

**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 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.

Certified to be a true and correct copy of

Bylaw No. 5436, 2024

AT THIRD READING

Date Certification February 27, 2024

Jacques Killawee
Jacques Killawee, City Clerk
Dennis Back, Corporate Officer

Mayor Patrick Johnstone

Dennis Back, Corporate Officer

Approved pursuant to section 52(3)(a) of the *Transportation Act*
this 27 day of MARCH, 2024

Blaine Garrison
Blaine Garrison
for Minister of Transportation & Infrastructure

Schedule A

2021:

CICCOZZI
ARCHITECTURE

15th FLOOR
WEST PENDER STREET
VANCOUVER, B.C.
CANADA V5E 2M6
TEL: 604 687-4741

plat:form
Platform Properties Ltd

DOMUS

PROJECT

**THE VILLAGE AT
PORT ROYAL**

388 DUNCAN ST.,
NEW WESTMINSTER, BC

388 DUNCAN ST.,
NEW WESTMINSTER, BC

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

FSR CALCULATION

TEST NO.: **A0.00.01**

UNIT TYPES	GARAGE AREA		MAIN FLOOR		SECOND FLOOR		SERVICE ROOM		DINING ROOM		TYPE	COUNT	TOTAL NET AREA		TOTAL ROOMS
	NET AREA	UNIT AREA	NET AREA	UNIT AREA	NET AREA	UNIT AREA	NET AREA	UNIT AREA	NET AREA	UNIT AREA			NET AREA	UNIT AREA	
UNIT A	1,526.2	448.59	50.09	44.17	43.86	31.45	43.86	31.45	31.45	31.45	3-BED	10	1,526.20	448.59	20,362.25
UNIT B	1,458.28	448.59	50.09	44.17	43.86	31.45	43.86	31.45	31.45	31.45	3-BED	10	1,458.28	448.59	19,862.25
UNIT C	1,538.94	448.59	50.09	44.17	43.86	31.45	43.86	31.45	31.45	31.45	3-BED	10	1,538.94	448.59	20,862.25
UNIT D	1,613.10	441.15	50.09	41.35	31.45	27.27	31.45	27.27	31.45	27.27	3-BED	4	6,452.40	803.95	8,201.56
UNIT E	1,711.15	441.15	50.09	41.35	31.45	27.27	31.45	27.27	31.45	27.27	3-BED	4	6,813.10	803.95	8,713.49
UNIT F	1,711.15	441.15	50.09	41.35	31.45	27.27	31.45	27.27	31.45	27.27	3-BED	4	6,813.10	803.95	8,713.49
UNIT G	1,711.15	441.15	50.09	41.35	31.45	27.27	31.45	27.27	31.45	27.27	3-BED	4	6,813.10	803.95	8,713.49
UNIT H	1,548.15	440.60	50.09	55.25	44.29	0.00	31.45	27.27	31.45	27.27	3-BED	2	3,097.72	415.12	3,512.84
UNIT I	1,467.31	440.31	50.09	55.25	44.29	0.00	31.45	27.27	31.45	27.27	3-BED	1	1,467.31	395.13	1,862.44
UNIT J	1,467.31	440.31	50.09	55.25	44.29	0.00	31.45	27.27	31.45	27.27	3-BED	1	1,467.31	395.13	1,862.44
UNIT K	1,560.82	439.40	50.09	46.51	31.70	14.99	31.45	27.27	31.45	27.27	3-BED	5	7,804.10	10,366.75	10,366.75
UNIT L	1,560.82	439.40	50.09	46.51	31.70	14.99	31.45	27.27	31.45	27.27	3-BED	5	7,804.10	10,366.75	10,366.75
UNIT M	1,560.82	439.40	50.09	46.51	31.70	14.99	31.45	27.27	31.45	27.27	3-BED	5	7,804.10	10,366.75	10,366.75
UNIT N	1,629.15	451.07	48.14	50.03	36.82	13.08	31.45	27.27	31.45	27.27	3-BED	1	1,629.15	2,073.15	2,073.15
UNIT O	1,629.15	451.07	48.14	50.03	36.82	13.08	31.45	27.27	31.45	27.27	3-BED	1	1,629.15	2,073.15	2,073.15
UNIT P	1,629.15	451.07	48.14	50.03	36.82	13.08	31.45	27.27	31.45	27.27	3-BED	1	1,629.15	2,073.15	2,073.15
UNIT Q	1,110.42	377.96	78.81	33.63	31.21	131.88	31.45	27.27	31.45	27.27	3-BED	8	8,896.23	53,414.18	53,414.18
UNIT R	1,202.77	377.81	48.74	36.01	31.29	31.45	27.27	31.45	27.27	31.45	3-BED	4	5,231.08	6,963.24	6,963.24
UNIT S	1,202.77	377.81	48.74	36.01	31.29	31.45	27.27	31.45	27.27	31.45	3-BED	4	5,231.08	6,963.24	6,963.24
UNIT T	1,300.71	378.67	64.25	40.20	31.21	31.45	27.27	31.45	27.27	31.45	3-BED	2	2,601.42	3,298.16	3,298.16
UNIT U	1,300.71	378.67	64.25	40.20	31.21	31.45	27.27	31.45	27.27	31.45	3-BED	2	2,601.42	3,298.16	3,298.16
UNIT V	1,400.51	424.41	78.81	33.63	31.21	31.45	27.27	31.45	27.27	31.45	3-BED	1	1,400.51	1,808.47	1,808.47
UNIT W	1,400.51	424.41	78.81	33.63	31.21	31.45	27.27	31.45	27.27	31.45	3-BED	1	1,400.51	1,808.47	1,808.47
UNIT X	1,509.55	422.40	68.74	30.95	31.21	31.45	27.27	31.45	27.27	31.45	3-BED	1	1,509.55	1,791.13	1,791.13
UNIT Y	1,296.56	408.38	64.24	40.20	31.21	31.45	27.27	31.45	27.27	31.45	3-BED	1	1,296.56	1,791.13	1,791.13
UNIT Z	1,778.20	470.18	1,778.20	31.63	1,125						TOTAL	325	473,331.00	598,341.00	598,341.00

[illegible]

BUILDING	BUILDING FLOOR AREA			NET AREA (SQ. FT.)	NET AREA (SQ. FT.)	NET AREA (SQ. FT.)
	GROUND AREA	GROUND AREA	GROUND AREA			
BUILDING 1	12,800.28	11,859.2	7,762.48	256.3	10,044.0	333.11
BUILDING 2	12,477.07	11,355.66	7,717.59	252.84	9,750.41	905.84
BUILDING 3	12,477.07	11,355.66	7,717.59	252.84	9,750.41	905.84
BUILDING 4	10,693.44	9,784.66	2,675.60	210.01	8,226.64	764.25
BUILDING 5	14,036.04	13,071.79	9,027.92	280.84	11,013.12	1,022.96
BUILDING 6	12,477.07	11,355.66	7,717.59	252.84	9,750.41	905.84
BUILDING 7	8,310.42	7,740.49	1,703.80	159.38	6,556.62	609.03
BUILDING 8	13,357.74	12,477.07	7,717.59	252.84	10,759.23	1,006.54
BUILDING 9	8,310.42	7,740.49	1,703.80	159.38	6,556.62	609.03
BUILDING 10	12,477.07	11,355.66	7,717.59	252.84	9,750.41	905.84
BUILDING 11	12,383.10	11,550.62	2,673.23	245.01	9,745.78	905.41
BUILDING 12	8,246.39	7,651.1	1,763.13	181.89	6,483.36	602.11
BUILDING 13	12,477.07	11,355.66	7,717.59	252.84	9,750.41	905.84
BUILDING 14	12,477.07	11,355.66	7,717.59	252.84	9,750.41	905.84
BUILDING 15	12,477.07	11,355.66	7,717.59	252.84	9,750.41	905.84
BUILDING 16	12,477.07	11,355.66	7,717.59	252.84	9,750.41	905.84
BUILDING 17	9,728.70	9,013.2	2,244.47	208.52	7,484.23	695.20
BUILDING 18	9,728.70	9,013.2	2,244.47	208.52	7,484.23	695.20
BUILDING 19	10,493.44	9,784.66	2,675.60	210.01	8,226.64	764.25
BUILDING 20	12,477.07	11,355.66	7,717.59	252.84	9,750.41	905.84
BUILDING 21	7,308.18	6,785.95	1,620.74	148.99	5,705.64	530.05
BUILDING 22	10,793.18	1,007.71	2,356.68	219.12	8,434.72	783.59
BUILDING 23	12,477.07	11,355.66	7,717.59	252.84	9,750.41	905.84
BUILDING 24	8,246.39	7,651.1	1,763.13	181.89	6,483.36	602.11
BUILDING 25	6,210.17	5,764.94	1,327.39	122.85	4,887.78	454.09
BUILDING 26	12,477.07	11,355.66	7,717.59	252.84	9,750.41	905.84
BUILDING 27	11,629.31	10,122.2	1,385.11	124.11	10,338.99	979.20

