GARAGE AREA (SQ. FT.)	GARAGE AREA (SM)	NET AREA (SQ. FT.)	NET AREA (SM)
BUILDING 1	12,808.28	1,189.92	2,764.28	256.81	10,044.00	933.11
BUILDING 2	12,472.00	1,158.68	2,721.59	252.84	9,750.41	905.84
BUILDING 3	10,643.31	988.79	2,312.83	214.87	8,330.48	773.92
BUILDING 4	10,493.44	974.86	2,267.00	210.61	8,226.44	764.25
BUILDING 5	14,034.04	1,303.79	3,022.92	280.84	11,011.12	1,022.96
BUILDING 6	9,104.56	845.83	1,955.52	181.67	7,149.04	664.16
BUILDING 7	14,065.21	1,306.69	3,067.83	285.01	10,997.38	1,021.68
BUILDING 8	8,319.42	772.89	1,763.80	163.86	6,555.62	609.03
BUILDING 9	8,335.87	774.42	1,769.06	164.35	6,566.81	610.07
BUILDING 10	6,205.80	576.53	1,323.16	122.92	4,882.64	453.61
BUILDING 11	12,383.10	1,150.42	2,637.32	245.01	9,745.78	905.41
BUILDING 12	8,246.39	766.11	1,763.13	163.80	6,483.26	602.31
BUILDING 13	3,984.13	370.13	807.86	75.05	3,176.27	295.08
BUILDING 14	12,245.80	1,137.66	2,643.94	245.63	9,601.86	892.03
BUILDING 15	15,957.00	1,482.44	3,477.51	323.07	12,479.49	1,159.37
BUILDING 16	10,394.97	965.72	2,208.69	205.19	8,186.28	760.52
BUILDING 17	9,728.70	903.82	2,244.47	208.52	7,484.23	695.30
BUILDING 18	9,728.70	903.82	2,244.47	208.52	7,484.23	695.30
BUILDING 19	10,493.44	974.86	2,267.00	210.61	8,226.44	764.25
BUILDING 20	14,128.31	1,312.55	3,068.75	285.09	11,059.56	1,027.46
BUILDING 21	7,308.18	678.95	1,602.74	148.90	5,705.44	530.05
BUILDING 22	10,793.18	1,002.71	2,358.66	219.12	8,434.52	783.59
BUILDING 23	4,151.12	385.65	881.20	81.87	3,269.92	303.78
BUILDING 24	8,246.39	766.11	1,763.13	163.80	6,483.26	602.31
BUILDING 25	6,210.17	576.94	1,322.39	122.85	4,887.78	454.09
BUILDING 26	12,559.85	1,166.84	1,558.88	144.82	11,000.97	1,022.02
BUILDING 27	11,875.11	1,103.22	1,336.12	124.13	10,538.99	979.10

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REVISION:		
NO.	DATE:	DESCRIPTION:

ISSUE:	
DATE:	DESCRIPTION:

10/19/2021	Issued for Development Permit
11/23/2021	Re-issued for Development Permit
12/16/2022	Re-issued for Development Permit
06/16/2023	Re-issued for Development Permit
08/25/2023	Issued for Building Permit
10/06/2023	Re-issued for Development Permit



CICOZZI ARCHITECTURE

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CANADA V6E 2M6
TEL: 604 687-4741

plat:form
Platform Properties Ltd

DOMUS

PROJECT:

THE VILLAGE AT
PORT ROYAL

388 DUNCAN ST.,
NEW WESTMINSTER, BC

DRAWN BY:	CHECKED BY:
TH	AD
SCALE:	PROJECT NO.:
1" = 40'-0"	713

SHEET TITLE:
FSR CALCULATION

REV. NO.:	SHEET NO.:
	A0.00.01