

CORPORATION OF THE CITY OF NEW WESTMINSTER  
ZONING AMENDMENT BYLAW (810 AGNES STREET)  
NO. 8390, 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 (810 Agnes Street) No. 8390, 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 1103, the regulations attached to this bylaw as Schedule A;
  - b) Changing the zoning designation of the Subject Lands from “Multiple Unit Residential District (High Density) (RM-6B)” to “Comprehensive Development District (810 Agnes Street) (CD-103)”;
  - c) Changing the zoning designation of the Lands Described as: “LOT 9, BLOCK 23, NEW WEST DISTRICT, PLAN NWP2620” with the PID: 008-643-067 and municipally known as 824 Agnes Street from “Multiple Unit Residential District (High Density) (RM-6B)” to “Parks Districts (P-10)”;
  - d) Updating the Zoning Map annexed as Appendix “A” to Zoning Bylaw No. 6680, 2001 to record these zoning changes.

Public Hearing not held, notice published May 18 and May 25, 2023.

GIVEN FIRST READING this 29th day of May, 2023.

GIVEN SECOND READING this 29th day of May, 2023.

GIVEN THIRD READING this 29th day of May, 2023.

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

\_\_\_\_\_  
MAYOR PATRICK JOHNSTONE

\_\_\_\_\_  
PETER DEJONG, CITY CLERK

**Schedule A to Zoning Amendment Bylaw No. 8390, 2023**

**Comprehensive Development District (810 Agnes Street) (CD-103)**

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## 810 Agnes Street Comprehensive Zoning District (CD-103)

### 1103 810 Agnes Street Comprehensive Zoning District (CD-103)

- 1103 .1 The intent of this district is to allow for secured market residential development of a 33 storey residential building with 352 units and an attached public amenity facility.

#### Permitted Uses

- 1103 .1 In addition to the principal and accessory uses permitted in the Multiple Unit Residential District (High Density) (RM-6) zone, the following principal uses are permitted in the CD-103 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>Cafes and restaurants;</i>	✓
<i>Child care;</i>	✓
<i>Community recreation facilities;</i>	✓
<i>Personal service establishments;</i>	✓
<i>Public libraries, public museums, public art galleries;</i>	✓
<i>Retail stores;</i>	✓
<i>Studios (artist, display, radio, recording);</i>	✓

#### Conditions of Use

- 1103 .2 Conditions of uses within the Multiple Unit Residential District (High Density) (RM-6) zone are applicable.
- 1103 .3 Cafes and restaurants shall not include drive-in and drive-through restaurants;



## 810 Agnes Street Comprehensive Zoning District (CD-103)

1103 .4 Cafes and restaurants; Child care; Community recreation facilities; Personal service establishments; Public libraries, public museums, public art galleries; Retail stores; and Studios (artist, display, radio, recording uses are only permitted within the *community amenity space*).

### Definitions

1103 .5 Despite regulations and definitions elsewhere in the bylaw the following shall be defined for the purposes of this Zoning District:

1103 .6 **Community Amenity Space** means the three dimensional area outlined in the drawings attached as a schedule to this district.

### Density

1103 .7 The floor space ratio shall not exceed 9.45

1103 .8 The number of dwelling units shall not exceed 352.

### Principal Building Envelope

1103 .9 All principal buildings and structures shall be sized and sited according to the following:



## 810 Agnes Street Comprehensive Zoning District (CD-103)

Regulation	Requirement
<b>Minimum Front Setback (Blackie Street)</b>	2.3 metres (7.55 feet)
<b>Minimum Rear Setback</b>	Not required.
<b>Minimum Side Setback (Agnes Street)</b>	2.3 metres (7.55 feet)
<b>Minimum Side Setback (Victoria Street)</b>	2.3 metres (7.55 feet)
<b>Maximum Building Height</b>	114 metres (374.02 feet)
<b>Maximum Tower Floorplate</b>	706.5 square metres (7,604 sq. ft.)

### Projections

- 1103 .10 Projections are permitted in accordance with the relevant provisions of the 'Projections into Yards' portion of the General Regulations section of this Bylaw.

### Height Exemptions

- 1103 .11 Exemptions to height and setback regulations shall be permitted in accordance with the provisions of the Height and Setback Exemptions sections of this bylaw.



# 810 Agnes Street Comprehensive Zoning District (CD-103)

## Usable Open Space

- 1103 .12      *Usable open space* shall be provided in accordance with the Usable Open Space requirements in the General Regulations section of this Bylaw.

## Accessory Building Regulations

- 1103 .13      *Accessory buildings* shall comply with the *Accessory Building Regulations for Multiple Unit Residential Uses* in the General Regulation Section of this Bylaw.

## Fencing and Vision Clearance Requirements

- 1103 .14      Fencing shall comply with the provisions of the Fence and Vision Clearance Regulations section of this bylaw.
- 1103 .15      Vision clearance shall be maintained in accordance with the Fence and Vision Clearance Regulations section of this bylaw.

## Off-Street Parking and Loading Requirements

- 1103 .16      Off-street vehicle parking shall be provided in accordance with the Off-Street Parking Regulation section of this bylaw, except:
- a) A minimum of 169 vehicles parking spaces shall be provided inclusive of:
    - (i) 143 residential vehicle parking spaces;
    - (ii) 23 visitor vehicle parking spaces; and
    - (iii) 3 vehicle parking spaces reserved for use by users of the *community amenity space*.
- 1103 .17      *Accessible off-street parking* shall be provided in accordance with the Accessible Off-Street Parking Regulation section of this bylaw.



## 810 Agnes Street Comprehensive Zoning District (CD-103)

- 1103 .18 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 550 long term bicycle parking spaces shall be provided.
- 1103 .19 Off-Street loading shall be provided in accordance with the Off-Street Loading Regulations section of this bylaw.

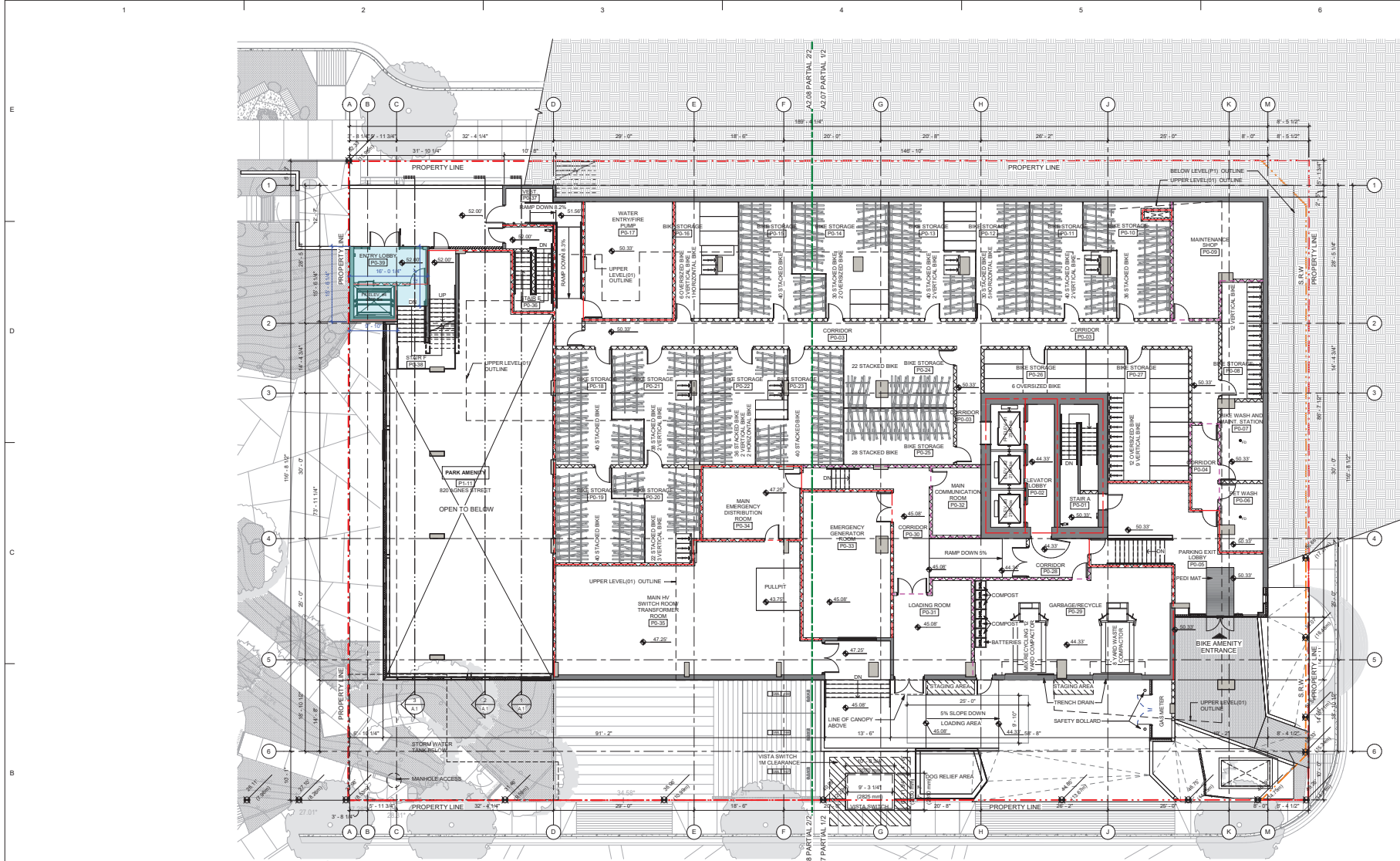




# 810 Agnes Street Comprehensive Zoning District (CD-103)

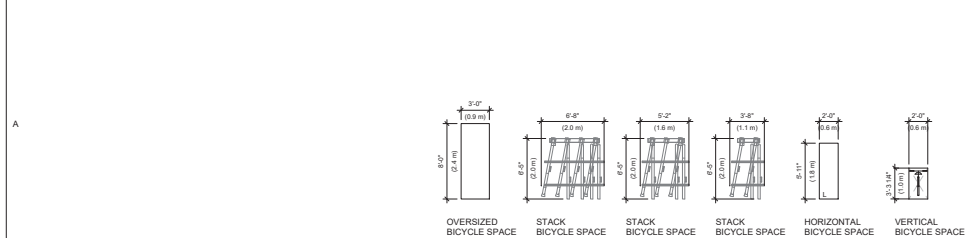
## Schedule – Location of Community Amenity Space



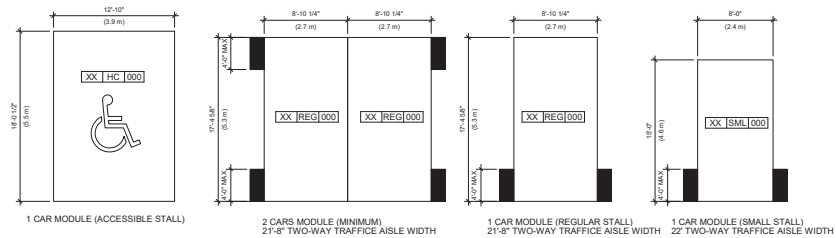


1 FLOOR PLAN - LEVEL P0  
Scale: 1/8" = 1'-0"

BIKE PARKING LEGEND



PARKING LEGEND



CLIENT

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NO.

DATE

DESCRIPTION

ISSUES

NO.

DATE

APPR

DESCRIPTION

1

18" = 1'-0"

0 5 10 15 20

FEET

2

1/8" = 1'-0"

0 2 4 6 8 10

FEET

3

1/4" = 1'-0"

0 2 4 6 8 10

FEET

PRIME CONSULTANT

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ARCHITECTS (CANADA) INC.

100-100 Street Street

Vancouver, BC V6C 4B5, Canada

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PROJECT TITLE

810 Agnes

810 AGNES STREET,

NEW WESTMINSTER, BC

V3M 1H5

PROJECT NO.

139310

DRAWN BY

Author

CHECKED BY

Checker

SCALE

As Indicated

DATE

10/10/2022

SHEET TITLE

OVERALL FLOOR PLAN

- LEVEL P0

SHEET NUMBER

REV

A1.04

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ISSUES			

NO.	DATE	APPR	DESCRIPTION
REVISIONS			


1

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SEAL

4

3	
	SUB-CONSULTANT

**PRIME CONSULTANT**

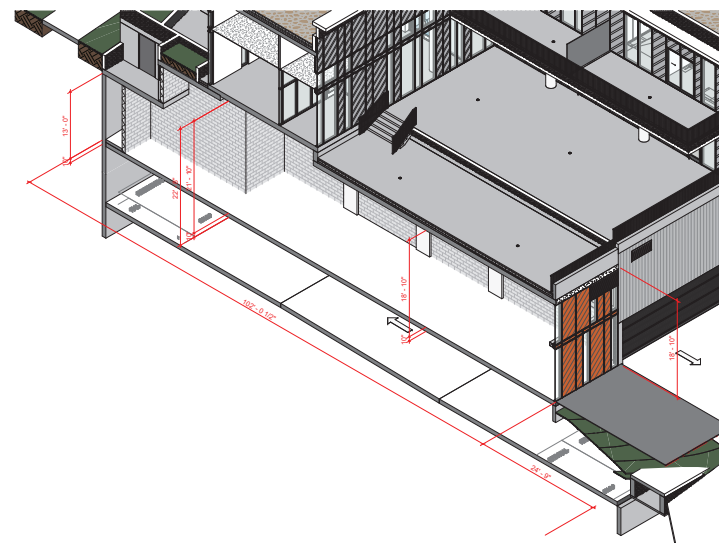
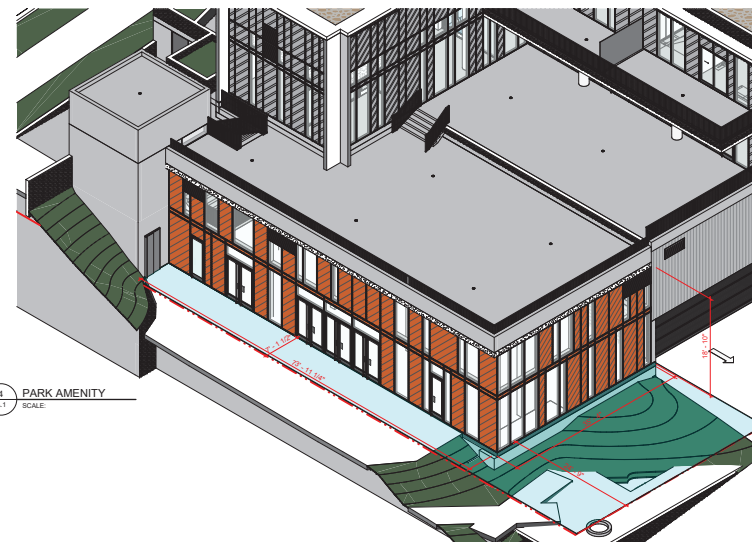
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**810 Agnes**  
810 AGNES STREET,  
NEW WESTMINSTER, BC  
V3M 1H5

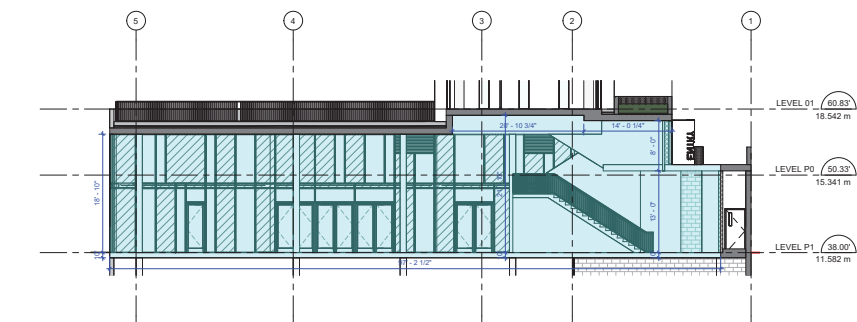
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DRAWN BY:	Author
CHKD BY:	Checker
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SCALE:	1/8" = 1'-0"
DATE:	04/11/23
SHEET TITLE	
<b>Sections and 3D view</b>	
SHEET NUMBER	REV

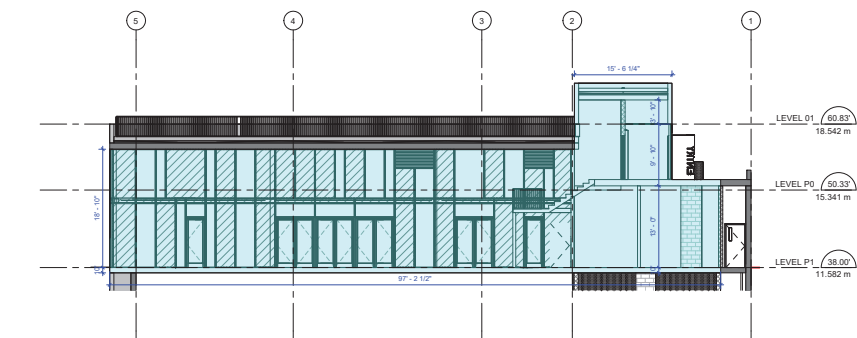
A.1	
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1 SECTION A-A  
A.1 SCALE: 1/8" = 1'-0"



2 SECTION B-B  
A.1 SCALE: 1/8" = 1'-0"



3 SECTION C-C  
A.1 SCALE: 1/8" = 1'-0"

**Area to be Rezoned to Comprehensive Development District  
(810 Agnes Street) (CD-103)**

