

CORPORATION OF THE CITY OF NEW WESTMINSTER
ZONING AMENDMENT BYLAW (145-209 EAST COLUMBIA STREET)
NO. 8429, 2024

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,

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 (145-209 East Columbia Street) No. 8429, 2024.”
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 1109, the regulations attached to this bylaw as Schedule A.
 - b) Changing the zoning designation of the Subject Lands from “C-2 Community Commercial Districts (Low Rise)” and “Service Districts (CS-1)” to “Comprehensive Development District (145-209 East Columbia Street) (CD-109)”; 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 February 16 and February 22, 2024

GIVEN FIRST READING this 26th day of February, 2024.

GIVEN SECOND READING this 26th day of February, 2024.

GIVEN THIRD READING this 26th day of February, 2024.

ADOPTED this _____ day of _____, 2024.

MAYOR PATRICK JOHNSTONE

DENNIS BACK, CORPORATE OFFICER

Schedule A to Zoning Amendment Bylaw No. 8429, 2024
Comprehensive Development District (145-209 East Columbia Street)
(CD-109)



Comprehensive Development District (145-209 East Columbia Street) (CD-109)

1109 Comprehensive Development District (145-209 East Columbia Street) (CD-109)

- 1109 .1 The intent of this District is to allow a six-storey development having retail uses on the ground floor, office uses on the second floor, and rental residential units, with residential uses limited to rental tenure, above.

Permitted Principal and Accessory Uses

- 1109 .2 The following uses shall only be permitted on the floor specified in the CD-109 zoning district.

Floor	Uses Permitted
Ground Floor	All uses permitted in the C-2A District except, <i>taxi offices, commercial schools and residential uses. Self-improvement schools, food and beverage manufacturing, and lounge endorsement area</i> shall also be permitted. <i>Business and professional offices</i> shall not be permitted, with the exception of financial institutions, insurance brokerages, medical and dental clinics, and real estate offices.
Second Floor	All uses permitted in C-2A.
Above Second Floor	<i>Multiple dwellings</i> and only <i>home based business</i> as an <i>accessory use</i> .

Rental Tenure

- 1109 .3 The tenure of the dwelling units for *multiple dwelling* use is limited to *residential rental tenure*.

Conditions of Use

- 1109 .4 Medical and dental clinics shall only be permitted on the ground floor if they:
- Occupy less than or equal to 62.5% of the total number of ground floor commercial rental units.
- 1109 .5 *Food and beverage manufacturing* must include a retail component.



Comprehensive Development District (145-209 East Columbia Street) (CD-109)

- 1109 .6 *Lounge endorsement area* shall only be permitted as an accessory use to *food and beverage manufacturing*.
- 1109 .7 All ground floor commercial uses shall adhere to the Official Community Plan East Columbia Street Commercial Corridor Development Permit Area Guidelines, as amended from time to time, in regards to creating “eyes on the street” through the use of transparent windows with no tint, reflective, or opaque glass.

Density

- 1109 .8 The total *floor space ratio* shall not exceed a factor of 4.0.
- 1109 .9 99 secured rental residential dwelling units shall be provided.

Principal Building Envelope

- 1109 .10 All *principal buildings* and *structures* shall be sited and sized according to the following:

Regulation	Requirement
Minimum <i>front setback</i> (East Columbia Street)	3.0 metres (9.8 feet)
Minimum <i>rear setback</i> (West)	3.0 metres (9.8 feet)
Minimum <i>side setback</i>	0.0 metres (0.0 feet)
Maximum <i>building height</i>	26.0 metres (85.3 feet)

- 1109 .11 The minimum *front setback* requirement shall apply to the ground floor only.
- 1109 .12 Pilasters and columns shall be permitted to project from the building into the required *front setback* no more than 0.15 metres (0.5 feet).
- 1109 .13 The building line requirements in Section 180 shall not apply.

Off-Street Parking and Loading Requirements

- 1109 .14 Off-street vehicle parking shall be provided in accordance with the Off-Street Parking Regulation of this bylaw, except that:
- a) The total number of compact parking spaces must not be greater than 40% of the total number of required *off-street parking spaces*.



Comprehensive Development District (145-209 East Columbia Street) (CD-109)

- 1109 .15 Off-street accessible parking shall be provided in accordance with the Accessible Off-Street Parking Regulations of this bylaw, except that:
- a) The minimum width of *accessible off-street parking spaces* shall be 2.4 m. (7.9 ft.); and,
 - b) A shared access aisle shall be provided between two *accessible off-street parking spaces* to a minimum width of 1.5 m. (4.9 ft.).
- 1109 .16 Off-street bicycle parking shall be provided in accordance with the Off-Street Bicycle Parking Regulations section of this bylaw, except that:
- a) The entire interior of the *bicycle storage facility* shall be within 45 metres (147.6 feet) of a building entrance; and,
 - b) *Long term bicycle parking* spaces provided in individual *bicycle lockers* shall be at least 0.0 metres away from the edge of the nearest bicycle parking space.
- 1109 .17 Off-street loading shall be provided in accordance with the Off-Street Loading Regulations section of this bylaw, except that:
- a) A minimum of two loading spaces shall be provided;
 - b) Loading access shall be provided via a second vehicle access.

Schedule B to Zoning Amendment Bylaw No 8429, 2024

**Area to be Rezoned to Comprehensive Development District
(145-209 East Columbia Street) (CD-109)**

