

Appendix D Draft Zoning Amendment Bylaw No. 8449, 2024

CORPORATION OF THE CITY OF NEW WESTMINSTER BYLAW NO. 8449, 2024

A Bylaw to Amend Zoning Bylaw No. 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 (801 Boyd Street) No. 8449, 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".

Amendments

- 3. Zoning Bylaw No. 6680, 2001 is amended by:
 - a. Adding as a new section, to be numbered section 1108, the regulations attached to this bylaw as Schedule A;
 - b. Changing the zoning designation of the Subject Land as outlined in Schedule B of this bylaw from "Large Format Commercial Districts (C-10)" to "Comprehensive Development District (801 Boyd Street) (CD-108)"; and.
 - c. Updating the Zoning Map annexed as Appendix "A" to Zoning Bylaw No. 6680, 2001 to record this zoning change.

GIVEN FIRST READING THIS	day of		2024.
GIVEN SECOND READING THIS _	day of		2024.
PUBLIC HEARING HELD THIS	day of		2024.
GIVEN THIRD READING THIS	day of		2024.
ADOPTED THIS day of		2024.	
		Mayor	Patrick Johnstone
	_	Haniah Dana	0
		Hanien Berg	, Corporate Officer

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Schedule A to Zoning Amendment Bylaw (801 Boyd Street) No. 8449, 2024 Comprehensive Development District (801 Boyd Street) (CD-108)

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1108 Comprehensive Development District (801 Boyd Street) (CD-108)

1108 .1 The intent of this District is to allow a self-storage facility and a variety of other light industrial uses.

Permitted Principal and Accessory Uses

Principal and accessory uses on sites zoned CD-108 shall comply with the permitted and accessory uses of Light Industrial Districts (M-1).

Density

1108 .3 The total *floor space ratio* shall not exceed a factor of 2.8.

Principal Building Envelope

1108 .4 All *principal buildings* and *structures* shall be sited and sized according to the following:

Regulation	Requirement
Minimum front setback	4.5 metres (14.76 feet)
(Boyd Street)	
Minimum rear setback	0.3 metres (0.98 feet)
(North)	
Minimum side setback	2.7 metres (8.86 feet)
(East)	
Minimum side setback	4.6 metres (15.09 feet)
(West)	
Maximum building height	22 metres (72.18 feet)

Off-Street Parking and Loading Requirements

- Off-street vehicle parking shall be provided in accordance with the Off-Street Parking Regulation of this bylaw, except that:
 - a) The minimum number of standard parking spaces shall be 20.
 - b) The total number of compact parking spaces shall not exceed 6.

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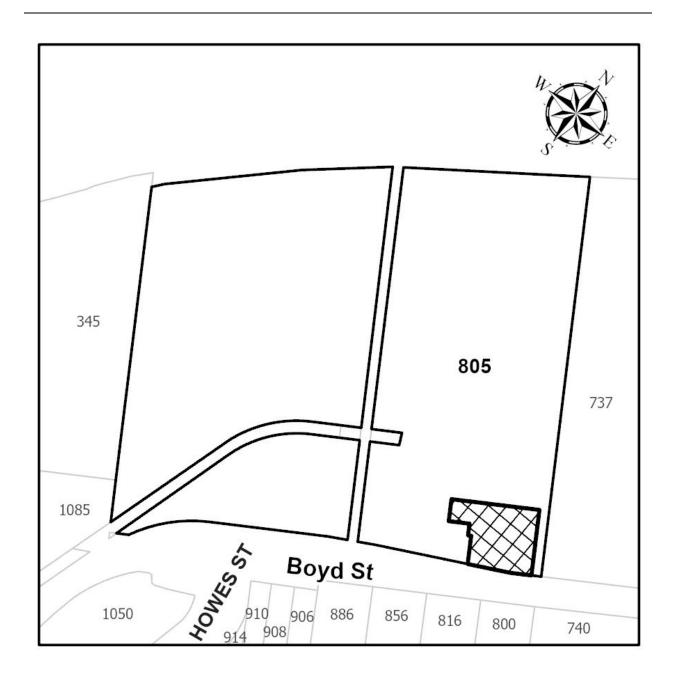


Comprehensive Development District (801 Boyd Street) (CD-108)

- 1108 .6 Off-street accessible parking shall be provided in accordance with the Accessible Off-Street Parking Regulations of this bylaw.
- Off-street bicycle parking shall be provided in accordance with the Off-Street Bicycle Parking Regulations section of this bylaw, except that:
 - a) Long-term bicycle parking spaces shall not be required.
 - b) The minimum number of *short-term bicycle parking* spaces shall be 4.
- 1108 .8 Off-street loading shall be provided in accordance with the Off-Street Loading Regulations section of this bylaw, except that:
 - a) The minimum number of loading spaces shall be 3.

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Schedule B to Zoning Amendment Bylaw (801 Boyd Street) No. 8449, 2024 Area to be Rezoned to Comprehensive Development District (801 Boyd Street) (CD-108)



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