

CORPORATION OF THE CITY OF NEW WESTMINSTER  
ZONING AMENDMENT BYLAW (51 ELLIOT STREET)  
NO. 8446, 2024

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 (51 Elliot Street) No. 8446, 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 legally described as: “BLOCK 19, NEW WEST DISTRICT, PLAN NWP84467 PARCEL A, GROUP 1” and with PID: “015-745-791” 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 1110, 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-6)” to “Comprehensive Development District (51 Elliot Street) (CD-110)”;
  - 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 \_\_\_\_\_ 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.

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MAYOR PATRICK JOHNSTONE

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DENNIS BACK, CORPORATE OFFICER

**Schedule A to Zoning Amendment Bylaw No. 8446, 2024**

**Comprehensive Development District (51 Elliot Street)  
(CD-110)**

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# 51 Elliot Street Comprehensive Zoning District (CD-110)

## 1110 51 Elliot Street Comprehensive Zoning District (CD-110)

1110 .1 The intent of this district is to allow a 37 storey building with 300 resident units including 13 non-market units and a child care facility.

### Permitted Uses

1110 .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-110 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>Child care;</i>	✓

### Conditions of Use

1110 .2 Conditions of uses within the Multiple Unit Residential District (High Density) (RM-6) zone are applicable.

1110 .3 Child Care Use regulations within the Special Conditions or General Regulations sections of this Bylaw shall not apply to a child care use.

### Definitions

1110 .4 Despite regulations and definitions elsewhere in the bylaw the following shall be defined for the purposes of this Zoning District:

1110 .5 **Podium** means the portions of any building on the site located below a geodetic elevation of 62.08 metres (203.67 feet).



# 51 Elliot Street Comprehensive Zoning District (CD-110)

1110 .6 **Tower** means the portions of any building on the site located above a geodetic elevation of 62.08 metres (203.67 feet).

## Density

1110 .7 The overall floor space ratio shall not exceed 7.3

1110 .8 The residential floor space ratio shall not exceed 7.15

1110 .9 The number of *dwelling units* shall not exceed 300.

1110 .10 A minimum 13 *dwelling units* shall be *residential rental tenure*.

## Principal Building Envelope

1110 .11 All principal buildings and structures shall be sized and sited according to the following:

Regulation	Podium	Tower
<b>Minimum North Setback</b>	4.57 metres (15 feet) below 174.67 feet geodetic (levels 3-4)  12.6 metres (41.34 feet) above 174.67 feet geodetic (levels 5-7)	17 metres (55.77 feet)
<b>Minimum North East Setback</b>	18.5 metres (60.7 feet)	1.6 metres (5.25 feet)
<b>Minimum East Setback (Albert Crescent Park)</b>	4.57 metres (15 feet), except no setback is required for child care uses	17 metres (55.77 feet)
<b>Minimum South Setback</b>	17 metres (55.77 feet)	17 metres (55.77 feet)



## 51 Elliot Street Comprehensive Zoning District (CD-110)

<b>Minimum West Setback (Elliot St.)</b>	4.57 metres (15 feet) below 174.67 feet geodetic (levels 3-4)	6.5 metres (21.33 feet)
<b>Maximum Height of Building</b>	154 metres (505.25 feet) geodetic, provided mechanical room(s) shall be permitted to a geodetic height of 161 metres (528.55 feet) provided they do not exceed and area of 232 square metres (2,497.23 sq. ft.).	
<b>Maximum Floorplate Size</b>	N/A	706.25 square metres (7,602 square feet)

### Projections

1110 .12 Projections are permitted in accordance with the relevant provisions of the 'Projections into Yards' portion of the General Regulations section of this Bylaw.

### Height and Setback Exemptions

1110 .13 Exemptions to height and *setback* regulations shall be permitted in accordance with the provisions of the Height and Setback Exemptions sections of this bylaw.

### Usable Open Space

1110 .14 *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

1110 .15 *Accessory buildings* shall comply with the *Accessory Building Regulations for Multiple Unit Residential Uses* in the General Regulation Section of this Bylaw.



# 51 Elliot Street Comprehensive Zoning District (CD-110)

## Fencing and Vision Clearance Requirements

- 1110 .16 Fencing shall comply with the provisions of the Fence and Vision Clearance Regulations section of this bylaw.
- 1110 .17 Vision clearance shall be maintained in accordance with the Fence and Vision Clearance Regulations section of this bylaw.

## Off-Street Parking and Loading Requirements

- 1110 .18 Off-street vehicle parking shall be provided in accordance with the Off-Street Parking Regulation section of this bylaw, except:
- a) A minimum of 232 vehicles parking spaces shall be provided inclusive of a minimum of:
    - (i) 10 vehicle parking spaces reserved for rental residential units;
    - (ii) 15 visitor vehicle parking spaces; and
    - (iii) 2 vehicle parking spaces for child care uses;
- 1110 .19 *Accessible off-street parking* shall be provided in accordance with the Accessible Off-Street Parking Regulation section of this bylaw.
- 1110 .20 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 532 long term bicycle parking spaces shall be provided; and
  - b) The entire interior of the bicycle storage facility shall be within 45m of a building entrance and shall provide access outside.
- 1110 .21 Off-Street loading shall be provided in accordance with the Off-Street Loading Regulations section of this bylaw.

**Schedule B to Zoning Amendment Bylaw No 8446, 2024**

**Area to be Rezoned to Comprehensive Development District  
(51 Elliot Street) (CD-110)**

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